ENVISION Pittsburg

City of Pittsburg

6th Cycle Housing Element

Housing Plan Background Report

HCD 2nd Review Draft
April 2024

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PART 1 - HOUSING PLAN

A. INTRODUCTION

This Housing Plan reflects: a) community input; b) Pittsburg's housing needs; c) land availability and constraints; and d) experience gained during the past eight years (as summarized in the Housing Element Background Report). The Housing Plan sets forth the goals, policies, and programs to address the identified housing needs and issues for the 2023-2031 planning period and focuses on the following:

* **Ensuring housing diversity:** Providing a variety of housing types affordable to all income levels, allowing those who work in Pittsburg to also live here.
* **Improving housing affordability:** Encouraging a range of affordable housing options for both renters and homeowners.
* **Preserving housing assets:** Maintaining the condition and affordability of existing housing and ensuring development is consistent with Pittsburg's town and neighborhood context.
* **Advancing opportunities:** Addressing governmental constraints under the City's control while facilitating the provision of housing and encouraging innovation in design, ownership, and living arrangements.
* **Promoting fair housing opportunities:** Facilitating availability of a range of housing for all income levels, including affordable and market rate units, to increase opportunities for residents to reside in the housing of their choice, including Pittsburg's special needs populations.

B. GOALS AND POLICIES

The goals and policies that guide the City's housing programs and activities are as follows:

Goal H-1: Foster development of a variety of housing types, densities, and prices to balance the city's housing stock and meet Pittsburg's regional fair share housing needs for people of all income levels, including lower income and special needs households.

HOUSING DIVERSITY

Policy H-1.1: Encourage diversity in the type, density, size, affordability, and tenure of residential development to meet Pittsburg's housing needs, while maintaining quality of life goals for the community.

Policy H-1.2: Provide an adequate supply of mixed use and residentially zoned land of appropriate densities to accommodate existing and anticipated housing needs throughout the 6th Cycle.

Policy H-1.3: Support collaborative partnerships with non-profit organizations to facilitate greater access to affordable housing funds.

Policy H-1.4: Encourage the construction of both high end and moderate-income housing in the southern foothills, Downtown, along the waterfront, and throughout Pittsburg to provide workforce housing and above moderate-income housing opportunities and to increase economic activity within the City.

Policy H-1.5 Support the construction of multi-family and mixed-use housing in close proximity to transit, arterials, shopping, and public services.

Policy H-1.6: Facilitate the development of affordable housing and special needs housing, including seniors, disabled, developmentally disabled, large families, female-headed households, transition age youth, seasonal and temporary workers, and homeless, through regulatory incentives and concessions, and available financial assistance.

Policy H-1.7: Proactively seek out new models and approaches in the provision of affordable housing, including accessory dwelling units (ADUs) and multiple units on traditional single-family lots, that allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners.

Policy H-1.8: Promote affordable and special needs housing, as well as a variety of housing types, when reviewing and implementing Planned Development, Specific Plan, and any large-scale projects to make sure new residential development provides for a variety of housing types and affordability levels.

Policy H-1.9: Use inclusionary housing as a tool to integrate affordable units within market rate developments, and increase access to resources, amenities, and affordable housing opportunities throughout the community.

Policy H-1.10: Support the use of Planned Development zoning for projects, when utilized to accommodate innovative site plans aimed at preserving open space, offering new recreational opportunities, and/or increasing the supply of affordable housing when requested by developers or as deemed appropriate.

Policy H-1.11: Accommodate and encourage the development of housing that provides temporary, transitional, and permanent housing in the City and surrounding areas for homeless and low-income people, as well as housing that is accessible to disabled persons and facilitates aging in place.

Goal H-2: Improve and preserve the existing housing stock including affordable housing units where feasible and appropriate, and ensure that new residential development is consistent with Pittsburg's town character and neighborhood quality.

HOUSING AND NEIGHBORHOOD PRESERVATION

Policy H-2.1: Maintain sustainable neighborhoods with quality housing, infrastructure, and open space that fosters neighborhood character and the health of residents and encourage property owners to maintain rental and ownership units in sound condition through promoting housing rehabilitation and maintenance.

Policy H-2.2: Support the acquisition and rental assistance of existing market rate apartment units by non-profit housing developers, and conversion to long-term affordable housing for very low-, low-, and moderate-income households and in particular large families to increase the supply of available and affordable rental housing.

Policy H-2.3: Utilize public funds to preserve rent-restricted units at risk of conversion to market rate, and conserve and rehabilitate the existing supply of housing affordable and made available to extremely low-, very low-, low-, and/or moderate-income households when and where appropriate.

Policy H-2.4: Promote the availability of early mortgage counseling for homeowners at risk of foreclosure.

Policy H-2.5: Regulate the conversion of existing apartment complexes to condominium ownership, and only permit when the Citywide vacancy rate for rental units warrants.

Policy H-2.6: Support the preservation of mobile home parks as an important source of affordable housing.

Policy H-2.7: Enhance partnerships with regional entities and promote programs to assist homeowners, landlords, and renters with making improvement to their homes to improve:

- Energy efficiency, including weatherization, smart home thermostats, energy-efficient appliances and heating and air conditioning systems,
- Water conservation and reduction in wastewater generation, including low-flow appliances, low water use landscaping, and weather-wise irrigation systems.

Goal H-3: Reduce governmental constraints under the City's control on the maintenance, improvement, and development of housing while maintaining community character.

ADDRESSING CONSTRAINTS

Policy H-3.1: Make certain the City's Zoning Ordinance encourages and accommodates a range of housing types, including provisions for specific housing types and streamlined applications required under State law (e.g., transitional housing, supportive housing, emergency shelters, residential care homes and facilities, employee housing, and SB 6, 35, SB 330, SB 9, and AB 2162 provisions to streamline housing approvals).

Policy H-3.2: Provide regulatory incentives and concessions to offset the costs of affordable housing development while protecting quality of life goals.

Policy H-3.3: Support flexibility and variety in site planning, housing design, ownership, and living arrangements, including co-housing, shared housing, and live/work housing through the Zoning Ordinance.

Policy H-3.4: Reduce parking standards for affordable and special needs housing, focusing on unit sizes or development types with parking demand below current requirements.

Goal H-4: Promote equal and fair housing opportunities for all residents, including Pittsburg's special needs populations and all classes protected under Federal and State fair housing laws, so that safe and decent housing is available to all persons and all income levels throughout the community and residents and can reside in the housing of their choice.

ADVANCING HOUSING OPPORTUNITIES

Policy H-4.1: Affirmatively further fair housing to provide access to fair housing opportunities to the entire community and support the provision of fair housing education, assistance, services, and tenant/landlord mediation to Pittsburg residents.

Policy H-4.2: Promote and participate in regional efforts to provide financial assistance to low and moderate-income first-time homebuyers through County, State, and Federal programs.

Policy H-4.3: Provide for the infill of modestly priced rental housing by encouraging ADU/JADUs and SB 9 units on single-family zoned lots.

Policy H-4.4: Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes or within the greater Pittsburg community.

Policy H-4.5: Continue to address the special needs of persons with disabilities, including developmental disabilities, through provision of supportive housing, accessibility grants, zoning for group housing, universal design, and procedures for reasonable accommodation.

Policy H-4.6: Work cooperatively with the other applicable organizations to address special housing needs, such as housing for homeless, and including transitional housing and emergency shelters.

Policy H-4.7: Coordinate with the millennial and Gen-Z generations to address their needs and wants for turn-key ready homes with multi-functional rooms, open floor plans, outdoor features, environmentally friendly elements, and technology-driven automation or smart features.

Goal H-5: Promote building design and construction techniques that reduce emissions of criteria pollutants and greenhouse gases, while protecting public health and contributing to a more sustainable environment.

ENERGY EFFICIENCY

Policy H-4.1: Support and encourage high performance design standards in new construction and redevelopment to promote increased energy conservation.

C. HOUSING PROGRAMS

The following programs are the implementing actions the City will take to address its housing goals. Each program identifies the objectives, timeframe for implementation, City department or agency primarily responsible for implementation, and the likely funding source.

1. HOUSING DIVERSITY

Providing a variety of housing types affordable to all income levels, allowing those who work in Pittsburg to also live here.

Program 1: Housing Element Monitoring/Annual Reporting

Pittsburg's Planning Department is responsible for the regular monitoring of the Housing Element to make certain that the City continues to assess its affordable housing programs, progress towards the RHNA, including maintenance of adequate sites, and the preservation of affordable housing units. The Planning Department will prepare the Annual Progress Report (APR) for review by the public, City decision-makers, and submittal to the Department of Housing and Community Development (HCD). Completion of the annual progress report is required for the City to maintain access to state housing funds.

The APR will document:

- Pittsburg's annual residential building activity, including identification of any deed-restricted affordable units and assignment of market rate units to an appropriate affordability category;
- Affordability of ADUs and JADUs
- Special needs units building activity, including new construction, rehabilitation, and preservation;
- Progress towards the Regional Housing Needs Allocation since the start of the planning period;
- Implementation status of the Housing Element programs; and
- Requirements of State law for APRs

As part of Housing Element implementation monitoring, the City will monitor individual projects and its inventory of sites suitable for residential development and ensure no net loss of housing sites pursuant to Government Code Section 65863.

Responsible Department/Agency: *Planning Department*

Funding Sources: *General Fund*

2023-2031 Objectives and Timeframe:

- *Review the Housing Element annually and provide opportunities for public participation, in conjunction with the submission of the City's APR to the State Department of Housing and Community Development by April 1st of each year.*

Program 2: Inclusionary Housing

The purpose of an inclusionary housing ordinance is to require that a component of affordable housing is provided as part of all residential development. This promotes affordable housing opportunities throughout the community, ensuring equitable access to areas of opportunity, amenities, and housing available to a range of income levels.

Pittsburg's Inclusionary Housing standards are cited in Chapter 18.86 of the City's Municipal Code. The City will review this section every three years to be certain that the provisions remain appropriate, do not impede the development of housing, and are effective in providing an affordable component to new development.

Responsible Department/Agency: *City Council/Planning Commission/Planning Department/Housing Successor Agency*

Funding Sources: *General Fund*

2023-2031 Objectives and Timeframe:

- *By ~~June~~ December 2024, revise the City's inclusionary housing provisions to require that inclusionary units remain affordable in perpetuity and that inclusionary requirements for ownership units are the same for all projects, regardless of density.*
- *By December 2024, establish priorities for inclusionary housing in-lieu fees collected that focus on increasing affordable housing in areas with higher levels of opportunities, higher access to services and amenities, and/or higher median incomes.*
- *By ~~June~~ December 2024, consider development and implementation of a local citizen priority wait list for low-income housing.*
- *In 2026 and in 2029, evaluate the City's inclusionary housing provisions to ensure that they do not impede the development of housing and are effective in providing an affordable component to new development.*
- *Continue to apply the City's Inclusionary Housing requirements so that new market-rate development includes opportunities for very low, low, and moderate income households, with an objective of providing at least 36 very low and 54 low income rental units and 48 low and 81 moderate income ownership units throughout the 6th Cycle.*

Program 3: Affordable Housing Development Assistance

Pittsburg plays an important role in facilitating the development of quality, affordable and special needs housing through identification of adequate sites and promoting affordable and special needs housing through coordination with the development community, provision of regulatory incentives, assistance with funding applications, and direct financial assistance, when available. Focused outreach to property owners, developers, and non-profits along with identification of incentives and funding resources in today's market are necessary to attract and build affordable and special needs housing.

Responsible Department/Agency: *City Council, Planning Department*

Funding Sources: *General Fund/CDBG/General Fund*

2023-2031 Objectives and Timeframe:

- *Proactively engage a network of affordable housing providers to generate interest in assisting the City with affordable and special needs housing to accommodate the 6th Cycle RHNA.*
    - *Update the City's network of affordable housing providers by July 2023 to include nonprofit developers with a successful track record in the region.*
    - *Planning staff to establish a semi-annual meeting (twice a year) beginning no later than July/August 2023 with interested affordable housing providers to identify housing opportunities and promote development applications for affordable and special needs housing projects throughout the community, emphasizing affordable development for households with children in areas with the highest educational opportunities, promoting affordable development, including housing that provides assistance with daily living, for seniors and persons with a disability in areas with the highest rates of housing cost burden for seniors and persons with a disability and in areas proximate to services and transit,*

and encouraging projects that include a homeownership component for assist lower and moderate income households.

- *Annually email affordable housing providers an overview of the Inventory of Residential Sites, list of Pittsburg's incentives for affordable and special needs housing (see Programs 21 and 22), and, once adopted, a summary of the Objective Design and Development Standards.*
- *Explore opportunities for regional partnerships to leverage funds and assets available for affordable housing development, to provide for cooperation between regional jurisdictions in procuring funds to assist with affordable housing development, and to coordinate outreach to developers and housing providers.*

- *Support affordable and special needs housing by working with property owners and non-profit developers to:*
  - *Priority Processing: Prioritize processing for applications that include housing affordable to lower-income and/or special needs households.*
  - *Letters of Support for Funding Applications: Assist with and sponsor applications for funding (such as Low-Income Housing Tax Credit or State HOME funds) for affordable housing, provided the proposed project is consistent with the City's General Plan.*
  - *Concessions/Incentives. Continue to grant concessions and incentives as described in Programs 21 and 22 for projects which include housing affordable to lower-income and/or special needs households.*
  - *Funding. Seek funding through State programs (i.e., PLHA) to expand affordable housing, including grants and capital improvement funds to develop infill sites and to promote adaptive reuse of underutilized sites. See Program 8 for additional information regarding financial resources for affordable and special needs housing.*
- *Work with developers and housing providers to identify at least 2 affordable new development projects, including at least 50 extremely low, 200 very low, and 100 low-income units, and 1 rehabilitation or conversion project that would assist at least 20 very low and 20 low-income households by 2026 and 2 affordable new development projects, including at least 50 extremely low, 200 very low, and 100 low income units by 2030.*

Program 4: Housing Inventory and RHNA Accommodation

Pittsburg will maintain an inventory of adequate housing sites for each income category to make certain that the net future housing capacity is maintained to accommodate the RHNA. The inventory will detail the amount, type, size, and location of vacant land and parcels that are candidates for consolidation to assist developers in identifying land suitable for residential development. In addition, the City will continuously monitor the inventory and the number of net units constructed in each income category. If the inventory indicates a shortage of adequate sites to accommodate the remaining RHNA, Pittsburg will identify alternative sites so that there is no net loss of residential capacity pursuant to Government Code Section 65863.

Responsible Department/Agency: *Housing Successor Agency/Planning staff*

Funding Sources: *General Fund*

2023-2031 Objectives and Timeframe:

- *Monitor the City's inventory of sites appropriate to meet housing at all income levels annually and require that adequate sites remain available throughout the planning period, in compliance with Government Code Section 65863(b).*
- *In compliance with AB 1486, the Surplus Land Act, facilitate the development of affordable housing and multi-family uses on City-owned sites, including identified Public/Institutional lands, to streamline future permitting process in the event the properties are deemed surplus.*
    - *Maintain the list of publicly owned land, updated on a semi-annual basis, and make the list available to developers upon request~~.~~.*
- *Review sites at least annually (no later than December of each year) to make certain the City maintains adequate sites to accommodate the RHNA throughout the 6th Cycle pursuant to Government Code Section 65863 (No Net Loss Law).*
    - *Should an approval of development result in a reduction of capacity below that needed to accommodate the remaining RHNA for lower income, moderate-income, or above moderate-income households, the City, and potentially the applicant (in accordance with State law), will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA allocation, consistent with State law. Any rezoned site(s) will satisfy the adequate sites requirements of Government Code Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.*
- *Update the Zoning Ordinance by December 2024 to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households for: 1) lower income sites that are vacant and have been included in the inventory from two or more consecutive planning periods, and 2) lower income sites that are underutilized and have been included in the inventory from a prior planning period consistent with the requirements of Government Code Section 65583.2. These sites are identified in Appendix A.*
- *Encourage development of larger sites through providing for a reduction in fees for a parcel map or lot split for affordable housing projects on parcels that are larger than 10 acres. Update the City's fee schedule to establish the reduced fees no later than July 1, 2025.*

Program 4A: Public Property Conversion to Housing

The Surplus Lands Act (SLA) of California (Government Code Section 54220 et. seq.) and AB 1486 (2019) requires the City to declare property to be "surplus land" before the City can take any action (sale or lease) to dispose of the property. Surplus land

is land deemed not necessary for a local agency's use, including that according to a local agency's plan, including but not limited to, utility sites or land used for conservation purposes.

The City will maintain a list of all surplus City-owned lands, including identification of address, APN, General Plan land use designation, zoning, current use, parcel size, and status (surplus land or exempt surplus land), in accordance with State Housing Law. In accordance with State Housing Law, should surplus land be identified in the future, the City will work with non-profits and public agencies to evaluate the feasibility of transferring surplus city-owned lands not committed to other City purposes for development of affordable housing by the private sector. The inventory will be updated annually in conjunction with the Annual Progress Report program. Any disposition of future surplus lands shall be conducted consistent with the requirements of Government Code Section 54220 et. seq.

The City has identified sites in ~~the~~ Appendix A that are owned by the City and are planned to accommodate a portion of the City's Regional Housing Needs Allocation (RHNA) during the Planning Period. These sites are planned to remain in City ownership and are anticipated to be made available for development through long-term leases. These sites will be made available for affordable housing consistent with the requirements of the Surplus Lands Act. The City has identified a site owned by BART that is vacant and appropriate for transit-oriented development, including lower income units.

Responsible Party: Planning Division

Funding Sources: General Fund

Objectives and Timeframe:

1. By March 2026, declare City-owned sites (086-180-027, 086-221-009, 086-221-010, 086-221-012, 086-221-011, 086-221-013, 091-290-036, 086-180-026, 086-180-031, 085-370-148, 091-290-037, 086-100-015, and 089-113-008) as surplus and issue a notice of availability for each site pursuant to the Surplus Lands Act. In conjunction with issuing the notice of availability, perform outreach to affordable housing developers and non-profits active in the City and region so that developers and non-profits are aware of the notice and of the City's commitment to affordable housing. Following receipt of notice(s) of interest from entities desiring to lease the lands, continue with disposition of the lands for affordable housing purposes consistent with the Surplus Lands Act.
2. For affordable housing projects proposed on City-owned lands, the City shall provide financial incentives to remove barriers to development, such as below market rate rents, waiver or deferral of City fees, priority processing, and assistance with and support of grant applications.
3. For site APN 093-130-045, coordinate with BART to develop affordable housing:
    a. ~~2023/~~2024/2025: Coordinate with BART to verify BART has adequate information to promote identification of the site in BART's TOD Work Plan;
    b. ~~2023/~~2024: Update Zoning Ordinance to meet AB 2923 Baseline Zoning Standards based on BART's A Technical Guide to Zoning for AB 2923 Conformance and make certain that the City's zoning standards exceed the minimum requirements for density and one or more additional zoning elements and that the site and such standards align with or exceed the BART Board of Directors: Transit-Oriented Development Policy Performance Measures and

Targets;

c. 2025-2026: Coordinate with BART to make certain site is included in BART's TOD Work Plan and work with BART to advertise site to affordable and mixed use housing developers active in the region;

d. 2027/2028: Assist BART with information needed to select development team and streamline implementation of affordable housing.

Program 5: Above-Moderate Income Housing Opportunities

Many of the people who work in Pittsburg do not live in the City. Similarly, many people who live in Pittsburg work outside of the City. The General Plan supports increased high-quality employment opportunities in the Land Use and Economic Development Elements. In order to ensure a variety of housing types and affordability levels, the City must work to attract high-end housing, as well as affordable and moderate-income housing. Supporting upper-end housing will encourage additional economic activity in the City and reduce vehicle miles traveled and greenhouse gas emissions associated with workers community to jobs in Pittsburg. The City shall support the development of moderate- and above moderate-income move-up housing within the existing City limits such as high-end condominiums, townhouses, and single-family units with premium views and amenities. In order to avoid concentrations of lower income communities, the City will also support a range of income levels in affordable housing projects.

Responsible Department/Agency: *City Council/Planning Commission/Planning Department/Building Department/Engineering Department*

Funding Sources: *Application fees/General Fund (if City initiated), No funding required otherwise*

2023-2031 Objectives and Timeframe:

- *As part of the development review process, encourage residential developments to include move-up and executive housing, such as:*
    - *Developments in the foothills should include a component with estate-size lots and homes.*
    - *Waterfront developments should provide a portion of units/lots developed with high-quality finishes and amenities.*
- *Establish minimum lot sizes when pre-zoning the foothills to ensure developments include a component with larger lots and large homes. Provide flexible lot sizes on up to 50 percent of the lots, when requested, in conjunction with a density bonus and long-term affordable housing agreement (i.e., 55 years or more).*
- *Request very low and low income housing developments proposed in areas with lower median income levels (see Figure 16) to include moderate and above moderate income units to reduce concentrations of lower income housing and to encourage a range of income levels throughout the City.*

Program 6: Transit-Oriented Housing

Encourage the development of high-density, transit-oriented mixed-use development within identified Priority Development Areas (PDAs) near existing and planned transit through the implementation of the Pittsburg/Bay Point BART Master Plan and the Railroad Avenue Specific Plan.

Responsible Department/Agency: *City Council/Planning Commission/Planning Department/Building Department/Engineering Department*

Funding Sources: *Application fees/General Fund (if City initiated), No funding required otherwise*

2023-2031 Objectives and Timeframe:

- *Where feasible and appropriate, provide incentives such as fee waivers or deferrals, reduced parking requirements (in accordance with the adopted plans) and fast-track permit processing as development projects are considered and proposed.*

Program 7: Accessory Dwelling Units and Junior Accessory Dwelling Units

An accessory dwelling unit (ADU) is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. A junior accessory dwelling unit (JADU) is a unit that is no more than 500 square feet in size and contained entirely within a single-family residence with separate or shared sanitation facilities. ADUs and JADUs are often affordable to very low and low-income households and can provide options for seniors, single persons, and even small families. ADUs can also provide the homeowner with supplementary income, which can help many modest income and senior homeowners afford to remain in their homes.

Responsible Department/Agency: *Planning Department/Engineering Department*

Funding Sources: *General Fund*

2023-2031 Objectives and Timeframe:

- *Update the City's current ADU/JADU requirements (PMC Section 18.50.300) to comply with State law by December 2023.*
- *Support the development of accessory dwelling units through continuing to provide reductions of City fees for ADUs and JADUs.*
- *Pursue State funding available to assist lower- and moderate-income homeowners in the construction of ADUs.*
- *Provide financial assistance to qualified property owners to build ADUs using State funds (such as CalHOME funds).*
- *Provide technical resources online in 2024 to assist with ADU/JADU development, including an ADU guidebook with a summary of objective standards, requirements, and permit fees for ADUs/JADUs, free prototypes (3) of ADUs, and information regarding CalHFA grants.*
- *Conduct outreach and education on ADU options and requirements to homeowners and Homeowners' Associations in 2025.*
- *Conduct annual and mid-cycle review no later than January 31, 2026 of ADU assumptions included in the Housing Resources chapter of the Background Report. If the review finds that the City will not have adequate sites to accommodate the RHNA without production of ADUs projected in the Housing Resources chapter, then the City shall take additional steps to increase development of ADUs and JADUs, including conducting additional marketing, including in the City's areas with highest resources and highest median incomes, and will provide for additional fee reductions and/or waivers for ADUs and JADUs within 6 months of identifying a potential shortfall in ADU/JADU production that would result in the City being unable to accommodate the RHNA.*

Program 8: Affordable Housing Funding Sources and Incentives

Successful implementation of Pittsburg's programs for development of affordable and special needs housing will depend on the leverage of local funds with a variety of federal, State, County, and private sources. The Financial Resources section of the Housing Element identifies the primary affordable housing funding programs available to Pittsburg. In addition to applying for funds directly available to municipalities, Pittsburg plays an important role in supporting and assisting developers in securing outside funds. City involvement may include review of financial pro-forma analyses; provision of demographic, market, and land use information; review and comment on funding applications; and City Council actions in support of the project and application. Many "third-party" grants may also require some form of local financial commitment.

Responsible Department/Agency: *City Council/Housing Successor Agency/Planning Department/Housing Authority*

Funding Sources: *General Fund/*

2023-2031 Objectives and Timeframe:

- *Actively pursue federal, State, County and private funding sources for affordable housing as a means of leveraging local funds and maximizing assistance. Support developers in securing outside funding sources.*
    - *Submit, or support developer submission of, at least 9 affordable housing funding applications, such as development, preservation, maintenance/rehabilitation, and/or homebuyer assistance, to assist the projects identified under Program 3 as well as other opportunities identified during the planning period. At least 3 applications shall be submitted or supported by 2026, an additional 3 by 2029, and an additional 3 by 2031.*
- *Work to obtain utility fee credits, fee waivers, grants, tax credits, and other financial assistance if and when available.*
- *Work with regional service providers, including the Delta Diablo Sanitation District and the Contra Costa Water District, to reduce or waive fees for utility installations for affordable housing units, ADUs, and JADUs.*
- *Use above-referenced funding to:*
    - *Support the City's housing goals, policies, and programs including providing ADUs, alternative housing types, integration of housing into commercial areas, adaptive reuse of non-residential structures, rehabilitation and preservation of housing, including subsidized housing and mobile home parks, incentivizing affordable housing, infill housing, and furthering access to housing opportunities throughout Pittsburg.*
    - *Increase the supply of housing affordable to extremely low-, very low-, and low-income households, and moderate-income large family households.*
    - *Endeavor to set aside a minimum of 20 percent of the City's annual Community Development Block Grant (CDBG) funds for affordable housing projects and programs targeting special needs populations.*
- *Allow for City development impact fees to be deferred until issuance of a certificate of occupancy for developers providing affordable or special needs housing.*
    - *On a case-by-case basis, investigate the possibility of extending fee deferrals beyond issuance of a certificate of occupancy to allow developers of affordable housing to amortize the fees over a longer period of time.*

- *By July 2024, pursue a Pro-Housing Designation from HCD in 2023 in order to reflect the City's housing achievements and to increase the City's Pro-Housing Designation competitiveness for State grant and loan program applications.*
- *Provide information to local for-profit and not-for-profit developers about the types of state and federal low-interest land acquisition/construction funds available for development of homes affordable to low- and moderate-income households by distributing the list of available grant funds listed on www.hcd.ca.gov/fa/, and continuing to offer support in the application of these funds.*
- *Continue to participate in the Contra Costa County Consortium to ensure access to and input on the distribution of HOME and HOPWA funds benefiting Pittsburg residents with special needs.*
- *Support continuation of the County Mortgage Credit Certificate program benefiting new low- and moderate-income homeowners on an annual or as-needed basis, and make information about the program available at the permit counter and on the City's website.*

2. HOUSING AND NEIGHBORHOOD PRESERVATION

Maintaining the condition and affordability of existing housing and ensuring development is consistent with Pittsburg's town and neighborhood context.

Program 9: Home Improvement Program

The City can assist with housing maintenance and improvement through housing rehabilitation, emergency repair, weatherization, energy-efficiency, and water-efficiency programs.

The City provides Successor Agency-funded below-market rate rehabilitation loans to single-family and multifamily homeowners that are very low, low, or moderate income as well as owners of rental properties where at least half of the tenants are low-income households for the purpose of improving their property. The City also provides resources to encourage the efficient use of energy and water in development in the Pittsburg.

The Code Enforcement Program is operated through the City's Community Development Department. Code Enforcement staff respond to complaints related to substandard housing, property maintenance, overgrown vegetation, trash and debris, improper occupancy, and other nuisance and municipal code violations and complaints.

Responsible Department/Agency: *Housing Authority/Housing Successor Agency/in partnership with Contra Costa County*

Funding Sources: *CDBG/revolving loan fund/public and private grants*

2023-2031 Objectives and Timeframe:

- *Ensure that the HACP includes $100,000 of the Housing Successor Agency funds, when available, for housing rehabilitation programs targeted to low and moderate income households that remediate various health and safety improvements, property maintenance, functional obsolescence, energy efficiency, or removal of architectural barriers for the disabled.*
- *Review funding programs annually to identify resources to expand City programs to assist homeowners, property owners, and tenants with emergency repair, weatherization, energy-efficiency, and accessibility*

improvements, including grants for minor repairs and accessibility modifications for very low income households.

- *Coordinate with regional agencies annually to identify potential sources of funding and other opportunities to expand housing rehabilitation assistance, to identify service and volunteer programs that assist homeowners with physical or financial constraints, and to identify methods to prioritize areas with higher rates of housing rehabilitation needs and areas with higher potential of displacement.*
- *Continue to investigate complaints on an ongoing basis and take appropriate action involving building and housing code violations in single-family and multi-family rental housing.*
- *Review code enforcement records on an annual basis to identify areas that need special attention. If areas with less stable housing conditions are identified (e.g., code violations, significant deferred maintenance, illegal occupancy), perform targeted outreach within six months to the neighborhood and areas to ensure property owners and residents are aware of available housing rehabilitation and improvement programs.*
- *Advertise the loan program through flyers, online materials, and outreach at City Hall, libraries, the senior center, and the HACP by December 1, 2023.*
- *Identify any areas of the Pittsburg with concentrations of housing in need of repair, including dilapidated units, as well as individual multi-family developments that are in need of significant repair or rehabilitation. Coordinate connecting owners of such housing with federal, State, and regional resources for housing rehabilitation by December 1, 2024.*

Program 10: Rental Assistance

The HACP operates rental assistance programs, including the Federal Housing Choice Voucher Rental Assistance Program (HCV) and Veteran Affairs Supportive Housing (VASH), that provide rental subsidies to extremely low and very low-income households, including families, seniors, and persons with disabilities. These programs offer a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (i.e., 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, provided the tenant pays the extra cost. Given the significant gap between market rents and what extremely low and very low-income households can afford to pay for housing, the HCV plays a critical role in allowing such households to remain in the community in housing of their choice, and is a key program to address the needs of extremely low and very low-income households.

The City will continue to advocate for and operate the HCV and increase the number of vouchers available, when possible.

Responsible Department/Agency: *Planning Department, Housing Authority*

Funding Sources: *U.S. Department of Housing and Urban Development (HUD) Housing Choice Vouchers*

2023-2031 Objectives and Timeframe:

- *Make information regarding the HCV program available on the City website and in an annual direct mailing to all residents and property owners, identifying available housing resources.*
- *Encourage the participation of single- and multi-family property owners on an ongoing basis.*
- *Provide referrals as needed to the HACP to households seeking rental*

assistance.

- *Provide annual outreach to property owners Citywide encouraging owners of rental property to register with the HACP to increase housing stock accessible to very low and extremely low-income households to increase housing mobility and opportunities in the City's highest resource areas.*
- *Perform additional outreach, with a minimum of three (3) presentations per year, to Homeowners' Associations and Neighborhood Associations in the areas with the highest opportunity scores in the City, to provide education about the benefits of the HCV program and to encourage increased landlord participation.*

Program 11: Homebuyer Assistance

Homebuyer assistance is an important component of increasing homeownership rates and encouraging stable neighborhoods. Homebuyer assistance increases opportunities for households to live in the area of their choice and can improve access to higher resource areas.

Responsible Department/Agency: *Planning Department, Housing Authority, Community Services*

Funding Sources: *CDBG, HOME, CalHOME, revolving loan fund*

2023-2031 Objectives and Timeframe:

- *Continue to provide a first-time homebuyer program in the City for the benefit of low- and moderate-income households utilizing appropriate CDBG, HOME, revolving loan fund, and Housing Authority resources.*
- *Develop additional sources of funding to increase the City's capacity to assist in homeownership, including applying for CalHOME funds on an annual basis (2024 through 2031), coordinating with Habitat for Humanity and similar organizations to build sweat equity projects, and identifying lease-to-own programs that may be offered in the City.*
- *Continue to co-sponsor homeownership/credit preparation classes in the community at least semi-annually (twice per year).*
- *In 2024, review opportunities to layer assistance, including Mortgage Credit Certificates, CalHFA MyHome Assistance Program, and other opportunities, to be able to provide assistance to more households.*
- *In 2024, explore options for partnership with ABAG or other regional agencies on additional funding for a region-wide first-time homebuyer program.*
- *On an annual basis, review information on the City's website, at City Hall, and at libraries and community centers to ensure information regarding the City's housing assistance programs, including first-time homebuyer assistance, is up to date*

Program 12: Preservation of Existing Affordable Housing

Potential conversion of affordable housing to market-rate housing is an ongoing and critical statewide problem. Federal, state, and local governments have invested in the development of more than 500,000 affordable rental homes in California over the last few decades.

The City shall monitor rent-restricted units at risk of conversion to market rate and meet with property owners to explore possible options/incentives to retain the units in the affordable housing stock. Facilitating preservation of at-risk units, including through cooperative partnerships with nonprofit housing provider(s), protects vulnerable populations from displacement and furthers fair housing practices.

Responsible Department/Agency: *Housing Authority/Housing Successor Agency*

Funding Sources: *General Fund/HOME/Section 8 Project Based Certificates/public and private funds*

2023-2031 Objectives and Timeframe:

- *Annually monitor the City's affordable housing stock to ensure that deed-restricted units are preserved, including the at-risk units in Lido Square I (162 units), Presidio Village Senior Housing (104 units), and Stoneman Village II (375 units)..*
- *Work with property owners, interest groups, and the State and federal governments to ensure compliance with State law and implement the following:*
    - *Monitor At-Risk Units: Contact property owners at least 18 months and again within one year prior to the affordability expiration date to discuss City's desire to preserve as affordable housing.*
    - *Tenant Education: Hold public hearings upon receipt of any Notice of Intent to Sell or Notice of Intent to Convert to Market Rate Housing, pursuant to Section 65863.10 of the Government Code and provide tenant education on housing rights.*
    - *Noticing: Ensure property owners provide noticing to tenants in compliance with Government Code Section 65863.10, including notices to tenants at least 12 months and at least 6 months prior to termination, .*
    - *Technical Assistance: Provide technical assistance where feasible to public and non-profit agencies interested in purchasing and/or managing units at risk.*
    - *Preservation Programs: Provide information to owners of at-risk properties regarding rehabilitation assistance and/or mortgage financing in exchange for extending affordability restrictions.*
- *Retain all assisted affordable housing, including the 2,113 assisted multifamily units identified in Table 39 of the Background Report.*

Program 13: Design Guidelines and Design Review

Pittsburg uses Design Guidelines to ensure development embodies excellence in architectural design and complements the scale, character, and history of the community. The Design Guidelines work in concert with the Code's development standards, although unlike development standards, which are mandatory, design guidelines are applied with flexibility to foster creativity and strict adherence is not required for project approval. The City is in the process of updating its design guidelines to provide objective standards for residential projects and to ensure a minimum percentage of units in new residential developments are designed with accessibility and visitability features.

Responsible Department/Agency: *Planning Commission/Planning Department*

Funding Sources: *General Fund*

2023-2031 Objectives and Timeframe:

- *Conduct a comprehensive update of the Development Review Design Guidelines to ensure high quality design for new and existing residential development and to establish objective design and development standards.*
- *Ensure that the standards regulate upper-story elements to provide increased variety in building planes on all building elevations.*
- *Ensure that a percentage of new homes in new subdivisions and new multifamily developments be limited to one story in height and incorporate universal design principles to support aging in place, accessibility, and visitability.*
- *Continue to implement design review in accordance with State law, focusing on increasing housing opportunities while ensuring maintenance of Pittsburg's architectural character and quality of the built environment as the City continues to grow.*
- *Update the City's zoning and design requirements to provide objective design and development standards consistent with state requirements.*

3. ADDRESSING CONSTRAINTS

Minimizing governmental constraints under the City's control while facilitating the provision of housing and encouraging innovation in design, ownership, and living arrangements.

Program 14: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws

The City will continue to monitor federal and state legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. Furthermore, while Program 15 addresses specific constraints identified in this Housing Element, the City will continue to, at least annually, monitor its development processes and zoning regulations to identify and remove any housing constraints and endeavor to minimize governmental constraints to the development, improvement, and maintenance of housing.

Responsible Department/Agency: *Planning Department*

Funding Sources: *General Fund*

2023-2031 Objectives and Timeframe:

- *Monitor federal and state legislation as well as City development processes and zoning regulations to identify, address and remove constraints to housing.*

Program 15: Zoning Ordinance Amendments – Housing Constraints

Amendments to the Zoning Ordinance are needed to address various recent changes to State law and create consistency with the Housing Element. The amendments shall address the following:

A. Low Barrier Navigation Centers: The Zoning Ordinance will be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a by-right use in areas zoned for mixed-use and nonresidential zones permitting multifamily uses.

B. Transitional and Supportive Housing: The Zoning Ordinance will be revised to ensure that transitional and supportive housing are allowed in residential and mixed-use zones subject to the same standards as a residence of the same type in the same zone consistent with Government Code Section 65583(c)(3), and to allow eligible supportive housing as a

by-right use in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.

C. **Residential Care Facilities:** The Zoning Ordinance will be amended to fully address small and large residential care facilities consistent with State law. Specifically, the City will amend the Zoning Ordinance (1) to allow residential care facilities for six or fewer persons to be allowed in the same manner as a residential use of the same type in all residential zoning districts, and (2) to allow residential care facilities that serve seven or more people in all zones that allow residential uses, in the same manner as a residential use of the same type, and to ensure all conditions of approval are objective and do not create barriers for housing for seniors, persons with disabilities, or other special needs populations, and to clarify that this type of facility is intended to serve as a residence for individuals in need of assistance with daily living activities.

D. **Streamlined and Ministerial Review for Eligible Affordable Housing Projects:** The Zoning Ordinance will be updated to ensure that eligible multifamily, mixed use, and multi unit projects are provided streamlined ministerial (by-right) review and are only subject to objective design and development standards consistent with relevant provisions of State law, including SB 330, SB 35, AB 2011, and SB 9, as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that "involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal."

E. **Employee Housing, including Farmworker Housing:** The Zoning Ordinance will be amended to be consistent with Health and Safety Code Sections 170215 and 17021.6, including to define "employee housing", to clarify that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be subject to the same standards for a single-family residence in the same zone, and to accommodate agricultural employee housing through ~~ensure~~ permitting employee housing consisting of no more than 12 units or 36 beds ~~will be permitted~~ in the same manner as other agricultural uses in the same zone.

F. **Single-Room Occupancy (SRO):** The Zoning Ordinance will be updated to define single-room occupancy units and to establish objective standards for SROs.

G. **Emergency Shelter:** The Zoning Ordinance will be updated to 1) revise the definition of emergency shelter to be expanded pursuant to Government Code Section 65583(a)(4) to include other interim interventions, including but not limited to navigation centers, bridge housing, and respite or recuperative care, 2) require sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards will not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with AB 139.

H. **Design Standards:** The City will adopt objective design and development standards for multifamily housing, including ministerial (by-right) residential and mixed-use development, and will ensure that the standards, including floor area ratio, unit size, height, setback, and parking requirements, accommodate the maximum densities permitted, and provide flexibility with the design of building types and units to accommodate irregular lots and steep slopes. These objective standards will replace any subjective standards, including site plan review findings, design review standards, and other standards required for single family and multifamily housing or will remove or include objective definitions and/or illustrations of any subjective terms, such as "compatibility", "orderly", "harmonious", "character", and "integrity".

I. **Affordability in Perpetuity:** The City will review its inclusionary provisions for affordable housing and its provisions for assisted to ensure that affordable units that are required or assisted by the City are maintained as affordable housing in

perpetuity.

J. **Density Bonus.** Update the Zoning Ordinance to provide density bonuses and incentives consistent with the requirements of Government Code Section 65915.

K. **BART TOD.** The City will update the Zoning Ordinance, Pittsburg/Bay Point BART Master Plan, and the Railroad Avenue Specific Plan to ensure that all zoning requirements, such as residential density, building height, FAR, and parking standards, meet or exceed AB 2923 Baseline Zoning Standards and align~~ht~~ with BART's TOD standards.

L. **2040 General Plan Update.** Update the Zoning Map to ensure that sites identified in the Inventory of Sites are zoned consistently with General Plan Land Use Designations, including increasing densities to 16.0 units per acre in the RM zone, 18.0 units per acre in the RMD zone, 30.0 units per acre in the RH zone, and 30.0 units per acre in the RHD zone.

M. **Single Family Uses in Multifamily Zones.** Update the Zoning Ordinance and Railroad Avenue Specific Plan (RASP) to prohibit detached single family units in the RH and RHD (Zoning Ordinance) and TOD-High and TOD-Medium (RASP) districts, except where the single family units are on an existing lot less than 0.25 acre in size or are included in a housing development with at least 50% of units affordable to lower income households.

N. **Mobilehomes / Manufactured Housing.** Update the Zoning Ordinance to clarify where mobilehomes and manufactured housing are permitted, ensuring that mobilehomes and manufactured housing are allowed in zones that allow single family residential uses, consistent with the requirements Health and Safety Code Section 18300.

~~M.~~O. **Parking in Vicinity of Transit**. The City will update the Zoning Ordinance, Pittsburg/Bay Point BART Master Plan, and the Railroad Avenue Specific Plan to remove minimum parking requirements within ½- mile of transit stations pursuant to AB 2097.

Responsible Department/Agency: *Planning Department*

Funding Sources: *General Fund*

2023-2031 Objectives and Timeframe: *Ensure that the Zoning Ordinance is revised to be consistent with State law, including the above-identified revisions, by December 2023*

Update the Zoning Ordinance as needed to comply with future changes.

Program 16: Governmental Transparency

Government Code Section 65940 ensures the public has access to a jurisdiction's planning and financial documents, planning applications, General Plans, Municipal Code including zoning, zoning map, and other planning-related documents as well as financial documents, including fee schedules, current and historical budgets and financial reports, and an archive of fee, cost of service, and equivalent studies.

Responsible Department/Agency: *Planning Department*

Funding Sources: *General Fund*

2023-2031 Objectives and *Update the City's website no later than March 1, 2024 to ensure transparency pursuant to Government Code Section 65940, including providing a list of information that must be*

Timeframe: *submitted with a development application, a current schedule of all fees and exactions including development impact fees, a description of affordability requirements that applies to a proposed housing development, 5 previous annual financial reports, and archive of impact fee nexus studies and cost of service studies conducted on or after January 1, 2018.*

Program 17: Access to Opportunities, Density Bonuses and Incentives

Pursuant to current State density bonus law (Government Code § 65915), applicants of qualified residential projects may apply for a density bonus and additional incentives if the project meets minimum affordable housing percentages or provides units for certain household types (i.e., senior citizens, transitional foster youth, disabled veterans, homeless persons, lower income students). The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-80 percent above the specified General Plan density and unlimited density within ½-mile of high quality transit. In addition to the density bonus, eligible projects may receive 1-4 additional development incentives, depending on the proportion of affordable units and level of income targeting. Applicants are also eligible to utilize the State's alternative parking ratio (inclusive of handicapped and guest spaces) of one space for 0 to 1-bedroom units, 2 spaces for 2 to 3-bedroom units, and 2.5 spaces for 4+ bedrooms.

Pittsburg has approved density bonuses for several affordable housing projects in the past. The City will review and update its Zoning Ordinance to reflect current State density bonus provisions.

In addition to the density bonus and incentives for qualified projects, Pittsburg can encourage affordable and special needs housing, including housing for seniors, persons with a disability, large families, farmworkers, single female heads of household, by offering incentives for special needs housing that is affordable to very low, low, and/or moderate income households but does not qualify for a density bonus.

This approach can also be used to incentivize housing that improves Pittsburg's opportunity scores and affirmatively furthers fair housing. Recognizing that most of the City has low or moderate opportunity scores, affordable and workforce projects that improve educational, economic, and environmental conditions shall be prioritized and incentivized. Incentives for such projects shall include priority for commitment of the City's financial resources for affordable housing, streamlined processing, and a density bonus or incentives for projects that are not otherwise eligible for a density bonus or incentives under State density bonus law.

Responsible Department/Agency: *Planning Department/Housing Authority/Housing Successor Agency*

Funding Sources: *General Fund/CDBG/Grant funding*

2023-2031 Objectives and Timeframe:

- *Identify a menu of incentives, including permit streamlining, reduced or deferred development fees, ministerial review of minor lot line adjustments, technical assistance to acquire funding, and modification of development requirements for affordable and special needs housing.*

- *Establish financial and regulatory incentives by July 2024 to private and non-profit developers upon request, for the development of affordable housing for families, seniors, and other households and housing for special needs populations. Financial and regulatory incentives will include:*
    - *Expedited processing of projects with 20% or more of units affordable to very-low or low-income households or for special needs households.*
    - *Reduction in development fees, including waiving 50% of*

application processing fees for projects with a minimum of 15% extremely low-income units, a minimum of 40% lower income units, or a minimum of 50% of the units restricted to occupancy by special needs groups.
    - *Defer payment of the City development impact fees until certificate of occupancy for projects with at least 49% of units affordable to very low or low income households consistent with AB 641 or with at least 50% of the units restricted to occupancy by special needs groups.*
    - *Reduced development standards, including setbacks, floor area ratios, and parking, where necessary to accommodate maximum permitted densities*
    - *Density bonuses as described in Program 15*
    - *City support in affordable housing funding applications*
    - *Financial assistance through regional resources and future Affordable Housing Fund resources (Program 8)*
- *Continue to permit projects up to a density of 40 dwelling units per acre (du/ac) in the High Density Residential (RH) district that meet a community objective (affordable housing).*
- *Continue to implement and grant density bonuses for projects meeting density bonus criteria, consistent with State law.*
- *Establish incentives for housing projects that do not qualify for a density bonus and that improve economic, educational, and environmental opportunities.*
- *Promote the use of density bonus incentives and provide technical assistance to developers in utilizing the density bonus to maximize feasibility and meet local housing needs..*

Program 18: Parking Incentives and Modified Standards

Residential parking requirements play a significant role in project design and achievable densities, and can greatly impact the cost of development. Pittsburg shall offer reductions in its residential parking standards as a means of facilitating the development of affordable and special needs housing, as well as mixed-use, live-work, and pedestrian-oriented housing. The City will also establish standards that are consistent with AB 2011, including reduced parking standards for senior housing, housing for persons with a disability, live-work developments, mixed-use developments, Transit Oriented Developments (TODs), and allow for additional parking reductions based on a determination by the Planning Commission. Parking reductions are also offered as an incentive for developments to provide amenities or features to improve the City's place-based opportunity scores. Affordable housing projects are eligible for reduced parking under the City's density bonus ordinance.

Responsible Department/Agency: *Planning Department*

Funding Sources: *General Fund*

2023-2031 Objectives and Timeframe:

- *Provide options for reduced parking as an incentive for development of affordable, special needs, mixed-use, live-work, and pedestrian-oriented housing.*

Program 19: Green Building and Energy Conservation

The City supports energy efficiency measures that deliver positive economic and environmental results for the developer, residents, and community. The City will continue to implement energy-efficiency standards for new construction and rehabilitation projects, including the California Green Building Standards Code. Information regarding the City's energy-efficiency standards and available programs to assist homeowners and property owners with energy-efficient improvements and with reducing energy-related costs, including those identified in the Housing Element Background Report, will be made available on the City's website and at the permit counter. In addition to promoting the programs citywide, the City will target special advertisements and education to the City's lower-income census tracts to explain available programs and potential long-term utility cost savings.

Responsible Party: *Building Department; Planning Department*

Funding Sources: *General Fund, CDBG*

Objectives and Timeframe:

- *Ensure development meets or exceeds CalGreen standards, including for electric vehicle charging.*
- *Further explore ways to promote energy conservation and sustainability throughout the City, with a focus on reducing energy usage and energy-related costs in new and existing residential development.*
- *Advertise and promote available programs, including MCE and Pacific Gas and Electric (PG&E) programs discussed in Chapter 7 of the Background Report, on an ongoing basis to address energy-efficient improvements to single-family and multifamily units, to assist households with reducing energy-related costs on the City's website and at the permit counter, and to support renewable energy and sustainable building design.*
- *Suggest passive design techniques during discretionary project review, such as building orientation, daylighting, natural ventilation, reflective lighting, and insulation, where a project is conducive to passive design.*
- *Develop a program for the City to investigate the funding, equipment, permitting, installation, and networking feasibility of adopting energy efficiency policies to ensure equitable access to the latest EV charging technology and capacity.*
    - *Consider requiring EV outlets for EV cars and bicycles in new subdivisions and require new multi-family and mixed uses to include EV outlets for EV cars and bicycles.*

Program 20: Water and Wastewater Infrastructure Capacity)

State legislation (SB 1087 and Government Code 65589.7(a) requires local water agencies and wastewater collection and treatment districts to grant priority to service connections for projects that help meet the community's fair housing need.

Responsible Department/Agency: Planning Department; Utility Department

Funding Sources: General Fund and grant funding

2023-2031 Objectives and Timeframe:

- Following adoption of the Housing Element, the Planning Department shall provide the adopted Housing Element within 30 days to its water and sewer providers (Pittsburg Utilities Department, Pittsburg Water, and Delta Diablo Sanitation District) and shall include a cover letter identifying the requirements

of Government Code Section 65589.7(a) requiring priority service for developments that provide housing for lower income households.

4. EQUAL HOUSING OPPORTUNITIES

Ensuring residents can reside in the housing of their choice, including Pittsburg's special needs populations.

Program 21~~0~~: Affirmatively Further Fair Housing

Facilitate equal and fair housing opportunities by taking meaningful actions to affirmatively further fair housing and address impediments identified in the AFFH analysis located in the Background Report. In summary, the City offers higher opportunity areas but faces challenges in promoting and providing a range of housing types and prices suitable for lower income households. Providing a range of affordable housing can help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes. Table 1 summarizes fair housing issues, contributing factors, and implementing actions.

The actions listed below, along with the other programs identified in this Housing Plan, were developed to cumulatively address the AFFH goals to counteract the disparities and issues that were identified in the AFFH analysis located in the Background Report. The timeframes and priority levels are added to ensure the implementation of these actions in a timely manner. The priority levels for these actions are defined as follows:

- High Priority contributing factors are those that have a direct and substantial impact on fair housing, and are core municipal functions that the City can control;
- Medium Priority factors are those that have a direct and substantial impact on fair housing, but the City has limited capacity to control their implementation;
- Low Priority factors may have a direct and substantial impact on fair housing choice, but the City lacks capacity to address it, or the factor may have only a slight or indirect impact on fair housing choice.

The City intends to complete the necessary actions to meet the State AFFH requirements. These actions are integrated into the Housing Plan for the overall 6th Cycle Housing Element with the specialized timeframes for expedited implementation. The rationale for identifying these actions is to ensure they are implemented in a timely manner to better serve the Pittsburg community. These actions are intended to alleviate the main issues identified in the Assessment of Fair Housing and the City intends to implement these and all the programs outlined in this Housing Plan during the 2023-2031 planning period. In addition, the City intends to monitor the AFFH actions on an annual basis in conjunction with the preparation of the APR to ensure the goals are being met. If any action items are not being achieved, the City will adjust its metrics, timeframes, and commitments as necessary to ensure it meets its AFFH goals.

Responsible Department/Agency:	*Planning Department, Fair Housing of Pittsburg County*
Funding Sources:	*General Fund, CDBG, grant funding*
2023-2031 Objectives and Timeframe:	*Implement measures to affirmatively further fair housing on an ongoing basis, as further outlined in Table 1.*

Table 1: Program 210 Fair Housing Program Action Items

Program/Action Area1	Specific Commitment	Timeframe	Geographic Targeting	Timeframe/Metrics
Fair Housing Outreach and Enforcement				
21. Fair housing services Ensure that educational and enforcement assistance is provided to renters, homebuyers, homeowners, and housing providers	• Provide comprehensive fair housing services through ECHO Housing (or other qualified provider), including coordination with legal representation, education, enforcement assistance, and outreach • Make fair housing information readily available to the community through providing information on the City's website and at the Pittsburg Community Center and the public counter	• High priority/ within 9 months of Housing Element adoption.	• Citywide	• Review agreement with ECHO Housing to ensure comprehensive services • Information on the City's website, Pittsburg Community Center, and Public Counter (2023) • Semi-annual outreach events (twice per year beginning in 2023)
Housing Mobility Enhancement				
7. Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) Encourage the development of ADUs and JADUs throughout the City to expand housing opportunities for all income levels and special needs groups.	• Update ADU/JADU requirements to be consistent with State law; • Pursue funding and provide financial assistance to lower- and moderate-income homeowners in the construction of ADUs; • Prepare an ADU factsheet; • Conduct outreach and education on ADUs; • Conduct a mid-cycle review of ADU assumptions	• Medium priority/ within 18-36 months of Housing Element adoption	• Citywide; target marketing in higher opportunity areas	• Update ADU requirements (2023); • Pursue funding for financial assistance (2024/2025) • Prepare ADU factsheet (2024); • Conduct outreach and education (2024/2025); • Conduct mid-cycle review (2027) • Annually monitor ADUs permitted at the time of the Annual Progress Report (APR);

1 Program numbers reference the corresponding program in the Housing Plan. Program 22 is the AFFH program and all associated actions, objectives, and timing are implemented solely as part of Program 22.

				• Target 20% of ADUs in areas identified as sensitive communities.
10. Rental Assistance/Housing Choice Voucher (HCV) Program Promote the Housing Choice Voucher (HCV) Program, with a special emphasis on promoting the program to the City's special needs populations.	• Make information regarding the HCV program available on the City website and in an annual direct mailing to all residents and property owners; • Provide annual outreach to property owners Citywide encouraging owners of rental property to register with the Pittsburg County Housing Authority; • Work with the City's fair housing services provider to encourage property owners to participate in the Housing Choice Voucher Program	• Medium priority/ within 24 months of Housing Element adoption	• Increase the number of voucher assistance recipients in higher opportunity areas; • Target education and marketing efforts throughout the community.	• Increase the number of low-income recipients in receiving voucher assistance in higher opportunity areas (including opportunity area subcategories – educational, economic, environmental) by 5% by FY 26/27.
Increase Access to Higher Opportunity/Higher Income Areas				
2. Inclusionary Housing. Provide Housing Opportunities in Pittsburg's New Development Areas for all Members of the Community	• Promote inclusionary units funded with in-lieu fees in higher opportunity and higher income areas	• Medium priority / within 18-36 months of Housing Element adoption	• Target higher opportunity and higher income areas	• Update the Zoning Ordinance to prioritize use of in-lieu fees in higher opportunity and higher income areas. • Update the Zoning Ordinance to prioritize use of in-lieu fees to increase multifamily rental opportunities in higher opportunity and higher income areas, with an emphasis on increasing variety of housing types available in predominantly single family areas. • Expend a minimum of

				25% of in-lieu fees in higher opportunity and higher income areas.
7. Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) Encourage the development of ADUs and JADUs throughout the City to expand housing opportunities for all income levels and special needs groups.	• Promote ADUs and JADUs in higher opportunity and higher income areas.	• Medium priority / within 18-36 months of Housing Element adoption	• Target higher opportunity and higher income areas	• Conduct outreach to neighborhood associations and homeowner groups in higher opportunity and higher income areas to promote ADU and JADU development. • Achieve at least 20% of ADU and JADU production in higher opportunity and higher income areas.
21. SB 9 Units Encourage the urban lot splits and the development of SB 9 units throughout the City to expand housing opportunities for all income levels and special needs groups.	• Promote urban lot splits and SB 9 units in higher opportunity and higher income areas.	• Medium priority / within 18-36 months of Housing Element adoption	• Target higher opportunity and higher income areas	• Conduct outreach to neighborhood associations and homeowner groups in higher opportunity and higher income areas to promote SB 9 unit development. • Achieve at least 10% of urban lot splits and SB 9 units in higher opportunity and higher income areas.
Increase Integration and Diversity				
2. Inclusionary Housing Provide Housing Opportunities in Pittsburg's New Development Areas for all Members of the Community	• Ensure inclusionary units are affordable in perpetuity • Ensure projects are providing a variety of housing types as	• High priority/ within 18 months of Housing Element adoption	• Target newly developing areas.	• Amend the Zoning Ordinance, by 2026 to provide units in perpetuity and to ensure

	inclusionary units			each project provides a variety of housing types, such as duplexes, ADUs, and multifamily units, to accommodate the inclusionary requirement. • Ongoing implementation.
3. Partnerships with Affordable Housing Developers Provide Housing Opportunities throughout Pittsburg for all Members of the Community/	• Host a semi-annual meeting with affordable housing developers and nonprofits to identify housing opportunities; • Support affordable housing developers through provision of land write-downs, regulatory incentives, and/or direct assistance (Programs 3 and 8);	• High priority/identify projects within 18 months of Housing Element adoption and continue to implement throughout the 6th Cycle	• Target affordable housing throughout the City with an emphasis on placing affordable housing near higher performing schools, transit to improve access to jobs	• Semi-annual outreach to the development community. • Grant funding applications for 6 projects
Place-Based Strategies to Improve Opportunity Scores/Further Community Preservation and Revitalization/				
9. Housing Rehabilitation Program Public Investment in Specific Neighborhoods, Including Services and Amenities	• Promote the availability of the Housing Rehabilitation Program on the City's website, through social media, and by way of handouts available at the City Hall; • Continue to designate available grant program funds and work with County Consortium to identify HOME funds to ensure that funding remains available for housing rehabilitation activities. • Identify multifamily projects with significant deterioration for the	• Medium priority/ within 24 months of Housing Element adoption	• Citywide with focus on census tracts with highest concentrations of LMI households.	• Assist a total of 20 lower income households during the planning period.

	purpose of prioritizing development and areas for rehabilitation of multifamily units.			
~~20A~~21A. Improve the City's Opportunity Scores	• Incentivize and prioritize housing that improves educational, economic, and environmental opportunities • Identify funding programs to address place-based opportunity scores o Identify at least one activity in each fiscal year using CDBG, Successor Agency, and/or HOME funding that includes place-based conditions o Continue to seek EPA Brownfields Funding to improve environmental conditions, focusing on improvements in the lowest-scoring areas of the City • Facilitate amenities that promote place-based opportunities, including bicycle, pedestrian, and transit facilities, ridesharing and other resources to improve transportation and access to employment opportunities, on-site child care, after-school tutoring space by offering priority permitting, reduced parking, and flexible development standards for housing developments that include amenities that improve opportunities. • Ensure that the General Plan Update addresses safe routes from affordable housing and neighborhoods to schools and primary destinations (e.g., shopping, public services, libraries, etc.), encourages transit opportunities to increase access to employment and services, increases	• High priority/identify projects within 18 months of Housing Element adoption and implement projects over 60 months	• Citywide	• Prioritize at least two projects that include components that improve educational, economic, and/or environmental opportunities and conditions

	high-quality job opportunities for Pittsburg residents, promotes safe and clean neighborhoods,			
Displacement Protection				
~~20B~~21B. Tenant and Resident Protections Implement State law regarding rental increases/tenant protections by reducing displacement of lower income households, multifamily apartment residents, and mobile home park residents through prohibiting unjust evictions and excessive rent increases, requiring projects that would convert multifamily housing or mobile home parks to provide protections for residents, including adequate notice and relocation assistance, and through encouraging tenant-based ownership of apartments and mobile home parks where the conversion would provide permanent affordable housing opportunities.	• Implementation strategies to strengthen protection for tenants. Strategies may include, but are not limited to a Tenants Bill of Rights that serves to establish that all Pittsburg residents have the right to clean, safe and secure housing, an eviction protection program to ensure there are not evictions without just cause, and a rent stabilization program, recognizing the need to address displacement. • As new affordable and market rate rental units are developed, ensure any displaced lower and moderate income residents receive priority for housing • Review opportunities to implement a tenant-based ownership program	• Medium priority/ within 24 months of Housing Element adoption	• Citywide with a focus on inventory sites where development is anticipated to occur • Promote the preservation of affordable units throughout the City	• Review model tenant owned property ordinances for local governments by December 2025 and implement an ordinance by December 2026 if the City Council finds that such an action would increase homeownership, provide permanent affordable housing opportunities, and not have an adverse affect on the diversity, affordability, or availability for permanent occupancy of the City's housing stock. • Ongoing implementation and annual monitoring and reporting throughout the planning period
~~20C~~21C. Rental Registry Continue to identify and track rental units to increase Section 8 participation and to assist in implementing Program 10.	• Continue implementation of the City's Rental Property Inspection Program on an on-going basis to identify and track rental units and continue implementation of the Housing Authority's tracking program, which is a database of property owners interested in accepting Section 8/Housing Choice Vouchers	• High priority – currently being implemented and will continue to be implemented throughout the 6th Cycle	• Citywide	• Ensure all owners of known rental units have been contacted to register by December 2024. • Ongoing implementation and annual monitoring and reporting throughout

				the planning period
~~20D~~21D. Displacement Risk of Lower Income Residents Due to Economic Pressures • Economic Displacement Risk Analysis • Preservation of Assisted Rental Housing	• Conduct an analysis to determine if lower income individuals and families may be displaced as a result of new residential development in the City's mixed-use and high density residential areas. • Monitor at-risk units, work with potential priority purchasers, provide tenant education	• High priority/identify projects within 18 months of Housing Element adoption and implement projects over 60 months	• Focus analysis where development is anticipated to occur. • Promote the preservation of affordable units throughout the City.	• Conduct analysis by December 31, 2025 and establish resulting programs (if any) by December 31, 2027. Annually monitor program effectiveness. • Ongoing implementation and annual monitoring and reporting throughout the planning period.
~~20E~~21E. Displacement Due to Overcrowding Ensure assisted projects include units for large households.	• Require assisted family projects (not senior, persons with a disability, or projects serving a specific special needs population) to include at least 10% of units with 4 or more bedrooms	• Medium priority / Ongoing	• Citywide	• As part of the affordable housing agreement with any family project that requests financial assistance, incentives, or concessions from the City, require the project to provide at least 10% of units with 4 or more bedrooms.
~~20F~~21F. Resident Priority Prioritize Pittsburg residents and displaced residents for eligibility for affordable housing opportunities	• Determine which programs can include a requirement that affordable housing be first made available to City residents, to former City residents that have been displaced from the City, and to persons employed in Pittsburg	• High priority / Identify eligible programs in 2024. • In 2025, modify the Municipal Code as appropriate to implement prioritization.	• Citywide	• By December 2024, identify programs (inclusionary housing, Housing Choice Vouchers, affordable housing projects receiving City approvals, etc.) that can include a requirement to make affordable units available first to City residents, to former City residents that have been displaced from the City, and to persons employed in Pittsburg

- ~~By~~

Program 221: Fair Housing Services

ECHO Housing is the designated provider of fair housing and tenant-landlord information in Pittsburg. ECHO Housing provides fair housing investigation and coordinates referral services to assist individuals who may have been the victims of discrimination. They maintain a fair housing hotline and provide bilingual in-person counseling. Fair housing education and outreach includes publication and distribution of information for landlords and tenants, and presentations to community groups and housing providers on fair housing issues.

Individuals who may have been the victims of discrimination may file a fair housing complaint with the U.S. Department of Housing and Urban Development (HUD) or California Department of Fair Housing and Employment (CDFEH). Information regarding fair housing laws will be available on each jurisdiction's website, at the public counters, and in the local libraries.

Responsible Department/Agency: *Planning Department, ECHO Housing*

Funding Sources: *General Fund, CDBG funds*

2023-2031 Objectives and Timeframe:

- *Prohibit housing discrimination on the basis of age, race, ethnic or national origin, physical, or psychological special need, religion, sex, sexual orientation, familial status, or source of income in all projects which receive local public funds.*
- *Continue to provide comprehensive fair housing services, including promoting fair housing practices, tenant/landlord services (including but not limited to illegal evictions, illegal rent increases, repairs and habitability, harassment, and illegal entry), review and enforcement assistance with fair housing complaints, and education to housing providers, through ECHO Housing on an ongoing basis. As a means of furthering fair housing education and outreach in the community, the City will advertise the fair housing program through placement of fair housing services brochures at the public counter, the Pittsburg Community Center, and on the City's website.*
- *Advertise fair housing program through placement of fair housing information brochures on their websites, at the public counters, and in the local library(ies) by December 2023.*
- *Provide an annual outreach event to promote fair housing and to educate the community, landlords, and real estate professionals regarding fair housing requirements.*
- *Provide referrals to ECHO Housing, CDFEH, and HUD and any locally designated providers on an ongoing basis, including promoting fair housing practices, review and enforcement assistance with fair housing complaints, and education to housing providers.*
- *Continue to support the expansion of programs providing housing information, counseling, referrals, dispute resolution, and/or emergency shelter.*
- *Provide posters with fair housing referral information in the lobby area of the Housing Authority office and add information to the Housing Authority's website.*
- *Continue to address impediments to fair housing choice identified in the Contra Costa Consortium's Analysis of Impediments to Fair Housing*

Choice.

Program 232: Ongoing Community Education, Resources, and Outreach

Pittsburg provides significant rental and ownership opportunities and assistance to serve a variety of income levels and a range of household types. During the 6th Cycle, the City anticipates continuing to increase rental and ownership opportunities for all income levels. To ensure that housing opportunities are accessible to the City's existing residents that may be at-risk of displacement, to increase access to resources, and to affirmatively further fair housing access and opportunities, the City will connect targeted extremely low, very low, and low income and special needs residents, including seniors, persons with a disability, female-headed households with children, large families, farmworkers, and homeless persons, and employees in the City a to new housing opportunities and assistance.

The City will also continue to provide housing-related information on its website and provide brochures at convenient locations throughout the City, which publicize opportunities, agencies, and programs that are available to local households and which can help to meet the City's housing goals.

This program ensures a comprehensive and coordinated effort to provide ongoing community education, resources, and outreach associated with implementing many of the programs in this Housing Plan.

Responsible Department/Agency: *City Council/Housing Successor Agency/Housing Authority/Planning Department*

Funding Sources: *General Fund/CDBG*

2023-2031 Objectives and Timeframe:

- *Provide the following information at the public counter, local libraries, and on the website by June 2023 and update information bi-annually:*
    - *ADUs, JADUs, SB 9 units, and streamlined permitting opportunities for eligible housing development projects.*
    - *Availability of the Housing Choice Voucher Program.*
    - *Job-training organizations.*
    - *Housing rehabilitation, efficiency programs, weatherization, emergency repair assistance, and free energy audits*
    - *Resource referral information for renters, such as housing discrimination, landlord/tenant relations, access to legal aid services for housing complaints, and information on housing advocacy programs and similar information.*
    - *Resources for homeownership, including counseling for new buyers and existing homeowners*
    - *Resources for housing rehabilitation and emergency repair programs*
    - *Resources for special needs groups, including seniors, persons with a disability including developmental, large families, farmworkers, female heads of household with children present, and homeless*

Program 243: Replacement Housing

Government Code Section 65583.2(g)(3) requires the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site identified in the Housing Element consistent with those requirements set forth in Government Code Section 65915(c)(3). Replacement requirements shall be applied for sites identified in the

residential sites inventory (Appendix A) that currently have residential uses, or within the previous five years have had residential uses that have been vacated or demolished, and:

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income; or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power; or
- Occupied by low or very low-income households.

For the purpose of this program, "previous five years" is based on the date the application for development was submitted.

Pursuant to Government Code Section 66300(d) (Chapter 654, Statutes of 2019 (SB 330)), Pittsburg shall not approve a housing development project that will require the demolition of residential dwelling units regardless of whether the parcel was listed in the inventory unless: a) the project will create at least as many residential dwelling units as will be demolished, and b) certain affordability criteria are met.

Responsible Agencies:	*Planning Department*
Funding Sources:	*General Fund; replacement costs to be borne by developer of any such site*
2023-2031 Objectives and Timeframe:	*For all project applications, identify need for replacement of housing units and ensure replacement, if required, on an ongoing basis.*

Program 25~~4~~: Reasonable Accommodation Procedures

"Reasonable accommodation" refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. State law requires jurisdictions to specify a formal procedure for evaluating and granting reasonable accommodations for people with disabilities and special housing needs.

The City can grant reasonable modifications to the requirements of the Zoning Ordinance (Chapter 18.30) to ensure persons with disabilities, including developmental disabilities, are afforded equal opportunity for the use and enjoyment of their dwelling. The ordinance establishes a ministerial process for requesting and granting reasonable modifications to zoning and development regulations, building codes, and land use. The City imposes no fees for a reasonable accommodation application.

Responsible Department/Agency:	*Planning Department*
Funding Sources:	*General Fund*
2023-2031 Objectives and Timeframe:	*Provide individuals with disabilities reasonable accommodation (in full compliance with Senate Bill 520) in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing by December 2023. Include the following information:* • *Providing notice to the public of the availability of an accommodation process. The notice will be provided at all counters where applications are made for a permit, license, or other authorization for siting, funding, development, or use of housing.* • *Procedures for requesting reasonable accommodation, including preparation of a Fair Housing Accommodation Request form and*

designating the appropriate individual, committee, commission, or body responsible for acting on requests.

- *Review procedures for requests for reasonable accommodation, including provisions for issuing a written decision within 30 days of the date of the application.*
- *Criteria to be used in considering requests for reasonable accommodation.*
- *Appeal procedure for denial of a request for reasonable accommodation. The procedure should establish that there is no fee for processing requests for reasonable accommodation or for appealing an adverse decision related to a request for reasonable accommodation.*
- *Create a public information brochure on reasonable accommodation for disabled persons and provide that information on each jurisdiction's website.*

Program 2~~6~~5: Homeless Continuum of Care

The City actively addresses the needs of the unhoused community at the regional level to provide resources to address the needs of the homeless and persons at risk of homelessness, including emergency shelter, transitional housing, supportive housing and permanent housing.

Responsible Department/Agency: *Housing Authority/Housing Successor Agency*

Funding Sources: *CDBG*

2023-2031 Objectives and Timeframe:

- *Continue to address homelessness at the regional level, including participation in and support of the Contra Costa Continuum of Care and area homeless service providers in addressing homelessness, through ensuring adequate shelter space is available to accommodate the unmet need in the City and to ensure services are coordinated regionally to provide unhoused persons with social, health, financial, and other supportive services necessary for persons to become and remain house and live in a safe, dignified manner. As part of regional coordination efforts, seek to project anticipated homeless population over a 5- to 10-year period based on Point-in-Time and regional trends so that planning for shelters, transitional and supporting housing, and supportive services is adequate to address anticipated needs.*
- *Continue to support funding of operations of permanent homeless shelters in Pittsburg using Emergency Shelter Grant, No Place Like Home, and other funds targeted to serve households at risk of homelessness.*
- *Coordinate with the Continuum of Care to encourage development of at least one site in Pittsburg with an emergency shelter during the 6th Cycle.*
- *During extreme temperature events, identify locations in the City where persons can shelter from the heat or cold.*

D. QUANTIFIED OBJECTIVES

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be constructed, rehabilitated, or conserved. Policies and programs in the Housing Element establish the strategies to achieve

these objectives. The City's quantified objectives are described under each program, and represent the City's best effort in implementing each of the programs. Assumptions are based on past program performance and funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the City's housing goals.

The new construction objectives shown in Table 2 are based on the City's RHNA for the 2023-2031 planning period for lower income, moderate-income, and above moderate-income housing, historic trends, and expectations for new ADUs. Rehabilitation and conservation objectives are based on specific program targets, including such programs as use of the Preservation of Assisted Rental Housing Program and Housing Choice Voucher Program.

Table 2 below summarizes the City's quantified objectives for housing during the 2023-2031 planning period.

Table 2. 2023–2031 Quantified Objectives

Income Group	New Construction Objectives	Rehabilitation Objectives	Conservation Objectives
Extremely Low: <30% AMI	258	20	2,113 lower income units, including 326 at-risk units (Background Report Table 39)
Very Low: 30-50% AMI	258	100	
Low: 50-80% AMI	296	100	
Moderate: 80-120% AMI	346	-100	2,000-
Above Moderate: 120% + AMI	894	-100	-
Total	**2,052**	**220**	**2,311**

AMI – Area Median Income

New Construction Objectives: Reflects Pittsburg's 2023-2031 RHNA.

Rehabilitation Objectives: Reflects loans/grants anticipated through CDBG-funded Housing Rehabilitation Loan Program; moderate and above moderate unit rehabilitation anticipated to be provided by market-rate property owners.

Conservation Objectives: Reflects conservation of existing affordable housing, including all projects identified in Table 39 of the Background Report, all inclusionary units, and assisted ownership projects that have units committed to lower and moderate income households; reflects conservation of moderate income units at naturally affordable rents/costs (based on market-rate activity with no subsidy/assistance).

City of Pittsburg

6th Cycle Housing Element

Background Report

HCD 2nd Review Draft

April 2024

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1. INTRODUCTION

The City of Pittsburg Housing Element ("Housing Element") consists of two documents: the 6th Cycle Housing Element Background Report ("Background Report") and the 6th Cycle Housing Element Housing Plan (the policy document, hereafter referred to as the "Housing Plan" or "Plan"). The Background Report provides information regarding the City's population, household data, and housing characteristics, as well as quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, and identifies housing resources available, including land and financial resources for the production, rehabilitation, and preservation of housing. The Background Report provides documentation and analysis in support of the goals, polices programs, and quantified objectives in Housing Plan.

The Background Report of this Housing Element identifies the nature and extent of Pittsburg's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, impediments to fair housing, and energy conservation opportunities. By examining its housing, resources, and constraints, the City can determine a plan of action to address housing needs and constraints. This is presented in the Housing Plan, which is the policy component of the Housing Element. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

A. CONTENTS

This 6th Cycle Housing Element Background Report is divided into the following seven chapters:

1. Introduction

The Introduction describes the components of the 6th Cycle Housing Element and the contents of the 6th Cycle Housing Element Background Report.

2. Housing Needs Assessment

This Chapter includes an analysis of population and employment trends, quantified housing needs for all income levels, including the City's share of the Regional Housing Needs Allocation (RHNA), household characteristics, housing characteristics, housing stock condition, special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter, and the risk of assisted housing developments converting from lower income to market-rate units.

3. Constraints

This Chapter includes an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and locally adopted ordinances that directly impact the cost and supply of residential development. This Chapter also provides an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, proposed and approved densities versus minimum densities, and building permit timing. A discussion of resources available for housing development, including funding sources for affordable housing, rehabilitation, and refinancing is provided.

4. Inventory of Residential Sites

This Chapter provides an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and City services to these sites.

5. Affirmatively Furthering Fair Housing

This Chapter includes an assessment of fair housing, including a summary of fair housing issues, an assessment of the City's fair housing enforcement and fair housing outreach capacity, an analysis of available data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk, an assessment of the contributing factors for identified fair housing issues, identification and analysis of the City's fair housing priorities and goals, and identification of strategies and opportunities to implement fair housing priorities and goals.

6. Evaluation of the 2015-2023 Housing Element

This Chapter evaluates the implementation of the 2015-2023 Housing Element, including its effectiveness in achieving the community's housing goals and objectives and its effectiveness in addressing the City's housing needs.

7. Other Requirements

This Chapter addresses opportunities for energy conservation and the 6th Cycle Housing Element's consistency with the Pittsburg General Plan.

2. HOUSING NEEDS ASSESSMENT

A. INTRODUCTION

This chapter of the Background Report discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs.

B. DATA AND METHODOLOGY

To understand the context of local housing in the City of Pittsburg, a review and analysis of the community's population characteristics and housing stock was performed. The primary data source for the 2023-2031 Housing Element Update are the California Department of Housing and Community Development Department (HCD)-Approved Housing Element 6th Cycle Data Package prepared by Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) staff. The ABAG 6th Cycle Housing Element Update data package has been reviewed and approved by HCD and was developed specifically to provide data adequate for use in 6th Cycle Housing Elements to all ABAG jurisdictions. Additional data sources include the U.S. Census Bureau (2010 Census and 2015-2019 American Community Survey (ACS)), California Department of Finance (DOF), California Employment Development Department (CEDD), HCD income limits, and other sources as noted in the document. Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information, such as total population and total household numbers, presented in this document.

C. DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a community. This section addresses population, age, and race and ethnicity of Pittsburg residents.

POPULATION GROWTH AND TRENDS

Table 1 shows population growth for Pittsburg and Contra Costa County from 2000 through 2020. According to the U.S. Census and California DOF, the population of the City of Pittsburg in 2020 was 74,321 persons, an increase of approximately 17.48% or 11,057 persons since 2010, with an annual increase of approximately 1.7%. During the previous decade (2000 and 2010), the City's population increased by 11.44% or 6,495 persons, resulting in an annual change of 1.14%. Over the past decade, the City's growth rate has exceeded the Countywide growth rate as shown in Table 1.

Table 1. Population Statistics and Projections – City of Pittsburg and Contra Costa County (2000–2020)

	2000	2010	2015	2020
Population, City of Pittsburg	**56,769**	**63,264**	**68,612**	**74,321**
Percent Change	--	11.44%	8.45%	8.32%
Annual Percent Change	--	1.14%	1.69%	1.66%
Population, Contra Costa County	**948,816**	**1,049,025**	**1,113,341**	**1,153,561**
Percent Change	--	10.56%	6.13%	3.61%
Annual Percent Change	--	1.06%	1.23%	0.72%

Sources: ABAG 2021 6th Cycle Housing Element Data Package (U.S. Census Bureau, 2000 Census, 2010 Census, State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2020-2022, California, May 2022).

Table 2 compares the growth rate of Pittsburg to other cities in Contra Costa County from 2010 to 2020. Among jurisdictions in Contra Costa County, Pittsburg had the third highest percentage change in population (17.5%).

Table 2. Population Trends – Contra Costa County Jurisdictions (2010–2020)				
Jurisdiction	2010	2020	Change	% Change
Antioch	102,372	112,520	+10,148	+9.9%
Brentwood	51,481	65,118	+13,637	+26.5%
Clayton	10,897	11,337	+440	+4.0%
Concord	122,067	130,143	+8,076	+6.6%
Danville	42,039	43,876	+1,837	+4.4%
El Cerrito	23,549	24,953	+1,404	+6.0%
Hercules	24,060	25,530	+1,470	+6.1%
Lafayette	23,893	25,604	+1,711	+7.2%
Pittsburg	35,824	37,106	+1,282	+3.6%
Moraga	16,016	16,946	+930	+5.8%
Oakley	35,432	42,461	+7,029	+19.8%
Orinda	17,643	19,009	+1,366	+7.7%
Pinole	18,390	19,505	+1,115	+6.1%
Pittsburg	63,264	74,321	+11,057	+17.5%
Pleasant Hill	33,152	34,267	+1,115	+3.4%
Richmond	103,701	111,217	+7,516	+7.2%
San Pablo	29,139	31,413	+2,274	+7.8%
San Ramon	72,148	83,118	+10,970	+15.2%
Unincorporated Contra Costa	159,785	174,257	+14,472	+9.1%
Walnut Creek	64,173	70,860	+6,687	+10.4%
Sources: ABAG 2021 6th Cycle Housing Element Data Package (U.S. Census Bureau, 2000 Census, 2010 Census, State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2020-2022, California, May 2022).				

Age Characteristics

Table 3 compares changes in age distributions between the years 2010 and 2019 for Pittsburg. The U.S. Census Bureau data shows Pittsburg has a younger population, with the largest shifts in age groups occurring in persons 45 to 64 years of age, which increased by 6,428 persons (58.4%) from 2010 to 2019. The data shows an increase in persons under 5 years of 625 persons (13.2%). The data shows an increase in persons 25 to 44 years of 3,501 persons (19.8%). The data also show an increase in persons 65 years or older of 3,174 persons (68.1%). The median age of Pittsburg residents increased from 31.3 in 2010 to 35.6 in 2019, which is lower than the State's median age of 37.0 and the Contra Costa County's median age of 38.5. However, the population of 65 years or older experienced a 68.1% increase from 2010 to 2019. This trend points to projecting a larger aging population in City of Pittsburg and the need to plan for services, such as health and medical services for this older community.

Table 3. Age Distribution – Pittsburg (2010, 2019)				
	2010		2019	
Age Group	Number	Percent	Number	Percent
Under 5 Years	4,739	8.3%	5,364	7.5%
5 to 24 Years	18,673	32.9%	19,598	27.4%
25 to 44 Years	17,690	31.2%	21,191	29.7%
45 to 64 Years	11,007	19.4%	17,435	24.4%
65 + Years	4,660	8.2%	7,834	11.0%
Median Age	31.3		35.6	
Source: ABAG 2021 6th Cycle Housing Element Data Package (U.S. Census Bureau, 2010 Census, U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019)				

Race and Ethnicity

Table 4 shows that Pittsburg's residents are predominantly Hispanic or Latinx (43.4%). Between 2010 and 2019, the population of American Indian or Alaska Native decreased by about 118 persons or 58.4% and the population of Black or African American

residents decreased by 128 persons or 1.2%. During this time period, the City's Asian or Asian Pacific Islander population increased by 1,633 people or 15.9%, the Hispanic or Latinx population increased by about 4,170 people or 15.5%, the White population increased by about 934 people or 7.4%, and the population of Other Race or Multiple Races increased by about 1,667 people or 66.3%.

Table 4. Population Distribution by Race & Origin – Pittsburg (2010, 2019)

Race	2010		2019	
	Number	Percent	Number	Percent
American Indian or Alaska Native, Non-Hispanic	202	0.3%	84	0.1%
Asian / API, Non-Hispanic	10,268	16.2%	11,901	16.7%
Black or African American, Non-Hispanic	10,756	17.0%	10,628	14.9%
Hispanic or Latinx	26,841	42.4%	31,011	43.4%
Other Race or Multiple Races, Non-Hispanic	2,513	4.0%	4,180	5.9%
White, Non-Hispanic	12,684	20.0%	13,618	19.1%
Total	63,264	100.0%	71,422	100.0%

Source: ABAG 2021 6th Cycle Housing Element Data Package (U.S. Census Bureau, 2010 Census, U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019)

Employment

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. According to the ACS, the estimated civilian labor force in Pittsburg totaled 33,620 people in 2019, increasing by 6,354 or 23.3% workers since 2010. The civilian labor force includes those civilians 16 years or older living in Pittsburg who are either working or looking for work. Table 5 summarizes the employment by industry for Pittsburg residents in 2010 and 2019. The largest industry in the Pittsburg in 2019 was Educational Services, and Health Care and Social Assistance at 21.9%, increasing by 1,611 workers or 28.0% since 2010. This is followed by Professional, Scientific, and Management, and Administrative and Waste Management Services at 15.8% and Arts, Entertainment, and Recreation, and Accommodation and Food Services at 9.9%.

Table 5. Pittsburg Employment by Industry (2010, 2019)

Industry	City of Pittsburg				Contra Costa County			
	2010		2019		2010		2019	
	#	%	#	%	#	%	#	%
Agriculture, Forestry, Fishing and Hunting, and Mining	221	0.8%	153	0.5%	2,422	0.5%	3,720	0.7%
Construction	2,951	10.8%	3,080	9.2%	37,751	7.8%	39,996	7.2%
Manufacturing	1,982	7.3%	2,175	6.5%	36,178	7.5%	36,264	6.5%
Wholesale Trade	495	1.8%	683	2.0%	13,997	2.9%	12,750	2.3%
Retail Trade	3,639	13.3%	3,169	9.4%	54,728	11.3%	56,651	10.1%
Transportation and Warehousing, and Utilities	1,403	5.1%	2,152	6.4%	24,942	5.2%	30,871	5.5%
Information	612	2.2%	644	1.9%	14,920	3.1%	14,048	2.5%
Finance and Insurance, and Real Estate and Rental and Leasing	2,362	8.7%	2,347	7.0%	49,000	10.1%	46,161	8.3%
Professional, Scientific, and Management, and Administrative and Waste Management Services	3,251	11.9%	5,315	15.8%	67,406	14.0%	92,160	16.5%
Educational Services, and Health Care and Social Assistance	5,763	21.1%	7,374	21.9%	99,500	20.6%	124,265	22.2%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	2,102	7.7%	3,327	9.9%	37,356	7.7%	50,725	9.1%
Other Services, except Public Administration	1,582	5.8%	1,967	5.9%	24,086	5.0%	28,768	5.1%

Table 5. Pittsburg Employment by Industry (2010, 2019)								
	City of Pittsburg				Contra Costa County			
	2010		2019		2010		2019	
Industry	#	%	#	%	#	%	#	%
Public Administration	903	3.3%	1,234	3.7%	20,612	4.3%	22,987	4.1%
Total Civilian Employed Population 16 Years and Over	27,266	100.0%	33,620	100.0%	482,898	100.0%	559,366	100.0%
Source: ABAG 2021 6th Cycle Housing Element Data Package (U.S. Census Bureau, 2010 Census, U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019)								

Contra Costa County and all cities in the County are located within the Oakland-Hayward-Berkeley Metropolitan Division (MD) of the San Francisco-Oakland-Berkeley Metropolitan Statistical Area. EDD projections indicate that the total employment within the Oakland-Hayward-Berkeley MD is expected to increase by 8.1% between 2018 and 2028. The highest forecast for job growth is in nurse practitioners (45.0% increase), nurse anesthetists (40.0% increase), and dental laboratory technicians (39.1% increase) positions. EDD also predicts that electronic equipment installers and repairers and parking enforcement workers will decrease by 52.6% and 38.5%, respectively, within this time period. (*State of California EDD, 2018–2028 Industry Employment Projections*). Table 6 shows examples of typical jobs and associated mean hourly wages and estimated annual wages in the Oakland-Hayward-Berkeley MD.

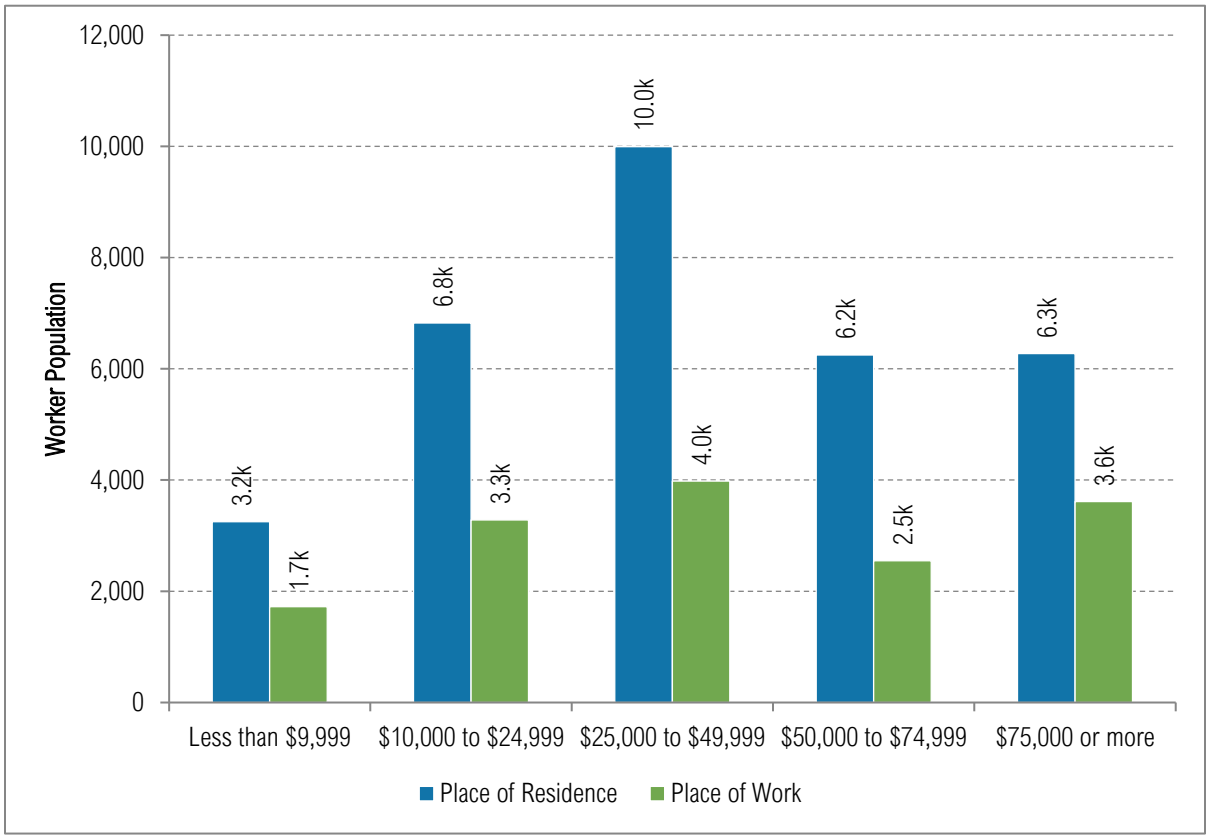
Table 6. Examples of Occupations and Wages – Oakland-Hayward-Berkeley MD (2022)		
Standard for 1 Adult in Contra Costa County	Hourly Wages	Estimated Annual Wages
Living Wage	$28.00	$56,000
Poverty Wage	$6.13	$12,260
Minimum Wage	$12.00	$24,000
Occupation Title	Mean Hourly Wage	Mean Annual Wage
Management	$76.09	$158,264
Business and Financial Operations	$49.87	$103,746
Computer and Mathematical	$63.48	$132,023
Architecture and Engineering	$56.16	$116,813
Life, Physical and Social Science	$57.29	$119,154
Community and Social Services	$35.61	$74,069
Legal	$67.40	$140,202
Education, Training and Library	$40.00	$83,191
Arts, Design, Entertainment, Sports and Media	$40.16	$83,512
Healthcare Practitioner and Technical	$66.11	$137,505
Healthcare Support	*$21.33*	*$44,372*
Protective Service	$37.84	$78,720
Food Preparation and Serving Related	*$20.15*	*$41,919*
Building and Grounds Cleaning and Maintenance	*$20.15*	*$41,919*
Personal Care and Services	*$22.32*	*$46,441*
Sales and Related	$29.01	$60,340
Office and Administrative Support	$28.45	$59,163
Farming, Fishing and Forestry	*$23.34*	*$48,540*
Construction and Extraction	$38.64	$80,365
Installation, Maintenance and Repair	$34.03	$70,778
Production	*$26.78*	*$55,700*
Transportation and Material Moving	*$26.30*	*$54,710*
Wages below the living wage for one adult supporting one child are in italics. *Annual wages assumed wages paid for 2,000 hours per year (50 weeks times 40 hours per week).* *Source: MIT Living Wage Calculator for Contra Costa County, California 2019.* *State of California EDD, Occupational Employment and Wage 2020 – 1st Quarter Data, June 2021.*		

Jobs to Workers

Table 5 shows the occupations of Pittsburg residents regardless of the location of the job. Between 2010 and 2019, the number of jobs in Pittsburg increased by 23.3% from 27,266 to 33,620.

The ABAG Housing Needs Report noted that Pittsburg is considered a net exporter of workers due to a jobs-to-resident workers ratio of 0.46 (15,149 jobs and 32,590 employed residents). This signifies Pittsburg has a surplus of workers and "exports" workers to other parts of the region.

Chart 1. Workers by Earnings, Pittsburg as Place of Work and Place of Residence



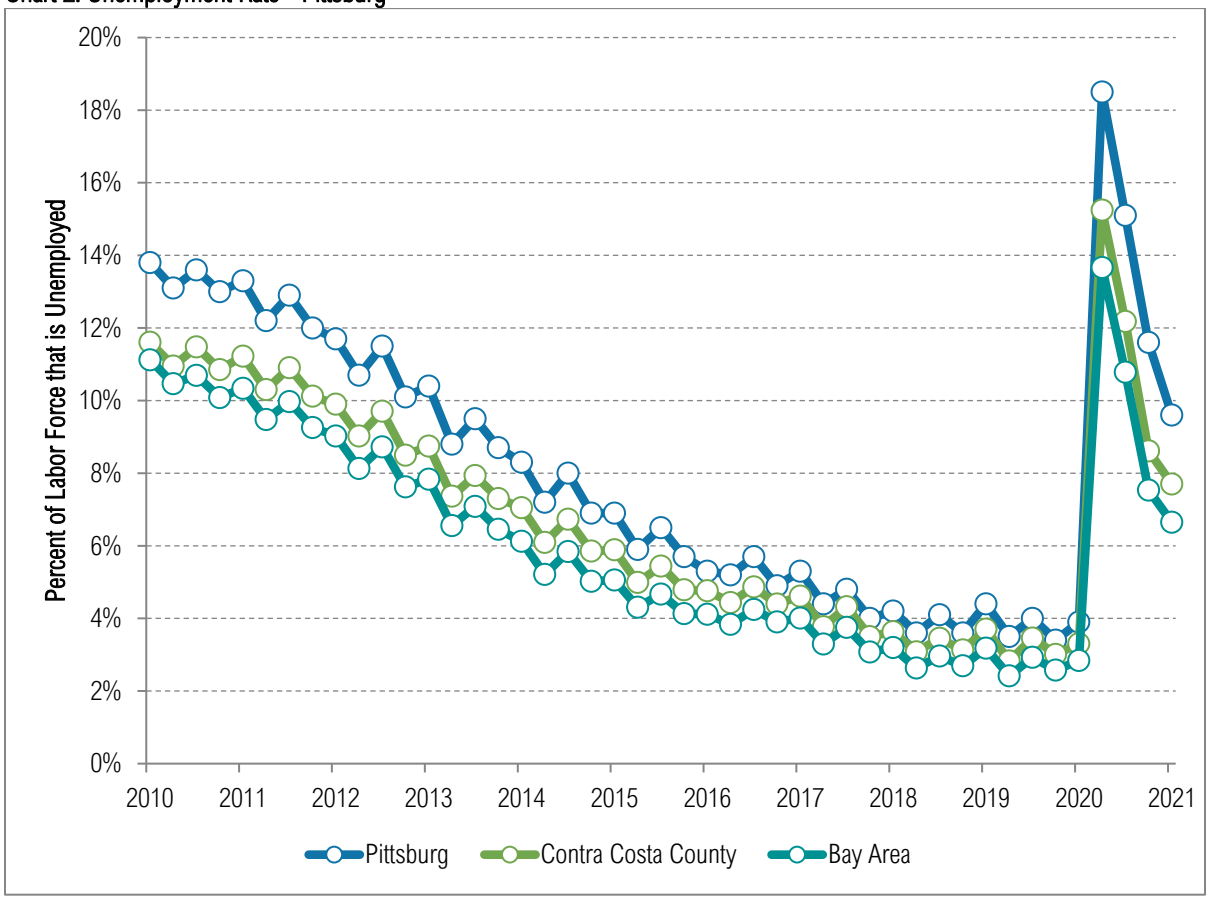
Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519.

Comparing jobs to workers, broken down by different wage groups, can offer additional insight into local dynamics. Chart 1 shows that the City has more residents than jobs in all income ranges. A relative surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear.

Unemployment

In Pittsburg, the unemployment rate decreased 4.2 percentage points between January 2010 and January 2021, from 13.8% to 9.6%. Pittsburg experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, although a general improvement and recovery occurred in the later months of 2020 (Chart 2).

Chart 2. Unemployment Rate - Pittsburg



Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

D. HOUSEHOLD PROFILE

Household size and type, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Pittsburg.

Household Characteristics

According to the Census, a household is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A housing unit is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

People living in retirement homes or other group living situations are not considered "households" for the purpose of the U.S. Census count. The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the City.

Table 7 below identifies households by tenure and ages of householder in Pittsburg and Contra Costa County in 2019 based on ACS data from 2015–2019. In Pittsburg, 54.3% of households own their home and 45.7% rent. The City's homeowner rate is

lower, and conversely the renter rate is higher, than Contra Costa County's, which has 65.9% homeowner households and 34.1% renter households. In Pittsburg, a large portion of homeowner households are headed by older residents, with 48.8% of households headed by a resident 55 years of age or older. Households who rent their homes are generally younger; only about 24.2% of renter households are headed by a person over the age of 55. Similarly, in Contra Costa County, 55.2% of homeowner households are headed by a resident 55 years of age of older and 27.9% of renter households are headed by a person over the age of 55.

Table 7. Households by Tenure and Age (2019)

	City of Pittsburg		Contra Costa County	
	Number	Percent	Number	Percent
Total:	21,357	100.0%	394,769	100.0%
Owner Occupied:	11,606	54.3%	260,244	65.9%
Householder 15 to 24 years	73	0.3%	916	0.2%
Householder 25 to 34 years	1,039	4.9%	16,338	4.1%
Householder 35 to 44 years	2,300	10.8%	39,571	10.0%
Householder 45 to 54 years	2,534	11.9%	59,658	15.1%
Householder 55 to 64 years	2,826	13.2%	61,909	15.7%
Householder 65 to 74 years	1,906	8.9%	47,545	12.0%
Householder 75 to 84 years	641	3.0%	24,168	6.1%
Householder 85 years and older	287	1.3%	10,139	2.6%
Renter Occupied:	9,751	45.7%	134,525	34.1%
Householder 15 to 24 years	616	2.9%	6,313	1.6%
Householder 25 to 34 years	2,430	11.4%	30,379	7.7%
Householder 35 to 44 years	2,301	10.8%	33,806	8.6%
Householder 45 to 54 years	2,049	9.6%	26,529	6.7%
Householder 55 to 64 years	1,207	5.7%	18,529	4.7%
Householder 65 to 74 years	801	3.8%	10,478	2.7%
Householder 75 to 84 years	328	1.5%	5,044	1.3%
Householder 85 years and older	19	0.1%	3,447	0.9%

Source: ACS 5-Year Estimates, 2015-2019 (Table B25007)

Table 8 identifies the household sizes by housing tenure. In 2019, the majority of households in Pittsburg consisted of households of 2 to 4 persons. Large households of 5 or more persons made up 21.3% of the total households in Pittsburg and 12.4% of total households in Contra Costa County. Additionally, the average household size in Pittsburg in 2019 for an owner-occupied unit was 3.36 persons per household and 3.29 persons per household for a renter-occupied unit. The average household size of owner-occupied units in Pittsburg increased from 3.28 in 2010 to 3.36 in 2019 and the average household size in rental-occupied units decreased from 3.30 in 2010 to 3.29 in 2019. (*Source: U.S. Census Bureau, 2015-2019 and 2006-2010 American Community Survey reports*).

Table 8. Household Size by Tenure (2019)

	City of Pittsburg		Contra Costa County	
	Number	Percent	Number	Percent
Owner	11,606	100.0%	260,244	100.0%
Householder living alone	1,616	13.9%	49,775	19.1%
Households 2–4 persons	7,704	66.4%	180,151	69.2%
Large households 5+ persons	2,286	19.7%	30,318	11.6%
Average Household Size	3.36		2.88	
Rental	9,751	100.0%	134,525	100.0%
Householder living alone	2,066	21.2%	36,457	27.1%

Households 2–4 persons	5,417	55.6%	79,553	59.1%
Large households 5+ persons	2,268	23.3%	18,515	13.8%
Average Household Size	3.29		2.86	
Total	21,357	100.0%	394,769	100.0%
Total Householder living alone	3,682	17.2%	86,232	21.8%
Households 2–4 persons	13,121	61.4%	259,704	65.8%
Large households 5+ persons	4,554	21.3%	48,833	12.4%
Average Household Size	3.33		2.87	
Source: ACS 5-Year Estimates, 2015-2019 (Table DP04 & B25009)				

Household Income

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.

Income Characteristics

According to HCD, the estimated median household income (AMI) for a four-person family in the State of California in 2021 was $90,100. The estimated median household incomes for Contra Costa County, where Pittsburg is located, in 2021 was $125,600, while nearby Alameda County had the same median income of $125,600, and Solano County had the median income of $99,300.

Income by Household Type and Tenure

Table 9 shows the income level of Pittsburg residents by household tenure. A higher percentage of renter households (66.6%) were lower income (<80% median) compared to lower-income residents who owned their homes (37.2%). The high incidence of lower income renter households is of particular significance as market rents in Pittsburg exceed the level of affordability for lower-income households. As shown in Table 10, all lower income households, including both renter and homeowner households, are more likely to pay more than 30% of their income for housing. This issue is further evaluated in the Housing Affordability section.

Table 9. Income by Owner/Renter Tenure – Pittsburg (2017)

Income Level	Renters		Owners		Total	
	Number	Percent	Number	Percent	Number	Percent
Extremely Low Income (<30% AMI)	3,139	34.0%	1,098	9.3%	4,237	20.1%
Very Low Income (31–50% AMI)	1,610	17.4%	1,489	12.6%	3,099	14.7%
Low Income (51–80% AMI)	1,405	15.2%	1,810	15.3%	3,215	15.3%
Moderate Income & Above (>80% AMI)	3,089	33.4%	7,413	62.8%	10,502	49.9%
Total	9,243	100.0%	11,810	100.0%	21,053	100.0%

Source: ABAG 2021 6th Cycle Housing Element Data Package – Contra Costa County (HUD Comprehensive Housing Affordability Strategy (CHAS) Data 2013-2017)

As indicated by Table 10, there is a significant variation in cost burden (overpaying for housing) by income level. Approximately 8,700 (41.3%) of households in Pittsburg overpay for housing, which is higher than percent of households (36.1%) in Contra Costa County overpaying for housing. The majority of households in Pittsburg overpaying for housing are in the extremely low (3,440 households overpaying), very low (2,120 households overpaying), and low (1,815 households overpaying) categories. In Pittsburg, more renter households overpay for housing (5,065 owner households overpaying) than owner households (3,635 renter households overpaying). Conversely, in Contra Costa County, more owner households overpay for housing than renter households.

Table 10. Housing Characteristics (Tenure, Overpayment) by Income Level (2017)

Total Households Characteristics	Pittsburg		Contra Costa County	
	Number	Percent	Number	Percent
Total Households	21,070	100.0%	389,595	100.0%

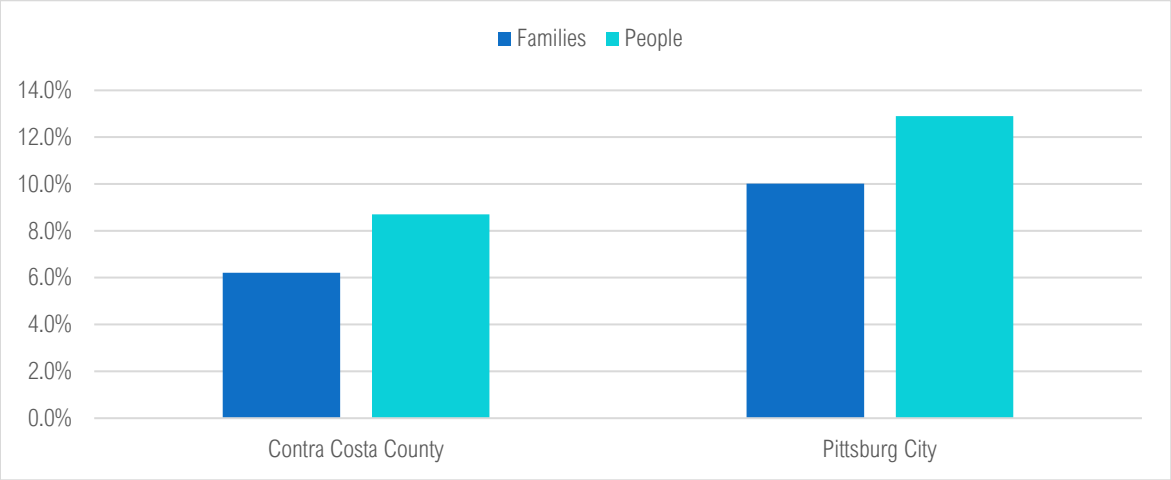
Table 10. Housing Characteristics (Tenure, Overpayment) by Income Level (2017)				
Total Households Characteristics	Pittsburg		Contra Costa County	
	Number	Percent	Number	Percent
Total Renter households	9,255	43.9%	134,395	34.5%
Total Owner households	11,815	56.1%	255,200	65.5%
Total lower income (0-80% AMI) households	10,555	50.1%	143,285	36.8%
Lower income renters (0-80%)	6,155	29.2%	75,030	19.3%
Lower income owners (0-80%)	4,400	20.9%	68,255	17.5%
Extremely low income renters (0-30% AMI)	3,150	15.0%	33,400	8.6%
Extremely low income owners (0-30% AMI)	1,090	5.2%	19,025	4.9%
Low, Very Low, and Extremely Low Income Households Overpaying for Housing				
Lower Income Paying More than 30%	7,375	35.0%	140,620	36.1%
Lower Income Renter Overpaying	4,735	22.5%	65,320	16.8%
Lower Income Owner Overpaying	2,640	12.5%	75,300	19.3%
Extremely Low Income (0-30%)	3,440	16.3%	41,530	10.7%
Very Low Income Overpaying (30-50% AMI)	2,120	10.1%	31,135	8.0%
Low Income Overpaying (50 -80% AMI)	1,815	8.6%	25,325	6.5%
Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing				
Lower Income Paying More Than 50%	3,655	17.3%	57,180	14.7%
Lower Income Renter Severely Overpaying	2,390	11.3%	32,405	8.3%
Lower Income Owner Severely Overpaying	1,265	6.0%	24,775	6.4%
Extremely Low Income (0-30%)	2,650	12.6%	33,860	8.7%
Extremely Low Income Renter Severely Overpaying	1,955	9.3%	22,395	5.7%
Extremely Low Income Owner Severely Overpaying	695	3.3%	11,465	2.9%
Very Low Income Severely Overpaying (30-50% AMI)	795	3.8%	15,965	4.1%
Low Income Severely Overpaying (50-80% AMI)	210	1.0%	7,355	1.9%
Total Households Overpaying	8,700	41.3%	140,620	36.1%
Total Renter Households Overpaying	5,065	24.0%	65,320	16.8%
Total Owner Households Overpaying	3,635	17.3%	75,300	19.3%
Total Households Overpaying 30-50% Income for Housing	5,005	23.8%	77,475	19.9%
Total Households Severely Overpaying 50% of Income or More for Housing	3,695	17.5%	63,145	16.2%
Source ABAG 2021 6th Cycle Housing Element Data Package – Contra Costa County (HUD CHAS Data 20013-2017)				

Households in Poverty

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the Very Low and Low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of two with no children would be $18,145, a household of two with a householder aged 65 or older and no children has a poverty threshold of $16,379, and the poverty threshold of a family of four with two children under the age of 18 would be $27,479. (*Source: U.S. Census Bureau, 2021).*

Poverty rates in Pittsburg are shown in Chart 3, which compares the numbers of families living in poverty in Pittsburg to those living in Contra Costa County. Compared to Contra Costa County, both individuals and families in Pittsburg have a lower chance under the poverty line. In 2010, 10.1% families in Pittsburg were listed as living below the poverty level. Corresponding numbers for 2019 show that the poverty rate decreased to 10.0% in 2019.

Chart 3. Percentage of Families & People Living in Poverty (2019)



Source: ACS 5-Year Estimates, 2015-2019 (Table B17001 & B17012)

Table 11 shows poverty rates for families in Pittsburg, with a focus on female-headed households. Overall, 1,625 of 16,225 families were in poverty (10.0%). Although female-headed households made up only 25.0% of all households, they accounted for 45.8% of households in poverty.

Table 11. Households in Poverty in Pittsburg (2019)

Household Type	Pittsburg	
	Number	Percent
Total Households	16,225	100.0%
Female Headed Households	4,056	25.0%
Total Families Under the Poverty Level	1,625	10.0%
Female Headed Households Under the Poverty Level	744	45.8%

Source: ABAG 2021 6th Cycle Housing Element Data Package (ACS data 2015-2019 B17012)

Extremely Low-Income Households

Extremely low-income (ELI) households are defined as those earning up to 30% of the area median household income. For Contra Costa County, the median household income in 2021 was $125,600. For ELI households in Contra Costa County, this results in an income of $41,100 or less for a four-person household or $28,800 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance are considered ELI households. Table 12 provides representative occupations with hourly wages that are within or close to the ELI income range. As shown in Table 9, ELI households make up 20.1% of all households in Pittsburg. Based on Table 10, approximately 81.1% of ELI households in Pittsburg pay more than 30% of their incomes for housing.

Table 12. Occupations with Wages for Extremely Low Income Households in Contra Costa County (2021)

Occupation Title	Median Hourly Wage	Median Annual Wages
Cooks, Fast Food	$13.41	$27,896
Dining Room and Cafeteria Attendants and Bartender Helpers	$13.41	$27,895
Gaming Dealers	$13.41	$27,892
Manicurists and Pedicurists	$13.41	$27,894
Lifeguards, Ski Patrol, and Other Recreational Protective Service Workers	$14.00	$29,110
Dishwashers	$14.02	$29,165

Cutters and Trimmers, Hand	$14.02	$29,171
Amusement and Recreation Attendants	$14.07	$29,272
Ushers, Lobby Attendants, and Ticket Takers	$14.35	$29,838
Driver/Sales Workers	$14.37	$29,902
Source: Employment Development Department, Long-Term Occupational Employment Projections 2018–2028 (updated April 2021)		

Pursuant to Government Code Section 65583(a)(1), 50% of the City's very low-income regional housing needs assigned by HCD are extremely low-income households. As a result, from the very low-income need of 516 units, the City has a projected need of 258 units for extremely low-income households. Based on current figures, extremely low-income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could include individuals with mental or other disabilities and special needs. To address the range of needs of ELI households, Pittsburg will implement several programs including the following programs (refer to the Housing Plan for more detailed descriptions of these programs):

- Program 3: Affordable Housing Development Assistance
- Program 7: Accessory Dwelling Units and Junior Accessory Dwelling Units
- Program 12: Preservation of Existing Affordable Housing
- Program 210: Affirmatively Further Fair Housing
- Program 221: Fair Housing Services
- Program 232: Ongoing Community Education, Resources, and Outreach
- Program 243: Replacement Housing

Special Needs Populations

Government Code Section 65583(a)(7) requires a Housing Element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these group is to continue to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group. Please refer to Section II-H of this Element which provide information related to agencies and programs that serve special needs populations in Contra Costa County.

Senior Households

Table 13 below compares senior households and populations in the Pittsburg between the years 2000, 2010, and 2019. In 2019, there were 3,982 households with a head of household who is 65 years of age or older, representing 18.6% of all households in Pittsburg. Overall, it appears that the number of households with a head of household who is 65 years or older has been rapidly increasing over the last decade. For example, the number of households with a head of household 65 years or older increased by about 46.9% (or 1,271 households) between 2010 to 2019. As shown in Table 13, a large portion of the senior households owned their own homes, with 71.2% or 2,834 senior households living in owner-occupied units and 28.8% or 1,148 senior living in renter-occupied housing. Additional information related to senior households relative to overall households is provided in Table 14 and Table 7, which summarizes households by age and tenure.

The overall population in Pittsburg increased by approximately 15.7% between 2010 and 2019 with the number of persons 65 years or older increasing by 55.7% or 2,802, resulting in a total of 7,834 residents 65 years or older. According to 2015-2019 ACS Data (Table ID S1701), it appears that 844 or 10.9% of persons 65 years or older live below the poverty level in Pittsburg. Additionally, the median age in Pittsburg has been increasing over the past decade, increasing approximately 3.4 year between

2010 to 2019. Compared to the state, Pittsburg has experienced a larger increase in median age, with that overall state increasing by about 1.6 year from 34.9 in 2010 to 36.5 in 2019. The increase in median age in Pittsburg represents a growing population of persons 65 years or older. As such, this indicates a need to provide more services for this segment of the community.

Table 13. Senior Household Trends and Population – Pittsburg

Household by Age and Tenure	City of Pittsburg		
	2000	2010	2019
Total Owner Occupied:	11,181	11,730	11,606
Owner Householders 65 years and over	2,112	2,159	2,834
Total Renter Occupied:	6,611	6,966	9,751
Renter Householders 65 years and over	724	552	1,148
Total Occupied Households	17,792	18,696	21,357
Total Householder 65 years and over	2,836	2,711	3,982
Total Population	56,820	61,723	71,422
Total Population 65 years and over	4,687	5,032	7,834

Source: ACS 5-Year Estimates, 2006 - 2010, 2015 - 2019 (Table B25007)
U.S. Census Bureau, 2000 Census (Table H014)

Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing costs. Also, while some seniors may prefer to live in single-family detached homes, others may desire smaller, more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or mobile homes. According to the DOF E-5 Report, in 2020, about 70.4% of Pittsburg's housing stock was made up of single-family detached homes, with 29.6% of the housing stock provided as single-family attached homes, duplexes through fourplexes, multifamily housing, and mobile homes (see Table 24). As described in Chapter 3, the City's zoning and land use regulations accommodate a range of housing types that serve the senior population, including single-family housing, multi-family housing, mobile homes, senior housing, and care facilities.

Resources in the region for seniors are summarized in Section B of Chapter 4. Programs 3 and 4 of the Housing Plan addresses senior housing opportunities, Program 94 addresses housing rehabilitation and improvement assistance for lower income households, including seniors, Program 232 addresses continued efforts to coordinate access to services for seniors, and Program 254 addresses reasonable accommodation.

Persons with Disabilities

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a persons' mobility or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered

countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.

- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

Table 14 compares the employment status of persons with and without a disability in 2015 and 2019. Between 2015 and 2019 there was 5.0% decrease in the number of persons with a disability in Pittsburg; The number of persons employed with a disability increased by 9.9% from 1,856 persons in 2015 to 2,039 persons in 2019. Additionally, the number of persons unemployed with a disability decreased by 41.8% from 553 persons in 2015 to 322 in 2019. Similarly, the number of persons with a disability not in the labor force decreased by about 7.2% from 3,288 persons in 2015 to 3,051 persons in 2019.

Table 14. Persons with Disability by Employment Status – Pittsburg (2015, 2019)

	2015		2019	
	Number	Percent	Number	Percent
In the Labor Force:	32,327	74.8%	34,960	76.3%
Employed:	28,345	65.6%	32,180	70.2%
With a Disability	1,856	6.5%	2,039	6.3%
No Disability	26,489	93.5%	30,141	93.7%
Unemployed:	3,982	9.2%	2,780	6.1%
With a Disability	553	13.9%	322	11.6%
No Disability	3,429	86.1%	2,458	88.4%
Not in the Labor Force:	10,873	25.2%	10,852	23.7%
With a Disability	3,288	30.2%	3,051	28.1%
No Disability	7,585	69.8%	7,801	71.9%
Total:	43,200	100.0%	45,812	100.0%
With a Disability	5,697	13.2%	5,412	11.8%
No Disability	37,503	86.8%	40,400	88.2%

Source: ACS 2011 – 2015, and 2015 – 2019 (Table C18120)

Table 15 presents data on the types of disabilities for Pittsburg and Contra Costa County residents based on the ACS 2019 Data. According to ACS 2019 Data, 17,602 residents in Pittsburg and 369,878 residents in Contra Costa County have a disability. It is noted that persons may have more than one disability resulting in the total number of disabilities tallied in Table 15 exceeding the total number of disabled persons identified above. For persons ages 0 to 64, the most common disabilities are Cognitive Difficulty (26.3%) and Independent Living Difficulty (21.6%). For the population of ages 65 and over, the most common disabilities are Ambulatory Difficulty (27.2%), Independent Living Difficulty (21.7%), and Hearing Difficulty (18.1%).

Table 15. Persons with Disabilities by Disability Type and Age (2019)

	City of Pittsburg		Contra Costa County	
	Number	Percent	Number	Percent
Total Disabilities Tallied	17,602	100.0%	369,878	100.0%
Total Disabilities for Ages 0–64	10,718	60.9%	245,354	66.3%
Hearing Difficulty	1,199	11.2%	35,591	14.5%
Vision Difficulty	1,518	14.2%	22,353	9.1%
Cognitive Difficulty	2,823	26.3%	51,269	20.9%
Ambulatory Difficulty	2,311	21.6%	60,754	24.8%

Self-Care Difficulty	1,125	10.5%	26,993	11.0%
Independent Living Difficulty (Ages 18-64)	1,742	16.3%	48,394	19.7%
Total Disabilities for Ages 65 and Over	6,884	39.1%	124,524	33.7%
Hearing Difficulty	1,249	18.1%	22,642	18.2%
Vision Difficulty	574	8.3%	9,479	7.6%
Cognitive Difficulty	993	14.4%	15,947	12.8%
Ambulatory Difficulty	1,870	27.2%	35,324	28.4%
Self-Care Difficulty	703	10.2%	14,632	11.8%
Independent Living Difficulty	1,495	21.7%	26,500	21.3%
Source: ACS 2015 – 2019 (Table S1810)				

Persons with Developmental Disabilities

A developmental disability is a disability which originates before an individual attains age 18, continues or can be expected to continue indefinitely, and constitutes a substantial disability for the individual. This term includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but shall not include other handicapping conditions that are solely physical in nature. (Lanterman Act, Welfare and Institutions Code, Section 4512.)

The Regional Center of the East Bay (RCEB) is one of 21 Regional Centers that are community-based, private non-profit corporations under contract with the California Department of Developmental Services. RCEB provides intake, assessment, diagnosis, and coordinates community-based services for over 20,000 children and adults with developmental disabilities in Alameda and Contra Costa counties. In fiscal year 2019-2020, the average per capita expenditure in RCEB is $27,089. While the US Census reports on a broad range of disabilities, the Census does not identify the subpopulation that has a developmental disability. The RCEB maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, and reports that about 21,590 developmentally disabled persons were served in RCEB in 2020. (Source: Performance Report for Regional Center of the East Bay 2020).

The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. As shown in Table 16, the DDS data indicates that a total of 701 developmentally persons reside in City of Pittsburg.

Table 16. Developmental Disabilities by Age (2020)			
	0 to 17 Years	18+ Years	Total
City of Pittsburg	371	330	701
Source: ABAG 2021 6th Cycle Housing Element Data Package – Contra Costa County (DDS, 2020 Developmental Disabilities by Zip Code); De Novo Planning Group, 2022			

Table 17 breaks down the developmentally disabled population by residence type for Pittsburg. Of these persons living in Pittsburg, 84.0% live at home with a parent or guardian, while 6.4% live independently or with support, 6.3% live in a community care environment, 1.3% live in intermediate care facilities, 1.4% live in foster or family homes, and 0.6% live in other residence types. These distributions are fairly consistent with the client statistics for the RCEB service area, which notes 76% of developmentally disabled persons reside in homes of their families or private guardians and 22% of developmentally disabled persons reside in independent living or supported living situations.

Table 17. Developmental Disabilities by Residence Type (2020)							
	Home of Parent, Family, or Guardian	Independent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster / Family Home	Other	Total
City of Pittsburg	590	45	44	9	10	4	702

Source: ABAG 2021 6th Cycle Housing Element Data Package – Contra Costa County (DDS, 2020 Developmental Disabilities by Zip Code); De Novo Planning Group, 2021

While the majority of developmentally disabled persons in Pittsburg and the County live with their parents, many need a supportive living environment, such as in-home care, a residential care home, or a community living facility. While many persons with developmental disabilities are eligible for various subsidy and assistance programs, many are unable to secure needed subsidized housing. Many of the individuals living with their parents will need alternative housing options as their parents age. This cycle triggers a need to explore other feasible housing alternatives, including in-home supportive care and adult residential care homes and facilities. Resources for persons with developmental disabilities are described in Chapter 4.

As described in Section III, the City's zoning and land use regulations accommodate a range of housing types that serve the developmentally disabled population, including single-family housing, multi-family housing, and mobile homes for persons living with their family or guardian. To address the range of needs of households with disabilities, including developmental disabilities, the Housing Plan includes Program 3 of the Housing Plan which address housing opportunities, Program 4 9 addresses housing rehabilitation and improvement assistance for lower income households, including persons with a disability, Program 15 will remove constraints to housing types, including care facilities for persons with a disability, Program 23 2 addresses continued efforts to coordinate access to services for special needs populations, including persons with a disability, and Program 25 4 addresses reasonable accommodation.

Large Households

Government Code Section 65583(a)(C) requires an analysis of housing needs for large families, those with five or more members. Large family households comprised 21.3%, or 4,554, of the total households in Pittsburg according to the 2015-2019 ACS (see Table 18 below). As shown in Table 18, approximately 50.2% of large households in Pittsburg owned their own homes. Additionally, 5-person households make up nearly 50.5% of the large family households in Pittsburg with households with 6 or more persons accounting for the remaining 49.5% of large households.

Table 18. Large Households in Pittsburg (2019)

Householder Type	Number	Percent
Owner Households	2,286	50.2%
5-Person Household	1,060	23.3%
6-Person Household	745	16.4%
7-or-more Person Household	481	10.6%
Renter Households	2,268	49.8%
5-Person Household	1,241	27.3%
6-Person Household	446	9.8%
7-or-more Person Household	581	12.8%
Combined Total	4,554	100.0%
5-Person Household	2,301	50.5%
6-Person Household	1,191	26.2%
7-or-more Person Household	1,062	23.3%

Source: U.S. Census Bureau, ACS 2015-2019 (B25009)

The needs of large families are unique in that they require more space to satisfy minimum household needs. The increase in average household size Statewide is, to some extent, linked to the subject of overcrowding. Overcrowding is defined as more than one person per room; as shown in Table 28, 9.4% of households in Pittsburg live in overcrowded conditions. According to ABAG/MTC's Housing Needs Data Report, communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Pittsburg, the racial groups with the largest overcrowding rates are Hispanic/Latinx. To ameliorate this impact in Pittsburg and to ensure the City accommodates households of all sizes, an increase in the number of

affordable housing units with four bedrooms or more is needed. In many cases, housing units of this size constitute a small portion of the total housing supply, forcing families to continue to live in what may be considered as overcrowded units.

To address this large household need, Program 3 of the Housing Plan which address housing opportunities, including for large households and households with children, Program 94 addresses housing rehabilitation and improvement assistance for lower income households, including large families, and Program 232 addresses continued efforts to coordinate access to housing programs and services for special needs populations, including large households.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Estimating the size of the agricultural labor force can be problematic as farmworkers are historically undercounted by the census and other data sources. For instance, the U.S. Census Bureau does not track farm labor separate from mining, fishing and hunting, and forestry, nor does the U.S. Census Bureau provide definitions that address the specific nuances of farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business versus agricultural field). As shown in Table 5, 221 persons (0.5% of Pittsburg residents in the labor force) were estimated to be employed in the agriculture, forestry, fishing, hunting, and mining industry based on 2015-2019 ACS data.

Table 19. Contra Costa County Farmworkers – County-wide (2017)

Hired Farm Labor	Farm Operations	Workers	Total Payroll
Contra Costa County	161	1,310	15,320,000
Source: 2017 USDA Agricultural Census Data, Table 7			

Data supplied by the United States Department of Agriculture, National Agriculture Statistics Service (USDA) reveals the breakdown of farm labor employment and the labor expense for Contra Costa County as shown in Table 19. The 2017 USDA data is the most recent available data that provides a focused analysis of farming activities and employment in the County. Table 20 provides a breakdown of farm labor employment by days worked. The data from this table indicates that Countywide, there were 1,310 farmworkers in 2017. Of these farmworkers, 450 worked more than 150 days a year and 860 worked less than 150 days per year and are likely seasonal workers.

Table 20. Contra Costa County Farm Labor Employment (2017)

Hired Farm Labor	Farm Operations	Workers
150 Days or More	81	450
Less Than 150 Days	124	860
Source: 2017 USDA Agricultural Census Data, Table 7		

Based on data from the 2015-2019 American Community Survey, approximately 221 residents of Pittsburg are employed in agriculture, forestry, fishing and hunting, which were likely those working within the fishing industry. The ABAG 2021 6th Cycle Housing Element Data Package included California Department of Education California Longitudinal Pupil Achievement Data System (CLPADS) data, which reports on migrant worker student population by County and community. CLPDADS reported no migrant worker students in Contra Costa County nor any cities within Contra Costa County.

HCD's Employee Housing Facility Portal identifies one employee housing facility in Contra Costa County, in the City of Brentwood. There is no State-permitted employee, including agricultural employee, housing facilities in Pittsburg.

While the Bay Area has shifted away from its historical agricultural economic base at the broad level, Bay Area counties, including Contra Costa County, still preserve strong agricultural roots and the responsibility for farmworker housing is shared between local jurisdictions. Farmworkers may choose to live within incorporated cities of the County, rather than in more rural areas where the majority of agricultural lands are located, due to the diversity and availability of housing, proximity to schools and services, proximity to employment opportunities for other family members, and overall affordability. During the Zoning Ordinance update The City will amend the Zoning Ordinance to explicitly define and provide zoning provisions for employee housing in accordance with California Health and Safety Code Sections 17021.5 and 17021.6.

The Housing Plan includes Program 15 to update the Zoning Ordinance to accommodate employee housing, including housing for agricultural workers, consistent with the requirements of State law. These revisions will explicitly define and provide zoning provisions for employee housing in accordance with California Health and Safety Code Sections 17021.5 and 17021.6. This action will occur in 2024 in tandem with zoning ordinance updates to comply with SB 330 and SB 2 which will modify and expand to include additional State law requirements.

Female Heads of Households

Households with female heads make up approximately 25.0% of households in Pittsburg (See Table 11, Households in Poverty). In 2019, about 18.3% of female-headed households in Pittsburg had incomes below the poverty line, and female-headed households make up 45.8% of all households in poverty in Pittsburg.

Single female-headed households with children present would benefit from affordable housing types, particularly housing targeted at the ELI group, as well as housing located in the vicinity of daycare, schools, and other services. Battered women with children comprise a sub-group of female-headed households that are especially in need.

Program 3 of the Housing Plan which address housing opportunities, including for female-headed households with children, Program 94 addresses housing rehabilitation and improvement assistance for lower income households, including female-headed households, and Program 232 addresses continued efforts to coordinate access to housing programs and services for special needs populations, including female-headed households. In Pittsburg, there are a number of social service providers and emergency housing facilities serving women in need. For example, Contra Costa Health Services is a County department that assists families in receiving assistance with and access to medical and dental, food, childcare, and mental health resources. STAND! is a local organization that assists families and victims of domestic violence through providing community-based support services, youth education, and intervention services. The Family Justice Center serve families affected by domestic violence, child abuse, elder abuse, human trafficking, and sexual assault through supportive services, including legal assistance, trauma recovery, and community-based supportive services.

Homeless And Other Groups Needing Temporary and Transitional Housing

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. The analysis must include: (1) estimates of the number of persons lacking shelter; (2) where feasible, a description of the characteristics of the homeless (i.e., those who are mentally ill, developmentally disabled, substance abusers, runaway youth); (3) an inventory of resources available in the community to assist the homeless; and (4) an assessment of unmet homeless needs, including the extent of the need for homeless shelters.

The law also requires that each jurisdiction address community needs and available resources for special-housing opportunities, known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to "transition" from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

The following discussion addresses the requirements of Government Code Section 65583(a)(7). It should be noted that data on homeless families and individuals is not developed based on jurisdictional boundaries. The Council on Homelessness (COH) is a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Contra Costa County. The mission of COH is to provide leadership on homelessness and poverty in Contra Costa County with a vision to

create and sustain a comprehensive, coordinated, and balanced array of human services for homeless and low-income individuals and families within Contra Costa County.

As the primary coordinating body for homeless issues and assistance for a geographic area encompassing the entire county, the COH accomplishes a host of activities and programs vital to the community, including an annual point-in-time "snapshot" survey to identify and assess the needs of both the sheltered and unsheltered homeless, tracking homeless demographics using local service providers throughout the calendar year, and an annual action plan that helps direct community resources and actions in the form of comprehensive programs and activities.

Homeless Estimates

According to the COH, an estimate of the County's homeless population was undertaken in concert with the requirements of the U.S. Department of Housing and Urban Development (HUD) for participating Continuums of Care (CoCs) nationwide. Those mandates require that a point-in-time study be taken. This study allows service agencies and local governments to spot trends in homelessness and to evaluate the success of existing programs. It is also a tool for agencies and their partners to plan for programs and services to meet the needs of homeless individuals and families in the community and to use in applying for grant and other funding.

The COH conducted its 2020 Homeless Count in January 2020. The Homeless Count, also known as the Point-in-Time (PIT) Count, is a survey of individuals and families identified as experiencing sheltered or unsheltered homelessness within the boundaries of Contra Costa County on a single night in January. Over 150 community volunteers, homeless service providers, non-profit partners, and various county agency staff conducted an observational count of the unsheltered population on the morning of January 23rd, 2020 from 6am to 9am. This resulted in a peer-informed, visual count of unsheltered homeless individuals and families residing on the streets, in vehicles, makeshift shelters, encampments, and other places not meant for human habitation. Shelters and facilities reported the number of homeless individuals and families who occupied their facilities on the night of January 23. The 2022 PIT count did not include City-level data and was subject to mapping/data errors, so a 2022 PIT report is not yet available.

Table 21. Homelessness in Contra Costa County (2020)

COH PIT Count	Pittsburg		Countywide		
	Sheltered	Unsheltered	Sheltered	Unsheltered	Total
Homelessness PIT Count 2020	Not tabulated	102	707	1,570	2,277

Source: COH 2020 Annual PIT Count Report

The 2020 PIT Count identified 2,277 total homeless persons Countywide, consisting of 707 sheltered and 1,570 unsheltered homeless. People were identified in 30 incorporated cities and unincorporated jurisdictions across the county during the PIT count. Of the 1,570 unsheltered homeless persons, 102 (or 6.5%) were located in Pittsburg.

Additional demographics for the 2,277 homeless individuals Countywide are shown below in Table 22. Approximately 718 of the 1,034 individuals experiencing homelessness met the definition of being chronically homeless. HUD defines a chronically homeless individual as someone who has experienced homeless for a year or longer, or has experienced at least four episodes of homelessness in the last three years and also has a diagnosed disability that prevents them from maintaining work or housing. It is noted that these characteristics are not discrete and there is overlap between these groups.

Table 22. Contra Costa County Homeless Characteristics

Homeless Profile	Sheltered		Unsheltered		Combined	
	Number	%	Number	%	Number	%
Total Homeless Population	705	100.0%	1,566	100.0%	2,277	100.0%
Male	411	58.3%	1,072	68.5%	1,483	65.1%
Female	294	41.7%	494	31.5%	788	34.6%

Subpopulations[1]						
Age						
Transition-Age Youth (TAY)	n/a	39%	n/a	61% of TAY	n/a	5%
Seniors 62+	n/a	32% of senior	n/a	68% of seniors	n/a	16%
Race/Ethnicity						
Latinx[1]	n/a	24%	n/a	76%	525	23%
White/Caucasian	n/a	12%	n/a	88%	1,227	54%
Black/African American	n/a	59%	n/a	41%	674	29%
American Indian	n/a	n/a	n/a	n/a	179	8%
Pacific Islanders	n/a	23%	n/a	77%	n/a	1%
Multiple Races	n/a	25%	n/a	75%	n/a	6%
Social Determinants						
Chronically Homeless	n/a	n/a	n/a	n/a	718	32%
Criminal Justice Involvement (prior incarceration)	n/a	n/a	n/a	n/a	510	25%
Fleeing Domestic Violence	n/a	n/a	n/a	n/a	212	10%

Note: Respondents may be included in more than one subset. For example: a respondent may be a Veteran and also Chronically Homeless.
[1]Percent sheltered and unsheltered is of the total subpopulation.
Source: COH 2020 Annual PIT Count Report

Emergency Shelters, Transitional, and Supportive Housing

Resource Inventory

Homeless programs are primarily administered at the County-level through COH. COH maintains a list of services for homeless and low-income families. The most recent inventory of resources available within Contra Costa County for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2021 Housing Inventory reported to HUD by the COH. Table 23 below shows the total beds offered by homeless facilities in Contra Costa County and 2,426 total beds available Countywide, which are described in greater detail in the following paragraphs.

Table 23. Homeless Facilities (2020)

	Contra Costa County Continuum of Care Region					
Facility Type	Family Units	Family Beds	Adult-Only Beds	Total Beds	Seasonal	Overflow
Emergency Shelter	66	16	584	744	38	0
Transitional Housing	37	93	88	181	n/a	n/a
Permanent Supportive Housing	239	649	593	1,242	n/a	n/a
Rapid Rehousing	51	169	74	243	n/a	n/a
Other Permanent Housing	1	3	13	16	n/a	n/a
Total Beds	394	1,074	1,352	2,426	38	0

Source: HUD 2020 Continuum of Care Homeless Assistance Programs - Housing Inventory Count Report.
Url: https://files.hudexchange.info/reports/published/CoC_HIC_State_CA_2020.pdf

Emergency Shelters

13 emergency shelters are available to provide services in the COH region. According to the HUD 2021 Continuum of Care Housing Inventory Count Report for Contra Costa County CoC, a total of 744 year-round beds are available; thus, emergency shelters comprise 30.7% of the total year-round beds in the County. Of the 744 year-round emergency shelter beds available in Contra Costa County, 240 shelter beds are located in Pittsburg. The table below highlights the number of beds each of the 8

emergency shelter providers were able to provide in 2021. In addition to the Continuum of Care Inventory listed below, the Marina Center and Senior Center in Pittsburg may function as temporary emergency shelters.

Provider/Facility	Total Beds
Bay Area Community Services - Don Brown Shelter	12 Adult-Only Beds
Bay Area Rescue Mission - Life Threatening Weather Emergency	9 Seasonal Beds
Contra Costa Health Services Homeless Program - Calli House Youth Shelter	5 Adult-Only Beds
COVID-19 FEMA - Marriott Richmond	96 Family Beds; 123 Adult-Only Beds
COVID-19 FEMA - Premier Inn	63 Adult-Only Beds
COVID-19 FEMA – Delta Landing (former Motel 6) Pittsburg	240 Adult-Only Beds
COVID-19 FEMA - Best Western Concord FEMA	11 Adult-Only Beds
COVID-19 FEMA - Best Western Concord FEMA	12 Family Beds; 130 Adult-Only Beds
Greater Richmond Interfaith Program - Emergency Shelter	31 Family Beds
Interfaith Council of Contra Costa - Winter Nights Shelter	12 Seasonal Beds
SHELTER, Inc. - Mountain View House	17 Family Beds
STAND for Families Against Violence - Emergency Shelter	4 Family Beds
Trinity Center - Trinity Winter Shelter	17 Seasonal Beds

Transitional Housing

Six transitional housing providers were available to provide services in the COH area, providing a total of 181 beds. Of the 181 transitional housing beds available in Contra Costa County, no beds are located in Pittsburg. The list below highlights the number of beds each of the six transitional-housing providers were able to provide in 2021; Delta Landing provides transitional housing in Pittsburg and is added to the housing listing below for the COH area.

Provider/Facility	Beds
Bay Area Rescue Mission – Women and Family Transition Housing Program	52 Family Beds
Bay Area Rescue Mission – Men's Transition Housing Program	36 Adult-Only Beds
Bi-Bett Corporation – Uilkema House	12 Adult-Only Beds
Contra Costa Health Services Homeless Program – Mary McGovern House	6 Adult-Only Beds
Contra Costa Health Services Homeless Program – Pomona Apartments	13 Adult-Only Beds
Contra Costa Health Services Homeless Program - Delta Landing	172 Units
Shepherd's Gate - Shepherd's Gate	17 Family Beds; 1 Adult-Only Bed
STAND for Families Against Violence - Transitional Housing	24 Family Beds
Veterans Accession House - Veterans Accession House	20 Adult-Only Beds

Permanent Supportive Housing

In 2021, the COH area had five permanent supportive housing providers that offered the following bed counts at 16 different facilities; Veteran's Square provides permanent supportive housing in Pittsburg and is added to the housing listed below for the COH area:

Provider/Facility	Beds
Contra Costa Health Services Homeless Program - S+C Lakeside	4 Adult-Only Beds
Contra Costa Health Services Homeless Program - Destination Home	12 Adult-Only Beds
Contra Costa Health Services Homeless Program - Ohio Street Apartments	5 Family Beds; 4 Adult-Only Beds
Contra Costa Health Services Homeless Program - Contra Costa Tenant-Based	255 Family Beds; 207 Adult-Only Beds
Contra Costa Health Services Homeless Program - Permanent Connections	10 Adult-Only Beds
Contra Costa Health Services Homeless Program - S+C Villa Vasconcellos	5 Adult-Only Beds
Contra Costa Health Services Homeless Program - HUMS Permanent Supportive Housing	19 Adult-Only Beds
Department of Veteran's Affairs - HUD-VASH	152 Family Beds; 215 Adult-Only Beds
Hope Solutions - Garden Parks Apartments	64 Family Beds
Hope Solutions - Families in Supportive Housing	75 Family Beds
Hope Solutions - ACCESS	48 Adult-Only Beds
Hope Solutions - Lakeside Apartments	33 Family Beds

Resources for Community Development - Idaho Apartments	28 Adult-Only Beds
SHELTER, Inc. - Permanent Turningpoint	41 Family Beds; 13 Adult-Only Beds
SHELTER, Inc. - Tabora Gardens	16 Adult-Only Beds
SHELTER, Inc. - Project Thrive	24 Family Beds; 12 Adult-Only Beds
Veteran's Square - SAHA	29 Units

Rapid Re-Housing

In 2021, the COH area had 4 rapid re-housing providers that offered the following bed counts at 11 different facilities:

Provider/Facility	Beds
Berkeley Food and Housing Project - Berkeley Food and Housing Service	3 Family Beds; 5 Adult-Only Beds
Hope Solutions - Probation Housing RRH Prog	24 Adult-Only Beds
Hope Solutions - TAY Rapid	11 Family Beds
Hope Solutions - Housing Works Rapid Rehousing	84 Family Beds; 7 Adult-Only Beds
Humanity Way - Jerry Rapid Rehousing Project	3 Family Beds; 7 Adult-Only Beds
SHELTER, Inc. - AB109 Rapid Rehousing	3 Adult-Only Beds
SHELTER, Inc. - Esperanza RRH	14 Family Beds; 1 Adult-Only Bed
SHELTER, Inc. - SSVF Rapid Rehousing	8 Family Beds; 19 Adult-Only Beds
SHELTER, Inc. - REACH Plus RRH for Family	46 Family Beds; 4 Adult-Only Beds

Other Permanent Housing

In 2021, the COH area had 1 other permanent housing providers that offered the following bed counts at 1 facility:

Provider/Facility	Beds
Resources for Community Development	3 Family Beds; 13 Adult-Only Beds

Assessment of Need

Based on the available information, there is a Countywide homeless population of 2,277 persons and 2,426 available year-round beds, indicating that there are adequate facilities to accommodate homeless persons Countywide. However, it is noted that the 2020 PIT Report identified only 705 sheltered homeless persons and 1,566 unsheltered homeless persons. The discrepancy between sheltered homeless persons and the region's total capacity to house homeless persons indicates a need for additional community services resources to assist and match the homeless population with the shelter and housing resources and may also indicate that the PIT undercounted sheltered persons. Although there are seasonal fluctuations in bed counts, these figures demonstrate a demand for emergency shelter, transitional housing, and supportive housing.

To address this, Program 2~~6~~5 (Homeless Continuum of Care) of the Housing Plan ensures the City will continue its agreement with Contra Costa County COH to provide ongoing homeless services and will continue participate in the Contra Costa County Homeless Plan Executive Commission, working cooperatively with other County jurisdictions to identify and address the needs of the homeless and at-risk population, and working to ensure that unsheltered persons are connected to resources and available beds on any given night. Program 15 of the Housing Plan would revise the Zoning Ordinance to accommodate, and remove constraints to, emergency shelters, low barrier navigation centers, and transitional and affordable housing.

Zoning to accommodate Emergency Shelters, Transitional housing, and Supportive Housing is addressed in Chapter II, Constraints, and sites to accommodate emergency shelters are identified in Chapter II.

E. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of Pittsburg' physical housing stock. This includes an analysis of housing types, housing tenure, vacancy rates, housing conditions, and overcrowding.

Housing Type

As shown by Table 24, in 2000 there were 17,780 housing units in Pittsburg. By 2010, the number increased to 21,126 units at a rate of 18.8%. During this time period, the number of Single-Family Detached buildings increased by 3,160 units resulting in a significant increase of 26.9%. From 2010 to 2019, total housing units increased to from 21,126 to 23,506, at a rate of 11.3%. During this same period, Single-Family Attached units saw an increase of 98 units or 10.9%.

Table 24. Housing Units by Type within Pittsburg

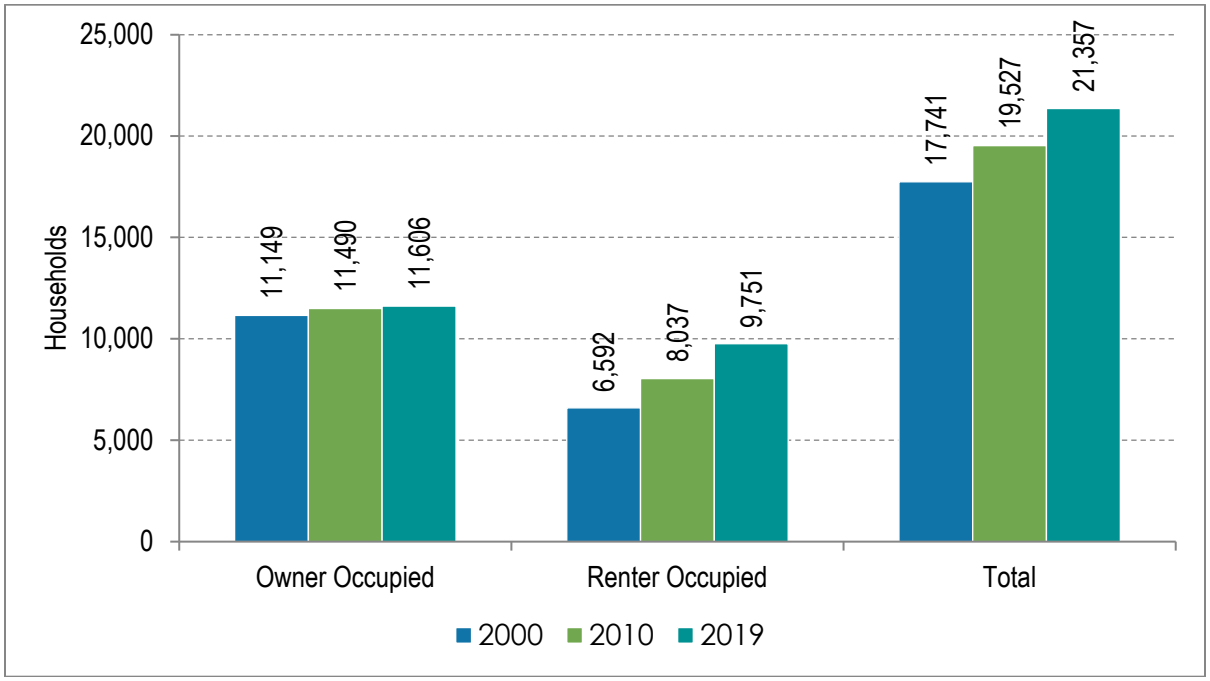
Type of Unit	2000	2010	2020	Change 2010-2020
Single-Family Detached	11,754	14,914	16,547	+10.9%
Single-Family Attached	1,270	1,300	1,313	+1.0%
2 to 4 Units	1,260	1,241	1,244	+0.2%
5+ Units	2,881	2,924	3,655	+25.0%
Mobile Homes	615	747	747	+0.0%
Total:	17,780	21,126	23,506	+11.3%

Source: ABAG 2020 6th Cycle Housing Element Data Package - U.S. Census Bureau, 2000 Census; Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010&2020

Housing Tenure

Housing tenure refers to the status of occupancy of a housing unit and whether it is an owner-occupied or a rental unit. Chart 4 below compares the distribution of housing tenure in Pittsburg in 2000, 2010, and 2019. Of the total occupied housing units in Pittsburg in 2010, 58.8% (11,490 units) were owner-occupied and 41.2% (8,037 units) were renter households. Of the total occupied housing units in Pittsburg in 2019, 54.3% (11,606 units) were owner-occupied and 45.7% (9,751 units) were renter households.

Chart 4. Distribution of Housing Tenure – Pittsburg (2000, 2010, 2019)



Source: U.S. Census Bureau, Census 2000 SF1, Table H004; U.S. Census Bureau, Census 2010 SF1, Table H4; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

Vacancy Rates

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. Vacancy rates often are a key indicator of the supply of affordable housing options, both for ownership and rental purposes. Housing literature suggests that a vacancy rate in the range of 2–3% for owner-occupied housing is considered desirable while for rental housing the desirable range is 5–6%. Table 25 indicates the vacant housing stock by type in Pittsburg as listed in the ACS 2015-2019 5-Year Community Survey. The 2019 ACS data indicates that there were 937 vacant units (4.2%) in Pittsburg. Of the total vacant units, 23 units were classified as for Seasonal, Recreational, or Occasional Use, and 415 were classified as Other Vacant.

Table 25. Vacancy by Type in the Pittsburg (2019)

Housing Type	Pittsburg	
	Number	**Percent**
Total Vacant Units	937	100.0%
For Rent	334	35.6%
Rented, Not Occupied	85	9.1%
For Sale	80	8.5%
For Sale, Not Occupied	0	0.0%
For Seasonal, Recreational, or Occasional Use	23	2.5%
Other Vacant	415	44.3%

Source: ABAG 2021 6th Cycle Housing Element Data Package 2 (U.S. Census Bureau, ACS 2015-2019 (B25004))

Table 26 compares the vacancy status of housing in Pittsburg in 2000, 2010, and 2019. Pittsburg showed an overall increase in vacancy rate between 2000 to 2019 from 3.2% to 4.2%. The other vacancy rate column represents the vacancy rate for all seasonal, recreational, and occasional use units, as well as all units classified as other vacant units by the ACS. It should be noted that the overall vacancy rate without all other vacant types is only 2.2% in Pittsburg, which reflects a need for both rental and owner-occupied housing production to increase the vacancy rates to the desired range of 2–3% for owner-occupied housing and 5–6% for rental housing.

Table 26. Vacancy Rates in Pittsburg (2000, 2010, and 2019)

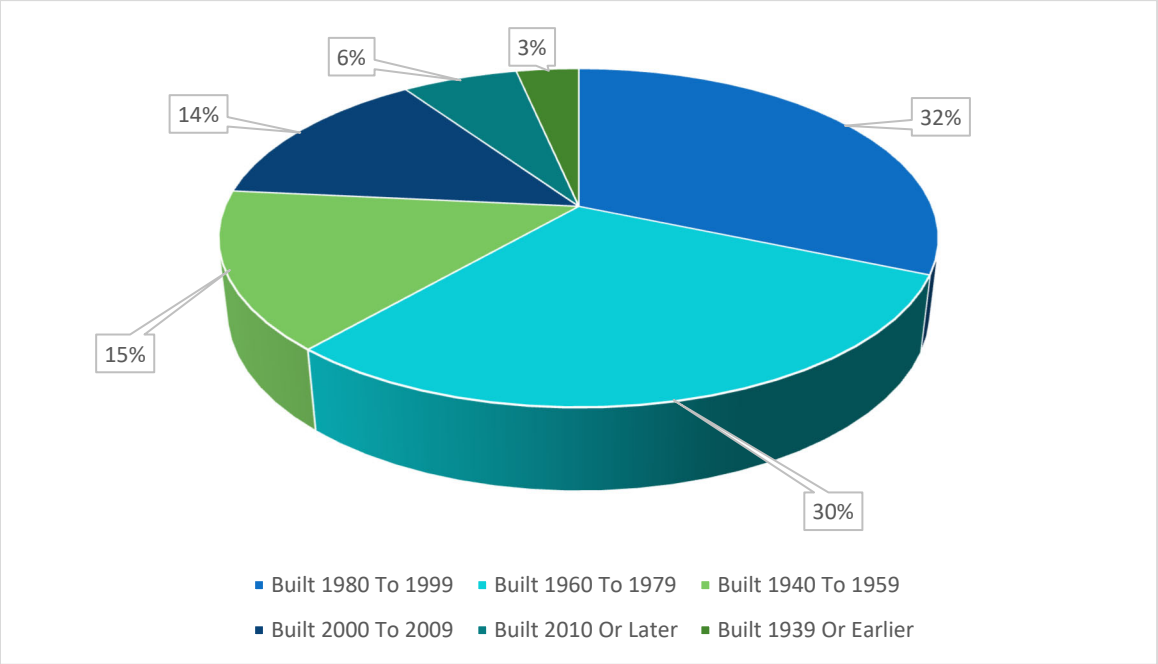
Year	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Overall Vacancy Rate	Homeowner Vacancy Rate	Rental Vacancy Rate	Other Vacancy Rates
2019	22,294	21,357	937	4.2%	0.4%	1.5%	2.0%
2010	20,825	18,696	2,129	10.2%	4.0%	3.8%	1.3%
2000	18,379	17,792	587	3.2%	0.5%	1.4%	0.9%

Source: Source: U.S. Census Bureau, ACS 2015-2019 (B25002 and B25004)
U.S. Census Bureau, 2000 Census (H005 and H006)

Housing Age and Conditions

Related to the condition of the housing stock in Pittsburg is the age of the housing units. Generally, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years may require major renovation to remain in a good, livable condition. Chart 5 illustrates the age of the housing stock in the City.

Chart 5. Age of Housing Stock – Pittsburg (2019)



Source: US Census Bureau, ACS 2015-2019 (DP04)

Housing Conditions

In the absence of a detailed housing conditions survey, existing ACS data, building inspection staff observations, and responses to the community housing needs and priorities survey are used to identify housing conditions and related needs in the City.

Limited data is available from the ACS that can be used to infer the condition of Pittsburg's housing stock. The ACS data identifies whether housing units have complete plumbing and kitchen facilities and whether units lack a source of household heat. Since only a very small percentage of all housing units in Pittsburg lack complete plumbing facilities or kitchen facilities (see Table 27), these indicators do not reveal any significant needs associated with housing conditions. Additionally, only 1.3% of housing units rely on wood fuel or do not have a heating source, which also does not reveal any significant needs associated with the housing conditions.

Table 27. Age of Pittsburg Housing Stock & Housing Stock Conditions

Housing Stock Indicators	Number	Percent
Total Housing Units	22,294	100.0%
Built 1970 or earlier	5,758	25.8%
Units Lacking Complete Plumbing Facilities	96	0.4%
Units Lacking Complete Kitchen Facilities	86	0.4%
No house heating fuel or wood fuel only	288	1.3%
No Phone Service Available	360	1.6%

Source: US Census ACS, 2015-2019 (DP04)

Since housing stock age and condition are generally correlated, one ACS variable that provides an indication of housing conditions is the age of a community's housing stock. The majority of the housing units in Pittsburg (14,626 or 65.6%) were built before 1990 with 25.8% or 5,758 units built before 1970 and 39.8% or 8,868 built between 1970 to 1990. Over 20.1% of Pittsburg' housing stock was built after 2000 and another 14.3% was built between 1990 and 1999. The age of housing stock often indicates the potential for a unit to need rehabilitation or significant maintenance. As shown in Chart 5 on the previous page, most of the Pittsburg' housing stock is more than 30 years old (approximately 65.6%) and a 25.8% is over 50 years old, meaning these units

may need moderate to significant rehabilitation, including replacement or refurbishing of roofs, siding, and windows as well as interior improvements including replacing or upgrading the plumbing and electric wires and outlets.

The housing needs and priorities survey conducted by the City in 2022 addressed housing conditions, desired housing improvements, and housing challenges. Regarding housing conditions, 53% of Pittsburg residents indicated their home is in very good to excellent condition, 27% indicated their home shows signs of minor deferred maintenance, 8% indicated that their home needs one or more modest rehabilitation improvements, 10% indicated their home needs one or more major upgrades, and less than 2% indicated their home was dilapidated. When asked to identify desired improvements to their home, 47% of respondents identified exterior improvements such as roofing, painting and general home repair, 31% identified landscaping, and 24% identified heating/air conditioning, solar, and electrical upgrades. When asked about housing challenges, 17% of survey respondents indicated that their home is in poor condition and needs repair.

While much of the City's housing stock is generally in good condition, there are areas within the City with concentrations of blighted housing or housing in need of significant repair. The 10th Street corridor and Carpino Avenue neighborhoods are both extremely blighted and have housing in need of major repair. Alturas Avenue Neighborhood, Parkside addition and Trident Drive neighborhoods also have extreme blight with housing in need of repair. In addition to these areas, older homes in the City often need one or two minor or moderate repairs, including re-roofing, window replacement (to increase efficiency), plumbing repair or upgrades, electrical repair or upgrades, and siding repair or replacement. Based on the age of housing, observations of City staff, and input from the housing condition survey, it is estimated that approximately 2 percent of the City's housing stock (2,351 units) is dilapidated and requires significant improvements or replacement and approximately 10 percent of the stock (470) units are in need of one or more major repairs. Program 9 in the Housing Plan requires the City to continue to implement its housing rehabilitation program, to identify resources to expand its housing rehabilitation program, and provides for connecting neighborhoods and homes in need of significant repair to the City's housing rehabilitation program.

Overcrowding

Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The U.S. Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than 1.0 person per room, excluding kitchens and bathrooms. A severely crowded housing unit is one occupied by 1.5 persons or more per room. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. Overcrowding usually results when either the costs of available housing with a sufficient number of bedrooms for a family exceeds the family's ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs.

Overcrowded households in Pittsburg appear to be more significant compared to Contra Costa County and the Bay Area. According the 2015-2019 ACS, overcrowding in Pittsburg was 9.4% (2,000 housing units), compared to 5.1% (20,043 housing units) in Contra Costa County, 6.9% (188,378 housing units) in the Bay Area. Among renters in Pittsburg, approximately 6.8% of housing units (1,447 housing units) were in overcrowded conditions, and 1.3% (263 housing units) were in severely overcrowded conditions. Among homeowners, approximately 2.6% of housing units (553 housing units) were in overcrowded conditions, and 0.6% of housing units (130 housing units) were severely overcrowded conditions. Table 28 provides information on overcrowded housing in Pittsburg.

Table 28. Overcrowded Housing in Pittsburg (2019)

	Units	Percent
Owner Occupied:	11,606	54.3%
0.5 or less occupants per room	7,380	34.6%
0.51 to 1 occupant per room	3,673	17.2%
1.01 to 1.5 occupants per room	423	2.0%
1.51 to 2.0 occupants per room	107	0.5%
2.01 or more occupants per room	23	0.1%

Owner Occupied Overcrowded (1.01+)	553	2.6%
Owner Occupied Severely Overcrowded (1.5+)	130	0.6%
Renter Occupied:	9,751	45.7%
0.5 or less occupants per room	4,025	18.8%
0.51 to 1 occupant per room	4,279	20.0%
1.01 to 1.5 occupants per room	1,180	5.5%
1.51 to 2.0 occupants per room	151	0.7%
2.01 or more occupants per room	116	0.5%
Renter Occupied Overcrowded	1,447	6.8%
Renter Occupied Severely Overcrowded	267	1.3%
Total Units	21,357	100.0%
Total Overcrowded	2,000	9.4%
Total Severely Overcrowded	397	1.9%
Source: ABAG 2021 6th Cycle Housing Element Data Package – Contra Costa County (U.S. Census, 2015-2019 ACS Table B25014)		

F. HOUSING COSTS AND AFFORDABILITY

Housing Prices and Trends

As indicated by Table 29, housing costs changed for some more than others in Pittsburg through the years 2000 to 2019. From 2010 to 2019, renters saw a large rent increase of 41.1% while homeowners experienced a 9.5% decrease in housing costs.

Table 29. Median Homeowner/Renter Costs (2000-2019) - Pittsburg

Cost Type	Year			% Change
	2010	2015	2019	2010-2019
Median Monthly Ownership cost	$1,984	$1,591	$1,795	-9.5%
Median Gross Rent*	$1,229	$1,367	$1,734	41.1%

**Not adjusted for inflation*
Source: U.S. Census, 2000; 2006-2010 American Community Survey Table S2503; and 2015-2019 Table DP04

Table 30 indicates median housing value for homes in Pittsburg. Value is defined as the amount for which property, including house and lot, would sell if it were on the market at a given point in time. As shown in Table 30, the median value for housing units in Pittsburg in 2010 was $276,119 and increased in value to $485,998 in 2015. In 2020, the median value for housing units increased by 26.3% to $613,766.

Table 30. Median Home Values (2010-2020) – Pittsburg

Location	Median Home Values*			% Change
	2010	2015	2020	2015–2020
City of Pittsburg	$276,119	$485,998	$613,766	26.3%
Contra Costa County	$372,710	$621,458	$772,413	24.3%
Bay Area Average	$531,581	$831,074	$1,077,233	29.6%

**Not adjusted for inflation*
Source: ABAG 6th Cycle Housing Element Data Package (Table HSG-08)

Table 31 indicates the value of owner-occupied housing units as reported on the ACS within Pittsburg in 2019. Of the 11,606 owner-occupied units, there were 6,406 units (55.2%) valued in the $300,000 to $499,999 price range and 2,360 units (20.3%) valued in the $500,000 to $999,999 price range.

Table 31. Value of Owner-Occupied Housing Units (2019) – Pittsburg		
Value	Number of Units	% of Total
Less than $50,000	352	3.0%
$50,000 to $99,000	292	2.5%
$100,000 to $149,999	144	1.2%
$150,000 to $199,999	292	2.5%
$200,000 to $299,999	1,598	13.8%
$300,000 to $499,999	6,406	55.2%
$500,000 to $999,999	2,360	20.3%
$1,000,000 or more	162	1.4%
Total	11,606	100.0%
Source: U.S. Census (2015-2019 ACS Table DP04)		

Single-Family Units

Table 32 indicates the median sales price of single-family residences housing units throughout Contra Costa County in June 2021 and June 2022. The City of Pittsburg saw the eighth largest increase in median sales price compared with 24 jurisdictions in Contra Costa County. The median sales price of a single-family home in Pittsburg in August 2022 was $655,000 or about 16.4% greater than the median sales in August 2021 of $562,500. The City of Clayton saw a decrease in median sales price of a single-family home from August 2021 to August 2022. Countywide, the median sales price increased approximately 6.3%, from $800,000 in August 2021 to $850,000 in August 2022.

Table 32. Sales Price by Jurisdiction – Contra Costa County			
City/Area	Median Sales Price 2021	Median Sales Price 2022	Percent Change
Contra Costa County	**$800,000**	**$850,000**	**+6.3%**
Alamo	$2,680,000	$2,800,000	+4.5%
Antioch	$615,000	$677,500	+10.2%
Bethel Island	$800,000	$1,449,000	+81.1%
Brentwood	$800,000	$878,000	+9.7%
Clayton	$1,135,000	$1,025,000	-9.7%
Concord	$750,000	$795,000	+6.0%
Danville	$1,850,000	$2,157,500	+16.6%
Discovery Bay	$782,500	$834,000	+6.6%
El Cerrito	$1,125,000	$1,310,000	+16.4%
El Sobrante	$723,500	$820,000	+13.3%
Hercules	$775,000	$855,000	+10.3%
Lafayette	$1,835,000	$2,032,500	+10.8%
Martinez	$762,500	$800,000	+4.9%
Moraga	$1,249,500	$1,800,000	+44.1%
Oakley	$640,000	$740,750	+15.7%
Orinda	$2,105,000	$2,343,500	+11.3%
Pinole	$762,500	$763,000	+0.1%
Pittsburg	$562,500	$655,000	+16.4%
Pleasant Hill	$959,500	$1,118,000	+16.5%
Richmond	$627,000	$660,000	+5.3%
Rodeo	$700,000	$707,000	+1.0%
San Pablo	$515,000	$670,000	+30.1%
San Ramon	$1,395,000	$1,715,000	+22.9%

Walnut Creek	$997,000	$1,167,500	+17.1%
Source: CoreLogic California Home Sale Activity, June 2022			

Mobile Homes

Mobile homes offer a more affordable option for those interested in homeownership. The median value of a mobile home in Contra Costa County in 2019 was $59,400 (*US Census Bureau, ACS 2015-2019 Table B25083*). Overall, there are 7,419 mobile homes in Contra Costa County in 2022 with 765 located in Pittsburg. (*DOF, Table E-5, 1/1/2022*). HCD's Mobile Home Park search indicates that there are four mobile home parks with a total mobile home spaces of 367 in Pittsburg. Table 33 provides information on four mobile home parks in Pittsburg.

Table 33. Mobile Home Parks - Pittsburg

Park Name	Mobile Home Spaces	Park Address
Bella Vista Trailer Court	9	1570 Willow Pass Rd
Riverview MHP	22	1526 Willow Pass Rd
Delta Hawaii MHP	281	875 Stoneman Ave
The Meadows MHP	367	1515 Polaris Dr
Source: California Department of Housing and Community Development		

Housing Affordability

According to HCD and HID, housing is considered affordable if a household spends no more than 30% of its income on housing. Table 34 identifies housing affordability levels, including gross rents and home purchase price, by family size based on the HCD's *2021 Income Limits* for Contra Costa County.

Table 34. Ability to Pay for Housing Based on Income Group/Household Size (2021) *

Number of Persons	1	2	3	4	5	6
Extremely Low-Income Households - 30% of Median Household Income						
Income Level	$28,800	$32,900	$37,000	$41,100	$44,400	$47,700
Monthly Income	$2,400	$2,742	$3,083	$3,425	$3,700	$3,975
Max. Monthly Gross Rent**	$720	$823	$925	$1,028	$1,110	$1,193
Max. Purchase Price***	$105,479	$119,809	$134,138	$148,467	$160,000	$171,534
Very Low-Income Households - 50% of Median Household Income						
Income Level	$47,950	$54,800	$61,650	$68,500	$74,000	$79,500
Monthly Income	$3,996	$4,567	$5,138	$5,708	$6,167	$6,625
Max. Monthly Gross Rent**	$1,199	$1,370	$1,541	$1,713	$1,850	$1,988
Max. Purchase Price***	$177,232	$201,173	$225,113	$249,053	$268,276	$287,498
Low-Income Households - 80% of Median Household Income						
Income Level	$76,750	$87,700	$98,650	$109,600	$118,400	$127,150
Monthly Income	$6,396	$7,308	$8,221	$9,133	$9,867	$10,596
Max. Monthly Gross Rent**	$1,919	$2,193	$2,466	$2,740	$2,960	$3,179
Max. Purchase Price***	$284,177	$322,644	$361,112	$399,580	$430,495	$461,234
Moderate-Income Households - 120% of Median Household Income						
Income Level	$105,500	$120,550	$135,650	$150,700	$162,750	$174,800

Monthly Income	$8,792	$10,046	$11,304	$12,558	$13,563	$14,567
Max. Monthly Gross Rent**	$2,638	$3,014	$3,391	$3,768	$4,069	$4,370
Max. Purchase Price***	$396,912	$450,056	$503,377	$556,521	$599,071	$641,621

Notes:

**Based on Contra Costa County FY 2021 Annual Median Income (household)*

***Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowner's insurance.*

****Maximum affordable sales price is based on the following assumptions: 4.1% interest rate, 30-year fixed loan, Down payment: $5,000 – extremely low, $10,000 – very low; $15,000 - low, $25,000 – moderate, property tax, utilities, and homeowners' insurance as 30% of monthly housing cost (extremely low/very low), 28% of monthly housing cost (low), and 25% of monthly housing cost (moderate/above moderate). Closing costs: 3.5% (extremely low/very low), 3.0% low, and 2.5% moderate)*

Calculation Illustration for 3 Bedroom, 4-person, Low-Income Household

1. Annual Income Level: $109,600

2. Monthly Income Level: $109,600/12 = $9,133

3. Maximum Monthly Gross Rent: $9,133 x .0.3 = $2,740

4. Max Purchase Price:

a. Gross monthly income = $9,133

b. Down Payment and Closing Costs $15,000; Closing Costs 3.0%

c. Monthly housing costs $9,133 x .0.3 = $2,740

d. Principal and Interest plus utilities/taxes/mortgage/insurance: $1,918 + $822 = $9,133 x 0.3 = $2,740

Sources: HCD FY2021 State Income Limits, De Novo Planning Group 2022.

Overpayment

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size. Table 10 identifies overpayment levels by income range. As shown in Table 10, approximately, 41.3% of all households in Pittsburg overpaid for housing. Renters were more likely to overpay than homeowners; 54.7% of renter households paid more than 30 percent of their income for housing and 30.8% of owner households paid more than 30 percent of their income for housing. Of the 8,700 households overpaying for housing in Pittsburg, 5,065 were renter households, and 3,635 were owner households.

In general, overpayment disproportionately affects lower income households; 69.9% of lower income households (0-80% of AMI) and 81.1% of extremely low income households (0-30% of AMI) - paid more than 30% of their income for housing.

Affordability - Renters

Table 35 identifies the Fair Market Rent (FMR) for Contra Costa County in 2021 and 2022 as determined by HUD. HUD determines the FMR for an area based on the amount that would be needed to pay the rent (and utilities) for suitable privately-owned rental housing. HUD uses FMRs for a variety of purposes, such as determining the rental prices and subsidy amounts for units and households participating in various Section 8/Housing Choice Voucher assistance programs.

The Housing Authority of the City of Pittsburg (HACP) manages 1,140 Housing Choice Vouchers/Section 8, as discussed in the Assisted Housing section, which provide monthly rental assistance payments to lower income families.

Table 35. HUD Fair Market Rents Contra Costa County (2021, 2022)

Bedrooms in Unit	Fair Market Rent (FMR) 2021	Fair Market Rent (FMR) 2022
Studio	$1,595	$1,538
1 Bedroom	$1,934	$1,854

2 Bedrooms	$2,383	$2,274
3 Bedrooms	$3,196	$3,006
4 Bedrooms	$3,863	$3,578
Source: HUD 2022/2021 FMR Contra Costa County		

There were 68 rental listings posted on Zillow.com in August 2022, including 3 studios between $1,400 and $1,595 a month, 13 one-bedroom units between $1,651 to $2,200 a month, 17 two-bedroom units between $1,796 and $2,725 a month, 18 three-bedroom units between $2,490 and $3,300 a month, 24 four-bedroom units between $2,767 and $4,250 a month, and 3 five-bedroom units between $3,600 and $5,500 a month. Table 36 identifies the recent homes listed for rent in Pittsburg, including type of housing unit and whether the rental unit is affordable to lower income households. The affordability of the recent homes is based on the max monthly rent identified in Table 34.

Table 36. Pittsburg Rent Affordability (2022)[1]

Address and Type of Unit	Bed	Bath	Listed Rent	Affordable to[2]:		
				Extremely Low Incomes	Very Low Incomes	Low Incomes
2201 Oak Hills Cir Apartment	1	1	$2,091	No	No	Families of 2+
110 Dias Cir - Apartment	1	1	$1,925	No	Families of 6+	Families of 2+
1128 E Leland Rd - Apartment	1	1	$1,845	No	Families of 5+	Families of 1+
11 Atlantic Cir - Apartment	1	1	$1,795	No	Families of 5+	Families of 1+
2000 Villa Dr - Apartment	1	1	$2,143	No	No	Families of 2+
823 Dodd Ct - Single Family	3	2.5	$3,000	No	No	Families of 6+
241 W Buchanan Rd - Apartment	1	1	$1,865	No	Families of 6+	Families of 1+
500 Loveridge Cir - Apartment	1	1	$2,155	No	No	Families of 2+
65 Loma Vista Way - Single Family	3	1	$2,500	No	No	Families of 4+
Diamond Hillside - Apartment	1	1	$1,890	No	Families of 6+	Families of 1+
30 Castlewood Dr - Apartment	1	1	$1,950	No	Families of 6+	Families of 2+
3120 Rio Viejo Dr - Single Family	5	3	$3,795	No	No	No
2474 Fl Fresco Dr - Single Family	4	2	$3,200	No	No	No
1295 Gloria Dr - Single Family	3	1	$2,650	No	No	Families of 4+
486 Jill Ave - Single Family	3	3	$3,295	No	No	No
4382 Palo Verde Dr - Single Family	4	2	$3,600	No	No	No
801 Verdant Ln - Single Family	4	3	$3,600	No	No	No
409 E Santa Fe Ave - Apartment	2	1	$2,000	No	No	Families of 2+
55 Marin Ave - Apartment	2	1	$2,300	No	No	Families of 2+

Note:
1. This table includes rental listings posted on Zillow.com in August 2022
2. Affordability is based on affordable home purchase prices amounts by income level and household size identified in Table 33
Source: Zillow.com

As shown in Table 29, the median gross rent in Pittsburg was $1,734 in 2019, an increase of 41.1% from 2015. Standard management practices require that a household have three times their rent in income. Under this scenario, a household would need to earn approximately to earn $5,780 per month or $69,360 per year to afford the average 2019 rental price in Pittsburg. Therefore, for households of one person, the average rent in 2019 in Pittsburg and currently available rental housing on Zillow.com would be unaffordable to the extremely low- (< $28,800 per year) and very low- $28,800 - $47,950 per year) households, but would be affordable to some low-income $47,950 - $76,750 per year) and moderate-income $76,750 - $105,500) households.

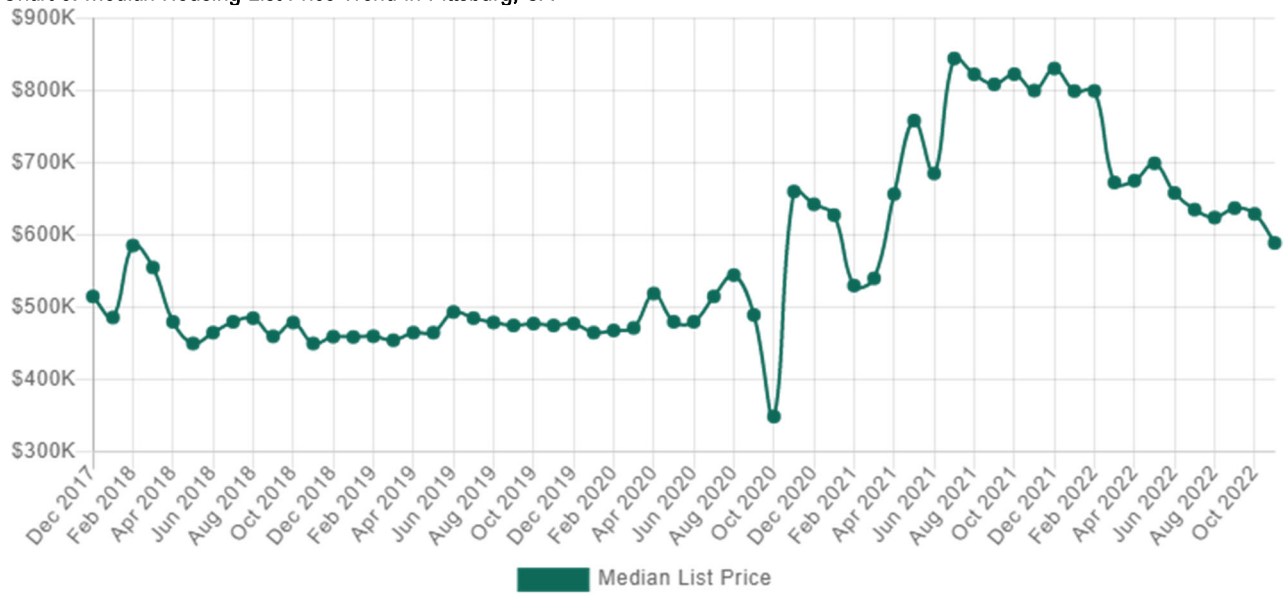
Affordability - Homeowners

As shown in Table 31, the median home value in Pittsburg was $665,706 in 2020, which was a 29.6% increase from $513,684 in 2015. Recent median sales data in Table 33 shows that the median sales price in Pittsburg experienced a 16.4% increase from

2020 to 2021, increasing from $562,500 to $655,000. Reviewing the median sales data in Table 33 along with the affordable home purchase price amounts by income level and household size in Table 34 indicates that median home sales prices in Pittsburg are not affordable to lower income households nor moderate-income households.

Chart 6 identifies Pittsburg's housing list prices trends, showing significant increases in the median home price in recent years.

Chart 6. Median Housing List Price Trend in Pittsburg, CA



Source: https://www.movoto.com, December 2022

According to Zillow.com, as of August 2022, there are currently 17 two-bedroom housing units for sale in Pittsburg listed between $125,000 to $499,950, 56 three-bedroom housing units listed from $179,900 to $877,105, and 38 four-bedroom housing units listed from $273,999 to $1,091,090. Comparing the current listing prices to Table 34, it appears that these single-family homes in Pittsburg are not affordable to most lower income households. A review of recent sale data for housing in Pittsburg reveals that among 20 housing units sold in August 2022, 15 were below the median sale price of $655,000, but only four of them were affordable to low income households and none of them was available to very low income households. Table 37 identifies the recent homes sold in Pittsburg, including type of housing unit and the level of affordability of homes in the lower price range. The affordability of the recent homes is based on affordable home purchase prices identified in Table 34.

Table 37. Affordable Homes Sold in Pittsburg (2021)

Address and Type of Unit	Bed / Bath	Sold Price	Sale Date	Affordable to[1]:		
				Extremely Low Income	Very Low Income	Low Income
23 Island View Dr - Single Family	2/1	$415,000	08/17/22	No	No	Families of 5+
1066 Santa Lucia Dr - Single Family	4/2	$780,000	08/17/22	No	No	No
1375 Elm St - Single Family	3/2	$463,000	08/15/22	No	No	No
3930 Alta Vista Cir - Single Family	3/2	$649,000	08/15/22	No	No	No
3778 Cypress Way - Single Family	4/2	$630,000	08/15/22	No	No	No
1569 Kingsly Dr - Single Family	3/2	$599,950	08/15/22	No	No	No
1121 Los Palos Ct - Single Family	3/2	$590,000	08/15/22	No	No	No
820 Wedgewood Dr - Single Family	3/2	$600,000	08/15/22	No	No	No
2230 Botany Bay Dr - Single Family	4/3	$820,000	08/15/22	No	No	No
2140 Abbott Ave - Single Family	3/2	$425,000	08/12/22	No	No	Families of 5+
138 Marys Ave - Single Family	3/1	$510,000	08/12/22	No	No	No
26 Delta Dr - Single Family	3/2	$373,000	08/12/22	No	No	Families of 4+

Table 37. Affordable Homes Sold in Pittsburg (2021)						
Address and Type of Unit	Bed / Bath	Sold Price	Sale Date	Affordable to[1]:		
				Extremely Low Income	Very Low Income	Low Income
16 Cederbrook Pl - Single Family	4/2	$620,000	08/11/22	No	No	No
387 Powell Dr - Single Family	4/3	$702,500	08/11/22	No	No	No
3045 Barranca Dr - Single Family	4/2	$775,000	08/11/22	No	No	No
1381 Birch St - Single Family	1/2	$470,000	08/10/22	No	No	No
757 Andrea Way - Single Family	4/2	$630,000	08/10/22	No	No	No
495 Levee Rd - Single Family	3/2	$486,000	08/10/22	No	No	No
200 Queens Way - Single Family	2/2	$176,000	08/10/22	No	Families of 1+	Families of 1+
1313 San Lucas Dr - Single Family	7/4	$950,000	08/10/22	No	No	No
Note: [1]. This table includes sold properties posted on Zillow.com in August 2022. *Source: Zillow.com*						

As indicated by Table 34, extremely low, very-low, low-income, and moderate-income households regardless of household size cannot afford typical sales prices in Pittsburg. As shown in Table 37, among 20 housing units sold in Pittsburg in August 2021, there are no housing units affordable to extremely low income households, one housing unit affordable to very low income households, and four housing units affordable to low income households. Overall, mobile homes offer the more affordable alternatives for these income groups. Also, new manufactured homes on vacant lots can provide another affordable solution.

Assisted Housing

Housing Authority of the City of Pittsburg

Pittsburg is served by the HACP, which is a local housing authority that is a public corporation which is authorized to issue rental subsidies and manages and develops affordable housing for low-income families, seniors, and persons with disabilities in Pittsburg. HACP operates its office at 916 Cumberland Street.

HACP has an Annual Contributions Contract for 1,040 Housing Choice Vouchers, including 185 veterans. As of December 2022, about 1,088 active applicants were on the citywide Housing Choice Voucher/Section 8 waitlist. HACP's Housing Choice Voucher/Section 8 waitlist last opened in February 2017, indicating a long wait for residents to make it to the top of the wait list. The HCV-Tenant-based waiting list is anticipated to be reopened in 2028. The lack of Housing Choice Vouchers and public housing in the City have resulted in lengthy waiting lists for these opportunities that open infrequently, posing a constraint to households that have recently become lower income or lower income households, including workers, that have moved to the City and are in need of affordable housing. In addition to the 1,040 HCVs managed by HACP, Contra Costa County owns and manages El Pueblo, which provides 176 units of public housing (permanently affordable) in the City.

Assisted Housing At-Risk of Conversion

Government Code Section 65583(a)(8) requires that a housing element shall contain an analysis of existing assisted housing developments, which are defined as multi-family rental housing that receives governmental assistance, and identify any assisted housing developments that are eligible to change from lower-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing development means multi-family rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, State and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant (CDBG) Program, or local in-lieu fees.

The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from Lower-income use and the total number of elderly and non-elderly units that could be lost from the locality's Lower-income housing stock in each year during the ten-year period.

Units at risk of conversion are those that may have their subsidized contracts terminated ("opt out") or that may "prepay" the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower income tenants. There are several reasons why the property owner may choose to convert a government-assisted unit to a market-rate unit, including a determination that the unit(s) can be operated more profitably as a market-rate development; difficulties in dealing with HUD oversight and changing program rules; the depletion of tax advantages available to the owner; and the desire to roll over the investment into a new property.

According to California Housing Partnership, 16 subsidized projects are located in Pittsburg. Table 39 identifies the total and subsidized units, type of project, the subsidy program that is in place for the project, and the likelihood of the development to convert to market-rate units that would not provide assistance to lower-income residents. According to the Preservation Database of California Housing Partnership, there are 326 affordable assisted homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are potentially at risk of conversion to market rate. Of these 326 affordable assisted units, 162 units are in a development (Lido Square I) that is not owned by a large/stable non-profit, mission-driven developer which may place the units at highest risk of conversion.

Table 39. Summary of Assisted Housing Developments

Project/Address	Total Units	Subsidized Units	Housing Type	Source	Risk of Conversion
Beacon Villa 505 W. 10th Street	54	53	Large Family	4% LIHTC	5/24/2075
Pittsburg Park Apartments 2161 Crestview Drive	76	75	Large Family	9% LIHTC	3/23/2052
Fox Creek Apartments 3225 Harbor Street	126	124	Large Family	4% LIHTC	7/23/2052
Belmont Apartments 1010 Power Avenue	224	219	Large Family	4% LIHTC	3/22/2060
The Gateway 125 East 10th Street	28	13	Large Family	4% LIHTC	5/23/2061
East Leland Court 2555 East Leland Road	63	62	Large Family	4% LIHTC	12/6/2062
Los Medanos Village 2000-2070 Crestview Drive	71	70	Large Family	4% LIHTC	8/24/2063
Siena Court Senior Apartments 771 Black Diamond Street	111	110	Senior	9% LIHTC	8/24/2066
Santa Fe Commons 441E. 9th Street	30	29	Non-Targeted	4% LIHTC	5/24/2066
Marina Heights Apartments 2 Marina Blvd	200	198	Non-Targeted	4% LIHTC	3/24/2075
Lido Square I 2131 Crestview Ln	163	162	Family	LMSA	10/31/2026
Presidio Village Senior Housing 200 Presidio Ln	104	104	Elderly	PRAC/202	1/31/2023
Stoneman Apartments 2300 Loveridge Rd	240	237	Large Family	4% LIHTC	11/22/2071
Stoneman Village 390 E. Leland Rd	145	143	Seniors	4% LIHTC	7/23/2068
Stoneman Village 390 E Leland Rd	145	145	Seniors	202/8 NC	6/30/2035
Stoneman Village II 375 Presidio Ln	60	60	Elderly	PRAC/202	9/30/2023
The Atchison 2575 Railroad Avenue	202	200	Non-Targeted	4% LIHTC	7/24/2075

Table 39. Summary of Assisted Housing Developments					
Project/Address	Total Units	Subsidized Units	Housing Type	Source	Risk of Conversion
Veterans Square 901 Los Medanos Street	30	29	Veterans	4% LIHTC	3/24/2075
Woods Grove Apartments 850 E. Leland Road	80	80	Non-Targeted	4% LIHTC	6/23/2072
Source: Affordable Housing Map & Benefits Calculator, California Housing Partnership					

Pittsburg takes an active and supportive role in the preservation of associated rental housing. The cost of conserving assisted units is significantly less than the cost required to replace units through new construction. Conservation of assisted units generally requires rehabilitation of the aging structure and re-structuring the finances to maintain a low debt service and legally restrict rents. Construction costs, land prices and land availability are generally the limiting factors to development of affordable housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

Cost Analysis. State Housing Element law requires that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This was the result of concern that many affordable housing developments would have affordability restrictions lifted when their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing restrictions, affordability of the units could no longer be assured.

In order to provide a cost analysis of preserving "at-risk" units, costs must be determined for rehabilitation, new construction or tenant-based rental assistance. The following costs anticipate rehabilitation, construction, or rental assistance of unit sizes comparable to those in the Bee Street Housing, which have primarily 1-bedroom units.

1. *Rehabilitation* – The primary factors used to analyze the cost of preserving low-income housing include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). Table 40 presents the estimated per unit preservation costs for the City of Pittsburg.

   This option would result in a cost of $114.8 million for 326 at-risk units and $57.1 million for the 162 highest risk units.

Table 40. Rehabilitation Costs	
Fee/Cost Type	Cost Per Unit
Acquisition	$206,333
Rehabilitation	$100,000
Financing/Other (15% of Costs)	$45,950
Total Per Unit Cost	$352,282.95
Total Cost (326 at-risk units)	$114,844,241.70
Total Cost (162 highest at-risk units)	$57,069,837.90
Note: [1]Based on a 11-unit apartment complex (3417 Fairview Dr, Antioch) listed for $2,100,000 in May 2021 and a 4-unit complex sold in Pittsburg for $995,000 in March 2022. No recent large (5 + unit) multifamily sales have occurred in Pittsburg.	
Source: De Novo Planning Group, 2022	

2. *New Construction/Replacement* - The high cost of land and construction make affordable housing development in Pittsburg difficult without substantial subsidy. Projects tend to be small in scale due to the small parcels in the City (only one vacant parcel that is not permanent open space is larger than one acre) and the developed nature of the community. Small projects are not competitive for many State funding sources and are not able to benefit from economies of scale.

This results in higher development costs per unit, and it also results in higher ongoing management costs per rental unit. An example of high development costs is the most recent LIHTC new construction projects in the Pittsburg Area – the 100-unit Alves Lane Apartments in unincorporated Bay Point, adjacent to the City. This project totaled $58,441,783, or $584,442 per unit, based on information from TCAC application 22-479. These recent costs would result in a new construction/ replacement cost of $167.7 million for 326 at-risk units and $83.3 million for the 162 highest risk units.

3. *Tenant-Based Rental Assistance* – This type of preservation largely depends on the income of the family, the shelter costs of the apartment and the number of years the assistance is provided. If the very low income family that requires rental assistance earns $45,720 (approximately 40% of median income for a 2-person household), then that family could afford approximately $1,143 per month for shelter costs. According to the ACS 5-Year Estimates 2015-2019, the median gross rent in the City of Pittsburg was $1,734 in 2019. The difference between these figures would result in necessary monthly assistance of $591 a month or $7,092 per year per unit/household. For comparison purposes, typical affordable housing developments carry an affordability term of at least 55 years, which would bring the total cost to $390,060 per household per family. Tenant- based rental assistance for the 6 at-risk units would be approximately $127.2 million for 326 at-risk units and $63.2 million for 162 units.

Summary. As demonstrated above, the most cost-effective approach is to acquire and rehabilitate units, which would cost approximately $114.8 million for all at-risk units. New construction of units is the most expensive approach to replacing the at-risk units, which would cost approximately $167.7 million for a 326-unit multi-family development. Providing rental assistance for a 55-year period is the mid-cost approach, which would cost approximately $127.2 million. It is noted that these costs do not reflect potential costs savings associated with various federal and State housing grant and loan programs, discussed below under Resources.

Qualified Entities

HCD maintains a list of entities qualified to acquire and manage assisted housing developments at-risk of conversion. The list, including contact details for qualified entities, is available at: https://www.hcd.ca.gov/policy-and-research/preserving-existing-affordable-housing

Qualified entities for Contra Costa County include:

- ACLC Dewey Housing, Inc.
- Affordable Housing Associates
- Alameda County Allied Housing Program
- Anka Behavioral Health
- City of Walnut Creek
- Community Housing Development Corp.
- East Bay Asian Local Development Corporation
- East Bay NHS
- Eskaton Properties Inc.
- L + M Fund Management LLC
- Neighborhood Housing Services of the East Bay
- Northern California Land Trust, Inc.
- Pacific Community Services, Inc.
- ROEM Development Corporation
- Rubicon Programs, Inc.
- Rural California Housing Corp
- Satellite Housing Inc.

G. PROJECTED HOUSING NEEDS

California law requires each city and county to develop local programs within their housing element in order to meet their "fair share" of existing and future housing needs for all income groups, as determined by HCD and regional councils of government. The RHNA is a State-mandated process devised to distribute planning responsibility for housing need throughout the State of California. Chapter IV discusses the City's ability to accommodate the RHNA through approved projects and vacant and underdeveloped sites suitable for residential development. The RHNA for Pittsburg, as shown by Table 41 below, is allocated by ABAG to address existing and future needs for the 6th Cycle.

Table 41. Regional Housing Needs Allocation – Pittsburg (2023–2031 Planning Period)

Income Group	Income Range[1](Family of Three)	Affordable Monthly Housing Costs[2]	Pittsburg Regional Share (units)
Extremely Low: <30% AMI[3]	< $37,000	< $925	258
Very Low: 30-50% AMI	$37,000 - $61,650	$925 - $1,541	258
Low: 50-80% AMI	$61,650 - $98,650	$1,541 - $2,466	296
Moderate: 80-120% AMI	$98,650 - $135,650	$2,466 - $3,391	346
Above Moderate: 120 + AMI	$135,650 +	$3,391+	894
Total	n/a	n/a	2,052

Note:

1. HCD has established these income limits for Contra Costa County for 2021.

2. In determining how much families at each of these income levels should pay for housing, HCD considers housing "affordable" if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.

3. 50% of the City's very low-income allocation is for extremely low-income households, which are defined as those families earning less than 30% of median income.

Source: ABAG 2021 6th Cycle Housing Element Data Package – Contra Costa County; HCD 2021 State Income Levels

3. HOUSING CONSTRAINTS

Constraints to housing development are defined as government measures or non-governmental conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code Section 65583(a)(4)). Pittsburg is addressing potential constraints identified during the preparation of this Housing Element.

Non-governmental constraints (required to be analyzed under Government Code Section 65583(a)(5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to Pittsburg in formulating housing programs.

This section addresses these potential constraints and their effects on the supply of affordable housing.

A. GOVERNMENTAL AND ENVIRONMENTAL CONSTRAINTS

Pittsburg's policies and regulations play an important role in protecting the public's health, safety, and welfare. However, governmental policies and regulations can act as constraints that affect both the amount of residential development that occurs and housing affordability. State law requires housing elements to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583).

Therefore, the City is required to review its regulations to ensure there are no unnecessary restrictions on the operation of the housing market. If the City determines that a policy or regulation results in excessive constraints, the City must attempt to identify what steps can be taken to remove or minimize obstacles to affordable residential development. Pittsburg's primary policies and regulations that affect residential development and housing affordability are land use controls; development processing procedures, fees, and improvement requirements; and building and housing codes and enforcement.

The governmental constraints analysis focuses on factors that are within the City's control, not on state, federal, or other governmental policies or regulations that the City cannot affect or modify. There are many such policies and regulations that could affect the City's ability to meet future housing needs and secure adequate funding to construct very low- and low-income housing. These are among other governmental constraints:

- Land use and environmental policies and regulations that could limit the City's ability to designate land in its planning area for future residential development. Examples include agricultural open space and natural habitat preservation, protection of endangered species, and flood control.
- Fiscal and financial constraints related to regional, state, or federal funding for housing, transportation, infrastructure, and services needed to support new residential development.
- State and federal requirements that add to the cost of constructing affordable housing, when public funds are used (such as so called "prevailing wage" requirements).
- Construction codes and regulations that the City must follow for new residential construction that could restrict the use of cost-saving techniques or materials.

1. Land Use Controls

Land use controls guide local growth and development. Pittsburg applies land use controls through its planning and permitting process, which considers General Plan, Zoning Ordinance (Pittsburg Municipal Code [PMC] Title 18), specific plans, and other development requirements. The City's land use controls, including the planning and permitting process, are discussed below.

General Plan Land Use Designations

Local land use controls constrain housing development by restricting housing to certain sections of the City and by limiting the number of housing units that can be built on a given parcel of land. The City of Pittsburg completed a comprehensive update of its entire General Plan in 2023, with this Housing Element Update prepared separately. The 2040 General Plan is committed to responsible development aligned within natural resource limitations, providing a diversity of housing that is available and affordable to residents and the local workforce. In furtherance of this goal, the General Plan identified additional sites for multifamily housing and increased opportunities for residential growth densities in Pittsburg's multifamily and mixed-use districts. As shown in Table 42, the different land use designations in the 2040 General Plan provide for a wide range of residential development types and densities. ***Note: This Draft Housing Element is being prepared to be consistent with the 2040 General Plan Update that is underway and is planned for adoption prior to adoption of the Housing Element Update.***

Table 42. Residential Land Use Categories, Density, and Intensity

Land Use Category	Allowed Uses	Residential Density (units per acre)
Hillside Low Density Residential	This designation allows single-family (attached or detached) residential development in the southern hills.	< 5
Low Density Residential	This designation allows single-family residential units, but attached single-family units in selected or all areas may be permitted, provided that each unit has ground-floor living area, and private or common outdoor open space.	1-7

Table 42. Residential Land Use Categories, Density, and Intensity		
Medium Density Residential	This designation allows housing types may include 1- or 2-story garden apartments, townhouses, and attached or detached single-family residences. The Zoning Ordinance may permit zero lot-line or small-lot detached residential units in some or all areas.	8-16
High Density Residential	This designation allows a wide range of housing types, from single-family attached units to multi-family complexes.	17-30, with an increase up to 40 for projects that fulfill community objectives
Very High Density Residential	This designation allows multi-family housing and attached single family housing types, such as apartments and condominiums.	31-50
Downtown Low Density Residential	This designation allows attached or detached single-family housing.	4-12
Downtown Medium Density Residential	This designation allows attached or detached single family townhouses, garden apartments, and other forms of multi-family housing.	12-18
Downtown High Density Residential	This designation allows attached single family townhouses, apartments, and other forms of multi-family housing. New high-density projects within Downtown should have transit-oriented amenities (such as covered bus stops at project entrance, where appropriate) and reduced parking requirements to encourage use of alternative modes of transportation. Subject to design review by the Planning Commission, additional discretionary density increases, up to a maximum project density of 40 units per gross acre, may be granted to projects that fulfill community objectives.	18-30
Mixed Use (General)	This designation allows mixed uses with a focus on providing community-serving retail, dining, office, and other uses in conjunction with residential development.	Not specified
Mixed Use (Downtown)	This designation encompasses approximately 20 acres located in and near the Downtown. Allows for residential and non-residential uses up to the maximum permitted density and FAR.	12-30, with an increase up to 40 for projects that fulfill community objectives
Mixed Use (Community Commercial)	This designation accommodates mixed uses with a focus on providing community-serving retail, dining, office, and other uses in conjunction with residential development.	Not specified
Mixed Use (Railroad Avenue SPA)	This designation allows for residential and non-residential uses up to the maximum permitted density and FAR.	15-65
Mixed Use (P/BP BART)	This designation allows for residential and non-residential uses up to the maximum permitted density and FAR.	Maximum: 65
BART TOD Overlay	This new overlay designation applies to Bay Area Rapid Transit (BART)-owned parcels to implement minimum density and maximum FAR standards required by State law (Assembly Bill 2923).	Minimum: 75
Source: City of Pittsburg General Plan (adopted _____ 2023)		

Zoning Ordinance

Title 18 of the Pittsburg Municipal Code (PMC) is the City's Zoning Ordinance and carries out the policies and implementation measures of the General Plan by classifying and regulating the use of land and structures in the City.

Development Standards

Development standards directly shape the form and intensity of residential development by providing controls over land use, heights and volumes of buildings, open space on a site, etc. Site development standards also ensure a quality living environment for all household groups in the City, including special needs groups such as lower income households and senior citizens.

The City's Zoning Ordinance contains land use, development regulations and performance standards applicable to a specific site, and establishes Base Zoning Districts and Overlay Zoning Districts.

Development may occur on lots divided by district boundaries. In such case, the regulations applicable to each district apply to the area within that district.

Table 43 shows the presents development standards for Residential Districts, including minimum lot area, maximum coverage/floor area, minimum setbacks, and maximum height, and Table 44 presents development standards for residential uses in non-residential districts. In addition to the standards presented in Tables 43 and 44, the following requirements apply to the residential districts:

- Visible portions of a required yard adjoining a street must be planting area or hardscape, including parking areas, driveways, and walks, and at least 50% of required interior side yards must be a planting area having a minimum width of 5 feet, except where reductions to 2 feet are allowed (PMC 18.50.115);
- Exterior walls of each structure in the residential districts must have a nonmetallic finish (PMC 18.50.120):
- All dwelling units designated for occupancy by senior citizens within a subdivision, site, or building intended for senior citizens must be handicapped accessible (PMC 18.50.123); and
- All multifamily projects shall have a laundry area in each unit or a common laundry area providing one washer and dryer for each 5 units (PMC 18.50.125).

The General Plan Update increases densities for several zoning districts. The below table identifies increased densities associated with the General Plan Update; these densities will be implemented by Program 15.

Permitted densities have been evaluated in the context of the cumulative effect of the City's development standards and parking requirements for the residential districts as well as representative commercial and specific plan districts. The non-residential districts that are evaluated were chosen based on districts with the most restrictive standards, such as building height, lot coverage, and landscaping. Appendix E assesses a prototype development in each of the analyzed districts based on the total building size, covered parking requirements (including covered parking provided as part of a residential structure and covered parking provided as carports), and site area needed for uncovered parking, landscaping, and on-site circulation and utilities. As shown in Appendix A, each district can accommodate the maximum permitted densities without ~~exceed~~exceeding allowed lot coverage requirements or FARs and meeting all of the City's development standards.

Table 43. Residential Zoning Districts and Development Standards

Zoning District	Density (units per acre)[1]	Density (Program 15)	Min. Lot Area	Setback – Front	Setback – Sides	Setback – Rear	Max. Site Coverage	Max. Building Height	Minimum Landscaping Requirement	Minimum Private Storage and Minimum Open Space (s.f.)	Standards Adequate to Accommodate Permitted Density?
RR (Rural Residential)	0.05 - 0.2	No change	5-20 acres	30 feet	Side: 15 feet Corner side: 25 feet	30 feet	10%	30 feet	0%	0	Yes
RS-40 (Single-Family Residential with a minimum 40,000 square foot lot)	1	No change	1 acre	25 feet	Side: 10 feet Corner side: 20 feet	25 feet	15%	25 feet	0%	0	Yes
RS-10 (Single-Family Residential with a minimum 10,000 square foot lot)	4.36	No change	10,000 s.f.	20 feet	Detached single family dwellings - Side: 7.5 feet Attached single family dwellings – Side: 10 feet Corner side: 25 feet	15 feet	30%	28 feet	0%	0	Yes
RS-6 (Single-Family Residential with a minimum 6,000 square foot lot)	7.0	No change	6,000 s.f.	20 feet	Side: 5 feet Corner side: 10 feet	10 feet	40%	28 feet	0%	0	Yes
RS-5 (Single-Family Residential with a minimum 5,000 square foot lot)	7.0	No change	5,000 s.f.	20 feet	Side: 5 feet Corner side: 10 feet	15 feet[2]	50%	28 feet	0%	0	Yes
RS-4 (Single-Family Residential with a minimum 4,000 square foot lot)	Detached or attached single family	No change	Detached or attached single family dwellings: 4,000 sq. ft	15 feet	Detached single family dwellings – Side: 3-5 feet[1]	15 feet[2]	50%	18 feet	0%	0	Yes

Table 43. Residential Zoning Districts and Development Standards

Zoning District	Density (units per acre)[1]	Density (Program 15)	Min. Lot Area	Setback – Front	Setback – Sides	Setback – Rear	Max. Site Coverage	Max. Building Height	Minimum Landscaping Requirement	Minimum Private Storage and Minimum Open Space (s.f.)	Standards Adequate to Accommodate Permitted Density?
	dwelling: 10.89 All other permitted uses: 8				Attached single family dwellings – Side: 5 feet Corner side: 10 feet						
RM (Medium-Density Residential)	14.0	16.0	Apartment: 60,000 s.f. Condo, PUD, or Attached SFD: 2,500 sq. ft Detached SFD: 3,000 s.f.	15 feet	Detached SFD – Side: 3-5 feet[1] Attached SFD – Side: 5 feet Apartment, Condo or PUD – Corner side: 15 feet All other permitted uses – Corner side: 10 feet	Attached and detached SFD: 15 feet[2] All other permitted uses: 10 feet	Apartment and Nonresidential uses: 50% All other permitted uses: 60%	Detached SFD: 28 feet All other permitted uses: 35 feet	25%	200 / 60	Yes
RMD (Downtown Medium-Density Residential)	17.42	18.0	Apartments: 50,000 s.f. Condo or PUD: 4,000 sq. ft	10 feet	10 feet	10 feet	60%	Detached or attached SFD: 28 feet All other permitted uses: 40 feet	20%	200 / 60	Yes

Table 43. Residential Zoning Districts and Development Standards

Zoning District	Density (units per acre)[1]	Density (Program 15)	Min. Lot Area	Setback – Front	Setback – Sides	Setback – Rear	Max. Site Coverage	Max. Building Height	Minimum Landscaping Requirement	Minimum Private Storage and Minimum Open Space (s.f.)	Standards Adequate to Accommodate Permitted Density?
RH (High-Density Residential)	24.2[3]	30.0	Apartment: 36,000 sq. ft Condo or PUD: 4,000 sq. f Attached SFD: 2,000 s.f.	10 feet	15 feet	10 feet	Attached SFD: 75% All other permitted uses: 60%	Attached SFD: 35 feet All other permitted uses: 45 feet	20%	200 / 60	Yes
RHD (Downtown High-Density Residential)	29.04[3]	30.0	Apartment: 30,000 sq. ft Condo or PUD: 3,000 sq. ft Attached SFD: 1,500 s.f.	10 feet	10 feet	Apartment, Condo, PUDs, Attached SFD: 5 feet Nonresidential uses: 10 feet	Attached SFD: 90% All other permitted uses: 80%	40 feet	20%	200 / 60	Yes

[1]Density is determined by the General Plan for zoning districts that do not have a specified maximum density, unless the minimum lot size requirement would result in a lower density than allowed under the General Plan.

[2] Interior side yard setbacks shall be a minimum 10% of the lot width, except that the minimum requirement not less than 3 feet or greater than 5 feet.

[3] The minimum required rear yard may be reduced to 10 feet for a residential property located in a subdivision with a tentative map approved prior to June 20, 2007.

[4] Residential projects that incorporate more than the minimum number of affordable units required under Chapter 18.86 PMC are permitted an increase in the maximum density identified in this schedule. For each 2% increase in deed restricted lower-income units offered above that required by Chapter 18.86 PMC, lot area per unit may be reduced 100 square feet per unit and minimum lot area may be reduced 2,000 square feet. In no case, however, shall lot area per unit be less than 1,100 square feet per residential unit, nor shall minimum lot area be less than 22,000 square feet, with exceptions in the RHD district with specific Commission findings.

Condo = Condominium; SFD = Single family dwelling

Source: City of Pittsburg Zoning Ordinance, 2022

Table 44. Other Districts Development Standards

Zoning District	Density (units per acre)	Max. Floor Area	Setback – Front	Setback – Sides	Setback – Rear	Max. Building Height	Max. Lot Coverage	Min. Site Landscaping	Minimum Private Storage and Minimum Open Space (s.f.)	Standards Adequate to Accommodate Permitted Density?
CO (Commercial Office)	24.2 [1]	0.5	20 feet	Side: 5 feet Side adjacent to an R or residential PD district: 10 feet Corner side: 15 feet	10 feet	35 feet	50%	20%	200 / 60	Yes
CN (Commercial Neighborhood District)	24.2 [1]	0.5	15 feet	Side adjacent to an R or residential PD district: 10 feet Corner side: 15 feet	None	35 feet	40%	15%	200 / 60	Yes
CC (Community Commercial District)	24.2 [1]	0.5	15 feet	Side adjacent to an R or residential PD district: 10 feet Corner side: 10 feet	None	60 feet	50%	10%	200 / 60	Yes
CS (Service Commercial District)	24.2 [1]	0.5	15 feet	Side adjacent to an R or residential PD district: 10 feet Corner side: 10 feet	None	50 feet	50%	7%	200 / 60	Yes
CSD (Downtown Service Commercial District)	24.2 [1]	0.6	None	Side adjacent to an R or residential PD district: 10 feet	None	48 feet	60%	None	200 / 60	Yes
CW (Waterfront Commercial District)	24.2[1]	1.0	None	Side: 5 feet Side adjacent to an R or residential PD district: 20 feet	5 feet	55 feet	60%	10%	200 / 60	Yes
CP (Pedestrian Commercial District)	24.2 [1]	2.0	None3	Side adjacent to an R or residential PD district: 10 feet	None	60 feet (minimum height of new structures: 2 stories)	100%	None[2]	200 / 60	Yes
M (Mixed Use District)	• Railroad Avenue Specific Plan Area/Pittsburg/Bay Point BART Master Plan Area: Land use and development regulations for properties located within these plan areas shall conform to the applicable use and development regulations identified in the plan. • West 10th Street Mixed Use Corridor: Mixed use development shall be regulated by the property development regulations specified in the CC district. Residential development that does not contain a commercial or								200 / 60	Yes

		governmental/quasipublic component shall be regulated by the property development regulations specified in the best fit zoning of the RM-D district or the RH-D district, as determined by the decision-making body.		
HPD (Hillside Planned District)	0.2 – 4.5 dwelling units per acre	Specific standards are developed through the individual site plan submittal, with the following standards applicable to all projects: • Detached single-family residential. o Only a corner lot is allowed double frontage. An interior lot is allowed double frontage only if necessitated by topographic or other unusual physical conditions. When a lot with double frontage is allowed, or required, additional lot depth and size is also required to provide for larger yards. o Each lot shall have a recreational area which has a minimum of 200 square feet. This recreational area may include uncovered decks and covered patios. o Transitional design is required where residential land use is proposed contiguous to land developed with uses other than detached single-family residences. • Multifamily residential o The planning commission may require single-story units in areas transitional to single-family residences. Each dwelling unit within a project shall have an appurtenant minimum private open space of 130 square feet such as a patio, deck, balcony or atrium. This space shall be designated for the sole enjoyment of the unit owner, shall have at least 2 weather proofed electrical outlets and shall have a shape and size that will allow for optimal usable space. The space shall be at approximately the same level as, and immediately accessible from, a room within the unit.	200 / 60	Yes
PD (Planned Development District)	See note below[3]	Specific standards are developed through the individual Planned Development project submittal, with the following standards applicable to all projects: • Minimum Area o The minimum area of a PD district should be 4 acres or more. However, a PD district may be subdivided in accord with a PD plan or specific plan. A district may be less than 4 acres upon a finding that there is unique character to the specific site, the proposed land use, or the existing or proposed improvements. • Residential Density o The total number of dwelling units in a PD plan may not exceed the number permitted by the general plan density for the total area of parcels designated for residential use and for open space. The density bonus provisions in the Zoning Ordinance apply.	200 / 60	Yes

[1] Residential development in a C district must comply with the RH development regulations for site area per unit, private storage area per unit and open space per unit (PMC 18.50.105).

[2] See Old Town Pittsburg Design Guidelines and PMC 18.52.160 for additional specifications.

[3] The total number of dwelling units in a PD plan may not exceed the number permitted by the general plan density for the total area of parcels designated for residential use and for open space. The density bonus provisions of Chapter 18.46 PMC apply.

Source: City of Pittsburg Zoning Ordinance, 2022

A specific plan or master plan is a comprehensive planning document that guides the development of a defined geographic area in a mix of uses including residential, commercial, industrial, schools, and parks and open space. Specific plans and master plans typically include more detailed information than the General Plan about land use, traffic circulation, affordable housing programs, resource management strategies, development standards, and a comprehensive infrastructure plan. These plans are also used as a means of achieving superior design by providing flexibility in development standards beyond those contained in the Zoning Ordinance.

Residential uses are also permitted within the City's adopted Specific and Master Plans:

Railroad Avenue Specific Plan

The City adopted the **Railroad Avenue Specific Plan** (RASP) in 2009 for the roughly 1,075 acres surrounding the Bay Area Rapid Transit (BART) expansion and the Pittsburg Center Station at the intersection of State Route 4 and Railroad Avenue. The Specific Plan seeks to focus its most intense development on the approximately 50 acres with a Mixed-Use General Plan land use designation nearest the Pittsburg Center Station. In the areas closest to the Pittsburg Center station, approximately 17 acres allow development up to 65 units per acre, or up to 82 units per acre within ¼-mile of the Pittsburg Center station, approximately 27 acres allow development up to 30 dwelling units per acre, and approximately 7 acres allow development up to 50 dwelling units per acre with ground-floor nonresidential uses up to 1.0 FAR. While ground floor commercial uses are required in the Mixed-Use District, residential uses are not required in some of the areas closest to the Station.

Flexible development standards and parking maximums with reductions in parking for affordable and senior housing developments will make construction at the allowable densities possible on the proposed infill sites. The RASP does not fully implement AB 2923 (approved in 2018), which requires that eligible BART-owned sites are developed at a minimum residential density of 75 units per acre and implement BART Transportation Oriented Development (TOD) standards. Program 15 in the Housing Element ensures that the City's planning documents are updated to address AB 2923; it is noted that the updated General Plan established a BART TOD Overlay to implement the requirements of AB 2923.

Table 45. Railroad Avenue Specific Plan Development Standards

Zoning	Specific Plan Density	Setback – Front	Setback – Sides and Rear	Allowable Floor Area Ratio	Building Height	Minimum Landscaping
TOD-HIGH (Transit Oriented Development High)	Minimum 30 dwelling units per acre, Maximum 65 dwelling units per acre[1]	0-15 feet[2]	Rear and side setbacks shall comply with residential development.	Not specified	Minimum 25 feet, Maximum 65 feet[3]	10%
TOD-M (Transit Oriented Development Medium)	Minimum 15 dwelling units per acre, Maximum 30 dwelling units per acre[1]	0-15 feet[2]	Not specified. [4]	High School Village sub-area - No minimum, Other areas – Not specified	Minimum 25 feet, Maximum 40 feet[5]	10%
TOD-R (Transit Oriented Development Residential)	Minimum 20 dwelling units per acre, Maximum 50 dwelling units per acre	0-15 feet[6]	Side – 0-5 feet Rear – 0-15 feet	Not specified	Minimum 25 feet, Maximum 45 feet	10%
Business Commercial	Not specified	0-10 feet	Side – 0-10 feet[4] Rear – 0-10 feet[4]	1.25[7]	No minimum, Maximum 50 feet	15%

Community Commercial	Not specified	0-15 feet	Side – 0-10 feet[4] Rear – 0-10 feet[4]	1.0[7 8]	No minimum, Maximum 60 feet	10%

[1] A 25% density bonus is permitted for the residential portion of a development within one-quarter mile of the ~~potential e~~BART station.
[2] Allow front yard setbacks up to 15 feet for any portion of a building that includes a dining patio, elevated porch entry or other enhancement that requires a setback.
[3] New buildings shall have no fewer than 3 stories.
[4] Rear and side setbacks shall comply with residential standards when development is located adjacent to residential development.
[5] New buildings shall have no fewer than 2 stories.
[6] More than 2 units in a row are prohibited from having the same front yard setback. Storage sheds, carports and other ancillary structures shall not be placed in front of the main structure on the site. Upper story balconies are permitted to protrude 4 feet to 6 feet from the building edge.
[7] For multi-family residential uses above or adjacent to commercial uses on the same site provided that the residential floor area comprises no less than 25% and no more than 75% of the total square footage.
[8] Allow up to 1.0 FAR for mixed use projects located on Railroad Avenue between State Route 4 and Leland Road, and an additional 25 dwelling units per acre for the residential portion of the development. Residential uses are permitted above or adjacent to ground floor commercial uses on the same site.

Source: City of Pittsburg Railroad Avenue Specific Plan, 2009

Pittsburg/Bay Point BART Master Plan

The City adopted the **Pittsburg/Bay Point BART Master Plan** (Master Plan) in 2011, which covers approximately 50.6 acres around the existing Pittsburg/Bay Point BART Station. The Master Plan is intended to facilitate mixed-use, high-density, transit-oriented development in close proximity to existing transit services. According to the adopted Master Plan, the BART-owned property is a mix of High Density Residential (approximately 4 acres) with a permitted density range of 50 to 70 units per acre; ground-floor retail (a little over 1 acre); flex space (approximately 3 acres) allowing a range of 1.0 to 2.0 FAR and densities between 20 and 70 units per acre; parking (a little over 3 acres) with ground-floor retail uses and a public plaza. An adjacent 20-acre privately owned parcel is designated Medium Density Residential with a permitted density range of 20 to 40 units per acre.

Like the Railroad Avenue Specific Plan, flexible development and parking standards ~~and parking minimums and maximums~~ with reductions in parking for affordable and senior housing developments will make construction at the allowable densities possible on the proposed infill sites. However, the Master Plan does not fully implement AB 2923. Program 15 in the Housing Element ensures that the City's planning documents are updated to address AB 2923, including minimum densities and provision for BART's TOD standards, including elimination of parking minimums for development within ½-mile of BART stations; the first step in this process is addressed by the updated General Plan, which established a BART TOD Overlay to implement the requirements of AB 2923.

Table 46. Pittsburg/Bay Point BART Master Plan Development Standards

Zoning	Specific Plan Density	Setback – Front and Corner Side	Setback – Sides and Rear	Allowable Floor Area Ratio	Building Height	Minimum Landscaping
MDR (Medium Density Residential)	20-49 dwelling units per acre	0-15 feet[1]	Side - 0 feet for duets and attached rowhouses, otherwise up to 5 feet Rear - 5 feet minimum with alley, 15 feet minimum without alley	Not specified	Minimum 2 stories, Maximum 4 stories	10%

HDR (High-Density Residential)	50-70 dwelling units per acre	0-15 feet[1]	Side – 10 feet minimum Rear - 5 feet minimum with alley, 15 feet minimum without alley	Not specified	Minimum 3 stories, Maximum 5 stories	10%
Flex (Commercial and/or Residential)	20-70 dwelling units per acre	15 feet maximum[1]	Side - Not specified.[2] Rear – 5 feet minimum with alley, 15 feet minimum without alley	1.0-2.0	Minimum 2 stories, Maximum 5 stories	10%

[1] Step back upper stories of buildings 5' for every story over 3 stories in height to mask building height and reduce massing on the street level.

[2] The residential standard shall be in accordance with the standards for the MDR/HDR designation, as appropriate.

Source: Pittsburg/Bay Point BART Master Plan, 2011

Parking Requirements

The City's parking requirements are intended to ensure that adequate off-street parking is provided in proportion to the need created by the type of use. Adequate parking for residential projects contributes to the value of a project, the safety of residents, and its appearance. However, excessive parking standards can pose a significant constraint to the development of housing because it reduces the land and financing availability for project amenities or additional units. Parking requirements for residential uses in Pittsburg are set forth in PMC Chapter 18.78, and identifies the number of spaces required for each land use. Table 47 below outlines parking requirements for residential uses vary by housing type.

The Zoning Ordinance allows the zoning administrator or the planning commission to determine the required number of parking or loading spaces when a use permit is required to establish a use that is not explicitly listed. Parking exceptions also exist for downtown and residential infill units, residential units near transit, and multifamily residential units within the Downtown Subarea of the General Plan, with a minimum of 1 space per unit required in the RASP, no minimum parking requirements in the Master Plan, and a maximum of 1.5 spaces per unit for multifamily housing in the Downtown. A minimum of 1 covered space is required per residential unit, except there are no requirements for covered parking in the RASP, Master Plan, or Downtown subarea. The Zoning Ordinance does not reflect the elimination of minimum parking requirements within ½-mile of a transit station as required under AB 2097.

In general, the provision of off-street parking can increase the cost of housing; however, the City provides for reduced parking requirements in areas with a reduced demand for personal vehicles and the City provides for Planning Commission/City Council consideration of affordable and senior housing project requests for parking reductions.~~; however, requirements in Pittsburg are reasonable and not considered a significant constraint to housing development.~~., The City's parking requirements have not been a constraint to affordable or multifamily housing.

While parking costs are not available specifically for Pittsburg the cost of parking can range from $5,000 to $10,000 for a parking space in a surface lot (strongtowns.org, 2023), to a cost of $27,900 for enclosed space (WGI Parking Structure Outlook for 2022). While the cost of parking (as well as the cost of all other features of development) increases the cost to develop housing, the cost to provide parking for residential development in Pittsburg is not considered a constraint by the City as the City's parking requirements are generally not excessive and do not constrain development at maximum permitted densities. This is exemplified by the City's recent affordable housing developments, including The Atchison in the RASP which opted to include covered parking and Beacon Villas which opted to provide garages for the multifamily units. However, while parking has not constrained residential development and the City provides for additional reductions in parking requirements for affordable and senior housing at the discretion of the Planning Commission or City Council, the City does not address reduced parking standards for projects requesting a density bonus pursuant to Government Code Section 65915(p). Further, HCD has indicated that the requirement of 2 spaces plus ½ for each unit having 2 or more bedrooms is

a constraint to studio and one bedroom units. Program 15 includes revisions to the Zoning Ordinance to: 1) reduce parking requirements for multifamily projects to one space per studio unit and 1 ½ spaces per one bedroom unit, 2) allow tandem parking in affordable housing projects, 3) allow affordable, special needs, and other eligible housing developments to apply reduced parking requirements, including reduced spaces per unit and uncovered parking, consistent with State Density Bonus Law (Government Code Section 65815(p), and 4) eliminate minimum parking requirements within ½-mile of transit stations as required by AB 2097. P

Table 47. Parking Requirements by Regulatory Document

Residential Land Use	Zoning Ordinance	Railroad Avenue Specific Plan	Pittsburg/Bay Point BART Master Plan
Detached single-family residential	2 per unit including 1 covered	Minimum 1 and maximum 1.5 per unit ~~Not specified~~	Minimum 1 and maximum 1.5 per unit~~Not specified~~
Attached single-family residential	2 per unit including 1 covered	Minimum 1 and maximum 1.5 per unit~~Not specified~~	Minimum 1 and maximum 1.5 per unit~~Not specified~~
Multifamily residential	2 per unit including 1 covered; plus ½ per each unit having 2 or more bedrooms Downtown subarea: 1 ½ spaces per unit	Minimum 1 and maximum 1.5 per unit	No minimum requirement BART site: Maximum 1.15 per unit[1 2] WCHB site: 2 spaces/unit maximum plus one space per 1,000 s.f. of on-site recreational uses[1 2] Senior housing: 0.5 space/unit maximum[1 2]
Mixed use development	Not specified[6]	Minimum 1 and maximum 1.5 per unit[8]	BART site: Maximum 1.15 per unit[1]
Accessory dwelling units	0[3] or 1 space (tandem allowed)	Not specified	Not specified
Residential care facilities	1 per 3 beds	Not specified	Not specified
Congregate care residential	1 per unit	Not specified	Not specified
Group residential	1 per 2 resident beds; plus 1 per 100 square feet used for assembly or dining purposes	Not specified	Not specified
Senior housing	Not specified[5]	Minimum 1 and maximum 1.5 per unit[8]	Maximum 0.5 spaces per unit
Emergency shelters	2 spaces per shelter	Not specified	Not specified

[1] An increase in the maximum parking requirements is at the discretion of the Zoning Administrator or other deciding body, based on evidence supplied by the developer that the Master Plan maximums would not be adequate to meet parking demand and that TDM measures would not sufficiently reduce parking demand. Any increase in parking will be capped at a maximum of 2.0 spaces/unit on BART property.

[2] The 2 spaces per unit, and one additional space per 1,000 square feet of on-site recreational space maximum standard, shall apply to vehicular surface parking. A higher ratio of parking spaces per unit may be developed on the WCHB site, provided that the additional parking spaces above the 2 spaces per unit standard are located within a parking structure, and that the footprint for the parking structure does not exceed the surface area that would be necessary to develop at the allowable standard of 2 parking spaces per unit.

[3] No additional parking shall be required for an ADU which meets the requirements listed in Zoning Ordinance Section 18.50.315.

[4] Notwithstanding the off-street parking requirements identified in PMC Section 18.78.040(A), the minimum off-street parking requirements for housing units designated for occupancy by senior citizens shall be determined by the zoning administrator or planning commission, as appropriate, in conjunction with the zoning approval process.

[5] Allow reductions in residential parking requirements for senior housing and affordable housing developments at the discretion of the Planning Commission/City Council.

[6] Minimum off-street parking requirements may be reduced from the requirements of PMC Section 18.78 for affordable units and market rate units in the same residential project; provided, that the residential project is located within walking distance to transit facilities or is a mixed-use residential project located in the downtown commercial area of the New York Landing Historical District. In order to reduce parking requirements for a residential project, the planning commission must find that the reduction in parking will reduce demand for

on-site parking in an amount equal to the reduction approved, and that the proposed parking ratio will not negatively impact parking facilities in the area.

Source: City of Pittsburg Zoning Ordinance, 2022, City of Pittsburg Railroad Avenue Specific Plan, 2009, Pittsburg/Bay Point BART Master Plan, 2011

Permitted and Conditional Uses

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. This includes housing to meet the needs of different types of households with incomes ranging from low to above moderate. The City's Zoning Ordinance allows a range of residential uses within the various zoning districts to accommodate a variety of housing types, such as single-family, duplex, multifamily, mobile homes, residential care facilities, agricultural employee housing, single room occupancy housing, supportive housing, transitional housing, and emergency shelters. Table 48 summarizes the permitted and conditional uses allowed by the Pittsburg Zoning Ordinance. Tables 49, 50 and 51 identify housing types permitted by zone:

Table 48. Permitted and Conditional Uses

Use	PMC Section	Permitted Zones	Approval Type	Notes
Single-Family Residential - Attached	18.08.040	RS-5, RS-4, RM, RMD, RH, RHD, GQ[1], and M[1]	Permitted	[1] Permitted provided that the Planning Commission or City Planner, as appropriate, finds that the land will not be needed in the future for a public/institutional use.
Single-Family Residential - Detached	18.08.040	RR, RS-40, RS-10, RS-6, RS-5, RS-4, RM, RMD, and M[1]	Permitted	[1] Permitted provided that the Planning Commission or City Planner, as appropriate, finds that the land will not be needed in the future for a public/institutional use. [2] Each lot existing as of June 20, 2007, 1 single-family residence is allowed as a conditionally permitted use, except that for an existing single-family residence for which a building permit was issued prior to June 20, 2007, plans for proposed building additions shall be reviewed by the city planner. Prior to approving the use permit, the Commission must make the findings specified in PMC 18.16.040 and must find that the site is not of adequate size to allow construction of apartment or condominium residences in accordance with the regulations summarized in Schedule 18.50.105. Development standards applicable to new construction of or addition to a single-family residence shall be those of the RMD District.
		GQ[1]	Permitted	
		RHD	Conditionally Permitted Use[2]	
Multifamily Residential, including Single Residency Occupancy Units (SROs)	18.08.040	RM, RMD, RH, and RHD	Permitted	
		CO, GN, CC, CS, CSD, CW	Permitted[3]	[3] Permitted above or adjacent to ground floor commercial use on the same site, subject to design review. Projects with multi-family residential units above or adjacent to commercial uses on the same site are permitted an increase of up to 0.25 FAR over that allowed in the applicable base district; provided that the

				residential floor area comprises no less than 25% and no more than 75% of the total square footage of building developed on site.
		CP	Permitted[4]	[4] Permitted above ground-floor level only.
		GQ	Permitted[1]	[1] Permitted provided that the Planning Commission or City Planner, as appropriate, finds that the land will not be needed in the future for a public/institutional use.
		M	Permitted[5]	[5] Permitted in the Railroad Avenue Specific Plan area and along the West 10th Street mixed-use corridor in accordance with residential development standards set forth in the applicable specific plan and design guidelines.
Accessory dwelling units	18.50.300	ADU - All residential districts and planned development districts Junior ADU – All single-family residential districts	Ministerial	
Manufactured Housing	18.84.375 through 18.84.395	All residential and mixed-use districts where a single-family dwelling is permitted	Permitted	
Mobile Homes	18.84.375 through 18.84.395	All residential and mixed-use districts where a single-family dwelling is permitted and in mobile home parks	Permitted[6]	[6] Permitted if the mobile home is approved by the city planner as caretaker quarters.
		OS, I	Permitted[6]	
Residential Care Facilities	18.08.040	RR, RS-40, RS-10, RS-6, RS-5, RS-4, RM, RMD, RH, and RHD	Permitted	
Congregate Care Residential	18.08.040	RS-6, RS-5, and RS-4	Permitted – Zoning Administrator Use	[7] Permitted when such uses are separated from each other by a minimum distance of 300 feet, measured from any point upon the outside wall of the structure(s) housing the facility
		RM, RMD, RH, and RHD	Permitted[7]	

		CO and CC	Use Permit	
		GN	Use Permit[8]	[8] Permitted above or adjacent to ground-floor commercial uses.
		M	Permitted[9]	[9] Permitted in the Railroad Avenue Specific Plan area and along the West 10th Street mixed use corridor in accordance with residential development standards set forth in the specific plan, design guidelines or other applicable planning document(s).
Group Residential	18.52.010	RM, RMD, RH, RHD, and CO	Use Permit, Planning Commission	
Residential Care, Limited	18.08.040	All residential districts	Permitted[10]	[10] Permitted when such uses are separated from each other by a minimum distance of 300 feet, measured from any point upon the outside wall of the structure(s) housing the facility.
Residential Care, Protective Facilities		RM, RMD, RH, RHD, CO, and CN	Use Permit	
Employee Housing	Not specified	Not specified	Not specified	
Low Barrier Navigation Center	Not specified	Not specified	Not specified	
	Not specified	Not specified	Not specified	
Emergency Shelters	18.80.035 and 18.82.050	CS	Permitted[11]	[11] Permitted subject to the provisions of Chapter 18.84 PMC, Article XVIII, except within overlay districts unless otherwise specified.
Farmworker Housing	Not specified	Not specified	Not specified	
Transitional Housing	18.08.040	RM, RMD, RH, and RHD	Permitted	
Supportive Housing	18.08.040	RM, RMD, RH, and RHD	Permitted	
Source: City of Pittsburg Zoning Ordinance, 2022				

Permitted and conditional uses are further described as follows:

Single-Family Residential

Single-Family Residential dwellings are defined in PMC Section 18.08.040 as a building containing one dwelling unit on a single lot. This classification includes mobile home, manufactured housing, and a single-family residence with an accessory dwelling unit. The detached single-family residential type is characterized as a primary stand-alone structure that does not share any common walls with another primary residential unit. Detached single family dwellings are permitted by right in the RR, RS-40, RS-10, RS-6, RS-5, RS-4, RM, RMD, RH, and RHD zones, in the TOD-HIGH and TOD-Medium designations in the RASP, and in the MDR, R and F designations in the Master Plan.

The attached single-family residential type is described as a primary residential structure that is separated from the adjacent primary residential structure by a party wall built on the property line and has no primary residential units constructed above or below it. Attached single family dwellings are permitted by right in the RS-5, RS-4, RM, RMD, RH, and RHD zones, in the TOD-HIGH and TOD-Medium designations in the RASP, and in the MDR, HDR, R and F designations in the Master Plan.

These various zoning districts allow single-family residential development at densities from 0.20 to 29.04 units per acre.

The allowance of single-family units in high density zones in the Zoning Ordinance, RASP and Master Plan is a constraint on housing as such development precludes multifamily housing on those sites and thus, reduces the amount of land available for both high-density and affordable housing. Program 15 in the Housing Plan will update the City's code (including Specific and Master Plans) to address these constraints.

The City has not yet adopted regulations to implement Senate Bill 9 (SB9) and currently does not have provisions to allow 2 units on a single-family lot where required by SB9. Program 15 in the Housing Plan will update the City's Code to allow 2 units on a single-family lot and lot splits consistent with the requirements of SB 9.

Multifamily Residential

Multifamily dwellings are defined in PMC Section 18.08.040 as 2 or more dwelling units on a site, with the classification including mobile homes, manufactured housing, planned unit development, apartments under single ownership, and condominiums wherein the airspace of each dwelling unit on the site is individually owned. Multifamily dwellings are permitted by right in the RM, RMD, RH, and RHD zones, in the medium-density residential, high-density residential, TOD-High, TOD-Medium, TOD-Residential, Business Commercial, Community Commercial, and Public/Institutional designations in the RASP, and in the MDR, HDR, R, and F designations in the Master Plan.

Accessory Dwelling Units

Government Code Section 65852.2 establishes State standards for Accessory Dwelling Units (ADUs). Jurisdictions may adopt local ordinances that meet the state standards; however, without a local ordinance, state ADU regulations apply and local governments cannot preclude ADUs. The purpose of an ADU is to provide additional housing options for family members, students, the elderly, in-home health care providers, the disabled, veterans and others, in existing urban, suburban, and rural residential areas without substantially changing the use, appearance, or character of a neighborhood.

In 2019, the Governor signed a series of bills that significantly limit local jurisdiction's ability to restrict the development of ADUs. Assembly Bill (AB) 68, AB 587, AB 670, AB 671, AB 881, and Senate Bill (SB) 13 provide revisions to Government Code Section 65852.2 to further lift constraints on ADUs. These recent laws also provide numerous other standards, addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADUs. In general, under these new laws:

- A Junior ADU and ADU are allowed on the same property;
- A local jurisdiction must ministerially approve a detached ADU that is less than 800 feet, is shorter than 16 feet, and has at least 4-foot rear and side-yard setbacks;
- A local jurisdiction must review and approve compliant ADUs within 60 days instead of 120 days;
- A local jurisdiction is prohibited from imposing development impact fees, excluding connect fee or capacity charges on ADUs smaller than 750 feet;
- A local jurisdiction is prohibited from establishing a minimum square footage requirement for either an attached or detached ADU that prohibits an efficiency unit.
- A local jurisdiction is prohibited from establishing a maximum square footage requirement for either an attached or detached ADU that is less than 850 square feet (sf) and 1,000 sf if the ADU contains more than one bedroom.

- A local jurisdiction may now choose to allow the sale of an ADU in certain circumstances; and
- Home Owner Associations and other common interest developments are prohibited from not allowing or unreasonably restricting the development of ADUs.

ADUs are defined in PMC Section 18.50.302 as an attached or detached residential dwelling that is subordinate to a primary dwelling on the same lot, and provides complete independent and permanent facilities for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary dwelling and are permitted and processed ministerially in any residential district or planned development district on each lot that has an existing single-family dwelling or multifamily dwelling. These standards do not address the full requirements of Government Code Section 65852.2, including the latest definition of an ADU, parking requirements, an application review timeline of 60 days, and the clarification that ADUs may be permitted in on any lot that has a proposed or existing single-family or multifamily dwelling. Program 7 in the Housing Plan will update the City's Code to be consistent with current ADU laws.

Manufactured Housing

Government Code Section 65852.3 allows the installation of manufactured homes on a foundation system, pursuant to Section 18551 of the Health and Safety Code, on lots zoned for conventional single-family residential dwellings. Such manufactured home is subject to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements.

Any architectural requirements imposed on the manufactured home structure itself, exclusive of any requirement for any and all additional enclosures, shall be limited to its roof overhang, roofing material, and siding material. These architectural requirements may be imposed on manufactured homes even if similar requirements are not imposed on conventional single-family residential dwellings. However, any architectural requirements for roofing and siding material shall not exceed those which would be required of conventional single-family dwellings constructed on the same lot.

The City has the discretion to preclude installation of a manufactured home in zones specified in this section if more than 10 years have elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install the manufactured home in the affected zone. In no case may a city apply any development standards that will have the effect of precluding manufactured homes from being installed as permanent residences.

Manufactured housing is addressed in PMC Section 18.84.375 through 18.84.395, is defined as a prefabricated or factory-built structure certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 that is attached to a permanent foundation and is used as a dwelling unit, and may be located in any residential or mixed district where a single-family dwelling is permitted and is subject to the same restrictions, provided the manufactured home receives a certificate of compatibility (meaning the manufactured homes meets the requirements of the Zoning Ordinance) as part of the zoning approval. Program 15 in the Housing Plan will update the City's Code to address architectural requirements for manufactured homes.

Mobile Homes

Mobile homes, including manufactured home parks and recreational vehicle parks, that conform to the State Mobile Home Parks Act (Division 13, Part 23.1 of the California Health and Safety Code, commencing with Section 18200) or the implementing state guidelines (Title 25, Part 1, Chapter 2 of the California Administrative Code) and Section 18300 of the State Health and Safety Code, may be located in any residential or mixed use district where a single-family dwelling is permitted and mobile home parks.

Mobile homes are defined in PMC Section 18.06.485 as a trailer or prefabricated structure that is used as a permanent dwelling unit, is connected to utilities and is designed without a permanent foundation, and per Section 18.84.375, can be

placed in residential districts and in mobile home parks. Per Section 18.84.380, mobile homes may also be permitted when located in an approved mobile home park in conformity with the conditions imposed upon development and use of the mobile home park, or if the mobile home is approved by the city planner for a location in an OS district or an I district as caretaker quarters.

PMC Section 18.08.040, however, only references mobile homes as permitted in single-family residential and duplex residential districts, omitting whether or not they are permitted in a mixed-use district, and is therefore inconsistent with statements made in other Zoning Ordinance sections. Development standards in both the RASP and Master Plan follow the General Plan and applicable base district zoning standards set forth in PMC Title 18, and do not explicitly address mobile homes.

Program 15 in the Housing Plan will update the City's Code to clarify where mobile homes are permitted, and also verify such requirements are consistent with relevant State laws.

Congregate Care Residential

SB 520 became effective on January 1, 2002, and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a) (7) the City recognizes the importance of providing housing for persons with disabilities. Persons with disabilities have a number of specific housing needs, including those related to design and location. Design needs generally include the removal of architectural barriers that limit the accessibility of dwelling units and construction of wheelchair ramps, railings, etc. Location needs include accessibility to public transportation, commercial services, healthcare, and supportive services. Some persons with disabilities need group housing opportunities, especially those who are lower-income or homeless.

Congregate Care Residential is defined in PMC Section 18.08.040 as a building on a site designed and typically devoted to housing persons of impaired physical or mental capacities such as the frail elderly or the handicapped, and offering limited 24-hour nonmedical care. Congregate care residential uses are permitted in the RS-6, RS-5, and RS-4 zones with an approved zoning administrator use permit in accordance with Zoning Ordinance Sections 18.14.020 and 18.16.040. The congregate care residential uses must be (1) located within an existing structure that was built prior to October 20, 2010; (2) located within 300 feet of an existing collector/arterial roadway. Congregate care residential uses are also permitted in the RM, RMD, RH, and RHD zones, provided that such uses are separated from each other by a minimum distance of 300 feet, measured from any point upon the outside wall of the structure(s) housing the facility. This use is also permitted in the CO and CC Districts with a use permit and in the GN and M Districts provided it is located above or adjacent to ground-floor commercial uses.

The Zoning Ordinance criteria of requiring that congregate care residential is located in an existing structure that was built prior to October 20, 2010 is a constraint as it reduces the amount and locations of housing available for congregate care by focusing congregate care facilities in older neighborhoods. Program 15 in the Housing Plan will update the City's code to address this standard.

Group Residential

Group Residential is defined in PMC Section 18.08.040 as shared living quarters without separate kitchen or bathroom facilities for each room or unit. This classification includes boardinghouse, dormitory, fraternity, sorority, convent, and private residential club. These facilities are permitted with an approved use permit in the RM, RMD, RH, RHD, and CO Districts and is therefore not considered a housing constraint.

Residential Care Facilities

California Health and Safety Code (HSC) Section 1566.3 establishes requirements for local zoning standards for residential care facilities. HSC Section 1566.3(e) specifies that no conditional use permit, zoning variance, or other zoning clearance

shall be required of a residential care facility that serves 6 or fewer persons that is not required of a family dwelling of the same type in the same zone, while paragraph (g) indicates "family dwelling" includes, but is not limited to, single-family dwellings, units in multi-family dwellings, including units in duplexes and units in apartment dwellings, mobile homes, including mobile homes located in mobile home parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments. HSC Section 1569.85 further specifies these same requirements for residential care facilities for the elderly that serve 6 or fewer persons.

Limited Residential Care Facilities are defined in PMC Section 18.08.040 as California-licensed 24-hour nonmedical care for 6 or fewer persons in need of personal services, counseling, supervision, protection, or assistance in order to sustain the activities of daily living. These facilities are permitted in all residential districts, provided that such uses are separated from each other by a minimum distance of 300 feet. Facilities typically include foster homes, group homes, and assisted living services with shared kitchen and dining facilities.

While the use of property for the care of 6 or fewer disabled persons is a residential use for the purpose of zoning, the limitations that Limited Residential Care Facilities are limited to the residential districts and are subject to a minimum distance requirement exceeds standards applied to residential uses, such as single family and multifamily homes which are allowed in various non-residential and mixed-use districts and are not subject to minimum separate requirements. This constraint will be addressed in Program 15 in the Housing Plan.

Protective Residential Care Facilities are defined in PMC Section 18.08.060 as California-licensed 24-hour nonmedical care for seven or more persons, including wards of the juvenile court, in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. These facilities are currently permitted with a use permit in the RM, RMD, RH, RHD, CO and GN Districts. This Protective Residential Care Facilities use provides opportunities for residential care beyond Limited Residential Care Facilities in a variety of zoning districts and is therefore not considered a housing constraint.

Senior Housing

Senior Housing Units are defined in Section 18.50.123 of the City's Zoning Ordinance as handicapped-accessible units designated for occupancy by senior citizens within each subdivision or site intended for, or building within which the residents of the dwelling units are, senior citizens. Senior housing is processed according to the requirements of housing as of the same type (e.g., a single-family senior development is processed as a single-family development), except that the units must be designed to be accessible. This is not considered a housing constraint.

Single Residency Occupancy Units

A single residency occupancy (SRO) unit is a small (200 to 350 square feet) residential unit intended to serve a single individual. SROs provide affordable housing for individuals and can serve as an entry point into the housing market for formerly homeless people. The PMC does not contain a minimum amount of square footage or bedrooms per multi-family unit and therefore does not specifically regulate SROs. Rather, such units have been processed as multi-family residential developments, which are allowed as permitted uses in the RM, RMD, RH, RHD, CO, GN, CC, CS, CSD, CW, CP, GQ, and M zones, and subject to the same standards and requirements as those developments.

Development standards in both the RASP and Master Plan follow the General Plan and applicable base district zoning standards set forth in PMC Title 18, and do not explicitly address SROs.

Program 15 in the Housing Plan will update the City's Code to address SROs.

Employee Housing, including Farmworker Housing

The Zoning Ordinance does not currently define employee or farmworker housing. California Health and Safety Code (HSC) Section 17021.5 requires that employee housing serving 6 or fewer employees shall be deemed a single-family structure

and shall be treated subject to the standards for a single-family dwelling in the same zone. The City does not have any provisions in the Zoning Ordinance addressing employee housing serving 6 or fewer employees.

Furthermore, HSC Section 17021.6 requires that any employee housing consisting of no more than 36 beds in group quarters or 12 units or spaces that is approved pursuant to HCS Section 17021.8 shall be deemed an agricultural land use and permitted in the same manner as agricultural uses, with exceptions related to various health, safety, and resource conservation provisions identified in HSC Section 17021.8. The City does not have any provisions in the Zoning Ordinance addressing farmworker housing. Agricultural uses are allowed in the Industrial and Open Space districts.

To comply with the State Employee Housing Act (Section 17000 of the Health and Safety Code), Program 15 in the Housing Plan will require the Zoning Ordinance to be updated to define Employee Housing (including provisions for qualified employee housing as an agricultural land use) consistent with the requirements of State law and to permit employee housing serving six or fewer employees shall be deemed a single-family structure and shall be subject to the same standards for a single-family residence in the same zone, and to accommodate agricultural employee housing through permitting employee housing consisting of no more than 12 units or 36 beds in the same manner as other agricultural uses in the same zone. These revisions will be made in 2024.

Emergency Shelters

Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. California HSC Section 50801(e) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of 6 months or less by a homeless person" and Government Code Section 65583(a)(4)(C) expands the definition to include to include other interim interventions, including but not limited to navigation centers, bridge housing, and respite or recuperative care.

Article XVIII of the Zoning Ordinance facilitates the establishment of emergency shelters and allows ministerial approval without discretionary review or a public hearing for shelters that meet specific development standards.

Emergency shelters are an allowable use in the CS (Service Commercial) District, provided the shelter complies with the standards set forth in the Municipal Code. The CS district allows for other residential uses and is frequently located in the vicinity of services, making it well-suited to accommodate emergency shelters. There are approximately 23.3 acres of vacant land with 24 sites available for development ranging from 0.1 to 12.4 acres in size, with 18 sites ranging from 0.08 to 0.34 acres in size and can accommodate smaller emergency shelters (approximately 6 to 20 occupants) while 4 larger sites ranging from 0.41 to 1.13 acres in size can accommodate larger shelters up to the City's maximum size of 25 beds. As shown in Appendix A, the sites are mostly infill sites and are proximate to existing infrastructure and services. It is anticipated that development of an emergency shelter would occur on an undeveloped site; many of the vacant CS sites are adjacent to or in the immediate vicinity of residential development and are close to services. For example, multiple vacant CS sites located in the vicinity of Railroad Avenue and E. 10th St that are approximately 0.10 acre in size (085-205-001, 085-204-010, 085-205-004) are located with nearby commercial (market, barber shop, martial arts studio), residential, religious, and public (Pittsburg Housing Authority) uses; these sites are within walking distance of the elementary school, post office, Downtown commercial services, and the 8th Street Greenbelt. A 0.5-acre vacant CS site located on Central Avenue has adjoining quasi-public (labor union) and service commercial (landscaping company offices) to the east and west, with Central Avenue and E. 12th Street also adjoining the parcel; other uses in the vicinity include residential, religious, and service commercial uses. Both of these areas have TriDelta Transit stops located along Railroad Avenue within ¼-mile from the vacant sites. There are multiple vacant CS sites suitable for emergency shelters, with no known conditions (e.g., hazardous materials releases listed on EnviroStor or GeoTracker or exposure to noise sources that exceed City standards or stationary air pollution sources that would inequitably affect the CS sites) that would render them unsuitable or less suitable for habitation. The sites have more than enough capacity to accommodate the City's unsheltered population. In addition to the CS sites, low barrier navigation centers will be allowed by right in mixed use zones and nonresidential zones permitting multifamily uses, which include the M, CO, CN, CC, CS, CSD, CW, and CP zones – these zones include a variety of vacant

sites throughout the City, including sites ranging from 0.1 to 2 acres in size that are in close proximity to services and transit, including sites in the Downtown, along the Railroad Avenue, and in close proximity to the Pittsburg/Bay Point BART station.

The City's standards are consistent with the standards allowed by State law, except for parking requirements, and include maximum occupancy at no more than 25 beds, submittal of a management plan, establishment of a minimum distance of 300 feet between emergency shelters (Government Code Section 65583(a)(4)(B)(v) requires that emergency shelters are not required to be more than 300 feet apart), provision of a client intake area, a minimum of 2 off-street parking spaces, and, exterior lighting. Additional requirements for refuse storage areas and building site maintenance are set forth in PMC Sections 18.80.035 and 18.82.050. This use is not permitted in other zoning districts.

To comply with Government Code Section 65583, Program 15 in the Housing Plan will require the Zoning Ordinance to be updated expand the definition to include to include other interim interventions, including but not limited to navigation centers, bridge housing, and respite or recuperative care, ~~and~~ to require sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards will not require more parking for emergency shelters than other residential or commercial uses within the same zone, and to clarify that emergency shelters are not required to be more than 300 feet apart, consistent with Government Code Section 65583(a)(4)(B)(v). This update will occur simultaneously with the update to the Zoning Ordinance in the Summer of 2024.

Low Barrier Navigation Centers

A "low barrier navigation center" is housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. Assembly Bill (AB) 101 was approved on July 31, 2019, which added Article 12 (commencing with Section 65660) to Chapter 3 of Division 1 of Title 7 of the Government Code to address "low barrier navigation centers". Government Code Section 65660 requires a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, AB 101 defines "low barrier navigation center" as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier navigation center developments are essential tools for alleviating the homelessness crisis and are considered a matter of statewide concern. Low barrier navigation centers are a "by right use" in areas zoned for mixed use and nonresidential zones permitting multifamily uses."

The City's Zoning Ordinance does not address or define low barrier navigation centers and will be updated through Housing Program 15, to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a by-right use in areas zoned for mixed-use and nonresidential zones permitting multifamily uses.

Transitional and Supportive Housing

Transitional housing is defined (Government Code Section 65582(j) and Health and Safety Code 50675.2(h)) as "buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months." Supportive housing is defined (Government Code Section 65582(g) and Health and Safety Code 50675.14(b)) as "housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community." Transitional housing facilities meeting the Health and Safety Code Section 50675.2(h) definition are considered a residential use and allowed by right in all zones that allow residential uses, consistent with State law. These facilities are subject to the same development standards and permit processing criteria required for similar uses in the same zones.

Supportive housing meeting the Health and Safety Code definition in Section 50675.14(b), like transitional housing facilities, is considered a residential use and is allowed as a permitted use in all zones that allow residential uses, consistent with State law. Supportive housing is subject to the same development standards and permit processing criteria required similar uses in the same zones. State law requires supportive housing to be allowed by right in all zones where multifamily and mixed uses are permitted.

PMC Section 18.08.040 defines supportive housing as a multifamily residential facility in which there is no limit on length of stay; that is occupied by a target population; and that is linked to on-site or off-site services that assist the supporting housing resident in retaining the housing, improving the resident's health status, and maximizing the resident's ability to live and, when possible, work in the community.

PMC Section 18.08.040 defines transitional housing as a multifamily residential facility that is designed to assist persons in obtaining skills necessary for independent living in permanent housing, and that has all of the following components:

- Support services programs that include regular individualized case management services and may include alcohol and drug abuse counseling, self-improvement education, employment and training assistance services and independent living skills development.
- Use of a dwelling unit by a resident in a structured living environment, which use is conditioned upon compliance with the transitional housing program rules and regulations.
- A rule or regulation which specifies an occupancy period of no fewer than 30 days and no more than 24 consecutive months.

The Zoning Ordinance allows transitional and supportive housing in certain zones as shown in Table 49, but does not allow transitional and supportive housing in all zones that allow residential uses subject to the same standards as a residential unit of the same type in the same zone, and does not provide that supportive housing is a use by right in all zones where multifamily and mixed uses are permitted. The Housing Plan includes Program 15 to revise the Zoning Ordinance to ensure that transitional and supportive housing are allowed subject to the same standards as a residence of the same type in the same zone consistent with Government Code Section 65583(c)(3), and to allow eligible supportive housing as a by-right use in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.

Table 49. Housing Types Permitted by PMC Title 18 - Zoning Ordinance																					
Housing Types Permitted	RR	RS - 40	RS -10	RS -6	RS -5	RS -4	RM	RMD	RH	RHD	CO	CN	CC	CS	CSD	CW	CP	GQ	M	OS	I
Single-family residential, detached	■	■	■	■	■	■	■	■		U[1]								■[7]	■	■[12]	■[12]
Single-family residential, attached					■	■	■	■	■	■								■[7]	■		
Multi-family residential, including SROs							■	■	■	■	■[8]	■[8]	■[8]	■[8]	■[8]	■[8]	■[6]	■[7]	■[9]		
Manufactured housing[11]	■	■	■	■	■	■	■	■		■[1]								■[7]			
Mobile Homes	■	■	■	■	■	■	■	■		■[1]								■[7]		■	■
Accessory Dwelling Unit[2]	■	■	■	■	■	■	■	■	■	■[1]	■	■	■	■	■	■	■	■	■		
Group Residential							U	U	U	U	U										
Congregate Care Residential				■[3]	■[3]	■[3]	■[3]	■[3]	■[3]	■[3]	U	■[8]	U						■[3]		
Residential Care Facilities, Limited (≤6 beds)[3]	■[8]	■[8]	■[8]	■[8]	■[8]	■[8]	■[8]	■	■[8]	■	■[8]	■[8]	■[8]	■[8]	■[8]	■[8]	■[8]	■[8]	■[8]		
Residential Care Facilities, Protective (>6 beds)							U	U	U	U	U	U									
Emergency Shelters														■[4]							
Transitional Housing[10]							■	■	■	■	■[8]	■[8]	■[8]	■[8]	■[8]	■[8]	■[6]		■[9]		
Supportive Housing[10]							■	■	■	■	■[8]	■[8]	■[8]	■[8]	■[8]	■[8]	■[6]		■[9]		

1 Each lot existing as of June 20, 2007, shall be allowed 1 single-family residence as a conditionally permitted use, except that for an existing single-family residence for which a building permit was issued prior to June 20, 2007, plans for proposed building additions shall be reviewed by the city planner. Prior to approving the use permit, the Commission must make the findings specified in PMC 18.16.040 and must find that the site is not of adequate size to allow construction of apartment or condominium residences in accordance with the regulations summarized in Schedule 18.50.105. Development standards applicable to new construction of or addition to a single-family residence shall be those of the RMD District.

2 Permitted in any Residential or Planned Development District, on each lot that has a single-family dwelling, subject to the requirements of PMC 18.50.300 through 18.50.315.
3 Permitted; provided, that such uses shall be separated from each other by a minimum distance of 300 feet, measured from any point upon the outside wall of the structure(s) housing the facility.
4 Permitted subject to provisions of PMC Chapter 18.84, Emergency Shelters.
5 Limited to a building whose initial design and current use is for dwelling purposes, subject to a use permit.
6 Permitted above ground floor level only.
7 Permitted provided that the Planning Commission or City Planner, as appropriate, finds that the land will not be needed in the future for a public/institutional use.
8 Permitted above or adjacent to ground floor commercial use on the same site, subject to design review. Projects with multi-family residential units above or adjacent to commercial uses on the same site are permitted an increase of up to 0.25 FAR over that allowed in the applicable base district; provided that the residential floor area comprises no less than 25% and no more than 75% of the total square footage of building developed on site.
9 Permitted in the Railroad Avenue Specific Plan area and along the West 10th Street mixed-use corridor in accordance with residential development standards set forth in the applicable specific plan and design guidelines.
10 To be revised per Housing Element Program P-2.3.C to allow supportive and transitional housing as residential uses subject only to restrictions applicable to other residential uses of the same type in the same zone.
11 A manufactured home may be located in any R district where a single-family dwelling is permitted subject to the same restrictions.
12 Permitted upon approval by the city planner as caretaker quarters.
■ *= Permitted* U *= subject to a Conditional Use Permit*

Source: City of Pittsburg Zoning Ordinance, 2022

Table 50. Housing Types Permitted by RASP

Housing Types Permitted	Low Density Residential	Medium Density Residential	High Density Residential	TOD-High (M)	TOD-Medium (M)	TOD-Residential (CN)	Business Commercial (CC)	Community Commercial[1] (CC)	Community Commercial[2] (CO)	Public/ Institutional
Single-family residential, detached	■	■		■	■					■[7]
Single-family residential, attached	■[4]	■	■	■	■					■[7]
Multi-family residential, including SROs		■	■	■[9]	■[9]	■[8]	■[8]	■[8]	■[8]	■[7]
Manufactured housing[11]										
Mobile Homes										
Accessory Dwelling Unit[2]	■	■	■	■	■	■	■	■	■	■[7]
Group Residential									U	
Congregate Care Residential	■[3]	■[3]	■[3]	■[3]	■[3]	■[8]	U	U	U	

Residential Care Facilities, Limited (≤6 beds)[3]	■[8]	■[8]	■[8]	■[8]	■[8]	■[8]	■[8]	■[8]	■[8]	■[7]
Residential Care Facilities, Protective (>6 beds)						U			U	
Emergency Shelters										
Transitional Housing[10]	■[9]	■[9]	■[9]	■[9]	■[9]	■[8]	■[8]	■[8]	■[8]	■[7]
Supportive Housing[10]	■[9]	■[9]	■[9]	■[9]	■[9]	■[8]	■[8]	■[8]	■[8]	■[7]

1 Applicable to west side of Harbor Street between California Avenue and Army Street within the Community Commercial land use classification.

2 Applicable to all areas except west side of Harbor Street between California Avenue and Army Street within the Community Commercial land use classification.

[1] Each lot existing as of June 20, 2007, shall be allowed 1 single-family residence as a conditionally permitted use, except that for an existing single-family residence for which a building permit was issued prior to June 20, 2007, plans for proposed building additions shall be reviewed by the city planner. Prior to approving the use permit, the Commission must make the findings specified in PMC 18.16.040 and must find that the site is not of adequate size to allow construction of apartment or condominium residences in accordance with the regulations summarized in Schedule 18.50.105. Development standards applicable to new construction of or addition to a single-family residence shall be those of the RMD District.

[2] Permitted in any Residential or Planned Development District, on each lot that has a single-family dwelling, subject to the requirements of PMC 18.50.300 through 18.50.315.

[3] Permitted; provided, that such uses shall be separated from each other by a minimum distance of 300 feet, measured from any point upon the outside wall of the structure(s) housing the facility.

[4] Permitted in select areas provided that each unit has ground-floor living area and private or common outdoor open space.

[5] Limited to a building whose initial design and current use is for dwelling purposes, subject to a use permit.

[6] Permitted above ground floor level only.

[7] Permitted provided that the Planning Commission or City Planner, as appropriate, finds that the land will not be needed in the future for a public/institutional use.

[8] Permitted above or adjacent to ground floor commercial use on the same site, subject to design review. Projects with multi-family residential units above or adjacent to commercial uses on the same site are permitted an increase of up to 0.25 FAR over that allowed in the applicable base district; provided that the residential floor area comprises no less than 25% and no more than 75% of the total square footage of building developed on site.

[9] Permitted in the Railroad Avenue Specific Plan area and along the West 10th Street mixed-use corridor in accordance with residential development standards set forth in the applicable specific plan and design guidelines.

[10] To be revised per Housing Element Program P-2.3.C to allow supportive and transitional housing as residential uses subject only to restrictions applicable to other residential uses of the same type in the same zone.

[11] A manufactured home may be located in any R district where a single-family dwelling is permitted subject to the same restrictions.

■ = *Permitted* U = *subject to a Conditional Use Permit*

Source: City of Pittsburg Railroad Avenue Specific Plan, 2009

Table 51. Housing Types Permitted by Master Plan				
Housing Types Permitted	**MDR (M)**	**HDR (RH)**	**R (M)**	**F (M)**
Single-family residential, detached	■		■	■
Single-family residential, attached	■	■	■	■
Multi-family residential, including SROs	■[9]	■	■[9]	■[9]
Manufactured housing[11]				
Mobile Homes				
Accessory Dwelling Unit[2]	■	■	■	■
Group Residential		U		
Congregate Care Residential	■[3]	■[3]	■[3]	■[3]
Residential Care Facilities, Limited (≤6 beds)[3]	■[8]	■[8]	■[8]	■[8]
Residential Care Facilities, Protective (>6 beds)		U		
Emergency Shelters				
Transitional Housing[10]	■[9]	■	■[9]	■[9]
Supportive Housing[10]	■[9]	■	■[9]	■[9]

1 Each lot existing as of June 20, 2007, shall be allowed 1 single-family residence as a conditionally permitted use, except that for an existing single-family residence for which a building permit was issued prior to June 20, 2007, plans for proposed building additions shall be reviewed by the city planner. Prior to approving the use permit, the Commission must make the findings specified in PMC 18.16.040 and must find that the site is not of adequate size to allow construction of apartment or condominium residences in accordance with the regulations summarized in Schedule 18.50.105. Development standards applicable to new construction of or addition to a single-family residence shall be those of the RMD District.

2 Permitted in any Residential or Planned Development District, on each lot that has a single-family dwelling, subject to the requirements of PMC 18.50.300 through 18.50.315.

3 Permitted; provided, that such uses shall be separated from each other by a minimum distance of 300 feet, measured from any point upon the outside wall of the structure(s) housing the facility.

4 Permitted subject to provisions of PMC Chapter 18.84, Emergency Shelters.

5 Limited to a building whose initial design and current use is for dwelling purposes, subject to a use permit.

6 Permitted above ground floor level only.

7 Permitted provided that the Planning Commission or City Planner, as appropriate, finds that the land will not be needed in the future for a public/institutional use.

8 Permitted above or adjacent to ground floor commercial use on the same site, subject to design review. Projects with multi-family residential units above or adjacent to commercial uses on the same site are permitted an increase of up to 0.25 FAR over that allowed in the applicable base district; provided that the residential floor area comprises no less than 25% and no more than 75% of the total square footage of building developed on site.

9 Permitted in the Railroad Avenue Specific Plan area and along the West 10th Street mixed-use corridor in accordance with residential development standards set forth in the applicable specific plan and design guidelines.

10 To be revised per Housing Element Program P-2.3.C to allow supportive and transitional housing as residential uses subject only to restrictions applicable to other residential uses of the same type in the same zone.

11 A manufactured home may be located in any R district where a single-family dwelling is permitted subject to the same restrictions.

■ *= Permitted* U *= subject to a Conditional Use Permit*

Source: Pittsburg/Bay Point BART Master Plan, 2011

Additional Use Opportunities Through Flexible Development Standards and City Policies

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. This includes housing to meet the needs of different types of households with incomes ranging from low to above moderate.

The City's Zoning Ordinance allows a range of residential uses within the various zoning districts to accommodate a variety of housing types, such as single-family, duplex, multifamily, mobile homes, residential care facilities, agricultural employee housing, single room occupancy housing, supportive housing, transitional housing, and emergency shelters. As shown in Tables 49 through 51, a number of zoning districts in Pittsburg allow a range of residential uses that are permitted by right while districts also allow additional residential uses with a Use Permit (UP) to provide housing flexibility. UPs are discretionary permits that address whether a proposed use complies with applicable zoning standards and is compatible with surrounding uses.

The City provides several mechanisms to facilitate the provision of a diversity of housing types to address needs in the community. These mechanisms include the PD (Planned Development) District, density bonuses in accordance with state law, and the Inclusionary Housing Ordinance.

Planned Development District

The City has established the PD (Planned Development) District zoning classification to permit more creative and flexible designs for residential development than would ordinarily be permitted in the base residential districts. A residential PD District is essentially a custom-tailored zoning district that may allow a variety of lot sizes, tenure, and types of housing (zero lot line, couplets, common wall and detached housing, owner and rental housing) in one development. PD Districts allow variation in location and arrangement (clustering) of units, height requirements, and variation in yards and setbacks. This flexibility encourages preservation of open space, creativity in site design, and provision of neighborhood amenities to increase the quality of design and life of residents. It also allows developers to address specific geological or environmental factors on the site.

The specific purpose of the PD District is to:

- Establish a procedure for the development of large parcels of land in order to reduce or eliminate the rigidity, delay, and inequity that otherwise would result from application of zoning standards and procedures designed primarily for small parcels.
- Ensure orderly and thorough planning and review procedures that will result in quality urban design.
- Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenities.
- Provide flexibility, consistent with the General Plan, from the rigid land use and development regulations found in base districts in order to take advantage of unique land use or site characteristics.
- Encourage allocation and improvement of common open space in residential areas, and provide for maintenance of the open space at the expense of those who will directly benefit from it.
- Encourage the preservation of serviceable existing structures of historic value or artistic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended.
- Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.

Density Bonus and Incentive

Government Code Section 65915 (including AB 1763, approved in October 2019), establishes the State Density Bonus Law which is intended to support, among other incentives and concessions, the development of qualified housing by offering developers the ability to construct additional housing units above an agency's otherwise applicable density range or donate

land for such qualified housing. In general, the City may grant one density bonus when one at least one of the following criteria is met:

- 10% of the total units of a housing development for rental or sale to lower income households, as defined in Section 50079.5 of the Health and Safety Code.
- 5% of the total units of a housing development for rental or sale to very low-income households, as defined in Section 50105 of the Health and Safety Code.
- A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or a mobile home park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.
- 10% of the total dwelling units of a housing development are sold to persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.
- 10% of the total units of a housing development for transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.). The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low-income units.
- 20% of the total units for lower income students in a student housing development that meets certain criteria.
- 100% of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20% of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code.

PMC Section 18.46.030 stipulates that a developer of a housing development in the City may be permitted a density bonus and incentives in accordance with the provisions of state law (California Government Code Sections 65915 through 65918) and local inclusionary housing ordinance but omits pertinent language fails to address specific criteria. Program 15 in the Housing Plan will update the City's Code to update the City's density bonus provisions to provide density bonuses, incentives, and parking reductions as specified by Government Code Section 65915.

Inclusionary Housing

Inclusionary housing is outlined in PMC Section 18.86.010 to establish minimum requirements, incentives, and alternative measures by which to ensure the provision of safe, decent, and affordable housing for all segments (both owner and rental) of the city's population, regardless of household income. Minimum affordability requirements are summarized in Table 50 by income, tenure and development type.

Table 50. Inclusionary Housing Requirements

Tenure Type	General Plan Designation	Minimum Affordability Requirement
Ownership	Low Density Residential Hillside Low Density Residential	At least 9% set aside for moderate-income households, and 6% set aside for very low-income households; or At least 20% set aside for moderate-income households
	Low Density Residential Downtown Low Density Residential Medium Density Residential High Density Residential Downtown Medium Density Residential Downtown High Density Residential	At least 9% set aside for low-income households, and 6% set aside for very low-income households; or At least 20% set aside for low-income households

	Residential Downtown High Density Residential	
Rental	All residential land use designations	At least 9% set aside for low-income and at least 6% set aside for very low-income households; or At least 10% set aside for very low-income; or At least 6% set aside for extremely low-income households; or 6% set aside for extremely low-income households
Source: City of Pittsburg Zoning Ordinance, 2022		

PMC Section 18.86.010 specifically requires that these affordable units be constructed on-site or that the developer fulfill one of the alternative means of compliance described below. Additionally, set-aside affordable units must be "comparable" units in type, bedroom mix, and exterior appearance to the market-rate units and that there must be a greater number of off- site units than those required on-site under the ordinance. They must also be constructed and have had final inspections for occupancy prior to issuance of a Certificate of Occupancy for the related market- rate units in any residential project that is developed in a single phase.

The inclusionary housing section provides incentives to balance the development of affordable housing requirements with market-rate housing development and contains an incentive for developers to create larger family-sized units (4 or more bedrooms) by offering credits toward the overall inclusionary requirement.

Incentives for On-Site Compliance

PMC Section 18.86.060 provides incentives for on-site compliance, indicating that compliance with the basic requirements of the applicable PMC 18.86.040(A), (B) or (C) may include one or more of the following incentives:

- For low-density owner projects, affordable units required by PMC 18.86.040(B) may be constructed as single-family dwelling units on smaller lot sizes, with minimum sizes determined by the Planning Commission, and on the same project site as market rate units. All of the affordable units constructed under this subsection must have a minimum of 3 bedrooms.
- For owner projects, affordable units required by PMC 18.86.040(C) may be constructed as single-family detached dwelling units, single-family attached dwelling units or condominium dwelling units on the same site as market rate units, with the provision for minimum lot sizes to be determined by the Planning Commission. All of the single-family detached affordable units constructed under this subsection must have a minimum of 3 bedrooms. A minimum of one-third of the single-family attached or condominium affordable units constructed under this subsection must have a minimum of 3 bedrooms.
- Affordable units may be a maximum of 10% smaller in square footage than market rate units in the same residential project.
- Affordable units may have a fewer number of bathrooms than market rate units in the same residential project, but in no case shall affordable units have fewer than the number of bathrooms per bedrooms as specified in PMC 18.86.050(C).
- Affordable units may have a different interior design than market rate units in the same residential project.
- Affordable units may have different interior finishes and features than market rate units in the same residential project; provided, that the finishes and features are durable, of good quality and consistent with contemporary standards for new housing.
- Minimum off-street parking requirements may be reduced from the requirements of Chapter 18.78 PMC for affordable units and market rate units in the same residential project; provided, that the residential project is located within walking distance to transit facilities or is a mixed-use residential project located in the downtown commercial area of the New York Landing Historical District. In order to reduce parking requirements for a residential project,

the planning commission must find that the reduction in parking will reduce demand for on-site parking in an amount equal to the reduction approved, and that the proposed parking ratio will not negatively impact parking facilities in the area.

- Payment of in lieu park land dedication fees, local traffic mitigation fees and building inspection fees typically required upon issuance of a building permit may be deferred until the developer of the residential project requests a final inspection for occupancy of the dwelling unit for which the permit was issued.
- 4-bedroom affordable units may be constructed in rental projects and shall be credited as one and one-quarter of a unit in the calculation of total affordable units required in rental projects pursuant to PMC 18.86.040(A).
- The number of dwelling units in a residential project may be increased in accordance with density bonus law (Government Code Section 65915).

Alternatives to Construction of Affordable Units On-Site of Owner Projects or Low-Density Owner Projects

The section does not permit exemptions to the affordability requirement. However, it does allow alternative means of compliance for all or a portion of the affordable housing requirement. Alternative means of compliance may be provided in one of 4 ways: (1) off-site construction; (2) fee in lieu of construction; (3) dedication of land; or (4) purchase of off-site covenants.

Alternative means of compliance for all or a portion of the affordable housing requirement are subject to the discretion of the City Council, which may approve the request upon finding that the requested off-site compliance measure would provide an opportunity for public benefit not otherwise obtainable through on-site construction. In the event that a developer is permitted to fulfill the inclusionary requirement through an alternative means of compliance, no building permit would be issued for the market-rate portion of the project until the developer has constructed and received a Certificate of Occupancy for the affordable units or received a certification from the City Manager's Office that the developer has made satisfactory and complete arrangements to meet the affordable housing requirement.

In the event that the developer is permitted to pay in-lieu fees as an alternative means of compliance, the ordinance specifically directs that in-lieu fees be expended exclusively to provide or assure continued provision of affordable housing through acquisition, construction, development assistance, regulation, financing, rent subsidies, and for costs of administering programs that serve those ends.

Affordability Terms/Restrictions

The Inclusionary Housing section contains affordability restrictions/requirements to ensure that the affordable units provided remain as such. These restrictions are implemented through an Affordable Housing Agreement that identifies the specific units designated as affordable, the affordable sales/lease price of the units, and the provisions and stipulations of the ordinance. An Affordable Housing Agreement is required prior to the approval of a final map (for ownership projects) or issuance of a building or grading permit (for rental projects), and developers cannot sell or lease units for occupancy until an agreement is reached on this documentation.

Specific affordability restrictions specified in the Inclusionary Housing section and implemented by the Affordable Housing Agreement include:

- Deed Restrictions – The section assures the affordability of the reserved units by requiring a minimum deed restriction of 55 years for rental and 45 years for owner housing.

- For-Sale Units – The section assures the affordability of the reserved units by requiring a minimum 45-year deed restriction for owner housing. In the case of owner-occupied affordable units that are transferred during the required term, renewed restrictions shall be entered into on each change of ownership during the 45-year renewal term. Affordable units that are owner-occupied and for which the City Council has executed an equity participation

agreement with the developer of the residential project shall not be subject to the minimum 45-year term required by this subsection. The maximum sales price permitted on resale of an affordable unit designated for owner-occupancy shall be the lower of (a) fair market value, or (b) the seller's lawful purchase price under this chapter, appreciated by the rate of increase of area median income during the seller's ownership. The resale restrictions shall allow the City a right of first refusal to purchase any affordable owner-occupancy unit at the maximum price that could be charged to a purchaser household at any time the owner proposes sale.

- Enforcement – The section also contains provisions for the enforcement of its requirements. A person who violates the affordable housing restrictions, such as selling or renting an affordable unit at a price or rent exceeding the maximum allowed or to a household not qualified, is subject to civil action and any other proceeding or method permitted by law.

During economic downturns, market constraints can make application of inclusionary requirements on for-sale housing difficult to enforce as the restricted sale price may be comparable to market-rate prices, which was experienced during the 4th Cycle. During the planning period, for-sale development projects have typically met the inclusionary requirement with on-site ADUs that are rent-restricted as affordable units which allows the single-family home to be sold at an unrestricted price with the deed restriction that the ADU remain affordable. The inclusionary housing requirements have not been identified as a constraint by project developers. However, the requirements should be modified to encourage housing options other than ADUs to meet the inclusionary requirement. Specifically, for-sale units on smaller lot sizes and half-plex units and on-site single family or duplex rentals in a single-family neighborhood should be allowed to accommodate the requirement for for-sale projects in order to encourage additional housing types as ADUs may end up not being rented and not increasing the affordable housing stock. Program 2 in the Housing Plan requires an update to the inclusionary housing section to expand options to address the requirement and to review the requirement every 5 years to ensure that inclusionary units are being constructed and being made available to lower income households.

Zoning and Land Use Provisions for a Range of Housing Types

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As previously described, single-family homes, multifamily homes, single-room occupancies, emergency shelters, transitional housing, supportive housing, employee and agricultural employee housing, accessory dwelling units, residential care facilities, mobile/manufactured homes, and mobile home parks are accommodated by the City's Zoning Ordinance. The City's definition of "family" does not constrain household size or relationship of household family members and refers to a group living as a single housekeeping unit and thus does not constrain disabled persons, regardless of relationship to one another, from residing together in a dwelling. As described under the allowed housing types discussion above, Program 15 will remove constraints associated with these uses to ensure such uses are allowed consistent with the requirements of State law. Additionally, Housing Plan Program 14 will ensure that the City monitors the development processes and zoning regulations to identify and remove constraints to the development of housing consistent with federal and state legislation.

Persons with Disabilities (Reasonable Accommodation)

SB 520 became effective on January 1, 2002, and requires local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code Section 65583(a)(7), the City recognizes the importance of providing housing for persons with disabilities. Additionally, Government Code Section 65008 requires localities to analyze potential and actual constrains upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons. As part of the Housing Element update process, the City analyzed the Zoning Ordinance, development standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with State accessibility standards. The City determined whether these requirements are constraints to special housing accommodations for persons with disabilities (such as disabled access within required setbacks or yards), whether

the City facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently, and whether conditions of approval are reasonable.

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of 6 or fewer disabled persons to be classified as a residential use under zoning. According to SMC Chapter 10.88, "Residential care homes" means facilities providing residential social and personal care for children, the elderly, and people with some limits on their ability for self-care, but where medical care is not a major element, and includes rehabilitation centers. As discussed above under Residential Care Facilities, the City's Zoning Ordinance permits residential care facilities serving 6 or fewer people by right in all residential zoning districts with the requirement of a 300-foot separation between facilities. Program 15 in the Housing Plan will ensure that residential care facilities serving 6 or fewer persons are permitted consistent with the requirements of State law.

Procedures for Ensuring Reasonable Accommodations

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. Reasonable accommodations refer to flexibility in standards and policies to accommodate the needs of persons with disabilities. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

Reasonable accommodations are addressed in PMC Section 18.30.010, which establishes procedures for making requests for reasonable accommodations in land use, zoning and building regulations, policies, practices and procedures to comply fully with the intent and purpose of fair housing laws.

Requests for reasonable accommodation for a single-family home shall be reviewed by the city planner or designee if there are no additional discretionary approvals sought other than the request for reasonable accommodation. Requests for reasonable accommodation for residential uses other than a single-family home or a request for a reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the zoning administrator, planning commission, or city council, as applicable.

The City requires that a notice be sent to property owners within 300 feet of the property for which the accommodation is requested no fewer than 10 calendar days prior to making a decision.

PMC Section 18.30.070.A. requires the following findings to be made for a reasonable accommodation request:

1. The housing that is the subject of the request will be utilized by a disabled individual pursuant to fair housing laws;
2. The request for reasonable accommodation is necessary to make specific housing available to an individual with a disability pursuant to fair housing laws;
3. The requested accommodation would not impose an undue financial or administrative burden on the city; and
4. The requested accommodation would not require a fundamental alteration in the nature of the city's land use, zoning or building regulations.

The City of Pittsburg Planning and Engineering Departments and Building Division also reviews all proposed site plans, as well as areas surrounding proposed developments including but not limited to rights-of-way, curb cuts, sidewalks, and landscaping, to ensure the proposed areas are compliant with Title 24, Housing Accessibility Regulations.

Decisions are issued by the City within 30 days after the application is deemed complete, except for requests that are in conjunction with other development entitlements which are reviewed concurrently with such entitlements.

Appeals to the reasonable accommodation decision may be made in accordance with the process for all decisions and appeals, except that property owners within 300 feet of a single-family project may appeal the decision.

While the application process, timing of review, and findings do not constrain the reasonable accommodations process, there are several provisions that may constrain reasonable accommodation decisions. The limitation that staff-level review is only available for single-family homes constrains reasonable accommodations requests for multifamily units, the requirement that property owners within 300 feet of a single-family home that is subject to a request be notified of the application may introduce constraints into an otherwise ministerial review process, and the lack of a simplified appeal process for an applicant requesting a reasonable accommodation may also constrain the process. Program 254 ensures that the City's reasonable accommodation process is updated to address these constraints and be consistent with the State's model reasonable accommodation ordinance.

Permits and Processing

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City consistently applies the requirements of the Zoning Ordinance to all residential projects and has not noted any impacts which suggest a limitation on the construction of housing units designed for persons with disabilities. The City has received no complaints from local building contractors or lower income and/or senior citizen housing advocates regarding any impacts on the construction or rehabilitation of housing for persons with physical disabilities created as a result of building codes.

The City does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential uses serving persons with a disability.

Building Codes and Requirements

Building codes are essential to ensure safe housing, though excessive standards can constrain the development of housing. The City's building code also requires new residential construction to comply with the federal Americans with Disabilities Act (ADA), which regulates accessibility for disabled persons. Although these standards and the time required for inspections increase housing rehabilitation or production costs, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing and to address the housing needs of all residents in the community.

All development in Pittsburg is required to adhere to building construction standards that conform to the California Building Code (Title 24 of the California Code of Regulations). The City of Pittsburg enforces building codes and regulations through its development review process. The City reviews local ordinances and regulations on an ongoing basis to evaluate whether changes are necessary or desirable and consistent with changing state law. As a standard practice, the City does not impose additional local requirements to the California Building Code standards. The City enforces the 2019 California Building Code, including Chapter 11A which addresses the provisions for housing accessibility for people with disabilities and Chapter 11B which addresses the provisions for accessibility to public buildings, public accommodations, commercial buildings, and public housing for people with disabilities. These standards include requirements for a minimum percentage of fully accessible units in new multi-family developments. The City also permits existing and new homes to be retrofitted or fitted for features that provide for accessibility and independent living for persons with disabilities. Further, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

Subdivision Ordinance

The City's Subdivision Ordinance (Title 17 of the Municipal Code) defines the City's official requirements governing the division of land into separate parcels for future development. The City's Subdivision Ordinance is patterned after the model version recommended by the State Office of Planning and Research and adheres to the requirements of the State Subdivision Map Act. The requirements for adequate roads, lot size dimensions, provisions for water supply and sewage disposal, and drainage improvements are among the key factors addressed in the Subdivision Ordinance. The ordinance has proven

valuable in sustaining a cohesive pattern of development with unified street standards that are coordinated with the existing City-street network. These regulations ensure that residential building sites can exist in a safe environment to accommodate a wide range of residential building options desired by the public. Annual monitoring of the effectiveness of these regulations is achieved through input received from the City's Public Works Department, Building Department, Planning Department, and the Contra Costa County Fire Protection District.

Growth Control Ordinance/Contra Costa County Measure C and Measure J

As part of the County's Measure C Transportation Improvement and Growth Management Expenditure Program, adopted in 1988, the City was required to incorporate a Growth Management Element into its General Plan. In 2004, County voters approved a 25-year extension to Measure C, known as the Contra Costa County Transportation Sales Tax Expenditure Plan (Measure J). The Growth Management Element includes traffic level of service standards, programs for routes of regional significance, performance standards for public facilities, and a 5-year Capital Improvement Program.

The intent of the Growth Management Element is to ensure balance between new urban development and public facilities. Fees collected by the City are used for local street maintenance and improvements (see Local and Regional Transportation Fees discussion above). The Growth Management Element is not considered a constraint to housing development but ensures that new development can be accommodated by the public facilities systems. Further, it facilitates regional interaction and cooperation in identification and funding of improvements and development.

The City's growth management provisions that address Measure C and Measure J do not limit the number of housing units built in any given year or limit where housing is developed within the City. The growth management provisions are not an impediment to Pittsburg accommodating its housing needs.

Code Enforcement

Code enforcement activities in Pittsburg are proactive, through the City's Residential Rental Inspection Program, and also address code enforcement complaints. The Code Enforcement program is not targeted toward specific income groups or neighborhoods. Complaints received are distributed to the Code Enforcement Officer responsible for the city "quadrant" in which the complaint was generated. Code enforcement is handled by the Community and Economic Development Departments with assistance from the Planning Division and Building Division.

The City Council adopted Ordinance No. 06-1259 on February 21, 2006, establishing a Residential Rental Inspection Program. The program requires identification and registration of all rental properties in the city (approximately 10,000 properties), physical inspection of properties, and, if needed, issuance of correction notices and citations in order to gain compliance with the standards set forth in the California Building Code and the Pittsburg Municipal Code. Approximately 5,400 properties are currently enrolled in the program.

2. Entitlement Processing and Permit Procedures

As is common in many cities, Pittsburg requires developers to obtain a series of approvals, or entitlements, before constructing any new development in the city, in order to ensure that new development is consistent with the City standards of design, health, and safety. The length of the entitlement process can vary greatly depending on the environmental analysis required for the project (see discussion of the California Environmental Quality Act (CEQA) in Section 3.3) and requires payment of planning permit and Engineering and Building plan check and permit fees. An analysis of the development approval process and fees indicates that the City of Pittsburg is not overly restrictive in its requirements for development approval, the processing time required for development, or its fee structure. The entitlement and development process for Pittsburg is expeditious and comparable to surrounding communities. The City places an emphasis on customer service and providing developers with assistance early in the development process. Tools such as online display of development standards on the City's website and free pre-application project review by all City departments (separate from the formal Preliminary Plan Review application) assists developers in ensuring that application submittals are nearly complete and in compliance with the Municipal Code on initial application for a development permit. The pre-application review process also

provides developers with a sense of potential conditions of approval for a project, such as installation of infrastructure and frontage improvements, design review conditions, or other potential issues, prior to the application submittal.

Applicable submittal requirements for all application types are outlined in the Zoning Ordinance and in the Planning Department "Submittal Checklist" handout. All applications, submittal requirements, and fee information are available at the Permit Counter in City Hall and can also be downloaded from the City's website. The process is further streamlined by the practice of asking the Planning Commission to review all applications for a development project in one meeting (for example, an application for rezoning is typically taken to the Commission along with subdivision, design review, and other entitlements). The Planning Commission meets twice each month, and projects subject to a CEQA categorical or statutory exemption are usually acted on within 6 to 8 weeks of submittal of a complete application. The City is able to expedite the planning review process for housing projects because the Planning Commission has both quasi-judicial land use and design review approving authority.

Processing Procedures

Entitlement Applications

The City does not normally conduct discretionary review for single-family units or duplexes. There is, however, design review for all residential multi-unit projects of more than ~~2~~ 5 units.

The following is a summary of the steps involved with the planning entitlement and public hearing process for discretionary housing development applications:

Step 1 (Application filed) – The applicant submits a completed Planning Application (which is applicable for conditional use permits, design review, general plan amendments, rezoning, subdivisions, preliminary plan reviews, temporary activities, variances, minor modifications, and sign reviews) along with the necessary plans and materials and application fee as identified on the submittal checklist to Planning Department staff.

Step 2 (Completeness review) – Upon receipt of a complete application, the Planning Department routes the project plans and materials to multiple City departments for their concurrent review and comment, and for recommended conditions of approval. Although the Planning Department is primarily responsible for administering the planning permit process, there is close coordination with all branches of the City government, including the Public Works Department, Building Department, City Engineer, Police Department, and the Fire Department. Outside agencies and organizations may also play a role in the review process, depending upon the circumstances of the application. For example, the State Department of Fish and Game participates in the review of projects involving wetlands, while Caltrans reviews developments involving changes to the right-of-way associated State highways. Completeness review is conducted within the timelines established by the Permit Streamlining Act (30 days to determine completeness after the application is submitted).

Step 3 (Incomplete notification) – If the application is incomplete, the applicant will be required to submit follow-up information as requested. The time to complete this step varies and is determined by the applicant. If the application was initially found to be complete, this step is skipped. Completeness review is conducted within the timelines established by the Permit Streamlining Act (30 days to determine completeness after the application is submitted or re-submitted).

Step 4 (Environmental review) – The application is reviewed to determine whether the project is exempt from the requirements of the California Environmental Quality Act (CEQA) or if an Initial Study is required. Projects in Pittsburg may be found to be exempt from CEQA under the urban infill exemption. If a Negative Declaration is prepared, environmental review may take up to 6 months. EIRs take approximately 12-18 months. Environmental review is conducted concurrently with review of the project, including Steps 5, 6, and 7, and is conducted within the timelines established by CEQA.

Step 5 (Staff report and COAs) – Once all departments and agencies have reviewed the project, Planning Department staff prepares Conditions of Approval (COAs), which are included within the staff report that is forwarded to the approving authority for its review and consideration, and for public review.

Step 6 (Noticing) – The Planning Department will prepare a Public Hearing notice for the project (this notice will include the environmental determination). For ministerial projects that are exempt from Noticing requirements, this step is not applied.

Step 7 (Public Hearing and Decision) – At the Public Hearing, testimony is heard on the project and the approving authority takes final action on the project. Note: Permits for new development that include land use and/or zoning issues such as General Plan Amendments or Rezoning require 2 public hearings (one Planning Commission meeting and one City Council meeting). In these cases, the City Council is the final approving authority. Public hearings are conducted within the time limits established by the Permit Streamlining Act, which generally requires that a public agency shall approve or disapprove a project within 180 days of certification of an environmental impact report (EIR), except that the timeline is reduced to 60 to 90 days from certification for certain development projects, 60 days from the adoption of the negative declaration, or 60 days from the City's determination that a project is exempt from CEQA. For ministerial projects that are exempt from Public Hearing requirements, the staff report (Step 5) is considered by the decision-making authority and a decision is rendered. Program 15 will establish specific City processes for projects that are subject to streamlined review.

Table 51 summarizes standard application processing times. The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table 52 identifies the typical processing times for most entitlements and the reviewing body for each entitlement. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports (EIR), General Plan Amendments, rezones, or variances). Also, certain review and approval procedures may run concurrently. For example, a design review for a multifamily condominium project would be processed concurrently with the subdivision map. The City complies with the Permit Streamlining Act and has not had any projects that have not complied or where developers have indicated to the City that the timing is out of compliance with the Permit Streamlining Act. As discussed below under Streamlined Review, the Zoning Ordinance does not address streamlined review per SP 330 and SB 35 and will be amended through Housing Program 15 to ensure that eligible multifamily, mixed use, and multi-unit projects are provided streamlined ministerial (by-right) review and are only subject to objective design and development standards consistent with relevant provisions of State law, including SB 330 and SB 9, as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300.

Table 51. Application Processing Times

Type of Approval or Permit	Typical Processing Time	Approval Body
General Plan Amendment	24-52 weeks	City Council
Rezoning/Zoning Map Amendment	24 weeks	City Council
Zoning Ordinance Amendment	24 weeks	City Council
Administrative Design Review	6-12 weeks	~~City Staff~~Zoning Administrator
Design Review	6-12 weeks	Planning Commission
Preliminary Plan Reviews	2-4 weeks	City Staff
Temporary Activity	2-4 weeks	City Staff
Use Permit	8-16 weeks	Planning Commission
Tentative Parcel Map	24 weeks	Planning Commission
Tentative Parcel Map with Dedications	52 weeks	Planning Commission – Map approval City Council – Dedications (typically considered as consent items)

Tentative Subdivision Map	28 weeks	Planning Commission
Variance	16 weeks	Planning Commission
Planned Development Permit	16-24 weeks	City Council
Source: City of Pittsburg, 2022		

The City also encourages the joint processing of related applications for a single project. For example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative subdivision map, and any necessary variances. These procedures save time, money, and effort from both the public and private sector and could substantially decrease the costs for a developer. It is important to note that some processing timelines cannot be made shorter without violating State laws, particularly as they relate to public noticing, compliance with CEQA, etc. Table 52 outlines typical approval requirements for a single-family infill project, a 100-unit subdivision, and a 100-unit multifamily project, assuming that the land is zoned appropriately.

Table 52. Typical Processing Procedures by Type

	Single-Family Unit	Single-Family Subdivision	Multifamily Project
Approval Requirements	Site Plan/Design Review	Tentative Subdivision Map Design Review Initial Study/Negative Declaration Design Review Final Map	Design Review Initial Study/Negative Declaration or CEQA Exemption
Estimated Total Processing Time	Up to 30 days	Small projects: 1-4 Units – 2-15 months Large Projects: 5 or more units – 6-24 months	2-4 months with CEQA Exemption 6-8 months with IS/MND
Source: City of Pittsburg, 2022			

City staff avoids any unnecessary timing constraints on development by working closely with developers and property owners to expedite approval procedures. In addition, City staff will assist the developer through the permit processing to ensure a rapid processing time. It should be noted that Tables 51 and 52 assume the following:

1. The applicant and staff meet and discuss the project before submitting the application;
2. The applicant provides a complete application and may need to work with staff to adjust the project before it is initially reviewed and considered by the approving authority;
3. There are not significant environmental issues that would require an Environmental Impact Report; and
4. The approval of the project is not appealed to the City Council.

Design Guidelines

All residential, commercial, and industrial development in Pittsburg is subject to the Development Review Design Guidelines adopted by the Planning Commission on May 14, 1996 (Planning Commission Resolution No. 8927) with updated Green Building Development Review Design Guidelines adopted by the Planning Commission on November 9, 2010 (Planning Commission Resolution No. 9864). The Design Guidelines document is considered a tool and is intended to provide developers with design criteria guidance and direction early in the planning process. The City realizes that minimal or unclear verbal direction costs time and money to the applicant and believes that conveying development standards and guidelines early in the process avoids such pitfalls.

The City's Design Guidelines are not excessive and have not been identified as a cost burden by either private homebuilders or local nonprofit homebuilders in the production of affordable housing since they were adopted in 1996 and updated in

2010. It is essential to note that the Design Guidelines are guidelines, not standards for development; therefore, many developments meet some but not all of the Development Review Design Guidelines and may still obtain design review approval. Although the Design Guidelines could not in any way be construed as overly burdensome or requiring a burdensome level of architectural detail or design, the Planning Commission will typically approve projects if they substantially, but not wholly, meet the Design Guidelines.

All applications for development and redevelopment are evaluated according to the Design Guidelines as part of the design review process that is conducted either by staff (see discussion about delegated design review below or as evaluated by the Planning Commission. Guidelines pertaining to residential units include:

- Use of high-quality building materials.
- All architectural detailing and materials to be carried around to all sides of a structure (360-degree architecture).
- Variation in scale/massing to break up massive structures, including varying setbacks along streets to provide complexity to the building frontages.
- Use of masonry walls along arterial streets to provide noise and visual buffers to residential development.
- Appropriate locations for landscaping.

The Green Building Development Review Design Guidelines introduce sustainable design attributes to the neighborhood and building design process. Guidelines pertaining to sustainable residential development include:

- Provision of solar panels or "solar-ready" roofs and design parameters related to building orientation to maximize alternative energy systems and green roofs.
- Landscaping and housing designs to maximize passive heating and cooling such as inclusion of cool roofs, expanded overhangs, and water conservation technologies.
- Neighborhood and subdivision design guidelines related to lot layout, landscaping, common open spaces, bicycle and pedestrian connectivity, and provision of easily accessible bicycle storage.

Guidelines pertaining to multi-family complexes include all of the above in addition to screening of all mechanical equipment, design of carports to match pitch and roof material as the main structures on the site, provision of a covered area near unit entries, design and location of parking lots so that they are not the major focus from the street, and high-quality material and design standards for trash enclosures. Green Building Development Review Design Guidelines pertaining to multi-family development include promotion of alternative energy systems such as solar panels, solar hot water systems, and small wind turbines; provision of common open spaces on green roofs; parking lot design to minimize impervious spaces; provision of electric vehicle charging stations; and convenient, secure bicycle storage options.

While the City's Design Guidelines have not been identified as a constraint, the City is in the process of preparing objective design and development standards to ensure that residential development is subject to clear, objective standards. This approach ensures that developers understand what is expected of a project and that the requirements are consistently applied across projects. Program 15 in the Housing Plan addresses updating the design guidelines to establish objective standards and ensure all findings are objective.

Single-Family Residential Development

Developers seeking approval of a new for-sale single-family development consistent with applicable General Plan and Municipal Code requirements need to only file tentative map (if applicable) and design review applications. Smaller projects (4 or fewer units) typically take 2 to 15 months to process depending on the complexity of the parcel map and the level of environmental analysis required for the project. Residential projects of 5 or more units require additional time, due to the processing of a major subdivision map if required. These applications typically take 6 to 24 months to process and typically include concurrent design review of the project. It is essential to note, however, that a parcel map or subdivision map is only

required if the development is being sold to the occupant such as for-sale single-family residential and multi-family residential development sold as condominiums.

For projects involving multiple entitlements (i.e., subdivision, design review, use permit, variance, or other entitlement) and environmental review mandated by CEQA, all entitlements and environmental analysis are processed concurrently.

Multi-Family Residential Development

Developers seeking approval of multi-family rental developments consistent with applicable General Plan and zoning requirements need only file a design review application that could take between 2 to 6 months to process depending on the level of environmental review required for the project and whether the applicant is seeking multiple entitlements for the project (i.e., a use permit or variance). With regard to environmental review, whenever possible, planning staff seeks to exempt affordable housing developments constructed on sites of less than 5 acres in size where the project will not result in an environmental impact from CEQA under CEQA Guidelines Section 15332, Infill Development Projects.

Several entitlements granted over the 4th and 5th Cycles illustrate the fact that the design review entitlement timing is not a significant constraint, including for projects with a request for a density bonus in accordance with state law. Specifically, 3 multi-family residential development projects (Los Medanos Family Apartments on Frontage Road, Siena Court Senior Apartments, and Los Medanos Apartments on Ninth and Los Medanos) whose developers requested density bonuses in addition to incentives/concessions (including but not limited to reductions in parking, increased height allowance, reduced setbacks, and reduced private storage space per unit) took approximately 2 months, 4 months, and 6 months to process, respectively.

Use Permit

"Use" is defined as the purpose for which a site or structure is arranged, designed, intended, constructed, erected, moved, altered, enlarged, or for which either a site or a structure is or may be occupied or maintained. The Pittsburg Municipal Code contains land use regulations for each district in the city. In the use schedule, "P" means permitted, "L" designates use classifications subject to certain limitations prescribed under a separate section titled "Additional use regulations," and "U" designates use classifications permitted with approval of a use permit.

A use permit is typically processed in 6–12 weeks depending on the completeness of the application. In addition to the application and fee, the applicant must submit a written description of the use, a site plan, a floor plan, and postage for public hearing notices for all owners of property within 300 feet of the proposed use.

Granting of a use permit is a discretionary decision by the Planning Commission, which must make specific findings that the use will not be detrimental to the city or surrounding neighborhood and is consistent with the zoning and General Plan and will not create a nuisance or enforcement problem, among other findings (PMC Section 18.16.040). The Commission may impose reasonable conditions (Conditions of Approval) to the granting of a use permit as it considers necessary to (1) carry out the purpose and intent of the Municipal Code and the land use district in which the property is located; (2) comply with the General Plan; (3) protect the public health, safety, and general welfare; and (4) ensure that the operation of the use is compatible with existing and potential uses on properties in the surrounding area (PMC Section 18.20.030).

Post-Planning Entitlement Procedures

Plan check review of construction level site development documents submitted to the Engineering Department after tentative map and/or design review approval may take up to 4 months and require review of grading and improvement plans, soils reports, hydrology calculations, compliance check with conditions of project approvals, and approval of final maps, when applicable. Plan check review of building permits by the Building Division may take 45 days and entails review for compliance with conditions of approval and adopted building codes. Permits for large single-family subdivisions may take one to 3 weeks longer due to additional review and approval of individual plot plans for compliance with the building code, Planning conditions of approval required by the approval, and mitigation measures identified in the CEQA documentation.

Delegated Design Review

The Zoning Administrator is authorized to review small, noncontroversial projects in an effort to expedite the review process without compromising the development review process. Amendments added clarification on procedures related to calling projects up for Planning Commission review and on the types of wireless telecommunications projects subject to administrative review. Residential projects subject to delegated design review include:

- Minor alterations to existing parking lots and landscaping
- Building additions smaller than 2,500 square feet
- Change in building color
- Addition of a new model in an approved subdivision
- Ancillary structures

Processing an administrative design review application requires that staff submit a written Notice of Intent to Exercise Delegated Design Review Authority to the Planning Commission at the first Commission meeting after receipt of the application; the notice includes a short description of the project. If the Commission does not call the item up for full Commission review, the Zoning Administrator may approve or conditionally approve the project. This expedited design review process generally takes only 30–45 days from application submittal. To date, one housing developer has taken advantage of this expedited design review process to add a new home model. In addition, several apartment complexes have filed applications to change building colors and develop minor additions to existing structures under the delegated design review process.

Given administrative remedies, development roadblocks in Pittsburg are minimal and developers are provided a streamlined and efficient process to obtaining development permits.

Streamlined Review and Objective Design Standards

California legislation has been adopted to address the housing shortage within the State, requiring a streamlined and ministerial process for specific residential developments. SB 330 (Housing Crisis Act of 2019) provides for streamlined review and preliminary application for qualified housing development projects in order to increase certainty in the development review process. SB 35 (Government Code Section 65913.4) requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must:

- Contain at least 2 multifamily units;
- Provide a specified level of affordability;
- Be located on an eligible site in an urbanized area or urban cluster;
- Comply with residential or mixed-use General Plan and Zoning provisions; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review per State legislation requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, in specified timeframes. Residential development that is a permitted use by right is not required to go through a discretionary process. However, there is potential for multifamily projects with an affordable component to be eligible for the streamlining provisions of SB 35, but to require a degree of discretionary review under current zoning requirements, such as a UP for certain multifamily projects in the residential and commercial zoning districts or projects requiring design review. The City's design review provisions are somewhat subjective in nature and demonstrate preferences or characteristics for consideration while allowing discretion and flexibility, and as such, cannot be enforced through a streamlined ministerial process. Consistent with existing State law, objective standards

are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark.

The Zoning Ordinance does not address streamlined review per SP 330 and SB 35 and will be amended through Housing Program 15 to ensure that eligible multifamily, mixed use, and multi-unit projects are provided streamlined ministerial (by-right) review and are only subject to objective design and development standards consistent with relevant provisions of State law, including SB 330 and SB 9, as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that "involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal."

Planned Development (PD) District Zoning Procedure

A developer must submit a re-zoning application to request establishment of a new PD District, which could take between 6 to 15 months to process depending on the number and complexity of required additional/concurrent entitlements (including but not limited to a tentative map, site plan, or other development project application) and environmental analysis.

In all instances, the proposed PD District must be found to be consistent with the General Plan, including density; however, all other development standards such as setbacks, parking, height limits, and lot coverage are determined by the developer in the creation of the site plan. This flexibility in development standards afforded through the PD District process allows developers to submit plans for small-lot single-family, attached townhouses, clustered development, and other site plans to support a variety of types of residential development.

The process for amending a PD District is the same process used for amending a base zoning district and therefore is consistent and predictable to the public. The application fees are the same as those applied to a conventional rezoning or zone text amendment. All of the requirements for a PD District, including procedures for rezoning, are clearly laid out in the Zoning Ordinance as a separate zoning district and chapter. Both a rezoning and zone change amendment for PD Districts require Planning Commission review and City Council approval, as would zoning text amendments and zone changes for all base districts.

In 2016, 2018, and 2019 the City approved the Waterstone, Liberty, and Alves Ranch subdivisions, which included requests for PD zoning to allow the development of 485 units, plus 20 ADUs which are affordable by design. While PD Districts have most often been associated with single-family residential development in the city, recent approvals show that PD District zoning can also be used to develop high-density mixed-use development. In 2018, the Esperanza Apartments were developed in the PD zone in the San Marcos master-planned community. Similarly, there are additional sites designated PD in San Marcos, as well as within the RASP that are planned for multifamily or mixed use development.

CEQA (California Environmental Quality Act) and Related Consultation

Section 21082 of the Public Resources Code, referred to as the California Environmental Quality Act of 1970 or "CEQA", requires all projects subject to discretionary review by the City adopted guidelines consistent with the CEQA Guidelines to assure compliance with State law pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have there is also a lack of predictability of how long it can take to negotiate this process before a project can be approved by the City. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances where a project may be found to have a potential adverse impact on the environment, the environmental review process can take over a year to complete, undergoing thousands of dollars in environmental analysis, before it is ready to be approved.

Native American Consultation

Consultation with Native American Tribes (AB 52), took effect July 1, 2015 and seeks to protect a new class of resources under CEQA: "tribal cultural resources." It requires that agencies undertaking CEQA review must, upon request of a California Native American tribe, begin consultation as part of a project review to consider impacts to "tribal cultural resources." A tribal cultural resource is defined as a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American tribe, which may include non-unique archeological resources. Consultations can have an impact on project budgets and timing. Pittsburg regularly consults with local tribes concerning projects, and thus far, these consultations have not resulted in any impediments to the development review process.

State and Other Requirements

Certain steps in the development process are mandated by the State rather than local law and may result in additional time and costs to developers. Accordingly, these costs are eventually passed on to the consumer. While builders often argue that local government delays and red tape factor into the high cost of housing, they may be unaware that these requirements are often outside of local control. Potential State-mandated development review requirements include but are not limited to:

- Enforcement of California Building Code including Title 24 Building and Energy Efficiency Standards.
- Filing and review of tentative parcel, tract, and final maps consistent with the requirements of the Subdivision Map Act. The act requires local jurisdictions to process completed applications for tentative maps within 50 days.
- Compliance with the CEQA. To fulfill required environmental analysis, the City must make a determination as to whether a project can be cleared with a Categorical or Statutory Exemption, or require additional environmental analysis through the preparation of an initial study and negative/mitigated negative declaration or environmental impact report (EIR). Each level of CEQA analysis contains minimum public review periods (ranging from 0 days for an exemption to over 45 days for an EIR) and minimum posting requirements.
- Adherence to Regional Water Quality Control Board and California Department of Fish and Wildlife regulations/opinions as they pertain to grading, drainage, and wildlife habitat.
- Implementation of regulations under the federal Clean Water Act and National Pollutant Discharge Elimination System (NPDES) Program.

Local governments are required by law (Assembly Bill 844) to complete the processing of most discretionary actions 6 months from the date the application is deemed complete and within 1 year if an EIR is required. In some instances, the City allows parallel tracking of Engineering Department and Building Division permit review of projects during the Planning Department entitlement process. Developers may submit plans to the Engineering Department and Building Division for plan check prior to a Planning Commission decision subject to the discretion of the City Engineer. These concurrent applications are considered "at risk," and developers are not provided refunds in plan check fees if the project is not approved as proposed. Therefore, the practice is only recommended for projects that are noncontroversial and small in scale.

3. Fees and Exactions

Pittsburg charges fees to process plans submitted for residential projects and to fund the provision of important services that are needed to accommodate housing and population growth. Fees and exactions are calculated based on the average cost of processing a particular type of application are used to finance public facilities, roadways, water and sewer infrastructure, schools, and other community services. Nearly all these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit that will be derived. Failure to adequately plan for residential development is a key reason why jurisdictions are so financially constrained today. In general, these fees can be a constraint on housing development and compromise market-rate affordability because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City.

Developers in Pittsburg may be required to pay 1 or more of the following fees depending on the location, type, and size of new residential projects:

Planning, Building, and Environmental Fees: Pittsburg charges developers standard plan check fees, fees for processing applications, building permits, tentative tract maps, environmental studies, variances, , or other permits to pay for the cost of processing applications and conducting inspections for specific projects. This does not include additional fees paid by the developer for project-specific environmental impact reports.

City Impact Fees: The City charges impact fees to finance new or expanded infrastructure and public facilities required to serve residents. The fee must have a reasonable relationship to the infrastructure costs and represent the marginal cost of improvements required to serve residents of the new residential projects. The City charges fees to offset impacts to public streets, drainage facilities, water quality, and parks. Other fees and assessments may apply depending on the location.

Regional Impact Fees: Regional impact fees include water and sewer fees collected by the water district and sanitation district, and school impact fees collected by the school districts as allowed by State law to finance the construction and expansion of schools to accommodate student enrollment. The water, sanitation, and school districts have the authority to set the fee levels; the City does not have any ability to adjust these fees.

Planning and permitting fees cover staff services and administrative expenses for processing development applications. Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by State law to demonstrate a nexus between development and potential impacts. State law also requires the proportionality test to ensure the pro rata share of costs to provide services and infrastructure by individual developments is reasonable. The City recognizes that planning/permitting and development fees add to the cost of residential development. To mitigate the impact of planning/permitting and impact fees on the cost of residential development, the City uses Housing Successor Agency funds, as well as other funding sources to gap-finance affordable housing development.

Table 53 details the City's processing fees for development project entitlements. One or more of the entitlements would be required to process a residential project depending on the scale and complexity of the project; A building permit is also required for each residential structure.

Table 53. Development Project – Planning, Engineering, Public Works, and Other Entitlement Fees

Fee Title	Fee
Planning	
Annexation	Actual Cost with $1,000.00 deposit
Design Review (administrative, awnings, color change)	$489.00
Design Review (all other administrative)	$1,305.00
Design Review – SFR Subdivision 5-50 Lots	$3,372.00
Design Review – SFR > 50 Lots	$3,805.00 plus $54.00/unit
Design Review Multifamily Residential - Base Fee 1-50 Units	$5,437.00
Design Review Multifamily Residential – Per unit > 50 units	$5,764.00 plus $32.00/unit
General Plan Amendment	Actual Cost with $5,000.00 deposit
Preliminary Plan Review	$2,066.00
Rezoning Request	Actual Cost with $7,000.00 deposit
Subdivision Minor	Actual Cost with $4,000.00 deposit
Subdivision Major	Actual Cost with $7,000.00 deposit
Use Permit – Existing Building and Non-Sensitive	$1,522.00
Use Permit – New Construction and/or Sensitive	$3,480.00
Zoning Code Amendment	Actual Cost with $7,000.000 deposit
Engineering	
Minor Subdivision Map Check	$1,906.00

Major Subdivision Map processing fee – Base Fee (1st-3rd Final Map Checks) – 5-50 lots	$4,000.00
Major Subdivision Map processing fee – Base Fee (1st-3rd Final Map Checks) – 51-150 lots	$4,500.00
Major Subdivision Map processing fee – Base Fee (1st-3rd Final Map Checks) – 151+ lots	$5,000.00
Encroachment Permit Plan Review	3.5% of Engineer's Estimate
Grading Plan Review	2.5% of Engineer's Estimate
Plan Check – Single Parcel – Single Family	$2,613.00
Inspection – Single Parcel – Single Family	$4,610.00
Plan Check – Single Parcel – Multifamily	4.50% of Engineer's Estimate
Inspection – Single Parcel – Multifamily	6.00% of Engineer's Estimate
Environmental	
Environmental Impact Report	Actual Cost
Initial Study/Negative Declaration or MND (Consultant Prepared)	Actual Cost
Initial Study/Negative Declaration or MND (Admin Prepared)	Actual Cost with a $,700.00 deposit
Consultant Study (Consultant Prepared)	Pass Thru + 30% for staff cost
Peer-Review by Consultant	Pass Thru + 30% for staff cost
Mitigation Monitoring and Reporting Program	Actual Cost with a $2,000.00 deposit
Building	
Building Permit Fee	Based on valuation
Accessory Dwelling Units	Based on valuation
Junior Accessory Dwelling Units	Based on valuation
Energy Plan Review Fee – Residential New Construction	$80.00
Energy Plan Review Fee – Residential Development Model	$240.00
Production Housing Plan Review Fee (flat fee per plot submitted)	$179.00
Source: City of Pittsburg Master Fee Schedule, Effective November 1, 2022	

In addition to entitlement fees, residential fees are also subject to development impact fees as detailed by Table 54.

Table 54. Impact Fee Schedule

Impact Fee	Single Family Unit	Single Family Subdivision	Multifamily
City of Pittsburg Development Impact Fees			
Local Transportation Mitigation Fee	$10,418.56	$1,041,856.00	$5,730.74
Water Connection[3]	$10,647.00	$1,064,700.00	$8,198.19
Sewer Connection[4]	$5,075.00	$507,500.00	$3,907.75
Total City Impact Fees	***$26,140.56***	***$2,614,056.00***	***$1,783,668.00***
Outside Agencies Impact Fees			
East Contra Costa Regional Transportation Mitigation Fee	$22,703.79	$1,098,744.00	$13,936.99
School Fees – PUSD[1]	$8,382.50	$838,250.00	$443,075.00
eBART	$788.76	$78,876.00	$78,876.00
Total Outside Agencies Impact Fees	***$31,875.05***	***$3,187,505.00***	***$1,915,650.00***

[1]The majority of the city lies within the boundaries of PUSD; MDUSD fees are also $4.79 per square foot (residential).. MDUSD fees assessed instead of PUSD fees for projects located within MDUSD boundaries.
Source: City of Pittsburg Master Fee Schedule, Effective November 1, 2022; City of Pittsburg, 2023, Pittsburg Unified School District, Residential and Commercial/Industrial Development School Fee Justification Study, May 19, 2022

Table 55 compares the estimated total City fees, including planning, building, engineering, public works, and development impact fees, that would be collected for the planning and development of a single-family unit, a single family subdivision, and multi-family development. The calculations assume that the single-family residential homes average 1,750 square feet while the multifamily development averages 925 square feet per unit. Residential projects in Pittsburg would be required to

pay fees ranging from approximately $12,899.47 for a single-family unit (built on an existing lot or within a subdivision), and $7,564.66 per unit in a 100-unit multifamily subdivision.

As part of this Housing Element Update, the City has considered all fees incurred by the development community and considered these fees as a potential constraint on housing supply and affordability. The City continues to see applications for housing development and provides incentives for the production of affordable housing, including fee deferral and/or reimbursement (see Housing Program 8). The City has reviewed its fees and considered the fees of neighboring jurisdictions and, in concert with ongoing development and input from development community, has determined that the City's fees do not constrain housing supply or affordability.

Table 55. Total Fees for Typical Single- and Multifamily Units

Development Type	Single Family Unit	Single Family Subdivision	Multifamily Project
Development Assumptions			
Number of Units	1	100	100
Square Feet per Unit	1,750	1,750	925
Total Square Feet	1,750	175,000	92,500
Planning and Engineering Entitlement Fees			
Preliminary Plan Review	$0.00	$2,066.00	$2,066.00
Design Review (administrative)	$1,305.00	$9,205.00	$8,964.00
CEQA Negative Declaration[1]	$0.00	$25,000.00	$25,000.00
Plan Check – Single Parcel	$2,613.00	$261,300	$2,613.00
Plan Check - Major Subdivision	$0.00	$19,949.00	$0.00
Minor Subdivision Map Check	$0.00	$0.00	$1,906.00
Major Subdivision Map Check[2]	$0.00	$6,630.00	$0.00
Major Subdivision Inspection	$0.00	$29,544.00	$0.00
Subtotal Planning and Engineering Entitlement Fees	***$3,918.00***	***$353,694.00***	***$40,549.00***
Building Permit Fees			
CA Building Standards Fee	$12.00	$1,200.00	$994.00
Building Permit Fees	$4,980.01	$498,001.00	$343,444.87
Plan Check Fee	$2,627.72	$262,772.00	$98,953.97
Strong Motion Fee	$37.90	$3,790.00	$3,227.91
Subtotal Building Permit Fees	***$7,657.63***	***$765,763.00***	***$446,620.75***
City Development Impact Fees			
Local Transportation Mitigation Fee	$10,418.56	$1,041,856.00	$573,074.00
Water Connection[3]	$10,647.00	$1,064,700.00	$819,819.00
Sewer Connection[4]	$5,075.00	$507,500.00	$390,775.00
Subtotal City Impact Fees	***$26,140.56***	***$2,614,056.00***	***$1,783,668.00***
Other Development Impact Fees			
School Fees – PUSD[5]	$8,382.50	$838,250.00	$443,075.00
eBART	$788.76	$78,876.00	$78,876.00
East Contra Costa Regional Transportation Mitigation Fee	$22,703.79	$2,270,379.00	$1,393,699.00
Subtotal Other Agency Impact Fees	***$31,875.05***	***$3,187,505.00***	***$1,915,650.00***
Total Fees	$69,591.24	$6,921,018.00	$4,186,487.75
Total Fees Per Unit	**$69,591.24**	**$69,210.18**	**$41,864.88**

[1]Fees are estimated as they are collected on an hourly basis.
[2]Assumes total of three checks.
[3]Assumes zone 1 infill location.
[4]Assumes sewer sub-basins DS 601-621 and SW109.

[5]The majority of the city lies within the boundaries of PUSD; MDUSD fees are $12,899.47 for a single family unit (either stand-alone or within a subdivision) or $7,564.66 for a multifamily unit. MDUSD fees assessed instead of PUSD fees for projects located within MDUSD boundaries.
Source: City of Pittsburg Master Fee Schedule, Effective November 1, 2022

Table 56 compares the development fees for a single-family unit and multifamily unit in Pittsburg to Contra Costa County and the cities of Antioch, Oakley, and Brentwood. Development fees throughout Contra Costa County vary widely due to the different needs of individual communities and the different fee programs adopted by local agencies serving the individual communities. The City of Pittsburg's fees, which include planning, development impact, and outside agency fees, are on the higher end of the range of fees of local jurisdictions for single family units and are the highest in the east County area for multifamily units as shown below and may constrain the development of housing. Program 8 provides for fee deferrals and also addresses working to obtain utility fee credits and other financial assistance for affordable housing projects.

Table 56. Comparison of Development Fees within Contra Costa County

Jurisdiction	Single-Family Unit Development Fee	Multifamily Unit Development Fee
City of Pittsburg	$69,591.24	$41,864.88
Contra Costa County	$57,708.50	$29,941.50
City of Antioch	$22,146.24	$8,140
City of Concord	$57,000	$16,000
City of Oakley	$61,240.16	$34,798.95
City of Brentwood	$67,354-$83,046	$29,481-$30,125

Source: City of Pittsburg, 2023; Contra Costa County, 2022; City of Antioch, 2022; City of Oakley, 2022; City of Brentwood, 2022

4. TRANSPARENCY

Government Code Section 65940.1 requires the City to make the following information available on its website:

- A current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.
- All zoning ordinances and development standards adopted by the city or county presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list(s) that specify in detail the information that will be required from any applicant for a development project, pursuant to Government Code Section 65940.
- The current and 5 previous annual fee reports or the current and 5 previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018.

To provide financial transparency, the City provides an archive of the annual development impact fee (AB 1600 fees, approved in 2019) reports (2010-11 through 2019-20) and annual budgets from 2012-13 through 2022-23 as well as its most recent annual comprehensive financial report. The City provides its development application and permit forms, its General Plan, the Zoning Map, a link to the Zoning Ordinance, and other applicable planning-related documents on its website to assist interested parties in understanding the requirements associated with development of a parcel (or parcels) in the City. Information required by Government Code Section 95640.1 but not available on the City's website includes a list of information that must be submitted with a development application, a current schedule of all fees and exactions including development impact fees, a description of affordability requirements that applies to a proposed housing development, 5 previous annual financial reports, and archive of impact fee nexus studies and cost of service studies conducted on or after

January 1, 2018. Program 16 in the Housing Plan ensures that the City will make this information available on its website, consistent with the transparency requirements of State law.

B. NON-GOVERNMENTAL CONSTRAINTS

Government Code Section 65583(a)(5) requires a housing element to contain an analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. The cost parameters of these elements fluctuate significantly in response to a wide variety of local, state, natural, and global economic and social events.

Pittsburg takes a number of proactive steps to address these non-governmental constraints. This includes implementing the City's Inclusionary Housing Ordinance, providing a fee deferral program, and streamlining processes. The City regularly subsidizes affordable housing development through in-lieu fees as well as development and pre-development loans. Staff also streamlines entitlement permitting with developers through the following approaches when applicable; allowing for concurrent processing once key project milestones are achieved (i.e., initiating grading and building plan processing prior to final entitlement), workshop style meetings with all disciplines represented to work through major design issues, standing meetings where needed on more complex developments, and expediting resolution of key project issues through decision-making meetings.

1. DEVELOPMENT COSTS

Land Costs

The cost to develop housing is influenced by the cost of the raw land, the cost of holding the land during the development process, and the cost of providing services to meet City standards for development. The cost of raw land is influenced by variables such as scarcity, location, availability of public utilities, zoning, general plan designation, and unique features like trees, water frontage, and adjoining uses. As shown in Table 57, a Zillow review of recently sold lots indicates that land prices ranged from approximately $502,395 to $1.18M per acre for unentitled land that would require planning entitlements and permit processing prior to development. These lots include infill lots ranging from $60,000 to $225,000, with a typical infill lot running approximately $200,000.

Table 57. Price of Land – For Sale and Recently Sold

Address	Sale Price	Lot Size	Price per Acre
Undisclosed Address, Pittsburg	$60,000	4,792 s.f.	$545,409.02
0 Harbor Street, Pittsburg	$ 200,000.00	7,841 s.f.	$1,111,082.77
1,000 Harbor Street, Pittsburg	$ 200,000.00	7,405 s.f.	$1,176,502.36
2102 Paige Ct, Pittsburg	$ 209,000.00	13,068 s.f.	$696,666.67
3874 Harbor St, Pittsburg - Sold	$195,000	0.34 acre	$573,529.41
2111 Marsh Ave, Pittsburg - Sold	$225,000	5,663 s.f.	$1,730,708.11
64 Bella Monte Avenue, Pittsburg, CA 94565	$ 150,000.00	0.69 acre	$217,394.20
100 El Dorado Dr, Pittsburg - Sold	$800,000	1.4 acres	$571,428.57
Undisclosed Address, Pittsburg	$839,000	1.67 acres	$502,395.21
Alves Ln, Bay Point[1] - Sold	$3,200,000	3.81 acres	$839,895.01

[1]Bay Point lot included to provide example of sales price for lots larger than 2 acres
Source: www.zillow.com (December 2022)

Cost of Construction

Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. As a result, builders are under constant pressure to complete a job for as low a price as possible while still providing a quality product. This pressure has led (and is still leading) to an emphasis on labor-saving materials and construction techniques.

Homebuilder Digest provides estimates for the average cost of labor and materials for various levels of construction. In the Oakland area, the Homebuilder Digest indicates hard costs (material fees, labor, landscaping, and utilities) normally range from $400 to $500 per square foot and $550 per square foot for mid-range homes.

Although construction costs are a substantial portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production in Pittsburg. Following the 2020 COVID-19 pandemic, supply chain issues have increased construction costs, which is anticipated to continue in the near-term.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government-imposed standards (e.g., energy conservation requirements). The development community is currently producing market rate for-sale housing that is affordable to moderate and above moderate-income households.

Cost and Availability of Financing

Financing is critical to the housing market. Developers require construction financing and buyers require permanent financing. The 2 principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.
- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), and therefore reduce the purchasing power of homebuyers.

Homebuyer Financing

On December 14, 2022, the reported average rate for a 30-year mortgage was 6.33% (Freddie Mac, 2022) and a 52-week average rate of 5.22%. For homebuyers, it is necessary to pay a higher down payment than in the recent past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

2. Market Conditions

Most developers respond to market conditions, both in the project design in terms of density and unit sizes, and in terms of the timing between receiving entitlements and applying for building permits.

Building Permit Timing

Typically, single-family home developers apply for the first building permits for a subdivision upon receipt of a grading permit. For simple projects or projects that must remain static in their design, building permits may be processed concurrently with grading plan reviews. Building permits typically take 60-90 days, assuming 2-3 plan checks. Building permits can be issued in as few as 30 days if there are no corrections, but this is rarely the case for residential subdivisions or multifamily projects. During the 4th and 5th Housing Element Cycles, there was a significant lag between project approvals and requests for building permits. Building activity has increased and it is anticipated that projects will continue to be quick to request building permits if the current residential demand and stronger housing market continues. It has also been observed that affordable projects often take longer to request building permits following project approval. This is due, in part, to the need for these projects to assemble funding and financing to make the development feasible. Affordable housing projects will often need to go through several funding rounds in order to procure adequate tax credits and/or project-based rental assistance and may request building permits years after receiving project approval. As shown in Table 58, the average time to a building permit is 579

days - this timing is mostly due to projects developed in phases, with the initial building permits for a project typically issued within 18 months of approval.

HCD's APR Dashboard was used to review further review timing of building permits. The average time for an entitled project to receive building permits was 235 days. Projects with 5 or more units averaged 600 days (under 20 months) to go from entitled to building permits issued, while projects with 2 to 4 units averaged 562 days (less than 19 months). Single family units submitted building permits the most quickly, with an average of 254 days to have issued permits following approval of entitlements.

Approved and Built Densities

As discussed in Section III.A.1, Land Use Controls, the General Plan and Zoning Ordinance regulate the residential densities for each land use and zoning designation. Future development must be consistent with the allowed densities anticipated by the City's General Plan, Specific Plans, and Zoning Ordinance. However, while the City's regulations identify minimum and maximum densities that may be developed in the City, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. If developers choose to develop at the lower end of allowed residential densities, this could result in significantly fewer units at full buildout of the City and result in an overall lower contribution to the City's RHNA. In recent years, developments in Pittsburg have occurred at a range of densities from below to exceeding maximum permitted densities, as shown in Table 58, with an average approved/built density of 19.4 units per acre, which averages 124% of maximum permitted density for all projects. Based on project type, multifamily projects average 26.0 units per acre and average 128% of maximum permitted density, single family projects average 6.6 units per acre and average 88% of maximum permitted density, mixed use projects average 54.2 units per acre and average 221% of maximum permitted density. The City's 5th Cycle projects that are affordable to lower income households – Stoneman Apartments, Veterans Square, The Atchison Mixed-Use, and Beacon Villa – all exceeded the maximum permitted densities with units up to 61 du/ac through density bonuses. Maximum densities in Pittsburg are not an obstacle to development, as demonstrated by the majority of projects requesting entitlements at or below permitted densities.

Table 58. Building Permit Timing and Densities

Project / Address	Project Description	Zoning/Permitted Density	Project Density	Status/Entitlement Approved	Building Permit Issued
Built					
Waterstone Subdivision Belle Harbor Avenue APN: 073-121-001	82 single family units and 8 deed-restricted ADUs on 7.22 acres	PD (no specified density) Note: Rezoned from GQ	12.4 du/ac	5/10/2016	5/10/2016 (3 units) 2/9/2017 (6 Units) 3/2/2017 (5 Units) 3/28/2017 (4Units) 4/4/2017 (1 Unit) 5/25/2017 (9 Units) 5/30/2017 (1 Unit) 9/11/2017 (11 Units) 10/2/2017 (6 Units) 10/19/2017 (7 Units) 2/6/2018 (7 units) 6/15/2018 (7 Units) 11/28/2018 (5 Units) 1/29/2019 (7 Units) 5/29/2019 (3 Units)
Veterans Square 901 Los Medanos Street	29 lower income; 1 above moderate apartment units on 0.49 acres	RH-D (29.04 du/ac)	61.2 du/ac (211% of maximum permitted)	3/11/2019	11/3/2020 (all units)

Atchison Mixed-Use Development 2575 Railroad Avenue	200 lower and 2 above moderate income multifamily/mixed use units on 3.94 acres	Zoning/RASP: CC (25 du/ac)	51.3 du/ac (205% of maximum permitted)	4/8/2020	9/22/2021 (all units)
Beacon Villas 505 W. 10th Street	6 very low, 47 low, and 1 above moderate multifamily unit on 2.36 acres	M (24.2 du/ac, except where higher associated with RASP/MP)	22.9 du/ac (95% of maximum permitted)	5/13/2015	11/13/2020 (54 units)
East Santa Fe Triplex 465 E. Santa Fe Triplex 086-143-004	Triplex on 0.18 acres	RH (24.2 du/ac)	16.7 du/ac (69% of maximum permitted)	4/25/2017	1/3/2018 (All units)
Edgewater Apartments Carion Court 073-190-033	62-unit multifamily on 4.42 acres	RM (14.0 du/ac)	14 du/ac (100% of maximum permitted)	1/2/2018	4/23/2019 (48 Units) 2/4/2020 (16 Units)
Fortune Properties Infill 4153 Railroad Avenue	2 single family units on 0.21 acres	RS-6 (7.0 du/ac)	9.5 du/ac (136% of maximum permitted)	7/27/2018	7/27/2018 (2 Units)
Galloway Triplexes 345, 172, 463 W. 10th Street	3 triplexes on 0.45 acres	M (24.2 du/ac, except where higher associated with RASP/MP)	20 du/ac (55% of maximum permitted)	4/14/2018	8/11/2022 (9 Units, including 3 ADUs)
Gonsalves Village (Yellow Roof) 14th Street and 14th Lane	6 low/very low income single family units on 3 lots totaling 0.315 acres	RS-5 (7.0 du/ac)	19.0 du/ac (272% of maximum permitted)	2/24/2021	6/21/2021 (6 units)
Liberty I Subdivision 300 Central Avenue	57 single family units on 4.98 acres	PD (no specified density)	11.5 du/ac (132% of maximum permitted)	8/5/2018	5/6/2021 (5 Units) 8/27/2019 (3 Units) 9/16/2019 (9 Units) 9/27/2019 (7 Units) 2/6/2020 (8 Units) 3/12/2020 (6 Units) 7/6/2020 (9 Units) 10/27/2020 (9 Units) 2/19/2021 (5 Units) 4/30/2021 (1 Unit)
Positano at San Marco Aragon Drive	233-Unit single family subdivision on 33.6 acres	PD (no specified density)	6.9 du/ac	12/5/2016	9/25/2020 (46 Units) 3/20/2018 (38 units)
San Marco Villages San Marco Blvd. and West Leland Road	252 single family unit on 32.7 acres	PD (no specified density)	7.7 du/ac	2/28/2018	5/21/2021 (All units)
Santa Fe Triplex	3 units (triplex) on 0.18 acres	RM (16.0 du/ac)	16.7 du/ac	1/3/2018	1/3/2018 (3 Units)
Stoneman Apartments 1201 Stoneman Avenue	230 apartment units on 10.52 acres	GQ (no residential density – residential development allowed under Surplus Lands Act)	21.9 du/ac	8/25/2015	11/8/2018 (230 Units)
Pending Approval, Approved, or Under Construction					
Alves Ranch 2018 W. Leland Road at Alves Ranch Road	346 attached and detached single family units and 10 ADUs on 25.9 acres	RH-P (24.2 du/ac)	13.7 du/ac (55% of maximum permitted density)	5/28/2019	6/6/2021 (123); 12/10/2020 (23); 1/16/2021 (9)

Burlessas Building Rehabilitation	8 mixed use units on 0.14 acres	CP (24.2 du/ac)	57.1 du/ac (236% of maximum permitted density)	5/26/2016	No permits issued
Commerce Place Apt. Concept Plan (AP-21-1561)	114 multifamily units on 5.34 acres	CS (24.2 du/ac)	21.3 du/ac (88% of maximum permitted density)	3/25/2021	N/A
East Street Estates 400, 404, 408, 412 E 8th Street; and 399, 403, 407, 411 E 9th Street	8 single family units on 0.64 acres	RS-4 (10.89 du/ac)	12.5 du/ac (115% of maximum permitted density)	N/A	No permits issued
Esperanza at San Marcos (Village M)	318 multifamily units on 22 acres	PD (no specified density)	14.5 du/ac	4/25/2017	N/A
Liberty Subdivision Phase 1	57 single family units on 4.98 acres	CS and RS-5 (8.7 du/ac), project requested rezone to PD to increase density	11.45 du/ac (132% of maximum permitted density)	5/8/2018	8/27/2019 (3 Units) 9/16/2019 (9 Units) 9/27/2019 (7 Units) 2/6/2020 (8 Units) 3/12/2020 (6 Units) 7/6/2020 (9 Units) 10/27/2020 (9 Units) 2/19/2021 (5 Units)
Liberty Subdivision II	17 single family units on 1.8 acres	Rezone from RS-5 to PD	9.4 du/ac	8/9/2022	No permits issued
Montreux Residential Subdivision	352 single family units on 165 acres	HPD – 33% slope: 1.2 du/ac	2.13 du/ac	11/16/2015	No permits issued
San Marco - Single Family (Village N)	64 single family units on 28.5 acres	PD (no specified density)	2.25 du/ac	N/A	N/A
San Marco - Multi-Family (Village O)	25 single family units 14 multifamily units on 25.3 acres	PD (no specified density)	1.54 du/ac	N/A	N/A
San Marco Village F	123 single family units on 54.5 acres	PD (no specified density)	2.26 du/ac	N/A	N/A
Sky Ranch	415 single family units on 166.5 acres	RS6-O (7.0 du/ac)	2.49 du/ac	5/8/2017 (Tract map)	N/A
Tuscany Meadows Buchanan Road	365 multifamily units (including 62 lower income units) 917 single family units on 135.6 acres	121 acres - RS-4 (10.89 du/ac) 14.6 acres – RH (24.2 du/ac)	Single Family: 7.58 du/ac (70% of maximum permitted density) Multifamily: 25.0 du/ac (103% of maximum permitted density)	3/8/2022	No permits issued
Stoneman Park Subdivision W. Leland Road	34 lower income and 342 above moderate income single family units on 203 acres (437 units per PPR AP-17-1256)	OS (project requires a rezone)	2.22 du/ac	N/A	N/A

Source: City of Pittsburg APRs, 2015-2021; City of Pittsburg, 2023

3. Affordable Housing Development Constraints

In addition to the constraints to market rate housing development discussed above, affordable housing projects face additional constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, there is very little financial assistance for the development of affordable housing.

Multiple funding sources are needed to construct an affordable housing project, since substantial subsidies are required to make the units affordable to extremely low, very low, and low-income households. It is not unusual to see 5 or more financing sources required to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding often can effectively dictate the type and sizes of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years with State requirements for housing increasing significantly, with only modest changes in funding. Further, limited amounts of housing funds are available, and the process to obtain funds is extremely competitive. Tax credits, often a fundamental source of funds for affordable housing, are no longer selling on a 1:1 basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value, but are purchasing them at a discount. (Tax credits are not worth as much to investors if their incomes have dropped.)

C. PUBLIC FACILITIES AND INFRASTRUCTURE

The City requires that developers complete certain minimum site improvements in conjunction with new housing development. Water, sewer, drainage, police, fire, parks, schools, and transportation will require improvements in capacity to treat and distribute water, to treat sewage, to handle run-off, and to provide sufficient space and capacity for public safety, recreation, education, and movement of people and goods. Required improvements include the construction of streets, curbs, gutters, and sidewalks and, where necessary, the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and streetlights. These standards are typical of many communities and do not adversely affect the provision of affordable housing in Pittsburg. However, when a developer advances the costs for improvements not located on the development project, which may be required as a condition of such development project, the developer shall be entitled to reimbursement for that part of the required improvement which contains supplemental size, capacity, number, or length for the benefit of property not within the development project. In each case, the cost of expansion most likely will be financed through development fees, exactions, assessment districts, or some combination of these.

Site Improvements

Site improvements are an important component of new development and include water, sewer, circulation, and other infrastructure improvements needed to make development feasible. Pittsburg requires the payment of fees for the provision of off-site extensions of water, sewer, storm drain systems, roads, and other public infrastructure improvements or construction.

Requiring developers to construct site improvements and/or pay fees toward other infrastructure costs, the provision of public services, and needed utility systems increases the cost of housing; however, it is a necessary cost of development that ensures residential development is properly served with services and facilities. The cost of constructing frontage improvements is passed on to the developer as a result of limited public resources due in part to the passage of Proposition 13 in 1978, which significantly compromised a jurisdiction's ability to raise property taxes to finance infrastructure and public improvements.

The vast majority of multi-family residential developments is single-parcel, infill developments and can take advantage of existing roadways, utilities, and other improvements that serve the sites. This reduces the total cost to developers who are developing high-density infill projects. The City provides incentives for these types of projects such as reductions in minimum

parking standards and credits for previous development when calculating fees for water and sewer connections. When a project, such as a large-scale subdivision on previously undeveloped land, is accepted, frontage improvements would include, but not be limited to:

- Construction of streets, curbs, gutters, and sidewalks
- Installation of water, sewer, and storm drain facilities
- On-site drainage and compliance with National Pollutant Discharge Elimination Requirements (Provision C.3).
- Parkland dedication requirements or fees.
- Installation of necessary utilities and dedication of utility easements.
- Landscaping improvements.

While these improvements are necessary to ensure that new housing meets the local jurisdiction's development goals, the cost of these requirements represents a significant share of the cost of producing housing on previously undeveloped land.

In addition to the site-specific improvements identified above, developers of multi-family residential developments must also pay Facility Reserve Charges (monthly payments for water, sewer, and fire assistance) for each unit. School fees are also calculated at the time of building permit issuance and are based on the total square footage of residential development. See Table 55 above for the estimated costs of these fees for a single-parcel, multi-family development and a multi-parcel subdivision.

Roadway System

The Pittsburg General Plan depicts the City's roadway system, which is based around a conventional suburban hierarchy of streets. The top of the hierarchy consists of arterial streets that carry large volumes of traffic, while the bottom consists of low-volume local streets intended to provide access to adjacent property. The following provides a description of the various roadway classifications adjacent to residential areas in the City, including a description of the specific roadway standards for each classification.

- Major Arterials – Major arterials primarily serve through-traffic. They are generally multi-lane (2 to 6 lanes) facilities with signalized traffic control at major intersections. Major arterials are typically divided facilities (with raised medians) that provide limited access to abutting development sites as a secondary function. Major arterial examples in Pittsburg include Railroad Avenue, Kirker Pass Road, Willow Pass Road, Bailey Road, Pittsburg-Antioch Highway, Leland Road, Loveridge Road, and Buchanan Road.
- Minor Arterials – Minor Arterials are intended to provide balance between mobility and access. They carry a mix of local and regional traffic, providing circulation between neighborhoods, activity centers, and highways and other regional routes. Minor arterials are typically 2 to 4 lane roadways that also provide access to adjacent development, often using signalized intersections for entry to major generators. Minor arterial examples in Pittsburg include Harbor Street, North Parkside Drive, California Avenue, and Century Boulevard.
- Collector – Collectors provide land access and traffic circulation within residential, commercial and industrial areas. They connect arterials with local streets. Collectors are typically designed with 2 travel lanes, parking lanes, planter strips, and sidewalks. Traffic control at intersections is generally signalized along these facilities, but can include all-way stop control. Collector streets in Pittsburg include Atlantic Avenue, Stoneman Avenue, Gladstone Drive, and Yosemite Drive.
- Local Streets – Local streets, also known as minor streets, provide direct access to abutting properties as their primary function. Local streets rarely have more than 2 travel lanes, and speed limits are generally kept low (25 mph).

Water Service

The City purchases untreated water from Contra Costa Water District (CCWD), treats it in a City-owned treatment plant, and delivers it to customers through the City's distribution pipes. In addition to the water it buys from CCWD, the City is able to pump water from 2 local wells.

The City's operates and maintains a 32 million gallon per day water treatment plant, 2 wells (Bodega well and Rossmoor well), 8 distribution reservoirs and 5 booster stations. The reservoirs serve 4 pressure zones and have a total capacity of 17 million gallons. They provide operational, emergency, and fire flow storage.

The City obtains 85% to 95% of its water supply from CCWD pursuant to a contractual arrangement allowing the City to obtain water as is necessary to meet its needs, subject to rationing restrictions in the event of drought or other extraordinary circumstances. In 2020, the City's 2020 Urban Water Management Plan (UWMP) indicated that the City's water supplies were approximately 9,343 acre-feet (AF), including 7,752 AF purchased from CCWD, 1,480 AF from the City's groundwater wells, and 111 AF of recycled water.

The 2020 UWMP projects a population increase from 71,321 in 2020 to 89,492 in 2030 to 102,840 in 2040. The City's RHNA of 2,052 units would yield a population of approximately 6,546 (based on the average household size of 3.19 persons, 2022 Department of Finance E-5 estimates). This population increase is less than the population increase projected from 2020 to 2030 by the UWMP. The UWMP projects that the City's normal year supply will increase to 13,690 AF in 2030 and to 14,620 AF in 2035, with demand of 12,341 in 2030 and 13,271 in 2035 – resulting in an excess of 1,349 AF in 2030 and 2035. The UWMP also examines the balance between supply and demand in single and multiple dry years. Under both single dry year (UWMP Table 7-3) and multiple dry year (UWMP Table 7-4) conditions, there is an excess of water supply through 2035 except under fifth year drought conditions. The UWMP identifies measures to reduce water demand to address such multiple year drought conditions. Given that the projected population growth examined by the UWMP exceeds the City's RHNA and that the UWMP identifies adequate water supply under normal, single dry, and multiple dry (1- to 4-year) conditions and provides measures to further reduce water demand, there are no constraints to accommodating the RHNA in terms of the City's planned water supply and water system.

Sewer Service

Sewer services in Pittsburg are provided by the City and Delta Diablo. The City maintains and owns the local sewage collection system that serves the City's municipal users and the City's wastewater is conveyed to Delta Diablo facilities for treatment. Delta Diablo's service area encompasses Pittsburg, Bay Point, and Antioch. Delta Diablo owns and operates the collection system that serves the Bay Point community. Delta Diablo provides wastewater treatment and owns and operates the regional interceptors and the sewage treatment plant located north of the Pittsburg-Antioch Highway.

The City's collection system consists of approximately 174 miles of sewer lines ranging in diameter from 6 to 36 inches, and 1 sewage lift station. The oldest portions of Pittsburg's sewage collection system were constructed in the early part of this century to serve what is now Downtown. The system has since evolved into 2 distinct sections: the older portion north of State Route 4, and the portion serving newer areas south of the highway. Sewer lines serving residential, commercial, and industrial development north of State Route 4 drain to Delta Diablo's Pittsburg Pump Station located south of Marina Park; wastewater from developments south of State Route 4 enters the Delta Diablo interceptor system on Pittsburg-Antioch Highway.

The Delta Diablo wastewater treatment plant (WWTP) located north of Pittsburg-Antioch Highway, just east of Pittsburg City limits has a 54 square mile service area with an average wastewater flow of 12.4 million gallons per day (mgd), with the capacity to treat approximately 19.5 mgd. The WWTP has a 2.2 mgd flow equalization basin, a 12.8 mg emergency retention basin, and a 1.0 mg emergency storage basin. The Delta Diablo District Master Plan includes phased treatment plant expansion to ultimately provide 24.0 mgd (average dry weather flow) capacity in order to accommodate anticipated General Plan buildout for the communities of Pittsburg, Antioch, and unincorporated Bay Point which will provide additional capacity.

In its Five-Year Capital Improvement Program dated July 2019, Delta Diablo estimates that a typical residential connection generates a flow of 200 gallons per day (gpd) and projects that its capacity will exceed annual average dry weather flow throughout the projection period (2033). The remaining capacity of the WWTP is approximately 5.1 mgd (19.5 mgd existing capacity versus current average wastewater flows of 12.4 mgd). As the WWTP treats both Pittsburg and Antioch as well as Bay Point (an unincorporated community), the combined RHNA of Pittsburg and Antioch is addressed to determine if remaining

capacity is adequate to accommodate the 6th Cycle RHNA. Pittsburg and Antioch have a combined RHNA of 5,068 which would result in approximately 1.01 mgd (5,068 x 200 gpd / 1,000,000), which is well within the remaining capacity of approximately 5 mgd.

D. ENVIRONMENTAL CONSTRAINTS

Environmental constraints affecting residential development in Pittsburg include geologic and seismic conditions, which provide the greatest threat to the built environment, urban fires and wildfires, flooding hazards, biological habitat, and hazardous materials. Apart from the larger issues discussed below, there are no known site-specific environmental constraints that would substantially impact development on the identified Housing Opportunity Sites.

~~**Environmental Constraints**~~

Creeks and Waterways

Pittsburg's existing drainage system is comprised primarily of channelized creeks fed by surface runoff and underground storm drains. The City also maintains the system within incorporated areas. Pittsburg's creeks are also a key part of the City's open space network. They are valuable physical, aesthetic, recreational, and ecological assets. Protection of creeks not only preserves surface water quality, but also reduces flood risks, preserves bio-diversity and habitat, minimizes erosion of stream banks, and prevents downstream siltation. The General Plan includes numerous policies and implementation measures intended to protect local waterways from adverse effects associated with future development and improvement projects.

Flooding

According to the Federal Emergency Management Agency (FEMA), a majority of Contra Costa County's creeks and shoreline lie within the 100-year flood plain. ~~Most of Pittsburg has a minimal risk of flooding. However, there are low-lying areas of the City, as well as areas adjacent to streams and the waterfront, where flooding can occur. Localized flooding may occur in low spots or where infrastructure is unable to accommodate peak flows during a storm event. In most cases, water dissipates quickly after heavy rain ceases.~~

The FEMA mapping provides important guidance for the City in planning for flooding events and regulating development within identified flood hazard areas. The FEMA's National Flood Insurance Program is intended to encourage State and local governments to adopt responsible floodplain management programs and flood measures. As part of the program, the NFIP defines floodplain and floodway boundaries that are shown on Flood Insurance Rate Maps. The FEMA flood hazard designations for the Planning Area are shown on Figure 1.

Areas with high flood hazards are the islands and adjacent mainland in the San Joaquin-Sacramento River Delta in East Contra Costa County. Certain portions within the Pittsburg Planning Area, located along Suisun Bay, are particularly susceptible to floods. There are low-lying areas of the City, as well as areas adjacent to streams and the waterfront, where flooding can occur. Areas within the 100-year flood plains include: Browns Island; Shoreline and adjacent uninhabited marshland north of the BNSF Railroad tracks in Bay Point; Portions of the industrial area in northeast Pittsburg beginning at the shoreline, including Kirker Creek, then following the creek upstream to its terminus in the hills south of the City; and Along Lawlor Creek in the northwestern portion of the City.

Localized flooding may occur in low spots or where infrastructure is unable to accommodate peak flows during a storm event. In most cases, water dissipates quickly after heavy rain ceases. However, most flood-prone areas in Pittsburg are marshland and are not potential development sites under the General Plan and are not included in the Inventory of Residential Sites.

Biological Habitat

Pittsburg includes habitat areas that provide nesting, foraging, and other benefits for a variety of special-status species and areas that are considered sensitive habitat for special-status species. Development projects will be required to comply with

the General Plan and adopted Federal, State, and local regulations for the protection of sensitive natural communities, including riparian habitat. The General Plan includes numerous policies and implementation measures intended to protect wetlands, waters of the U.S. and sensitive natural communities, including riparian habitat, from adverse effects associated with future development and improvement projects. To streamline permitting associated with impacts to biological resources, Pittsburg participates in the East Contra Costa Habitat Conservation Plan (HCP). The East Contra Costa County HCP protects and enhances ecological diversity and function within the rapidly urbanizing region of eastern Contra Costa County. To that end, the HCP describes how to avoid, minimize, and mitigate, to the maximum extent practicable, impacts on protected species and their habitats and wetlands while allowing for the growth of selected regions of the county and the cities of Pittsburg, Clayton, Oakley, and Brentwood. Pittsburg falls entirely within the East Contra Costa County HCP Inventory Area. While the majority of the residentially and commercially zoned properties are identified and mapped entirely of developed land cover types (urban, turf or aqueduct), some sites within the HCP Inventory Area are identified as containing natural land cover types (including, but not limited to ruderal, grassland, wetland, oak savanna, oak woodland, non-native woodland, and aquatic) and are therefore subject to the requirements of Pittsburg Municipal Code Section 15.108. For project sites larger than 1 acre and identified as containing natural land cover types, the project applicant shall comply with all HCP requirements which include the submittal of an HCP application and payment of all applicable HCP fees prior to the issuance of a grading or building permit.

Geologic and Seismic Hazards

The geology of the region is to a large extent controlled by major active faults in the Coast Range, tidal lands located directly north, and the Sacramento San Joaquin Delta region to the east. Contra Costa County and the City could experience considerable ground shaking generated by faults located near Pittsburg. For example, using data obtained by USGS, the Probabilistic Earthquake Shaking Hazard Assessment map produced by the Association of Bay Governments (ABAG) shows the Study Area to have a 10 percent chance of experiencing or exceeding "severe shaking" over the next 50 years (ABAG, 2022).

Similar to much of the Bay Area and areas throughout California, there are numerous known active or potentially active faults located in the regional vicinity of Pittsburg. Active faults in the region include the Antioch, Calaveras, Concord, Green Valley, Greenville, Franklin, Hayward, Rodgers Creek, and the San Andreas. Within the region are additional faults that are not considered active, but show evidence of being active within 1.6 million years including the Southampton fault which has a small portion within the western city limits. Notable faults in the regional vicinity include Antioch Fault, Calaveras Fault, Concord Fault, Greenville-Marsh Creek Fault, Hayward Fault, Mount Diablo Thrust Fault, Rodgers Creek Fault, San Andreas Fault, and West Napa Fault.

The Significant United States Earthquakes 1568 – 2009 data published by the USGS in the National Atlas identifies earthquakes that caused deaths, property damage, geologic effects, or were felt by populations near the epicenter. Additionally, United States Geological Survey (USGS) maintains a catalog of recent and historic earthquakes. No significant earthquakes are identified within Pittsburg; however, significant earthquakes are documented in the region.

The City could also be subject to major earthquakes along currently inactive or unrecognized faults. To minimize potential damage to the buildings and site improvements associated with geologic hazards, including seismic activity, all construction in California is required to be designed in accordance with the latest seismic design standards of the CBC. CBC Title 24, Part 2, Chapter 16 addresses structural design and Chapter 18 addresses soils and foundations. Collectively, these requirements, which have been adopted by the City, include design standards and requirements that are intended to minimize impacts to structures in seismically active areas of California. Section 1613 specifically provides structural design standards for earthquake loads. Section 1803.5.11 and 1803.5.12 provide requirements for geotechnical investigations for structures assigned varying Seismic Design Categories in accordance with Section 1613. Design in accordance with these standards and policies is typical in Pittsburg and addresses risks associated with seismic activity.

~~Similar to much of the Bay Area and areas throughout California, Pittsburg contains numerous known active or potentially active faults. As a result, future development in Pittsburg may expose people or structures to potential adverse effects associated with a seismic event, including strong ground shaking and seismic-related ground failure.~~

~~Development projects are required to comply with the provisions of the California Building Standards Code (CBSC), which requires development projects to: perform geotechnical investigations in accordance with State law, engineer improvements to address potential seismic and ground failure issues, and use earthquake-resistant construction techniques to address potential earthquake loads when constructing buildings and improvements.~~

~~In order to minimize potential damage to the buildings and site improvements, all construction in California is required to be designed in accordance with the latest seismic design standards of the California Building Code. The California Building Code, Title 24, Part 2, Chapter 16 addresses structural design and Chapter 18 addresses soils and foundations. Collectively, these requirements, which have been adopted by the City, include design standards and requirements that are intended to minimize impacts to structures in seismically active areas of California. Section 1613 specifically provides structural design standards for earthquake loads. Section 1803.5.11 and 1803.5.12 provide requirements for geotechnical investigations for structures assigned varying Seismic Design Categories in accordance with Section 1613. Design in accordance with these standards and policies is typical in Pittsburg and addresses risks associated with seismic activity.~~

Fire Hazards

Structural fires pose a significant potential threat. The risk of structure fires may increase in the future due to changes in land use patterns, such as an increased emphasis on infill and planned unit developments, if not mitigated through site planning and building design and retrofit requirements. The risk of a widespread structure fire is related to seismic risks in that major earthquakes in urban areas often cause conflagrations and make firefighting more difficult.

The potential for wildland fires represents a hazard to people and structures, particularly within areas adjacent to open space or within proximity to wildland fuels. The state has charged CalFire with the identification of Fire Hazard Severity Zones (FHSZ) within State Responsibility Areas. In addition, CalFire must recommend Very High Fire Hazard Severity Zones (VHFHSZ) identified within any Local Responsibility Areas. The FHSZ maps are used by the State Fire Marshall as a basis for the adoption of applicable building code standards and assist local jurisdictions in identifying areas that have high and very high wildfire hazard potential. Figure 1 illustrates the Fire Hazard Severity Zones and Responsibility Areas in Pittsburg.

There are no VHFHSZ found within or adjacent to City limits; however, there are Moderate to High FHSZ within SRA along the southwestern perimeter of the City. Areas in Pittsburg representing the greatest risk are in the hills south of the City, which are brown and dry for much of the year. Wildland fires in East Contra Costa County are a continuous threat, with the highest risk occurring during the wildland fire season, from June to October. Much of the threat is due to open grasslands abutting residential developments. As Pittsburg continues to expand, more of these urban-rural interface areas are created. In addition to the direct physical threat to life and property, smoke released during an event can have a detrimental effect on air quality and lead to health risks from smoke inhalation.

Protection from structural and wildland fires is realized through the creation of defensible areas around structures, the use of fire-resistant building materials, and coordinated emergency response. All new construction is required to adhere to standards and requirements set forth in the Pittsburg Municipal Code, including the Contra Costa County Fire Protection District Fire Code, which adopts by reference the California Fire Code (California Code of Regulations, Title 24, Part 9) as amended by the changes, additions, and deletions set forth in the ordinance adopting the Contra Costa County Fire Protection District Fire Code. The Contra Costa County Fire Protection District's ordinances and standards cover topics such as location of fire hydrants and provision of sprinklers and roadway widths.

In addition to the above referenced codes, the City maintains adequate water supply and water flow availability, ensures adequate emergency access, provides adequate fire protection services, and ensures public awareness regarding fire safety. Future development on sites identified in Chapter 4 would be required to comply with the provisions of federal, State, and

local requirements related to structural wildland fire hazards, including State Fire Code and State fire safety regulations associated with wildland-urban interfaces, fire-safe building standards, and defensible space requirements.

Hazardous Materials

Hazards include man-made or natural materials or man-made or natural conditions that may pose a threat to human health, life, property, or the environment. Contra Costa County is one of the largest generators of hazardous waste in the state. The majority of this waste comes from industries located along waterfronts. Approximately two-thirds of hazardous waste generated in the County is treated on-site, while one-third is transported to hazardous waste management facilities.

Many industrial operations in Pittsburg involve the use or production of hazardous materials. Most significant are the petroleum and chemical processing plants in the northeastern portion of the City. According to the City's Hazardous Waste Management Plan (HWMP), 11 large-quantity generators produced approximately 79,500 tons of hazardous waste in 1989. Of this, about 45 percent was treated onsite and 55 percent was shipped off-site for treatment or recycling. Potential hazards include the toxicity, flammability, and explosivity of petroleum and chemical materials.

The City has adopted the Contra Costa County Hazard Mitigation Plan, which serves as its local hazard mitigation plan and fully addresses the requirements of Government Code section 65302(g)(4). The plan incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short- and long-term strategies, involves planning, policy changes, programs, projects, and other activities.

Existing and future residents could be exposed to hazardous materials if new development or redevelopment were to be located on a current or historical hazardous material site. Currently, there are seven active site locations with a Pittsburg address listed in the EnviroStor database: Cintas Pittsburg, Delta Auto Wreckers, 1x Faultless Cleaners, 1 Leslie Drive, PG&E Shell Pond/Carbon Black Area and Power Plant, Burlington Northern Santa Fe Railway Company, and the site located at 2145 Railroad Avenue. The California Regional Water Quality Control Board annually reports sites in the Bay Area with leaking underground storage tanks and sites with environmental problems due to leaks and spills. There are approximately 54 sites in Pittsburg included in the Leaking Underground Storage Tank list, which are identified as having soil and/or groundwater contamination resulting from leaks or other discharges from tanks and/or associated piping. There are also 12 Spills, Leaks, Investigations, and Clean-up (SLIC) sites within the City, which are large sites with environmental problems due to accidental releases of toxic substances such as metals, volatile organic compounds, and petroleum hydrocarbons.

The State requires the upgrade or replacement of tanks and piping installed before 1984, when California's Underground Storage Tank (UST) program and more stringent tank requirements came into effect. This requirement was established by the U.S. Environmental Protection Agency ten years ago to ensure that facility owners, especially those depending on petroleum for providing critical services (e.g., hospitals, police and fire departments), have their USTs upgraded.

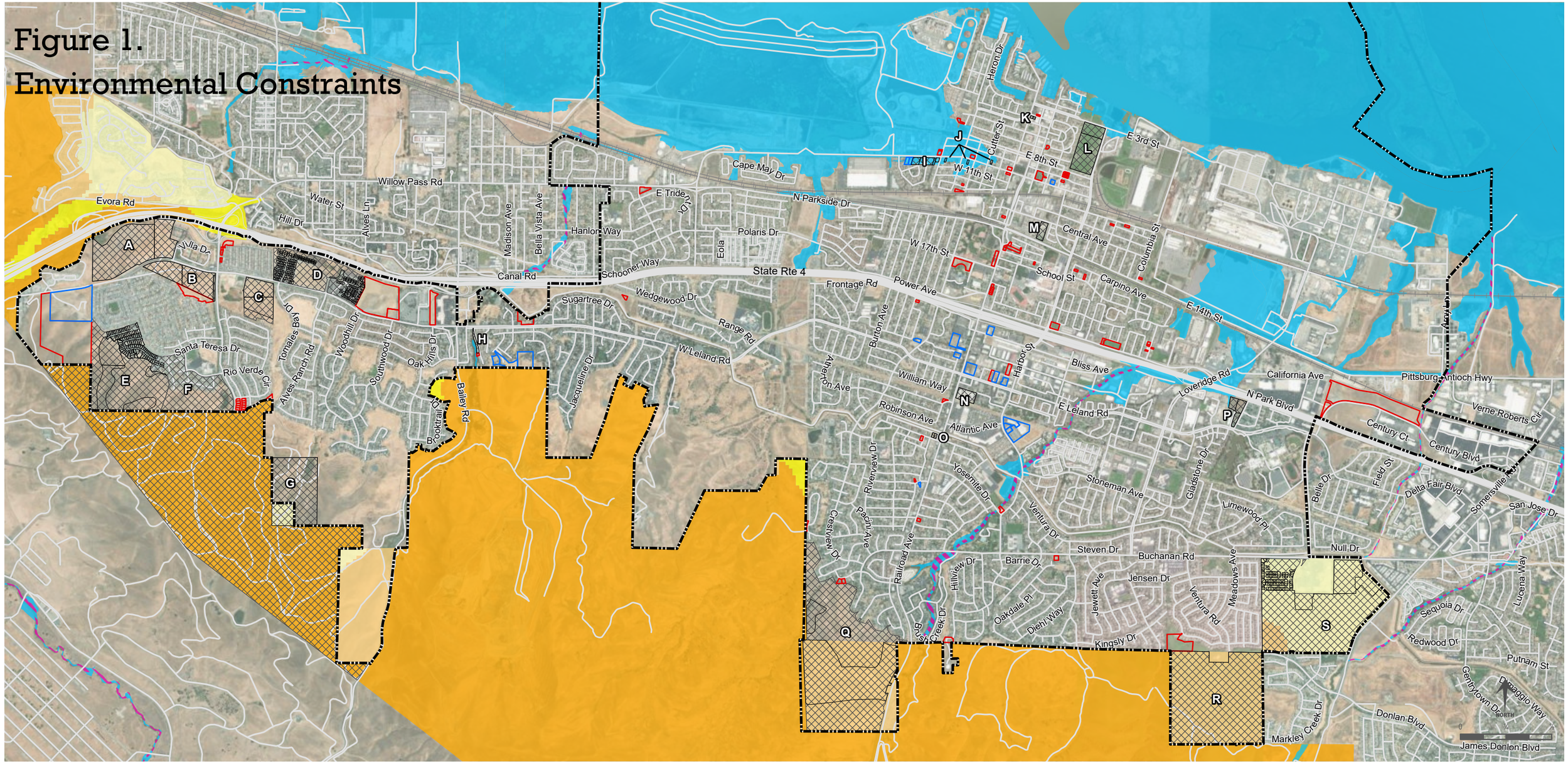
All hazardous materials are required to be handled in accordance with federal, State, and local requirements, which would limit the potential for a housing project to be exposed to hazardous emissions or an accidental release. The City's General Plan policies includes policies ensure that potential hazards are identified on a project site, that development is located in areas where potential exposure to hazards and hazardous materials can be mitigated to an acceptable level, and that business operations comply with Federal and State regulations regarding the use, transport, storage, and disposal of hazardous materials.

Other Constraints

As part of the development of the inventory of residential sites provided in Chapter 4, the City reviewed potential constraints to development. Sites subject to open space, conservation, or agricultural (Williamson Act) easements or restrictions, such as airport airspace restrictions on residential development, were not included in the inventory. Sites with physical constraints,

such as narrow sites or irregularly shaped sites, that were not conducive to residential development were excluded from the inventory.

Figure 1.
Environmental Constraints



LEGEND

- Pittsburg City Limits

Inventory Parcels

- Vacant
- Underutilized
- Parcel within a Residential Project
- Residential Project

FEMA Designation

- 100-year Flood Zone
- Regulatory Floodway

Fire Hazard Severity Zones in State Responsibility Areas (2024)

- Very High *(none within the mapped extent)*
- High
- Moderate

Fire Hazard Severity Zones in Local Responsibility Areas formerly classified as SRA (pre-2024)

- Very High *(none within the mapped extent)*
- High
- Moderate

Fire Hazard Severity Zones in Local Responsibility Areas (2007-2011)

- Very High *(none within the mapped extent)*

Project ID	Project Name
A	San Marco - Multi-Family (Village C)
B	San Marcos - Multi-Family (Village O)
C	Esperanza at San Marcos (Village M)
D	Alves Ranch 2018
E	San Marco - Single Family (Village N)
F	San Marco Village F
G	Faria Hills
H	Lawlor Estates
I	Beacon Villas
J	Galloway Multiplex

Project ID	Project Name
K	Burlessas Building Rehabilitation
L	Bay View
M	Liberty Subdivision II
N	Atchison Mixed-Use Development
O	Green Builders, LLC
P	Commerce Parks Apt. Concept Plan
Q	Montreux Residential Subdivision
R	Sky Ranch II
S	Tuscany Meadows

Sources: City of Pittsburg, Contra Costa County, FEMA; CAL FIRE 4/1/2024; ArcGIS Online Imagery service, 6/29/2022. Produced for the City of Pittsburg by De Novo Planning Group, April 18, 2024.

4. Inventory of Residential Sites and Housing Resources

A. INVENTORY OF RESIDENTAL SITES

This section of the Housing Element describes resources available for housing development, rehabilitation, and preservation in Pittsburg. Resources include land designated for housing development, financial resources to assist with the development, rehabilitation, and preservation of housing, and resources for energy conservation.

Availability of Sites for Housing

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section documents the availability of sites for future residential development and the adequacy of these sites to accommodate Pittsburg's 6th Cycle RHNA. In addition to assessing the quantity of land available to accommodate the City's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs. Pittsburg will fulfill its share of regional housing needs using a combination of the methods below, as further described in this section:

- Residential projects with development entitlements with occupancy post June 30, 2022
- Sites with zoning in place
    - Vacant and underutilized sites with a proposed project
    - Vacant sites with zoning in place (HPD, RS-4, RS-5, RS-6, RM, RM-D, RH, RH-D, RVH, M and PD sites):
        - Residential sites (HPD, RS-4, RS-5, RS-6, RM, RM-D, RH, RH-D, RVH, and some PD) are assumed to develop at 80% of capacity,
        - Mixed use (M and some PD) sites are assumed to develop with residential uses at 50% of capacity, and
        - Realistic capacity assumptions do not exceed approved and built densities shown in Table 58.
    - Projected accessory dwelling units
- It is noted that underutilized sites not necessary to accommodate the RHNA; underutilized sites are included in Table 64 to demonstrate additional capacity and to encourage a variety of housing types and increased housing opportunities throughout the City, including affordable and special needs housing, during the 6th Cycle.

It is noted that this Housing Element anticipates adoption of the General Plan Update prior to or concurrently with adoption of the 6th Cycle Housing Element. As such, the Housing Element reflects the land use designations and zoning anticipated to be in place with the General Plan Update.

Table 61 summarizes the residential unit potential from the above methods and provides a comparison with Pittsburg's RHNA and inventory parcels are shown on Figures 2 and 3. Parcel-specific site inventories are included in Appendix A. As shown in Table 61, Pittsburg has a total realistic capacity for at least ~~6,034~~6,138 units, based on its inventory of vacant sites, approved projects, and pending project, reflecting an excess capacity of ~~3,982~~4,086 units to accommodate the RHNA.

Table 61: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs					
Category	Very Low	Low	Moderate	Above Moderate	Total
2023-2031 RHNA (Table II-39)	516	296	346	894	2,052
Approved Projects					
Approved Projects with occupancy post June 30, 2022	~~275~~229	153	0	~~2,930~~3,080	~~3,358~~3,462
Pending Projects					
Pending Projects with occupancy post June 30, 2022	0	0	20	408	~~408~~428
Vacant Sites by Zoning District					
CP	0	0	0	1	1
HPD	0	0	0	233	233
RH	0	0	0	0	0
RM	0	0	0	2	2
RVH	51	34	0	0	85
M	155	104	577	579	1,415
PD	153	103	9	67	332
RH-D	17	11	1	1	30
RM-D	0	0	0	5	5
RS-4	0	0	0	8	8
RS-5	0	0	0	25	25
RS-6	0	0	0	28	28
RS6-O	0	0		36	36
Subtotal Vacant Sites	*376*	*252*	*587*	*985*	*2,200*
Accessory Dwelling Units					
ADUs	0	19	5	24	48
Total Inventory Capacity (Inventory, plus Approved Projects, plus ADUs)					
TOTAL CAPACITY	~~651~~605	424	612	~~4,347~~4,497	~~6,034~~6,138
Shortfall	--	--	--	--	--
Excess Capacity	*~~135~~89*	*128*	*266*	*3,~~453~~603*	*~~3,982~~4,086*

Approved Projects with Entitlements

The City has 14 projects with development entitlements that will have occupancy post June 30, 2022 and will contribute towards addressing its 6th Cycle RHNA, as described below. The projects listed below are approved and are either under construction or only require issuance of a building permit, timing of which is at the developer's discretion; no other entitlements or approvals are required, with the exception of three projects described in Table 62 below. All projects are anticipated to be under construction during ~~of~~ the 6th Cycle. With the exception of three projects that require design review, there are no phasing, conditions of approval, or other requirements that would delay these projects. The three projects that require design review are already approved and the design review process is straightforward and has not been an impediment to projects, as described in Chapter 3. To further ensure that the affordable, deed-restricted units are under development during the planning period, the City has included Program 3 in the Housing Plan to coordinate with developers and facilitate development of the units and Program 8 to provide incentives for affordable housing and to increase access to funding for affordable housing.

Table 62: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs				
Project/Location	Description	Status	Remaining Entitlement(s)/ Timing	Total 6th Cycle Units
Alves Ranch 2018	Single family residential: 155 units complete; 6 low (deed-restricted) and 260 above moderate remaining	Approved (under construction)	Building permit: Project has been developed steadily since 2020 and rRemaining permits, while at developer's discretion, are anticipate in 2023/2024 with full completion anticipated by 2025.	266260 above moderate 6 ADUs
Beacon Villas	Multifamily – 6 very low (deed-restricted, 47 low (deed-restricted), 1 above moderate	Approved (under constructioncomplete)	None remaining.Project is complete.	546 very low units 47 low units 1 above moderate unit
Atchison Mixed-Use Development	Multifamily/Mixed Use – 100 very low (deed-restricted, 100 low (deed-restricted), 2 above moderate units	Approved – (complete)design review approved	Building permit: At developer's discretion – anticipate in 2023/2024Issued 2021. Project is complete.	202100 very low units 100 low units 2 above moderate units
Burlessas Building Rehabilitation	Multifamily – 8 above moderate units	Approved – design review approved	Building permit: At developer's discretion – anticipate in 2023/2024	8 above moderate units
Esperanza at San Marcos Village M	Multifamily – 318 above moderate units	Approved - San Marco Master Plan and Phasing Map Approved; Design Review for Village M approved	Building permit: At developer's discretion - anticipate in 2024.	318 above moderate units
Faria/Southwest Hills Annexation	Single family – 1,500 above moderate income units; project is required to pay an in-lieu inclusionary fee that will be used to provide affordable housing opportunities in the City	Approved	Annexation: 2023/2024 Final Subdivision Map: Submittal at developer's discretion, anticipate in 2025 Building permit: Annexation submitted to LAFCO, scheduled for LAFCO hearing in April 2024 and anticipate approval 2024. Anticipate building t developer's discretion – anticipate	750 above moderate units

Table 62: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs				
Project/Location	Description	Status	Remaining Entitlement(s)/ Timing	Total 6th Cycle Units
			permits phased through 2025-2031, based on 5th Cycle building permit trends Due to project size, anticipate approximately 50% of units constructed during 6th Cycle and remainder during 7th Cycle	
Galloway Multiplex	Multifamily – 12 above moderate units	Approved – design review	Building permit: At developer's discretion - anticipate in 2023/2024	12 above moderate units
Sky Ranch II	Single family, detached - 415 above moderate units, 42 very low income deed-restricted ADUs	Approved – tentative subdivision map and design review approved	Entitlements for the project site (Tentative Subdivision Map, Development Agreement) are approved and valid through July 21, 2037. Final Subdivision Map: Submittal at developer's discretion - anticipate in ~~2023~~2024/2025 Building permit: At developer's discretion - anticipate in ~~2023~~ 2025/2026	~~457~~415 above moderate 42 very low units
San Marco Village F	Single family, detached - 123 above moderate units (100 parcels remaining to be developed)	Approved - San Marco Master Plan and Phasing Map Approved; Design Review, Tentative Subdivision Map and Final Subdivision Map for Village M approved	Building permit: A~~t developer's discretion - a~~nticipate in 2023-2024 based on 5th Cycle building permit trends	100 above moderate units
Lawlor Estates	Single family, detached 50 above moderate units; 1 lot remaining	Approved – tentative subdivision map and final subdivision map approved	Building permit: A~~t developer's discretion - a~~nticipate in 2024 based on 5th Cycle building permit trends	1 above moderate unit

Table 62: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs				
Project/Location	Description	Status	Remaining Entitlement(s)/ Timing	Total 6th Cycle Units
Montreux Residential Subdivision	Single family, detached – ~~123~~352 above moderate units, 35 very low income deed-restricted ADUs	Approved – tentative subdivision map	Entitlements for the project site (Tentative Subdivision Map, Development Agreement) are approved and valid through December 16, 2031. Design review: Anticipate submittal in 2023 and completion by June 2024 Building permit: A~~t developer's discretion a~~nticipate in ~~2024~~-2025-2026 based on 5th Cycle building permit trends	~~157~~23352 above moderate units 35 very low units
San Marco - Multi-Family Village C	Single family, detached – 181 above moderate units; Multifamily - complete	Approved - San Marco Master Plan and Phasing Map Approved; Individual Villages proceed independently of one another	Design review: Anticipate submittal in 2023 and completion by June 2024 Building permit: A~~t developer's discretion a~~nticipate in 2024/2025 based on 5th Cycle building permit trends	181 above moderate units
San Marcos - Multi-Family Village O	Multifamily – 39 above moderate units	Approved	Design review: Anticipate submittal in 2023 and completion by June 2024 Building permit: A~~t developer's discretion a~~nticipate in 2024/2025 based on 5th Cycle building permit trends	39
Tuscany Meadows	Multifamily – 365 above moderate units; Single family – ~~357~~ 917 above moderate units; 92 very low income deed-restricted ADUs	Approved – under construction. Annexation, tentative subdivision map, and final map approved. Design review completed for first phases and	Entitlements for the project site (Tentative Subdivision Map, Development Agreement) are approved and valid through February 5, 2043. Design review: ~~Anticipate submittal~~Completed in	~~812~~641 above moderate units 46 deed-restricted ADUs

Table 62: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs				
Project/Location	Description	Status	Remaining Entitlement(s)/ Timing	Total 6th Cycle Units
		design review needed for remaining phases.	2023. ~~and completion in 2024~~ Building permit: ~~At developer's discretion anticipate in 2024-2027~~First phase of building permits has been issued. Assume 50% of market-rate units and 50 to 50 ADUs to be complete during 6th Cycle.	
TOTAL				3,357

Pending Projects

The City has 17 pending residential projects that will have occupancy post June 30, 2022 and contribute toward addressing its 6th Cycle RHNA, as summarized below. Sites with deed-restricted units are identified. It is noted that sites with rental units are assumed to be affordable to a mix of moderate and above moderate units, based on market rental rates in the City and ADUs are anticipated to be affordable to moderate income households with Program 5 in the Housing Plan addressing the affordability of ADUs. Additional information regarding each site is provided in Appendix A. For each project, its status is described, along with the necessary approvals and steps required prior to development. The projects listed below are anticipated to be entitled within the next 1 to 2 years and constructed in the first half of the 6th Cycle. While these projects are not yet approved, there are no known or anticipated phasing or timing requirements that would delay these projects from being constructed during the 6th Cycle.

- **Harbor View** – Harbor St/E. 3rd St, APN 073-050-01, Mixed Use (Downtown) and Downtown Medium Density Residential by the City's General Plan and zoned as M and Downtown Medium Residential – Limited Overlay District (RMD-O). The project proposes 20 live/work duplexes and 217 single family units on an 11.44-acre vacant site. The duplex units are anticipated to be affordable to moderate income households, based on potential rents and densities. A project application has been submitted and CEQA documentation prepared. The project's request for a rezone (which would be consistent with the General Plan land use designation and zoning assumed for the purpose of the Housing Element), Tentative Subdivision Map, and Design Review is anticipated to be considered for approval in 2023. The project is consistent with the proposed General Plan Update and there are no known constraints that would preclude development of the site. A portion of the project site has been capped with a berm due to the presence of asbestos-containing materials associated with past use of the site. All remedial actions associated with past use of the site and the asbestos-containing materials have been completed and approved by the California Department of Toxic Substances Control. The bermed area of the site would be maintained as open space/landscaping. Entitlements/approvals required: Tentative Subdivision Map and Design Review permit (approximately 4-6 months). Following Tentative Subdivision Map and Design Review approval, building permits, grading and infrastructure plans and building permits will be processed concurrently with timing of the building permit and grading/infrastructure plans application at developer's discretion and anticipated in 2024/2025.
- **Commerce Park Apartments** – E. Leland Rd/Commerce Place, APN 088-152-032, 088-152-036, 088-152-037, designated High Density Residential and zoned RH. The project proposes 114 multifamily, above moderate income units on an approximately 4.8-acre underutilized site with a commercial store. Entitlements/approvals required:

Design Review permit (decision anticipated within 6 months). Following approval, building permits, grading and infrastructure plans will be processed concurrently (30-60 days), timing of application is at developer's discretion but anticipated to occur within approximately 12 months of project approval.

- Green Builders – 6 & 14 Alturas Ave, APN 087-114-011, 087114-01, 2 triplex buildings (6 above moderate units) proposed on a 0.45-acre underutilized site with service station. Entitlements/approvals required: Complete application (initial submittal was incomplete and applicant is anticipated to submit revised application in next 2 months), Design Review permit (6-8 months). Following approval, building permits, grading and infrastructure plans will be processed concurrently (30-60 days), timing of application is at developer's discretion but anticipated to occur within approximately 12 months of project approval.
- Liberty Subdivision II – 360 Central Ave, APN 086-151-002, 17 single family units (above moderate) proposed on a 1.8-acre site with an existing church. Entitlements/approvals required: Site Design and Architectural Review permit (4-6 months). Entitlements/approvals required: building permit (30-60 days). Following approval, building permits will be processed (30-60 days), timing of application is at developer's discretion but anticipated to occur within approximately 15 months of project approval.
- San Marco Single Family – Village N – San Marco Blvd, APN 091-050-075, 090-050-076, 64 single family unit (above moderate) proposed on a 28.5-acre vacant site. Entitlements/approvals required: Tentative Subdivision Map and Design Review permit (6-9 months). Following approval, building permits, grading and infrastructure plans will be processed concurrently (30-90 days), timing of application is at developer's discretion but anticipated to occur within approximately 15 months of project approval.

Affordability and Realistic Capacity

Affordability

To evaluate the adequacy of the inventory of sites to address the affordability levels established by the RHNA, State law (Government Code Section 65583.2(c)(3)) provides for the use of "default densities" to assess affordability. Based on its population and location in Contra Costa County, the City of Pittsburg falls within the default density of 30 units per acre for providing sites affordable to very low and low income households.

Sites suitable for very low and low income households are sites zoned CC, RH, RH-D, RVH, M, and PD and sites with the BART TOD overlay that are sized from 0.5 to 10 acres, based on Government Code Section 65583.2(c)(2), as well as approved projects that include deed-restricted low income units. Sites adequate to accommodate lower income households were assumed to have 60% very low and 40% low income units. Sites anticipated to accommodate very low and low income units are identified in Appendix A. None of the sites to accommodate the lower income RHNA are less than 0.5 acres. One site identified to accommodate the lower income RHNA is a 2.14-acre site that is located on a larger 23.4-acre parcel (APN 093-130-049). As part of the General Plan Update, the 2.14-acre portion of this site was redesignated to Very High Density Residential to promote development of affordable multifamily housing. This site is not a large site as the site included in the inventory is less than 10 acres and the remainder of the parcel is not included in the inventory. The remainder of the parcel is designated Mixed Use (P/BP BART) and is anticipated to be master planned as a mixed use, transit-oriented development due to its designation and proximity to the Pittsburg Bay Point BART station. The site is owned by a developer. To facilitate development of the 2.14-acre portion of the site, the developer would likely request a parcel map in order to divide the 2.14-acre portion from the remainder of the site. The 2.14-acre portion is adjacent to Leland Road and would not require an easement for access. Program 4 in the Housing Plan addresses development of larger sites.

Sites suitable for moderate income households can be provided at 20 or more units per acre (CS-D, CC, M, PD, RH-D, RH, RVH); for sites that allow 30 or more units per acre, moderate income units were only assumed on sites less than 0.5 acre or larger than 10 acres. Sites suitable for moderate income were anticipated to include 50% moderate and 50% above moderate income. The City has used these default density thresholds as a guide in allocating its sites inventory by income category, as presented in Table 61 and detailed by site in Appendix A.

Realistic Capacity

Realistic capacity was calculated at 80% of maximum density for residential zoning districts and 50% of maximum density for commercial and mixed use districts that allow residential development. The City performed a detailed analysis of residential projects to support these assumptions. As shown in Table 58, approved and proposed projects in the City tend to be at the upper end of the permitted density range, with multiple affordable and mixed income projects exceeding the maximum permitted densities. The assumptions for the City's inventory are more conservative than development patterns in the City, which reflect development at 124% of maximum density Citywide and 135% of maximum permitted density for projects built in the CC, CP, CS, and M districts and at 116% of maximum density for projects built in the residential districts, as discussed in Table 58. Sites in the inventory do not include significant constraints, such as streams or other physical limitations that would require a further reduction in realistic capacity.

As shown in Table 58, the City's development trends include development of residential-only and mixed residential and commercial development on sites with zoning that allows non-residential uses. Recent development on mixed use and non-residential sites includes development on sites with the following zoning designations:

- CC: Atchison Mixed-Use Development (200 lower income and 2 market rate multifamily units, 13,659 s.f. of commercial)
- M: Beacon Villas (53 lower income and 1 market rate multifamily unit), Galloway Triplexes (9 multifamily units), Harbor View (20 live/work duplexes and 217 single family units, site is zoned M and RM-D)
- GQ: Waterstone Subdivision (82 single family units and 8 ADUS, rezoned to PD), Stoneman Apartments (230 multifamily units)
- CP: Burlessas Building (8 multifamily units)
- CS: Commerce Place Apartments (114 multifamily units), Liberty Subdivision (57 single family units)

In addition to development trends supporting residential development on sites that are zoned to allow non-residential uses, the City's recent General Plan Update created new mixed use land use designations to expand opportunities for residential development and further support a mix of uses in areas proximate to transit and services as well as supporting new residential uses in commercial developments to support revitalization of those areas in response to a decline in demand for commercial retail space and office space. The inventory does not include any sites that do not allow for 100% residential development; all sites included in the inventory have designations that allow 100% residential uses and do not require a non-residential component. Mixed use sites included in the inventory that do not have a pending or approved project are zoned:

M: Four infill parcels in the Downtown area that can accommodate triplex and fourplex units, similar to the recent Galloway Multiplex and Green Builders infill projects.

M: Two BART-owned sites that are subject to BART's AB 2923 baseline zoning standards. The minimum residential density required is 30 units per acre and the zoning accommodates up to 75 units per acre; there is no minimum parking required and building heights up to 5 feet are allowed. BART expects 111 affordable units for the Pittsburg Center site and 717 affordable and 1,330 market rate units for the Pittsburg/Bay Point site (BART's TOD Work Plan Technical Appendices, August 2020, Figure A-23). The inventory has assumed that 490 of the affordable and 583 of the moderate/above moderate units on the Pittsburg/Bay Point site will be developed during the 6th Cycle. This is consistent with BART's plans to initiate development plans for both Pittsburg stations during the 6th Cycle as identified in BART's Transit-Oriented Development Program Work Plan, August 2020.

M: A site designated Mixed Use (General) located at 4401 Century Boulevard is part of the City's efforts to revitalize and promote the Century Plaza shopping center. The site is part of a larger planned shopping center, but development of the shopping center uses has slowed over the past several decades and large tracts of vacant land are located within Century Plaza. To spur revitalization of the center, the General Plan Update redesignated this site

to Mixed Use (General) to promote on-site residential uses that can help activate the center. This site is not needed to accommodate the RHNA but is included in the inventory to promote revitalization in this area.

PD: There are 7 sites zoned PD that are designated Mixed Use (Railroad Avenue SPA) by the General Plan. These PD sites are located within the RASP, which reflects a significant effort by the City to plan for a mix of residential, commercial, and community-serving uses in the Railroad Avenue corridor. Following the General Plan Update, these sites were rezoned TOD High, requiring a minimum of 30 units/acre and allowing up to 65 units per acre.

The City's capacity to accommodate new residential development exceeds the minimum RHNA required within each income category, which will help offset any sites that may be developed with fewer units or at less affordable levels than assumed in the inventory of residential sites.

All identified developable land designated for residential use (all residential land use designations in the General Plan) is considered available for residential development. Additionally, land within the CC, CP, CS, and M zoning districts, as well as the PD district were associated with a Specific Plan or Master Plan that allows residential uses or with an approved residential or mixed use project, is also considered available for residential development. The methodology considers factors including the extent to which regulatory or other incentives or standards encourage additional residential development on these sites.

Incentives for Residential Development

Program 3 of the Housing Plan provides for assistance to affordable housing developers, including regular coordination and outreach to ensure affordable housing and special needs housing developers are aware of the City's inventory of sites and additional residential and mixed use opportunities and to identify the City's incentives, including priority processing, support with procuring funding, and concessions and incentives. Program 8 addresses funding for affordable housing and deferral of fees for affordable or special needs housing.

Accessory Dwelling Units

From 2019 through 2021, an average of 6 ADUs were permitted annually (7 low income, 2 moderate income, and 9 above moderate income units)/ADUs during this time period include 1 moderate income in 2019, 1 moderate and 7 low income units in 2020 and 9 above moderate income units in 2021; income levels are based on expected rents for the ADUs. ADU development averaged 8 units per year, which results in 64 ADUs when projected over the 2023-2031 6th Cycle. All ADUs are estimated to be affordable to moderate income households. While it is anticipated that a portion of the ADUs will be affordable to very low and low income households, the Inventory of Residential Sites has assumed that ADUs will be affordable to moderate income households, at a minimum. Program ~~5~~7: Accessory Dwelling Units and Junior Accessory Dwelling Units in the Housing Plan requires the City to track affordability of ADUs, which will ensure accurate reporting of 6th Cycle progress and will assist the City in assuming affordability of ADUs for the 7th Cycle.

Size of Sites

As shown in Table 63, the City has sites in a range of sizes. Sites available for single-family development appropriate for above moderate income households range from small lots of 0.05 up to 0.25 acres in existing and approved subdivisions, to infill lots from approximately 0.3 to over 5 acres. Higher density (30 or more units per acre) sites suitable for lower income units include lots in the 5-10 acre range in the RH designation, lots in the 1-2 acre range in the RH-D zone, and one site less than 10 acres zoned RVH; mixed use lots vary in size and include infill lots from 1 to 5 acres. Higher density sites suitable for moderate income households include sites of all sizes across the RM, RM-D, RH-D, M, and PD zones.

Table 63: Vacant and Underdeveloped Parcels by Size

Zoning District	<0.25	<0.5	<1	<2	<5	<10	10+	Total Parcel Count
Pending Projects								

Table 63: Vacant and Underdeveloped Parcels by Size								
Zoning District	<0.25	<0.5	<1	<2	<5	<10	10+	Total Parcel Count
RS-5	0	0	0	0	1	0	0	1
RM	2	0	0	0	0	0	0	2
RM-DO	0	0	0	0	0	0	1	1
RH	0	0	0	3	0	0	0	3
M	0	0	0	0	1	0	0	1
PD	0	0	0	0		1	2	3
Vacant Sites								
HPD	0	0	0	0	0	0	1	1
RS-4	8	0	0	0	0	0	0	8
RS-5	17	0	2	0	0	0	0	19
RS-6	1	6	1	0	1	0	0	9
RS-6O	1	0	0	0	0	1	0	2
RM	1	0	0	0	0	0	0	1
RM-D	2	1	0	0	0	0	0	3
RH-D	1	0	0	1	0	0	0	2
RVH	0	0	0	0	0	1	0	1
CP	1	0	0	0	0	0	0	1
M	1	3	0	1	1	0	2	8
PD	22	3	4	2	2	0		33
Total Sites	**57**	**13**	**7**	**7**	**4**	**3**	**3**	**99**

AB 725

Per Gov. Code Section 65583.2, subd. (c)(4), as a metropolitan jurisdiction, Pittsburg must ensure that at least 87 moderate-income units (25% of the moderate income RHNA) are accommodated on sites that allow at least 4 housing units and have densities less than 100 units per acre and that at least 224 above-moderate income units (25% of the above-moderate-income RHNA) are accommodated on sites that allow at least 4 housing units. The majority of the City's moderate and above moderate income units are accommodated on sites that allow at least 4 units. Of the sites identified for residential development in Appendix A, 591 moderate income units are accommodated on sites that allow at least 4 units and have densities less than 100 units per acre and 4,380 above moderate income units are accommodated on sites that allow at least 4 units.

Additional Capacity Nonvacant Sites

State law allows use of underutilized (nonvacant) sites to accommodate the RHNA. The City encourages redevelopment of underutilized uses and infill development. While the City does not need underutilized sites to accommodate the RHNA, the excess underutilized sites are included in this chapter and in the sites identified for AFFH purposes to demonstrate the ability

of the City to accommodate residential growth and to encourage development of a variety of housing types and affordability levels throughout the City by identifying these additional opportunities for development.

All non-vacant sites are appropriate for development at the residential densities and intensities identified in this chapter and are anticipated to be available for development with residential uses as planned by the City's General Plan and Zoning Ordinance. The following realistic capacity assumptions are used for underutilized sites with zoning in place (RS-5, RS-6, RS-10, RM, CC, M, CS-D, and PD sites):

- Residential sites (RS-5, RS-6, RS-10, RM, and some PD) are assumed to develop at 80% of capacity,
- Mixed use (CC, M, CS-D, and some PD) sites are assumed to develop with residential uses at 50% of capacity,
- Realistic capacity assumptions are consistent with approved and built densities shown in Table 58.

In addition to the sites in its inventory of residential sites, approved projects, and projected ADUs identified in Table 61 and Appendix A, the City has identified sites with additional capacity that will accommodate an additional 804 units, including 381 very low and 254 low income units. The additional capacity sites are not part of the City's inventory, but demonstrate the ability of the City to accommodate a range of housing types in a range of locations throughout the City.

Table 64: Additional Capacity Sites (Underutilized) by Zoning District

District	Very Low	Low	Moderate	Above Moderate	Total
CC	107	72	0	0	179
RH-D	0	0	4	4	8
M	0	0	8	6	14
PD	274	182	4	4	464
RM	0	0	0	5	5
RS-10	0	0	0	87	87
RS-5	0	0	0	1	1
RS-6	0	0	0	46	46
Subtotal Underutilized Sites	*381*	*254*	*16*	*153*	*804*

[1]Based on affordability of ADUs produced during the 5th Cycle.
Source: City of Pittsburg, 2023; Contra County Assessor Data, 2022; De Novo Planning Group, 2023

In addition, the City has identified sites with additional capacity that will accommodate an additional 804 units, including 381 very low and 254 low income units. The additional capacity sites are not part of the City's inventory, but demonstrate the ability of the City to accommodate a range of housing types in a range of locations throughout the City.

B. HOUSING ASSISTANCE AND COMMUNITY SERVICE PROVIDERS

Resources available to assist the general public as well as households with special housing needs with obtaining housing and services within Pittsburg and the County are summarized below.

Bay Area Community Services (BACS): Since our founding in 1953, BACS has become a local leader in homelessness prevention programs, facing the housing crisis head on through rapid re-housing, targeted outreach for people experiencing homelessness and support navigating the web of services, purchasing housing across the Bay Area to house people who would otherwise be homeless, and much more. BACS also provides recovery-oriented behavioral health services across the spectrum of need.

Bay Area Crisis Nursery (BACN): BACN provides short-term residential care and emergency childcare services to give parents time to focus on resolving a crisis or stressful situation. BACN also provides a Respite Care program allowing monthly respite support of the children.

California Rural Legal Assistance (CRLA): CRLA provides legal assistance to low-income persons in education, employment & labor, rural health, and housing/landlord-tenant issues including eviction and foreclosure defense. CRLA is committed to fight for justice and individual rights alongside the most exploited communities. CRLA provides a variety of community education and outreach programs including leadership development. CRLA also protects Ingenious Mexican communities, LGBT communities, and farm worker communities.

California Work Opportunity and Responsibility to Kids (CalWORKs): CalWORKs is a public assistance program that provides cash aid and services to eligible families that have a child(ren) in the home. The program serves all 58 counties in the state and is operated locally in Contra Costa County by the Health and Human Services Agency. If a family has little or no cash and needs housing, food, utilities, clothing or medical care, they may be eligible to receive immediate short-term help. Families that apply and qualify for ongoing assistance receive money each month to help pay for housing, food and other necessary expenses.

Calli House: Calli House, based in West Contra Costa, is a short-term housing and supportive services program for up to 4 months. It is designed to address the immediate needs of runaway and homeless youth ages 18-24 in Contra Costa County. Available 24 hours per day, the program is a safe haven off the streets, with the capacity to serve up to 15 youth. Youth receive intensive case management services and are reintegrated back into the community.

Children's Advocacy Centers of California (CACC): CACC is a membership organization dedicated to helping local communities respond to allegations of child abuse in ways that are effective and efficient – and put the needs of child victims first. CACC provides training, support, technical assistance and leadership on a statewide level to local child advocacy centers and multidisciplinary teams throughout California responding to reports of child abuse and neglect.

Community United Against Violence (CUAV): Founded in 1979, CUAV works to build the power of LGBTQ (lesbian, gay, bisexual, transgender, queer) communities to transform violence and oppression. CUAV supports the healing and leadership of those impacted by abuse and mobilize our broader communities to replace cycles of trauma with cycles of safety and liberation. As part of the larger social justice movement, CUAV works to create truly safe communities where everyone can thrive.

Contra Costa County Advisory Council on Aging (ACOA): ACOA is an engaged group of county residents interested in helping improve the quality of life for older adults in and around Contra Costa County. The Advisory Council on Aging provides leadership and advocacy on behalf of older persons and serves as a channel of communication and information on aging issues. In collaboration with the Area Agency on Aging, the Council provides a means for countywide planning, cooperation and coordination to improve and develop services and opportunities for older residents of this county.

Contra Costa County Continuum of Care (CoC): A CoC Program is designed to assist individuals and families experiencing homelessness by providing services that are needed to help these individuals and families move into permanent housing, with the goal of long-term stability. The CoC Program is set up in a way that promotes community wide planning and strategic use of resources to address homelessness and improve coordination to mainstream resources and other programs targeted to people experiencing homelessness.

Contra Costa County Health and Human Services: The Health and Human Services Division of the County Administrator's Office oversees the budgets and administration of the Health Services, Employment and Human Services, Child Support Services, and Veterans Service Office departments. The Division also provides oversight and guidance, through the support of a Managing Director, for the Arts and Culture Commission of Contra Costa County.

ECHO Housing: The Eden Council for Hope and Opportunity (ECHO Housing) was founded in 1964 and incorporated in 1965 by community volunteers dedicated to equal housing opportunities and the prevention and elimination of homelessness. Established as a fair housing agency, ECHO has expanded to a full service housing counseling organization providing services to very low and moderate income clients. Current service programs include:

- Fair Housing Services serving urban and unincorporated Alameda, Contra Costa, and Monterey Counties, and the Cities of Alameda, Antioch, Concord, Hayward, Livermore, Monterey, Oakland, Pleasanton, Richmond, Salinas, San Leandro, Seaside, Union City, and Walnut Creek;
- Tenant/Landlord Services serving urban and unincorporated Alameda, Contra Costa, and Monterey Counties, and the Cities of Alameda, Hayward, Livermore, Monterey, Pleasanton, Richmond, Salinas, San Leandro, Seaside, Union City, and Walnut Creek;
- Shared Housing Counseling Program serving the Cities of Livermore and Pleasanton;
- Homeless Prevention Program serving the City of Livermore;
- Rental Assistance Program and the Rent/Deposit Grant Program serving Alameda County,
- First-Time Homebuyer Education for those living or working in the Cities of Livermore and Pleasanton;
- Rent Review and Eviction Harassment Programs for the Cities of Albany, Concord, Emeryville, and Union City; and unincorporated Alameda County.

Emergency Shelters for Adults: The emergency shelter program for adults provides shelter and case management services to assist residents in ending their homelessness and attaining their highest level of self-sufficiency.

Greater Richmond Interfaith Program (GRIP): GRIP is a multi-cultural, multi-ethnic coalition of congregations from varied faiths working together as a diverse and inclusive coalition dedicated to helping those of our community in need to transition to self-sufficiency. Over the years, GRIP, in keeping with its mission has evolved from a small community food pantry to a multiservice agency, which serves 15,000 homeless, hungry, and low-income consumers annually. GRIP is governed by a 15-member Board of Directors drawn from member congregations, the business community and public-sector agencies.

Housing Authority of the City of Pittsburg (HACP): The Housing Authority of the City of Pittsburg provides rental subsidy to the maximum extent allowable. Funding is awarded by the Federal Government to subsidize low-income families with their rent. The Annual Contract Contribution awarded to the City determines the number of families the Housing Authority can assist.

Independent Living Resources of Solano and Contra Costa Counties (ILRSCC): ILRSCC empowers people with disabilities to live independently through advocacy and support and partners with the community to expand opportunities for independent living. By providing free assistive services to persons with disabilities, educating the public about the needs and abilities of the Disability Community, and advocating for systemic and social change, ILRSCC hopes to encourage autonomous living and community unity.

National Alliance on Mental Illness (NAMI): NAMI Contra Costa is a 501(c)3 non-profit organization providing outreach, education, support and advocacy to families and individuals in need of help dealing with mental illness. NAMI contracts with Contra Costa County to facilitate peer support groups and to offer one-on-one mentoring and provide numerous education programs throughout the community.

Pacific Community Services, Inc.: Pacific Community Services, Inc. is a private non-profit 501(c)(3) housing agency serving the communities of Bay Point, Antioch and Pittsburg, offering housing counseling and developing low- to moderate income housing. Housing counseling services include:

- Foreclosure prevention and homeownership counseling
- Tenant and landlord rights, referrals to community resources
- Homeless referrals
- Money management
- Home purchase procedures
- Housing selection
- Home management
- Property care and maintenance

Partnership Health Plan Care Management Ride Program: Persons with Medi-Cal that receive their benefit through Partnership Health Plan and have complex medical needs can receive additional care management including free transportation assistance.

SHELTER, Inc: The mission of SHELTER, Inc., is to prevent and end homelessness for low income, homeless, and disadvantaged families and individuals by providing housing, services, support, and resources that lead to self-sufficiency. SHELTER, Inc. has owned and managed properties throughout Contra Costa County, including Pittsburg Affordable Housing Association of Pittsburg, Pittsburg Family Center,

C. INCENTIVES AND FINANCIAL RESOURCES

With respect to landowners and developers seeking to provide housing or retain affordable housing in ~~Martinez~~Pittsburg, a variety of Federal, State, and local resources are available to help fund affordable housing and reduce financing constraints on housing development, as shown in Table 65.

Table 65. Financial Resources

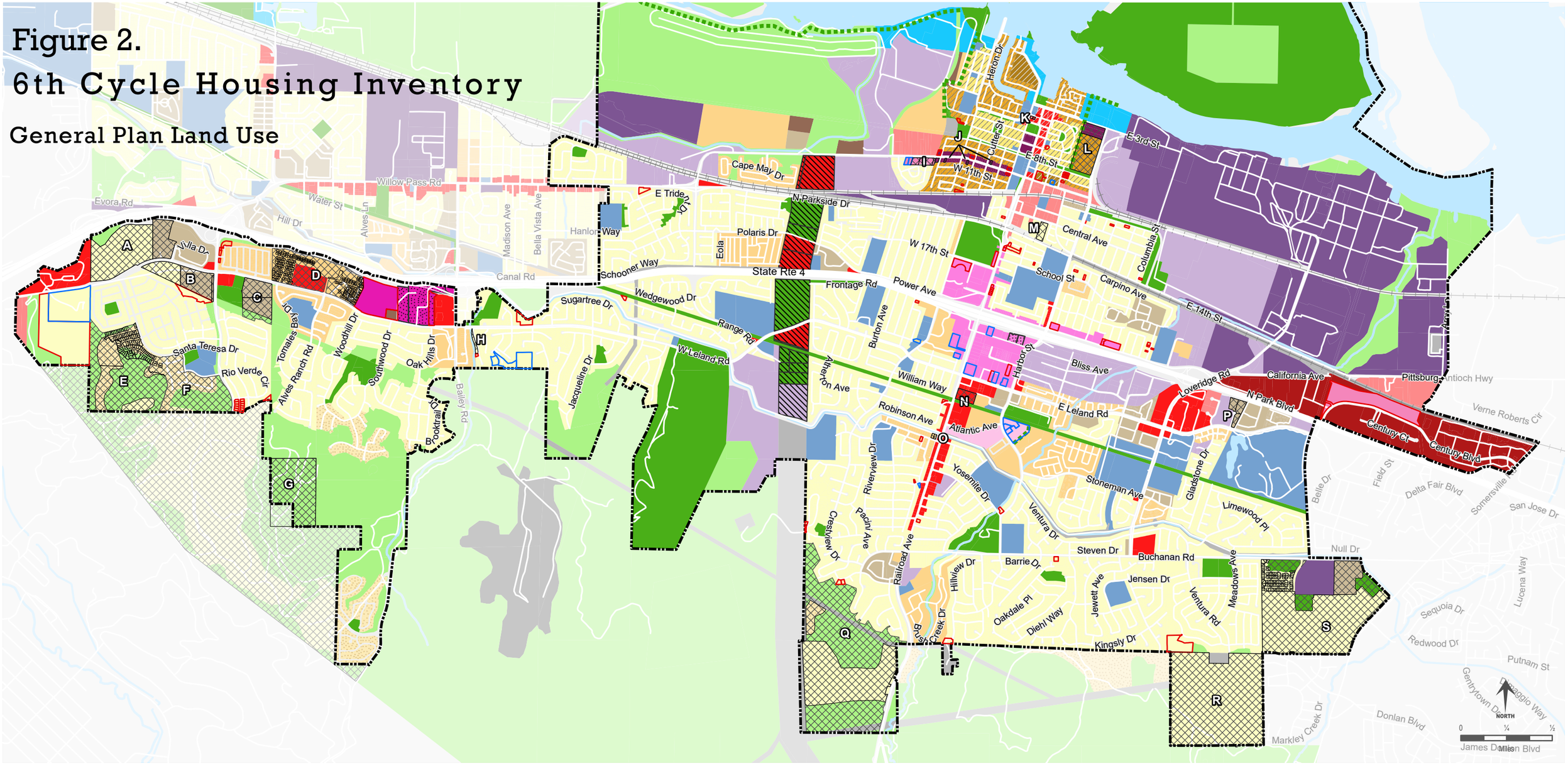
Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grant program funded through HUD on a formula basis for entitlement communities. The City of Pittsburg is an entitlement community and participates in the Contra County Consortium to receive CDBG entitlement funds directly from HUD. CDBG funds may be used for housing rehabilitation and community development, including public facilities and economic development.	- Acquisition - Rehabilitation - Homebuyer Assistance - Economic Development - Homeless Assistance - Public Services
HOME	HOME funds awarded annually as formula grants to participating jurisdictions. Pittsburg, with the other cities and Contra Costa County, participate in the County -administered HOME program. HOME funds can be used for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	- Acquisition - Rehabilitation - Homebuyer Assistance - Rental Assistance

Table 65. Financial Resources		
Program Name	**Description**	**Eligible Activities**
Housing Choice Voucher Program	Rental assistance payments from HACP to owners of private market rate units on behalf of very low-income tenants. The Housing Choice Voucher Program includes vouchers issued to individual households as well as project-based vouchers issued to a developer to preserve a specified number of units in a project for lower income residents.	- Rental Assistance - Homebuyer Assistance
Low Income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sales are typically used to create housing.	- New Construction - Acquisition - Rehabilitation
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. Contra Costa County implements this program countywide.	- Homebuyer Assistance
Section 202	Grants through HUD to non-profit developers of supportive housing for the elderly.	- New Construction - Acquisition - Rehabilitation
Section 203(k)	HUD provides long-term, low interest loans at fixed rates to finance acquisition and rehabilitation of eligible properties.	- Acquisition - Rehabilitation - Relocation of Unit - Refinance Existing Debt
Section 811	Grants through HUD to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	- New Construction - Acquisition - Rehabilitation - Rental Assistance
2. State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Homebuyer Assistance
CalHOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	- New Construction - Rehabilitation - Homebuyer Assistance
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	- Homebuyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for administration of mutual self-help housing projects.	- New Construction - Home Buyer Assistance
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	- Shelters and Transitional Housing
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	- Support Services

Table 65. Financial Resources		
Program Name	**Description**	**Eligible Activities**
Multifamily Housing Program (MHP)	Provides low interest loans to developers of permanent and transitional rental housing. Funds may be used for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing.	- New Construction - Rehabilitation - Preservation
Project Homekey	Provides grants to local entities to acquire and rehabilitate a variety of housing types – such as hotels, motels, vacant apartment buildings, and residential care facilities – in order to serve people experiencing homelessness.	- Acquisition - Rehabilitation
3. Local Programs		
Housing Rehabilitation program	Low-interest rehabilitation loans to lower income households. 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.	- Rehabilitation - Energy Efficiency - Accessibility
Rental, Mortgage and Utility Assistance Program	Assists residents that have experienced financial hardship due to COVID-19. Program is managed by Shelter Inc.	- Rental assistance - Mortgage Assistance - Utility Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers.	- Homebuyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	- Homebuyer Assistance - Rehabilitation
	Low down-payment mortgages for single-family homes in underserved low-income and minority cities.	- Homebuyer Assistance
Freddie Mac HomeOne	Provides down-payment assistance to first-time homebuyers and second mortgages that include a rehabilitation loan.	- Homebuyer Assistance

Figure 2.
6th Cycle Housing Inventory

General Plan Land Use



LEGEND

- Pittsburg City Limits

Inventory Parcels

- Vacant
- Underutilized
- Parcel within a Residential Project
- Residential Project

General Plan Overlays

- PG&E Corridor Conversion Overlay
- BART TOD Overlay

Land Use Designations

- Hillside Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Very High Density Residential
- Regional Commercial
- Service Commercial
- Community Commercial
- Mixed Use (General)
- Mixed Use (Community Commercial)
- Mixed Use (Downtown)
- Mixed Use (P/BP BART)
- Mixed Use (Railroad Ave SPA)
- Marina Commercial
- Employment Center Industrial
- Industrial
- Landfill
- Open Space
- Park
- Public/Institutional
- Utility/ROW
- Downtown Low Density Residential
- Downtown Medium Density Residential
- Downtown High Density Residential
- Downtown Commercial
- Water
- Planned Park/Greenway

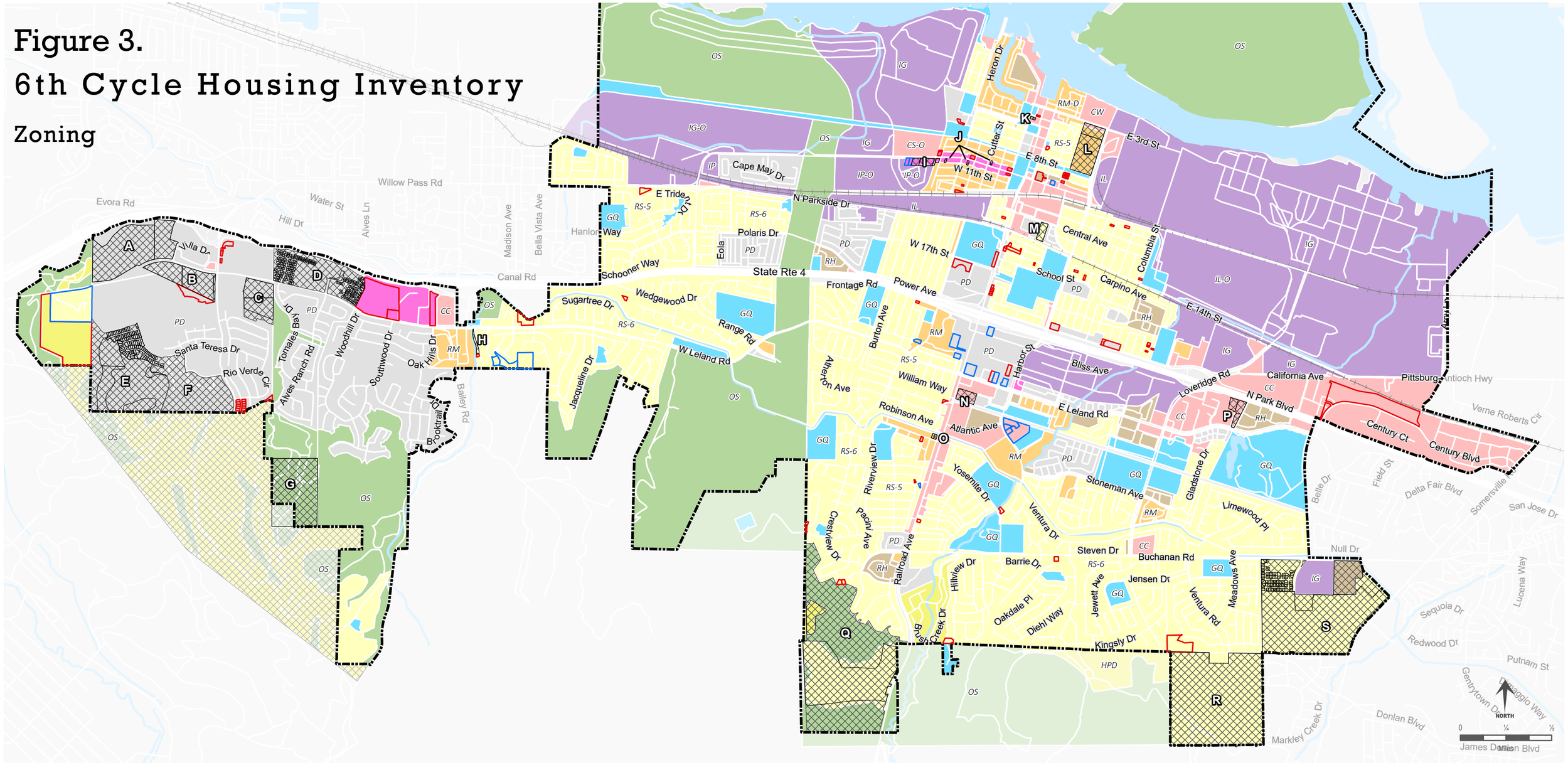
Project ID	Project Name
A	San Marco - Multi-Family (Village C)
B	San Marcos - Multi-Family (Village O)
C	Esperanza at San Marcos (Village M)
D	Alves Ranch 2018
E	San Marco - Single Family (Village N)
F	San Marco Village F
G	Faria Hills
H	Lawlor Estates
I	Beacon Villas
J	Galloway Multiplex

Project ID	Project Name
K	Burlessas Building Rehabilitation
L	Bay View
M	Liberty Subdivision II
N	Atchison Mixed-Use Development
O	Green Builders, LLC
P	Commerce Parks Apt. Concept Plan
Q	Montreux Residential Subdivision
R	Sky Ranch II
S	Tuscany Meadows

Sources: City of Pittsburg, Contra Costa County
Produced for the City of Pittsburg by De Novo Planning Group, April 17, 2024.

Figure 3.
6th Cycle Housing Inventory

Zoning



LEGEND

- Pittsburg City Limits

Inventory Parcels

- Vacant
- Underutilized
- Parcel within a Residential Project
- Residential Project

Zoning Designation

CC	CW	M	RMD-O
CN	GQ	OS	RS-10
CO	HPD	OS-O	RS-4
CO-O	IG	PD	RS-5
CP	IG-O	RH	RS-6
CS	IL	RH-D	RS6-O
CS-D	IL-O	RM	
CS-O	IP	RM-D	
	IP-O	RM-O	

Project ID	Project Name
A	San Marco - Multi-Family (Village C)
B	San Marcos - Multi-Family (Village O)
C	Esperanza at San Marcos (Village M)
D	Alves Ranch 2018
E	San Marco - Single Family (Village N)
F	San Marco Village F
G	Faria Hills
H	Lawlor Estates
I	Beacon Villas
J	Galloway Multiplex

Project ID	Project Name
K	Burlessas Building Rehabilitation
L	Bay View
M	Liberty Subdivision II
N	Atchison Mixed-Use Development
O	Green Builders, LLC
P	Commerce Parks Apt. Concept Plan
Q	Montreux Residential Subdivision
R	Sky Ranch II
S	Tuscany Meadows

Sources: City of Pittsburg, Contra Costa County.
Produced for the City of Pittsburg by De Novo Planning Group, April 17, 2024.

Figure 4: Intentionally Blank

5. AFFIRMATIVELY FURTHERING FAIR HOUSING ANALYSIS

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015. Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics". These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The AFFH analysis must contain the following:

- A: Outreach
- B: Assessment of Fair Housing
    - Key Data and Background Information
    - Fair Housing Enforcement and Outreach Capacity
    - Analysis ~~Of~~ of Available Federal, State, And Local Data ~~And~~ and Local Knowledge
    - ~~Integration and Segregation Patterns and Trends~~
    - Racially or Ethnically Concentrated Areas of Poverty
    - Disparities in Access to Opportunity
    - Disproportionate Housing Needs in the Jurisdiction
    - Displacement Risk
- C: Sites Inventory
- D: Identification of Contributing Factors
- E. Goals and Actions

While this section provides a focused analysis of fair housing issues in Pittsburg, several other sections of the Housing Element address the issue and are included in this section by reference.

A. OUTREACH

The City of Pittsburg deeply values the role of public participation in the planning process and has worked diligently to engage all members of the Pittsburg community, including non-English speakers and those typically underrepresented in the planning process. This summary highlights those steps taken as part of the Housing Element Update.

1. PROJECT WEBSITE

A dedicated project website (https://www.pittsburgca.gov/services/community-development/planning/advanced-planning-special-projects/housing-element-update-2015-2023) serves as the main conduit of information for individuals who can access material online. The project website launched in 2022 and is regularly updated to reflect ongoing community input opportunities, advertise draft work products, and answer commonly asked questions. The website includes the following information:

- Upcoming meeting information
- Project timeline
- Contact/sign-up information
- Links to other relevant resources

2. General Multi-Lingual Advertisements

The City utilized a variety of methods to advertise the project, engage the community, and solicit input on the Housing Element. These efforts are summarized herein to demonstrate the City's meaningful commitment to community collaboration. The City prepared and implemented the following general advertisements:

- Emails to interested individuals
- Workshop flyer (in English and Spanish)
- Social media posts via Facebook, Twitter, Nextdoor, etc. (in English and Spanish)
- Emails to stakeholders requesting involvement and providing flyers and outreach information in English and Spanish
- In person outreach at:
    - Small World – October 31, 2022 (150 flyers)
    - Lumpy's Fundraiser Event and Oldtown Pittsburg businesses – November 2, 2022 (100 flyers)
    - Pittsburg High Football Game – November 11, 2022 (300 flyers)
    - Oak Hills Shopping Center – December 20, 2022 (100 flyers)
    - Century Plaza – December 21, 2022 (100 flyers)
    - Home Depot, Winco, DD's Discounts – December 21, 2022 (100 flyers)
    - Atlantic Plaza – December 21, 2022 (100 flyers)
    - Cardenas Plaza – December 23, 2022 (100 flyers)

3. Workshops, Pop-Up, and Public Hearings

Community Workshops

As part of the community outreach, two Community Workshops were conducted to educate the community about housing issues and opportunities facing Pittsburg and to gather input on housing-related topics. The workshops were held on November 30, 2022 at 11 am and at 6:30 pm. The Community Workshops included an overview describing Housing Elements and why they are important, existing conditions in Pittsburg, and the City's Housing Element Update process. Workshop participants were given the opportunity to ask questions throughout the workshop and were also asked to respond to a series of questions regarding housing needs and priorities. Workshop participants included local residents, people who work in Pittsburg, service providers to the community, and other stakeholders.

Participants identified the following housing opportunities for the Housing Element Update: affordable housing (most frequent response), vibrant resilient communities, affordable and equitable housing for the current generation and those to come, addressing redlining, social mobility, and quality housing.

Participants identified the following housing challenges: developer interest, job opportunities, financing, and funding/location for low income housing projects.

When asked what housing types Pittsburg should prioritize, the top three responses were: 1) duplex, triplex, and fourplex, 2) townhomes or condominiums (ownership), and 3) mixed use housing.

When asked which populations Pittsburg should prioritize, the top three responses were: 1) large families, 2) single parent households, and 3) seniors and people working in Pittsburg (these two tied for 3rd).

Participants identified fair housing issues and obstacle as no rent control, limited resources, single family zoning, redlining, more quality housing.

Participants indicated that housing should go near BART, transit, amenities, and jobs and in the waterfront area.

Pop-Ups and Community Outreach

During all stages of the Housing Element Update effort, City staff conducted pop-up events throughout the community to encourage participation in the Housing Element Update. Outreach efforts occurred over a range of Census Tracts, as described below, reflecting an effort to encourage involvement from all segments of the community, including areas with concentrations of lower incomes, high levels of diversity, high rates of seniors, high and moderate rates of disabilities, and high and moderate levels of female-headed households. The City also prepared information cards and flyers in English and Spanish to hand out, providing a brief overview of the Housing Element Update project and a link to the City's Housing Element Update for more information. Outreach efforts included:

- Small World Park, Census Tract 3131.01 – City staff conducted a pop-up event on October 31, 2022, providing information on the Housing Element Update, the Housing Needs and Priorities Survey, and encouraging community members to participate. 150 multi-lingual flyers were distributed.
- Lumpy's Fundraiser Event and Oldtown Pittsburg businesses, Census Tracts 3090 and 3100 – City staff conducted a pop-up event on November 2, 2022, providing information on the Housing Element Update, the Housing Needs and Priorities Survey, the November 2023 community workshops, and encouraging community members to participate. 100 multi-lingual flyers were distributed.
- Pittsburg High Football Game, Census Tract 3110 – City staff conducted a pop-up event on November 11, 2022, providing information on the Housing Element Update, the Housing Needs and Priorities Survey, the November 2023 community workshops, and encouraging community members to participate. 300 multi-lingual flyers were distributed.
- Oak Hills Shopping Center, Census Tract 3552 – City staff conducted a pop-up event on December 20, 2022, providing information on the Housing Element Update, the Housing Needs and Priorities Survey, and encouraging community members to participate. 100 multi-lingual flyers were distributed.
- Century Plaza, Census Tract 3050 – City staff conducted a pop-up event on December 21, 2022, providing information on the Housing Element Update, the Housing Needs and Priorities Survey, and encouraging community members to participate. 100 multi-lingual flyers were distributed.
- Home Depot, Winco, DD's Discounts, Census Tract 3120 – City staff conducted a pop-up event on December 21, 2022, providing information on the Housing Element Update, the Housing Needs and Priorities Survey, and encouraging community members to participate. 100 multi-lingual flyers were distributed.
- Atlantic Plaza, Census Tract 3131.01 – City staff conducted a pop-up event on December 21, 2022, providing information on the Housing Element Update, the Housing Needs and Priorities Survey, and encouraging community members to participate. 100 multi-lingual flyers were distributed.
- Cardenas Plaza, Census Tract 3132.06 – City staff conducted a pop-up event on December 23, 2022, providing information on the Housing Element Update, the Housing Needs and Priorities Survey, and encouraging community members to participate. 100 multi-lingual flyers were distributed.

City Council Workshop

On December 12, 2022, a workshop was held with the City Council ~~n~~ to provide an overview of the Housing Element Update, invite input on housing-related needs and priorities, and to give the community an opportunity to identify housing-related concerns.

Planning Commission Workshop

On November 22, 2022, a public joint workshop was held with the Planning Commission to provide an overview of the Housing Element Update, invite input on housing-related needs and priorities, and to give the community an opportunity to identify housing-related concerns.

Draft Housing Element Public Review and Open House

The Draft Housing Element was made available for public review from March 1 through April 3, 2023. The City hosted a

stakeholder meeting, held a joint City Council/Planning Commission meeting, and held two community workshops (one via Zoom and one in person) to receive comments on the Draft Housing Element. Comments on the Housing Element provided at the meetings included:

- Map depicting distribution of affordability categories with Pittsburg. *See Figures 5 through 25.*
- Consider a rent stabilization program. *See Program 20 (formerly Program 19).*
- Focus on other needs such as jobs and security and not just housing. *The commenter was referred to Program 20 (formerly 19) and the General Plan Update, which includes an economic development component.*
- Provide additional methods to promote and increase homeownership opportunities. *Program 11 was revised to further encourage and assist with homeownership.*
- There seem to be a disparity between renters and owners. *Noted.*
- How can we avoid similar shortfalls as in the 5th Cycle where disparity is skewed in favor of above-moderate income bracket? *The 6th Cycle Housing Plan providers greater emphasis on achieving the very low and low income RHNA, with more specific timelines and objectives than were established for the 5th Cycle.*
- Explore initiatives that incentivizes locals to stay. *Programs 10 and 11 provide assistance to renters and owners to increase opportunities for residents to have housing choice and mobility within the City.*
- Initiatives that allow residents to purchase first (perhaps an extra credit on qualification scoring for locals). *Program 1 was revised to include a component to prioritize assisting the City's residents.*
- Homeless and senior housing inadequate. *The Housing Plan supports additional homeless and senior housing opportunities - Program 3 encourages senior housing opportunities and Program 26~~5~~ addresses housing and shelter for the homeless.*
- Assisted living, congregate living, special needs housing and associated services such as transportation, proximity to convenience and support services, etc. are needed. *Program 3 addresses housing for seniors and persons with a disability that is proximate to services and transit.*
- Jobs in Pittsburg determine need for workforce housing. More jobs will attract more workforce type housing. *Noted.*
- Anticipate barriers to community participation and address them. *The City has conducted outreach at local events, made information available online, coordinated with stakeholders to engage all segments of the community, and has hosted meetings in a variety of formats to encourage participation.*
- Lack of grocery stores impact quality of housing. *Noted – Program 20 addresses increased access to resources, including grocery stores.*
- Develop homeless projection into the future to try to nib it in the bud or plan accordingly. *Program 26~~5~~ is revised accordingly.*
- Change housing cost to meet housing needs. *The Housing Plan includes multiple programs to provide housing opportunities affordable to a range of income levels to meet housing needs.*

In addition to the comments received at the meetings, the City received written comments on the Draft Housing Element. Responses to written comments received on the Draft Housing Element are provided in Appendix C. Following the close of the public review period, the Housing Element was updated to address comments.

4. Housing Needs and Priorities Survey

The City hosted an online Housing Element survey which was available from October X through January 24, 2023. The survey was available in English and Spanish. The surveys asked for input on the community's housing priorities and strategies to address Pittsburg's future housing growth needs. A total of 146 individuals, including 134 residents of Pittsburg (92%), responded to the survey, which focused on issues of home maintenance, affordability, home type, living conditions and homelessness. A summary of the key survey results is provided in the Housing Element Introduction section, with the complete results included in Appendix B. The City received the following feedback:

- 53% of respondents rated their housing as sound (very good to excellent condition), 27% as showing signs of minor deferred maintenance; 8% as needing moderate repairs or upgrades, 10% as needing two or more major upgrades, and less than 2% as dilapidated.
- 49% of respondents said they are very satisfied with their current housing situation, 29% are somewhat satisfied, and 18% are somewhat dissatisfied or dissatisfied
- Reasons respondents chose to live in Pittsburg included: 50% for its affordability, 30% for proximity to friends or family, and 24% for proximity to job/work
- Regarding household type, 25% of respondents are in a couple (two adult) household, 24% are a couple with children under 18, and 13% in a single person household
- 17% of respondents indicated they would like to buy a home in Pittsburg and cannot find a home in their price range and 15% indicated they do not have the financial resources for a down payment
- 11% of respondents indicated they wish to rent a home in Pittsburg and cannot find a home within their rental cost range
- 50% of respondents indicated the range of housing options in the City meet their needs while the other 50% indicated that the range of housing options does not meet their needs
- 63% indicated that the range of housing options do not meet the needs of the community and the most needed housing types in the City include single family (1,600 s.f. or larger) – 45%, single family (less than 1,600 s.f.) – 40%, and townhomes/condominiums (17%)
- The top identified housing priorities included housing affordable to working families, promoting sustainable, efficient, and fire-safe housing to address safety, energy, and climate change impacts, rehabilitating existing housing, providing housing to meet Pittsburg's social and economic needs, and ensuring that children who grow up in Pittsburg can afford to live here
- Populations that need additional housing types or dedicated policies/programs to access housing include: seniors, single parent heads of household, and persons with a disability
- 28% of respondents identified as Hispanic, 16% as African American, 26% as White, 8% as Asian, 2% as Native American, and 21% as other
- Most respondents (97%) indicated they have not encountered housing-related discrimination, with 2% indicated they encountered discrimination when trying to rent and 8% when trying to purchase housing
- 30% of respondents indicated they are concerned with their rent increasing to an amount they cannot afford
- 30% of respondents indicated they struggle to pay their rent or mortgage payment
- 12% of respondents indicated they are concerned that if they ask their property manager or landlord to make repairs their rent will increase or they will be evicted

5. Stakeholder Input

The City invited representatives from 95 community stakeholders to provide input on housing-related issues in Pittsburg; this invitation list included housing developers (affordable and market-rate), religious organizations, school representatives, fair housing service providers, and other social service providers. Stakeholders were invited to participate in a March 2023 stakeholder focus group meeting, November 2023 community workshops, review of the Public Review Draft Housing Element, and Planning Commission and City Council meetings to discuss the update. Stakeholders invited to participate included representatives from agencies serving a range of populations, including lower income persons and families, persons with a disability, homeless or at risk of homelessness, special needs, minorities, seniors, and students, as well as the general population:

- Bay Area Council
- Bay Harbor Park HOA
- Black Diamond Continuation High School
- Blue Planet
- Boys & Girls Club of Contra Costa
- BRIDGE Housing
- Building Industry Association, Bay Area
- Chamber of Commerce
- Christian Renewal Ministries
- Church Of Good Shepherd

- Claremont Homes, Inc.
- Community Presbyterian Church Of Pittsburg
- Contra Costa Association of Realtors
- Contra Costa CAER Group, Inc.
- Contra Costa CFS Ombudsperson
- Contra Costa County Environmental Health Department
- Contra Costa County Farm Bureau
- Contra Costa County Health & Human Services Division
- Contra Costa County Health Services Dept
- Contra Costa Family Justice Center
- Contra Costa Health Services - Homeless Program
- Contra Costa Housing Authority
- Contra Costa Senior Legal Services
- Corteva
- Council on Homelessness (County staff secretary)
- Delta View Cats and New York Landing HOA Board
- Denova Homes
- Discovery Builders Inc.
- Discovery Homes
- East Bay Alliance for a Sustainable Economy (EBASE)
- ECHO Housing
- Eddie Hart All In One Foundation
- Eden Housing
- Empowered Aging (formerly Ombudsman Svc)
- Faith Worship Center Ministries
- Family Harvest Farm
- Federal Glover's office
- First 5 Contra Costa
- First Baptist Church
- Foothill Elementary School
- Global Resources Trading
- Grace Lutheran Church
- Heights Elementary School
- Highlands Elementary School
- Hillview Junior High School
- Hispanic Chamber of Commerce
- Home Match Contra Costa (Covia)
- Hope Solutions
- Independent Living Resources of Solano & Contra Costa Counties
- Integrated Community Development
- Interfaith Council of Contra Costa Co.
- Isle Capital
- La Clinica
- Light The Bay Church
- Lions Blind Center of Diablo Valley
- Los Medanos College Foundation
- Los Medanos Elementary School
- Marina Vista Elementary School
- Mercy Housing Calwest
- Meta Housing Corporation
- MLK Jr. Junior High School
- NAACP East County Branch
- New Birth Church
- New York Landing HOA
- Old Town Pittsburg Business District
- Opportunity Junction
- Pacific West Communities, Inc.
- Parkside Elementary School
- PCSI
- Pentecostals of the Bay Area
- Pittsburg Adult Education Center
- Pittsburg Arts and Community Foundation
- Pittsburg Defense Council
- Pittsburg Education Association
- Pittsburg High School
- Pittsburg Housing Authority
- Pittsburg Unified School District
- Pittsburg United Methodist Church
- Pittsburg Youth Action
- Public Advocates
- Rancho Medanos Junior High School
- Satellite Affordable Housing
- Shelter Inc. of Contra Costa
- Solomon Temple Missionary Baptist Church
- Souljahs
- St Peter Martyr
- Stoneman Elementary School
- Pittsburg Redevelopment Successor Agency
- Taylor Morrison
- United Pentecostal Church of Bay Point
- UPI Secretary and General Counsel
- Veterans Service Office, Contra Costa Co.
- Willow Cove Elementary School
- Workforce Development Board Of Contra Costa County

Respondents to the Community Service Providers, Community-based Organizations, and Development Professionals Stakeholders Survey (see Appendix D for full survey results) identified the following concerns:

The most needed housing types for special needs populations include multifamily housing affordable to extremely low, very low, and low income households, single family housing affordable to low, very low, or extremely low income households, transitional or supportive housing, housing close to services, and permanent farmworker housing.

The most needed housing-related services special needs populations include assistance finding housing affordable to extremely low income households, assistance finding housing affordable to lower income households, housing close to public transportation, and housing close to service., housing close to daycare, and translation assistance for non0English speaking persons.

Respondents identified barriers to housing finding or staying in housing for their service populations, including legal services, landlord education, housing price, transportation, and finding amenity-rich housing.

Input from the stakeholders focus group meeting identified housing needs for senior housing, homeless, lower income households, assisted living, congregate care, and supportive services and primary/basic needs (such as transportation, grocery store) in close proximity to housing. Related to fair housing, participants recommended homeownership assistance to move renters into homeownership, affordable for-sale housing, and new mobile home parks to increase homeownership among lower income and disadvantaged populations, as well as the need for additional affordable housing available for rent. Regarding barriers to participation, particularly for underrepresented populations, stakeholders identified that a significant barrier for a lot of people is available time – working people and families do not always have the time to sit down and read and comment on a lengthy document or take a survey, but noted that it can be easier for people to participate online (e.g., Zoom workshops and surveys) as long as people are aware of participation opportunities and it is beneficial to go to where people are (either physically or virtually). Stakeholders also noted that it is important to reach out to "gatekeepers" of individual communities – churches, synagogues, placers of workshop, and where community members congregate.

B. ASSESSMENT OF FAIR HOUSING ISSUES

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Pittsburg. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Pittsburg, and a more informed perspective from which to base goals, policies and programs to affirmatively further fair housing.

1. KEY DATA AND BACKGROUND INFORMATION

Pittsburg is a participating city in several federal programs, including an entitlement jurisdiction for CDBG funds, a member of the Contra Costa County Consortium for HOME and ESG funds, and is served by the Housing Authority of the City of Pittsburg. In 2019, the Housing Authority of Contra Costa County, Housing Authority of the City of Pittsburg, and Richmond Housing Authority jointly prepared the Contra Costa County's Analysis of Impediments to Fair Housing (AI) to fulfill its HUD requirement and remove barriers to fair housing choice for all residents within the service area covered by the AI, including the City of Pittsburg. The AI is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). The AI is a significant source of information regarding fair housing issues in Pittsburg and the region. HCD's Affirmatively Furthering Fair Housing (AFFH) Data Viewer provides regional and local information for all fair housing topics addressed in this section.

The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations are discussed in previous sections of this Background Report. Barriers to fair housing choice specific to the City of Pittsburg that were identified in the AI and the commitments of the City to address identified barriers were incorporated into this AFHH analysis. Supplemental data analysis was conducted to further understand potential fair housing

issues, within the context of AFFH topics, at the city-level. Pittsburg is comprised of 15 census tracts. Figure 5 shows the Tract and Block Group boundaries.

2. Fair Housing Enforcement and Outreach Capacity

The Housing Authority of Contra Costa County's Analysis of Impediments to Fair Housing (AI) was prepared in June 2019 and is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). Several organizations provide fair housing services in Contra Costa County and are funded through the Urban County's CDBG program. Bay Area Legal Aid and ECHO Housing work to eliminate housing discrimination through education, outreach, and enforcement throughout Contra Costa County. ~~The Housing Authority of Contra Costa County's 2019 Analysis of Impediments to Fair Housing (AI) was prepared in June 2019 and is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA).~~

The California Department of Fair Employment and Housing (DFEH) accepts, investigates, conciliates, mediates, and prosecutes complaints under the Fair Employment and Housing Act (FEHA), the Disabled Persons Act, the Unruh Civil Rights Act, and the Ralph Civil Rights Act. DFEH investigates complaints of employment and housing discrimination based on race, sex, including gender, gender identity, gender expression, religious creed, color, national origin, familiar status, medical condition (cured cancer only), ancestry, physical or mental disability, marital status, or age (over 40 only), and sexual orientation. DFEH established a program in May 2003 for mediating housing discrimination complaints. The 2020 AI identifies that California's program is among the largest fair housing mediation programs in the nation to be developed under HUD's Partnership Initiative with state fair housing enforcement agencies. The program provides California's tenants, landlords, and property owners and managers with a means of resolving housing discrimination cases in a fair, confidential, and cost-effective manner. Key features of the program are: 1) it is free of charge to the parties; and 2) mediation takes place within the first 30 days of the filing of the complaint, often avoiding the financial and emotional costs associated with a full DFEH investigation and potential litigation.

ECHO Housing provides a range of housing counseling to very low-, low- and moderate-income clients in almost all of Contra Costa County. Currently, ECHO provides fair housing services to unincorporated Contra Costa County, the Urban County, Antioch, Concord, Richmond, and Walnut Creek as well as in other counties in the Bay Area. ECHO also provides tenant/landlord services in unincorporated Contra Costa County and in Richmond and Walnut Creek. In addition, ECHO operates a rent review and eviction harassment program for the City of Concord. ECHO conducts fair housing investigations and testing. Recent testing has focused on detecting instances of discrimination based on race or disability. Although ECHO serves almost all of Contra Costa County, it suffers from a severe lack of resources and capacity. Indeed, due to the lack of resources, only one fair housing counselor serves Contra Costa County. ~~Several organizations provide fair housing services in Contra Costa County. Bay Area Legal Aid also works to eliminate housing discrimination through education, outreach, and enforcement throughout Contra Costa County while Pacific Community Services historically worked in Pittsburg and Pittsburg has retained ECHO Housing to provide comprehensive fair housing services. Continuing to coordinate with agencies and invest in fair housing resources would enable stronger outreach efforts, including populations that may be less aware of their fair housing rights, such as limited-English proficiency residents.~~

Bay Area Legal Aid provides free civil legal advice, counsel, and representation to low-income individuals and is also the region's leading provider of legal services to individuals that face discrimination in housing. Bay Area Legal Aid has a Richmond office to serve Contra Costa County residents. Specifically, the office helps clients make complaints to government agencies, will investigate unfair treatment, will advocate to landlords on behalf of tenants, and will sue landlords if necessary. Bay Area Legal Aid also has "remote advocacy sites" in Antioch, Concord, and Pittsburg. However, a lack of funding constrains Bay Area Legal Aid's fair housing services in the County.

During the 5th Cycle, the City did not receive any fair housing complaints. The City referred housing assistance questions, such as legal issues, foreclosure concerns, and similar requests to Pacific Community Services, which was contracted to

provide housing assistance services, including legal aid, through 2020. In 2021, the City began contracting with ECHO Housing to provide comprehensive fair housing assistance. ECHO Housing has reported no fair housing complaints. However, HCD's AFFH Data Viewer identifies that there were 35 California Fair Housing and Employment Office (FHEO) inquiries from 2013-2021, with 7 related to disability, 3 related to race, 1 to national origin, 1 to color, and 23 not related to a protected status tracked by FHEO. Of the 35 inquiries, 16 failed to respond to follow-up from FHEO, 7 were determined to have no valid basis by FHEO, 13 were determined to have no valid issue by FHEO, 2 were otherwise disposed of and addressed, and 2 were determined to be based on retaliation.

The City of Pittsburg complies with fair housing laws and regulations as described in Table 66.

Table 66: Compliance with Fair Housing Laws

Law	Description	Compliance
California Fair Employment and Housing Act (FEHA)	The Fair Employment and Housing Act (FEHA) applies to public and private employers, labor organizations and employment agencies and prohibits discrimination in housing and employment on the basis of protected characteristics. The FEHA prohibits those engaged in the housing business – landlords, real estate agents, home sellers, builders, mortgage lenders, among others – from discriminating against tenants or homeowners on the basis of protected characteristics. It is also illegal for cities, counties, or other local government agencies to make zoning or land-use decisions, or have policies, that discriminate against individuals based on those traits.	In its local practices, the City requires all development projects assisted with City funding to comply with the FEHA. The City achieves compliance with employment requirements through strict enforcement in hiring practices and regular training of and by Human Resources staff. Through the Urban County CDBG annual funding, the City obtains fair housing enforcement, education, and outreach services through FHANC. The City refers all parties with concerns related to housing discrimination to FHANC.
Government Code Section 65008	Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.	Compliance is achieved by uniform application of the City's codes, regulations, policies and practices, including development standards, design guidelines, application submittal requirements, fees and approval findings.
Government Code Section 8899.50	Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluating and funding decisions. The 6th Cycle Housing Element Housing Plan describes how each Program addresses fair housing issues and contributing factors.
Government Code Section 11135 et seq.	Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's	Compliance is achieved through promotion/availability of activities and programs to all persons of all backgrounds

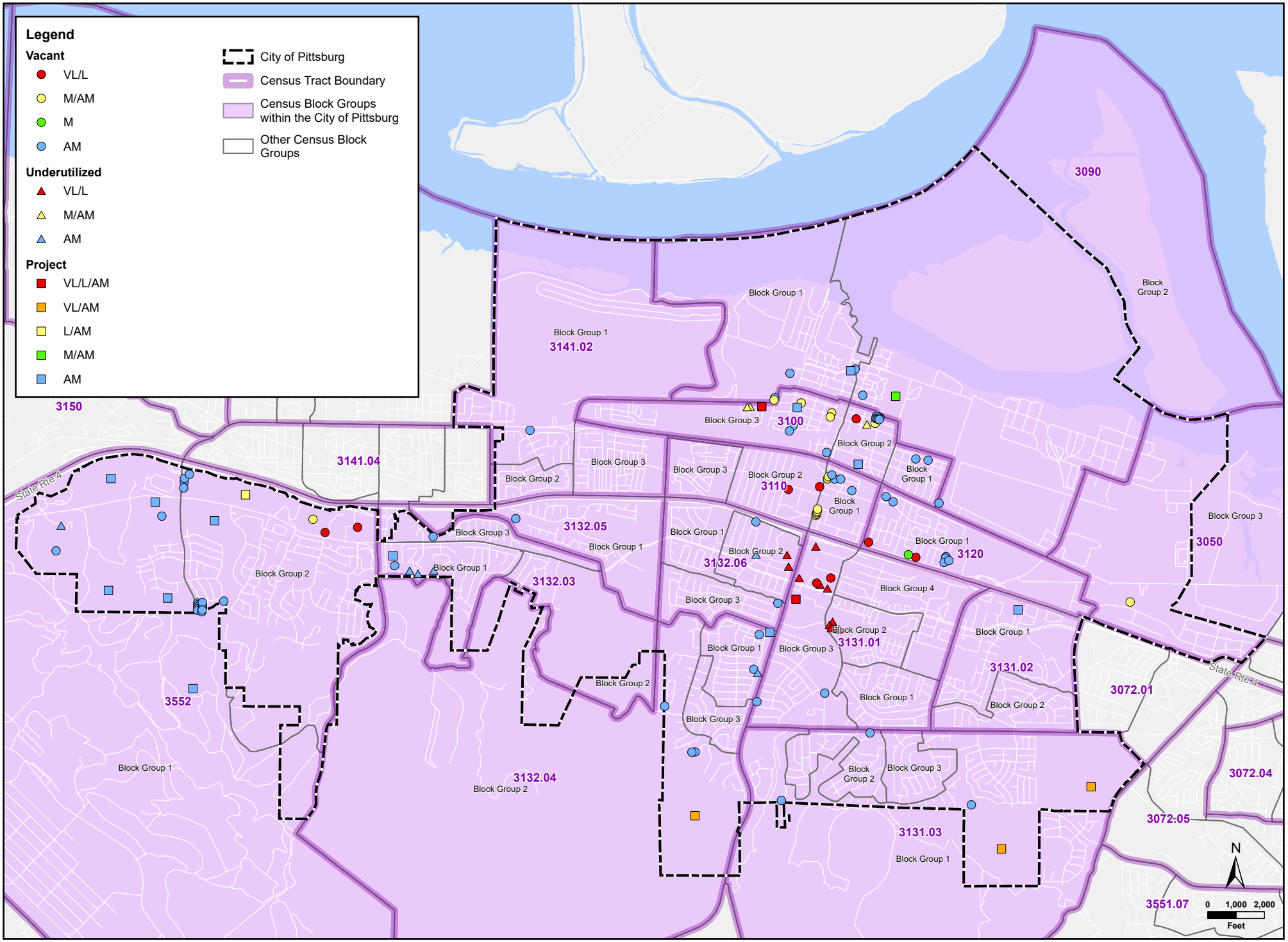
	membership or perceived membership in a protected class.	to participate equally in community programs and activities.
Density Bonus Law (Gov. Code, § 65915.)	Density bonus law is intended to support the construction of affordable housing by offering developers the ability to construct additional housing units above an agency's otherwise applicable density range, in exchange for offering to build or donate land for affordable or senior units. Density Bonus Law also provides for incentives intended to help make the development of affordable and senior housing economically feasible.	Compliance is achieved by administration of Pittsburg Municipal Code Chapter 17.570 – Affordable Housing Density Bonuses, which provides for compliance with Government Code Section 65915 et seq.
Housing Accountability Act (Gov. Code, § 65589.5.)	Provides that a local agency shall not disapprove a housing development project, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.	Compliance is achieved through the development review process consistent with the Housing Accountability Act. Additionally, the City is in the process of preparing objective development standards to facilitate an objective and equitable review of applicable projects.
No-Net-Loss Law (Gov. Code, § 65863)	Ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's regional housing need assessment (RHNA) allocation, especially for lower- and moderate-income households.	The City's draft Housing Element identifies a surplus of sites with a capacity to accommodate the City's RHNA allocation. The City has also identified additional sites for accommodating any shortfall that may occur with respect to anticipated development density capacity, that may be added to the site list if necessary.
Least Cost Zoning Law (Gov. Code, § 65913.1)	Provides that, in exercising its authority to zone for land uses and in revising its housing element, a city, county, or city and county shall designate and zone sufficient vacant land for residential use with appropriate standards, in relation to zoning for nonresidential use, and in relation to growth projections of the general plan to meet housing needs for all income categories as identified in the housing element of the general plan.	Compliance is achieved through adoption of the City's comprehensive General Plan Update (2016) and the implementation of Housing Element Housing Plan Programs which commit the City to completing the rezoning of sites identified to accommodate the City's RHNA at densities and intensities consistent with those specified by site in Appendix A.
Excessive Subdivision Standards (Gov. Code, § 65913.2.)	Provides that, in exercising its authority to regulate subdivisions a city, county, or city and county shall: (a) Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under other provisions of law to permit a developer to construct such housing. (b) Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated.	Compliance is achieved through the implementation of a fair and equitable development review process which is administrated consistent with the Excessive Subdivision Standards Act.

	(c) Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to its publicly financed improvements located in similarly zoned districts within that city, county, or city and county.	
Limits on Growth Controls (Gov. Code, § 65302.8.)	Provides that, if a county or city, including a charter city, adopts or amends a mandatory general plan element which operates to limit the number of housing units which may be constructed on an annual basis, such adoption or amendment shall contain findings which justify reducing the housing opportunities of the region. The findings shall include all of the following: (a) A description of the city's or county's appropriate share of the regional need for housing. (b) A description of the specific housing programs and activities being undertaken by the local jurisdiction to fulfill the requirements of subdivision (c) of Section 65302. (c) A description of how the public health, safety, and welfare would be promoted by such adoption or amendment. (d) The fiscal and environmental resources available to the local jurisdiction	The City's draft Housing Element and the elements in the City's adopted General Plan do not include any provisions which further limits (relative to the current Housing Element and prior General Plan) the development of housing, except such provisions as may be required by state or federal laws.
Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)	Section 65583 stipulates that the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. Subdivision (c)(5) provides that, in order to make adequate provision for the housing needs of all economic segments of the community, the program shall promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.	Compliance is achieved through preparation and adoption of a Housing Element found to be in substantial compliance with State Housing Element law by the California Department of Housing and Community Development.

Finding

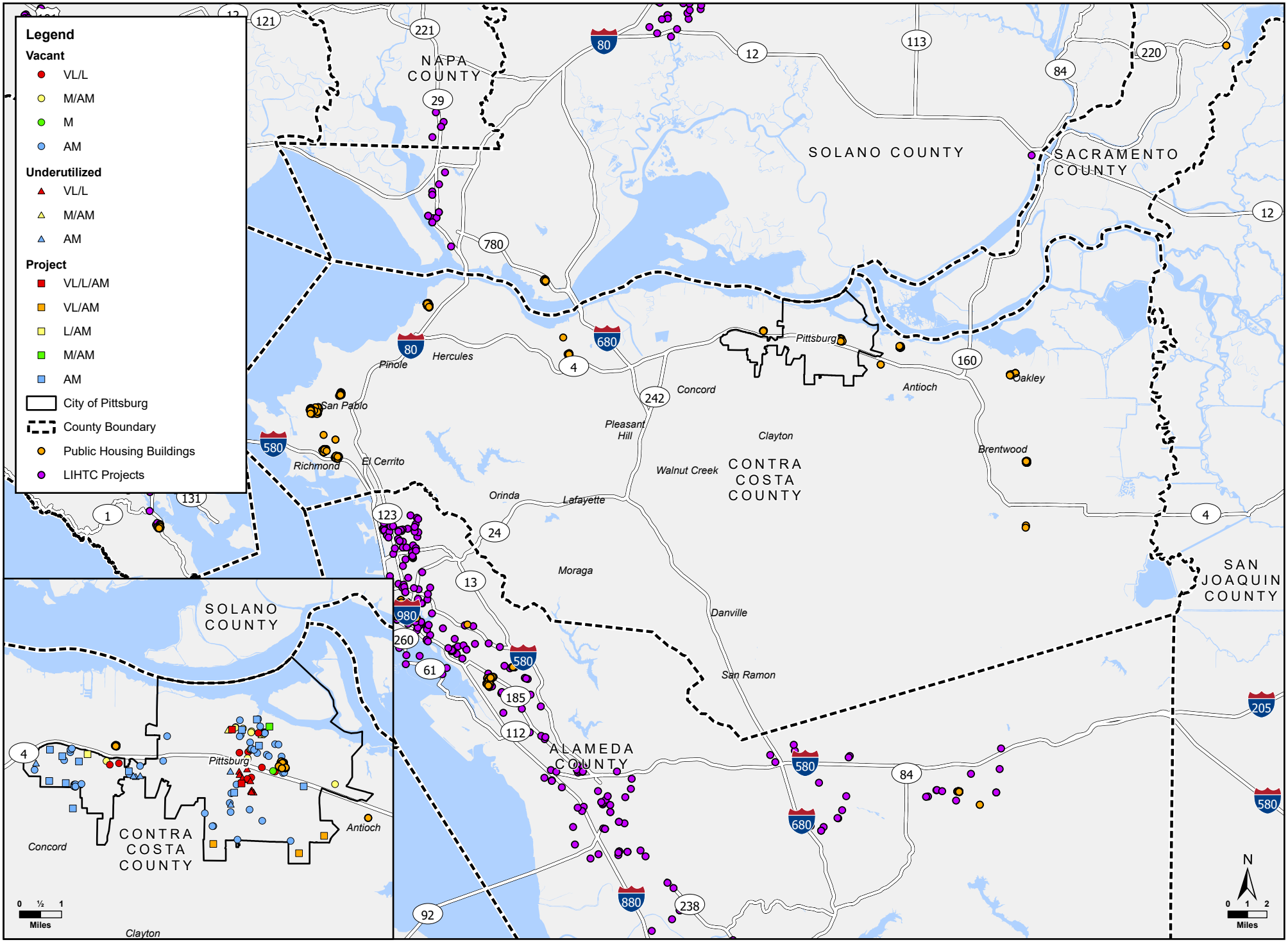
The City has the capacity to provide education, outreach, and enforcement of fair housing laws through its CDBG funds, which fund its agreement with a fair housing service provider (currently ECHO Housing). City staff is available to refer inquiries to ECHO Housing. However, the number of complaints received by California FHEO, despite lack of complaints to the City or its service providers, indicates that the community needs to be better informed and educated regarding local available resources to assist residents with understanding their rights and providing assistance fair housing complaints. It is particularly noted that 16 complainants failed to respond to FHEO and were thus not pursued. Programs 22 and 231 in the Housing Plan identifies community education and outreach efforts to assist Pittsburg residents with understanding their fair housing rights and being aware of local resources available for assistance.

FIGURE 5: CENSUS TRACT AND BLOCK GROUP BOUNDARIES



Sources: Contra Costa County GIS; U.S. Census Bureau. Map date: April 18, 2024.

FIGURE 6: HOUSING CHOICE VOUCHERS AND LIHTC-ASSISTED HOUSING



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "NeighborhoodSegregation_Tract_2019."; California Tax Credit Allocation Committee. Map date: April 18, 2024.

Figure 7: Intentionally Left Blank



3. Analysis of Available Federal, State, and Local Data and Local Knowledge

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Pittsburg. These data sources are supplemented with local knowledge of existing conditions in the community to present a more realistic picture of fair housing concerns in Pittsburg and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

Local Knowledge and Other Relevant Factors

The City recognizes that segregation and discriminatory practices, including racially restrictive covenants and redlining, have occurred in the greater Bay Area region and influenced patterns of discrimination and exclusion.

Investments in Communities

The City has consistently invested in its neighborhoods and worked to elevate the quality of life and housing opportunities for its residents. In recent years, the City has significantly invested in the Downtown area to redevelop portions of Downtown, provide safe and quality affordable housing opportunities, including development of the Vidrio Mixed Use Complex, and increase access to services and amenities, including development of John Buckley Square to provide recreational and community gathering opportunities, complete streets improvements to improve pedestrian and bicycle access, and improvements to the Marina and waterfront to increase community access to the shoreline and water-based recreational activities.

The City is currently engaging in a Downtown/waterfront planning effort to further increase mobility throughout the Downtown, Old Town, and Marina areas, improving connectivity between residential areas and community services, recreation, and transit opportunities. The City has conducted several visioning sessions with local citizens and businesses and will continue to engage in these efforts during the next phase of the Development Title update, which is anticipated to occur throughout the Summer and Fall of 2024.

The City has also worked to improve access to jobs, transit, and community services in areas proximate to its local BART stations through adoption and implementation of the RASP and the Master Plan (both described in Chapter 2). With implementation of the RASP, the City has encouraged a mixture of uses, including services and affordable housing in close proximity to the City Center BART station, as well as a pedestrian/bike path connecting neighborhoods to the station and parking to increase use of the BART station and improve access to regional employment opportunities. The City will issue a Request for Proposal (RFP) in the Summer of 2024 for a developer to construct a mixed use project for property located within the RASP (4.66 acres) primarily consisting of affordable residential units. Because of the nearby proximity to the Pittsburg BART Station and nearby community amenities, development of the (4.66 acres) is desirable. The City is promoting this project as a TOD where people of all income and ages can live within walking distance to public transportation that links them to employment, entertainment, and recreational opportunities.

The City has worked closely with and will continue in this Cycle with nonprofit housing developers to participate in mortgage and construction loan and grant programs including but not limited to the Housing and Community Development Multi-family Housing Program (HCD MHP), Contra Costa HOME, Affordable Housing Partnership (AHP) funds, California Tax Credit Allocation Committee (CTCAC) tax credits, and the California Debt Limit Allocation Committee (CDLAC) Qualified Residential Rental Project Program.

During the 2018-2019 fiscal year, $101,541 of CDBG funds was expended for the Veterans Square Project. During the 2019-2020 fiscal year, the Housing Authority issued a $780,000 loan for the same project. The developer for this project agreed to dedicate and restrict thirteen of the one-bedroom units and one of the two-bedroom units in the Development, for a total of 14 units for very low-income veterans and their families. This project has been completed and has been identified as an important investment in our community and working to ensure our Veterans and families have safe, affordable, and decent housing.

Pittsburg's history of heavy industrial uses along the waterfront has result in brownfields, areas with high levels of contamination. The City has worked with the U.S. Environmental Protection Agency and the California Department of Toxic Substances Control to receive several Brownfields grants and to work to clean up hazardous conditions and reduce exposure to pollutants for existing and future residents. As part of this work, the City is working with the U.S. EPA and the property owner of the former NRG power plant site to redevelop the site with a mix of moderate and high density residential uses, community- and visitor-serving uses, and high-quality employment uses.

Pittsburg has been closely participating in the Council meetings as well as the Health, Housing, and Homeless Services (H3) Community meetings. The purpose of H3 community meetings is to exchange information regarding housing resources to County and non-profit staff, housing advocates, consumers of the homeless CoC, and the general public. Input and feedback from H3 community meetings are brought to the Mental Health Commission's Consolidated Planning and Advisory Workgroup and the Council. The City also holds quarterly meetings with major stakeholders and non-profits to address issues of concern in local neighborhoods.

Development Patterns

Historically, residential areas in Pittsburg have included a variety of housing types and densities, with single family homes, duplex through fourplex units, and small- and large-scale apartment complexes developed in fairly close proximity to one another, as seen throughout the core area, older neighborhoods, and primary travel corridors in Pittsburg. In the 1990s, the San Marco Master Plan project, which included multiple single-family subdivisions with several areas of multifamily housing, was approved. Specifically, in 1992, the City of Pittsburg and SEECON Financial and Construction Company entered into a development agreement (the "San Marco Development Agreement") for the construction of 2,938 residential units (1,412 single family detached units and 1,526 multi-family residential units) on 639 acres. The San Marco Master Plan and its Development Agreement were approved prior to Pittsburg's Inclusionary Housing requirement and was the first large-scale, predominantly single-family development. This project resulted in a large concentration of single family and market-rate housing opportunities in the San Marco area in southwest Pittsburg. To ensure that subsequent projects would provide housing affordable to a more diverse mix of income groups, the City adopted its Inclusionary Housing requirement (Chapter 18.86 of the Development Code) in 2004. The Inclusionary Housing requirement has ensured that new development projects (Alves Ranch, Montreux, Sky Ranch, Tuscany Meadows) include an affordable component or provide fees towards the City's affordable housing needs. To further promote a variety of housing types and affordability levels in all neighborhoods, Program 2 includes a component to prioritize use of the City's inclusionary fees in areas that have higher opportunity scores, higher access to services and amenities, and higher median income levels.

Racially Restrictive Covenants

Restrictive covenants were used to stabilize the property values of white families and caused segregation of neighborhoods. Beginning in 1934, the Federal Housing Authority recommended the inclusion of restrictive covenants in the deeds of homes it insured. Racially restrictive covenants made it illegal for African Americans, as well as other people of color, to purchase, lease rent, or use homes (unless as a servant).

In a landmark 1948 ruling, the Supreme Court deemed all racially restrictive covenants unenforceable. While Titles VIII and IX of the 1968 Civil Rights Act, also known as the Fair Housing Act, prohibited discrimination in the sale, rental, and financing in housing-related transactions based on race, color, national origin, religion, sex, disability, marital status, and familial status, many restrictive covenants continue to remain in property deeds throughout Contra Costa County.

Contra Costa County's Restrictive Covenant Modification Program (RCM) provides for a modification document to be recorded with the unlawful covenant language stricken, where a property owner submits their title documents for such a change and the existence of unlawfully restrictive language is confirmed by County Counsel. However, most people are not even aware that these covenants exist and very few, eligible, property owners in Contra Costa County have completed this process.

In 2021, Assembly Bill 1466 made changes to the RCM processes and added Government Code Section 12956.3, which imposes a state-mandated local program and opens the ability to all, including the County Clerk Recorder, to submit a RCM document for recording and redact the illegal restrictive language. As part of the new processes, Contra Costa County has developed the RCM to identify and address unlawfully restrictive covenant language pursuant to GC Section12956.3(b)(1). The RCM addresses the following:

- Identify unlawfully restrictive covenants
- Redact unlawfully restrictive covenants
- Track identified illegal restrictive covenants
- Establish a timeline to identify, track, and redact unlawfully restrictive covenants
- Make index of recorded RCM documents available to the public
- Maintain original non-redacted recording
- Provide status reports to the County Recorders Association of California

Redlining

Separate from racially restrictive covenants, the Home Owners Loan Corporation (HOLC) mapped regions and "redlined" areas, depicting "best" areas in green, "still desirable" in blue, "definitely declining" in yellow, and "hazardous" in red. This practice was known as "redlining". Known HOLC mapping for the Bay Area region includes mapping of the San Francisco area and the Oakland, Berkeley, Alameda, San Leandro, and Piedmont area. The City is not aware of any HOLC maps for Pittsburg or ~~the~~ Contra Costa County.

Housing Authority of the City of Pittsburg

The City of Pittsburg works cooperatively with the Housing Authority of the City of Pittsburg, which administers the Housing Choice Voucher Program. The program assists very low-income, elderly and disabled households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit. Figure 6 shows housing choice vouchers and LITHC-assisted housing by census tract. As shown in Figure 6, there are 56 Public Housing buildings and 12 LIHTC-assisted developments in the census tracts located in Pittsburg.

Integration and Segregation Patterns and Trends

To inform priorities, policies, and actions, Pittsburg has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is a not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Pittsburg that experience the highest levels of segregation.

Regional Patterns

The Contra Costa County AI identifies that in the County, the region, and the cities of Antioch, Concord, Pittsburg, and Walnut Creek that segregation is primarily an inter-jurisdictional rather than an intra-jurisdictional phenomenon (that is, it is more apparent when comparing various jurisdictions rather than within the jurisdictions), noting that:

- Cities like Antioch, Pittsburg, Walnut Creek, and Richmond either have high concentrations of people of color or high concentrations of non-Hispanic White individuals, and those residents live across those cities' neighborhoods.
- The exception to this trend arises mostly in the region's larger cities such as San Francisco, Oakland, and, in the case of the County, and Concord, with these larger cities have more variety between neighborhoods.

To inform priorities, policies, and actions, Pittsburg has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is a not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Pittsburg that experience the highest levels of segregation.

Diversity

Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Figure 8 identifies neighborhood concentrations by race and ethnicity. As shown in Figure 8, the City's population is diverse with areas composed of 3- or 4-group mixed race/ethnicity concentrations. Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Esri's Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity.

As shown in Figure 9, there generally appears to be higher diversity index scores throughout Pittsburg, with the highest diversity index scores (above 85) located in most census tracts, with only two census block groups to the east and west of the City have a diversity index scores of 70-85. From 2010 to 2018, there have not been any changes to the diversity index in the City, as illustrated in Figure 10. During this period, Pittsburg has been the place with the highest diversity index scores in the region and the state. As shown in Figures 8 and 9, communities in Contra Costa County with 3-group, 4-group, and diverse neighborhood concentrations and higher diversity scores are somewhat more likely to be located in the northern and northwestern portions of the County than they are in the southern, central and southeast portions of the County.

~~Table 1~~ Table 67 shows the demographic trends over time for the City and Contra Costa County. As shown, Pittsburg is a more diverse community than the County as a whole, with non-Hispanic Whites comprising a majority (42.3%) of Pittsburg residents in 2020. Since 2000, the percentage of ~~population that are~~ Hispanic residents has increased in the City from 32.2% to 42.3% at an increase rate of 10.1% compared to the County which has increased from 17.7% to 27.0% at a slightly slower rate of 9.3%. The percentage of ~~population that are~~ Asian residents has increased in the City from 12.4% to 19.3% at an increase rate of 6.9% compared to the County which has increased from 10.8% to 18.4% at an increase rate of 7.6%. The percentage of ~~population that are~~ White residents has decreased in the City from 31.2% to 15.6% at a~~n~~ decreased rate of 15.6% compared to the County which has decreased from 57.9% to 39.1% at an decrease rate of 18.8%. In comparison to the County, there has been little change in the population of other racial and ethnic groups in the City from 2000 to current population.

Table ~~1~~67: Demographic Trends

Racial/Ethnic	2000	2010	2020
Pittsburg			
White	31.2%	20.0%	15.6%
Black or African American	18.4%	17.0%	16.3%
American Indian and Alaska Native	0.4%	0.3%	0.3%
Asian	12.4%	15.3%	19.3%
Native Hawaiian and Other Pacific Islander	0.8%	1.0%	1.1%
Some other race	0.3%	0.3%	0.7%

Two or more races	4.3%	3.7%	4.6%
Hispanic or Latino	32.2%	42.4%	42.3%
Contra Costa County			
White	57.9%	47.8%	39.1%
Black or African American	9.2%	8.8%	8.4%
American Indian and Alaska Native	0.4%	0.2%	0.2%
Asian	10.8%	14.6%	18.4%
Native Hawaiian and Other Pacific Islander	0.3%	0.5%	0.5%
Some other race	0.3%	0.2%	0.7%
Two or more races	3.4%	3.5%	5.7%
Hispanic or Latino	17.7%	24.4%	27.0%
Source: 1990 US Census; 2000 US Census; 2010 US Census; 2020 US Census.			

Isolation Index

There are many ways to quantitatively measure segregation. Each measure captures a different aspect of the ways in which groups are divided within a community. One way to measure segregation is by using an isolation index. The isolation index compares each neighborhood's composition to the jurisdiction's demographics as a whole. This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups. Isolation indices indicate the potential for contact between different groups. The index can be interpreted as the experience of the average member of that group. For example, if the isolation index is 0.65 for Latinx residents in a city, then the average Latinx resident in that city lives in a neighborhood that is 65% Latinx.

As shown in Table 689, there is less racial isolation for ~~white~~ White residents compared to the Bay Area average, while other racial groups have higher levels of isolation than seen throughout the Bay Area. Within the City, the most isolated racial group is Latinx residents. Pittsburg's isolation index of 0.465 for Latinx residents means that the average Latinx resident lives in a neighborhood that is 46.5% Latinx. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in Pittsburg for the years 2000, 2010, and 2020 can be found in Table 1 below. Among all racial groups in this jurisdiction, the ~~white~~ White population's isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.

Table 689: Racial Isolation Index Values for Segregation within Pittsburg

	Pittsburg			Bay Area Average
Race	2000	2010	2020	2020
Asian/Pacific Islander	0.159	0.281	0.281	0.245
Black/African American	0.221	0.199	0.191	0.053
Latinx	0.363	0.446	0.465	0.251
White	0.353	0.223	0.173	0.491

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Dissimilarity Index

Another way to measure segregation is by using a dissimilarity index. This index measures how evenly any two groups are distributed across neighborhoods relative to their representation in a city overall. The dissimilarity index at the jurisdiction level can be interpreted as the share of one group that would have to move neighborhoods to create perfect integration for these two groups. The dissimilarity index ranges from 0 to 1. Higher values indicate that groups are more unevenly distributed (e.g., they tend to live in different neighborhoods).

Table 6970 provides the dissimilarity index values indicating the level of segregation in Pittsburg between ~~white~~ White residents and residents who are Black, Latinx, or Asian/Pacific Islander. The "Bay Area Average" column provides the average dissimilarity index values for these racial group pairings across Bay Area jurisdictions in 2020. The table also provides the dissimilarity index between ~~white~~ White residents and all residents of color in the jurisdiction, and all dissimilarity index values are shown across three time periods (2000, 2010, and 2020). In Pittsburg, the highest segregation is between Asian/Pacific Islander and White residents. Pittsburg's Asian/Pacific Islander–/White dissimilarity index of 0.266 means that 26.6% of Asian/Pacific Islander (or ~~white~~White) residents would need to move to a different neighborhood to create perfect integration between Asian/Pacific Islander residents and ~~white~~ White residents. For example, Table 70 indicates that the average Latinx/~~white~~ White dissimilarity index for a Bay Area jurisdiction is 0.207, so on average 20.7% of Latinx (or ~~white~~ White residents) in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect integration between Latinx and ~~white~~ White residents in that jurisdiction.

Table 6970: Racial Dissimilarity Index Values for Segregation within Pittsburg

	Pittsburg			Bay Area Average
Race	2000	2010	2020	2020
Asian/Pacific Islander vs. White	0.223	0.217	0.266	0.185
Black/African American vs. White	0.255	0.219	0.235	0.244
Latinx vs. White	0.277	0.227	0.240	0.207
People of Color vs. White	0.213	0.167	0.168	0.168

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

The data presented in Figures 8 and 9 and Tables 67 through 69 suggest that while Pittsburg is majority Hispanic or Latino. The City's neighborhoods are relatively well-integrated with regards to race and ethnicity. There are multiple reasons why patterns of racial segregation exist (or don't exist) within a community. Some of these reasons may be institutional (discriminatory lending practices) while others can be cultural (persons of similar backgrounds or lifestyles choosing to live near one another to provide support and familiarity). As such, there is not a "one size fits all" approach to promoting greater racial/ethnic integration within the City. Based on demographic trends, it is likely that Pittsburg will continue to become more racially and ethnically diverse over time.

Mapped Patterns of Integration and Segregation

Patterns of integration and segregation are also considered for people with disabilities, familial status, and income groups. Relying primarily on data available from the US Census, it is possible to map and consider existing patterns which may indicate historical influences and future trends by census tract and census block groups.

Population with a Disability

As shown in Figure 11, the eastern portion of the City generally has a higher percentage of population with a disability than the western portion – it is noted that this area includes a large Census Tract (3090) that includes the Downtown, Marina, and neighborhoods east of Downtown as well as largely unpopulated areas (eastern portion is largely unpopulated industrial area and the northern portion is the unpopulated Brown's Island open space). This corresponds to the higher-density housing areas in the City with greater access to transit, major activity centers, and public facilities. Persons with disabilities often rely on public transit to visit doctors, go shopping, or attend activities at community facilities. More geographically isolated areas or areas with steep topography, like the City's western and southern neighborhoods may be less suitable for persons with disabilities who may have impaired mobility and difficulty accessing goods and services. As discussed in the Needs Assessment section of the Housing Element Background Report, approximately 11.8% of Pittsburg's population in 2019 had at least one disability and 33.7% of those individuals were seniors. For persons ages 0 to 64, the most common disabilities are Cognitive Difficulty (26.3%) and Independent Living Difficulty (21.6%). For the population of ages 65 and over, the most common disabilities are Ambulatory Difficulty (27.2%), Independent Living Difficulty (21.7%), and Hearing Difficulty (18.1%).

Three census tracts in the City (primarily located in the western portion) have a range of disability concentrations that are less than 10%. Census Tract 3090 in the downtown core and waterfront area (northern portion of the City) exhibits a significantly higher concentration of persons with disabilities than the surrounding area; however, this tract has a much smaller proportion of housing units than other tracts in the City and data may be skewed by the presence of dedicated affordable housing for seniors and/or persons with a disability (Siena Court Senior Housing). As shown in Figure 11, the region exhibits a similar pattern, with higher concentrations of persons with disabilities in urban centers and fewer concentrations in the more rural hillside areas.~~However, looking beyond Pittsburg's boundaries, the census tracts in the City exhibit slightly higher concentrations of persons with disabilities than neighboring jurisdictions, as shown in Figure 11. As shown in Figure 11, three census tracts have a rate of disability that is less than 10%, nine census tracts are between 10-20%, and one census tract is between 20-30% in the City, indicating Pittsburg does not have a significant disproportionate concentration of persons with disabilities or a smaller percentage of persons with disabilities that would indicate barriers to this population.~~

Based on this analysis, the City finds that there are not significant patterns of segregation impacting persons with disabilities living in Pittsburg, given that the concentration of residents with disabilities has no correlation with the degree of diversity throughout the City. However, the City recognizes that at a regional level, Pittsburg is home to higher concentrations of persons with disabilities than other cities in Contra Costa County. In other cities in the region, such as Pleasant Hill, Concord, and Antioch, all census tracts have a rate of disability that is between 10-30%. However, compared with other cities such as Oakley and Brentwood, census tracts in Pittsburg have a higher rate of disability. There are no census tracts that have a rate of disability that is higher than 20% in Oakley and Brentwood.

Percent of Population 18 Years and Over in Households Living with Spouse

Figure 12 identifies the percent of population over the age of 18 years and over in households living with spouse in Pittsburg. As shown in Figure 12, five census tracts in Pittsburg, located in central and eastern Pittsburg have 40 to 60% of their population over the age of 18 years and over in households living with spouse; ~~and~~ seven census tracts in Pittsburg have 20 to 40% of their population over the age of 18 years and over in households living with spouse. In Pittsburg, a higher percentage of adult households living with spouse occurs in and around the Downtown area, corresponding to more dense residential development patterns and fewer rooms per unit. This pattern is consistent throughout the northern portions of the County. Countywide, the areas with higher concentrations of population over the age of 18 years and over in households living with spouse are located in less densely developed areas, such as more rural and suburban inland areas. ~~of the County, as illustrated in Figure 12.~~ Denser areas of communities including Richmond, San Pablo, and coastal Pittsburg and Antioch have a lower percentage of households living with spouse. ~~Dense communities have a lower percentage of population over the age of 18 years and over in households living with spouse.~~ When compared to maps showing overcrowding in the City, areas with a higher percentage of adult households living with spouse are not more or less likely to experience overcrowding. However, regionally and within Pittsburg, areas with a higher percentage of adult households living alone correspond with lower median incomes. This may be due in part to these households having only a single (rather than dual) source of income, being either

earlier in their career (younger) or retired, and more affordable housing being generally within denser multi-family units. Based on this analysis, it appears that there are no significant patterns of segregation impacting population over the age of 18 years and over in households living with spouse in Pittsburg.

Percent of Children in Married Households

As shown in Figure 13, ~~the~~ percentage of children in married couple households vary across different census tracts in Pittsburg. Citywide, the areas with lower ~~higher~~ concentrations of children in married couple households are located in the ~~western~~ central portion of the City, in and around the Downtown area. Areas with a higher percentage of children in married households (i.e., more than 60 percent) occur throughout most of the City outside of the Downtown area, corresponding to more suburban and lower density housing development patterns. Areas with a higher percent of children in married households correspond to the more affluent areas in the City with higher median incomes, as shown in Figure 16. These areas are not more or less likely than the rest of the City to experience overcrowding. However, these areas (particularly tracts 3131.01, 3131.02, 3120, 3110, and 3100, located in the central portions of the City) have higher percentage of cost-burdened renter households. As shown in Figures 23 and 24, census tracts 3120 and 3050 that cover the eastern portions of the City have 20% - 40% of its children in married households. It is noted that some census tracts with higher percentages of children in married households extends out into areas of the unincorporated County. Based on this analysis, the City finds that there are no significant patterns of segregation impacting children in married households in Contra Costa County, given that the concentration of married households has no correlation with the degree of diversity throughout the County. ~~As shown in Figure 23 and Figure 24, the concentrations of children in married households have no correlation to the cost burdens for house owners and renters, indicating that married households are not susceptible to these economic impacts.~~ Countywide, the areas with higher percentage of children in married couple households are located in less densely developed areas of the County, as illustrated in Figure 12. Denser communities have a lower percentage of children in married couple households and this pattern is consistent throughout Contra Costa County. Census tracts within other cities and communities in Contra Costa County have lower percentage of children in married couple households as census tracts in Pittsburg.

Female-headed Households

Pittsburg is also home to a number of children in female-headed households (no spouse/partner present) located throughout the community with approximately one third of the City's census tracts (located in central Pittsburg, in and around the Downtown area) exhibiting higher proportions than the rest of the City. These areas correspond to higher density areas with more multifamily housing options. This pattern is present in the region as well; neighboring jurisdictions like Antioch and Concord also have some census tracts with higher proportions of children in female-headed households, as shown in Figure 14. In Pittsburg, census tracts with higher concentrations of children in female-headed households are also some of the City's census tracts with higher cost burdens for renters and tend to have lower median incomes, indicating that children in female-headed households may be particularly susceptible to these economic impacts. The City recognizes that at a regional level, Pittsburg contains a census tract (3131.02) with some of the highest percentage (60 - 80%) of children in female-headed households when compared to other cities in northern Contra Costa County. In other cities in the County, such as Pleasant Hill, Concord, and Walnut Creek, the majority of census tracts have a rate of female-headed households that is less than 20 percent or between 20-40 percent (generally in denser areas), similar to Pittsburg; however, none have a tract containing 60-80 percent of children in female-headed households. Other areas, including near the community of Rodeo and southern Antioch, have relatively high (40-60 percent) concentrations of children in female-headed households, and a census tract in Vallejo has a concentration between 60-80 percent. ~~Countywide, Pittsburg has similar level of concentrations of female-headed households compared with other cities in northern Contra Costa County. In other cities in the region, such as Pleasant Hill, Concord, and Walnut Creek, all census tracts have a rate of female-headed households that is less than 20% or between 20-40% and there are no areas or concentrations of higher rate of female-headed households. Pittsburg and Antioch are the only cities in northern Contra Costa County and the region that has a census tract with a rate of female-headed households that is between 40-60%.~~

Persons 65 Years of Age or Older

The community's older residents, persons 65 years of age or older, are dispersed throughout the community, as shown in Figure 15. All census tracts in the City are comprised of populations where less than 20% of residents are 65 years of age or older, indicating there is not a significantly disproportionate concentration of seniors in any one census tract. The lower concentrations of senior residents (census tracts containing less than 10% seniors) are located in the central and eastern portions of the City. As discussed earlier in this report, the median age of Pittsburg residents increased from 31.3 in 2010 to 35.6 in 2019. This points to a larger aging population in the City and the need to plan for services, such as health and medical services for this older community. As members of the community age-in-place (remain in their residence as they get older), it's possible that some areas of the City will see higher proportions of their neighborhood occupied by senior residents. In Pittsburg, neighborhoods containing higher proportions of seniors are areas with lower-density, single-family houses. Safe and convenient access to goods and services is especially important for seniors, who may have mobility limitations or minimum household income. As shown in Figure 15, in Pittsburg, census tracts with higher concentrations of senior households have no correlation with burdens of house owners and renters, indicating that senior households may not be particularly susceptible to these economic impacts. Compared with other cities and communities in northern Contra Costa County, such as Pleasant Hill, Pittsburg, Concord, and Walnut Creek, Pittsburg has similar proportion of its population as senior residents.

Median Household Income

Figure 16 identifies the 2019 median household income for Pittsburg. Patterns of moderately segregated economic wealth, as indicated by median household income, do exist in Pittsburg, as illustrated on Figure 16. In general, areas with lower median household incomes are located in the central portions of the City, (within and near the Downtown area, which contain a higher proportion of multifamily units), and areas with higher median household incomes are located in the more suburban and rural portions of the City. As shown in Figure 16, communities in Contra Costa County with lower median incomes are somewhat more likely to be located in the more racially and ethnically diverse portion of the County, which tend to correspond to denser areas of the community that contain multifamily housing units. There are no other strong patterns of household income in the region. Compared with census tracts within other cities and communities in northern Contra Costa County, census tracts in Pittsburg Martinez have slightly a lower percentage of higher income household. In the County, census tracts with higher income households tend to be inland, suburban and rural cities in the hillsides such as Walnut Creek, Danville, and Pleasant Hill. In For comparison, the median income in Contra Costa ($125,600) is significantly higher than the Statewide median of $90,100.

Income segregation can be measured using similar indices as racial segregation. The isolation index values for all income groups in Pittsburg for the years 2010 and 2015 can be found in Table 71 below. Very Low-income residents are the most isolated income group in Pittsburg. Pittsburg's isolation index of 0.424 for these residents means that the average Very Low-income resident in Pittsburg lives in a neighborhood that is 42.4% Very Low-income. Among all income groups, the Very Low-income population's isolation index has changed the most over time, becoming more segregated from other income groups between 2010 and 2015. As shown in Table 701, Martinez's Pittsburg's low, moderate, and above moderate income groups are less isolated than those in the Bay Area as a whole, while other groups are slightly more isolated than average in the Bay Area.

Table 701: Income Group Isolation Index Values for Segregation within Pittsburg

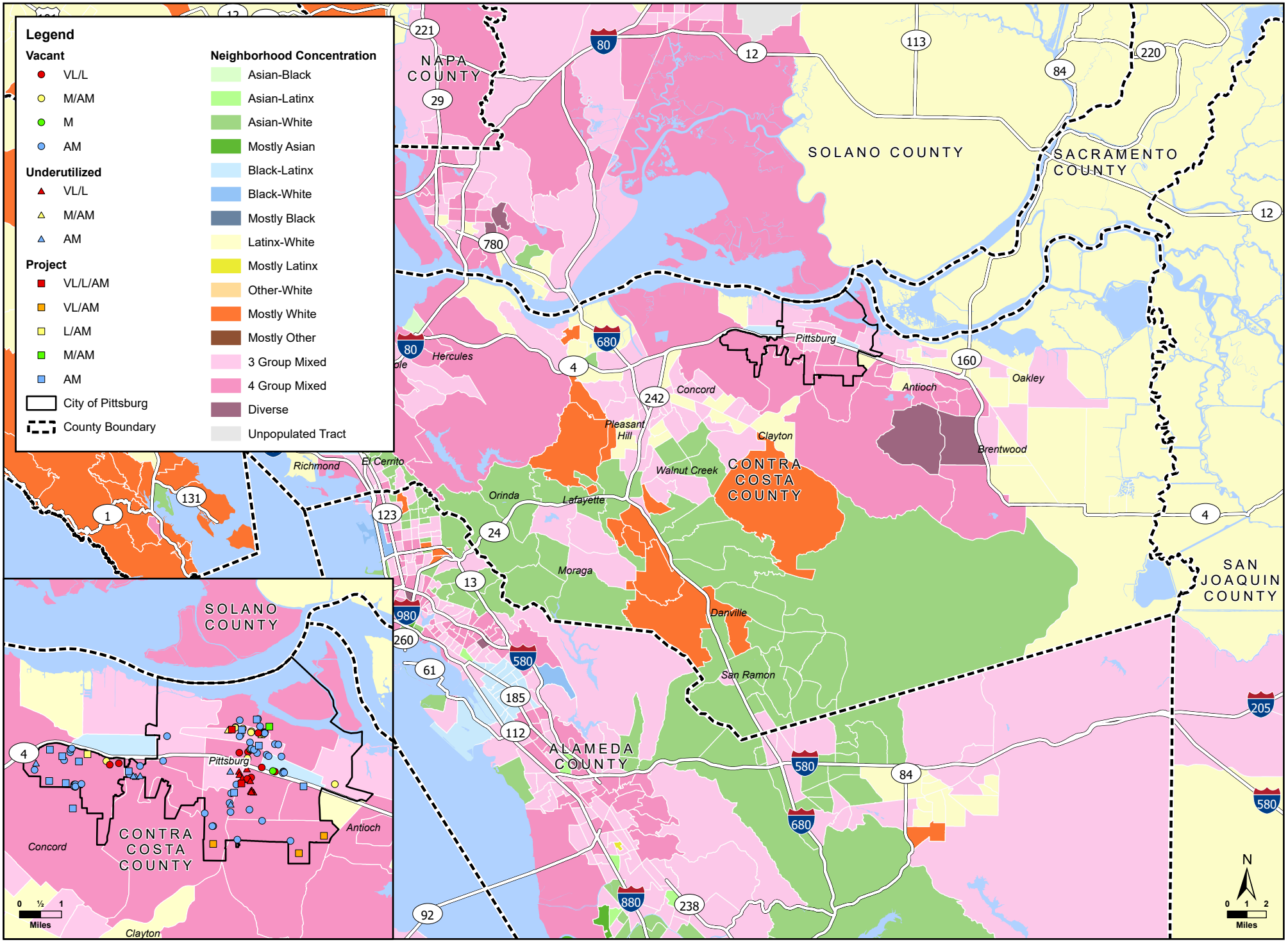
	Pittsburg		Bay Area Average
Income Group	2010	2015	2015
Very Low-Income (<50% AMI)	0.371	0.424	0.269
Low-Income (50%-80% AMI)	0.208	0.171	0.145
Moderate-Income (80%-120% AMI)	0.214	0.265	0.183
Above Moderate-Income (>120% AMI)	0.317	0.335	0.507

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Findings

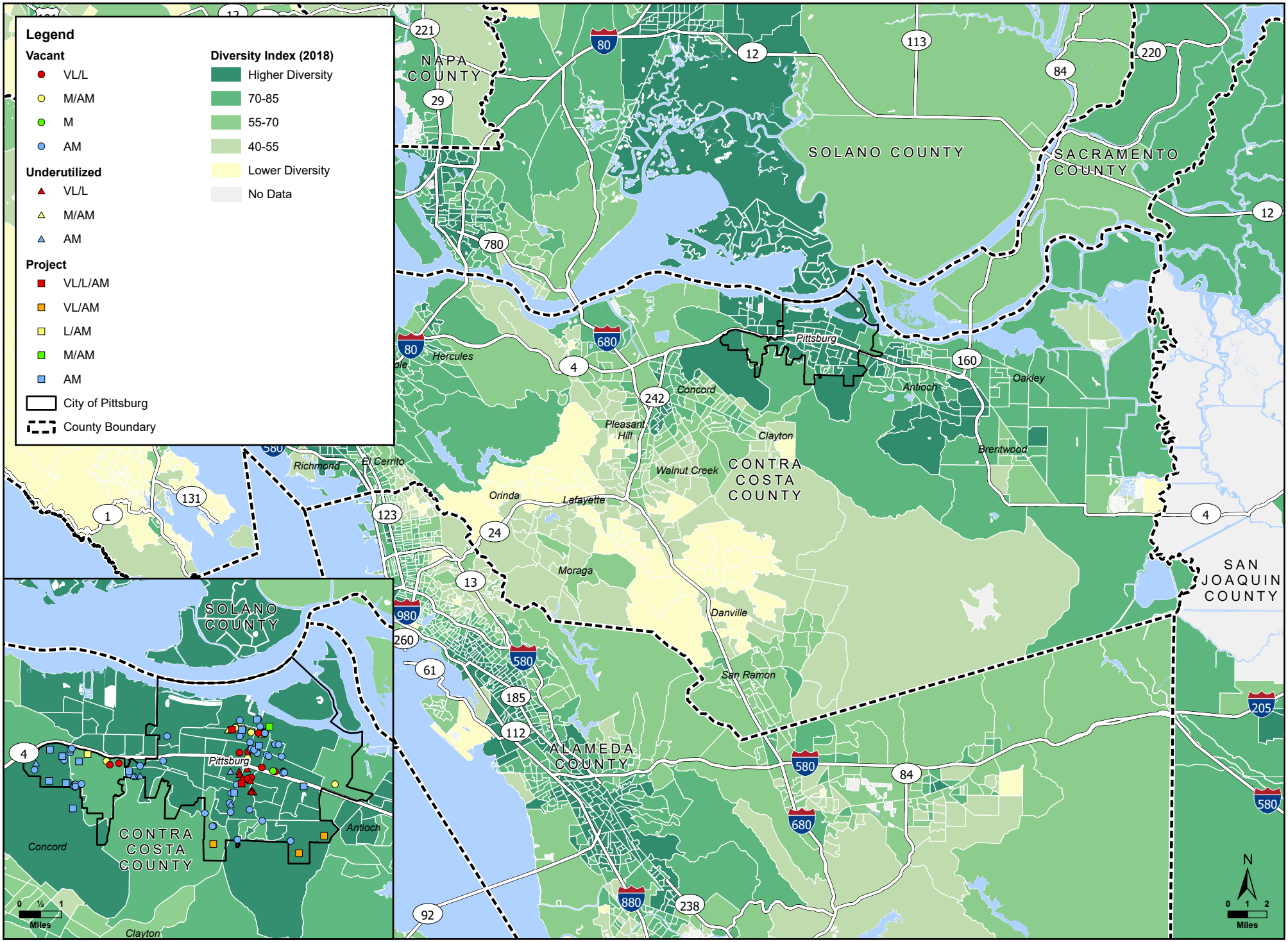
~~As previously discussed, there generally are higher diversity index scores throughout Pittsburg.~~ The City has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, family status, seniors, and median household income. As previously discussed, while the City's racial/ethnic composition is predominantly comprised of Hispanic or Latino, the City is moderately diverse throughout and does not contain significant patterns of racial/ethnic segregation. Pittsburg is a more diverse community than the County as a whole, which may indicate that non-White individuals face less disproportionate barriers to residing in the City. Pittsburg is likely to continue to become more racially and ethnically diverse over time, based on demographic trends, and must continue to make diligent efforts to integrate neighborhoods in a manner that affirmatively furthers fair housing. Comparing Figure 9 (Diversity Index) to Figure 16 (Median Household Income), some areas with the highest diversity index categories (particularly the Downton and waterfront area) correlate with areas that have low median household incomes. However, this pattern is not consistent. In general, areas of the City with higher density, more affordable multifamily housing choices, and older housing stock, including the Downtown area (particularly census tract 3160) and central neighborhoods, at least partially overlap with other populations that may have disproportionate housing needs, such as persons with disabilities, low-income seniors, households with familial status, and households with lower median incomes. Conversely, the southern and central-eastern portions of the City with newer suburban development and rural development patterns are generally less diverse, have higher median incomes, and have a higher proportion of seniors. The City's Housing Plan contains a number of policies and programs to ensure that existing residents' housing needs are met and encourage new residents to move to the City. Many of these programs are aimed at increasing housing supply and affordability, encouraging integration with diverse and affordable options such as ADUs throughout the City, rehabilitating housing, and providing fair housing education and other services. Refer to Table 77 for a list of programs identified in the Housing Plan specifically targeted towards this fair housing issue. ~~In some cases, as in the case with racial and ethnic integration and the distribution of persons with disabilities, there are no distinguishable patterns of segregation, and the community appears to be well-integrated. However, there are patterns of isolation or segregation apparent when considering the other characteristics, including female-headed households, seniors and households with lower median household incomes.~~ As part of the City's regular participation in the County AI, the City will continue to consider these patterns of integration/segregation to determine any changes from current conditions. As described throughout this Housing Element, the City is committed to supporting the development of housing affordable to lower income households in locations throughout the City and has identified sites for future growth and development which are designed to promote a balanced and integrated pattern of race, ethnicity, age, disability, household type, and income.

FIGURE 8. NEIGHBORHOOD CONCENTRATIONS BY CENSUS TRACT



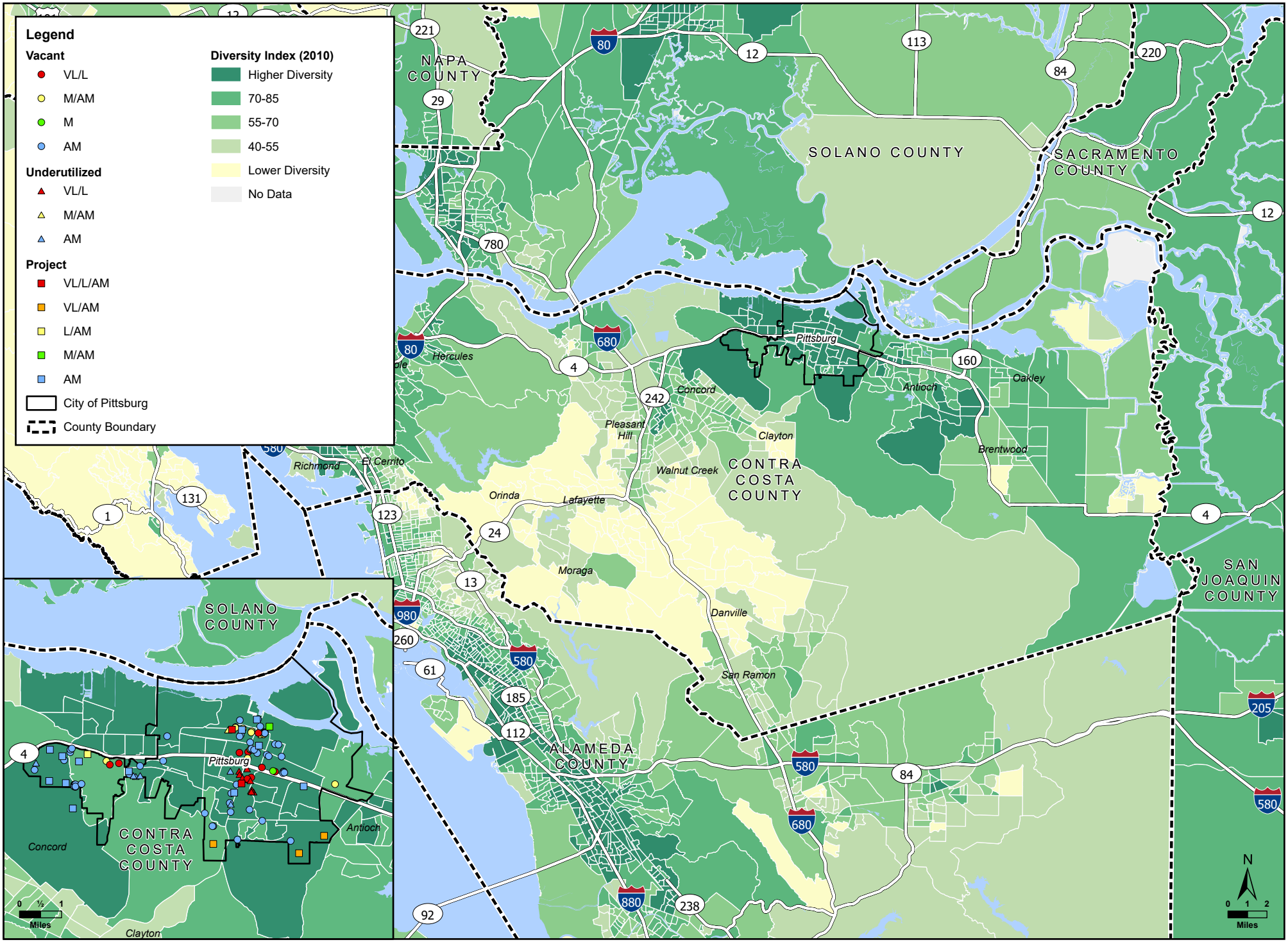
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "NeighborhoodSegregation_Tract_2019." Map date: April 18, 2024.

FIGURE 9: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2018



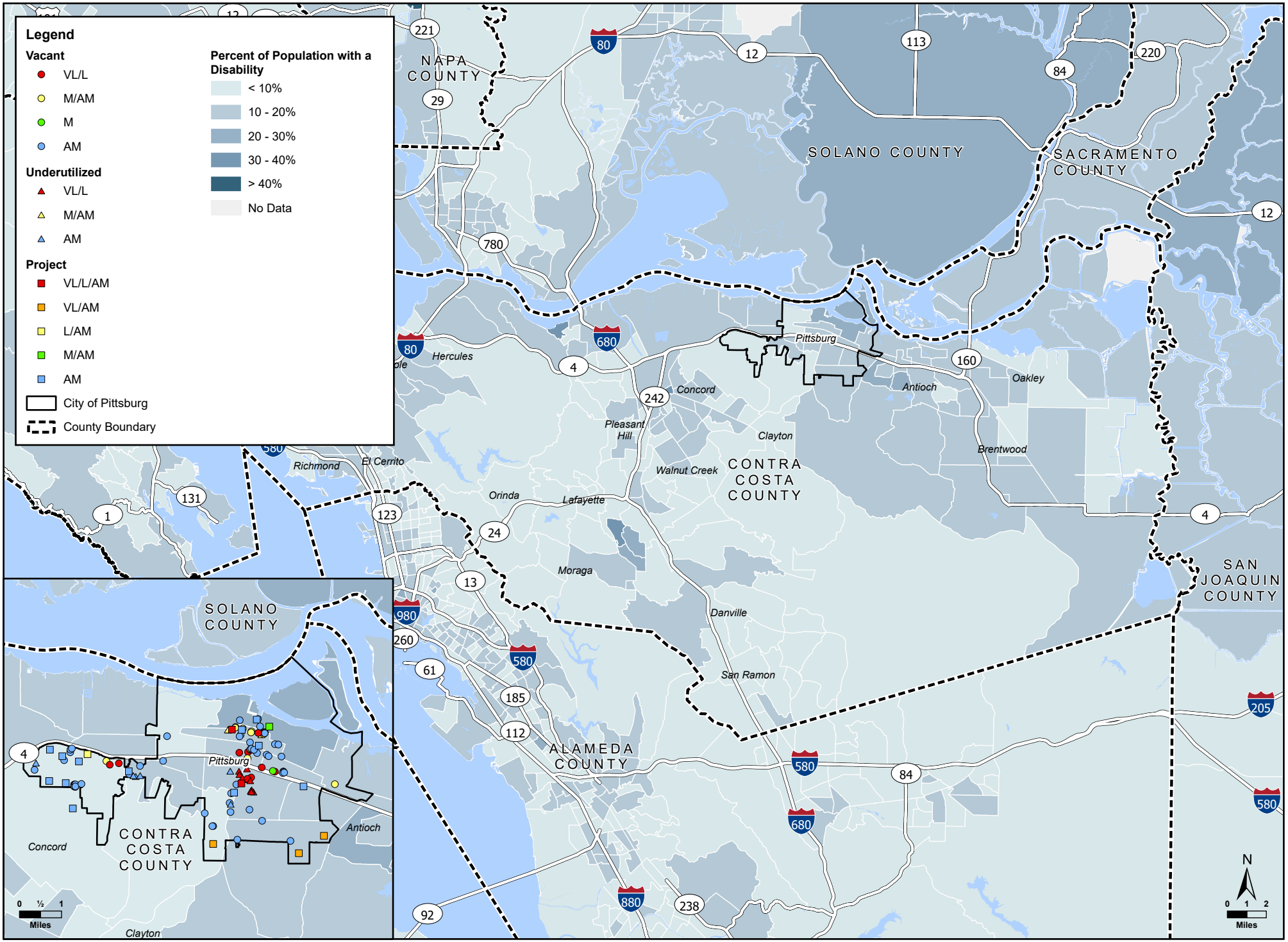
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGrp_2018." Map date: April 18, 2024.

FIGURE 10: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2010



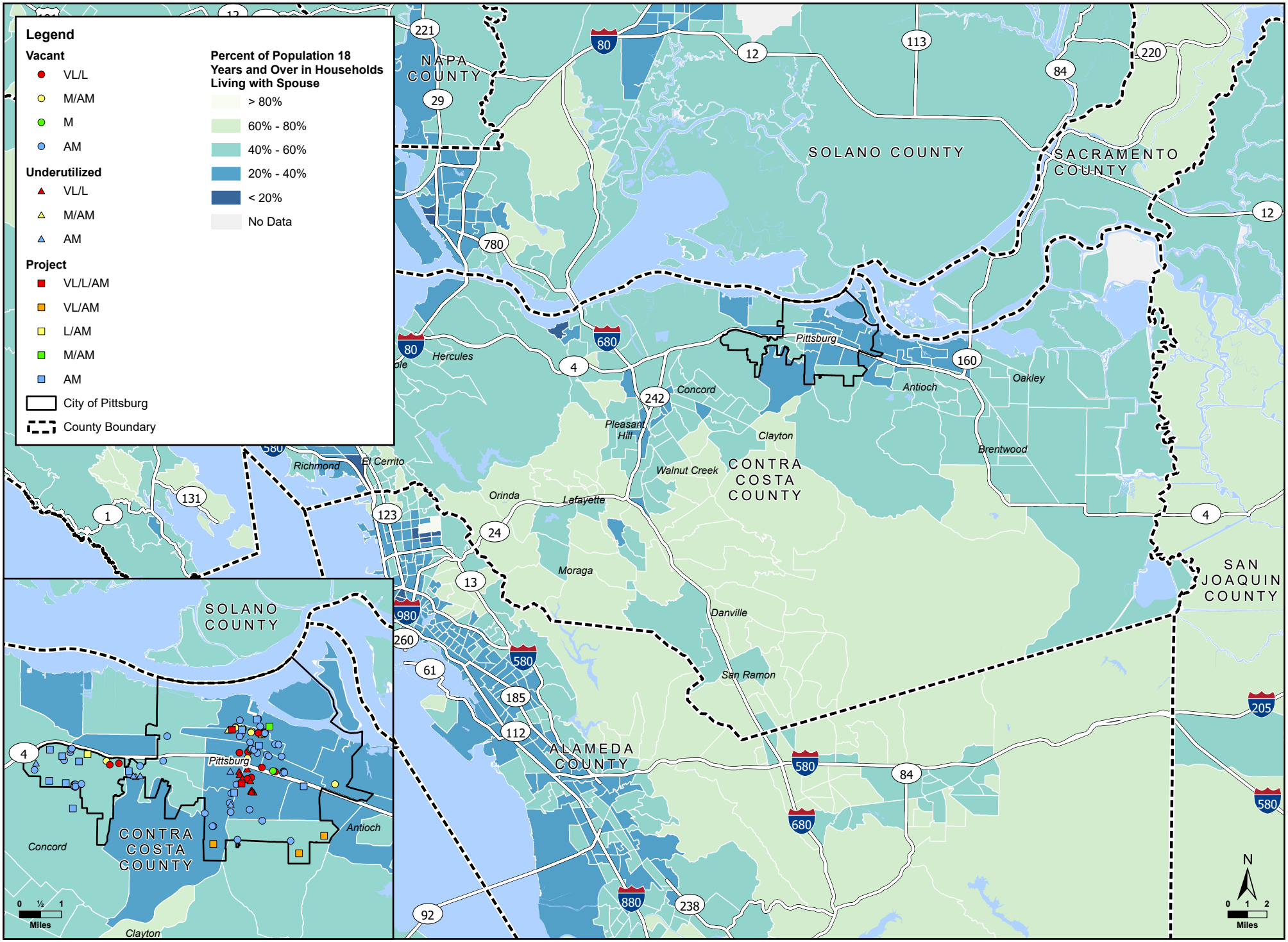
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGrp_2010." Map date: April 18, 2024.

FIGURE 11: PROPORTION OF POPULATION WITH DISABILITIES BY CENSUS TRACT



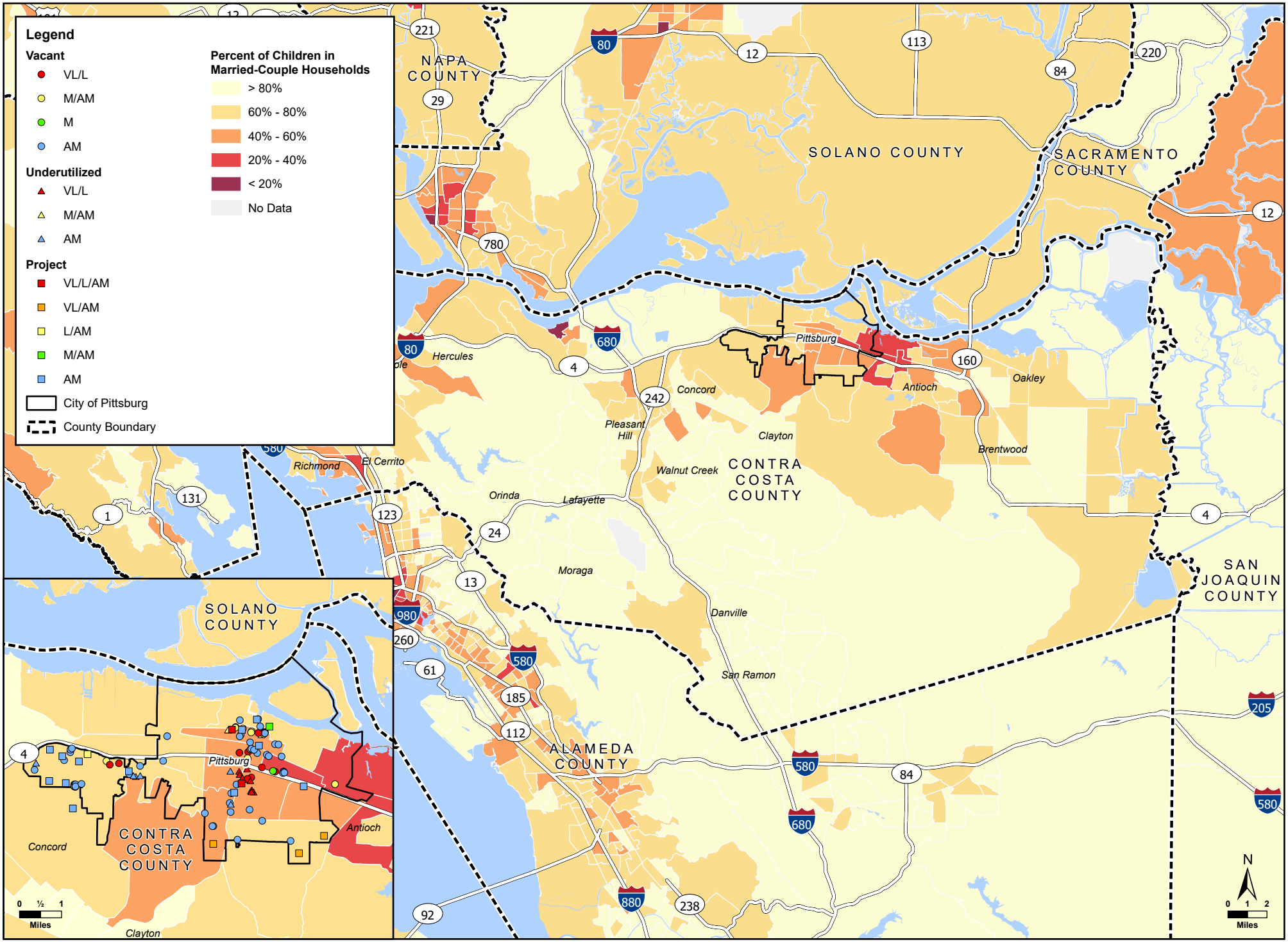
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "DisabilityPopulation_Tract_2015_19." Map date: April 18, 2024.

FIGURE 12: PERCENT OF POPULATION 18 YEARS AND OVER IN HOUSEHOLDS LIVING WITH SPOUSE



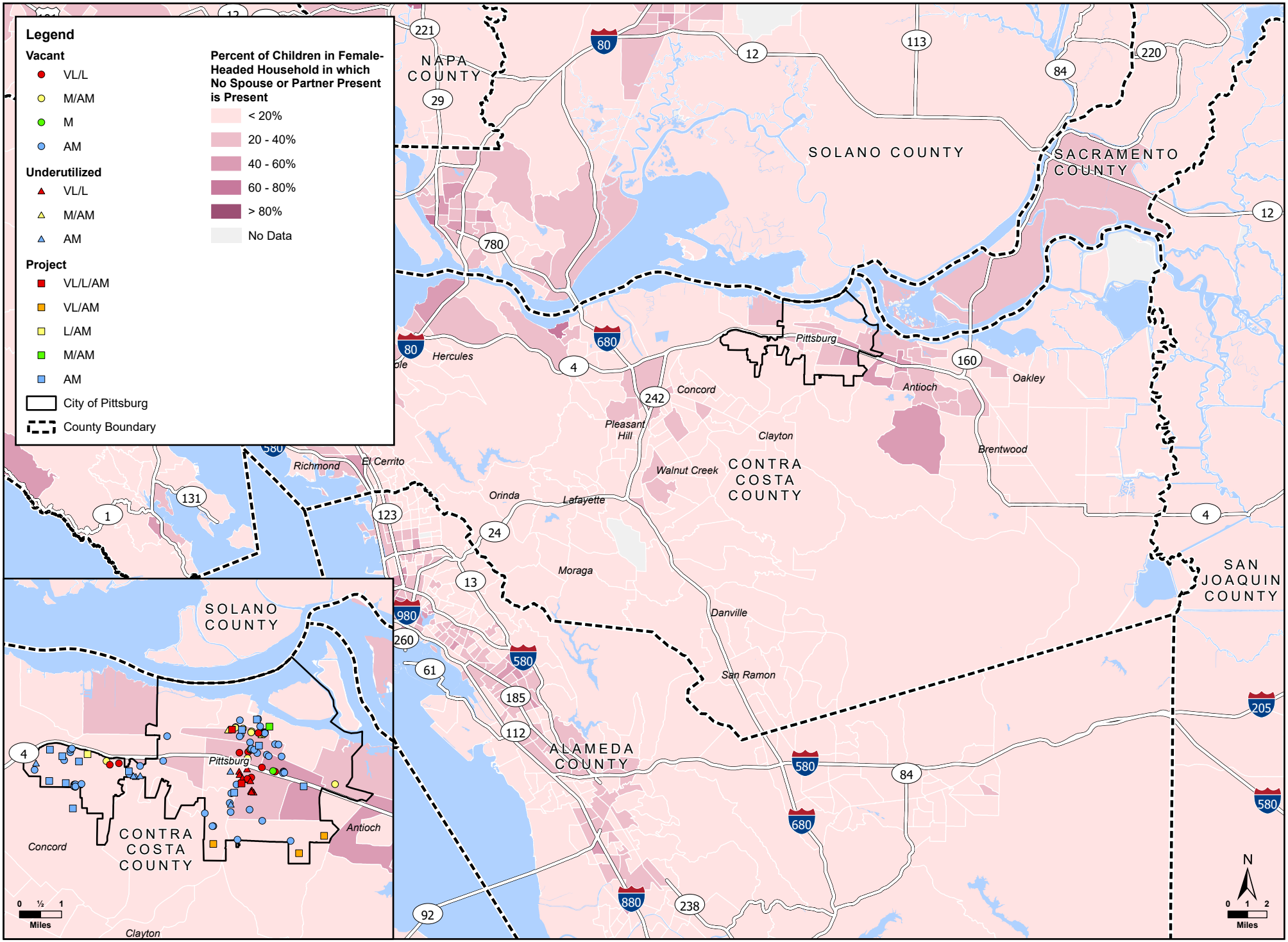
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: April 18, 2024.

FIGURE 13: PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS



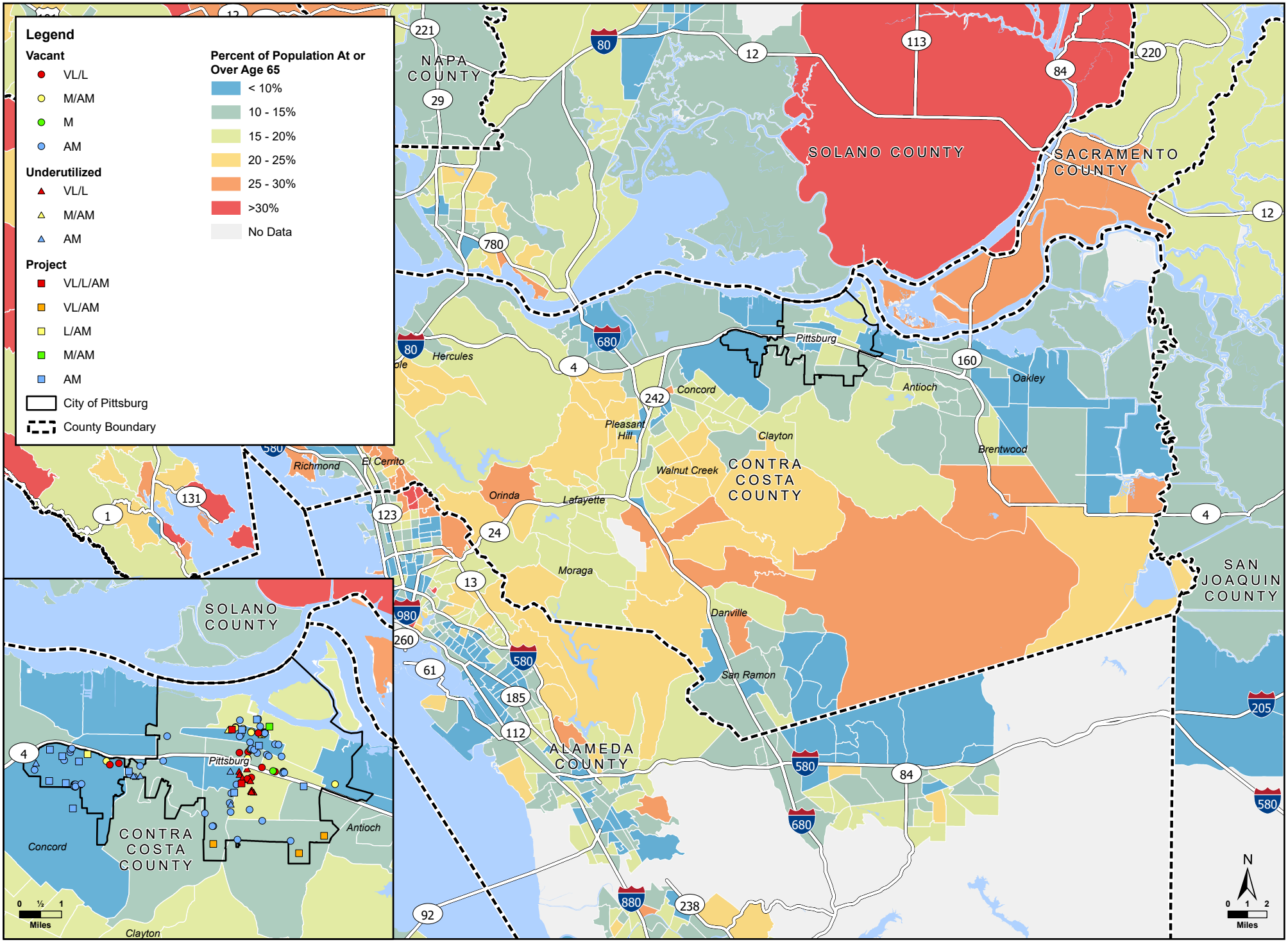
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: April 18, 2024.

FIGURE 14: FEMALE-HEADED HOUSEHOLDS BY PROPORTION OF CHILDREN PRESENT BY CENSUS TRACT



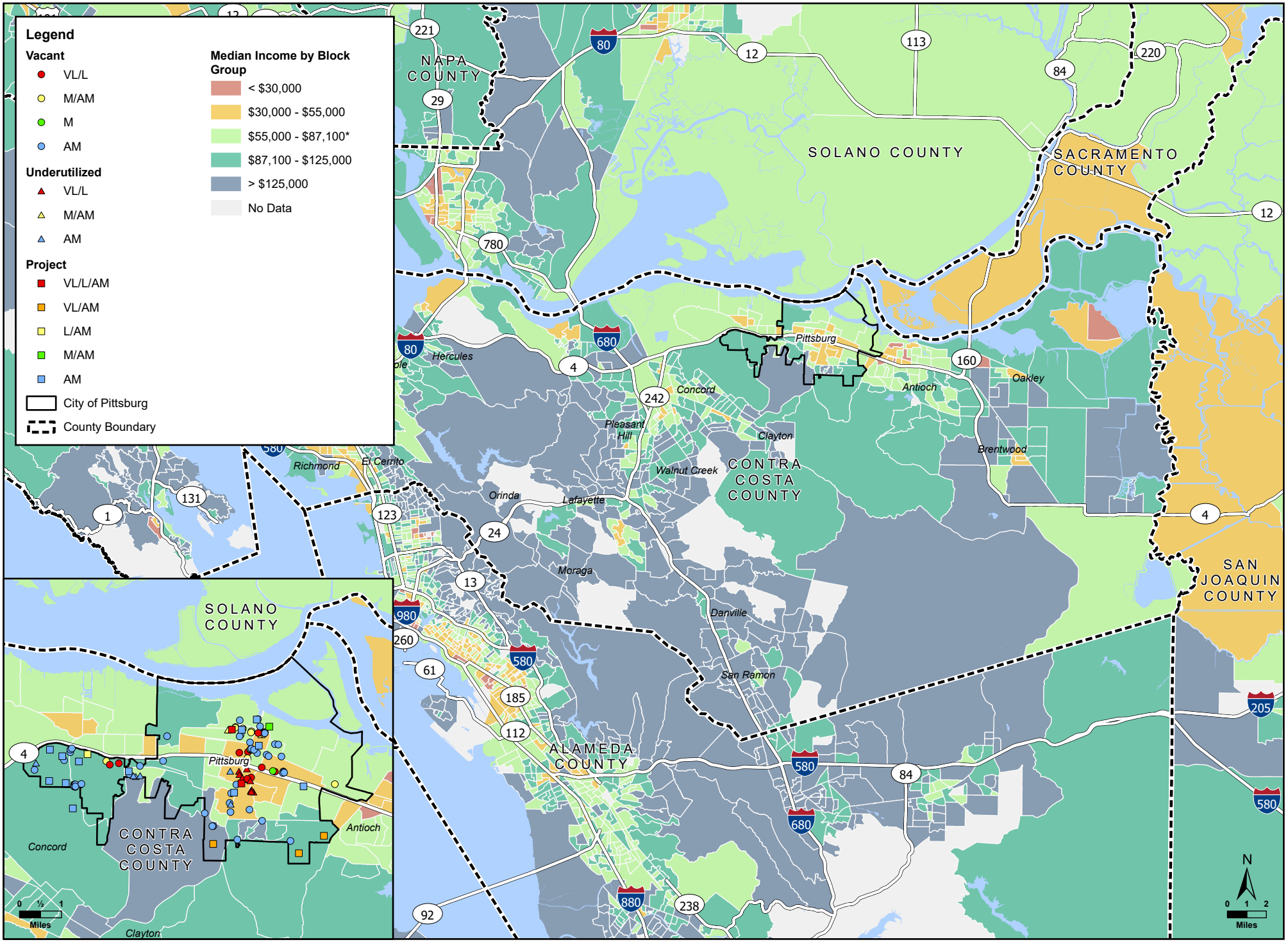
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: April 18, 2024.

FIGURE 15: PROPORTION OF SENIOR RESIDENTS BY CENSUS TRACT



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: April 18, 2024.

FIGURE 16: MEDIAN HOUSEHOLD INCOME BY BLOCK GROUP



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "MedianIncome_BlockGrp_2015_19." Map date: April 18, 2024.

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAPs if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

According to HUD's R/ECAP methodology~~Affirmatively Furthering Fair Housing Dataset~~, there is one R/ECAP in Contra Costa County found in Concord along Interstate 680. No R/ECAPs were identified in or adjacent to the City of Pittsburg.

Comparing Figure 9 (Diversity Index) to Figure 16 (Median Household Income), it appears that some areas ranking in the highest diversity index categories appear to have the lowest median household incomes, similar to cities in the region such as Martinez, San Pablo, and Vallejo. ~~in the County~~. However, this pattern is not consistent. Other census tracts with the highest or higher diversity scores have relatively average-to-high median household incomes. As discussed in the Findings section, the Housing Plan includes programs to encourage increased diversity and housing opportunities throughout the City. Additionally, the Sites Inventory distributes new housing identified for all income categories, not just lower-income categories, throughout the City, including in the Downtown area near goods, services, jobs, and transit, thereby promoting further integration and providing new housing choices in an area of improving opportunity.

Racially ~~/~~Concentrated Areas of Affluence (RCAA)

According to the Department of Housing and Community Development AFFH Guidance Memo, "segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices." Therefore, both sides of the continuum must be examined. While HCD does not have a formal definition for RCAAs, looking at the percentage of the White population and median household income can provide a good indicator for areas of affluence.

~~According to the Housing and Community Development AFFH Guidance Memo, "segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices".~~

In addition to RECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (RCAAs) metric to more fully tell the story of segregation in the United States1. RCAAs are defined as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016). Regionally, a concentration of RCAAs extends eastward from just north of Castro Valley in Alameda County and east of Oakland, Berkeley, and Richmond, with RCAAs located through central Contra Costa County, including Moraga, Orinda, Lafayette, Walnut Creek, Danville, Pleasant Hill, and Clayton. Table 71~~2~~ looks at the median household incomes of White, non-Hispanic residents in Pittsburg, as well as the County as a whole. There are no census tracts in the City with a median household income of $125,000 and a population that is 80 percent or more white. As such, there is no census tract in Pittsburg that fit these criteria, and as such, the City has no RCAA.

1 Goetz, E. G., Damiano, A., & Williams, R. A. 2019. Racially Concentrated Areas of Affluence: A Preliminary Investigation. Cityscape: A Journal of Policy Development and Research, Volume 21(1) [pages 99–124]. Available at: https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/ch4.pdf

Table 712: Median Household Incomes		
Median Household Income	Pittsburg	Contra Costa County
White Alone Households (not Hispanic or Latino)~~White Households~~	$ 93,926	$ 115,457
All households	$ 83,163	$ 103,997
% of White Alone households (not Hispanic or Latino)~~% of white population~~	25.7%	52.4 %
Source: US Census, 2015-2019 ACS (S1903)		

HCD has also created a version of the RCAA metric which compares census tracts in Pittsburg to the nine-county Bay Area Council of Governments (i.e., ABAG) region. According to HCD's RCAA metric, there is no census tract in Pittsburg meets the criteria for an RCAA. Regionally, a concentration of RCAAs extends eastward from just north of Castro Valley in Alameda County and east of Oakland, Berkeley, and Richmond, with RCAAs located through central Contra Costa County, including Moraga, Orinda, Lafayette, Walnut Creek, Danville, Pleasant Hill, and Clayton.

Disparities in Access to Opportunities

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task Force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

The opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table 723 shows the full list of indicators.

Table 723: Domains and List of Indicators by Factors	
Domain	Indicator
Economic	• Poverty • Adult education • Employment • Job proximity • Median home value
Education	• Math proficiency • Reading proficiency • High school graduation rates • Student poverty rates
Environmental	• CalEnviroScreen 3.0 pollution indicators and values
Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020.	

TCAC/HCD Opportunity Area Maps

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined

by HCD). The Task force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates the 20% of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20% to the "High Resource" designation. Each region then ends up with 40% of its total tracts as "Highest" or "High" resource. These 2 categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into "Low Resources" and "Moderate Resource".

The Task Force analyzed three domains (Economic, Environmental, Education) to establish the resource category for each block group. The Economic Domain (Figure) analyzes poverty, level of adult education, employment rates, job proximity, and median home value in each block group, while the Education Domain (Figure 18) analyzes math/reading proficiency, high school graduation rates, and the student poverty rate. The Environmental Domain (Figure 19) looks at the CalEnviroScreen 3.0 Pollution indicators (Exposures and Environmental Effect indicators) and processed values. Each Figure includes the locations of proposed sites to accommodate the 6th Cycle RHNA.

Figure 20 identifies the final resource categories of each census tract, as identified on the TCAC/HCD Opportunity Map, as well as the locations of the proposed sites to accommodate the 6th Cycle RHNA.

Countywide, there are varying levels of opportunity with highest and high areas located predominantly in the southwestern portion of the County, including Clayton, Walnut Creek, Lafayette, and communities beyond these, as well as a pocket of high and highest resource areas in the eastern portion of the County in the unincorporated community of Discovery Bay as shown in Figure 20. Low resource areas are generally located along the northern portion of the County, including Pittsburg, Antioch, portions of Oakley, San Pablo, and Richmond, along with the southeasternmost portion of the County. There is one small area of the County designated high segregation and poverty that is located in Martinez.

All tracts of the City have low levels of opportunity (see Figure 20) and the proposed sites to accommodate the 6th Cycle RHNA are located throughout the City in the same level of opportunity to the extent feasible, given the City's existing built-out development pattern. ~~Table 2~~ Table 73 identifies the resources levels by census tract and the corresponding scores for economic, educational and environmental indicators.

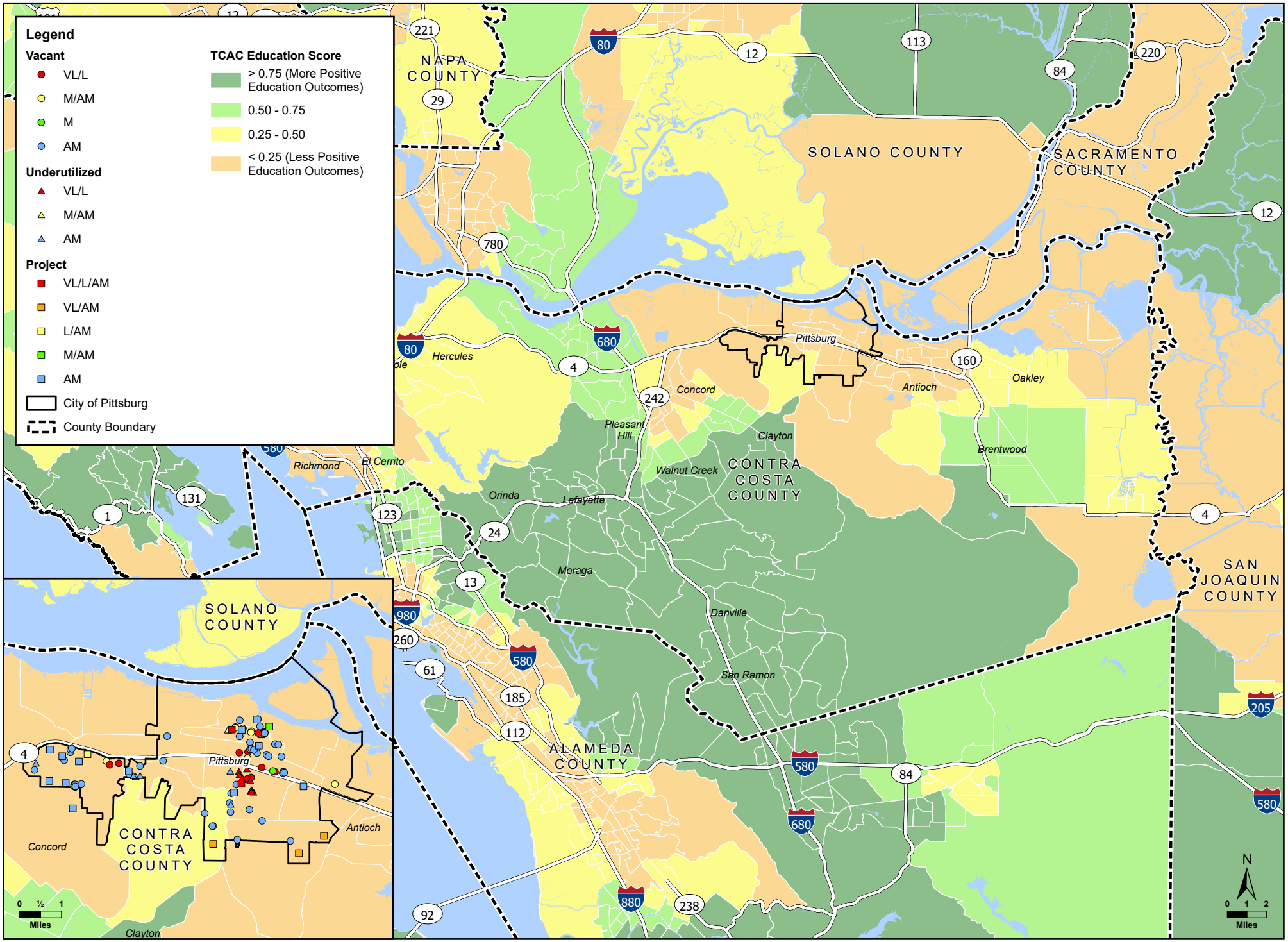
Table 73. Opportunity Resource Levels by Census Tract

Census Tract	Resource Level	Economic Score	Environmental Score	Education Score
3050	Low Resource	0.01	0.19	0.07
3072.01	Low Resource	0.01	0.59	0.10
~~3072.02~~	~~Low Resource~~	~~0.00~~	~~0.39~~	~~0.10~~
3090	Low Resource	0.04	0.01	0.18
3100	Low Resource	0.03	0.09	0.18
3110	Low Resource	0.05	0.29	0.18
3120	Low Resource	0.01	0.07	0.20
3131.01	Low Resource	0.03	0.54	0.14
3131.02	Low Resource	0.06	0.40	0.12
3131.03	Low Resource	0.19	0.46	0.14
3132.03	Low Resource	0.20	0.49	0.21
3132.04	Low Resource	0.10	0.51	0.30
3132.05	Low Resource	0.11	0.51	0.24

3132.06	Low Resource	0.04	0.53	0.17
3141.02	Low Resource	0.12	0.21	0.14
~~3141.03~~	~~Low Resource~~	~~0.01~~	~~0.08~~	~~0.10~~
~~3141.04~~	~~Low Resource~~	~~0.05~~	~~0.14~~	~~0.22~~
3552	Low Resource	0.31	0.29	0.20

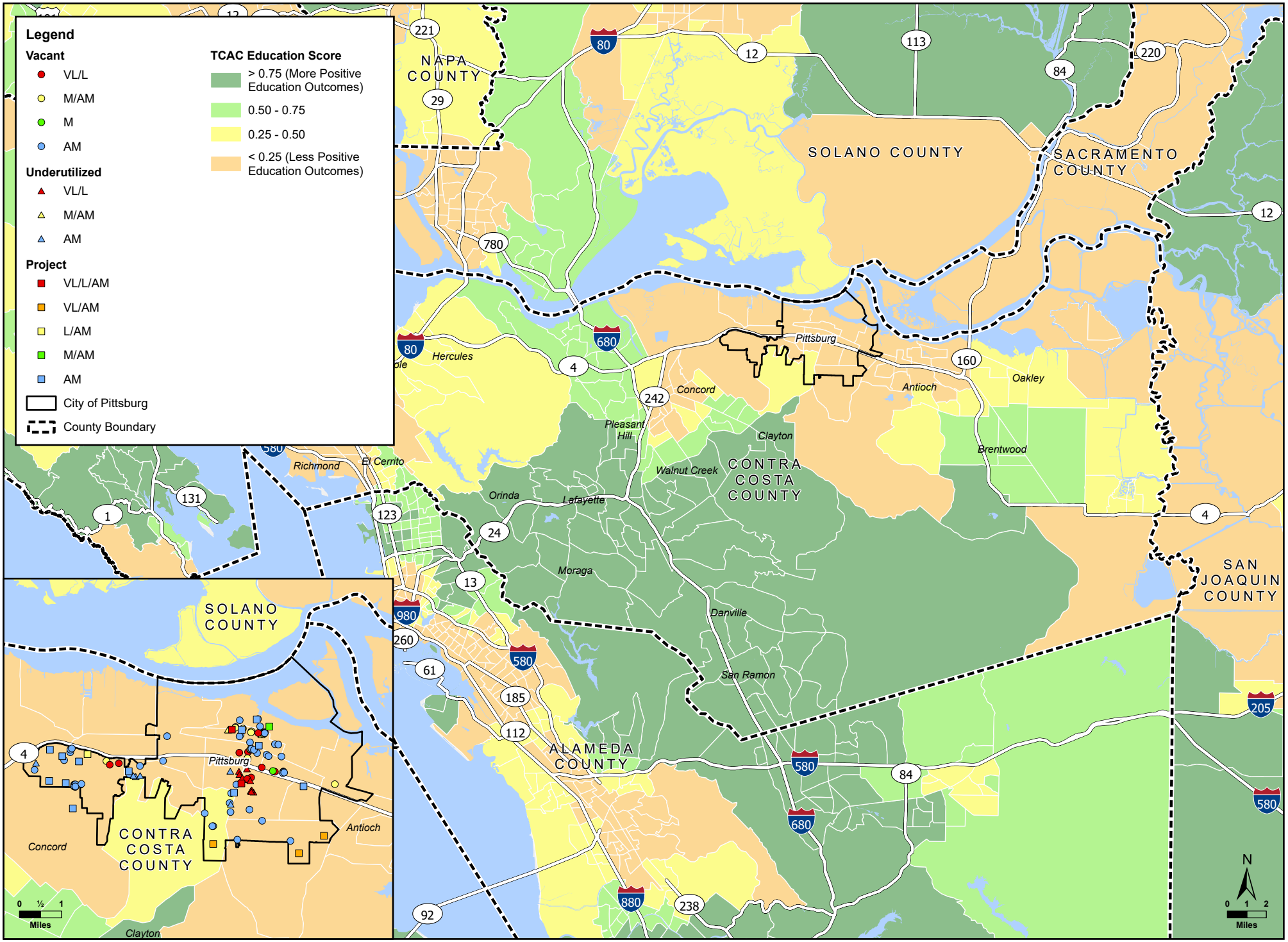
Source: California Department of Housing and Development, Affirmatively Furthering Fair Housing Data and Mapping Resources, accessed April 15, 2022.

FIGURE 18: TCAC EDUCATIONAL SCORE BY CENSUS TRACT



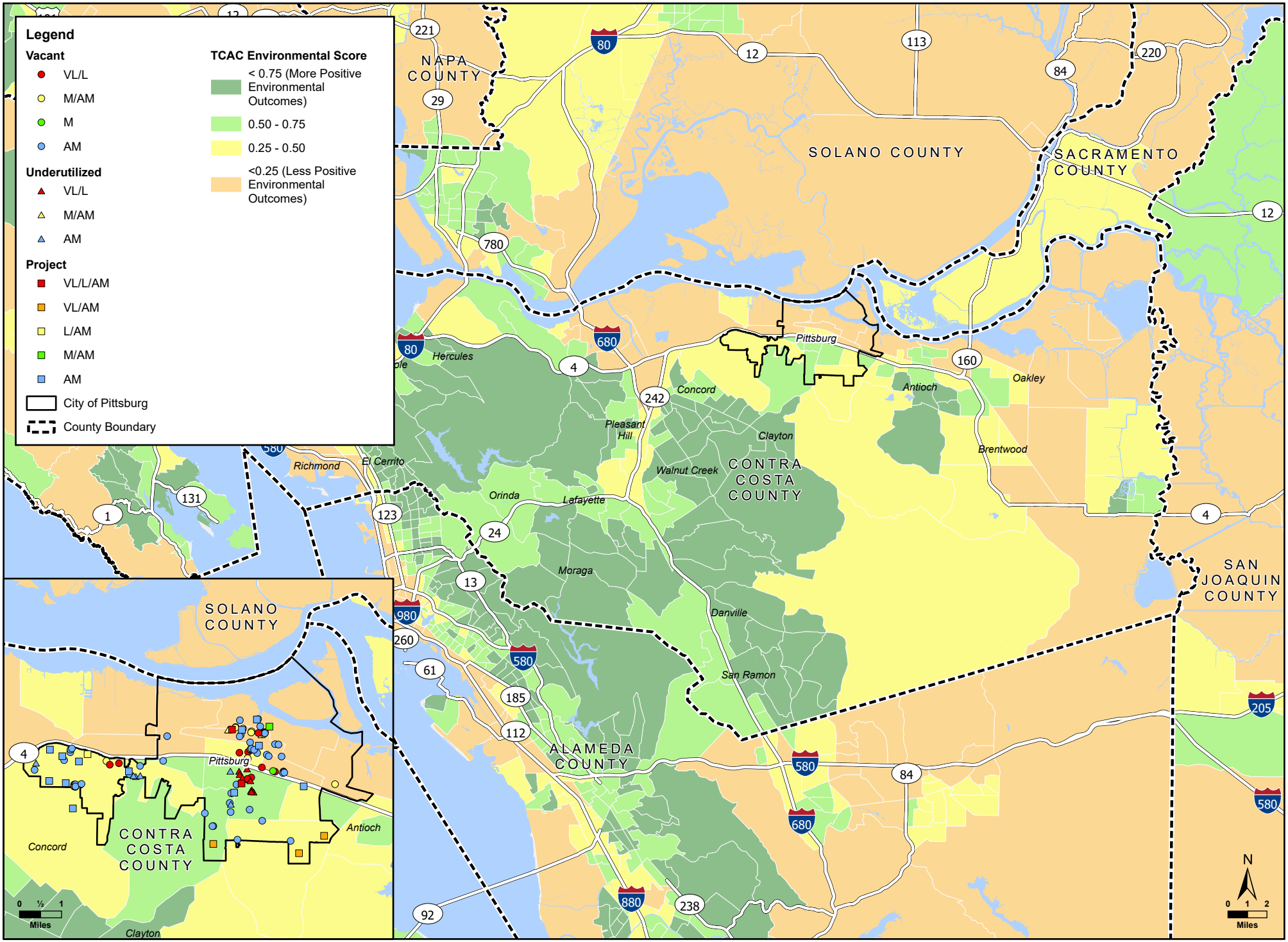
Sources:AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: April 18, 2024.

FIGURE 18: TCAC EDUCATIONAL SCORE BY CENSUS TRACT



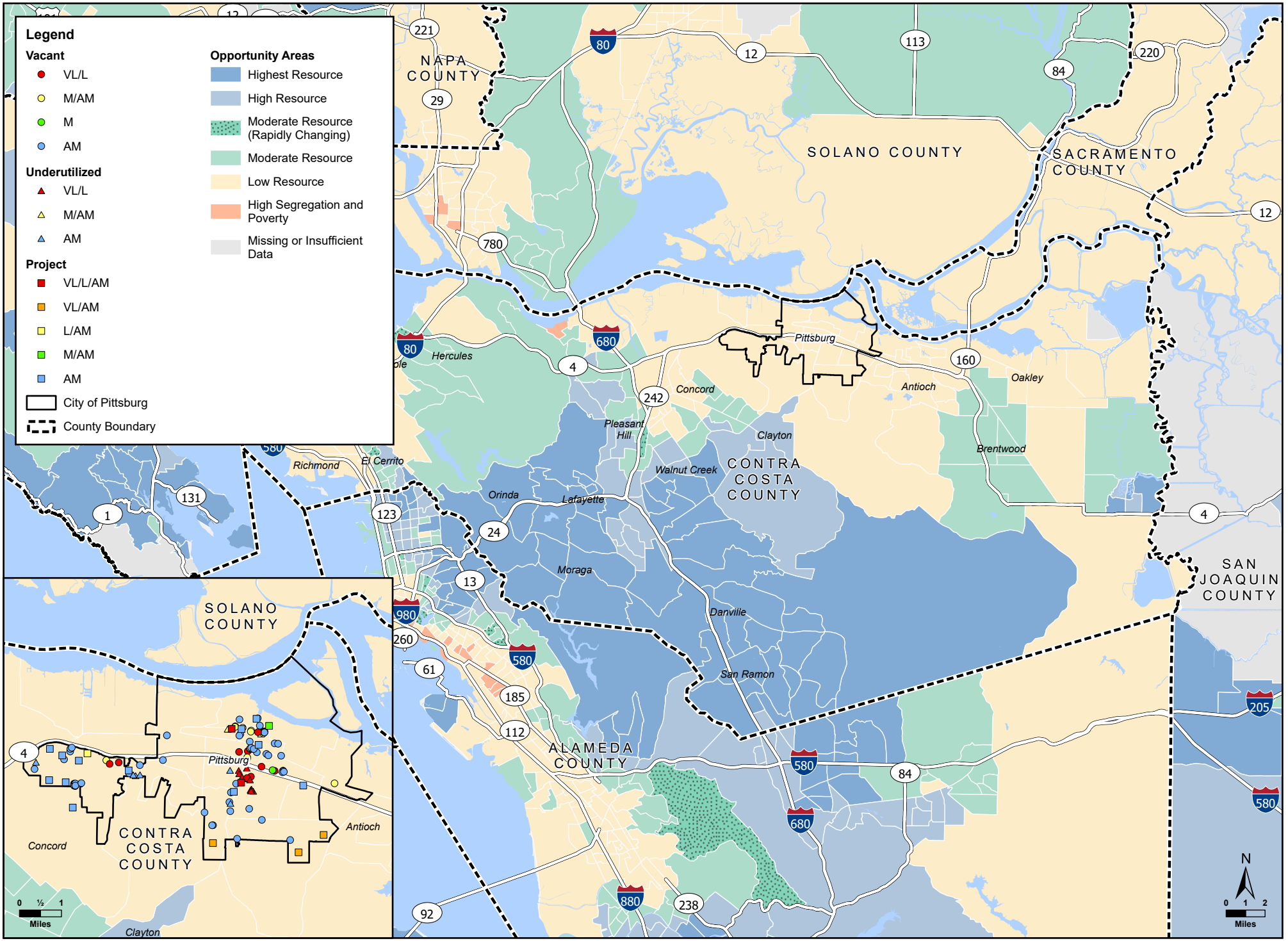
Sources:AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: April 18, 2024.

FIGURE 19: TCAC ENVIRONMENTAL SCORE BY CENSUS TRACT



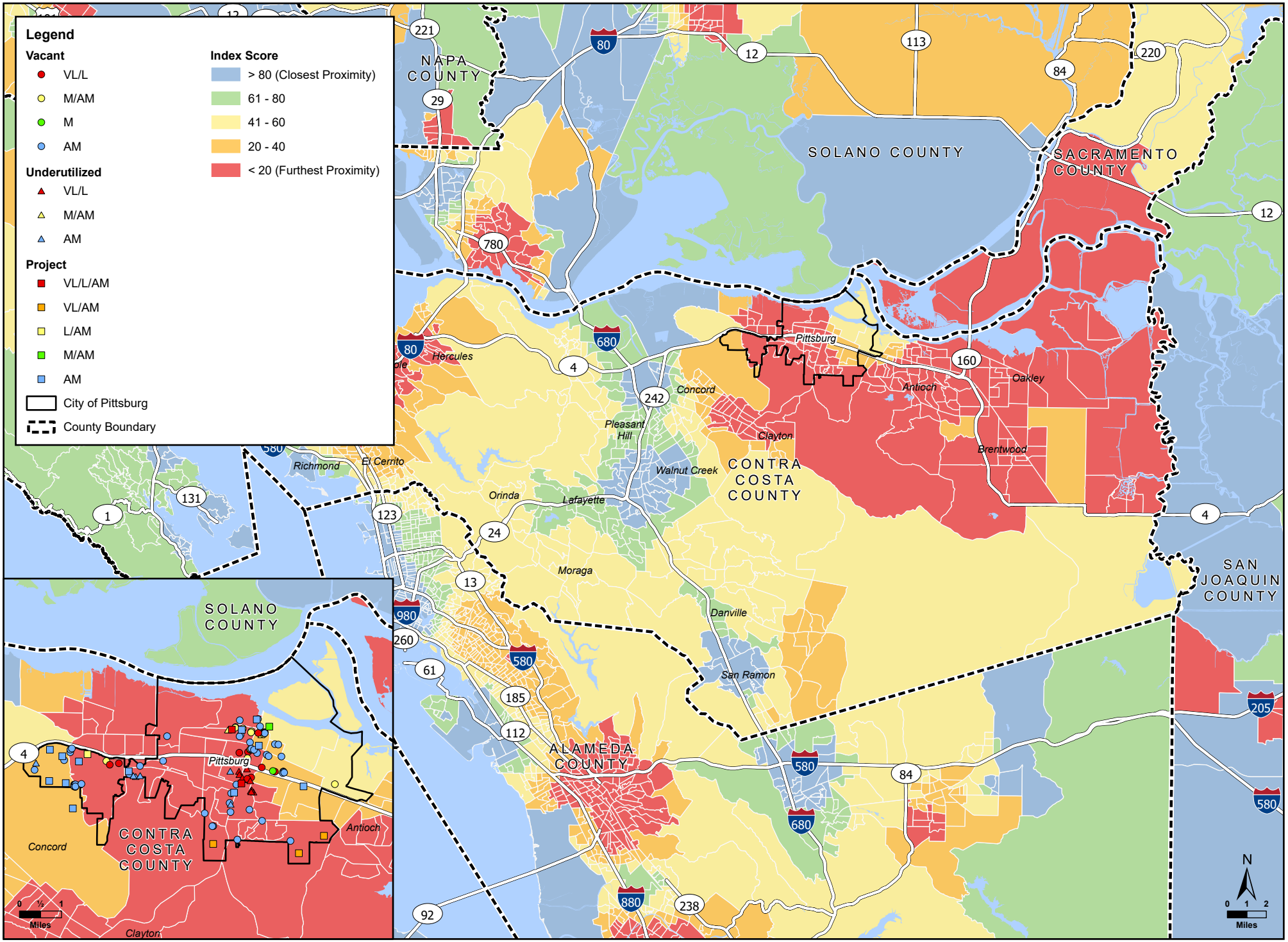
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: April 18, 2024.

FIGURE 20: TCAC OPPORTUNITY AREAS BY CENSUS TRACT



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: April 18, 2024.

FIGURE 21: JOB PROXIMITY INDEX BY BLOCK GROUP



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "JobsProximityIndex_BlockGrp_2014_17." Map date: April 18, 2024.

Economic Opportunity

As described above, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. As shown in Table~~73~~Table 3 above, the overall economic scores in Pittsburg range from 0 to 0.31. The economic scores are inconsistent and vary across the City, similar to many other Contra Costa County jurisdictions. ~~The range of economic scores are constant in the City, as shown in Figure 17.~~ Census Tract 3141.04 is the only census tract in the City that has an economic score between 0.25 - 0.50. All other census tracts within the City have an economic score that is less than 0.25. ~~As shown in Figure 21, the job proximity index is generally low in Pittsburg. While the eastern portions of Pittsburg generally have a higher job proximity index than western Pittsburg, the census tracts throughout the City are all in the low (<0.25) range.~~ Compared with other surrounding jurisdictions in northern Contra Costa County, Pittsburg has less census tracts with higher economic scores.

Table ~~72~~74. Employment by Characteristics and Regional (County/City) Comparison

Characteristic	Pittsburg			Contra Costa County			Difference in Employment / Population Ratio	Difference in Unemploy-ment Rate
	Total	Employment/ Population Ratio	Unemploy-ment rate	Total	Employment/ Population Ratio	Unemploy-ment rate		
Population 16 years and over	**55,399**	**60.7%**	**8.3%**	**912,021**	**61.3%**	**5.3%**	**-0.6%**	**3.0%**
AGE								
60 to 64 years	3932	52.0%	7.9%	69,762	57.9%	3.8%	-5.9%	4.1%
65 to 74 years	5090	22.7%	9.3%	103,232	28.0%	4.3%	-5.3%	5.0%
75 years and over	2744	5.4%	0.0%	72,650	5.9%	3.0%	-0.5%	-3.0%
Race ~~a~~And Hispanic ~~Or~~ or Latino Origin								
White alone	20049	60.1%	5.3%	526,278	60.4%	4.5%	-0.3%	0.8%
Black or African American alone	8870	55.6%	14.8%	80,264	58.2%	10.3%	-2.6%	4.5%
American Indian and Alaska Native alone	453	38.9%	21.8%	4,499	57.4%	8.5%	-18.5%	13.3%
Asian alone	9863	65.8%	5.4%	157,487	62.3%	4.1%	3.5%	1.3%
Native Hawaiian and Other Pacific Islander alone	336	80.1%	0.0%	4,417	68.7%	2.5%	11.4%	-2.5%
Some other race alone	11583	65.6%	8.0%	91,528	67.5%	6.0%	-1.9%	2.0%
Two or more races	4245	49.6%	17.1%	47,548	61.0%	8.5%	-11.4%	8.6%
Hispanic or Latino origin (of any race)	21767	63.3%	7.9%	210,593	65.2%	5.9%	-1.9%	2.0%
White alone, not Hispanic or Latino	11972	57.6%	5.4%	425,591	59.5%	4.3%	-1.9%	1.1%
Population 20 to 64 years	**44193**	**71.0%**	**7.4%**	**678,645**	**75.2%**	**5.0%**	**-4.2%**	**2.4%**
Sex								
Male	21732	78.2%	7.6%	334,049	81.5%	4.8%	-3.3%	2.8%
Female	22461	64.1%	7.1%	344,596	69.1%	5.1%	-5.0%	2.0%
With own children under 18 years	7687	58.7%	9.1%	129,592	66.6%	5.1%	-7.9%	4.0%
Poverty Status ~~I~~in The Past 12 Months								
Below poverty level	5132	29.4%	32.8%	55,621	38.0%	23.0%	-8.6%	9.8%

At or above the poverty level	39036	76.5%	5.5%	620,728	78.7%	4.0%	-2.2%	1.5%
Disability Status								
With any disability	5329	37.4%	13.9%	60,404	42.2%	12.0%	-4.8%	1.9%
Source: U.S. Census Bureau, 2015-2019 American Community Survey, Table S2301								

As shown in Table 74 above, the City's older population (60+) has a lower rate of employment per total population than the Countywide cohort and experiences higher unemployment rates (unemployed persons as total of the workforce) as the Countywide, except persons aged 75 years and over. American Indian and Alaska Native and Two or more races population experience significantly lower employment to population ratios than the Countywide average. All other races experience employment rates that are similar or higher than the County averages. All race/ethnicities except Native Hawaiian and Other Pacific Islander have a higher unemployment rate than the Countywide average. The Native Hawaiian and Other Pacific Islander alone population in Pittsburg experiences 2.5 percent lower unemployment than the Countywide average. Females in Pittsburg, including females with their own children under 18 years of age, experience lower employment to population ratio and higher unemployment rate than the Countywide average. Regarding income levels, the City's percentage of its total working age population that is below the poverty level is higher than the Countywide average. Persons with a disability in the City have a lower rate of employment to total working age population than Countywide and the unemployment rate for persons with a disability is slightly higher than the Countywide rate. Overall, Asian only and Native Hawaiian and Other Pacific Islander alone are the only population groups that experiences a lower rate of unemployment than the Countywide average. It is noted that while the difference in employment to population ratio is assumed to result from less access for the purpose of the above discussion, there is also the potential in this category for persons who choose to not be in the labor force. This is different from the unemployment rate which measures persons that are in the labor force but are not employed.

As shown in Figure 21, the job proximity index is generally moderate to lower in Pittsburg. On a scale from zero to 100 where 100 is the closest proximity to jobs, the majority of the City scores are below 40, which is similar to scores in some other northern Contra Costa County jurisdictions, including Antioch, Clayton, Oakley, and Brentwood, but lower than some other surrounding jurisdictions, including Pleasant Hill, Concord Creek, and Walnut Creek. Within the City, the census tracts 3090 and 3050 are the only census tracts that have a job proximity score that is between 41 and 60; all other census tracts within the City have a job proximity score that is below 41. While the concentration of lower job proximity score census tracts does not show clear pattern with any protected and sensitive classes (see Figures 8 through 16 for concentrations of protected classes by area) and does not appear to have a meaningful effect on the ability of protected groups to obtain a job, there are unemployment trends among protected classes as discussed above.

~~As shown in Figure 21, the job proximity index is generally low in Pittsburg. While the eastern portions of Pittsburg generally have a higher job proximity index than western Pittsburg, the census tracts throughout the City are all in the low (<0.25) range.~~

According to the Association of Bay Area Governments (ABAG) local profile of Pittsburg, between 2002 and 2018, the number of jobs in Pittsburg increased by 22.7%. The City's General Plan Update identifies sites to provide a range of jobs, including high-quality jobs in skilled industries, with the intent of increasing local employment and economic opportunities for City residents.

Educational Opportunity

Countywide, there are varying levels of educational scores. The highest scoring areas are located in the central and southwestern portions of the County, with low scores located in areas of the north portion of the County, including Pittsburg and adjacent areas, as well as Richmond, San Pablo, and portions of Antioch, and a pocket in the southeast County. In Pittsburg, the educational opportunity scores are generally low across census tracts. As shown in Table~~Table 3~~ above, the overall education opportunity scores in Pittsburg range from 0.07 to 0.30. In the City, census tract 3132.04 has the highest educational opportunity score of 0.3 and census tract 3050 has the lowest score of 0.07. The City of Pittsburg is served by the Pittsburg Unified School District (PUSD)~~Pittsburg Unified School District~~. ~~According to the California Department of~~

~~Education' California School Dashboard, in 2021 the SMCSD had an enrollment of 11,015 students. The ethnic/racial make-up was: 64.9% Hispanic, 3.2% Asian, 15.8% African American, 0.2% American Indian, 1.2% Pacific Islander, 5% Filipino, 4.9% White, and 4.5% two or more races. A total of 77.3% of the District's students come from socioeconomically disadvantaged backgrounds, 25.5% are English learners and 11.3% are students with disabilities.~~

There is also varied educational opportunity based on the schools of the PUSD. According to the California Department of Education' California School Dashboard, in 2021 the PUSD had an enrollment of 11,015 students. The ethnic/racial make-up was: 64.9% Hispanic, 3.2% Asian, 15.8% African American, 0.2% American Indian, 1.2% Pacific Islander, 5% Filipino, 4.9% White, and 4.5% two or more races. A total of 77.3% of the District's students come from socioeconomically disadvantaged backgrounds, 25.5% are English learners and 11.3% are students with disabilities. PUSD has 13 schools, all of which are located in the City limits, as shown below in Table ~~73~~75.

Table ~~73~~75: PUSD Schools Performance

School Names	English Language Arts	Mathematics
Black Diamond High (Continuation) - 1131 Stoneman Avenue	*166.3 points below standard*	*216.7 points below standard*
Foothill Elementary - 1200 Jensen Drive	38.4 points below standard	55.1 points below standard
Heights Elementary - 163 Alturas Avenue	55.2 points below standard	61.8 points below standard
Highlands Elementary - 4141 Harbor Street	59 points below standard	80.8 points below standard
Hillview Junior High - 333 Yosemite Drive	*68.7 points below standard*	*126.5 points below standard*
Los Medanos Elementary - 610 Crowley Avenue	36.5 points below standard	52.3 points below standard
Marina Vista Elementary - 50 East Eighth Street	41.8 points below standard	60.6 points below standard
Martin Luther King Jr. Junior High - 2012 Carion Court	48 points below standard	*122.1 points below standard*
Parkside Elementary - 985 West 17th Street	*69.8 points below standard*	79.2 points below standard
Pittsburg Senior High - 1750 Harbor Street	*70.4 points below standard*	*144.3 points below standard*
Rancho Medanos Junior High - 2301 Range Road	*65.8 points below standard*	*114.3 points below standard*
Stoneman Elementary - 2929 Loveridge Road	62.1 points below standard	89.2 points below standard
Willow Cove Elementary - 1880 Hanlon Way	*86.9 points below standard*	98.8 points below standard
PUSD	**62.9 points below standard**	**107.4 points below standard**

Note: Scores below the PUSD average scores are in italics.

As shown above, district-wide, PUSD has low English language arts scores (62.9 points below standard) and low mathematics scores (107.4 points below standard). The schools that have English Language Arts or Mathematics scores that lower than the district average do not have enrollment boundaries that correspond to high concentrations of protected or sensitive classes and, similarly, access to higher-performing schools does not correspond to concentrations of particular race, income, disability, age, or familial characteristics.

Environmental Opportunity

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. As shown in Table~~Table~~ 73 above, the overall environmental scores in Pittsburg range from 0.01 to 0.59. Environmental scores are distributed unevenly within the City, with lower environmental scores (indicating less positive environmental outcomes) within and adjacent to the

waterfront and heavy industry areas (north portions of the City) and higher scores (indicating more positive environmental outcomes) radiating outward (generally within the southern areas). As indicated by the Figure 19, census tracts 3141.02 (environmental score of 0.21), 3090 (environmental score of 0.01), 3100 (environmental score of 0.09), 3120 (environmental score of 0.07), and 3050 (environmental score of 0.19) have relatively low environmental opportunity scores.

A review of predominant racial populations, neighborhood diversity, household types, median income, persons with a disability, and seniors does not indicate that these areas correspond with any concentration of these protected classes in areas with lower scores versus higher scores. As shown in Figure 19, environmental scores are distributed unevenly throughout the County, generally with lower environmental scores in waterfront areas and higher environmental scores in inner portions of the County. Census tracts in the northern portions of Pittsburg include areas with lower environmental scores, compared with other Bayfront jurisdictions such as Martinez. There are no discernible patterns of concentration of protected classes in the City's areas with the less positive environmental outcomes.

A disadvantaged community or environmental justice community (EJ Community) is identified by the California Environmental Protection Agency ("CalEPA") as "areas that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation," and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community's environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25 percent highest score census tracts) are those that have been designated disadvantaged communities under SB 535. Communities that are identified as an EJ Community based on their cumulative pollution exposure score are targeted for investment through the State cap-and-trade program. However, the condition of these communities poses fair housing concerns due to disproportionate exposure to unhealthy living conditions. As shown in CalEPA's Disadvantaged Communities Map, there are seven EJ Communities (census tracts 3120, 3100, 3110, 3090, 3141.02, 3131.01, and 3131.02) that cover Pittsburg. The City's General Plan contains policies and programs related to promoting equitable and environmentally just neighborhoods, most notably the EJ and Disadvantaged Communities Element; the Noise and Air Quality Element, which addresses improved air quality and avoids locating sensitive receptors near air pollution sources; the Public Safety Element, which addresses hazardous materials handling, storage, and transportation.

~~Countywide, most of the County is in the lower levels of environmental outcomes, with much of the County scoring 0.5 or less. More positive environmental outcomes (scores greater than 0.75) are not located in Pittsburg or its vicinity and are situated primarily around the communities in the western area of the County, including in the vicinities of Lafayette, Orinda, and Moraga, with areas also located in the northwest portion of the County and in the eastern (Discovery Bay Area) area. Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. As shown in Table 2Table 3 above, the overall environmental scores in Pittsburg range from 0.01 to 0.53. Census tract 3072.01 has the highest environmental opportunity score of 0.59 and census tract 3090 has the lowest environmental score of 0.01.~~

Transportation

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. The City is served by Tri Delta Transit, which operates 15 local bus routes Monday-Friday and five on weekends and holidays. The City is served by routes 200X, 201X, 380, 381, 387, 388, 389, 39, 391, and 709. Generally, the central and southern portions of Pittsburg are better served by Tri Delta Transit routes. However, the access to transit has no correspondence with the

concentration with any protected classes. There is no discernible connection between access to transit and location of areas with any predominant population by race or ethnicity or with concentrations of seniors.

Findings

Overall, it appears that residents of Pittsburg have similar levels of access to opportunities, with mostly low resource levels. As shown in Table 73, the educational, economic, and environmental opportunity scores also vary across census tracts in the City. New employment-generating areas designated by the General Plan Update are envisioned to provide new employment opportunities, including skilled and high-quality jobs, to improve economic outcomes for City and regional residents. New mixed-use development in the City is envisioned to provide new safe residential housing units, new employment opportunities, and new space for the development of commercial projects offering a variety of goods and services. Moreover, by bringing residential units and jobs closer together, the City strives to reduce vehicle miles traveled, reduce Greenhouse Gas (GHG) emissions, and improve air quality, thereby working to improve access to higher levels of environmental health.

~~Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. All nine Bay Areas counties are connected via public transportation. County Connection was formed in 1980 as a Joint Powers Agency under the legal name The Central Contra Costa Transit Authority. Today County Connection provides fixed-route and paratransit bus service throughout the communities of Concord, Pleasant Hill, Martinez, Walnut Creek, Clayton, Lafayette, Orinda, Moraga, Danville, San Ramon, as well as unincorporated communities in Central Contra Costa County. County Connection operates a fleet of 125 fully accessible transit buses and 63 paratransit vehicles. Service is provided from approximately 6 AM to 9 PM on weekdays, and from approximately 9 AM to 7 PM on weekends.~~

~~***Findings***~~

~~Overall, it appears that residents of Pittsburg have consistent levels of access to opportunities– Low Resource. As shown in Table 74, the educational, economic, and environmental opportunity scores are generally low across census tracts in the City with pockets of slightly higher scores as discussed above. New employment-generating areas designated by the General Plan Update are envisioned to provide new employment opportunities, including skilled and high-quality jobs, to improve economic outcomes for City and regional residents. New mixed use areas designated by the General Plan Update will provide new safe residential housing units, new employment opportunities, and new space for the development of commercial projects offering a variety of goods and services. Moreover, by bringing residential units and jobs closer together, the City strives to reduce vehicle miles traveled, reduce GHG emissions, and improve air quality, thereby working to improve access to higher levels of environmental health.~~

C. DISCUSSION OF DISPROPORTIONATE HOUSING NEEDS

The analysis of disproportionate housing needs within Pittsburg evaluated existing housing need, needs of the future housing population, and units within the community at-risk of converting to market-rate.

Future Growth Needs

The City's future growth need is based on the RHNA, which allocates production of 516 very-low and 296 low-income, 346 moderate, and 894 above moderate units to the City for the 2023-2031 planning period. Figures 2 and 3 show that proposed affordable units are dispersed throughout the community, to the extent feasible based on the City's largely built-out land uses in its core area, and do not present a geographic barrier to obtaining affordable housing. In addition, the City actively promotes the opportunity for residents to develop, and development projects to include, Accessory Dwelling Units and Junior Accessory Dwelling Units as a way to accommodate additional development at all income levels throughout the community. Appendix A of this Housing Element shows the City's ability to meet its 2023-2031 RHNA need at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

Existing Needs

The Contra Costa County AI indicates that a significant percentage of residents throughout Contra Costa County experience housing problems associated with disproportionate housing needs, defined by HUD as cost burden, severe cost burden, overcrowding, and incomplete kitchen or plumbing facilities, with the rate of these needs varying by group and location. Among all households in Contra Costa County, 43.90% experience at least one of the four housing problems (i.e., incomplete kitchen facilities; incomplete plumbing facilities; overcrowding – more than one person per room; and household is cost burdened – monthly housing costs exceeding 30 percent of monthly income). The Contra Costa County AI further identifies that Hispanic and Black residents face particularly severe housing problems, with the greatest burdens in portions of Richmond, North Richmond, San Pablo, Hercules, Concord, Martinez, Pittsburg, Antioch, and Oakley. Significant contributing factors to disproportionate housing needs in Contra Costa County are identified as:

- Availability of family-sized subsidized units (or those affordable to subsidized households) throughout the County,
- Displacement of residents due to economic pressures,
- Displacement due to domestic violence and sexual assault (as well as harassment on the basis of sexual orientation and gender identity),
- Lending discrimination,
- Loss of affordable housing, and
- Lack of regional cooperation (which has contributed to a shortage of affordable units).

As described earlier in this Background Report, the City has a history of working with affordable housing developers to help facilitate the development of housing for lower-income households. Pittsburg has 2,289 rent-restricted units, representing approximately 9% of the City's housing stock. The City actively works with affordable housing developers to identify and evaluate potential sites and to expand opportunities for lower-income households throughout the City.

Cost Burden

A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For home owners, housing costs include mortgage payment, taxes, insurance, and utilities. As discussed in the Background Report, as with most communities, the location of the home is one of the biggest factors with regard to price. From 2015 to 2020, Contra Costa's housing prices were up 26.3 %. The median sales price for a single-family home in Contra Costa County in 2020 was $613,766. As seen in ~~the~~ Figures 23 and 24, there are concentrations of cost burdened renters and homeowners Countywide.

Figures 23 and 24 indicate renter households and owner households demonstrate different patterns of overpayment. For renter households, census tracts 3100, 3110, 3120, 3131.01, and 3131.02 have a percentage of the population overpaying in the 60 - 80% range, and other census tracts within the City have a percentage of the population overpaying in the 40 - 60% range. For owner households, census tracts 3142.02, 3090, 3050, and 3131.01have a percentage of the population overpaying in the 40 - 60% range, and other census tracts within the City have a percentage of the population overpaying in the 20 - 40% range. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks due to overpayment, the City will provide incentives to encourage affordable development, will develop a targeted program to connect lower income residents with affordable homeownership and rental opportunities within the City (Programs 10 and 11), and will continue to provide and seek additional Housing Choice Vouchers and other forms of direct assistance (Program 10).

As discussed previously in the Background Report, 54.7% of renters in Pittsburg overpay for housing. The majority of renters that overpay are in the lower income groups, with 47.2% in the extremely low-income group severely overpaying for housing (over 50% of their monthly income). As shown in Figure 23, these renters are concentrated in the census tracts located in eastern Pittsburg. As shown in Table 10 of the Housing Needs Assessment section of the Housing Element, 30.8% of homeowners overpay for housing with 34.8% in the extremely low-income group severely overpaying for housing (over 50%

of their monthly income). Figure 24 shows the concentrations of cost burden on homeowners in the City of Pittsburg. There is a concentration of homeowners who overpay located in the census tracts in northern Pittsburg.

Overcrowding

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. The Contra Costa County AI identified that, among assisted households, there is a significant need for family-sized units, with a disproportionately large share of family-sized households located in Pittsburg and Antioch, compared to the rest of the County. Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. As shown in Table 8 in the Housing Needs Assessment, the average household size in Pittsburg was 3.33 persons in 2019. As described in Table 28 in the Housing Needs Assessment section of the Housing Element, 4.8% of owner-occupied homes and 14.8% of renter-occupied homes are overcrowded, and a total of 9.4% of all households in Pittsburg are overcrowded. The average household size was lower for renters (3.29 persons); owner households had an average size of 3.36 persons. As Figure 25 indicates, census tracts with higher percentages of overcrowded households are located in the central portions of Pittsburg to the north of California State Route 4.

Sensitive Communities

The Urban Displacement Project (UDP) developed methodology for identifying "sensitive communities" where residents may be particularly vulnerable to displacement. The UDP methodology focuses on two key components: 1) neighborhoods with a high proportion of residents vulnerable to displacement in the case of rising housing costs, and 2) market-based displacement pressures present in and/or near the community. Communities were designated sensitive if they currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability includes metrics for the percentage of very low-income residents, renters, people of color, and very low-income households that are severely rent burdened (spending 50 percent of income on rent). Market-based displacement pressures include percent change in rent between 2012-2017 above county median rent increases, and/or a rent gap (meaning rent is substantially lower than rent in surrounding areas). Through this approach, the UDP identified 27 percent of census tracts in California as sensitive.

As shown in Figure 22, the majority of census tracts in the City are considered sensitive communities, except census tracts 3552 and 3132.03 located in the southwestern portion of the City. It is notable that this area of sensitive communities corresponds to the City's highest percentage of populations with lower median incomes.

Substandard Housing

While the Contra Costa County AI identified that housing needs throughout Contra Costa County include incomplete kitchen or plumbing facilities, it did not address substandard housing. However, residents of aging housing or housing built without a permit can be expected to experience more housing quality issues than residents of newer housing and housing built to code.

As discussed in Chapter 2~~the Background Report~~, the 2015-2019 ACS data indicates that 25.8% of the housing in Pittsburg is greater than 50 years old (i.e., built before 1970). Another 39.8% of units were built between 1970 and 1990. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements. While it is likely that some homeowners have conducted ongoing maintenance to maintain the value of their homes, it is likely that many of these homes need some degree of repairs. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable or during rehabilitation. As indicated in Chapter 2, Code Enforcement officers in the City indicate the City's housing stock is generally in good condition. However, the 10th Street corridor and Carpino Avenue neighborhoods are both extremely blighted and have housing in need of major repair. Alturas Avenue Neighborhood, Parkside addition and Trident Drive also exhibit concentrations of units with extreme blight in need of repair.

As identified in Table 31, only a very small percentage of housing units in Pittsburg lack complete plumbing facilities (0.4 percent) or kitchen facilities (0.4 percent). A concentration of households without complete kitchen facilities occurs within census tract 3141.02, which is located in the northwestern portion of the City. Additionally, census tracts 3310 and 3311 include some of the oldest patterns of development of the City, with 40%-60% of structures in these tracts built prior to 1960. Many of these structures were built prior to modern development standards and/or repurposed, which may account for this concentration.

While substandard housing conditions can occur in both owner-occupied housing and renter-occupied housing, in general, renters are more vulnerable than homeowners because they are more likely to have lower incomes and have less control over repairs to their residence. Because almost a third (45.7%) of housing units in Pittsburg are renter-occupied, a large proportion of residents may be disproportionately affected by substandard housing conditions. Other vulnerable populations include homeowners who are seniors or residents with disabilities, who may be on fixed incomes and/or not able to perform repairs themselves, and low-income homeowners. Neglected rental properties, illegal conditions, and other substandard housing conditions can result in disproportionate safety or health hazards. Program 9 in the Housing Plan addresses housing rehabilitation by ensuring property rehabilitation programs are made available to low-income households. Program 9 also directs the City to review code enforcement records annually to identify trends related to housing quality and safety and provide targeted outreach and resources to areas with less stable housing conditions. The City is also committed to fair housing services and tenants' rights outreach and education (e.g., Programs 21 and 22) to provide affected renters with the resources necessary to remedy substandard housing conditions. ~~According to Comprehensive Housing Affordability Strategy (CHAS) data compiled by the U.S. Census Bureau, approximately 45.1% of Pittsburg households have at least one housing problem, which may include overcrowding, lack of a complete kitchen, lack of complete plumbing, or cost burden. As identified above, many homeowners and renters in Pittsburg are cost burdened, and may represent a large portion of the 45.1% of households with a housing problem identified in the CHAS.~~

Homelessness

As discussed in Chapter 2, there are approximately unsheltered 102 homeless residents in Pittsburg, which is approximately 6 percent of the regional unsheltered population. While it is difficult to identify areas with concentrations of unhoused persons due to their transient nature, City staff has noted that a significant portion of the City's unhoused population are concentrated in the Loveridge and East Leland, the Walmart Shopping Center, and Loveridge and State Route 4 areas. Staff also noted that the unhoused generally live in their cars or outdoors.

When reviewing the homeless population, populations that represent more than 25 percent of total homeless persons include persons with a disability (32 percent), White/Caucasian (54 percent), and Black/African American (29 percent). The vast majority (95 percent) of homeless persons identified in the County are adult-only (i.e., not families). Veterans included six percent of the homeless population. The primary causes of homelessness in Contra Costa County include cost of living/loss of job (25 percent), eviction (17 percent), substance abuse (14 percent), and separation/divorce (11 percent). Due to their unhoused condition, the homeless population is experiencing displacement and is at a higher risk of violence.

The Section 8 Housing Choice Voucher program, as well as the development of affordable rental and ownership projects, addresses homelessness through the provision of long-term affordable housing and in some cases linkages to on-going supportive services. Pittsburg's VASH program assisted with permanent supportive housing for veterans experiencing homelessness, including those living with a mental health condition, HIV/AIDS, or substance use problem. Fair housing education is a supplemental resource that is provided to educate renters about their rights and responsibilities. The City's Housing Plan supports programs designed to increase affordable housing opportunities and assist lower-income and unhoused individuals, including Programs 15, 18, 19, 25, and 26.

Displacement Risk

As previously discussed in Chapter 2, there are 326 deed-restricted affordable units currently at-risk of converting to market-rate within the next 30 years. The City also has units which are affordable to lower-income families but are not deed-restricted. As described earlier in this Background Report, the City plans to accommodate the vast majority of its lower income RHNA

allocation through mixed use sites and development projects along the City's major transportation corridors near the BART stations, near activity centers, and within and near the Downtown, which have good access to transportation facilities, amenities, and infrastructure. Moreover, given most new residential development will happen in areas envisioned to support mixed-use development, it is expected that residential uses will be developed alongside complementary commercial and civic uses, which will help facilitate bringing jobs and housing closer together. As shown in Figure 22, Census Tracts 3132.03 and 3552, located in the western portion of the City, are the only census tracts that are not considered sensitive communities where residents may be particularly vulnerable to displacement in the event of increased redevelopment and shifts in housing costs. These areas of sensitive communities also correspond to the City's highest percentage of populations with lower median incomes. Underdeveloped residential sites outside of these areas (i.e., within the City's more suburban-type development areas) are also identified as helping to meet a portion of the City's moderate- and above-moderate income units; based on the net addition of units at these locations (which currently generally provide units affordable to moderate- and above-moderate income households), there is not a significant displacement risk associated with the City's current affordable housing stock due to new development.

The City recognizes that even though it has identified sufficient land to accommodate its RHNA allocation at all income levels, there is still the potential for economic displacement because of new development and investment. This "knock-on" effect can occur at any time, and it can be challenging for the City to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing available in the marketplace. To date, the City has no evidence that new development has resulted in economic displacement. However, the City recognizes economic displacement might occur in the future and has developed Program 9 to facilitate housing rehabilitation and investment in existing housing units to address lower income needs and Programs 21 and 22 to provide tenant and resident protections and assistance to reduce displacement. There are potential housing sites located in census tracts designated "Sensitive Communities" that would potentially displace existing residents due to redevelopment.

The City has also considered the risk of displacement specifically for protected classes, including persons with disabilities, female-headed households, seniors, and nonwhite residents (as discussed previously throughout this Background Report). To the extent that future development occurs in areas where there is existing housing, housing must be replaced according to SB 330's replacement housing provisions (Government Code Section 66300). Program 24 has been included in the City's Housing Plan to ensure development projects proposing the demolition of residential units are not approved unless the project will create at least as many residential units as will be demolished, and certain affordability criteria are met. SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted "just cause" eviction provisions and statewide rent control, which will be locally implemented through Program 21, to protect tenants from displacement.

Research has shown that low-income renter populations are disproportionately exposed to environmental hazards and that housing tenure is a telling determinant of social vulnerability to disasters. Renters bear the brunt of the existing affordable housing shortage, and their adaptive capacity to cope and recover from the impacts of environmental hazards may be reduced due to systemic inequities and limited resources. As discussed in Chapter 3 under Environmental Constraints, environmental hazards affecting residential development in the City include geologic and seismic hazards, flooding and inundation hazards, and hazardous materials release. Fire hazard severity zones are located within the hillsides along the City's southern border. Residents living within these fire hazard areas are at risk of displacement due to wildfire. In order to reduce the risk, new development must comply with applicable requirements for fuel modification, fire-resistant structural design, and other fire prevention activities. There are low-lying areas of the City, as well as areas adjacent to streams and the waterfront, where flooding can occur. Flooding is addressed by FEMA floodplain development requirements. Seismic-related issues are addressed by the CBC. Areas of the City that are most susceptible to hazardous materials release include the petroleum and chemical processing plants in the northeastern portion of the City. Various State and federal regulations control the use, storage, and transportation of hazardous materials. Displacement is not anticipated associated with environmental hazards or conditions.

The Contra Costa AI indicates that data and information document the severity of rising cost pressures and the extent of residential displacement and relocation throughout the County, noting that this has also contributed to homelessness in the County, and to a lack of sufficient services to support residents in east County.

As previously discussed, there are 326 deed-restricted affordable units currently at-risk of converting to market-rate within the next 30 years. The City also has a number of units which are affordable to lower-income families but are not deed-restricted. As described earlier in this Background Report, the City plans to accommodate the vast majority of its 2023-2031 RHNA allocation on parcels designated for high density residential development and mixed-use development, with a focus on new development along the City's major transportation corridors, near activity centers, and in-fill sites – these locations generally have good access to transportation facilities, amenities, and infrastructure. Moreover, given that the majority of new residential development will happen in areas envisioned to support mixed-use development, it is expected that residential uses will be developed alongside complementary commercial and civic uses, which will help facilitate bringing jobs and housing closer together. Underdeveloped residential sites are also identified as helping to meet a portion of the City's moderate- and above-moderate income units; based on the net addition of units at these locations (which currently generally provide units affordable to moderate- and above-moderate income households), there is not a significant displacement risk associated with the City's current affordable housing stock as a result of new development.

The City recognizes that even though it has identified sufficient land to accommodate its RHNA allocation at all income levels, there is still the potential for economic displacement because of new development and investment. This "knock-on" effect can occur at any time, and it can be challenging for the City to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing available in the marketplace. To date, the City has no evidence that new development (affordable or market-rate) has resulted in economic displacement. However, the City recognizes that economic displacement might occur in the future.

As shown in Figure 22, much of the City, including all areas north of Highway 4 and the central and eastern areas south of Highway 4 are not considered "Sensitive Communities" where residents may be particularly vulnerable to displacement in the event of increased redevelopment and shifts in housing costs. Communities were designated sensitive if they currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as share of very low-income residents is above 20% in 2017 and the tract meets one other criterion related to renters, diversity, and housing burden. There are potential underutilized housing sites located in census tracts designated "Sensitive Communities" that would potentially displace existing residents due to redevelopment.

The City has also considered the risk of displacement specifically for protected classes, including persons with disabilities, female-headed households, seniors, and nonwhite residents (as discussed previously throughout this Background Report). Some future housing sites are located in areas with high levels of female-headed households, senior residents, and lower-income households, and these groups appear to be more vulnerable to potential future displacement. However, these sites continue to represent the most appropriate locations to accommodate future development given their proximity to transit corridors, underdeveloped property conditions, blighted conditions, and opportunity to develop mixed-use projects.

As discussed above, Program 2019 has been included in the City's Housing Plan to study and address issues related to future displacement, and the City remains committed to maintaining its existing affordable housing stock, which includes affordable units throughout the City, including in census tracts with high levels of senior residents.

To the extent that future development occurs in areas where there is existing housing, all housing must be replaced according to SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted "just cause" eviction provisions and statewide rent control to protect tenants from displacement.

~~Research has shown that low-income renter populations are disproportionately exposed to environmental hazards and that housing tenure is a telling determinant of social vulnerability to disasters. Renters bear the brunt of the existing affordable housing shortage, and their adaptive capacity to cope and recover from the impacts of environmental hazards may be reduced due to systemic inequities and limited resources. As discussed in the Constraints section under Environmental Constraints, environmental hazards affecting residential development in the City include geologic and seismic hazards, flooding and inundation hazards, and hazardous materials release. The Municipal Code and State law address flood control and geologic and seismic hazards to protect new development and ensure that new development does not adversely affect existing development. Liquefaction and other seismic-related issues are addressed by the State Universal Building Code (UBC). Various State and federal regulations control the use, storage and transportation of hazardous materials.~~

Disaster-Driven Displacement

As identified in HCD's AFFH Guidance (April 2021), research has shown that low-income renter populations are disproportionately exposed to environmental hazards and that housing tenure is a telling determinant of social vulnerability to disasters. Renters bear the brunt of the existing affordable housing shortage, and their adaptive capacity to cope and recover from the impacts of environmental hazards may be reduced due to systemic inequities and limited resources. Furthermore, renters also face the added physical challenges because they do not control the housing units they live in, and are more likely to be displaced post-disaster because of the following forces:

- Lack of control of when or if their housing unit will be rebuilt,
- Lack of control of the maintenance or possible addition of resilience investments to the property,
- Fewer financial resources to rebuild rental housing than for homeowners,
- Rental price increases as rental housing supply decreases,
- Evictions, and
- More likely to live in housing typologies such as apartments or duplexes, which can take longer to rebuild post-disaster.

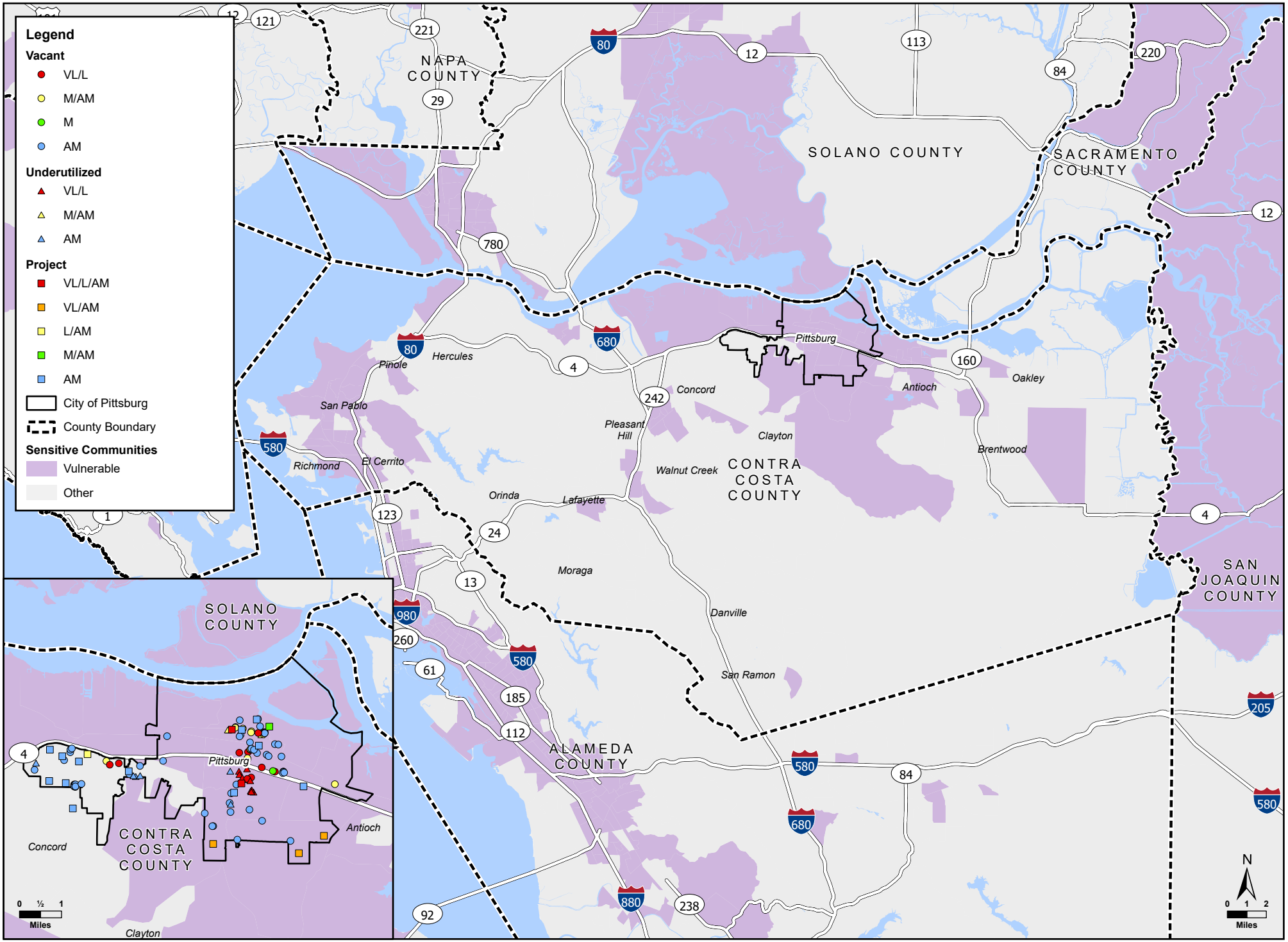
Figure 1 identifies environmental hazards in the Pittsburg area.

Findings

"Disproportionate housing needs" generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. Based on regional information, including the County AI, and input from the community, Hispanic and Black residents face particularly severe housing problems. These housing burdens are greatest in portions of Richmond, North Richmond, San Pablo, Hercules, Concord, Martinez, Pittsburg, Antioch, and Oakley. Groups with disproportionate housing needs generally occur in census tracts with higher concentrations of these racial/ethnic groups – all of the Census Tracts in Pittsburg show high levels of diversity, with no concentrations of any one or two ethnicities. The City can focus on rehabilitation of the existing housing stock in areas with higher incidences of substandard housing as well as an increased variety of housing types at affordable prices, including housing for lower income households, to help remedy these needs. The Housing Plan contains programs aimed at protections for underrepresented and disadvantaged communities, including lower-income populations, renters, and special needs groups, which may be disproportionately affected by displacement. Many of these programs are aimed at increasing housing supply and affordability, and are likely to reduce or mitigate the effects of economic displacement. More targeted protections include Program 9 to ensure well-maintained, safe, and decent housing, reducing disproportionate housing needs associated with substandard housing; Programs 3 and 17 to incentivize and encourage affordable and special needs housing, including housing that improves access to opportunities, and to increase access to housing by special needs groups; Programs 21, 22, and 23 to provide fair housing services and tenants' rights outreach and education to affected renters; and Program 26 to ensure access to shelter and support services for the unhoused at at-risk persons. Refer to Table 77 for a list of programs identified in the Housing Plan specifically targeted towards groups with disproportionate housing needs.

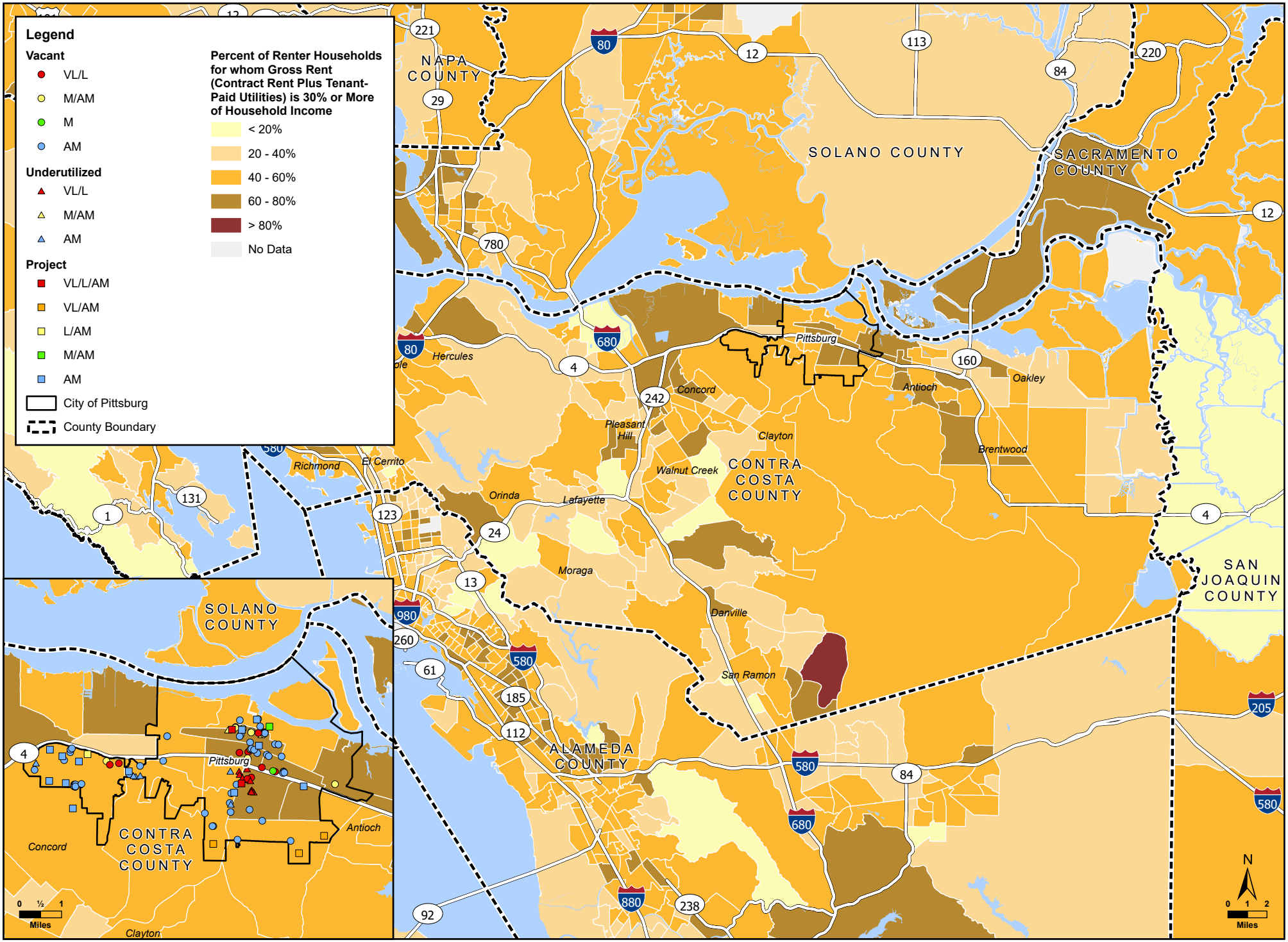
~~"Disproportionate housing needs" generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. Based on input from the community and the County AI, the most disproportionate housing needs in Pittsburg includes a need for family sized units, particularly for lower income households, a need for homeownership assistance, and housing rehabilitation or other improvements to address housing quality. To protect tenants and residents from displacement, the City has included Program 2019 (see Housing Plan Table 19, 19B) to enact tenant and resident protections, including an eviction protection ordinance and rent stabilization ordinance and ensuring displaced lower and moderate income households receive priority for new housing opportunities. The City has included Program 11 which supports homebuyer assistance, Program 9 to assist homeowners and renters with emergency repair, weatherization, accessibility, and other improvements to promote safe and decent housing, and Program 9 to identify any areas of the City as well as individual multifamily projects with the most significant level of deterioration for the purpose of providing loans for rehabilitation of multifamily units and to address health and safety code deficiencies; this will include requirements such as having 51% of units receiving rehabilitation assistance be rented to eligible low- and moderate-income households upon completion of the project. To prevent residents occupying or being displaced from substandard housing, the City will continue to provide housing rehabilitation programs and will seek funding to assist homeowners with rehabilitation and repair costs to reduce displacement associated with housing conditions as described by Programs 9 and 19.~~

FIGURE 22: SENSITIVE COMMUNITIES



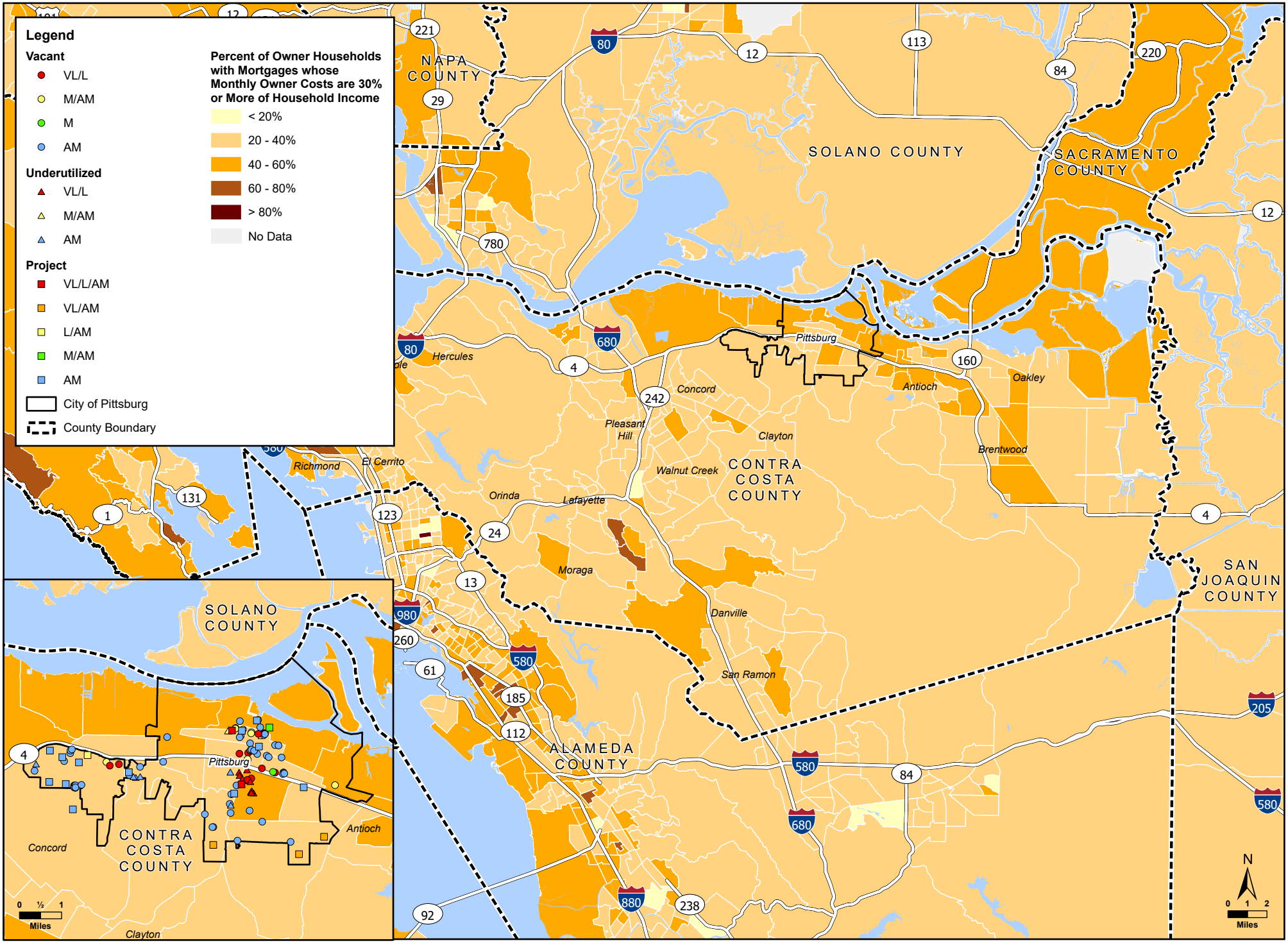
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "SensitiveCommunities_UrbanDisplacementProject_Tract". Map date: April 18, 2024.

FIGURE 23: COST-BURDENED RENTER HOUSEHOLDS BY CENSUS TRACT



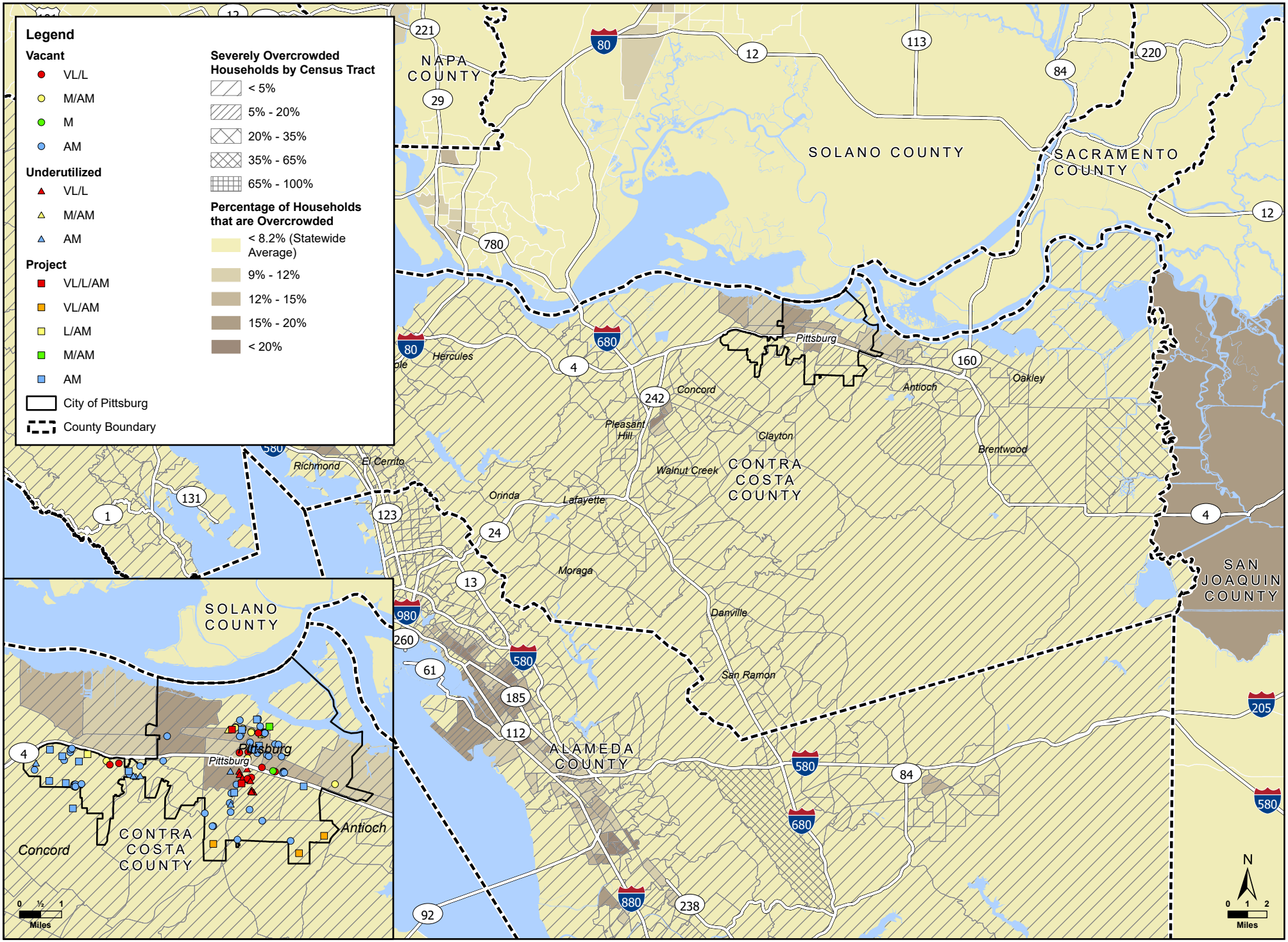
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015-19." Map date: April 18, 2024.

FIGURE 24: COST-BURDENED OWNER HOUSEHOLDS BY CENSUS TRACT



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015-19." Map date: April 18, 2024.

FIGURE 25: OVERCROWDED HOUSEHOLDS



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "OvercrowdedHouseholds_Tract," and "OvercrowdedHouseholds_Severe_Tract." Map date: April 18, 2024.

D. SITES INVENTORY

AB 686 (approved in 2018) requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA (provided in this section), but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. This section analyzes the role of all sites, regardless of income level, in assisting to affirmatively further fair housing. However, special attention is paid to those sites identified to accommodate a portion of the City's lower-income RHNA to ensure that the City is thinking carefully about how the development of new affordable housing options can promote patterns of equality and inclusiveness.

Table 76 presents the geographic distribution of RHNA sites by income category and socio-economic characteristics to relate the selected sites to indicators of fair housing issues. It should be noted that Table 76 only shows sites identified in the Sites Inventory to accommodate the RHNA, and does not take into account ADUs, which are permitted throughout the City and would not have a concentrated impact on any one census tract.

As shown in Table 76, sites at all income levels, including the lower income RHNA sites, are distributed across the City, increasing the potential for mixed income communities and a variety of housing types to meet Pittsburg's housing needs. The Downtown area (census tracts 3100, 3110, 3120, 3131.01) contains the greatest number of total sites when looked at as a percentage of RHNA income category, receiving 45.6% of very low income, 64.4% of low income, 2.1% of moderate income and 1.6%of above moderate income sites. As previously discussed, this area has been designated a Priority Development Area through ABAG/MTC. According to Plan Bay Area 2050, Priority Development Areas are generally near existing job centers or frequent transit and have been identified for housing and job growth. The Downtown area is one of the most in-demand locations for new multifamily development in the City, and the high densities allow for the greatest number of realistically developable multifamily units at all income levels. Further, the Downtown area provides opportunities for new housing for all income categories, not just lower-income categories, in an area near goods, services, jobs, and transit, thereby providing new housing choices in an area of improving opportunity. Other areas identified to accommodate a relatively high number of sites include predominantly suburban neighborhoods in southern Pittsburg (i.e., census tracts 3131.02 and 3552).

The City plans to focus on new development and redevelopment along the City's major transportation corridors and near activity centers, which have good access to transportation facilities, amenities, and infrastructure. The sites inventory works in tandem with programs in the Housing Plan to expand housing choice and access to opportunity by providing for a variety of housing types throughout Pittsburg, improving access to opportunity, and promoting agency and equity for those with disproportionate housing needs.

Table 76: RNA Capacity and AFFH Issues by Census Tract

Census Tract /Census Block Group	Existing Housing Units	RHNA Capacity				AFFH Indicators									
						Segregation & Integration					Access to Opportunity	Displacement Risk			
		Very Low	Low	Moderate	Above Moderate	Median Household Income	Poverty Rate	Neighborhood Segregation Typologies	Diversity Index	Disability Rate	Resource Designation	Overcrowding Rate	Renter-Occupied Households	Renter Overpayment Rate	Homeowner Overpayment Rate
3050	2,524	0	0	207	207	--	28.9	3 Group Mixed	--	17.8	Low Resource	9.2	1676	67.1	48.6
Block Group 3	370	0	0	207	207	58,125	--	--	81	--	--	--	--	--	--
3090	1,425	0	0	22	219	--	12.1	4 Group Mixed	--	22.3	Low Resource	1.6	575	53.6	49
Block Group 1	655	0	0	2	11	57,742	--	--	88.1	--	--	--	--	--	--
Block Group 2	308	0	0	20	208	73,750	--	--	87	--	--	--	--	--	--
3100	1,855	23	58	5	51	--	23	3 Group Mixed	--	12.8	Low Resource	13.8	979	67.9	33.2
Block Group 1	468	0	0	0	2	58,483	--	--	87.6	--	--	--	--	--	--
Block Group 2	347	17	11	1	26	49,318	--	--	92	--	--	--	--	--	--
Block Group 3	646	6	47	4	23	69,417	--	--	94.2	--	--	--	--	--	--
3110	1,629	61	40	0	6	--	11.7	4 Group Mixed	--	18.4	Low Resource	11.4	687	67	39.9
Block Group 1	382	0	0	0	6	71,667	--	--	89.5	--	--	--	--	--	--
Block Group 2	585	61	40	0	0	53,843	--	--	91.2	--	--	--	--	--	--
Block Group 3	662	0	0	0	0	70,192	--	--	88.1	--	--	--	--	--	--
3120	961	63	43	0	6	--	16.4	Black-Latinx	--	18.3	Low Resource	13.7	503	60.6	29.9
Block Group 1	961	63	43	0	6	32,474	--	--	88.9	--	--	--	--	--	--
3131.01	2,487	129	120	0	5	--	15	4 Group Mixed	--	14.3	Low Resource	2.3	1540	67.1	49.9
Block Group 1	599	0	0	0	0	82,543	--	--	91.6	--	--	--	--	--	--
Block Group 2	703	0	0	0	0	31,583	--	--	91.3	--	--	--	--	--	--
Block Group 3	876	129	120	0	5	41,890	--	--	87	--	--	--	--	--	--
Block Group 4	669	0	0	0	0	47,165	--	--	88.3	--	--	--	--	--	--
3131.02	1,570	0	0	0	114	--	8.6	4 Group Mixed	--	11.8	Low Resource	5.6	901	64.9	25.8
Block Group 1	1,100	0	0	0	114	69,000	--	--	88.5	--	--	--	--	--	--

Block Group 2	470	0	0	0	0	98,462	--	--	87.1	--	--	--	--	--	--
3131.03	2,678	88	0	0	1093	--	11	4 Group Mixed	--	14.5	Low Resource	2.4	1080	52.8	37.8
Block Group 1	1,736	88	0	0	1091	92,895	--	--	89.2	--	--	--	--	--	--
Block Group 2	510	0	0	0	2	129,125	--	--	83.4	--	--	--	--	--	--
Block Group 3	432	0	0	0	0	106,442	--	--	88.5	--	--	--	--	--	--
3132.03	1,023	0	0	0	15	--	4.6	4 Group Mixed	--	13	Low Resource	5.6	214	44.4	31.5
Block Group 1	280	0	0	0	2	84,821	--	--	88.2	--	--	--	--	--	--
Block Group 2	743	0	0	0	0	88,558	--	--	89.1	--	--	--	--	--	--
Block Group 3	262	0	0	0	13	121,033	--	--	89.5	--	--	--	--	--	--
3132.04	1,885	35	0	0	365	--	4.1	4 Group Mixed	--	9.1	Low Resource	5.7	866	59.8	33.7
Block Group 1	752	0	0	0	9	53,828	--	--	86.9	--	--	--	--	--	--
Block Group 2	523	35	0	0	356	133,802	--	--	84.7	--	--	--	--	--	--
Block Group 3	610	0	0	0	0	72,379	--	--	90.8	--	--	--	--	--	--
3132.05	524	0	0	0	1	--	2.1	4 Group Mixed	--	10.8	Low Resource	1.5	134	50	24.2
Block Group 1	524	0	0	0	1	95,795	--	--	88.2	--	--	--	--	--	--
3132.06	1,724	0	0	0	2	--	15	3 Group Mixed	--	15	Low Resource	16.5	767	49.5	35.6
Block Group 1	410	0	0	0	0	78,342	--	--	91.8	--	--	--	--	--	--
Block Group 2	377	0	0	0	1	47,115	--	--	93.7	--	--	--	--	--	--
Block Group 2	478	0	0	0	1	85,284	--	--	92.9	--	--	--	--	--	--
3141.02	1,936	0	0	0	4	--	5.7	3 Group Mixed	--	9.8	Low Resource	15.7	579	46.3	46.9
Block Group 1	798	0	0	0	4	87,962	--	--	93	--	--	--	--	--	--
Block Group 2	357	0	0	0	0	63,939	--	--	90.6	--	--	--	--	--	--
Block Group 3	781	0	0	0	0	53,967	--	--	89.6	--	--	--	--	--	--
3552	2,531	206	144	0	1978	--	4	4 Group Mixed	--	6.7	Low Resource	1.5	1015	46.5	35
Block Group 1	711	0	0	0	1388	99,202	--	--	86.4	--	--	--	--	--	--
Block Group 2	1,820	206	144	0	590	122,985	--	--	80.8	--	--	--	--	--	--

Segregation / Integration

As described throughout this Housing Element, the City is committed to supporting the development of housing to promote a balanced and integrated community.

As shown in Figure 8, the City's population is diverse with areas composed of 3- or 4-group mixed race/ethnicity concentrations. Similarly, Figure 9 shows that the City is in the highest two diversity categories. There is no correlation to the City's sites and any areas of high (or low) racial or ethnic diversity.

Figure 11 shows the sites designated to meet Pittsburg's RHNA allocation in relation to the concentration of persons with disabilities. As shown, proposed sites, including those very low and low-income sites, are located throughout the community and are not concentrated in areas with high proportions of persons with disabilities. Sites are spread between census tracts with 10% or less of the population indicating a disability, sites in areas with 10-20% of residents indicating a disability, and sites in areas with 20-30% of residents indicating a disability.

Figure 14 shows the sites designated to meet Pittsburg's RHNA allocation in relation to female-headed households. As shown, proposed sites, including very low and low-income sites, are located throughout the community and are not concentrated in areas with high levels of female-headed households. The locations of sites designated to meet the City's RHNA allocation are not expected to contribute to patterns of isolation or segregation for female-headed households.

Figure 15 shows the sites designated to meet Pittsburg's RHNA allocation in relation to concentration of senior residents. As shown, proposed sites, including very low and low-income sites, are distributed throughout the community and do not correlate any affordability levels with concentrations of senior households.

Figure 16 shows the sites designated to meet Pittsburg's RHNA allocation in relation to median household income. As shown, proposed sites, including very low and low-income RHNA sites, are distributed throughout the community with a number of above moderate and mixed income sites located in areas with high and highest median household incomes. It is recognized that the block groups with the lowest incomes are generally clustered around the central area of the City. Although a number of lower income sites are in block groups with moderate and low median household incomes, these are also sites that will realistically develop/redevelop over the planning period and which could be transformative projects that assist in improving opportunities and median incomes within these census block groups. The sites by income shows that areas with larger existing and planned subdivisions (San Marcos, Tuscany Meadows, Montreux, Sky Ranch II) are located in areas with higher incomes. However, the City requires new development to include an affordable component and Tuscany Meadows, Montreux, and Sky Ranch II provide for lower income housing through requiring 10% of single family lots to include a very low-income deed restricted ADU resulting in a range of affordability levels in these developing areas. Further, San Marco and Tuscany Meadows each include multifamily components to ensure the areas are developed with a variety of housing types.

Segregation/Integration Finding: While the Inventory of Sites does not concentrate housing sites in association with race/ethnicity, age, disability, or female-headed households, there is a concentration of housing sites, including additional capacity sites to accommodate very low and low income households, in areas with lower median incomes. Program 5 encourages development of higher density sites with housing affordable to a range of income levels, including above moderate income housing, in areas of the City with lower median incomes.

R / ECAPs and RCAAs

The City does not have any racially or ethnically concentrated areas of poverty or areas of affluence and the identification of sites to accommodate the City's RHNA is not expected to alter this finding.

R/ECAP and RCAA Finding: The distribution of RHNA sites throughout the City will therefore not exacerbate racially/ethnically concentrated areas of poverty on one side of the spectrum nor racially concentrated areas of affluence on the other side.

Access to Opportunity

Given that Pittsburg is designated a low resource area Citywide (see Figure 20), the City must look to areas with lower to moderate levels of resources in order to accommodate new development and the City has distributed its RHNA sites throughout these areas.

As reflected in Figure 17, Pittsburg's census tracts are all at the lower end of the economic scores and there is no differentiation in economic opportunity by census tract. As previously identified, new affordable and mixed use housing opportunities in the City include opportunities proximate to the two BART stations, which will improve access to jobs throughout the region.

As shown in Figure 18, the majority of the City is in the lowest educational score category, with a corridor in the southern portion of the City (west of Railroad Avenue and south of the Contra Costa Canal). This area has several scattered housing sites, including the Montreux Subdivision which includes 10% of its units are deed-restricted to lower income households.

As shown in Figure 19, environmental conditions and opportunities vary throughout the City, with less positive outcomes north of Highway 4 and areas with more positive environmental outcomes located in the central portion of the City that is south of Highway 4. As shown in Figure 19, the area with more positive environmental outcomes includes both very low/low income sites as well as above moderate income sites. Further, the areas with less positive environmental outcomes include above moderate income sites, moderate income sites, and very low/low income sites – there is no concentration or correlation of sites by income level in association with environmental outcomes.

Access to Opportunities Finding: Access to opportunity is not disproportionate in relation to the sites by income level. Further, new residential and mixed-use development in the City will help to create more housing affordable to households at all income levels, introduce new residents to the areas which can contribute to greater neighborhood stability, provide mixed use opportunities and affordable housing in proximity to transit, including sites in the vicinity of the two BART stations to increase access to economic and transportation opportunities. Taken together, new residential and mixed-use development in the identified areas will help to diversify the land use pattern and improve the conditions of these census tracts by providing greater housing choice and a broader range of goods and services, bringing new residential development closer to transit and jobs, and otherwise supporting community revitalization.

To continue improving place-based conditions, Programs 9 and 20~~19~~ in the Housing Plan promote investment in neighborhoods throughout the City to ensure safe and decent housing. Program 20~~19A~~ emphasizes improving the City's opportunity scores through housing and programs that improve educational, economic, and environmental opportunities.

To ensure equitable access to opportunities, Program 2 ensures that new residential projects expand opportunities for lower income housing in areas with new market rate housing through continuing to require that a percentage of each market rate development includes units affordable to very low, low, and/or moderate income households and that the units are affordable in perpetuity – this improve access to opportunities, including economic opportunities and educational opportunities, in newly developing areas and ensures new development continues to include housing affordable at a range of income levels to continue providing equitable distribution of household incomes in relation to opportunities.

Disproportionate Housing Needs and Displacement Risk

Figures 23 and 24 show the sites designated to meet the RHNA allocation in relation to percent of renter and owner households burdened by housing costs, by census tract. The RHNA sites are split between sites located in census tracts with moderate and high levels of cost-burdened renter households with very low and low income sites included in areas with both renters and homeowners overpaying. Likewise, sites are split between census tracts with low and moderate levels of cost-burdened homeowner households. The intent of introducing new residential development in these areas is to add new housing to desirable areas and provide a range of housing choices at different prices to current and future residents. With a broader range of housing options, housing will become more affordable across the community, which should lessen the housing cost burden, particularly for renters. As shown in Figure 25, the City does not have any areas with a concentration of overcrowded

households and the inventory of sites is not expected to provide housing at a range of income levels and unit sizes throughout the City to provide opportunities to all households.

As shown in Figure 22, much of Pittsburg's residents are located in areas identified as being vulnerable to displacement. Areas vulnerable to displacement include housing sites at a range of income levels, with the inventory focusing on vacant sites that would have less of an effect on displacement.

Disproportionate Housing Needs and Displacement Risk Findings: While the inventory of sites would not have a significant effect of disproportionate housing needs or displacement, Program 2119 includes analysis of economic displacement risks associated with the City's inventory of sites and programs to address findings (if needed) to further reduce the potential for displacement associated with development of units to accommodate the RHNA.

E. ANALYSIS OF CONTRIBUTING FACTORS AND FAIR HOUSING PRIORITIES AND GOALS

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook published by HUD identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access to opportunities for persons with disabilities, disproportionate housing needs, including displacement risks, and sites inventory. Based on the analysis included in this Background Report and the County AI, the City has identified in Table 775 potential contributing factors to fair housing issues in Pittsburg and outlines the meaningful actions to be taken. The meaningful actions listed in Table 775 relate to the actions identified in the Housing Plan.

Table 775: Fair Housing Issues and Contributing Factors

Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
Fair Housing Resources, including Enforcement and Outreach, and Reported Levels of Discrimination	• Lack of understanding of fair housing rights, including access to readily available information regarding fair housing resources and assistance to persons in filing a complaint • Lack of education of public and housing providers regarding rights and responsibilities under the AFH and FEHA	High	• Program 2119 • Program 2022
Lack of Access to Opportunity.	• Citywide - low TCAC opportunity scores • Citywide - low economic opportunity scores • Low educational opportunity scores in majority of City • Low environmental opportunity scores in majority of City north of Highway 4	High	• Program 2 • Program 3 • Program 6 • Program 8 • Program 9 • Program 17 • Program 1921, including Table 1, Program 21A
Disproportionate Housing Needs, including Overpayment and Substandard Housing	• On-going need for affordable housing options • Need for assistance with monthly housing costs	Medium	• Program 2 • Program 3 • Program 4 • Program 7

	• Access to local information regarding available housing rehabilitation, emergency repair, and weatherization programs • Need for targeted housing revitalization strategies		• Program 8 • Program 9 • Program 10 • Program 11 • Program 17 • Program ~~19~~21 • Program 2~~1~~ • Program 2~~2~~
Displacement Risk	• Large portion of community is a sensitive community identified as vulnerable to displacement • Displacement of residents due to economic pressures	Medium/Low	• Program 9 • Program 12 • Program 21 (including Table 1, Programs 21B, 21C, 21D, 21E, and 21F) • Program ~~19~~22 • Program 2~~2~~ • Program 2~~3~~

Based on the issues identified in this Background Report, the following are the top three issues to be addressed through the programs in the Housing Plan:

1. Improving access to fair housing information, including education and enforcement assistance for residents and persons interested in renting or purchasing housing in Pittsburg and education for property owners, managers, and other housing providers regarding fair housing laws and their responsibilities to ensure fair access to housing opportunities (High Priority)
2. Place-based investments to improve opportunities, including access to place-based opportunities, including economic, educational, environmental, and transportation (High Priority)
3. Housing mobility enhancement to increase access to opportunities and improve access to affordable housing throughout the community (Medium Priority)

Moving forward, the City remains committed to providing a diversity of housing options for all income levels, encouraging development throughout the community to avoid patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The vast majority of the City's Housing Programs designed to address fair housing will be implemented on an ongoing basis, with annual progress reports and programs evaluations to ensure they are achieving the City's objectives. The following list summarizes those programs identified in this Housing Element which affirmatively further fair housing and implement the County AI's recommendations:

- Program 2, Inclusionary Housing, to ensure very low, low, and moderate income housing opportunities are made available as part of new development projects throughout the City
- Programs 3 and 8, to facilitate affordable housing and special needs housing construction
- Program 5, Above Moderate Income Opportunities, to increase access to a variety of housing types and income levels and increase housing opportunities serving the upper range of income levels in areas with a concentrations of lower median incomes
- Program 6, Transit-Oriented Housing, to increase access to transportation and economic opportunity
- Program 7, to encourage the production of accessory dwelling units
- Program 9 to ensure housing is maintained in a safe and decent manner that reduces displacement due to

substandard housing

- Program 10 to increase access to neighborhoods through Housing Choice Vouchers
- Program 11 to increase access to homeownership
- Program 12 to preserve existing affordable housing and reduce displacement due to conversion of affordable housing to market rate
- Program 15 to encourage and facilitate a variety of housing types, including housing for special needs populations
- Program 17 to promote access to opportunities through density bonuses and incentives
- Program 19 to decrease housing cost burden through reducing housing costs associated with energy
- Program ~~19~~ 21 to affirmatively further fair housing through promoting fair housing outreach and enforcement, housing mobility enhancement, increasing access to higher opportunity and higher income areas, increasing integration and diversity, promoting place-based strategies to improve opportunity scores and promote community revitalization, and protecting residents from displacement
- Program 2~~1~~1 to ensure fair housing outreach, education, and enforcement services are available to residents, property owners, and property managers
- Program 2~~2~~2 to improve access to information regarding housing programs, including programs that assist households with special housing needs, including seniors, persons with a disability including developmental, large families, farmworkers, female heads of household with children present, and homeless
- Program 24 to ensure that replacement housing is provided for development of nonvacant sites identified in the Housing Element pursuant to State law
- Program 2~~4~~5 to remove barriers to making housing accessible to persons with a disability
- Program 2~~5~~6 to ensure emergency shelter, ~~and~~ housing options, and supportive services are targeted to the homeless population

To the extent that these programs represent ongoing work efforts, these programs are evaluated for effectiveness in Chapter 6 of this Background Report. The City will continue to partner with local and regional stakeholders to affirmatively further fair housing, provide services to the lower income and special needs groups, and address homelessness.

6. EVALUATION OF THE 2015–2023 HOUSING ELEMENT

A. INTRODUCTION

California Government Code 65588(a) requires each jurisdiction to evaluate the effectiveness of the existing Housing Element, the appropriateness of the goals, objectives, and policies, and the progress in implementing the programs over the planning period of the Housing Element. This chapter contains a review of the programs of the previous Housing Element, and evaluates the degree to which these programs have been implemented during the previous planning period. This section also includes a detailed review of the City's progress toward facilitating the production of its share of the regional housing need. The findings from this evaluation have been instrumental in determining the City's 2023 – 2031 Housing Plan.

B. APPROPRIATENESS AND EFFECTIVENESS OF THE 2015 – 2023 HOUSING ELEMENT

The 2015 – 2023 Housing Element program strategy focused on achieving an adequate supply of safe, decent housing for all residents of Pittsburg through maintaining and preserving the existing housing stock, preserving the character of Pittsburg's residential neighborhoods, meeting the City's regional housing needs allocations; and providing additional affordable housing. The 2015 – 2023 Housing Element identified goals, policies, and programs to address the following:

- Ensure that adequate sites will be available through appropriate zoning and development standards and with public services and facilities needed to meet the needs of all income levels throughout the planning period.
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- Conserve and improve the condition of existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, sexual orientation, marital status, ancestry, national origin, or color.

The Housing Plan included the following goals, with supporting policies and programs, to address the above themes.

G-1 Foster development of a variety of housing types, densities, and prices to balance the City's housing stock and meet Pittsburg's regional fair share housing needs for people of all income levels.

G-2 Promote the expansion of the city's affordable housing stock, including that which accommodates special needs households.

G-3 Eliminate housing discrimination.

G-4 Improve and preserve the existing housing stock including affordable housing units where feasible and appropriate.

G-5 Enhance the visual quality of Pittsburg's residential neighborhoods.

Since the adoption of the last Housing Element update, the City of Pittsburg implemented a number of actions to plan for, accommodate, and facilitate the construction and rehabilitation of housing, including affordable housing and housing for populations with special needs. This section reviews the effectiveness of the 5th Cycle Housing Element.

Table 7~~8~~6 identifies the City's 2015 – 2023 RHNA, all residential units that were constructed or permitted during the 2015 – 2023 planning period, and the capacity of the City's inventory of residential sites in accommodating the City's 2015 – 2023 allocation.

As shown in Table 7~~8~~6, 1,611 housing units were permitted through 2021 during the planning period. Of these 166 units, 32 are affordable to very low-income households, 324 are affordable to low income households, 219 are affordable to moderate income households, and 1,036 units are affordable to above moderate-income households. In addition to accommodating a range of incomes, units permitted during the 5th Cycle included 21 ADUs, 129 duplex through fourplex units, 659 multifamily units in developments with 5 or more units, and the remainder were single family units.

In addition to the new construction identified in Table 7~~8~~6, new affordable units were also provided through acquisition and rehabilitation projects (Woods Grove Apartments and Marina Heights Apartments), which provided 31 very low income and 247 low income units.

Table 7~~8~~6. Regional Housing Needs Allocation (RHNA) 2015 – 2023 – City of Pittsburg

Allocation	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation – 2013-2021	392	254	316	1,063	2,025
Units Constructed/Permitted: Non-Deed Restricted	*0*	*26*	*216*	*1,036*	*1,278*
Unit Constructed/Permitted: Deed Restricted	*32*	*298*	*3*	*0*	*323*
Remaining Need	**360**	**0 (70 surplus)**	**97**	**27**	**484**

Source: City of Pittsburg, 2015-2021 Reporting Year Annual Element Progress Reports

Overall, the City's housing programs have been effective in removing potential constraints to affordable housing, ensuring coordination between City and County departments, agencies, and providers to plan for affordable housing, including providing financial assistance, and to address programs and services necessary to meet the housing needs of the City's residents, property owners, and other affected parties. Since the adoption of the last Housing Element update, City of Pittsburg effectively implemented many of its Housing Element programs, exceeding the 5th Cycle RHNA and supporting the production and rehabilitation of housing and an increase in the variety of housing types in the City. The City's implementation of its housing programs that have helped to achieve the goals and objectives of the 2015 – 2023 Housing Element is described in detail in Table 7~~9~~6. Table 7~~9~~6 also describes programs that will be modified, consolidated into new programs, or omitted because they were implemented or redundant to other programs, as part of the 6th Cycle Housing Element.

During the 5th Cycle, the City actively promoted affordable housing, including The Atchison Mixed-Use project, Beacon Villas, Veteran's Square, and inclusionary requirements in market-rate developments. These efforts resulted in 298 deed-restricted units during the 5th Cycle, as well as approvals for projects with an additional 275 very low and 153 low income deed-restricted units that are anticipated to be constructed during the 6th Cycle.

During the 5th Cycle, the City's efforts assisted a variety of household types and cumulatively contributed to populations with special housing needs as follows:

- The City's market rate development projects, including San Marco, Tuscany Hills, Liberty Village, and Waterstone, included units with 3- and 4-bedrooms that can accommodate large households.
- The City also promoted ADUs, including requiring market-rate subdivisions to include deed-restricted ADUs throughout the developments. While the ADUs are not restricted to special needs households, the ADUs are primarily

restricted to very low income rents, providing affordable housing opportunities for a range of household types, including most special needs households (e.g., seniors, persons with a disability, female-headed households with children, and households at risk of homelessness).

- The HACP continued to provide Housing Choice Vouchers (1,040 vouchers) and including 185 Veterans Affairs Supportive Housing (VASH) vouchers which serve lower income households, including households with special housing needs (seniors, persons with a disability, female-headed households with children present, large households, and farmworkers).
- The City supported non-profits that serve the local homeless population through committing CDBG funds on an annual basis for a range of supportive services and Pittsburg also used its CDBG funds to provide shelter for homeless persons, assisting 395 households during the 5th Cycle. Further, the City participated in the Contra Costa Continuum of Care, working to provide shelter beds Countywide throughout the 5th Cycle.
- Veteran's Square addressed the needs of households at risk of homelessness, providing 39 affordable supportive housing units to veterans and their families.
- The 2015-2023 Housing Element did not result in any farmworker units or units specifically for seniors, female heads of household with children, persons with a disability, including developmental disability.
- Programs that addressed housing needs for special needs households are addressed further in Table 77.

While the majority of goals, policies, and programs included in the 2015-2023 Housing Element continue to be appropriate to address the City's housing needs, the Housing Plan will be updated to provide clearer guidance and timelines, to remove redundancies as many programs are repetitive, to provide more specific direction to encourage affordable and special needs housing, and to address new requirements of State law. The intent of these programs will be kept in the Housing Plan, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update. The 6th Cycle Housing Element Housing Plan includes the complete set of the new and/or revised programs ~~for~~ to address the City's housing needs for the 2023 – 2031 period.

Table 7~~9~~7: Achievements and Implementation of 2015-2023 Housing Element

Program	Timeframe in H.E.	Status of Program Implementation
P-1.1.A Conduct periodic inventories of vacant and underutilized land to determine their suitability for more intense residential use. Maintain a list for distribution to interested homebuilders.	Quarterly	*Accomplishments:* All City employees have access to an online Geographic Information System (GIS) web page that contains up-to-date property information, which staff can provide to the public upon request. In 2017, the City expanded its GIS program to provide additional information regarding the City's land inventory and current zoning and made zoning information and aerial imagery publicly accessible online. In 2020, the City's vacant and underutilized lands inventory was updated as part of the Envision Pittsburg General Plan Update and made available via the Background Report and Land Use Alternatives Report. In addition, the Successor Agency to the City of Pittsburg Redevelopment Agency (Successor Agency) staff maintains a list of City and Successor Agency-owned parcels that is available to the public upon request and posted on the City's website. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be modified to make the City's GIS database of vacant and underutilized, including City-owned sites, publicly available and to contact affordable housing developers on a bi-annual basis with an up-to-date map and list of the City's inventory vacant and underutilized sites to accommodate very low, low, and moderate income housing.
P-1.1.B Rezone vacant/underutilized land as deemed appropriate for mixed use or residential/higher residential use.	Upon request by developers or as needed	*Accomplishments:* In 2015, the City Council approved the rezoning of a 1.51-acre commercial parcel to Medium Density Residential (RM) to allow for the adaptive reuse of a long standing vacant structure as a multifamily residential complex. In 2016, the City approved the Waterstone (formerly Belle Harbor) Subdivision, which included a request to rezone 7.25 acres from GQ District to a PD District to allow the development of a medium density project with 82 units, plus 8 ADUs. In 2018, the City approved the Liberty Subdivision, which included a request to rezone a 4.98-acre site from a combination of Service Commercial (CS) District and Single-Family Residential (RS-5) District to PD District in order to allow a single-family residential project with 57 units, plus 6 ADUs. In 2019, the City approved the Alves Ranch Subdivision, which included a request to rezone the site from a combination of High Density Residential (RH-P) and Office Commercial (CO-P) to PD and Community Commercial (CC) in order to allow a single-family residential project with 346 units, plus 6 ADUs. *Status:* ☑ Keep ☐ Modify ☐ Remove This program has been implemented and has been effective, with multiple sites rezoned to accommodate a higher intensity of residential uses. This program will be kept in the Housing Element.
P-1.1.C Continue to facilitate the development of multifamily uses on identified Public/Institutional lands to streamline future permitting process, in the event the properties are deemed surplus.	As requested by developers or as needed	*Accomplishments:* In 2007, the City Council adopted Ordinance No. 07-1284, amending the Zoning Ordinance to allow residential uses on Public/Institutional-designated land provided that the City Council deems the land surplus and not needed for a future public use. The Railroad Avenue Specific Plan and Pittsburg/Bay Point BART Master Plan each include publicly owned land that is identified for mixed use development to facilitate multifamily and high density residential uses. During the planning period, the City approved one development, Stoneman Apartments (230 multifamily units) on the former Central Junior High School site. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be modified to incorporate requirements of the Surplus Lands Act.
P-1.1.D	Apply for grant and other capital	*Accomplishments:* There are three PDAs in the City of Pittsburg, including Downtown Pittsburg (309 acres), the Railroad Avenue Specific Plan (1,075 acres), and a shared PDA between the City of Pittsburg and Contra Costa County around the existing

Table 7~~9~~7: Achievements and Implementation of 2015-2023 Housing Element

Program	Timeframe in H.E.	Status of Program Implementation
Encourage residential and mixed-use development within the Urban Limit Line to meet regional fair share housing goals by focusing residential and mixed-use development on sites that have been designated within Priority Development Areas (PDAs) under the MTC/ABAG FOCUS Program. Assist nonprofit and for-profit developers to obtain grants and other capital improvement funds offered to PDAs to develop and improve those infill sites, and offer incentives for mixed-income projects, including but not limited to streamlined review, fee deferrals, priority application processing, and other incentives identified by affordable housing developers.	improvements funds annually as funding sources become available.	Pittsburg/Bay Point BART station, 125 acres of which are located within the City of Pittsburg. During the 4th Housing Element cycle, several mixed-use and high-density residential projects were approved and constructed within the City PDAs, including Vidrio (75 multi-family residential condominiums above commercial development), Entrata (28 affordable multi-family apartments above commercial and quasi-public uses), Siena Court (111 affordable senior apartments above commercial development), and La Almenara, a 20-unit affordable multi-family infill residential development in downtown Pittsburg. In 2015, the Planning Commission approved the construction of 38 units within the Railroad Avenue Specific Plan (RASP) PDA (Greystone Place, completed in 2016) and the renovation of the Burlessas Building, which would include ground floor retail and eight multi-family residential units on the second floor. In 2016, the City approved the Waterstone Subdivision to allow the development of 82 units plus 8 accessory dwelling units within the RASP PDA. In 2020, the City approved the Atchison Mixed-Use Development (202 affordable apartment units, and 13,659 square feet of commercial space) along Railroad Avenue, about half-a-mile south of the Pittsburg Center BART Station; the project included a density bonus and several incentives. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program has been implemented and has been effective. This program will be kept in the Housing Element.
P-1.1.E Support the use of Planned Development zoning for projects, when utilized to accommodate innovative site plans aimed at preserving open space, offering new recreational opportunities, and/or increasing the supply of affordable housing.	Upon request by developers or as deemed appropriate	***Accomplishments:*** The City has utilized the PD District zoning to allow for higher density mixed-use development as well as high-density, luxury apartments in the hills. In 2016, 2018, and 2019 the City approved the Waterstone, Liberty, and Alves Ranch subdivisions, which included requests for PD zoning to allow the development of 485 units, plus 20 ADUs which are affordable by design. Each subdivision utilizes innovative site plans to help maximize the number of units on these infill sites. In 2020, the City approved the 270-unit San Marco Villas III Apartments Project on a site with PD zoning. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program has been implemented and has been effective. This program will be kept to continue supporting the use of PD zoning for eligible projects.
P-1.1.G Continue to permit projects up to a density of 40 d.u./ac within the RH District that meet a community objective (affordable housing).	Ongoing; implement as development projects are proposed	***Accomplishments:*** Ordinance No. 07-1284 allow an incremental increase in density proportionate to the increase in affordable units within the High Density Residential (RH) District. Specifically, for each 2% increase in deed-restricted lower-income unit offered above that required by the Inclusionary Housing Ordinance (Chapter 18.86), lot area per unit may be reduced 100 square feet per unit and minimum lot area may be reduced 2,000 square feet for a maximum density of 40 units per acre. No projects requesting to utilize the above-referenced section of the Zoning Ordinance have been proposed during the current Housing Element Cycle (2015-2023). ***Status:*** ☐ Keep ☑ Modify ☐ Remove While no projects took advantage of this program during the 6th Cycle, the provision for increased density and reduced standards for affordable housing projects is a tool to incentivize affordable housing. This program will be modified to combine it with the State's density bonus program, which provides more aggressive bonuses and incentives than were available at the time

Table 797: Achievements and Implementation of 2015-2023 Housing Element

Program	Timeframe in H.E.	Status of Program Implementation
		of the 5th Cycle Housing Element, to encourage affordable housing and to ensure that the development community is made aware of such incentives as part of the City's bi-annual outreach efforts to promote affordable housing production.
P-1.2.A Establish minimum lot sizes when prezoning the foothills to accommodate large homes. Provide flexible lot sizes on up to 50% of the lots, when requested, in conjunction with a density bonus and long-term affordable housing agreement	Ongoing; implement upon request	*Accomplishments:* In 2020, the Planning Commission recommended approval of the SW Hills/Faria Annexation Project. The project includes a request for prezoning amendments that would reclassify portions of the site from HPD (Hillside Planned Development), which would accommodate large homes, to RS-4-P, which has a 4,000 square foot minimum lot size with Master Plan) to focus development to the center of the site and provide more open space than would be possible under the current prezoning. The project also includes a request for a development agreement which would require construction of 150 rent-restricted ADUs throughout the future subdivision. Other developable areas within the southern foothills have been pre-zoned as HPD District, and upon annexation into the City, HPD District regulations would apply. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be changed to a policy as it establishes a standard to be applied to development rather than an action for the City to implement.
P-1.2.B Ensure subdivisions in the foothills include an adequate supply of estate-sized lots for estate size homes.	Ongoing; implement as development projects are proposed	*Accomplishments:* With the exception of the site for the SW Hills/Faria Annexation Project, development in hillside areas is subject to the base density calculations set forth in the HPD District development regulations, which allows for flexible lot sizes in accordance with the surrounding topography and development. The base density calculations allow a range from 0.2 to 4.5 d.u./ac. Such a density range would be conducive to a subdivision development of estate homes. *Status:* ☐ Keep ☑ Modify ☐ Remove This program will be revised as a policy that encourages a variety of housing types and affordability levels, including adequate sites to accommodate the City's above moderate income RHNA with a range of housing types and sizes.
P-1.2.C Ensure that at least half the homes approved and constructed on estate size lots in the foothills are over 3,000 square feet (net garage) in size.	Ongoing; implement as development projects are proposed	*Accomplishments:* All development projects and tentative subdivision maps are subject to review by the Planning Commission; therefore, this policy be implemented on a case-by-case basis. *Status:* ☐ Keep ☐ Modify ☑ Remove This program will be revised as a policy as it establishes a development standard rather than an implementing action.
P-1.2.D Support the development of moderate- and above moderate-income housing within the existing City limits, such as high-end condominiums, townhouses, and single-family units with premium views and amenities throughout the city to increase economic activity within these areas.	Ongoing; implement as development projects are considered and proposed	*Accomplishments:* During the 5th Cycle, the City approved a range of development types, including moderate and above-moderate income housing proximate to amenities, such as transit, parks, schools, and shopping. Approved projects included Greystone Place (completed in 2016) within the RASP PDA, the renovation of the Burlessas Building, with ground floor retail and 8 multifamily units, the Waterstone and Liberty subdivisions (completed), the 62-unit Edgewater Apartments (completed), the Esperanza Apartments, San Marco Villas III, multiple villages in the San Marco development, and the Alves Ranch Subdivision. *Status:* ☑ Keep ☐ Modify ☐ Remove This program has been implemented and has been effective. This program will be kept to continue promoting high-quality moderate and above moderate income housing to continue increasing housing opportunities in the community.

Table 797: Achievements and Implementation of 2015-2023 Housing Element

Program	Timeframe in H.E.	Status of Program Implementation
P-1.4.A Encourage the development of high-density, transit-oriented mixed-use development for all income levels, within identified Priority Development Areas (PDAs) near existing and planned transit through the implementation of the Pittsburg/Bay Point BART Master Plan and the Railroad Avenue Specific Plan. Where feasible and appropriate, provide incentives such as fee waivers or deferrals, reduced parking requirements (in accordance with the adopted plans) and fast-track permit processing.	Communicate with interested developers at least once per year and implement as development projects are proposed	***Accomplishments:*** The City has continued to implement the RASP, which regulates development within the Railroad Avenue PDA and allows densities up to 65 units per acre in areas closest to Pittsburg Center BART Station, and the Pittsburg/Bay Point BART Station Master Plan, which fosters development of a high-density, mixed-use transit village around the Pittsburg/Bay Point BART station. Many projects approved during the 5th Cycle increase housing opportunities, including high density and mixed use development, near transit areas. As previously described, the approved Waterstone Subdivision provides a mixture of housing types within ½ mile of the BART station at the intersection of Railroad Avenue and SR 4. The approved Esperanza Apartments will provide multi-family opportunities approximately one mile west of the Pittsburg/Bay Point BART Station. The approved Alves Ranch Subdivision will provide single family housing, retail, and services approximately ½-mile west of the Pittsburg/Bay Point BART Station. The approved Atchison Mixed-Use Development, which utilized a density bonus and several incentives, will provide multifamily housing and commercial uses about ½-mile south of the Pittsburg Center BART Station. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program has been implemented and has been effective. This program will be kept to continue encouraging transit-oriented development that emphasizes high density housing as well as retail, services, and amenities near transit.
P-1.4.B If deemed necessary by the City Engineer, research and implement Transportation Demand Management (TDM) strategies, such as parking pricing, unbundling housing and parking, and employer sponsored transit passes, for in-fill and mixed-use developments located within one-half mile distance of BART and other transit facilities in order to reduce parking requirements.	Ongoing; review annually or as development projects are proposed	***Accomplishments:*** The RASP contains Policy No. 6-P-13, to implement TDM strategies including those listed within Program P-1.4.C, when traffic and parking demand increases within the Specific Plan area. Further, the RASP contains reduced parking requirements for residential developments within the plan area. In 2016, the City hired a consultant to prepare a TDM strategy, and held multiple community meetings within neighborhoods affected by the Pittsburg Center BART Station to discuss TDM strategies and gather feedback. The Pittsburg/Bay Point BART Master Plan contains subsection, 6.7, Station Area Development Strategies-Parking Management Strategies that sets forth recommendations to reduce parking demand on BART-owned properties. Further, the Master Plan contains parking maximums and no parking minimum standard for properties within the plan area. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program has been implemented, with the RASP and Pittsburg/Bay Point BART Master Plan both including transportation demand management and parking management strategies to reduce parking requirements. Additionally, State law has further reduced parking requirements for eligible projects near transit. This program will be paired with other programs addressing housing near transit to streamline the City's actions related to transit-oriented development.
P-1.4.C Encourage owners of very large parcels (in excess of 20 acres) within one-half mile of an established or planned PDA to partner with nonprofit housing developers to develop a portion of the site with housing affordable to low- and moderate-income households.	Ongoing; implement as development projects are proposed	***Accomplishments:*** The City has reviewed development projects within and proximate to PDAs, as well as all development proposals, to identify opportunities to provide affordable housing opportunities and encourages developers to partner with affordable housing developers to provide an affordable component of projects. ***Status:*** ☐ Keep ☐ Modify ☑ Remove This program has been implemented; however, affordable housing continues to be guided by the City's inclusionary ordinance. This program will be removed as the developer outreach program and inclusionary program provided in the 6th Cycle Housing Element will ensure that the City continues to support and encourage affordable housing, including affordable components of market-rate projects.

Table 797: Achievements and Implementation of 2015-2023 Housing Element

Program	Timeframe in H.E.	Status of Program Implementation
P-1.5.A Support the development of second units through reductions and waivers of city transportation and planning fees for accessory residential units.	Ongoing; implement as second units are proposed	*Accomplishments:* New ADU laws went into effect on January 1, 2020 that define the maximum standards and establish limitations on fees that can be applied to ADUs and Junior ADUs. The City Council adopted revisions to the City's ADU ordinance to bring them into compliance with the new State laws. While in 2018, the City issued no ADU permits and only issued 1 in 2019, the City's implementation of the new ADU laws in 2020 significantly increased interest in ADU development. In 2020, the City issued 12 permits for attached and detached ADUs in 2020 and issued 1 in 2021. The City has also received SB 2 grant funds to prepare pre-approved ADU plans that could be used by residents to help reduce the cost of ADU construction. The consultant contract for that work was approved by City Council in 2020. The City has also worked with market-rate developers to include deed-restricted ADUs to satisfy their inclusionary requirement, resulting in affordable units dispersed throughout the development. *Status:* ☐ Keep ☑ Modify ☑ Remove This program has been implemented and has been effective. This program will be combined with other programs that promote ADU development as well as new actions to encourage SB 9 units to have a streamlined approach to increasing alternatives to traditional single family detached units.
P-1.5.B Work with Delta Diablo Sanitation District and Contra Costa Water District to reduce or waive fees for utility installations for accessory dwelling units.	2015-2017	*Accomplishments:* As previously described, new ADU laws went into effect on January 1, 2020 that address fees, including water and sewer fees, for ADUs and JADUs. The City has updated the City's ADU ordinance to address the requirements of State law and has seen an increase in interest in the construction of ADUs. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented, primarily through implementation of State law, and has been effective. This program will be replaced with a single program that addresses continued measures to
P-1.5.C Develop a second unit brochure and make it available for distribution at permit center and web site.	2015	*Accomplishments:* The City is in the process of developing materials to promote ADU units. The City has received SB 2 grant funds to prepare pre-approved ADU plans that could be used by residents to help reduce the cost of ADU construction. The consultant contract for that work was approved by City Council in 2020 and is underway. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be combined with other programs that promote ADU development, including providing materials that describe the ADU permitting process and offer pre-approved ADU unit styles, as well as new actions to encourage SB 9 units to have a streamlined approach to increasing alternatives to traditional single family detached units.
P-1.6.A Endeavor to facilitate the production of a minimum of 2,025 housing units between January 1, 2014, and June 30, 2022, including at least 392 units serving extremely low- and very low-income households, 254 units serving low-income households, and 316 units serving moderate-income households through	2014-2022	*Accomplishments:* Throughout the 5th Cycle, the City made continued progress toward meeting its RHNA targets. As of the end of 2021, the City has achieved 7% (32 units) of its very low income, 127% (324 units) of its low income, 68% (219 units) of its moderate income, and 93% (1,036 units) of its above moderate income RHNA targets through issuance of building permits. On January 31, 2021, the Southern California News Group used RHNA data to create its annual housing permit report card for all 539 cities and counties in the state. Only 33 were doing well enough to earn an 'A', while 96 got an 'F'. The average grade was a 'C-minus'. Pittsburg earned a 'B+' which indicates the city is ahead of most jurisdictions in the State when it comes to meeting its housing targets for the 5th cycle.

Table 7~~9~~7: Achievements and Implementation of 2015-2023 Housing Element

Program	Timeframe in H.E.	Status of Program Implementation
implementation of the policies and actions identified in this element.		*Status* ☐ Keep ☑ Modify ☐ Remove This program will be updated to reflect the RHNA targets for the 6th Cycle to continue supporting production of units consistent with the City's allocation.
P-1.6.B Monitor the City's inventory of sites appropriate to meet housing at all income levels and ensure that adequate sites remain available throughout the planning period, in compliance with Government Code Section 65863(b).	2014-2022	*Accomplishments:* Ongoing. The Successor Agency staff maintains a list of City and Successor Agency-owned parcels that is available to the public upon request. In addition, all City employees have access to an online Geographic Information System (GIS) web page that contains up-to-date property information, which staff can provide to the public upon request. *Status* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be combined with the Program P-1.1A that also monitors the inventory in order to streamline implementation of the Housing Element.
P-2.1.A Utilize public funds to increase the supply of housing affordable to extremely low-, very low-, and low-income households, and moderate-income large family households. Endeavor to set aside a minimum 20% of the City's annual Community Development Block Grant (CDBG) funds for affordable housing projects and programs targeting special needs populations described in Policy 2.1.	Review CDBG funding annually to provide funds for affordable housing projects and targeted special needs populations.	*Accomplishments:* The City provides assistance through a variety of public funding sources. The HACP administers rental assistance through the Section 8/Housing Choice Vouchers program to extremely low-, very low-, and low-income households by subsidizing their monthly housing expense. The number of families the Housing Authority can assist is determined by the annual Federal contract contribution awarded. Factors in determining the number of units available to assist eligible families are based on average housing assistance payments, fair market rents established by HUD, and administrative costs. The HACP currently assists 1,040 Section 8/Housing Choice Voucher recipients and 185 VASH vouchers. During the 5th Cycle, the HACP has increased assistance by approximately 25 VASH vouchers. The City also provided assistance through its Housing Rehabilitation program, which utilizes CDBG funds, during the 5th Cycle. The Housing Rehabilitation program assisted 2 households in 2015/16, 3 in 2016/17, 1 in 2017/18, 5 in 2018/19, 2 in 2019/20, 2 in 2020/21, and 2 in 2021/22. The City also used its CDBG funds to assist homeless persons receiving shelter, assisting 18 persons in 2015/16, 281 in 2017/18, 31 in 2018/19, 22 in 2019/20, 22 in 2020/21, and 21 in 2021/22. The City shifted funding the program to CalHOME funds in 2021. In addition, the City supported construction of affordable housing through CDBG funds as described below. *Status:* ☑ Keep ☐ Modify ☐ Remove This program has been implemented and has been effective. This program will be modified to further encourage ADU development and to identify revisions to the Zoning Ordinance to promote additional alternatives to standard single family housing and to ensure adoption of objective standards for multifamily housing.
P-2.1.B Prioritize public funds for the development of housing affordable to extremely low-income households for identified special needs groups described in Policy 2.1.	Funding will be prioritized annually.	*Accomplishments:* During the 5th Cycle, the City committed CDBG funds as well as a $780,000 loan from the HACP for the Veterans Square Project, which provides19 extremely low and 10 very low income units for veterans and their families. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be combined with similar programs that promote extremely low and special needs housing to streamline implementation of the Housing Element.

Table 7~~9~~7: Achievements and Implementation of 2015-2023 Housing Element

Program	Timeframe in H.E.	Status of Program Implementation
P-2.1.C Provide 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 described in Policy 2.1. Investigate the possibility of extending fee deferrals beyond issuance of a Certificate of Occupancy to allow developers of affordable housing to amortize the fees over a longer period of time.	Ongoing; implement as affordable housing projects are proposed	***Accomplishments:*** Between 2015 and 2019, the Planning Commission entitled 523 new residential units as part of the Greystone, Waterstone, Liberty, and Alves Ranch projects. The development agreements for these projects require construction of 24 attached ADUs for lower-income households, which will expand opportunities for special needs households as well as other lower income households, and require the City to waive the impact fees for the ADUs. In 2020, the Planning Commission recommended approval of the SW Hills/Faria Annexation Project, which includes 150 ADUs to be built throughout the future subdivision. The City also provided incentives and assistance to Veterans Square, which includes extremely low and very low income units for veterans, The Atchison Mixed Use project, which includes very low and low income units that expand housing choice for special needs households as well as other lower income households, and Beacon Villas, which will provide 40 affordable units for large family households. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be combined with similar programs that promote special needs housing in order to streamline Housing Element implementation.
P-2.1.D Assist nonprofit developers in seeking utility fee credits when redeveloping sites for affordable housing and/or housing developments serving an identified special needs population as described in Policy 2.1.	Ongoing; provide assistance as development projects are proposed	***Accomplishments:*** Implemented on a case-by-case basis as affordable housing projects are proposed. Previously, the City's Engineering Division has worked with nonprofit developers to identify utility, traffic mitigation, and parkland dedication fee credits for multiple affordable housing developments including Siena Court, Veterans Square Apartments, and La Almenara. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be combined with other programs incentivizing affordable and special needs housing.
P-2.1.E Give priority in processing to project applications with an affordable housing component and/or serving an identified special needs population described in Policy 2.1.	Ongoing; Review annually and implement as development project applications are received	***Accomplishments:*** The City has a history of expediting and prioritizing affordable housing projects. Expedited projects include Greystone Place, which included 4 affordable ADUs, obtained approvals and began construction in less than 20 months (February 2014 to November 2015). Waterstone, which included 8 affordable ADUs, obtained approvals and began construction in less than a year (September 2015 to August 2016). Liberty, which included the construction of 6 affordable ADUs, obtained approvals and began construction in less than two years (February 2017 to September 2019). Alves Ranch, which includes the construction of 6 ADUs, obtained approvals and began construction in less than two years (June 2018 to February 2020). The Atchison Mixed-Use Development, which will include 202 affordable units, obtained approvals and was issued permits in 12 months (January 2020 to January 2021). Construction has begun on the Atchison Mixed-Use Development and is expected to be completed Fall of 2022. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be combined with other programs incentivizing affordable and special needs housing.
P-2.1.F Support density bonuses and other incentives above those required in the State mandated Density Bonus Law for mixed-income housing	Review annually and implement as development	***Accomplishments:*** Implemented on a case-by-case basis as affordable housing projects are proposed. During the 5th Cycle, the City approved Veterans Square Apartments (39 affordable units) and The Atchison Mixed Use project (200 affordable units) – both of these projects include units at a mixture of lower income levels and bot utilized density bonuses.\

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Program	Timeframe in H.E.	Status of Program Implementation
projects which address the housing needs of an identified population described in Policy 2.1.	projects are proposed	*Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be combined with other programs incentivizing affordable and special needs housing through density bonuses.
P-2.1.G Continue to work with non-profit developers to identify and apply for County and state grants (www.hcd.ca.gov/fa) to construct affordable housing projects and/or residential developments that serve an identified special housing needs population described in Policy 2.1.	Annually communicate with nonprofit developers and annually, depending on state funding cycles, submit applications for funding.	*Accomplishments:* The City has worked with multiple non-profit developers during the 5th Cycle to identify and support applications for financial assistance for affordable housing projects. The City worked with Domus Development on the Veteran's Square project, assisting with the environmental review process for CDBG and HOME funds, supporting TCAC LIHTC applications, and providing local funding in support of the affordable, special needs units. The City worked with The Atchison Mixed Use project to support funding applications, including TCAC LIHTC, to assist with the development of its affordable units. The City will continue to work with non-profit and affordable housing developers to apply for County, State, and Federal funding in the coming years. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be modified to streamline actions that assist developers with identifying projects and procuring funding.
P-2.1.H Facilitate the development of onsite child care space by offering priority permitting, reduced parking and flexible development standards for housing developments that include on-site child care.	Review annually and implement as development projects are proposed	*Accomplishments:* The Municipal Code allows general child cares uses as an ancillary part of a multifamily project as a permitted use in medium and high-density residential districts provided that they are designed as an ancillary part of the multi-family residential project. The Municipal Code also allows small family day cares as a permitted use in all residential zones. In March 2017, the City Council adopted an ordinance amending Title 18 of the PMC to permit large family daycare homes of up to 14 children, with limitations related to noise, parking, and spacing/concentration, consistent with state law. The ordinance also streamlined the permitting process and minimized processing fees for large daycare homes *Status:* ☐ Keep ☑ ~~☐~~ Modify ☐ ~~☑~~ Remove This PMC has been updated to facilitate large family daycare homes. This ~~and this~~ action ~~will be removed~~is incorporated into Program 20A.
P-2.2.A Continue to implement a Home Rehabilitation Loan Program, providing grants to extremely low-, very low-, and low-income senior and disabled households to increase the handicap accessibility of their homes. Advertise the loan program through flyers, online materials, and outreach at the Senior Center and the Housing Authority.	Ongoing; distribute flyers and update outreach materials annually or as needed	*Accomplishments:* Throughout the 5th Cycle, the City assisted lower income homeowners through its Housing Rehabilitation program, which prioritizes addressing health and safety hazards and provides funding for a broad range of improvements, including property maintenance, functional obsolescence, energy efficiency, and 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. The program utilizes CDBG funds, during the 5th Cycle. As previously described, the Housing Rehabilitation program assisted 2 households in 2015/16, 3 in 2016/17, 1 in 2017/18, 5 in 2018/19, 2 in 2019/20, 2 in 2020/21, and 2 in 2021/22. The City shifted funding of the Housing Rehabilitation program from CDBG to CalHFA funds in 2021 and continues to commit funding to assist lower income households with housing rehabilitation and accessibility modifications. The City makes program information available on the City's website and at City Hall. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and been effective. This program will be incorporated into a single program addressing rehabilitation in the Housing Plan.

Table 7~~9~~7: Achievements and Implementation of 2015-2023 Housing Element

Program	Timeframe in H.E.	Status of Program Implementation
P-2.2.B To facilitate aging in place, encourage that a percentage of new homes within new subdivisions be limited to one-story in height, and incorporate universal design principles as part of a comprehensive update of the development review design guidelines.	2015-2017	*Accomplishments:* The Development Review Design Guidelines have not been updated to include this program. However, all projects are reviewed by the City's Building Division in accordance with Chapter 11 of the California Building Code which requires that a certain number of residential units within new construction projects or significant rehabilitation projects be accessible and adaptable. Until the Design Guidelines are updated to include this program, it will be implemented on a case-by-case basis as development proposals are reviewed. The conditions of approval for the Tuscany Meadows Residential Project approved in 2016 require that at least 15% of all units in the subdivision be constructed as single-story structures, consistent with this housing element policy. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has yielded single-story units that encourage accessibility. However, this program will be revised to provide more specific guidance to ensure a specified minimum percentage of units in new residential projects are designed with accessibility and visitability features to promote accessibility by residents and guests with a disability.
P-2.3.A Coordinate with the County and local non-profits to identify and address the housing and social service needs of the local homeless.	Annually	*Accomplishments:* During the 5th Cycle, the City consistently committed funds to local non-profit programs serving the local homeless population, working to identify needs of the population on an annual basis through the CDBG funding process. Programs receiving funding included Coordinated Outreach, Referral, and Engagement (CORE), Winter Nights Rotating Family Shelter, Loaves and Fishes, and St. Vincent de Paul RotaCare. CORE teams work to identify, engage, stabilize and house chronically homeless individuals and families. The outreach teams provide basic needs supplies, counseling, benefits assistance, linkages to healthcare, shelter placement, and referrals and transportation to C.O.R.E. Centers. The Winter Nights Rotating Family Shelter is a project of the Interfaith Council of Contra Costa County that provides emergency shelter, food, tutoring, transportation, case management, housing placement assistance and more to homeless families living primarily in East and Central County. Loaves and Fishes provides hot meals Monday through Friday and St, Vincent de Paul RotaCare provides a free medical clinic for low income and uninsured Pittsburg residents. The City is actively engaged in the Contra Costa County Continuum of Care (CoC) which is governed by the Contra Costa Council on Homelessness (Council). The Council provides a forum for communication and coordination about the implementation of the County's strategic plan to prevent and end homelessness, and for orchestrating a vision on ending homelessness in the County, educating the community on homeless issues, and advocating on federal, state, and local policy issues affecting people who are homeless or at risk of homelessness. The Council provides advice and input on the operations of homeless services, program operations, and program development efforts in the county. Pittsburg has been closely participating in the Council meetings as well as the Health, Housing, and Homeless Services (H3) Community meetings. The purpose of H3 community meetings is to exchange information regarding housing resources to County and non-profit staff, housing advocates, consumers of the homeless CoC, and the general public. Input and feedback from H3 community meetings are brought to the Mental Health Commission's Consolidated Planning and Advisory Workgroup and the Council. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be modified to further encourage ADU development and to identify revisions to the Zoning Ordinance to promote additional alternatives to standard single family housing and to ensure adoption of objective standards for multifamily housing.

Table 797: Achievements and Implementation of 2015-2023 Housing Element		
Program	**Timeframe in H.E.**	**Status of Program Implementation**
P-2.3.B Continue to fund operations of the permanent homeless shelters in Central Contra Costa County using CDBG and other funds targeted to serve lower income households.	Ongoing; allocate funds annually	***Accomplishments:*** The City continues to participate in the countywide efforts to assist the homeless population by taking proactive steps to implement the CoC strategy for the homeless, including funding emergency shelter and supportive services. As discussed previously under Program P-2.1.A, the City assisted 395 households with emergency shelter during the 5th Cycle. Further, the City supported a broad range of social and healthcare services to lower income populations, including homeless persons, as discussed under Program P-2.3A. The HACP applied for additional funding for Housing Choice Vouchers (Veterans' Affairs Supportive Housing Vouchers aka VASH Vouchers) for homeless veterans in Contra Costa County, increasing by ~~15~~ 25 vouchers during the 5th Cycle. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program has been implemented and has been effective.
P-2.3.C Amend the Zoning Ordinance to redefine supportive and transitional housing to be consistent with Health and Safety Code Sections 50675.2 and 50675.14. In accordance with more recent interpretations of Senate Bill 2, amend the Zoning Ordinance to allow supportive and transitional housing as residential uses subject only to restrictions applicable to other residential uses of the same type in the same zone.	2015-2016	***Accomplishments:*** The City is in the process of updating the Zoning Ordinance to address the requirements of State law related to supportive and transitional housing. The Zoning Ordinance revisions are anticipated to be adopted in the same timeframe as this Housing Element. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program is underway. This program will be combined with other programs that require revisions to the Zoning Ordinance.
P-2.3.D Continue to support expansion of programs providing housing information, counseling, referrals, dispute resolution, and/or emergency shelter.	Ongoing; allocate funding annually or as available	***Accomplishments:*** During the 5th Cycle, the City has committed funds each fiscal year to organizations that provide assistance with housing information, counseling, and dispute resolution. The Successor Agency has partnered in the past and continues to allocate funding to Pacific Community Services, Inc. (PCS), to provide confidential counseling to families who are in danger of losing their homes to foreclosure; facilitate tenant/landlord dispute resolution; conduct pre- and post- purchase counseling to homebuyers within the City; provide free of charge information and referral services regarding home ownership to households within the City; refer homeowners within the City that require credit maintenance and money management services to a credit counseling agency. The City has also provided CDBG funds to Contra Costa Senior Legal Services, to support legal counseling, advice, representation, and litigation services to seniors in connection with housing issues. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be combined with other programs that support housing-related education and assistance in resolving fair housing issues.
P-2.3.E Work with public agencies in the area to develop a coordinated and cooperative	Annually	***Accomplishments:*** This program has not been implemented. ***Status:*** ☐ Keep ☑ Modify ☐ Remove

Table 7~~9~~7: Achievements and Implementation of 2015-2023 Housing Element

Program	Timeframe in H.E.	Status of Program Implementation
approach to identifying the housing needs of day laborers, and implement programs to address their identified needs.		This program will be kept in the Housing Plan and modified to include specific objectives.
P-2.3.F Continue to support community based job training programs to help individuals learn necessary skills to attain higher paying jobs and transition out of the Section 8 program.	Ongoing	***Accomplishments:*** Ongoing. The City supports a range of community-based programs, including Future Build. Future Build provides pre-apprenticeship training for low-income residents in East Contra Costa County. Training is offered in the building trades, solar theory and installation, construction, and hazardous waste. The program also provides post-graduate services including job coaching, referrals, and assistance from workforce investment job placement specialists. Successful graduates have been hired at Plumbers Local 159, Iron Workers Local 378, Laborer's Local 324, Solar City, Aerotec, and Tesla. Opportunity Junction (headquartered in Antioch) also provides job training and placement in addition to career counseling and placement assistance. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. Workforce training is being addressed in the Economic Development Element of the General Plan Update. Accordingly, this program may be removed or be revised to address the Economic Development Element.
P-2.4.A Provide support for the development of homes for extremely low-, very low-, and low-income households under sweat equity programs, through technical assistance, funding application assistance, and financial assistance if and when available.	Ongoing; implement as development projects are proposed	***Accomplishments:*** The City has not implemented a sweat equity program during the current Housing Element cycle. City staff provides technical assistance and funding application assistance as requested by developers of affordable housing, assisting the Veterans Square project with technical and funding application assistance and supporting applications for assistance for affordable housing, including Stoneman Apartments (~~XX~~ 230 units), Woods Grove Apartments (~~xx~~ acquisition/rehabilitation units), Marina Heights Apartments (~~xx~~ acquisition/rehabilitation units), Veterans Square (39 units), the Atchison Mixed-Use Development (202 units), and Beacon Villa (70 units). ***Status*** ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be combined with similar programs to streamline the Housing Plan and simplify implementation.
P-2.4.B Support continuation of the County Mortgage Credit Certificate program benefiting new low- and moderate-income homeowners, and make information about it available at permit counter and on the City's website.	Ongoing; review and update information annually or as needed	***Accomplishments:*** The County Mortgage Credit Certificate Program continues to be available. The City is in the process of updating its website and housing assistance information to include reference to this program. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program is being implemented. The City will combine this program with other actions to support home purchases by lower and moderate income households.
P-2.4.C Continue to provide a first-time homebuyer program in the city for the benefit of low- and moderate-income households utilizing appropriate CDBG and Housing Authority	Ongoing; allocate resources annually or as available	***Accomplishments:*** This program has not been implemented during the current Housing Element cycle. The City has limited CDBG funding and did not have adequate funds for this program, given other funding needs identified during the 5th Cycle. ***Status:*** ☐ Keep ☑ Modify ☐ Remove

Table 7~~9~~7: Achievements and Implementation of 2015-2023 Housing Element

Program	Timeframe in H.E.	Status of Program Implementation
resources. Explore options for partnership with ABAG or other regional agencies on additional funding for a region-wide first time homebuyer program.		This program has not been implemented due to limited available funds. The City will combine this program with other actions to support home purchases by lower and moderate income households, including seeking other funding sources, such as CalHFA, and continuing to explore opportunities for regional programs.
P-2.4.D Continue to provide information to local for-profit and not-for-profit developers about the types of state and federal low-interest land acquisition/construction funds available for development of homes affordable to low- and moderate-income households by distributing the list of available grant funds listed on www.hcd.ca.gov/fa/, and continuing to offer support in the application of these funds.	Ongoing; distribute the list annually and upon request	*Accomplishments:* This task is undertaken on a case-by-case basis when individual developers approach the City's Economic Development Department and Planning Division, and request information or assistance in obtaining state and federal funds. In the past, the City has worked closely with nonprofit housing developers to participate in mortgage and construction loan and grant programs including but not limited to the Housing and Community Development Multi-family Housing Program (HCD MHP), Contra Costa HOME, Affordable Housing Partnership (AHP) funds, California Tax Credit Allocation Committee (CTCAC) tax credits, and the California Debt Limit Allocation Committee (CDLAC) Qualified Residential Rental Project Program. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be combined with other programs that support the development of lower and moderate income housing.
P-2.4.E Continue to participate in the Contra Costa County Consortium to ensure access to and input on the distribution of HOME and HOPWA funds benefiting Pittsburg residents with special needs.	2015-2018	*Accomplishments:* The City of Pittsburg continues to partner with the Contra Costa County Consortium to offer staff assistance and to ensure the receipt and distribution of Contra Costa HOME and Housing Opportunities for Persons with AIDS (HOPWA) funds that benefit Pittsburg residents. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be modified to address other opportunities for participation in regional funding efforts to meet the City's housing needs.
P-2.4.F Continue to co-sponsor homeownership/credit preparation classes within the community.	Ongoing; co-sponsor classes on quarterly basis or as appropriate	*Accomplishments:* Currently, the HACP staff provides individual counseling on eligibility requirements, credit issues and pre- & post-homeownership counseling and the City also funds PCS, as previously described, to provide homeownership education and counseling. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be combined with similar programs addressing homeownership education and counseling.
P-2.4.G Amend the City's inclusionary housing ordinance to allow inclusionary units to count towards density bonuses.	2017	*Accomplishments:* This program was reviewed and determined to not be necessary. The City's inclusionary housing requirements do not preclude inclusionary units from being used to receive a density bonus. The inclusionary housing requirements do identify that any units authorized as a density bonus pursuant to State law will not be counted as part of the residential project, meaning that an additional inclusionary requirement is not applied to any density bonus units that a project receives under State law. *Status:* ☐ Keep ☐ Modify ☑ Remove This program is not necessary and will be removed.

Table 7~~9~~7: Achievements and Implementation of 2015-2023 Housing Element

Program	Timeframe in H.E.	Status of Program Implementation
P-2.4.H Review the appropriateness and feasibility of the City's inclusionary housing regulations as they relate to new and existing for-sale and rental housing development. Evaluate fluctuations in market-rate home sale and rental prices, income trends, and other relevant data, as well as recent case and state law as it relates to the City's adopted policy. If appropriate, consider adopting a revised inclusionary policy for new development in which fee payment (such as an affordable housing linkage fee) is the primary form of compliance for various types of development. Identify appropriate strategies for working with owners and occupants of existing inclusionary units depending on the results of the analysis.	2017	*Accomplishments:* The City has implemented the inclusionary requirements throughout the 5th Cycle and has not identified any projects where the inclusionary requirements have been an impediment to market-rate development. The City has worked with developers to identify feasible opportunities to address the inclusionary requirement, resulting in a number of income-restricted ADUs produced during the 5th Cycle. As part of this Housing Element, the City's inclusionary requirements were reviewed. *Status:* ☐ Keep ☑ Modify ☐ Remove This program will be revised to implement the findings from the review of the City's inclusionary requirements as presented in Chapter III, Housing Constraints.
P-2.4.I Support the development of homes affordable to low- and moderate-income households and developed by nonprofit organizations citywide. Support should include, but not be limited to, technical/staff assistance for grant and tax credit applications as well as incentives, credits and fee deferrals, and flexible development standards in accordance with the State-mandated Density Bonus Law. Prioritize partnerships with nonprofit developers that have a proven track record in developing successfully in the city.	Ongoing; implement as development projects are proposed by nonprofit organizations	*Accomplishments:* Implemented on a case-by-case basis as applications are submitted. As previously discussed, City staff provides technical assistance and funding application assistance as requested by developers of affordable housing and has also provided direct financial support. The City has supported multiple affordable projects during the 5th Cycle, as previously described. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented in conjunction with similar programs and has been effective. This program will be combined with similar programs to streamline implementation.
P-2.4.J Create a list of publicly owned land, update the list on a quarterly basis, and make the list available to developers upon request. Prioritize partnerships for the disposition of publicly owned land with nonprofit developers that have	Ongoing; establish list by 2016, update quarterly	*Accomplishments:* Ongoing. The Successor Agency staff maintains a list of City and Successor Agency-owned parcels that is available to the public upon request. In addition, all City employees have access to an online Geographic Information System (GIS) web page that contains up-to-date property information, which staff can provide to the public upon request. *Status:* ☐ Keep ☑ Modify ☐ Remove

Table 797: Achievements and Implementation of 2015-2023 Housing Element

Program	Timeframe in H.E.	Status of Program Implementation
a proven track record in developing successfully in the city.		This program has been implemented and has been effective. This program will be revised to ensure consistency with the Surplus Lands Act.
P-2.4.K Pursue federal resources to acquire foreclosed properties for the rehabilitation and re-tenanting of very-low, low- and moderate-income first-time homebuyers, and to assist homeowners facing foreclosure to stay in their homes. Institute a local preference policy for residents and those who work and/or attend school in Pittsburg when administering the program.	Ongoing; pursue federal resources and institute a local	*Accomplishments:* No federal resources to acquire foreclosed properties were identified or obtained during the reporting period. The Successor Agency partnered with PCS, a non-profit organization that assists troubled homeowners at no charge. PCS services include confidential counseling to families who are in danger of losing their homes through foreclosure. The counseling consists of a personal interview and the development of a case management plan. A working relationship is established between the homeowner and lender and so as to determine the best relief measures. *Status:* ☐ Keep ☐ Modify ☑ Remove This program will be replaced with continued support of the City's efforts to prevent and reduce foreclosures through education and counseling.
P-2.5.A Continue to advocate for and operate the Section 8 Housing Choice Voucher Program. Increase the number of vouchers available, when possible.	Ongoing	*Accomplishments:* The HACP continues to provide rental housing assistance to approximately 1,040 Section 8 voucher holders, which includes 185 Housing Choice Vouchers for homeless veterans in Contra Costa County. In 2017, the HACP opened the Housing Choice Voucher Wait List and conducted a lottery. In 2020, HACP staff began purging the Wait List in preparation in assisting applicants who were selected for consideration when funding is available. Additional VASH vouchers were awarded in 2018 and 2019, as previously described. *Status* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be combined with other programs addressing Section 8/Housing Choice Vouchers and VASH Vouchers.
P-2.5.B Continue to publicize the Housing Choice Voucher Program/benefits, and encourage the participation of single and multi-family property owners.	Ongoing	*Accomplishments:* The Housing Authority continues to market the Section 8 Housing Choice Voucher Program by directly contacting and informing landlords and property managers about the program and by keeping program information current on the City website. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be combined with other programs addressing Section 8/Housing Choice Vouchers and VASH Vouchers.
P-2.5.C Provide support for the development of rental units for extremely low-, very low-, low-, and moderate-income households that are developed by nonprofit organizations by offering technical assistance, funding application assistance, fee waivers and	Ongoing	*Accomplishments:* Implemented on a case-by-case basis as applications are submitted. As previously discussed, City staff provides technical assistance and funding application assistance as requested by developers of affordable housing and has also provided direct financial support. The City has supported multiple affordable projects during the 5th Cycle, as previously described. *Status:* ☐ Keep ☑ Modify ☐ Remove

Table 797: Achievements and Implementation of 2015-2023 Housing Element

Program	Timeframe in H.E.	Status of Program Implementation
deferrals, and financial assistance if and when available.		This program has been implemented in conjunction with similar programs and has been effective. This program will be combined with similar programs to streamline implementation.
P-2.6.A Continue to offer rehabilitation loans and possibly grants to low- and moderate-income homeowners to improve the energy efficiency of their residence and/or replace existing energy inefficient appliances.	Ongoing	*Accomplishments:* The City's housing rehabilitation loan program provides assistance with energy-efficient improvements. The City did not track how many households specifically received assistance with energy-efficient improvements. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented. This program will be revised to track the number of rehabilitation loans that include energy-efficient improvements.
P-2.6.B Create incentives such as a density bonus or priority permitting for developments that exceed state energy efficiency standards by 20 percent as part of a comprehensive update of the development review process of the Climate Action Plan (whichever comes first). Support the use of solar heating and cooling homes, consistent with adopted building, mechanical, and plumbing codes.	2015-2020	*Accomplishments:* This program has not been implemented. During the 5th Cycle, the State has increased its energy efficiency standards including the minimum requirements for residential and commercial projects as required by CalGreen. *Status:* ☐ Keep ☐ Modify ☑ Remove This program has not been implemented as energy efficiency standards increased at the Statewide level during the 5th Cycle. This program will be removed from the Housing Element.
P-2.6.C Work with public and private financing entities to develop a grant or long-term loan program fund to fund the installation of solar panels on single-family and multifamily residential developments to reduce energy consumption and provide savings to property owners. Examples of such partnerships include but are not limited to Pittsburg Power Company, California FIRST Energy Savings Financing, Figtree PACE Program and expansion of the City's involvement into the HERO Program to include residential uses.	2015-2020	*Accomplishments:* This program has not been implemented. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has not been implemented and will be revised to support financial assistance for residential developments and homeowners seeking alternative energy and energy-efficient improvements.
P-2.6.D Utilize efficient design principles in the site planning of new subdivisions to enhance the quality of life of Pittsburg residents. Closely	2015-2020	*Accomplishments:* Implemented on a case-by-case basis as development projects are proposed. *Status:* ☐ Keep ☐ Modify ☑ Remove

Table 7~~9~~7: Achievements and Implementation of 2015-2023 Housing Element

Program	Timeframe in H.E.	Status of Program Implementation
follow the guidelines set forth in the adopted Green Building Development Review Design Guidelines and ensure that the City's Climate Action Plan includes neighborhood, site, and building design to maximize energy efficiency and smart growth principles and an incentive process to comply with the adopted Green Building Development Review Design Guidelines (see also Program 2.6.B).		This program has been implemented. The City will continue to implement CalGreen to ensure that new development implements energy-efficient and sustainable principles.
P-3.1.A Prohibit housing discrimination on the basis of age, race, ethnic or national origin, physical or psychological special need, religion, sex, sexual orientation, familial status, or source of income in all projects which receive local public funds.	Ongoing.	*Accomplishments:* The City is subject to and enforces state and federal fair housing laws. In addition, all agreements signed by the City contain a non-discrimination clause stating that there shall be no discrimination with regard to the rental or sale of units and no preference shall be given to any particular class or group of people except to the extent that the affordable units are provided to households that meet the minimum income requirements. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be modified to include other actions to promote fair housing, based on the analysis provided in Chapter 5, Affirmatively Furthering Fair Housing.
P-3.1.B Amend the Zoning Ordinance to include a definition of employee housing as defined in Health and Safety Code Section 17021.5 and 17008 and to allow such housing for six or fewer residents in residential districts subject only to restrictions applicable to other residential uses of the same type in the same zone.	2015-2017	*Accomplishments:* The City is in the process of updating the Zoning Ordinance to address the requirements of State law related to supportive and transitional housing. The Zoning Ordinance revisions are anticipated to be adopted in the same timeframe as this Housing Element. *Status:* ☐ Keep ☑ Modify ☐ Remove This program is underway. This program will be combined with other programs that require revisions to the Zoning Ordinance.
P-3.1.C Continue to address impediments to fair housing choice identified in the Contra Costa Consortium's Analysis of impediments to Fair Housing Choice.	Adhere to the time frame established in the Analysis of Impediments to Fair Housing Choice	*Accomplishments:* Currently, HACP staff provides individual counseling on eligibility requirements, credit issues, and pre- and post-homeownership counseling. This program will continue to be implemented on an ongoing basis depending on the availability of funding. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be modified to include other actions to promote fair housing, based on the analysis provided in Chapter 5, Affirmatively Furthering Fair Housing.
P-3.1.D Continue to fund tenant-landlord counseling services to help resolve problems and conflicts	Annually	*Accomplishments:* Currently, HACP staff provides individual counseling on eligibility requirements, credit issues, and pre- and post-homeownership counseling. This program will continue to be implemented on an ongoing basis depending on the availability

Table 7~~9~~7: Achievements and Implementation of 2015-2023 Housing Element

Program	Timeframe in H.E.	Status of Program Implementation
that occur in tenant/landlord relationships. Publicize the availability of these public resources through the City's website, and through the display and dissemination of written materials (in both English and Spanish) at City Hall and the Pittsburg Library.		of funding. As previously discussed, the City funds PCS and Contra Costa Legal Services to also provide dispute resolution, counseling, and other fair housing related services. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be modified to include other actions to address fair housing needs based on the analysis provided in Chapter 5, Affirmatively Furthering Fair Housing.
P-3.1.E Give preference to persons who live and/or work within the City of Pittsburg in the purchase or rental of local price restricted housing units constructed and/or acquired with local affordable housing funds.	Ongoing	*Accomplishments:* A local resident and employee preference policy was implemented for all participants in the First Time Homebuyer Program prior to its dissolution; however, there is no local preference policy for potential occupants of inclusionary housing units. *Status:* ☐ Keep ☑ Modify ☐ Remove This program is no longer being implemented. This program will be kept in the Housing Element and revised to include specific objectives to improve implementation
P-3.1.F Continue to refer families to Pacific Community Services (PCS) for fair housing issues or complaints. Provide posters with fair housing referral information in the lobby area of the Housing Authority office and add information to the Housing Authority's website.	Ongoing	*Accomplishments:* Currently, the HACP staff refers fair housing issues to PCS. Fair housing information, including complaint forms and City contact information, is available online. The City has funded PCS and Contra Costa Senior Legal Services throughout the 5th Cycle to provide assistance with resident education, counseling, and dispute resolution related to housing issues. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be revised to be combined with other programs that address the City's fair housing needs and to include specific objectives related to fair housing outreach and assistance for the 6th Cycle.
P-4.1.A Continue to investigate complaints and take appropriate action involving Building and Housing Code violations in single-family and multi-family rental housing.	Ongoing	*Accomplishments:* The Building Division administers the City's Residential Rental Inspection Program which was established in 2006, with the adoption of Ordinance No. 06-1259. The Rental Inspection Program involves the identification and registration of rental properties in the City, the physical inspection of properties, and the issuance of correction notices and citations in order to gain compliance. This is accomplished through inspection, notification, communication, and the issuance of citations. The Building Division is also a key member of the City's Code Enforcement Team. The team includes staff from the Police Department, Engineering and Planning Divisions, the City Manager's office, and the City Attorney's office. This group systematically addresses the more egregious Municipal Code violations in addition to establishing a proactive response to citizens' concerns. Throughout the 5th Cycle, the City has allocated funding, including CDBG funds, to Code Enforcement activities to investigate complaints and take appropriate action involving residential code violations. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be revised to track enforcement activities to identify any trends related to housing quality and housing safety to ensure that assistance is targeted where necessary.

Table 7~~9~~7: Achievements and Implementation of 2015-2023 Housing Element

Program	Timeframe in H.E.	Status of Program Implementation
P-4.1.B Continue to offer housing rehabilitation loans to owners of single-family and multi-family residences.	Ongoing	*Accomplishments:* During the 5th Cycle, the City has allocated CDBG and Successor Agency funds to the City's Housing Rehabilitation Program. The City did not have any requests from multifamily property owners for rehabilitation assistance. The City has funded the housing rehabilitation loan program throughout the 5th Cycle, offering a $30,000 low interest loan to eligible lower income homeowners. During the 5th Cycle, 17 lower income households received housing rehabilitation assistance. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be combined with other housing rehabilitation programs to streamline implementation.
P-4.1.C Provide assistance to households undertaking the foreclosure process through education, legal assistance, and/or counseling services. Utilize funds and/or other resources made available through CDBG and other sources. Institute a local preference policy for residents and those who work and/or study in Pittsburg when administering the program.	Ongoing; utilize funds annually or as funds become available; institute a local preference policy by 2017	*Accomplishments:* The HACP staff provides counseling on eligibility requirements, credit issues, and pre- and post-homeownership on an individual l basis. As previously described, the City and HACP fund PCS and Contra Costa Senior Legal Services to provide housing-related counseling and education. Including addressing foreclosure. The counseling consists of a personal interview and the development of a case management plan. A local preference policy has not yet been implemented. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be combined with similar programs that address housing education, counseling, and foreclosure prevention.
P-4.2.A Set aside 20 to 40% of the City's annual Community Development Block Grant (CDBG) funds for housing programs, including but not limited to rehabilitation programs that remediate lead paint, eliminate building code violations, and result in more energy efficient homes.	Annually	*Accomplishments:* Throughout the 5th Cycle, the City has dedicated CDBG funds for emergency shelter, housing rehabilitation, housing education and counseling, and other housing-related programs. While the City has not tracked the amount of CDBG funds expended toward housing activities, the City has ensured that each CDBG funding cycle includes significant components to address housing needs. *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be combined with other programs addressing the City's housing assistance efforts.
P-4.2.B Monitor rent-restricted units at-risk of conversion to market rate and meet with property owners to explore possible options/incentives to retain the units in the affordable housing stock. Facilitate preservation of at-risk units through cooperative partnerships with non-profit housing provider(s), when feasible and appropriate. This includes monitoring the planned renewal of Section 8 Certificates for Lido Square and	Start two years before expiration date for each development	*Accomplishments:* The Successor Agency monitors units that are at risk of conversion to market rate if they have a deed restriction as a result of the City, Successor Agency, or Housing Authority assistance. Successor Agency staff maintains lists of the City, Successor Agency, and Housing Authority deed-restricted housing units. Affordable units at risk of converting for the 2015-2023 Housing Element reporting period include: Lido Square Townhomes, East Santa Fe Avenue Apartments, and the Woods Grove Apartments (formerly Woods Manor). *Status:* ☐ Keep ☑ Modify ☐ Remove This program has been implemented and has been effective. This program will be updated to address any units identified as at-risk for the 6th Cycle.

Table 7~~9~~7: Achievements and Implementation of 2015-2023 Housing Element

Program	Timeframe in H.E.	Status of Program Implementation
East Santa Fe Apartments, facilitating the renewal process when needed, and utilizing public funds, if available, to purchase covenants in and/or substantially rehabilitate the units for continued restriction of their affordability. Support developer and nonprofit applications for other state and federal funds available to them for the preservation of units at risk of conversion and for the rehabilitation of the existing housing stock. Notice tenants of at-risk units about available resources.		
P-4.2.C Evaluate and monitor resale restrictions for new inclusionary units to determine if the market rate price is higher than the inclusionary unit price. Should the market price be lower or at the inclusionary home price, consider foregoing resale restrictions on a case-by-case basis	Ongoing on case-by-case basis	*Accomplishments:* Implemented on a case-by-case basis as restricted units become available for sale. *Status:* ☐ Keep ☐ Modify ☑ Remove This program has been implemented and has been effective. This program will be removed from the Housing Plan as foregoing resale restrictions would result in assisted units being permanently converting to market rate and the loss of the unit from the City's affordable housing stock.
P-5.1.A Conduct a comprehensive update of the Development Review Design Guidelines to require a high quality of design for new and existing residential development. Ensure that the guidelines require that a certain percentage of new homes within new subdivisions be limited to one story in height and/or regulate second-story elements to provide increased variety in building planes on all building elevations.	2017-2020	*Accomplishments:* In November 2010, the Planning Commission adopted Resolution No. 9864, amending the Development Review Design Guidelines to include "Green Building Design Guidelines." Existing residential development and subdivision guidelines were amended to eliminate policies deemed inconsistent with environmental and pedestrian-friendly principles. In 2017, Senate Bill 35 (SB 35) established a mandated, streamlined ministerial review process for multifamily residential projects that pay prevailing wage for construction labor. The intent of this law is to exempt qualifying projects from environmental review under the California Environmental Quality Act (CEQA) and limit the local government agency's project review to compliance with locally adopted "objective design and development standards." The City hired Opticos Design to complete this task and the update to the City's Design Review Guidelines to implement this program and address SB 35 is underway. *Status:* ☐ Keep ☑ Modify ☐ Remove This program is being implemented. This program will be modified to focus the emphasis on establishing objective design and development standards.
P-5.2.A Publicize the existing street tree program in neighborhoods where street trees are scarce.	Ongoing	*Accomplishments:* This program has not been implemented. *Status:* ☐ Keep ☐ Modify ☑ Remove This program has not been implemented and will be removed. Further, this program does not address housing and tree planting and preservation is addressed in other General Plan elements (i.e., Resource Conservation and Urban Design).

Table 797: Achievements and Implementation of 2015-2023 Housing Element		
Program	**Timeframe in H.E.**	**Status of Program Implementation**
Expand the program as funds become available.		
P-5.2.B Adopt a Tree Preservation Ordinance is to promote the health, safety, welfare, and quality of life of the residents of the City through the protection of specified trees located on private property within the City, and the establishment of standards for removal, maintenance, and planting of trees.	2015-2016	***Accomplishments:*** Implemented. In 2015, the City Council adopted Ordinance No. 15-1390, establishing a citywide tree preservation ordinance. The City has begun mapping developer-installed protected trees as part of its GIS. ***Status:*** ☐ Keep ☐ Modify ☑ Remove This program has been implemented and will be removed. Further, this program does not address housing and tree planting and preservation is addressed in other General Plan elements (i.e., Resource Conservation and Urban Design).

7. OTHER REQUIREMENTS

A. OPPORTUNITIES FOR ENERGY CONSERVATION

According to the U.S. Department of Energy, the residential sector accounts for 22% of the country's annual energy use with 43% of residential energy used for space heating and cooling; 18% used for water heating; and 6% used for lighting.1 Energy conservation provides the dual benefits of promoting environmental sustainability and reducing households' monthly energy costs, which is a component of long-term housing affordability.

Opportunities for residential energy conservation exist at all scales, from individual home appliances to city design. Building design, construction techniques, street layouts, location of housing in close proximity to transit and services, and zoning all affect energy consumption and can therefore be used to support its reduction.

Constructing new homes with energy-conserving features, in addition to retrofitting existing energy-inefficient structures, can result in energy conservation. Examples of energy conservation opportunities include:

- Sealing a home's building envelope (doors, windows, walls, foundation, roof, and installation) to prevent energy leaks that increase heating and cooling costs.
- Installing energy-efficient appliances, lighting, and mechanical systems (heating, ventilation, and air conditioning).
- Installing a "cool roof" that reflects solar radiation to lower cooling costs and reduce the urban heat island effect.
- Designing and orienting buildings to take advantage of natural systems such as sun, shade, and wind, which can provide heating, cooling, and energy-generation opportunities.
- Supporting attached housing design, which reduces the number of exterior walls per unit and results in lower per unit heating and cooling costs.
- Promoting infill development, especially along transportation corridors, to use existing infrastructure and services.

State law (Government Code Section 65583 [a][8]) requires local governments to address energy conservation issues when updating a Housing Element. According to the California Department of Housing and Community Development, these elements should contain an analysis of opportunities for residential energy conservation. It is the intent of this requirement to promote energy-efficient housing systems and building design as well as the use of energy-saving features and materials during construction.

STATE OF CALIFORNIA

Two major state initiatives focus on energy conservation and directly relate to housing issues: energy-efficient building code standards and GHG emissions reductions. These are described below.

State Energy Efficiency Requirements for New Construction (Title 24)

All new construction in Pittsburg is subject to the requirements of the California Energy Commission's Title 24 energy efficiency standards. Each city and county must enforce these standards as part of its review of building plans and issuance of building permits. These standards apply to building components, such as wall and ceiling insulation, thermal mass, and window to floor area ratios, and are designed to reduce heat loss and energy consumption. The Title 24 requirements also apply to major remodeling projects, such as home additions.

Greenhouse Gas Emissions Reduction (Assembly Bill 32)

In 2006, the California legislature adopted the California Global Warming Solutions Act (Assembly Bill [AB] 32) in response to the threat global warming poses to California's public health and economic and environmental well-being. The legislature has found human activity to be one of the leading contributors to increasing levels of GHGs, including carbon dioxide and methane. The state has declared that GHG emissions contribute to increasing average global temperatures and to changes in

climate throughout the world. The purpose of the act is to reduce GHG emissions to 1990 levels by 2020 (25% reduction over current levels) and then to further reduce GHG emissions to 80% below 1990 levels by 2050.

The California Air Pollutions Control Officers Association (CAPCOA), which represents local air districts, produced a report on ways to reduce GHG emissions at the local level, including steps that cities and counties can take to contribute to the goals of the statewide Global Warming Solutions Act of 2006 (AB 32). At the local level, CAPCOA recommended the adoption of General Plan policies and implementation measures that encourage energy conservation through community layout and design. Many of the recommendations are relevant for residential energy conservation, including the following:

- Promote walkability through a highly connected street system with small blocks.
- Promote mixed-use neighborhood centers and TOD.
- Promote the use of fuel-efficient heating and cooling equipment and other appliances.
- Encourage green building designs in both new construction and building renovation, including reflective roofing and energy-efficient building materials.
- Encourage building orientations and landscaping that enhance natural lighting and sun exposure.
- Encourage the expansion of neighborhood-level retail and services, as well as public transit opportunities throughout the area to reduce automobile use.
- Encourage the development of affordable housing throughout the community, as well as development of housing for elderly and low- and moderate-income households, that is near public transportation services.

Low Income Home Energy Assistance Program

The California Department of Community Services and Development has a Low-Income Home Energy Assistance Program (LIHEAP) to assist low-income homeowners with weatherization and energy bills (http://www.csd.ca.gov/Services/HelpPayingUtilityBills.aspx and http://ca-contracostacounty2.civicplus.com/4336/Weatherization). The LIHEAP Weatherization Program is implemented by Contra Costa County and provides free weatherization services such as attic insulation, caulking, water heater blanket, heating/cooling system repair, and other conservation measures. LIHEAP also provides payments for weather-related or energy-related emergencies and financial assistance to eligible households.

City of Pittsburg

The City of Pittsburg promotes energy efficiency at the General Plan level, through goals and policies that support sustainable development practices, greenhouse gas reductions, energy efficiency, and reductions in vehicle miles travelled. The City has adopted CalGreen, which is the State's green building standards code and regulates development and construction of buildings.

Housing Rehabilitation Program

The City provides low-interest rehabilitation loans to Pittsburg homeowners for the purpose of improving their property. This program is funded by the CDBG program. In order to qualify for the housing rehabilitation program, a homeowner must reside in Pittsburg and have an income less than 80% of the area median (low income). Loan funds may be used for various improvement, 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 the loan program include, but are not limited to: new roof and gutters; electrical and plumbing upgrades; and installation of ramps and grab bars.

Pacific Gas and Electric

Pacific Gas and Electric Company (PG&E) offers several programs to promote energy conservation including incentives for energy conservation, rebate programs for old appliances, and free energy audits. It also provides public education and outreach programs to publicize energy-saving tips. PG&E customer assistance programs for lower-income households are listed below:

- California Alternate Rates for Energy (CARE) is PG&E's discount program for low-income households and housing facilities. CARE provides a 20% discount on monthly gas and energy bills. Participants qualify through income guidelines or if enrolled in certain public assistance programs.
- Family Electric Rate Assistance (FERA) is an electric-only discount program for families of 3 or more with low- to moderate-income. The program offers a monthly discount of 18% and is available to both single-family and multi-family residential customers.
- Relief for Energy Assistance for Community Help (REACH) is a one-time energy assistance program for low-income homeowners who cannot pay their utility bill because of a sudden financial hardship. The program is targeted to the elderly, disabled, sick, working poor, and unemployed. Eligibility is determined by the Salvation Army and requires a household income that does not exceed 200% of the federal poverty level.
- Medical Baseline Program provides allowances to customers who personally are, or who live with, someone who is dependent on life-support equipment or have other serious medical conditions which create an added need for electricity. This program allows customers to receive discounted rates for electricity by increasing their allocation of "baseline usage," which is available at lower rates. Income is not a factor in qualifying for this program.
- The Energy Savings Assistance Program provides qualified customers with energy-saving improvements such as lighting, weatherization, and water-saving measures at no charge. Participants must live in a house, mobile home or apartment that is at least 5 years old. Income restrictions apply.
- The Green Saver Program enables income-qualified residential customers in select communities to save 20% on their electricity bill on top of any applicable CARE or FERA discounts by subscribing to 100% solar energy.

Conclusion

Approximately one-fifth of national energy consumption is attributed to the residential sector. Maintaining policies and programs that support energy conservation across all levels of residential development promotes a healthier environment and increases long-term housing affordability. The City enforces Title 24 standards to increase energy conservation in new construction and works with PG&E to promote weatherization and energy-conserving rehabilitation of existing structures. The City is also implementing a neighborhood-level approach to energy conservation through the establishment of PDAs and the adoption of plans to support high-density mixed- use housing in close proximity to services and transit. This approach will result in the densification of development at employment and transportation nodes and will provide a variety of housing and transportation options to support smart growth goals.

B. GENERAL PLAN CONSISTENCY

This Housing Element has been prepared in coordination with the 2040 General Plan Update. As part of the effort, the Housing Element incorporates the land use designations and land use map included in the 2040 General Plan and with the goals, policies, and programs included in the General Plan. The Housing Element must be consistent with land use goals and policies set forth in the Land Use Element, and it must be closely coordinated with the other mandatory elements of the General Plan under GC 65302. No internal inconsistencies were identified between the General Plan and Housing Element.

In order to maintain and ensure consistency with the General Plan, the City will review the Housing Element during its annual review of the General Plan to ensure consistency is achieved and maintained during the planning period with all other legal required elements and revise as necessary. The City during its annual review will consider whether major changes in objectives and policies are necessary to achieve its goal and undertake any revisions if necessary. Beginning in 2024, the City will also post the annual review and progress report to the City website for public viewing. ~~No inconsistencies were identified between the General Plan and Housing Element.~~

Appendix A

Inventory of Residential Sites

APN	ACRES	SIZE	GENERAL PLAN (2040)	GP_OVLY	ZONING1	ADDRESS	EXISTING USE	EXISTING UNITS	EXISTING SF	PUBLICLY-OWNED	SITE TYPE	PROJECT NAME/SITE NOTES	4th/5th Cycle	Maximum Density	Maximum Units	AB 725 Mod	AB 725 Above Mod	Realistic Capacity Adjustment	Maximum Realistic Density (Density Counted Toward RHNA)	Maximum Realistic Units (Units Counted Toward RHNA)	VERY LOW UNITS	LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	TOTAL UNITS
088-152-032	1.19	1-2	High Density Residential		RH	2075 E LELAND RD	Commercial Stores (not Supermarkets)	1	250	not	PENDING	Commerce Parks Apt. Concept Plan		30.0	34.0		Y			38	0	0	0	38	38
088-152-036	1.68	1-2	High Density Residential		RH	E LELAND RD/COMMERCE PL	Vacant Land	0	0	not	PENDING	Commerce Parks Apt. Concept Plan		30.0	50.0		Y			38	0	0	0	38	38
088-152-037	1.92	1-2	High Density Residential		RH	E LELAND RD/COMMERCE PL	Vacant Land	0	0	not	PENDING	Commerce Parks Apt. Concept Plan		30.0	57.0		Y			38	0	0	0	38	38
087-114-011	0.22	<0.25	Medium Density Residential		RM	14 ALTURAS AVE	Vacant	0	0	not	PENDING	Green Builders, LLC		16.0	3.0					3	0	0	0	3	3
087-114-012	0.23	<0.25	Medium Density Residential		RM	6 ALTURAS AVE	Vacant	0	0	not	PENDING	Green Builders, LLC		16.0	3.0					3	0	0	0	3	3
073-050-001	15.70	10+	Downtown Medium Density Residential		RMD-O	420 E 3RD ST	Vacant Land	0	0	not	PENDING	Harbor View		18.0	282.0	Y	Y			170	0	0	20	150	170
073-050-001	4.78	2-5	Mixed Use (Downtown)		SPLIT	420 E 3RD ST	Vacant Land	0	0	not	PENDING	Harbor View		30.0	143.0		Y			57	0	0	0	57	57
086-151-002	2.46	2-5	Low Density Residential		RS-5	360 CENTRAL AVE	Churches	1	10206	not	PENDING	Liberty Subdivision II		7.0	16.0		Y			17	0	0	0	17	17
091-050-076	6.21	5-10	Low Density Residential		PD	SAN MARCO BLVD/SANTA TERESA DR	Vacant, 2 or More Sites	0	0	not	PENDING	San Marco - Single Family (Village N)		7.0	43.0		Y			14	0	0	0	14	14
091-050-075	10.54	10+	Hillside Low Density Residential		PD	SAN MARCO BLVD/SANTA TERESA DR	Vacant, 2 or More Sites	0	0	not	PENDING	San Marco - Single Family (Village N)		4.5	47.0		Y			25	0	0	0	25	25
091-050-076	11.75	10+	Hillside Low Density Residential		PD	SAN MARCO BLVD/SANTA TERESA DR	Vacant, 2 or More Sites	0	0	not	PENDING	San Marco - Single Family (Village N)		4.5	52.0		Y			25	0	0	0	25	25
											PROJECT	Alves Ranch 2018	5th		0.0		Y			266	0	6	0	260	266
											PROJECT	Atchison Mixed-Use Development			0.0		Y			202	100	100	0	2	202
											PROJECT	Beacon Villas			0.0		Y			54	6	47	0	1	54
											PROJECT	Burlessas Building Rehabilitation			0.0		Y			8	0	0	0	8	8
											PROJECT	Esperanza at San Marcos Village M			0.0		Y			318	0	0	0	318	318
											PROJECT	Faria/Southwest Hills Annexation			0.0		Y			750	0	0	0	750	750
											PROJECT	Galloway Multiplex			0.0		Y			12	0	0	0	12	12
											PROJECT	Lawlor Estates			0.0					1	0	0	0	1	1
											PROJECT	Montreux Residential Subdivision			0.0		Y			387	35	0	0	352	387
											PROJECT	San Marco Multifamily Village C			0.0		Y			181	0	0	0	181	181
											PROJECT	San Marco Multifamily Village O			0.0		Y			39	0	0	0	39	39
											PROJECT	San Marco Village F			0.0		Y			100	0	0	0	100	100
											PROJECT	Sky Ranch II			0.0		Y			457	42	0	0	415	457
											PROJECT	Tuscany Meadows			0.0		Y			687	46	0	0	641	687
085-201-005	0.15	<0.25	Mixed Use (Downtown)		M	25 W 10TH ST	Vacant	0	0	not	VACANT	--		30.00	4.0			0.5	15.00	2	0	0	1	1	2
085-192-015	0.26	0.25-0.5	Mixed Use (Downtown)		M	28 W 10TH ST	Vacant	0	0	not	VACANT	--		30.00	7.0			0.5	15.00	3	0	0	1	2	3
085-233-015	0.28	0.25-0.5	Mixed Use (Downtown)		M	1064 BEACON ST	Vacant	0	0	not	VACANT	--		30.00	8.0	Y	Y	0.5	15.00	4	0	0	2	2	4
085-222-014	0.28	0.25-0.5	Mixed Use (Downtown)		M	308 W 10TH ST	Vacant	0	0	not	VACANT	--		30.00	8.0	Y	Y	0.5	15.00	4	0	0	2	2	4
093-130-045	3.46	2-5	Mixed Use (P/BP BART)	BART TOD Over	M	BAILEY RD	Government-owned, w/wo bldgs (Fed, State, C	0	0	PUBLIC-BART	VACANT	--		75.00	259.0			1.0	75.00	259	155	104	0	0	259
091-110-047	0.16	<0.25	Low Density Residential		PD	1922 ROSA BLANCA DR	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	1.0			0.8	5.60	1	0	0	0	1	1
091-110-048	0.16	<0.25	Low Density Residential		PD	1918 ROSA BLANCA DR	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	1.0			0.8	5.60	1	0	0	0	1	1
091-110-014	0.16	<0.25	Low Density Residential		PD	1914 ROSA BLANCA DR	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	1.0			0.8	5.60	1	0	0	0	1	1
091-110-015	0.16	<0.25	Low Density Residential		PD	1910 ROSA BLANCA DR	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	1.0			0.8	5.60	1	0	0	0	1	1
091-110-016	0.17	<0.25	Low Density Residential		PD	1906 ROSA BLANCA DR	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	1.0			0.8	5.60	1	0	0	0	1	1
091-110-009	0.17	<0.25	Low Density Residential		PD	1901 ROSA BLANCA DR	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	1.0			0.8	5.60	1	0	0	0	1	1
091-110-017	0.17	<0.25	Low Density Residential		PD	1902 ROSA BLANCA DR	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	1.0			0.8	5.60	1	0	0	0	1	1
091-110-012	0.18	<0.25	Low Density Residential		PD	1913 ROSA BLANCA DR	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	1.0			0.8	5.60	1	0	0	0	1	1
091-110-013	0.18	<0.25	Low Density Residential		PD	1917 ROSA BLANCA DR	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	1.0			0.8	5.60	1	0	0	0	1	1
091-110-010	0.18	<0.25	Low Density Residential		PD	1905 ROSA BLANCA DR	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	1.0			0.8	5.60	1	0	0	0	1	1
091-110-011	0.18	<0.25	Low Density Residential		PD	1909 ROSA BLANCA DR	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	1.0			0.8	5.60	1	0	0	0	1	1
073-281-052	0.31	0.25-0.5	Mixed Use (Railroad Ave SPA)		PD - RASP TOD	655 CALIFORNIA AVE	Vacant	0	0	not	VACANT	--		65.00	20.0			0.5	32.50	10	0	0	10	0	10
091-120-061	0.36	0.25-0.5	Low Density Residential		PD		Vacant, 2 or More Sites	0	0	not	VACANT	--		7.00	2.0			0.8	5.60	1	0	0	0	1	1
088-183-080	0.74	0.5-1	Mixed Use (Railroad Ave SPA)		PD - RASP TOD	E LELAND RD	Vacant Land	0	0	not	VACANT	--		65.00	48.0			0.5	32.50	24	14	10	0	0	24
088-183-077	0.77	0.5-1	Mixed Use (Railroad Ave SPA)		PD - RASP TOD	570 GARCIA AVE	Vacant Land	0	0	not	VACANT	--		65.00	50.0			0.5	32.50	25	15	10	0	0	25
086-100-015	0.86	0.5-1	Mixed Use (Railroad Ave SPA)		PD - RASP TOD	RAILROAD AVE	Government-owned, w/wo bldgs (Fed, State, C	0	0	PUBLIC-CITY	VACANT	--		65.00	56.0			0.5	32.50	28	17	11	0	0	28
073-140-016	1.05	1-2	Mixed Use (Railroad Ave SPA)		PD - RASP TOD	501 CALIFORNIA AVE	Vacant Land	0	0	not	VACANT	--	5th	65.00	68.0			0.5	32.50	34	20	14	0	0	34
073-140-019	1.93	1-2	Mixed Use (Railroad Ave SPA)		PD - RASP TOD	680 CALIFORNIA AVE	Vacant Land	0	0	not	VACANT	--		65.00	125.0			0.5	32.50	62	37	25	0	0	62
086-100-035	2.26	2-5	Mixed Use (Railroad Ave SPA)		PD - RASP TOD	CIVIC AVE	Vacant Land	0	0	not	VACANT	--		65.00	147.0			0.5	32.50	73	44	29	0	0	73
091-050-058	3.84	2-5	Low Density Residential		PD	SAN MARCO BLVD/SANTA TERESA DR	Vacant, 2 or More Sites	0	0	not	VACANT	--		7.00	26.0		Y	0.8	5.60	21	0	0	0	21	21
085-185-043	0.11	<0.25	Downtown High Density Residential		RH-D	901 EAST ST	Vacant	0	0	not	VACANT	--		30.00	3.0			0.8	24.00	2	0	0	1	1	2
085-196-004	1.17	1-2	Downtown High Density Residential		RH-D	925 CUMBERLAND ST	Vacant Land	0	0	not	VACANT	--		30.00	35.0			0.8	24.00	28	17	11	0	0	28
087-113-014	0.22	<0.25	Medium Density Residential		RM	45 ALTURAS AVE	Vacant	0	0	not	VACANT	--		16.00	3.0			0.8	12.80	2	0	0	0	2	2
085-213-009	0.07	<0.25	Downtown Medium Density Residential		RM-D	W 13TH ST	Vacant	0	0	not	VACANT	--		18.00	1.0			0.8	14.40	1	0	0	0	1	1
085-233-014	0.09	<0.25	Downtown Medium Density Residential		RM-D	1062 BEACON ST	Vacant	0	0	not	VACANT	--		18.00	1.0			0.8	14.40	1	0	0	0	1	1
085-252-038	0.28	0.25-0.5	Downtown Medium Density Residential		RM-D	317 W 13TH ST	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		18.00	4.0			0.8	14.40	3	0	0	0	3	3
085-186-037	0.08	<0.25	Downtown Low Density Residential		RS-4	403 E 9TH ST	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		0.00	0.0			#DIV/0!	0.00	0	0	0	0	1	1
085-186-034	0.08	<0.25	Downtown Low Density Residential		RS-4	404 E 8TH ST	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		0.00	0.0			#DIV/0!	0.00	0	0	0	0	1	1
085-186-033	0.08	<0.25	Downtown Low Density Residential		RS-4	408 E 8TH ST	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		0.00	0.0			#DIV/0!	0.00	0	0	0	0	1	1
085-186-032	0.08	<0.25	Downtown Low Density Residential		RS-4	412 E 8TH ST	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		0.00	0.0			#DIV/0!	0.00	0	0	0	0	1	1
085-186-038	0.08	<0.25	Downtown Low Density Residential		RS-4	407 E 9TH ST	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		0.00	0.0			#DIV/0!	0.00	0	0	0	0	1	1
085-186-039	0.08	<0.25	Downtown Low Density Residential		RS-4	411 E 9TH ST	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		0.00	0.0			#DIV/0!	0.00	0	0	0	0	1	1
085-186-036	0.08	<0.25	Downtown Low Density Residential		RS-4	399 E 9TH ST	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		0.00	0.0			#DIV/0!	0.00	0	0	0	0	1	1
085-186-035	0.08	<0.25	Downtown Low Density Residential		RS-4	400 E 8TH ST	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		0.00	0.0			#DIV/0!	0.00	0	0	0	0	1	1
086-180-042	0.05	<0.25	Low Density Residential		RS-5	1550 NORTON ST	Vacant	0	0	not	VACANT	--		7.00	0.0			0.8	5.60	1	0	0	0	1	1
073-181-014	0.05	<0.25	Low Density Residential		RS-5	276 DIANE AVE	Vacant Land	0	0	not	VACANT	--		7.00	0.0			0.8	5.60	1	0	0	0	1	1
073-182-005	0.06	<0.25	Low Density Residential		RS-5	257 DIANE AVE	Vacant Land	0	0	not	VACANT	--		7.00	0.0			0.8	5.60	1	0	0	0	1	1
073-181-012	0.07	<0.25	Low Density Residential		RS-5	252 DIANE AVE	Vacant Land	0	0	not	VACANT	--		7.00	0.0			0.8	5.60	1	0	0	0	1	1
086-174-009	0.08	<0.25	Low Density Residential		RS-5	268 E 17TH ST	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	0.0			0.8	5.60	1	0	0	0	1	1
087-124-027	0.08	<0.25	Low Density Residential		RS-5	20 LINSCHEID DR	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	0.0			0.8	5.60	1	0	0	0	1	1
073-104-013	0.11	<0.25	Low Density Residential		RS-5	COLUMBIA ST	Vacant	0	0	not	VACANT	--		7.00	0.0			0.8	5.60	1	0	0	0	1	1
073-071-003	0.11	<0.25	Low Density Residential		RS-5	1136 PINE ST	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	0.0			0.8	5.60	1	0	0	0	1	1
086-123-032	0.12	<0.25	Low Density Residential		RS-5	CORNWALL ST	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	0.0			0.8	5.60	1	0	0	0	1	1
087-195-019	0.13	<0.25	Low Density Residential		RS-5	2111 MARSH AVE	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	0.0			0.8	5.60	1	0	0	0	1	1
073-124-003	0.13	<0.25	Low Density Residential		RS-5	BARRUS AVE	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	0.0			0.8	5.60	1	0	0	0	1	1
087-064-017	0.14	<0.25	Low Density Residential		RS-5	SHERMAN ST	Vacant Land	0	0	not	VACANT	--		7.00	0.0			0.8	5.60	1	0	0	0	1	1
073-181-005	0.15	<0.25	Low Density Residential		RS-5	242 DIANE AVE	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	1.0			0.8	5.60	1	0	0	0	1	1
073-124-016	0.18	<0.25	Low Density Residential		RS-5	565 SCHOOL ST	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	1.0			0.8	5.60	1	0	0	0	1	1
073-083-009	0.19	<0.25	Low Density Residential		RS-5	760 E SANTA FE AVE	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	1.0			0.8	5.60	1	0	0	0	1	1
086-180-029	0.80	0.5-1	Low Density Residential		RS-5	115 SOUTH AVE	Vacant	0	0	not	VACANT	--		7.00	5.0		Y	0.8	5.60	4	0	0	0	4	4

APN	ACRES	SIZE	GENERAL PLAN (2040)	GP_OVLY	ZONING1	ADDRESS	EXISTING USE	EXISTING UNITS	EXISTING SF	PUBLICLY-OWNED	SITE TYPE	PROJECT NAME/SITE NOTES	4th/5th Cycle	Maximum Density	Maximum Units	AB 725 Mod	AB 725 Above Mod	Realistic Capacity Adjustment	Maximum Realistic Density (Density Counted Toward RHNA)	Maximum Realistic Units (Units Counted Toward RHNA)	VERY LOW UNITS	LOW UNITS	MODERATE UNITS	ABOVE MODERATE UNITS	TOTAL UNITS
095-231-002	0.84	0.5-1	Low Density Residential		RS-5	WILLOW PASS RD	Vacant, 2 or More Sites	0	0	not	VACANT	--		7.00	5.0		Y	0.8	5.60	4	0	0	0	4	4
088-092-020	0.19	<0.25	Low Density Residential		RS-6	4125 RAILROAD AVE	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	1.0			0.8	5.60	1	0	0	0	1	1
095-460-001	0.26	0.25-0.5	Low Density Residential		RS-6	874 BIRCHWOOD DR	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	1.0			0.0	0.00	0	0	0	0	1	1
089-261-008	0.31	0.25-0.5	Low Density Residential		RS-6	13 CASTLEWOOD DR	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	2.0			0.8	5.60	1	0	0	0	1	1
087-421-012	0.35	0.25-0.5	Low Density Residential		RS-6	ALTA VISTA CIR	Vacant	0	0	not	VACANT	--		7.00	2.0			0.8	5.60	1	0	0	0	1	1
088-195-002	0.36	0.25-0.5	Low Density Residential		RS-6	3874 HARBOR ST	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	2.0			0.8	5.60	2	0	0	0	2	2
089-261-009	0.37	0.25-0.5	Low Density Residential		RS-6	15 CASTLEWOOD DR	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	2.0			0.8	5.60	2	0	0	0	2	2
089-310-029	0.37	0.25-0.5	Low Density Residential		RS-6	BUCHANAN RD	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	2.0			0.8	5.60	2	0	0	0	2	2
094-040-009	2.37	2-5	Low Density Residential		RS-6	W LELAND RD	Vacant, 2 or More Sites	0	0	not	VACANT	--		7.00	16.0		Y	0.8	5.60	13	0	0	0	13	13
094-160-037	0.13	<0.25	Low Density Residential		RS6-O	LAWLOR CT	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	0.0			0.8	5.60	1	0	0	0	1	1
089-480-036	6.42	5-10	Low Density Residential		RS6-O	4383 GLEN CANYON CIR	Vacant 1 Site (includes PUD sites)	0	0	not	VACANT	--		7.00	44.0		Y	0.8	5.60	35	0	0	0	35	35
074-090-019	25.91	10+	Mixed Use (General)		SPLIT	4401 CENTURY BLVD	Vacant Land	0	0	not	VACANT	--		32.00	829.0	Y	Y	0.5	16.00	414	0	0	207	207	414
093-130-049	2.14	2-5	Very High Density Residential		RVH	1700 W LELAND RD	Urban Acreage, 10A to 40A	0	0	not	VACANT	BART TOD. Site is portion of larger parcel; Program X addresses development during the 6th Cycle.		50.00	107.0			0.8	40.00	85	51	34	0	0	85
091-020-013	41.66	10+	Low Density Residential		HPD	AVILA RD	Urban Acreage, 40A and over	0	0	not	VACANT	Portion of larger parcel. Only portion designated Low DensityResidential included in the inventory.		7.00	291.0		Y	0.8	5.60	233	0	0	0	233	233

Appendix B

Housing Needs and Priorities Survey

Q1 Do you live in Pittsburg?

Answered: 146 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	91.78%	134
No	8.22%	12
TOTAL		146

Q2 How long have you lived in the City?

Answered: 138 Skipped: 8

ANSWER CHOICES	RESPONSES	
0-2 years	10.14%	14
2-5 years	13.04%	18
5-10 years	9.42%	13
10+ years	55.07%	76
Other (please specify)	12.32%	17
TOTAL		138

#	OTHER (PLEASE SPECIFY)	DATE
1	work in Pittsburg	1/24/2023 12:53 PM
2	i don't live here	12/20/2022 12:19 PM
3	I was raised here (est. 1980). I moved away for college. Became homeless after moving back in 2017, been battling homelessness ever since.	12/14/2022 12:36 PM
4	54 years	12/14/2022 10:18 AM
5	Over 50 years	12/2/2022 11:24 AM
6	All my life 66 years	11/30/2022 5:27 PM
7	30	11/27/2022 12:51 PM
8	Inherited a family home here	11/27/2022 5:29 AM
9	23 years	11/26/2022 11:08 PM
10	23 yrs	11/26/2022 3:27 PM
11	28 years	11/21/2022 8:21 AM
12	25 years	11/15/2022 5:22 PM
13	50 yrs	11/11/2022 7:52 PM
14	37 years	11/3/2022 5:38 PM
15	32 years	11/2/2022 3:44 PM
16	23 yrs.	11/1/2022 1:58 PM
17	44 years	11/1/2022 12:23 PM

Q3 What made you decide to live here? (Select all that apply)

Answered: 138 Skipped: 8

ANSWER CHOICES	RESPONSES	
Proximity to job/work	23.91%	33
Quality of housing stock	9.42%	13
Proximity to family and/or friends	30.43%	42
Affordability	50.00%	69
Quality of local school system	5.07%	7
Safety of neighborhood	12.32%	17
City services and programs	4.35%	6
Proximity to shopping and services	5.07%	7
Other (please specify)	31.16%	43
Total Respondents: 138		

#	OTHER (PLEASE SPECIFY)	DATE
1	work in pittsburg	1/24/2023 12:53 PM
2	Community	1/10/2023 2:50 PM
3	My home town	1/4/2023 5:04 PM
4	Was raised here shortly after being born in another city	12/29/2022 9:41 PM
5	Born here and stayed	12/29/2022 3:33 PM
6	Raised here	12/23/2022 8:27 AM
7	Parents migrated here in the early 40’s.	12/20/2022 2:12 PM
8	I came back home, to serve my ancestors.	12/14/2022 12:36 PM
9	I was born here	12/14/2022 10:18 AM
10	Atmosphere water,trails,parks	12/13/2022 5:16 PM
11	The diversity of the community in terms of race, class, and national origin.	12/12/2022 1:51 PM
12	Have been here almost all my life	12/9/2022 5:49 PM
13	Waterfront	12/1/2022 10:53 AM
14	We got a good deal on our house in 2009	11/27/2022 8:57 PM
15	Boating and marina	11/27/2022 6:22 PM
16	The diversity of the community	11/27/2022 3:00 PM
17	Home was passed on to us	11/27/2022 2:55 PM
18	Waterfront	11/27/2022 11:56 AM
19	Proximity to the river and open space in the surrounding hills.	11/27/2022 8:57 AM
20	Good weather	11/27/2022 5:29 AM

21	Waterfront property at a reasonable price	11/26/2022 11:08 PM
22	A boat dock at our townhome.	11/26/2022 5:48 PM
23	accessibility to BART	11/22/2022 7:14 PM
24	Just help the city become nice and safe	11/11/2022 7:15 PM
25	I was born here	11/11/2022 7:12 PM
26	Ethnic diversity of city	11/8/2022 1:52 PM
27	Housing size (5 bedrooms) on BART line	11/7/2022 12:04 PM
28	family	11/6/2022 3:27 AM
29	Raised here	11/4/2022 8:27 PM
30	Born and raised here	11/3/2022 5:38 PM
31	Chose No on Question 1. Still asked me these questions.	11/3/2022 4:47 PM
32	access to Bart Station	11/2/2022 12:35 PM
33	Born here	11/2/2022 8:46 AM
34	marriage	11/2/2022 6:18 AM
35	Bought a new house in ‘09 & at a very great price. This was during the recession	11/2/2022 4:29 AM
36	Moved to low income homes	11/1/2022 9:12 PM
37	Proximity of alternate transportation, bus and bart	11/1/2022 8:16 PM
38	Diversity	11/1/2022 12:55 PM
39	Pittsburg has potential and can be a clean, less crime, and family oriented city.	11/1/2022 12:33 PM
40	My friend purchase a house here	11/1/2022 11:14 AM
41	No choice	11/1/2022 10:28 AM
42	Live with relatives	11/1/2022 10:10 AM
43	I was born here	11/1/2022 10:05 AM

Q4 Do you currently own or rent your home?

Answered: 126 Skipped: 20

ANSWER CHOICES	RESPONSES	
I own my home	72.22%	91
I rent my home	14.29%	18
I live with extended family or with another household	9.52%	12
I rent a room in a home	2.38%	3
I am currently without permanent shelter	1.59%	2
TOTAL		126

Q5 Select the type of housing that best describes your current home.

Answered: 126 Skipped: 20

ANSWER CHOICES	RESPONSES	
Single-family home (detached)	72.22%	91
Duplex/attached home	7.14%	9
Multi-family home (apartment/condominium)	12.70%	16
Accessory Dwelling Unit, granny flat, guest house	0.00%	0
Mobile home	0.79%	1
Currently without permanent shelter	2.38%	3
Other (please specify)	4.76%	6
TOTAL		126

#	OTHER (PLEASE SPECIFY)	DATE
1	House	12/29/2022 9:43 PM
2	I have a safe place through the holidays.	12/14/2022 12:38 PM
3	Townhome	12/1/2022 10:56 AM
4	Townhome	11/26/2022 11:11 PM
5	Townhome at New York Landing	11/26/2022 5:57 PM
6	A family of four in a two bedroom. Married with a son and daughter. Son & Daughter have to share the tiny box. As they call it	11/2/2022 8:50 AM

Q6 How would you rate the physical condition of the residence you live in?

Answered: 126 Skipped: 20

ANSWER CHOICES	RESPONSES	
Sound: Very good to excellent condition and needs minimal repairs	53.17%	67
Minor : Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, missing shingles, etc.)	26.98%	34
Moderate: Needs one modest rehabilitation improvements (e.g., new roof, new wood siding, replacement of stucco, etc.)	7.94%	10
Substantial: Needs two or more major upgrades (e.g., new foundation, roof replacement, new plumbing, new electrical, etc.)	10.32%	13
Dilapidated: Building appears structurally unsound, unfit for human habitation in its current condition, and demolition or major rehabilitation is required	1.59%	2
TOTAL		126

Q7 How satisfied are you with your current housing situation?

Answered: 126 Skipped: 20

ANSWER CHOICES	RESPONSES	
I am very satisfied	49.21%	62
I am somewhat satisfied	28.57%	36
I am somewhat dissatisfied	12.70%	16
I am dissatisfied	4.76%	6
If you answered dissatisfied or somewhat dissatisfied please provide a reason below.	4.76%	6
TOTAL		126

#	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.	DATE
1	2 stories	1/4/2023 5:07 PM
2	It’s not my own place. I’m borrowing space from other people, living in their space, and using their space.	12/14/2022 12:38 PM
3	People litter and dump their trash, including sofas onto the streets. Also, homeless camps are all over the city. I am not proud of the rundown look of the city, over all. It is embarrassing.	11/26/2022 5:57 PM
4	We have an apartment bldg. (3-5 units) being built next door; and, a huge complex being built across the street on W10th. Where are all these people going to park…and how much worse can traffic gridlock possibly get NOW!!!	11/2/2022 3:49 PM
5	We've lived her for sixteen years. Requested a deep clean of this apartment several times. The apartment manager does not take the time to be detailed about their property.	11/2/2022 8:50 AM
6	No renovation has been done, they raise rent, with	11/1/2022 11:18 AM

Q8 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 126 Skipped: 20

ANSWER CHOICES	RESPONSES	
Room addition	8.73%	11
Roofing, painting, and general home repairs	46.83%	59
Accessory dwelling unit	7.94%	10
HVAC, solar, and electrical	23.81%	30
Landscaping	30.95%	39
Does not apply	28.57%	36
Other (please specify)	11.90%	15
Total Respondents: 126		

#	OTHER (PLEASE SPECIFY)	DATE
1	although I rent and this question is not applicable. I would like to point out that I am interested in pursuing a home purchase.	1/10/2023 2:51 PM
2	Parking	12/1/2022 5:59 PM
3	HVAC, insulation	12/1/2022 10:56 AM
4	New kitchen bathroom and flooring	11/27/2022 11:57 AM
5	Deck	11/27/2022 8:03 AM
6	We have totally remodeled our townhome-new flooring throughout, new kitchen with upgraded appliances, painting throughout, new gas fireplace, etc.	11/26/2022 5:57 PM
7	None	11/26/2022 3:29 PM
8	New windows	11/22/2022 7:15 PM
9	move to home ownership	11/6/2022 3:29 AM
10	Interior kitchen and bath remodeling	11/4/2022 4:44 PM
11	Kitchen upgrade	11/2/2022 7:11 PM
12	Backyard landscaping & gazebos	11/2/2022 3:49 PM
13	We've made landscaping, roofing, solar, HVAC, new kitchen, new floors already in last 6 years.	11/1/2022 12:59 PM
14	Bigger lot.	11/1/2022 12:37 PM
15	I rent and floor is falling down.	11/1/2022 10:29 AM

Q9 Which of the following best describes your household type?

Answered: 126 Skipped: 20

ANSWER CHOICES	RESPONSES	
Single person household	13.49%	17
Single parent with children under 18	2.38%	3
Single person living with family	7.94%	10
Single person living with roomates	0.00%	0
Couple	25.40%	32
Couple with children under 18	23.81%	30
Couple living with roommates	3.17%	4
Adult head of household (non-parent) with children under 18	0.00%	0
Multi-generational or extended family household (parents, grandparents, aunts/uncles, children, grandchildren, etc. all under the same roof)	17.46%	22
Other (please specify)	6.35%	8
TOTAL		126

#	OTHER (PLEASE SPECIFY)	DATE
1	Couple with kids over 18	12/19/2022 4:54 PM
2	Family	11/27/2022 8:58 PM
3	Living with my family	11/11/2022 7:15 PM
4	single parent with adult child	11/6/2022 3:29 AM
5	married with children	11/3/2022 4:54 AM
6	Family	11/2/2022 4:30 AM
7	Single parent with children over 18	11/1/2022 10:38 PM
8	Single mom with 2 minor kids	11/1/2022 11:18 AM

Q10 If you wish to own a home in Pittsburg but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

Answered: 104 Skipped: 42

ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range	17.31%	18
I do not currently have the financial resources for an appropriate down payment	15.38%	16
I do not currently have the financial resources for an adequate monthly mortgage payment	12.50%	13
I cannot find a home that suits my living needs (housing size, disability accommodations)	3.85%	4
I cannot currently find a home that suits my quality standards	7.69%	8
I do not currently wish to own a home in Pittsburg	3.85%	4
I already own a home in Pittsburg	71.15%	74
Total Respondents: 104		

Q11 If you wish to rent a home in Pittsburg but do not currently rent one, what issues are preventing you from renting a home at this time? (Select all that apply)

Answered: 95 Skipped: 51

ANSWER CHOICES	RESPONSES	
I cannot find a home within my target rental cost	10.53%	10
I cannot find a home that suits my living needs (housing size, disability accommodations)	5.26%	5
I cannot currently find a home that suits my quality standards	2.11%	2
I do not currently wish to rent a home in Pittsburg	67.37%	64
I already rent a home in Pittsburg	21.05%	20
Total Respondents: 95		

Q12 Do you think that the range of housing options currently available in the City of Pittsburg meets your needs?

Answered: 104 Skipped: 42

ANSWER CHOICES	RESPONSES	
Yes	50.00%	52
No	50.00%	52
TOTAL		104

Q13 Do you think that the range of housing options currently available in the City meet the needs of the community?

Answered: 103 Skipped: 43

ANSWER CHOICES	RESPONSES	
Yes	36.89%	38
No	63.11%	65
TOTAL		103

Q14 What types of housing are most needed in the City of Pittsburg? (Select all that apply)

Answered: 103 Skipped: 43

ANSWER CHOICES	RESPONSES	
Single family, small (less than 1,600 square foot home)	39.81%	41
Single family, medium to large (1,600 square foot home or larger)	44.66%	46
Duplex, Triplex, and Fourplex	21.36%	22
Townhomes or Condominiums (multi-family ownership homes)	22.33%	23
Apartments (multi-family rental homes)	17.48%	18
Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	13.59%	14
Accessory Dwelling Unit	11.65%	12
Other (please specify)	18.45%	19
Total Respondents: 103		

#	OTHER (PLEASE SPECIFY)	DATE
1	The housing type that Pittsburg needs most is housing that is affordable	1/10/2023 2:53 PM
2	Senior communities such as the Brentwood Summerset & Trilogy communities	12/12/2022 1:59 PM
3	Single family homes with sufficient front and backyard space	12/1/2022 8:57 PM
4	grocery stores in old town area	12/1/2022 11:04 AM
5	I don’t think we need more housing as there are tons of apartments within the city, all you need to do is lower the monthly to make it affordable to already those living in Pittsburg.	11/30/2022 8:27 PM
6	None. No more building	11/27/2022 9:04 PM
7	No more housing should be added	11/27/2022 3:00 PM
8	All downtown within walking to grocery stores and BART	11/27/2022 5:34 AM
9	Help with the Homeless.	11/26/2022 8:37 PM
10	homes for those without homes	11/6/2022 3:37 AM
11	Houses spaced further apart from each other	11/3/2022 5:54 PM
12	None	11/3/2022 4:48 PM
13	I believe it has more than enough homes already	11/2/2022 7:19 PM
14	Upgrade homes - we have plenty of first homes but people leave the city to upgrade	11/2/2022 4:15 PM
15	We don't need more housing...how about fixing the roads first!	11/2/2022 4:01 PM
16	Affordable. Income based. Everything else is second.	11/2/2022 8:57 AM
17	None	11/2/2022 4:36 AM
18	Affordable	11/1/2022 7:24 PM
19	We don’t need anymore housing	11/1/2022 10:54 AM

Q15 How important are the following housing priorities to you and your family?

Answered: 103 Skipped: 43

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Housing affordable to working families	78.22% 79	12.87% 13	8.91% 9	0.00% 0	101
Promote sustainable, efficient, and fire-safe housing to address safety, energy, and climate change impacts	70.00% 70	23.00% 23	6.00% 6	1.00% 1	100
Rehabilitate existing housing	69.00% 69	28.00% 28	2.00% 2	1.00% 1	100
Provide housing to meet Pittsburg's social and economic needs, including both existing and future residents, as well as employers	65.35% 66	25.74% 26	6.93% 7	1.98% 2	101
Ensure that children who grow up in Pittsburg can afford to live here	65.35% 66	19.80% 20	12.87% 13	1.98% 2	101
Sustainable, walkable development (housing within walking distance to services, schools, and/or the downtown)	59.80% 61	24.51% 25	13.73% 14	1.96% 2	102
Ensure all persons and households have fair and equitable access to housing and housing opportunities	58.16% 57	32.65% 32	9.18% 9	0.00% 0	98
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	50.00% 50	35.00% 35	9.00% 9	6.00% 6	100
Support fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures	47.52% 48	37.62% 38	10.89% 11	3.96% 4	101
Provide ADA-accessible housing	45.92% 45	38.78% 38	11.22% 11	4.08% 4	98
Create more mixed-use (commercial/office and residential) projects to bring different land uses closer together	40.59% 41	34.65% 35	21.78% 22	2.97% 3	101
Integrate affordable housing throughout the community to create mixed-income neighborhoods	38.24% 39	25.49% 26	32.35% 33	3.92% 4	102
Lease-to-own housing (condominiums, apartments)	36.27% 37	35.29% 36	19.61% 20	8.82% 9	102

Q16 Are there any populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Pittsburg?

Answered: 100 Skipped: 46

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Seniors	57.58% 57	19.19% 19	10.10% 10	13.13% 13	99	1.79
Single Parent Head of Households	56.70% 55	24.74% 24	7.22% 7	11.34% 11	97	1.73
Persons with a disability, including developmental	51.02% 50	29.59% 29	5.10% 5	14.29% 14	98	1.83
Homeless persons or at risk of homelessness	48.48% 48	21.21% 21	17.17% 17	13.13% 13	99	1.95
Large families (5 or more persons)	43.16% 41	33.68% 32	8.42% 8	14.74% 14	95	1.95
Farmworkers	36.08% 35	21.65% 21	18.56% 18	23.71% 23	97	2.30

#	OTHER (PLEASE SPECIFY)	DATE
1	All of these populations are important someone should check the language used in this survey.	1/10/2023 2:53 PM
2	Ask risk youth, domestic violence	12/14/2022 12:48 PM
3	Keep housing balance - Pittsburg cannot absorb all of the lower income housing in the County	12/12/2022 1:59 PM
4	Those Justice impacted Re-entering society	11/22/2022 7:30 PM
5	Hard working tax payers	11/3/2022 5:54 PM
6	Homeless, disability, single parents already have programs established for them. The working married families need a program.	11/2/2022 8:57 AM
7	Regular working employees	11/1/2022 10:34 AM

Q17 What is your race/ethnicity?

Answered: 101 Skipped: 45

ANSWER CHOICES	RESPONSES	
African American	15.84%	16
Asian	7.92%	8
Hispanic	27.72%	28
Native American	1.98%	2
White/Non-Hispanic	25.74%	26
Other (please specify)	20.79%	21
TOTAL		101

#	OTHER (PLEASE SPECIFY)	DATE
1	.	12/1/2022 8:57 PM
2	I identity with all races	11/28/2022 10:51 PM
3	Biracial	11/28/2022 9:31 AM
4	does it matter?	11/27/2022 9:57 PM
5	Does it matter? Why are you asking about race?	11/27/2022 9:04 PM
6	Nunyabusiness	11/27/2022 6:37 PM
7	None of your business	11/26/2022 6:03 PM
8	MIX OF 2 OR MORE RACES	11/8/2022 2:04 PM
9	na	11/6/2022 3:37 AM
10	Na	11/4/2022 8:33 PM
11	Decline to state	11/4/2022 2:13 PM
12	N/A	11/4/2022 2:06 PM
13	Decline	11/4/2022 12:31 PM
14	Human	11/3/2022 5:54 PM
15	Human	11/2/2022 4:01 PM
16	Black	11/2/2022 8:57 AM
17	Native Irish Spanish Cuban	11/2/2022 4:36 AM
18	Not discussing	11/1/2022 9:30 PM
19	Slavic	11/1/2022 3:01 PM
20	Samoan	11/1/2022 10:57 AM
21	Bi-racial	11/1/2022 10:14 AM

Q18 Do any of the following apply to you or someone in your household (check all that apply):

Answered: 89 Skipped: 57

ANSWER CHOICES	RESPONSES	
Ages 55 to 64	23.60%	21
Ages 65 or over	30.34%	27
Large family (5 or more people)	22.47%	20
Farmworker	0.00%	0
A single female head of household with children	14.61%	13
A single male head of household with children	3.37%	3
Children under 18	34.83%	31
Have a developmental disability	4.49%	4
Have a disability (non-developmental)	15.73%	14
Total Respondents: 89		

Q19 What housing challenges have you experienced?

Answered: 98 Skipped: 48

	YES	NO	TOTAL
I am concerned about my rent going up to an amount I can't afford.	29.59% 29	70.41% 69	98
I struggle to pay my rent or mortgage payment.	29.59% 29	70.41% 69	98
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	13.40% 13	86.60% 84	97
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	12.37% 12	87.63% 85	97
I am concerned that I may be evicted.	11.22% 11	88.78% 87	98
I need assistance finding rental housing.	11.34% 11	88.66% 86	97
My home is not big enough for my family or household.	30.21% 29	69.79% 67	96
My home is in poor condition and needs repair.	16.67% 16	83.33% 80	96
There is a lot of crime in my neighborhood.	38.78% 38	61.22% 60	98
I have been discriminated against when trying to rent housing.	2.06% 2	97.94% 95	97
I have been discriminated against when trying to purchase housing.	8.16% 8	91.84% 90	98
I need assistance with understanding my rights related to fair housing.	20.41% 20	79.59% 78	98

Q20 Do you or someone in your family have any of the following specific housing needs? Please check all that apply.

Answered: 33 Skipped: 113

ANSWER CHOICES	RESPONSES	
Senior independent living (senior single family community or senior apartments)	48.48%	16
Independent living for someone with a disability	33.33%	11
Assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	21.21%	7
Assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	6.06%	2
Emergency shelter	9.09%	3
Supportive or transitional housing that provides services and support to avoid homelessness	12.12%	4
Supportive services to find and obtain housing.	27.27%	9
Daily living assistance and services to be able to live independently.	21.21%	7
Total Respondents: 33		

Q21 Have encountered discrimination or other issues that have affected your ability to live in safe, decent housing of your choice? If so, please explain any discrimination or fair housing issues you have encountered.

Answered: 101 Skipped: 45

ANSWER CHOICES	RESPONSES	
No	97.03%	98
Yes (please specify)	2.97%	3
TOTAL		101

#	YES (PLEASE SPECIFY)	DATE
1	Bank did not want to give lian to single woman. Told me to come back when U was married, it takes two incomes they said.	11/29/2022 5:58 AM
2	Hate crime	11/1/2022 10:12 PM
3	Frustrating that I cannot access certain loans because I’m not a person of color even though I’m a regular blue collar worker as well.	11/1/2022 10:34 AM

Q22 Multifamily. Looking at the map above, please identify your preference for new multifamily housing development in each area.

Answered: 84 Skipped: 62

	STRONGLY PREFER	PREFER	NEUTRAL	DO NOT PREFER	STRONGLY DO NOT PREFER	TOTAL	WEIGHTED AVERAGE
1	25.30% 21	12.05% 10	22.89% 19	14.46% 12	25.30% 21	83	-0.05
2	17.28% 14	14.81% 12	24.69% 20	12.35% 10	30.86% 25	81	-0.49
3	21.43% 18	16.67% 14	23.81% 20	13.10% 11	25.00% 21	84	-0.07
4	12.35% 10	14.81% 12	28.40% 23	17.28% 14	27.16% 22	81	-0.64
5	16.46% 13	12.66% 10	24.05% 19	18.99% 15	27.85% 22	79	-0.58
6	17.72% 14	16.46% 13	24.05% 19	15.19% 12	26.58% 21	79	-0.33
7	13.92% 11	13.92% 11	30.38% 24	16.46% 13	25.32% 20	79	-0.51
8	12.82% 10	16.67% 13	32.05% 25	16.67% 13	21.79% 17	78	-0.36
9	10.13% 8	18.99% 15	31.65% 25	13.92% 11	25.32% 20	79	-0.51
10	13.75% 11	16.25% 13	30.00% 24	16.25% 13	23.75% 19	80	-0.40
11	13.75% 11	15.00% 12	28.75% 23	16.25% 13	26.25% 21	80	-0.53
12	15.19% 12	15.19% 12	30.38% 24	12.66% 10	26.58% 21	79	-0.41
13	16.25% 13	18.75% 15	25.00% 20	13.75% 11	26.25% 21	80	-0.30
14	17.72% 14	16.46% 13	24.05% 19	13.92% 11	27.85% 22	79	-0.35

Q23 Mixed Use. Looking at the map above, please identify your preference for new mixed use development in each area.

Answered: 80 Skipped: 66

	STRONGLY PREFER	PREFER	NEUTRAL	DO NOT PREFER	STRONGLY DO NOT PREFER	TOTAL	WEIGHTED AVERAGE
1	22.08% 17	19.48% 15	31.17% 24	7.79% 6	19.48% 15	77	0.34
2	16.88% 13	22.08% 17	32.47% 25	9.09% 7	19.48% 15	77	0.16
3	19.23% 15	25.64% 20	30.77% 24	3.85% 3	20.51% 16	78	0.38
4	12.00% 9	14.67% 11	44.00% 33	10.67% 8	18.67% 14	75	-0.19
5	14.47% 11	10.53% 8	43.42% 33	11.84% 9	19.74% 15	76	-0.24
6	13.33% 10	14.67% 11	41.33% 31	10.67% 8	20.00% 15	75	-0.19
7	14.67% 11	13.33% 10	38.67% 29	14.67% 11	18.67% 14	75	-0.19
8	13.51% 10	13.51% 10	43.24% 32	12.16% 9	17.57% 13	74	-0.14
9	10.81% 8	18.92% 14	40.54% 30	12.16% 9	17.57% 13	74	-0.14
10	14.47% 11	11.84% 9	42.11% 32	13.16% 10	18.42% 14	76	-0.18
11	14.67% 11	13.33% 10	40.00% 30	13.33% 10	18.67% 14	75	-0.16
12	13.51% 10	14.86% 11	39.19% 29	14.86% 11	17.57% 13	74	-0.16
13	13.70% 10	12.33% 9	41.10% 30	13.70% 10	19.18% 14	73	-0.25
14	17.57% 13	13.51% 10	37.84% 28	12.16% 9	18.92% 14	74	-0.03

Q24 Single Family. Looking at the map above, please identify your preference for new single family housing in each area.

Answered: 80 Skipped: 66

	STRONGLY PREFER	PREFER	NEUTRAL	DO NOT PREFER	STRONGLY DO NOT PREFER	TOTAL	WEIGHTED AVERAGE
1	23.38% 18	18.18% 14	28.57% 22	11.69% 9	18.18% 14	77	0.34
2	19.74% 15	15.79% 12	32.89% 25	13.16% 10	18.42% 14	76	0.11
3	22.08% 17	16.88% 13	28.57% 22	12.99% 10	19.48% 15	77	0.18
4	14.86% 11	16.22% 12	35.14% 26	16.22% 12	17.57% 13	74	-0.11
5	18.42% 14	13.16% 10	34.21% 26	15.79% 12	18.42% 14	76	-0.05
6	13.51% 10	16.22% 12	36.49% 27	13.51% 10	20.27% 15	74	-0.22
7	14.86% 11	12.16% 9	33.78% 25	20.27% 15	18.92% 14	74	-0.32
8	10.81% 8	14.86% 11	35.14% 26	20.27% 15	18.92% 14	74	-0.43
9	10.96% 8	16.44% 12	38.36% 28	16.44% 12	17.81% 13	73	-0.27
10	9.46% 7	16.22% 12	39.19% 29	16.22% 12	18.92% 14	74	-0.38
11	10.96% 8	19.18% 14	31.51% 23	17.81% 13	20.55% 15	73	-0.36
12	13.33% 10	20.00% 15	34.67% 26	10.67% 8	21.33% 16	75	-0.13
13	12.33% 9	19.18% 14	31.51% 23	16.44% 12	20.55% 15	73	-0.27
14	14.86% 11	20.27% 15	29.73% 22	13.51% 10	21.62% 16	74	-0.14

Q25 Are there other housing types needed in specific areas of the City? Please describe.

Answered: 38 Skipped: 108

#	RESPONSES	DATE
1	Why is the Area in 16 purposely left off the preference selection?	1/10/2023 2:57 PM
2	Housing for young adults transitional age 18 to 25	12/15/2022 4:22 PM
3	Housing near the non-existent supermarkets and bakeries that we don't have.	12/12/2022 2:14 PM
4	Need a major grocery store or Trader Joe's in old town for walkable shopping	12/1/2022 11:20 AM
5	There are no housing shortage in Pittsburg, we have tons of apartments already. In two years, we will be worst than Oakland. Stop building apartments and prioritize how to level up the quality of life here in Pittsburg. More is not always good. Less is more. Pay attention to the City Parks and other stuff that needs upgrade. Greediness will pull this City down. You have to put limit and admit that this City cannot please accomodate all housing needs esp if you're opening it onky for those that are living outside Pittsburg. We are in better condition right now, but if the city is overcrowded and over populated, our crime rates will go up and ranking will be bottom, probably will be worst than Oakland or Antioch. I'm sure other citizens have the same sentiments as mine.	11/30/2022 8:37 PM
6	More high density and section 8 is needed for low-income families. The current options are too limited, and the waitlist is absurdly long.	11/29/2022 4:25 PM
7	Tiny homes	11/29/2022 10:22 AM
8	Habitat for Humanity homeownership opportunity, 10th street would be a good area. Tiny houses San Marco area.	11/29/2022 6:18 AM
9	Luxury gated master planned community on the waterfront	11/28/2022 10:58 PM
10	No.	11/27/2022 9:06 PM
11	Keep the city borders as high density areas. Develop waterfront as high end, as it's a priceless gem in need of polishing	11/27/2022 6:48 PM
12	Generally clean up the City including existing poor quality and poorly maintained existing housing.	11/27/2022 3:13 PM
13	The city should not build any additional housing.	11/27/2022 3:01 PM
14	Perhaps ADUs	11/27/2022 9:20 AM
15	Until the infrastructure can be improved, development of areas south of Highway 4 should be limited. Specifically due to the lack of north-south and east/west roads traversing the town. Traffic is a cluster fuck during commute hours on all major roads traversing the town!!!	11/27/2022 8:18 AM
16	Please stop building single family housing tracts in the beautiful hills of Pittsburg. Instead, encourage purchase and renovation of existing neighborhoods (such as the East and West side) and provide loans to do so. Encourage current single family home owners to convert detached garages on their property into a studio or granny unit to rent. Make it easy for home owners to do so. Build apartment housing downtown so people can walk to services. Create a downtown atmosphere where people want to be, shop, explore, eat, drink coffee, enjoy the waterfront, live, and spend time. Talk to the city of Walnut Creek and the cities in the Silicon Valley and find out how they did it. There is enormous potential here and a clean slate.	11/27/2022 6:01 AM
17	Considering Area 1, a mixture of single family homes, parks, water access, docks and a very limited number of rental units, but more home owned condominiums and townhomes. I have heard you are planning three, apartment units with each unit having 1000 units per apartment buildings. Do this would flood the area with too many people in the area which would create	11/26/2022 6:17 PM

	even more traffic congestion. If this happens, the area will not improve the property values around the area. My husband and I will most definitely sell our home.	
18	No more housing	11/15/2022 5:28 PM
19	N/A	11/11/2022 8:09 PM
20	No	11/11/2022 7:25 PM
21	Commercial in San Marco area.	11/7/2022 12:23 PM
22	Na	11/4/2022 8:38 PM
23	More code enforcement/better response to noise issues	11/4/2022 5:57 PM
24	Get rid of the encampments. Get more businesses downtown	11/4/2022 12:35 PM
25	No additional housing is needed. More commercial is needed.	11/3/2022 4:50 PM
26	No	11/3/2022 1:53 PM
27	actual homes not apartments	11/3/2022 6:11 AM
28	I suggest you consider the traffic situation prior to building more homes.	11/2/2022 7:26 PM
29	If we ever have a major disaster here, there's no way we'll be able to evacuate. The freeways will NOT accommodate any more traffic and the side streets are already a wreck! Fix THAT first! Then let's talk about more housing!	11/2/2022 4:05 PM
30	Maintenance. Clean up. Think about Walnut Creek. San Ramon. Pleasant Hill. Pacheco. All clean washed down sprayed cities. They clean before they build. Who is tending to these fires? My apartment is clean and repainted and beautiful on the outside. They have refused to deep clean this complex on several occasions. Then the property manager had audacity to have an apartment makeover contest for one winner! The property manager has to be better than this half effort.	11/2/2022 9:05 AM
31	Before housing, please make more lanes on freeway and more lanes on major roads	11/1/2022 10:14 PM
32	No	11/1/2022 8:31 PM
33	More shops, restaurants and condominiums along the waterfront	11/1/2022 2:32 PM
34	Houses with big lots.	11/1/2022 1:07 PM
35	No	11/1/2022 11:25 AM
36	Single family homes that are under $300,000 in liveable condition.	11/1/2022 10:42 AM
37	nothing	11/1/2022 10:25 AM
38	Affordable Childcare	10/30/2022 3:22 PM

Q26 Housing Rehabilitation. Looking at the map above, please identify areas in need of housing rehabilitation.

Answered: 61 Skipped: 85

	SIGNIFICANT REHABILITATION: SOME OR ALL HOUSING IN THIS AREA IS IN DISREPAIR OR UNSAFE.	MODERATE REHABILITATION: SOME HOUSING IN THIS AREA IS IN DISREPAIR.	MINOR REHABILITATION: MINOR REPAIRS, BUT HOUSING IS GENERALLY IN GOOD CONDITION.	NO REHABILITATION: HOUSING IS IN GOOD CONDITION.	(NO LABEL)	TOTAL	WEIGHTED AVERAGE
1	35.71% 20	23.21% 13	12.50% 7	12.50% 7	16.07% 9	56	2.02
2	41.38% 24	24.14% 14	12.07% 7	6.90% 4	15.52% 9	58	2.26
3	30.91% 17	25.45% 14	18.18% 10	9.09% 5	16.36% 9	55	1.93
4	29.09% 16	25.45% 14	18.18% 10	9.09% 5	18.18% 10	55	1.85
5	32.20% 19	32.20% 19	11.86% 7	8.47% 5	15.25% 9	59	2.05
6	33.33% 19	22.81% 13	15.79% 9	8.77% 5	19.30% 11	57	1.95
7	29.63% 16	18.52% 10	14.81% 8	11.11% 6	25.93% 14	54	1.70
8	25.93% 14	22.22% 12	16.67% 9	9.26% 5	25.93% 14	54	1.65
9	22.22% 12	20.37% 11	20.37% 11	9.26% 5	27.78% 15	54	1.50
10	15.09% 8	24.53% 13	22.64% 12	13.21% 7	24.53% 13	53	1.32
11	9.26% 5	22.22% 12	27.78% 15	12.96% 7	27.78% 15	54	1.09
12	15.38% 8	9.62% 5	30.77% 16	13.46% 7	30.77% 16	52	1.12
13	14.29% 7	10.20% 5	26.53% 13	14.29% 7	34.69% 17	49	1.04
14	13.73% 7	19.61% 10	23.53% 12	13.73% 7	29.41% 15	51	1.18

Q27 Community Investment. Looking at the map above, please identify areas in need of improved access to jobs, services, education, or recreation.

Answered: 55 Skipped: 91

	JOBS: IMPROVE TRANSIT	JOBS: ADDITIONAL EMPLOYEE-GENERATING DEVELOPMENT (COMMERCIAL, OFFICES, RESEARCH/TECHNOLOGY, ETC.)	SERVICES: INCREASE ACCESS TO HEALTHCARE	SERVICES: INCREASE ACCESS TO DAILY LIVING SERVICES (GROCERY, BANKING, ETC.)	EDUCATION: INCREASE ACCESS TO SCHOOLS	RECREATION: INCREASE ACCESS TO PARKS, RECREATION FACILITIES, AND OPEN SPACE	TOTAL
1	23.53% 12	15.69% 8	7.84% 4	27.45% 14	9.80% 5	15.69% 8	51
2	21.28% 10	21.28% 10	4.26% 2	38.30% 18	6.38% 3	8.51% 4	47
3	25.00% 12	18.75% 9	6.25% 3	33.33% 16	8.33% 4	8.33% 4	48
4	27.27% 12	20.45% 9	2.27% 1	22.73% 10	11.36% 5	15.91% 7	44
5	31.82% 14	18.18% 8	2.27% 1	22.73% 10	11.36% 5	13.64% 6	44
6	34.09% 15	18.18% 8	0.00% 0	25.00% 11	6.82% 3	15.91% 7	44
7	27.50% 11	25.00% 10	0.00% 0	20.00% 8	12.50% 5	15.00% 6	40
8	31.71% 13	26.83% 11	2.44% 1	19.51% 8	9.76% 4	9.76% 4	41
9	29.27% 12	24.39% 10	2.44% 1	19.51% 8	9.76% 4	14.63% 6	41
10	21.95% 9	24.39% 10	2.44% 1	21.95% 9	14.63% 6	14.63% 6	41
11	21.43% 9	23.81% 10	4.76% 2	19.05% 8	14.29% 6	16.67% 7	42
12	25.58% 11	20.93% 9	0.00% 0	27.91% 12	6.98% 3	18.60% 8	43
13	22.73% 10	22.73% 10	2.27% 1	25.00% 11	9.09% 4	18.18% 8	44
14	24.44% 11	20.00% 9	4.44% 2	22.22% 10	8.89% 4	20.00% 9	45

Q28 What age range most accurately describes you?

Answered: 70 Skipped: 76

ANSWER CHOICES	RESPONSES	
0-17 years old	0.00%	0
18-23 years old	0.00%	0
24-39 years old	28.57%	20
40-55 years old	35.71%	25
56-74 years old	27.14%	19
75+ years old	8.57%	6
TOTAL		70

Q29 Please describe any additional housing comments or concerns you would like to share with the City.

Answered: 45 Skipped: 101

#	RESPONSES	DATE
1	Survey too long and hard to maneuver	1/4/2023 5:26 PM
2	More housing for a transitional age youth	12/15/2022 4:24 PM
3	Recent southside apartment complexes on Loveridge & Railroad are too large - open space must be incorporated. Railroad project is on the street, no setback -- bad design. Try to keep Pitt from being Antioch!!!	12/12/2022 2:32 PM
4	Clean up debris around the city due to homeless encampments and ensure homeless are not allowed to camp within city limits.	12/1/2022 9:10 PM
5	Parking is a big issue in neighborhoods. I think single family owners should have at least 1 priority parking in front of their home on public streets by way of permits. Also public streets should have painted white triangles to even parking spaces so cars can park in 1 space rather than taking up 2 parking spaces. PARKING IS AN ISSUE IN THE TRIDENT AREA of Pittsburg.	12/1/2022 6:24 PM
6	Need better walkable/biking/ dog parks areas in old town also more frequent buses to Bart Pittsburg Center station, since there is no parking.	12/1/2022 11:28 AM
7	Pittsburg is losing a lot of businesses for everyday living. Areas have become unsafe day and nite cars are being stolen damaged in front of residents homes. Residents are taking their business such as shopping for food clothes and whatever else out to Brentwood and Clayton area. Pittsburg keeps building homes as we keep losing stores. In my opinion it was once a great city but not any more. Sorry to say.	12/1/2022 12:22 AM
8	Stop Building and Start prioritizing to beautify this City. Our small town have tons of potential but adding more housing will bring this city down. Our streets are small to accommodate all these apartments, no decent groceries, very-very limited high school, limited bank, park is super ugly. I just wish the City is concerned of the quality of life that this small town can offer. Stop inviting residents outside of Pittsburg. Let’s utilize and beautify Pittsburg and make it known to other big cities.	11/30/2022 8:47 PM
9	Highway 4 has failed in supporting the traffic. The freeway must be expanded or there must be other roads that can carry traffic over the hill to concord	11/30/2022 12:02 PM
10	Provide more affordable housing for folks with regular jobs. I have no issue personally, but my younger sibling wanted to move here; however, he cannot afford it.	11/29/2022 4:26 PM
11	I think there should be ways to help stabilize housing issues. Before we go under. Help with repairs.	11/29/2022 10:29 AM
12	We don’t need anymore housing. We need better roads and another high school.	11/27/2022 9:10 PM
13	Develop the hidden gem, the waterfront and marina as high end development to attract money. Don’t waste prime waterfront on commercial, industrial or low income.	11/27/2022 7:12 PM
14	Pittsburg is generally sub-standard in terms of housing and cleanliness. Much of the city's older sections are run down and trashy.	11/27/2022 3:19 PM
15	Maintain green hills provide adequate green space in new developments. Link city with trails and bike lanes	11/27/2022 9:28 AM
16	Redevelop the former golf course site as a huge recreational park to include bocce ball, softball, baseball, soccer, pickle ball, basketball areas, walking trails, bbq picnic areas, etc. This area could be a crown jewel for Pittsburg!!!	11/27/2022 8:27 AM
17	Downtown Pittsburg has amazing potential. North Bay, South Bay and the city can no longer	11/27/2022 6:16 AM

	expand and develop. People want space and they are moving to the east bay. Many people want a backyard and a home office now and are leaving the city and coming east. What can the city do to accommodate them other than build executive housing developments? They are working elsewhere and shopping in other cities because they have no services here. Walnut Creek brought in Nordstrom when the downtown was boarded up and changed the entire face of WC. What can the city of Pittsburg do to attract a major retailer or a company that provides jobs to the downtown area to create what Silicon Valley has done? Think big picture and out of the box and create a turn-around situation with a strategy. Once you decide who you are and what you want to be, then you can move forward. But first you have to decide who you are and what you want to be before you can reinvent yourselves.	
18	10th Street will need widening if approximately 2000 housing units will be built at the site of the decommissioned power plant. Traffic is already a serious issue. Adding housing requires traffic flow be addressed early in the process.	11/26/2022 11:40 PM
19	The survey was long and tedious. Basically, almost everywhere in Pittsburg needs updating and repairs. People who repair their cars on their lawns or crowd them in the streets detract from a pleasing view and lower property values. Additionally, the trash and illegal dumping further lowers one's desire to live in this community. The downtown is basically dead and I was disheartened to see that the newest business downtown is a tattoo parlor.	11/26/2022 6:26 PM
20	Too Many People. No more housing needed	11/15/2022 5:29 PM
21	We need more grocery, gas stations & retail in San Marco area.	11/13/2022 6:33 PM
22	N/A	11/11/2022 8:15 PM
23	None	11/11/2022 7:26 PM
24	San Marco needs commercial (new grocery store, restaurants, businesses) Down toward bay point needs significant beautification and updating (unsafe and rundown). And the plans to revitalize downtown pittsburg should be looked into again.	11/7/2022 12:31 PM
25	More transparency with police responses (helicopters flying at night, nothing on the news the next morning)	11/4/2022 6:00 PM
26	I recently moved to Pittsburg from Concord a few months ago. I wish there was more recreation such as parks, community activities and classes. I really, really wish downtown was more developed (more businesses, shopping and restaurants) and that stores would stay open longer especially on the weekends. Also public transit needs real improvement! Tri Delta doesn't run often enough to get from residential areas to other areas of the city quickly. It deters me from using the bus and I wish I could, especially in the mornings to Bart. I would love to support my new city by shopping local/downtown but the options don't exist right now.	11/4/2022 5:10 PM
27	We need to clean up these existing neighborhoods and create housing and businesses that will drive out crime and homelessness so that Pittsburg can be a place of safety and community for residents.	11/4/2022 2:22 PM
28	Please invest In businesses that will occupy downtown Pittsburg. It's beautiful downtown and with some clean up and great restaurants and shops could be a nice attraction in the Bay Area. I'd love to see every storefront downtown filled	11/4/2022 12:39 PM
29	stop making apartments make houses	11/3/2022 6:14 AM
30	We've got too many old, empty buildings and too many homeless living in cars on our streets.	11/2/2022 4:21 PM
31	Fix the current infrastructure before building any new homes, apartments, etc. Our roads & highways cannot accommodate any more traffic…it's bordering on "gridlock" now!	11/2/2022 4:11 PM
32	Too many new homes being built, having huge traffic impact near San Marco and Leland, especially weekday mornings. Not enough amenities on West side of town, for new home owners (high taxes, no benefits). All development focus appears to be on downtown, Railroad in particular as a result traffic on Railroad is atrocious. I'm in Vista Del Mar and have received empty promises since 2014.	11/2/2022 1:23 PM
33	Out of the east bay, our city takes on more affordable housing needs than any other city, we can't be the only solution to the housing crisis, the region needs to consider their fair share. We are one of the most affordable cities and there should be more choices, people should be able to find affordable housing in Walnut Creek and Clayton, like they can here at Pittsburg.	11/2/2022 12:36 PM

	We can’t go at this alone, we need the other cities to contribute to an affordable housing inventory for the region.	
34	Pittsburg is and always has been revolutionary beautiful. Go to the Marina and there's excellence but the City won't give it new pavement for some reason. New pavement goes along way. The apartment complex across from City park hasn't had pavement at all I'll never understand how or why. I would like to see more beautification decisions being made on both the inside and out. New homes do not bring the sense of community. Alturas Blvd for example. Who made the decision to put them beautiful homes in the middle of the ghetto! Who made that decision and said yes. They didn't decide to beautify what's already there. They decided to let us know what could be available to you if you have more money. The Seeno family shows us with every new development that humanitarian effort to them is new money. Please take care of Pittsburg. We have come a long way from drugs and train tracks. From homelessness to permanent housing. Let's keep it going without the need for new housing developments unless they will be affordable. I have so much to say bc I've seen what better decisions look like.	11/2/2022 9:21 AM
35	We don’t need any more hoisin until the City improves the flow of traffic, improve Buchanan Rd (it’s a speedway) build another high school	11/2/2022 4:43 AM
36	Please get more lanes on both city roads and freeway before expanding housing	11/1/2022 10:17 PM
37	Parking in neighborhoods is becoming more of an issue. Lots of homes are renting out rooms creating more cars on the streets looking for parking that doesn’t exist. Most of the newer apartments don’t have enough parking for the tenants which also spill over to the surrounding neighborhoods and compete for those same spots with the houses.	11/1/2022 8:43 PM
38	Better grocery shopping and restaurants.	11/1/2022 3:50 PM
39	Too much traffic on Buchanan and Railroad. Desperately need a grocery store where Staley’s used to be or in that vicinity. Expand the waterfront to have more shops, restaurants and condos to turn into more of a tourist destination. More higher end dining, less fast food dining. More activities for kids. Liter clean up is desperately needed. I love this city and for the most part I think the city does a good job keeping up.	11/1/2022 2:51 PM
40	Pittsburg needs homes with bigger lots and have more shopping centers or mall to buy clothing needs for our families.	11/1/2022 1:15 PM
41	Rent raise	11/1/2022 11:27 AM
42	We need a grocery store where Riley’s used to be. Like a Trader Joe’s. Not a low end grocery like FoodCo which attracts criminals.	11/1/2022 11:03 AM
43	It’s too expensive to live in Pittsburg for what is available for jobs, groceries and recreational areas.	11/1/2022 10:46 AM
44	Build more quality small businesses and quality stores. More farmers markets in other neighborhoods. Would like more bicycle friendly	10/30/2022 3:25 PM
45	Somewhere close safe and affordable low income or section 8	10/28/2022 5:59 PM

Q30 If you would like to be added to the City's contact list for the Housing Element Update, please enter your contact information below. Note: This information will be kept separate from the remainder of the survey responses in order to ensure responses are published anonymously.

Answered: 31 Skipped: 115

Responses to Question 30 are removed from pages 34 to 36 for the privacy of respondents.

Appendix C

Response to Comments on the Draft Housing Element

COMMENTER	#	SUMMARY OF COMMENTS	RESPONSE TO COMMENTS
Nancy Parent	1.01	Commenter notes: Policy H-1.6 - This includes the term "female headed household" that assumes they are "disabled" and implies that a single male heading a house. It should read single head of household cannot be disabled.	This comment is noted. The sentence," Facilitate the development of affordable housing and special needs housing, including seniors, disabled, developmentally disabled, large families, female-headed households, transition age youth, seasonal and temporary workers, and homeless, through regulatory incentives and concessions, and available financial assistance," lists the individual special needs groups, which are not exclusive – meaning that persons may belong to more than one special needs group. This does not mean that "female-headed households" and "disabled" are one and the same.
	1.02	Commenter notes: Program Page HBR 9 – It is not clear to a layperson what a long term affordable housing agreement means or may include.	This comment is noted. A long term affordable housing agreement is typically an agreement between the city and a developer guaranteeing the affordability of rental or ownership units for a specified amount of time.
Bruce "Ole" Ohlson/Bike East Bay	2.01	Commenter notes: The objective of my input is to start people thinking about how we can inexpensively add housing to the City's housing stock. Do not build any housing at any elevation that is lower than what will probably be 10-feet above the potential sea level if every ounce of ice in the entire world melts.	This comment is noted.
	2.02	Commenter notes: Include spaces to park bicycles in every new single-family house. This square footage should be in addition to the square footage that is the standard area for the parking of the car(s) in the garage. Include space for two bicycles for each bedroom of the house. Electricity must be provided in the bicycle parking area so that electric bicycles and scooters can be charged. Secure parking spaces must be provided for bicycles in multi-family housing buildings. Provide two parking places for each bedroom. Each parking area must be provided with a source of electricity for the charging of electric bikes and scooters. If there is not an elevator, these bicycle parking spaces must be on the ground floor so that a (heavy)	This comment is noted. Program 15 includes amendments to the Zoning Ordinance to address various recent changes to State law and create consistency with the Housing Element. Inclusive of these amendments are Design Standards, which include development standards, including but not limited to bicycle parking.

		electric bicycle need not be carried up one or more flights of stairs to the individual's housing unit.	
	2.03	Commenter notes: Include a 50-Amp outlet for the charging of an electric car for EACH covered or indoor car-parking place that is provided for each residential unit. These outlets can be lockable or switchable so that the power is not stolen by others who are not being billed for this power.	This comment is noted. A variety of options for electric vehicle (EV) charging infrastructure exist, thereby creating a multifaceted infrastructure procurement process. Program 19 is added to the Housing Element to ensure that new residential development includes access to EV charging that meets or exceeds State requirements.
	2.04	Commenter notes: Provide space for off-street parking of an RV next to each single-family house that we build. This space should be about 12- or 14-feet wide by about 45-feet long or as long as possible given the size of the lot. At the appropriate place on this off-street parking place, include an entry-point to the house's sewer system, a 50-Amp electric receptacle, and a hose bib for water. Each of these spaces can be used to park a motorhome or trailer and can be used at some time in the future for housing of a relative or rented out to for space for housing. These parking places are VERY inexpensive to provide when the house is being built, and will DOUBLE the capacity of the house/lot when it comes to providing housing for people. (Note: RVs range in cost new from under $40,000 to over $500,000.) The beauty of including these parking spaces is that the housing space (ADU) is not built at the time that the house is built, so the cost of the original house (and concomitant mortgage) is lower, yet the housing space can be easily added at some point in the future just by backing in the motorhome.	This comment is noted. It would constrain single family development for the City to require an off-street RV space for every single family home as that would constrain small lot single family development. The City, however, provides capacity for smaller housing units through accommodating ADUs and JADUs.
	2.05	Commenter notes: It is not the task of the City to provide free, on-street parking for private automobiles in front of each house.	This comment is noted.
	2.06	Commenter notes: Include paved walking and bicycling paths throughout housing developments. Connect these paths to existing paths throughout the City. Concentrate these walking and bicycling paths especially in the vicinity of schools. Any arterial or collector streets that are built as part of a housing development must include bicycle lanes.	This comment is noted. New development will be required to be consistent with provisions of the City's General Plan. Pedestrian and bicycle paths, including connectivity between residential development, schools, and other destinations, is addressed in the Transportation Element. Pittsburg's roadway system is depicted in Figure 7-1 of the Transportation

			Element. Roadway cross sections, including paved sidewalks, are shown in the Urban Design Element. Existing and proposed bicycle facilities are shown the Figure 7-4 of the General Plan's Transportation Element. As part of the General Plan Update that is underway, the City is increasing emphasis on multi-modal transportation and complete streets that serve all users, including pedestrians and cyclists.
	2.07	Commenter notes: Encourage state decision-makers to require well-to-do communities (Lafayette, Blackhawk, and Orinda spring to mind) to provide their fair share of RHNA numbers and to actually build housing to meet them. My bad attitude is hanging out when I say that we do not have a shortage of housing or public streets; the problem is that we have too many people. I had high hopes that the pandemic would reduce the population of the world by four or five billion. Alas, the pandemic didn't pan out. Oh well. Better luck next time.	This comment is noted. As part of the assignment of regional housing needs units to individual communities, the Association of Bay Area Governments Final Regional Housing Needs Allocation (RHNA) Plan included factors that addressed access to opportunity (high resource areas received more units) and social equity ((areas identified as exhibiting above-average racial and economic exclusion receive an allocation of lower-income units that is at least proportional to its share of households) .
William Goodwin	3.01	Commenter notes: Introduction - I appreciate the Background Report providing information regarding the City's population, household data, and housing characteristics. However, I also expected to find the History of the City of Pittsburg, including Exclusionary Housing Policies of the past that contributed to concentrated areas of Low-Income Housing such as Redlining, and the Emphasis on the development of Single-Family Dwellings.	This comment is noted. Chapter 5, Affirmatively Furthering Fair Housing Analysis, of the Background Report addresses racial and socioeconomic characteristics, including areas of concentration and contributing factors. This chapter is updated to include historical information, including redlining and exclusionary housing practices.
	3.02	Commenter notes: Goals and Policies > Housing Diversity > Policy H-1.4: I believe we should encourage construction of ***All Housing Types*** in the Southern Foothills, Downtown, along the Waterfront etc. Not just moderate to high end housing. The language in this policy almost completely **contradicts the next Policy H-1. We should be using language that specifically affirmatively furthers fair housing**.	This comment is noted. Not every subarea is able to support every housing type; however, all subareas include multiple housing types. Further, Policy H-1.4 encourages construction of various densities in various subareas and Policy H-1.5 supports construction of multi-family and mixed-use housing near transit, arterials, shopping, and public services. The two referenced policies do not contradict one another. Actions to affirmatively further fair housing is identified in the AFFH analysis located in the HE's Background Report.
	3.03	Commenter notes:	This comment is noted. Information regarding redlining data has been added to Chapter 5 of the Background Report. As discussed in the Background Report Chapter 5, the City does not have any Racially

		Housing Programs > Housing Diversity > Program 2: Inclusionary Housing: Here is where the History of City becomes essential. How will the City identify areas of the city where Affordable Housing has been excluded? Residents of the City should be informed of where we have been to see where we are going.	Concentrated Areas of Affluence and a review of areas by income does not identify any areas where affordable housing has been excluded. Rather, the City demonstrates a high degree of diversity (Background Report Figures 8, 9, and 10. Further, Chapter 5 addresses patterns of isolation and segregation, including those affecting female-headed households, senior households, and households with a disabled member.
	3.04	Commenter notes: Housing Programs > Housing Diversity > Program 5: Above-Moderate Income Housing Opportunities *"The City shall support the development of moderate- and above moderate-income move-up housing within the existing City limits such as high-end condominiums, townhouses, and single-family units with premium views and amenities. In order to avoid concentrations of lower income communities, the City will also support a range of income levels in affordable housing projects."* Reviewing the RNHA Data shows that the preponderance of Above-Moderate housing developed by the City in the 5th of the City of Pittsburg's Housing Element's under this program hasn't really given the City the "additional economic activity" as the City thought. It can be argued that this policy furthered the suffering of Very Low-Income families, as very few extremely low and very low housing units were developed. And as a result, 81% of Extremely Low Income families are rent burdened.	This comment is noted; however, to provide additional housing choice and opportunities, the City supports development of moderate- and above-moderate income housing not in lieu of, but *in addition to,* very low-income housing. The Housing Plan includes programs to promote affordable housing and programs to expand opportunities for extremely low income households.
	3.05	Commenter notes: Housing Programs > Housing Diversity > Program 6: Transit-Oriented Housing The only Priority Development Areas (PDAs) mentioned in this program is the Pittsburg/Bay Point BART. What plans does the City have to develop the land surrounding the Pittsburg Bart Station? And what are the constraints? The Housing Element is where all of this information should be ferreted out. Every other program has at least 3 objectives. Considering how important Transit Oriented Housing is to the City of Pittsburg, the lack of objectives for developing the land surrounding the Pittsburg Bart Station is alarming.	This comment is noted. The City has adopted the Pittsburg/Bay Point BART Master Plan (Master Plan), which guides the future development of approximately 50.6 acres adjacent to the Pittsburg/Bay Point BART Station over the course of 20 years. This Master Plan includes lands surrounding the Pittsburg/Bay Point BART Station. Chapter 3, Constraints, of the Background Report addresses the Master Plan. Program 6 of the HE also encourages the development of high-density, transit-oriented mixed-use development near existing and planned transit through the Master Plan. Program 4A has been added to the

			Housing Plan to address coordination with BART for development of BART-owned land in the vicinity of its two stations in the City.
	3.06	Commenter notes: Housing Programs > Housing Diversity > Program 8: Affordable Housing Funding Sources Use above-referenced funding to: Endeavor to set aside a minimum of 20 percent of the City's annual Community Development Block Grant (CDBG) funds for affordable housing projects and programs targeting special needs populations. Why doesn't the City feel confident in this area. Please change this language to: ***Commit to set aside a minimum of 20 percent of the City's annual Community Development Block Grant (CDBG) funds*** for affordable housing projects and programs targeting special needs populations.	This comment is noted. CDBG provides grantees, such as the City of Pittsburg, discretion in administering program funds within specific activity categories. Funds are allocated on an annual basis, and the amount varies. Many factors contribute to how CDBG funds are distributed. The City *endeavors* to use other resources to support projects that create affordable housing for all income levels and some that include supportive services. The City's CDBG funds are limited and used for an array of purposes over time, including public services serving lower income households, modifications to ensure facilities and infrastructure are accessible by seniors and persons with a disability, and expanding economic opportunities for low- and moderate-income households. The City's CDBG funds are programmed through the Consolidated Plan process, which identifies the City's 5-year plan for the grant funds and on an annual basis through the Annual Action Plan. The need for affordable housing and whether any eligible affordable housing or special needs projects are proposed for CDBG funding is considered on an annual basis.
	3.07	Commenter notes: Housing Programs > Housing and Neighborhood Preservation > Program 10: Rental Assistance *"Make information regarding the Housing Choice Voucher (HCV) program available on the City website and in an annual direct mailing to all residents and property owners, identifying available housing resources."* How will the City make more Federal HCV available? The City of Pittsburg is one of the only few Cities in Contra Costa County to have its own Housing Authority. Why hasn't that been an asset to develop programs to make more Housing Choice Vouchers available to city residents. This Program is also Homeowner-centric. I see no mention of other proven Housing Assistance Programs such as Homeless Prevention	This comment is noted. The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. Housing choice vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program. The City has worked to increase its vouchers, with an increase in vouchers during the 5th Cycle (see Background

		Programs (see Keep Oakland Housed Program success https://www.keepoaklandhoused.org/ Additionally, Rental Assistance in the form of Legal Representation (by right) for vulnerable families facing eviction. Where tenants who have received an eviction notice or been served with an unlawful detainer (eviction) lawsuit and, are not living with their landlord, have a right to a free attorney. There is a movement happening in the County where many cities have already adopted these proven measures into their Housing Element.	Report Table 77, P-2.1.A and P-2.3B) and will continue its efforts to increase vouchers through Housing Plan Program 10. Assistance with fair housing rights, including unjust evictions, is addressed in Housing Plan Programs 20 and 21.
	3.08	Commenter notes: Housing Programs > Housing and Neighborhood Preservation > Program 11: Homebuyer Assistance *"Continue to provide a first-time homebuyer program in the City for the benefit of low- and moderate-income households utilizing appropriate CDBG, HOME, revolving loan fund, and Housing Authority resources."* As far as I can remember, **this program has been defunded**. I called a year or so ago and was informed that funding for this program was no longer available. Can we verify. And if this is true, please change the language to reflect that fact: ***Subsidize funding*** *to provide a first-time homebuyer program in the City for the benefit of low- and moderate-income households utilizing appropriate CDBG, HOME, revolving loan fund, and Housing Authority resources."* Lastly, what financial commitment will be set aside for this program? Specific dollar amount? How many families will be housed per year? There is a lot of mention of Review and Exploration, but what $$ commitment?	This comment is noted. The intent of Program 11 is to provide homebuyer assistance. CDBG, HOME, revolving loan funds, and Housing Authority resources are all examples of assistance; however, the list of active programs changes annually. Program 11 includes an annual action to ensure the list of housing assistance programs is updated. The City funded homebuyer assistance during the 5th Cycle. While the funding source and amount of funds varies depending on other affordable housing and lower income program needs on an annual basis, the City intends to continue funding this program through implementation of Program 11.
	3.09	Commenter notes: Housing Programs > Housing and Neighborhood Preservation > Program 12: Preservation of Existing Affordable Housing Here is where the City can be more innovative and proactive. I thought I read where the City want to encourage the conversion of Apartments	This comment is noted. The TOPA process is complex; the program requires a mechanism to ensure tenants are aware of their opportunity to purchase their building before it is sold to an outside buyer, a tenant support system

		to Condos for ownership opportunities. Please promote the development of TOPA (Tenant Opportunity to Purchase Act) Programs to protect vulnerable and underserved-overburdened families from displacement. And Further Fair Housing Practices by investing funds in the development of a Community Land Trust.	(including loan assistance), and a public education mechanism to solicit and distribute information. Washington, D.C. established an Office of Tenant Advocate in order to assist tenants with the TOPA process; the budget was over $1.8 million. Program 12 focuses on preservation of existing affordable housing that has been subsidized to provide specific levels of affordability. To encourage ownership opportunities, Program 20 has been revised to support tenant-based ownership of affordable apartment-to-condominium conversions and mobile home parks where the units will remain affordable in perpetuity and will be owner-occupied.
	3.10	Commenter notes: Housing Programs > Housing and Neighborhood Preservation > Program 15: Zoning Ordinance Amendments – Housing Constraints ***M**. Single Family Uses in Multifamily Zones. Update the Zoning Ordinance and Railroad Avenue Specific Plan (RASP) to prohibit detached single-family units in the RH and RHD (Zoning Ordinance) and TOD-High and TOD-Medium (RASP) districts, except where the single-family units are on an existing lot less than 0.25 acre in size or are included in a housing development with at least 50% of units affordable to lower income households.* I imagined I would find an Item **N. Multifamily zoning in Single Family zones**. But I did not see any indication that this type of upzoning would be allowed. However, to break down the barriers of exclusionary housing this change in zoning laws is necessary.	This comment is noted. Program 15 includes amendments to the Zoning Ordinance to address various recent changes to State law and create consistency with the Housing Element. Inclusive of these amendments are streamlined and ministerial review for eligible affordable housing projects. Paragraph D addresses allowing multiunit and multifamily projects in single family zones through implementation of SB 9. Further, the Zoning ordinance will be updated to ensure that that eligible multifamily, mixed use, and multi-unit projects are provided streamlined ministerial (by-right) review and are only subject to objective design and development standards consistent with relevant provisions of State law, including SB 330, SB 35, AB 2011, and SB 9, as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that "involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal."
	3.11	Commenter notes: **Page 24 – Table 1: Program 19 Fair Housing Program Action Items:** **Housing Mobility Enhancement**	This comment is noted. The housing cycle spans approximately eight years; program priorities must be staggered to balance the City's staff and funding resources for timing and implementation. Based on the identification of other high

		10. Rental Assistance/Housing Choice Voucher (HCV) Program Promote the Housing Choice Voucher (HCV) Program, with a special emphasis on promoting the program to the City's special needs populations. This Action Item is given a Medium priority/ within 24 months of Housing Element adoption. With all due respect: **THIS SHOULD BE A HIGH PRIORITY ITEM- with implementation within 9 months.**	priority items that will be implemented in 2023 through 2025, it is appropriate to leave this action as a medium priority item.
	3.12	Commenter notes: **Page 25 - *Increase Integration and Diversity*** ***3**. Partnerships with Affordable Housing Developers Provide Housing Opportunities throughout Pittsburg for all Members of the Community* This Action Item is given a Medium priority/ within 24 months of Housing Element adoption. With all due respect: **THIS SHOULD BE A HIGH PRIORITY ITEM- perhaps this action item can be implemented immediately. Why 24 months? I am sure there are a plethora of Affordable Housing Developers to partner with.**	This comment is noted. The housing cycle spans approximately eight years; program priorities must be staggered to balance resources for timing and implementation. This action will be revised as a high priority item.
	3.13	Commenter notes: ***Page 27 - Displacement Protection*** ***19B**. Tenant and Resident Protections Reduce displacement of lower income households, multifamily apartment residents, and mobile home park residents through prohibiting unjust evictions and excessive rent increases and requiring projects that would convert multifamily housing or mobile home parks to provide protections for residents, including adequate notice and relocation assistance.* This Action Item is given a Medium priority/ within 24 months of Housing Element adoption. With all due respect: **THIS SHOULD BE A HIGH PRIORITY ITEM- perhaps this action item can be implemented immediately. Why 24 months? I appreciate the thoughtful implementation of strategies of Tenant Bill of Rights, Rent Stabilization, Just Cause Evictions. However, the City of Pittsburg is already trailing other cities in Contra Costa County who have fully vetted these ordinances (with community Engagement) and include these ordinances in their Housing Element. We should also include**	This comment is noted. The housing cycle spans approximately eight years; program priorities must be staggered to balance resources for timing and implementation. As strategies and ordinances take time to develop and implement, it is appropriate to leave this action as a medium priority item.

		Tenant's right to Legal Representation (by right) in this list of Tenant Rights.	
	3.14	Commenter notes: ***19C**. Rental Registry Identify and track rental units to increase Section 8 participation and to assist in implementing Program 10.* Institute a rental registry program to identify and track rental units, including units that accept Section 8 vouchers, and affordability levels and ensure all rental properties in the Housing Inventory are in the registry. This Action Item is given a Medium priority/ within 24 months of Housing Element adoption. With all due respect: *THIS SHOULD BE A HIGH PRIORITY ITEM. Please make it clear that this Rental Registry will identify and track all rental units. Many evictions occur in moderate income housing units because affordable housing rental units are scarce, so many families are paying more than 50% of their income. But without legal representation to negotiate a moving date, they vacate the property voluntarily after rental increases become insurmountable.*	This comment is noted. The City currently operates the Rental Property Inspection Program, which became effective in 2006 and is intended to maintain and improve the quality of life of Pittsburg residents residing both in and around rental property. This is accomplished by ensuring rental properties are properly maintained and situations that may bring blight upon a neighborhood are prevented. The program requires owners of all residential rental property to register their property, with exceptions for owner-occupied or fully subsidized units. The program also includes a self-certification program for qualified property owners. Properties are periodically inspected, with a Certificate of Compliance issued for properties with no violations. The Certificate of Compliance is valid for one year, or three years if the property participates in the self-certification program. Tenants of residential rental property may request an inspection of their individual units in order to ensure that the property complies with the Pittsburg Municipal Code and State building codes. Separately, the Housing Authority of the City of Pittsburg maintains a database of property owners interested in accepting Section 8/Housing Choice Vouchers. This action will be revised to *continue* tracking of rental units and to provide a public list of properties with owners that are interested in accepting Section 8 vouchers.
	3.15	Commenter notes: ***19D**. Displacement Risk of Lower Income Residents Due to Economic Pressures • Economic Displacement Risk Analysis • Preservation of Assisted Rental Housing - Conduct an analysis to determine if lower income individuals and families may be displaced as a result of new residential development in the City's mixed-use and high-density residential areas. Monitor at-risk units, work with potential priority purchasers, provide tenant education.* This Action Item is given a Medium priority/ within 24 months of Housing Element adoption. With all due respect: **THIS SHOULD BE A**	This comment is noted. The housing cycle spans approximately eight years; program priorities must be staggered to balance resources for timing and implementation. This action will be revised as a high priority item.

		HIGH PRIORITY ITEM. Especially since it is an analysis. The City should determine if lower income individuals and families may be displaced as a result of new residential development in the City's mixed-use and high density residential areas… **immediately**.	
	3.16	Commenter notes: SUMMARY As a resident of Pittsburg since 1996. I appreciate the opportunity to comment on the City of Pittsburg 6th Cycle Draft Housing Element. It was rewarding to be provided with the review of data, policies and programs that will be implemented to meet the RHNA Housing Needs. I was disappointed that, from 2015-2019 there was a 41% increase in rental costs in the City of Pittsburg. What was more disappointing was that there was no data available showing the number of evictions resulting from the increase in rent over this time, supporting the need for Tenant Protections. On page 196 (Table 77: Achievements and Implementation of 2015-2023 Housing Element) begins to identify Programs, their Timeframe in H.E, and the Status of Program Implementation. The methodology as why certain programs were continued and other discontinued seems to be inconsistent or at worse arbitrary.	These comments are noted. The City does not have data regarding evictions; eviction notices are not provided to the City or State. Table 77 summarizes the achievements of the previous cycle. Successful programs were continued and partially effective programs were modified for improvement. Programs that had been implemented and completed were removed because they were no longer necessary. Programs were also consolidated where multiple programs had similar intents and actions in order to streamline implementation.
	3.17	Commenter notes: ***P-2.1.H*** *(Facilitate the development of onsite childcare space by offering priority permitting, reduced parking and flexible development standards for housing developments that include on-site childcare)* I noted that this program was discontinued. When the majority of extremely low- and very low-income families are women with children, paying more than 50% of their income on housing. How can they ever be reacclimated into the work force with safe, high-quality childcare to help accelerate their financial mobility? This Program is of high need in all cities, but especially in the city of Pittsburg.	This comment is noted. The program has not been discontinued, but has been consolidated into a broader effort to promote place-based opportunities. Table 77 has been corrected. On-site child care is addressed in Table 1 of the Housing Plan under 20A: Improve the City's Opportunity Scores, through facilitating amenities, including child-care, that offer place-based opportunities: *Facilitate amenities that promote place-based opportunities, including bicycle, pedestrian, and transit facilities, ridesharing and other resources to improve transportation and access to employment opportunities, on-site child care, after-school tutoring space by offering priority permitting, reduced parking, and flexible development standards for housing developments that include amenities that improve opportunities.*

	3.18	Commenter notes: ***P-2.4. K*** *(Pursue federal resources to acquire foreclosed properties for the rehabilitation and re-tenanting of very-low, low- and moderate-income first-time homebuyers, and to assist homeowners facing foreclosure to stay in their homes. Institute a local preference policy for residents and those who work and/or attend school in Pittsburg when administering the program).* **P-4.1.C** (Provide assistance to households undertaking the foreclosure process through education, legal assistance, and/or counseling services. Utilize funds and/or other resources made available through CDBG and other sources. Institute a local preference policy for residents and those who work and/or study in Pittsburg when administering the program). These programs were modified **or discontinued** in place of "education and counseling." If the Pandemic taught was anything it's that education and counseling will only go so far. Real dollars are needed to preserve the housing stock. Otherwise, homelessness is just a revolving door. Legal Representation could help.	These comments are noted. Program P-2.4.K was discontinued because it was ineffective and funding for this type of program has decreased. Program P-4.1.C. was merged into other stronger and more effective programs that addressed housing funding, education, counseling, and foreclosure prevention.
	3.19	Commenter notes: **P-3.1. D** (Continue to fund tenant-landlord counseling services to help resolve problems and conflicts that occur in tenant/landlord relationships. Publicize the availability of these public resources through the City's website, and through the display and dissemination of written materials (in both English and Spanish) at City Hall and the Pittsburg Library). Rental Assistance in the form of Legal Representation (by right) is needed for vulnerable families facing eviction. Where tenants who have received an eviction notice or been served with an unlawful detainer (eviction) lawsuit and, are not living with their landlord, have a right to a free attorney. There is a movement happening in the County where many cities have already adopted these proven measures into their Housing Element. 80-90% of Landlords have legal representation when facing a judge in cases of eviction. That is an unfair housing policy.	This comment is noted. The City provides fair housing assistance, including mediation and legal assistance to address illegal evictions, through its contracted fair housing provider, Echo Housing. Program 21: Affirmatively Further Fair Housing, continues to ensure fair housing services are available through facilitating equal and fair housing opportunities by taking meaningful actions to affirmatively further fair housing. As part of Program, the City contracts with ECHO Housing for fair housing services, who provides comprehensive rental assistance services. Program 21 also includes outreach measures to ensure the community is aware of fair housing rights and available fair housing services.
	3.20	Commenter notes:	This comment is noted.

		P-4.1. A *(Continue to investigate complaints and take appropriate action involving Building and Housing Code violations in single-family and multi-family rental housing).* I think these programs disproportionately target and impact people of color who don't have the finances to complete repairs and action involving residential code violations. The program should be accompanied by a fee waiver or fee reduction plan based on income.	Program 9: Home Improvement Program, provides lower income residents with a mechanism to address code violations and needed repairs and improvements through rehabilitation, emergency repair, weatherization, energy-efficiency, and water-efficiency programs. Program 9, fifth bullet, includes targeted outreach to neighborhoods and areas with less stable housing conditions to ensure property owners and residents are aware of available housing rehabilitation and improvement programs. Program 9, last bullet, coordinates connecting owners of housing in need of repair with federal, State, and regional resources for housing rehabilitation
Victor Flores, Greenbelt Alliance & Maxwell Davis and the 2500 members of East Bay for Everyone	4.01	Commenter notes: This update is an opportunity for Pittsburg to make sure that it plans to create affordable, equitable, and resilient communities. As your housing element notes, Pittsburg is low resource but rich in diversity across the city. With access to two BART stations, a shoreline, and access to undeveloped foothills, the city has an opportunity to embrace resilience and thrive for generations to come. We appreciate the language around expanding access to affordable housing, ownership opportunities, and in particular Program 6 Transit-Oriented Housing and the zoning changes in Program 15. We are providing additional recommendations that can strengthen the housing element to meet your goals. In regards to parking requirements, please strengthen the language to commit to reducing parking minimums. A study from UC Berkeley's Terner Center found, "the presence of structured parking added nearly $36,000 per unit." Parking, especially covered parking, significantly 1 increases the cost of housing developments and uses space for cars rather than for people. In order to combat climate change we know that we must reduce our reliance on cars and fossil fuels. By prioritizing land for people rather than cars we can address the housing crisis and GHG reduction goals. Due to this higher level of parking and its cost, we strongly urge you to commit to reducing the amount of required parking to no more than 0.5 spaces per residential unit, and zero in transit-adjacent areas. A minimum of 0.5 spaces would not stop a	These comments are noted. Affordable housing projects are eligible for reduced parking requirements under the City's density bonus ordinance, which will be amended under Housing Plan Program 15J and implemented by Program 17: Access to Opportunities, Density Bonuses and Incentives. Program 15D will implement Assembly Bill 2011, which extends reduced parking requirements to eligible affordable housing projects on sites designated or used for parking, retail, and office uses – this includes a standard for no parking to be required for multifamily housing that meets specified standards, including minimum density, site size, and setbacks, under Government Code Section 65912.123. Further, Program 18: Parking Incentives and Modified Standards, provides the city with mechanisms to offer reductions in residential parking standards as a means to facilitate the development of affordable and special needs housing, as well as mixed-use, live-work, and pedestrian-oriented housing. The City will also establish reduced parking standards for senior housing, housing for persons with a disability, live-work developments, mixed-use developments, Transit Oriented Developments (TODs), and allow for additional parking reductions based on a determination by the Planning Commission. Parking reductions are also offered as an incentive for developments to provide amenities or features to improve the City's place-based opportunity scores.

		developer from offering more parking, it would just stop them from being required to do so.	
	4.02	Commenter notes: Encourage new middle-density housing with SB 9 and SB 10. While this is a laudable direction for the city to go to encourage housing abundance throughout the city, it could be strengthened with a few more objective outcomes for the program. (1) The SB 9 ordinance should not reduce the buildable envelope below what the underlying single-family zone allows. (2) Missing middle zoning should allow at least 4 units on at least 80% of single-family lots–not merely legal as density, but practical in terms of development standards. See the Portland Residential Infill Program for a possible direction where buildable envelope is increased the more units are planned on the lot. (3) No areas should be exempted from missing middle except based on floodplain, fire risk, or other major public health/ecological risks. (4) Required parking should continue to be no more than 0.5 spaces /unit, or zero near any bus line, as the major space requirements of off-street parking reliably kills missing middle.	This comment is noted. Program 15 addresses implementation of SB 9 and will allow up to 4 units on eligible lots zoned for single family use. The updates to the Zoning Ordinance under Program 15 will be a public process and members of the public, including the commentor, will be invited to comment on the specific standards developed to implement SB 9 as well as the other provisions addressed under Program 15.
	4.03	Commenter notes: We also strongly urge you to ban all development on the foothills and remaining natural lands and instead prioritize denser infill development. As your housing element notes, the foothill areas to your West and South are moderate to high fire hazard.	This comment is noted.
	4.04	Commenter notes: We strongly recommend you take advantage of your existing sites by increasing the number of units pers acre. For example, the Harbor View site is less than a mile away from the E-BART Station and has an application for 225 Units on 20.5 acres. At 50 DUA, this site could have a capacity for 1025 units, which would cover nearly half of your sixth cycle RNHA allocation. This site's proximity to BART and Old Town could create a vibrant core for Pittsburg that could be walkable and bikeable.	This comment is noted. The City has a pending application on this site. The General Plan Update will increase densities in the Medium Density Residential, High Density Residential, and Mixed Use zones as well as providing for increased densities through the Very High Density Residential and BART TOD overlay.
	4.05	Commenter notes: Below are some recommendations that would help activate this core area: • Close some streets to cars • Adjust zoning to allow apartments over retail	These comments are noted. The Zoning Code allows mixed uses, including apartments over retail; see Background Report Chapter 2, Constraints, for residential uses allowed by zone.

		• Prohibit curb cuts on downtown streets • Make it easy to get to the downtown by bike, on streets that don't have dangerous crossings • Put additional places to sit downtown • Increase shade through improved tree canopy • Provide better access to public bathrooms Mixed use Downtown zoning should start at 30 units per acre minimum	As part of the City's General Plan Update, the Circulation Element is including measures to promote pedestrian and bicycle modes of travel and comments related to circulation and transportation will be considered for that effort.
	4.06	Commenter notes: The impact fees and tax revenue from additional density could help fund lots of these amenities, for example new benches and trees or public bathrooms.	This comment is noted.
	4.07	Commenter notes: For Program 19 Fair Housing, the tenant and resident protections item 19B uses the words "may include" with regard to possible strategies. We recommend changing "may" for "shall" in order to commit to providing tenant protections.	This comment is noted. Program 20 (formerly Program 19 in the Public Revies Draft) lists possible strategies. The language will be amended to indicate that "*strategies may include, but are not limited to…*"
	4.08	Commenter notes: To support our vision for Pittsburg, Greenbelt Alliance and other partnering organizations have crafted a go-to guide for accelerating equitable adaptation to the climate crisis; The Resilience Playbook. The Playbook brings together curated strategies, recommendations, and tools to support local decision makers and community leaders wherever they are in their journey.	This comment is noted.
Kamala Parks, San Francisco Bay Area Rapid Transportation District	5.01	Commenter notes: Thank you for the opportunity to provide comments to Pittsburg's 6th Housing Element Public Review. In reviewing this document and attending the public workshop on March 29, we understand that you have included BART-owned land at Pittsburg/Bay Point and Pittsburg Center stations in your sites inventory. We are writing to provide clarity about Assembly Bill (AB) 2923 and expectations for transit-supportive zoning. AB 2923 establishes baseline standards for zoning, not development. The last paragraph on HBR-44 falsely states that BART must develop to meet AB 2923, which is incorrect. Similarly, item K on HBR-17 states, "**BART TOD**. Update the Zoning Ordinance to accommodate minimum	These comments are noted and the City appreciates BART's input in identifying measures to promote the developability of BART-owned sites during the 6th Cycle. Program 4 has been added to identify specific steps to be taken to coordinate with BART to ensure that BART-owned sites are zoned to make certain the sites are ranked more favorably in BART's Transit Oriented Work Plan and can be made available for development during the 6th Cycle. Program 15 is amended to include incorporate "zoning," and clarify that requirements will meet or exceed AB 2923 requirements.

		densities as required by AB 2923 and to ensure consistency with BART's TOD standards". 75 dwelling units per acre must be allowed in order to conform with AB 2923, but station areas zoned for higher densities will be more favorably ranked in BART's Transit-Oriented Development Program Work Plan (TOD Work Plan), thus more likely to be implemented.	
	5.02	Commenter notes: Also keep in mind that design standards, like setbacks included in Tables 45 and 46, can be applied to development "... insofar as those standards do not prohibit the minimum height, minimum density, minimum floor area ratio, and maximum parking allowances required by the TOD zoning standards..."	This comment is noted.
	5.03	Commenter notes: We encourage you to review A Technical Guide to Zoning for AB 2923 Conformance and make changes so that all zoning elements (residential density, building height, FAR, and parking standards) at least align with, but ideally exceed, AB 2923 Baseline Zoning Standards.	This comment is noted. Program 15K is revised to ensure that the amendments to the Zoning Ordinance, Pittsburg/Bay Point BART Master Plan, and the Railroad Avenue Specific Plan ensure that all zoning requirements, such as residential density, building height, FAR, and parking standards, meet or exceed AB 2923 Baseline Zoning Standards.
	5.04	Commenter notes: BART is in the process of updating its TOD Work Plan and have been in touch with John Funderburg about information needed from Pittsburg for this effort. Like most public agencies, we have to be judicious about allocating the limited resources by focusing on projects that have the greatest potential for implementing projects that meet BART's TOD performance metrics.	This comment is noted.
Sonja Shepard	6.01	Commenter notes: I would like to see priority given, on low-income housing wait lists, to former Pittsburg residents, especially those who lost their housing or jobs in Pittsburg recently or during the Pandemic. As well as those who are homeless and currently on the streets here in our city. There needs to be some way to give incentives for those developing housing to make that a priority.	This comment is noted. Program 20F is added to Housing Plan Table 1 to identify programs where the City can prioritize current and former Pittsburg residents as well as persons who work in Pittsburg for participation.
	6.02	Commenter notes: Secondly, Pittsburg needs a shelter or at least a warming center. These exist somewhat for families, but not for single people. No one should	This comment is noted. The City actively addresses the needs of the unhoused community at the regional level through Program 25, Homeless Continuum of Care,

		be outdoors during the storms and the heat waves we have experienced here in Pittsburg.	to provide resources to address the needs of the homeless (including families or individuals) and persons at risk of homelessness, including emergency shelter, transitional housing, supportive housing and permanent housing. The City makes cooling and warming locations available during extreme temperature events; sites available in the past have included Senior Community Center, Buchanan Community Center, Railroad Book Depot, Pittsburg Library, and California Theatre. Program 25 is revised to specify that the City will continue to make warming and cooling locations available during extreme temperature events.
	6.03	Commenter notes: Third, is the issue of traffic and parking. More housing means more people coming to our area. The incentives to take the bus, have been good. However, the bus system on the weekends is once an hour. That needs to change, if we wish to address traffic and parking issues.	This comment is noted. The Pittsburg General Plan is in process of an update and will include goals and policies to address circulation and traffic.
Aundi Mevoli, San Francisco Baykeeper	7.01	Commenter notes: I write on behalf of San Francisco Baykeeper ("Baykeeper") in opposition to the City of Pittsburg's inclusion of the Harbor View project in its Draft Housing Element. Baykeeper submits these comments on behalf of approximately 5,000 members and supporters who live and recreate in and around the San Francisco Bay Area. Together, our mission is to defend San Francisco Bay from the biggest threats and hold polluters and government agencies accountable to create healthy communities and help wildlife thrive. Our team of scientists and lawyers investigate pollution via aerial and water patrols, strengthen regulations through science and policy advocacy, and enforce environmental laws on behalf of the public. We understand Pittsburg has an extensive industrial past; however, toxic sites that are not fully remediated to protect future residents should not be consider viable housing options included in your updated Housing Element. The Harbor View project should be excluded from your housing element due to the remediation standard of burying asbestos containing materials (ACMs) in soil onsite. According to current research, constructed berms featuring a vegetated top layer is the prime conduit to enhance the mobility of asbestos fibers through soil and in shallow groundwater aquifers. Organic material additives to the soil change the surface charge of asbestos fibers which change	These comments are noted and the City appreciates San Francisco Baykeeper's input. The Harbor View project application has been submitted and the CEQA environmental clearance document is being prepared. The project proposes residential uses at densities consistent with the General Plan and generally consistent with the General Plan Update. There are no known constraints that would preclude development of the site. The Draft Environmental Impact Report prepared for the Harbor View project in March 2023 provides a detailed discussion of remediation that has occurred on the project site and identifies that all remedial actions have been approved by the California Department of Toxic Substances Control (DTSC). Specifically, a portion of the project site has been capped with a berm due to the presence of asbestos-containing materials associated with past use of the site. All remedial actions associated with past use of the site and the asbestos-containing materials have been completed and approved by the DTSC. The Harbor View project does not propose to disturb the on-site berms and, thus, exposure to hazardous materials was not determined to be a significant impact of the project. This condition is not anticipated to constrain or delay housing on this site.

		their interaction with soil. Future residents or the surround community to this site are at risk of inhaling asbestos fibers increasing their risk of developing mesothelioma.	
	7.02	Commenter notes: The City's strategy to apply for Brownfield funding to clean up the industrial footprint of the past is acceptable. Nevertheless, partially cleaning up sites or using outdated methodologies to remediate industrial sites, to then place residents at those sites is unacceptable. All residents should be able to live on land that will not cause harm to them or future generations as remediation strategies begin to fail. The only safe way to build on toxic sites is to remove all contamination before development begins.	These comments are noted. The City relies on information from qualified professionals and determinations from the Environmental Protection Agency and Department of Toxic Substances Control when considering the potential for a site to accommodate residential use. Sites with known contamination must meet or exceed DTSC standards for residential use prior to the issuance of residential building permits. DTSC's mission is to protect California's people, communities, and environment from toxic substances, to enhance economic vitality by restoring contaminated land, and to compel manufacturers to make safer consumer products. It is noted that the BayWalk (former NRG site) is removed from the inventory of residential sites presented in Chapter 4 of the Background Report.
	7.03	Commenter notes: Staff, we implore you to remove the Harbor View Project from suitable housing in the 6th cycle of Pittsburg's Housing Element. As is, this site does not protect future residents. The land deed which prohibits residential use was enacted as a protective measure; therefore, either clean up the site entirely or heed its warning.	These comments are noted. As indicated above, the Harbor View project has been remediated to DTSC standards and will remain in the City's 6th cycle HE.
Matthew Francois, Rutan & Tucker, LLP for Integral Communities	8.01	Commenter notes: We submit these comments on the Housing Element Update (HEU) on behalf of our client, Integral Communities. As you know, Integral has two pending applications for residential development projects in the City of Pittsburg. The first project is the 227-unit Harbor View Project, for which a Draft Environmental Impact Report was released on March 15, 2023. The second project is the Bay Walk Mixed Use Project which includes, among others, 1,999 residential units. A Notice of Preparation was released for the Bay Walk Mixed Use Project on October 26, 2022.	These comments are noted and the City appreciates Rutan & Tucker, LLP's input on its pending projects.
	8.02	Commenter notes: Although both projects are pending, only the Harbor View project is identified in the list of pending projects on page HBR 97 of the HEU. The Bay Walk project should be included in that list as well. The Harbor View site is included in Figure 3 (Inventory of Sites), but not in	These comments are noted. The units assumed for the Bay Walk Mixed Use Project were based on the areas of the site that were anticipated to be most likely to submit requests for building permits during the 6th Cycle. However, the Bay Walk Mixed Use Project includes a larger, phased approach to

		Appendix A (Inventory of Residential Sites) of the HEU. The Bay Walk Project is not included in either Figure 3 or Appendix A of the HEU. Instead, Appendix A appears to assume that a proposed residential development of 609 units (215 below market rate, 394 market rate) would be proposed on the Bay Walk Project site-identified in Appendix A as the NRG Project Site. (See Appendix A, pp. A-1 to A-2.) This assumption appears to be based on land use designations and diagrams from the proposed 2040 General Plan, which has not yet been released for public review, let alone adopted. (HEU, pp. HBR-39 to HBR-40 and Figure 2.)	implementation, including remediation that is underway, that will be required to move the project forward and therefore will be removed from the 6th cycle Housing Element. This does not mean that the site cannot be developed during the 6th Cycle, but rather that the City is not relying on the Bay Walk site to accommodate its RHNA.
	8.03	Commenter notes: The assumptions in Appendix A as to the NRG Site conflict with the pending Bay Walk Project. First, the HEU assumption of 609 units conflicts with the Bay Walk Project's proposed 1,999 units. Second, the assumption that 215 units will be affordable (more than 35% of the total units) is not consistent with the affordability requirements of the City Code (generally requiring 15%-20% for ownership projects, depending on the level of affordability). (Pittsburg Municipal Code [PMC] § 18.86.040; see also HEU, p. HBR-63 and HBR, p. HBR-7 [noting the City will continue to apply its Inclusionary Housing requirements to market-rate developments to produce 48 low and 81 moderate income ownership units during the life of the HEU]). Third, it is quite possible that Integral may propose an alternative means of compliance, such as payment of an in-lieu fee. Such an alternative means of compliance is expressly authorized by the City Code as acknowledged by the draft Housing Element. (PMC § 18.86.080; HEU, p. HBR-65.) Additionally, the HEU states that sites adequate to accommodate lower income households were assumed to have 60% very low and 40% low-income units and sites adequate for moderate income units were anticipated to include 50% moderate and 50% above moderate income. (HEU, p. HBR-98.) These assumptions do not match the City's Inclusionary Housing requirements, which include provisions for 6% very low, 9% low, and 20% moderate. (PMC § 18.86.040.) Further, the affordable units assumed in Appendix A for the NRG Site would be approximately 12-20 units per acre, which is less than the 30 units per acre the State deems needed to produce affordable housing units. (HEU, p. HBR-98.)	These comments are noted. Appendix A is an inventory of lower income sites that are vacant and have been included in the inventory from two or more consecutive planning periods, as well as lower income sites that are underutilized and have been included in the inventory from a prior planning period consistent with the requirements of Government Code 65583.2. Appendix A does not establish the maximum number of units that can occur on the site and does not require that affordable units be provided on a site, but rather establishes the number of units that can reasonably be expected to develop during the 6th Cycle based on realistic capacity assumptions and density as described in Chapter 4 of the Background Report. However, as previously described, the Bay Walk site is removed from Appendix A. Appendix A will be revised to reflect the proposed Harbor View project.

		Based on the above comments, we request that the HEU be updated to: (1) include the Harbor View and Bay Walk projects in the list of pending projects, (2) include the Harbor View and Bay Walk projects in the Housing Sites Inventory (Appendix A), and (3) eliminate the references to the NRG Site in the Housing Sites Inventory.	
Alfie Bondoc M.D.	9.01	Commenter notes: Pittsburg 2023 Housing Elements has plenty of making homes affordable, I want to mention issues that may affect the neighborhoods livability and likeability. More so Safety & Peace of Mind. These issues I mention are specific to my neighborhood, but could reflect other Pittsburg neighborhoods as a whole. Please consider some of these issues when planning housing. 1. Reckless Driving: I have been asking for "Speed Humps" in our neighborhood (Meadowbrook Circle with cross streets between Goldenleaf Way & New Castle Way) for over 13 years. Currently, Donuts are performed twice a month, it use to be 5 times a day, by multiple vehicles, until I set up Cameras & chased after Drivers. Also some Motorist Drive with excessive speed along a Blind Corner along that area. There are Elderly, Children, and Disabled that walk this area.	This comment is noted. The Pittsburg General Plan is in the process of being updated and will include goals and policies to address circulation, including roadway safety.
	9.02	Commenter notes: 2. Crosswalk Safety: Currently Crosswalks along Stoneman have Streetlights, Traffic Light for crossing, and Speed Monitors. This is good and should be in areas where crossing the street is more dangerous. Two Individuals have died, which imposed attention.	This comment is noted. The Pittsburg General Plan is in process of an update and will include goals and policies to address circulation, including bicycle and pedestrian safety.
	9.03	Commenter notes: 3. Parking: Many Issues. 1. Not enough: Some individuals have 5+ cars parked on the street. 2. People living in their Cars, parked on Street. 3. People throwing trash, doing drugs, sex acts (prostitution), playing loud music at night in their vehicles. 4. People Double Parking for prolong periods 5. People performing major Car Maintenance.	These comments are noted. Illegal activities, vehicular dwelling, excessive noise, and improper uses are addressed through the Police Department and Code Enforcement Department.
	9.04	Commenter notes: 4. Trash, Trees, & Water Drainage: 1. Many people throw Trash, mostly Fast Food, Alcohol, Candy & Chip Wrappers, Condoms. Sometimes Household Items (Dressers, Chairs) and random trash. 2. Trees: Certain type of trees and certain neighbors allow Leaves to gather along street	These comments are noted. These activities are addressed through the Police Department and Code Enforcement Department.

		gutter, causing flooding. 3. Water Drainage: Trash & Leaves are a concern for flooding. Also neighbors sprinkler system run-off on street. So issues of concern are Trash abatement, Type of trees planted, and sprinkler set up.	
	9.05	Commenter notes: 5. Noise: Noise intentionally to be loud at night: Car Music, Car with loud muffler, House Music.	These comments are noted. These activities are addressed through the Police Department and Code Enforcement Department.
	9.06	Commenter notes: 6. Lighting: Brighter Street Lights. Some lights were not working in my neighborhood. Once changed, Drug Dealing and Sex Acts decreased. Certain lighted areas increased Fast Food trash & prolonged parking (living in car).	These comments are noted. Public street lighting is addressed through the Public works Department.
	9.07	Commenter notes: 7. Mail Theft: Mailboxes with locks stopped mail theft in neighborhood.	These comments are noted. Mailbox maintenance is addressed through the United States Postal Office.
	9.08	Commenter notes: 8. Arson: Empty fields, Collections of Trash, Wooden Fences where Drugs Users & Trash collect.	These comments are noted. These activities are addressed through the Police Department and Code Enforcement Department.
	9.09	Commenter notes: 9. Homelessness: Issues found in our neighborhood: Trash, Human Waste, Theft, Loitering, Arson, Exploited for Drug Dealing & Prostitution.	These comments are noted. These activities are addressed through the Police Department and Code Enforcement Department.
	9.10	Commenter notes: 10. Section 8: There is nothing wrong being Section 8 approved, but some attract unfavorable individuals (Drug Dealers & Buyer, Sex Traffickers & Solicitors, Reckless Drivers). Double Park, Park to consume drugs, Park & Toss Trash, Park & Sex Acts. Many Section 8 Residents toss trash throughout neighborhood, do not upkeep yards, many have people coming in & out of house.	These comments are noted. Housing Choice Voucher/Section 8 housing must meet Housing Quality Standards established at 24 CFR Part 982. These Housing Quality Standards are administered by HUD and the Housing Authority of the City of Pittsburg (HACP) performs inspections at least annually to ensure that units receiving Housing Choice Voucher/Section 8 assistance meet the HQS. The HACP screens applicants for criminal activity. In particular, 24 CFR Part 982 prohibits admission for households with a household member that has previously been evicted from federally assisted housing for drug-related criminal activity or are subject to a lifetime registration requirement under a State sex

			offender registration program. Illegal activities referenced by the commenter that are not associated with the habitability of a home are addressed through the Police Department and Code Enforcement Department.
	9.11	Commenter notes: 11. Drug Dealing: Some neighbors selling & manufacturing drugs. Some of their visitors drive recklessly.	These comments are noted. These activities are addressed through the Police Department.
	9.12	Commenter notes: 12. Sex Trafficking: Outside of neighborhood Sex Solicitors toss condoms on street or onto private property. Better Lighting has nearly stopped behavior.	These comments are noted. These activities are addressed through the Police Department.
	9.13	Commenter notes: 13. Traffic Congestion: During morning School Drop-Off & afternoon Pick-Up, Elementary Schools have a good amount of congestion. I avoid travel along those times, but if there is a better restructuring of streets, this may help others.	This comment is noted. The Pittsburg General Plan is in process of an update and will include goals and policies to address circulation.
	9.14	Commenter notes: 14. Business Theft/Trash: Nearby businesses are usually affected by Theft. Close proximity allows ease for criminals to easily run & evade into dense housing. I have seen thieves run towards the Condominiums in our neighborhood, to easily hide in the confusing housing layout of the condominiums. Businesses especially Fast Food, have their customers throw their trash onto the street or in parking lot. Extra security measures for businesses & cleaning or extra sales tax for cleaning customer's trash should be considered.	These comments are noted. These activities are addressed through the Police Department.
	9.15	Commenter notes: 15. Buses & access to employment: It would be great if bus stops or workplace were easily accessible. What's preferable is that their walking route is short & safe. Disappointingly, when people walk these routes they inconsiderately toss their trash on public streets or private property. I caught on camera and approached individuals about tossing trash. Most find the error of their ways once politely approached.	These comments are noted. The Pittsburg General Plan is in process of an update and will include goals and policies to address local employment opportunities so people who live in Pittsburg can work in Pittsburg. The Circulation Element will also be updated to improve accessibility to transit and buses. Further, Housing Plan Program 20 addresses ensuring that the General Plan Update promotes transit opportunities to increase access to employment and services
	9.16	Commenter notes:	These comments are noted.

		16. Pets, Children, Elderly, & Disabled: Pets, Children, Elderly, & Disabled should have clean & safe streets to walk. Trash is unsightly & attracts pests. For Pets, Clean streets would prevent walking on broken glass trash. Also pet handlers should clean Pet's waste. Children should not be exposed to trash (Alcohol bottles, Fast Food Trash, Condoms), it is not safe and reflects a poor example. Elderly should be safe to walk without fear. The Disabled should travel without obstacles.	These activities are addressed through the Police Department and Code Enforcement Department. Program 20 of the Housing Plan has been revised to address safe streets.
	9.17	Commenter notes: These are some issues I found specific to my neighborhood that makes an area livable & likeable. Sometimes these small things can make people disregard and resent their neighborhood. Making a place affordable is only one step of being part of a community. I know you guys have a tough challenge putting it all together. I hope my issues with my neighborhood, could help with planning. Also to add my neighborhoods personal request, we need and already signed a petition for a Speed Hump and or Traffic Dots to prevent Reckless Driving (Donuts, Speeding) along Meadowbrook Circle, between the cross streets of New Castle Way & Goldenleaf Way. This would make Neighborhood safer	This comment is noted. Program 20 of the Housing Plan has been revised to ensure that the General Plan Update addresses safe pedestrian and bicycle routes from affordable housing and neighborhoods to schools and primary destinations (e.g., shopping, public services, libraries, etc.), encourages transit opportunities, increases high-quality job opportunities for Pittsburg residents, promotes safe and clean neighborhoods,