

City of Pittsburg

2015–2023 Housing Element

Adopted on May 4, 2015 by City Council Resolution 15-13033



Prepared by the City of Pittsburg, 65 Civic Avenue, Pittsburg, California 94565

City of Pittsburgh Housing Element

Prepared by City of Pittsburgh
& Pacific Municipal Consultants

Adopted by the City Council on: May 4, 2015

TABLE OF CONTENTS

Chapter 1 Introduction

Role of the Housing Element.....	1-1
Goals, Policies and Programs.....	1-2
Data Sources.....	1-3
Public Participation.....	1-3
Relationship to the General Plan.....	1-4
Streamlined Housing Element Submittal.....	1-5
Organization.....	1-6

Chapter 2 Housing Needs Assessment

Regional Population and Economic Context.....	2-1
Population Characteristics.....	2-2
Population Trends.....	2-2
Age Characteristics.....	2-4
Race and Ethnicity.....	2-6
Education.....	2-7
Employment.....	2-8
Unemployment.....	2-9
Jobs-Employed Residents Balance.....	2-10
Household Characteristics.....	2-11
Household Type.....	2-11

Household Income.....	2-13
Special Needs Groups.....	2-16
Senior Households.....	2-17
Female Headed Households.....	2-18
Large Households.....	2-20
Disabled Persons.....	2-21
Developmental Disabilities.....	2-23
Homeless Persons.....	2-24
Emancipated Youth.....	2-26
Day Laborers and Farmworkers.....	2-27
Housing Stock Characteristics.....	2-28
Housing Stock.....	2-28
Housing Growth.....	2-29
Housing Size by Tenure.....	2-30
Housing Age.....	2-31
Housing Conditions.....	2-32
Housing Problems.....	2-37
Overcrowding.....	2-37
Cost Burden.....	2-38
Housing Costs and Affordability.....	2-40
Home Sales Trends.....	2-40
Foreclosures.....	2-43

Rental Housing Cost and Affordability.....	2-43
Housing Affordability.....	2-46
Affordability by Household Income.....	2-48
Existing Affordable Housing.....	2-50
Inventory of Affordable Housing.....	2-50
At-Risk Rental Housing.....	2-50
Affordable Rental Units At-Risk Between 2015-2025.....	2-51
Preservation Options.....	2-53
Regional Housing Needs Allocation.....	2-55
Progress in Meeting the 2014-2022 RHNA Goal.....	2-56

Chapter 3 Housing Opportunities and Constraints

Market Constraints.....	3-1
Land Cost.....	3-1
Site Development and Construction Cost.....	3-2
Mortgage and Rehabilitation Financing.....	3-4
Governmental Opportunities and Constraints.....	3-5
Residential Development Standards.....	3-5
Residential Uses in Non-Residential Zoning Districts.....	3-9
Parking Requirements.....	3-14
Special Housing Types: Uses and Standards.....	3-15
Additional Opportunities Through Flexible Development Standards and City Policies.....	3-19
Local Development Process.....	3-28

Fees and Exactions.....	3-37
State and County Requirements.....	3-43
Conclusions/Recommendations.....	3-44
Environmental Constraints.....	3-46
California Environmental Quality Act.....	3-46
East Contra Costa Habitat Conservation Plan.....	3-47

Chapter 4 Housing Resources

Approved Housing in the City of Pittsburg, 2014.....	4-1
Land Inventory.....	4-4
Site Assessment by Income Category.....	4-22
Affordable Housing Policies and Requirements.....	4-29
Inclusionary Housing Ordinance.....	4-29
Development Agreements.....	4-29
Density Bonus Incentive Program.....	4-30
Administrative Resources.....	4-30
Governmental Resources.....	4-30
Nonprofit Resources.....	4-32
Financial Resources.....	4-33
Federal Resources.....	4-33
State and Local Resources.....	4-35
Opportunities for Energy Conservation.....	4-40
State of California.....	4-41

Energy Assistance Programs.....	4-42
City of Pittsburg Policies and Programs.....	4-44

Chapter 5 Housing Plan

Accomplishments Under the 2007-2014 Housing Element.....	5-2
Summary of Program Achievements.....	5-2
Housing Goals, Policies and Programs.....	5-8
Quantified Objectives.....	5-30

List of Tables

Table 2-1	Population Growth, 1990–2040.....	2-3
Table 2-2	Age Distribution, 2010.....	2-4
Table 2-3	Age Trends, 2000–2010.....	2-5
Table 2-4	Race and Ethnicity, 2010.....	2-6
Table 2-5	Ethnicity Trends, 2000–2010.....	2-6
Table 2-6	Educational Attainment for Population 25 years and Older.....	2-7
Table 2-7	Percentage of Employment by Industry.....	2-8
Table 2-8	Existing and Projected Employment, 2010–2030	2-9
Table 2-9	Jobs to Housing Ratio.....	2-10
Table 2-10	Place of Work for Workers 16 Years and Over.....	2-10
Table 2-11	Household and Family Characteristics.....	2-12
Table 2-12	Household Income, 2008-2012.....	2-13
Table 2-13	Household Income Distribution by Income Group, 2012-2014 Estimates.....	2-15
Table 2-14	State-Identified Special Needs Group Housing Needs.....	2-16

Table 2-15	Senior Households by Income.....	2-18
Table 2-16	Female-Headed Single-Parent Households and Poverty Rate.....	2-19
Table 2-17	Household Size by Tenure.....	2-20
Table 2-18	Disabled Population by Age Group, 2010.....	2-21
Table 2-19	Special Needs Population Age 18 to 64 by Workforce Participation.....	2-22
Table 2-20	Licensed Community Care Facilities	2-22
Table 2-21	Developmentally Disabled Persons by Age, 2014.....	2-24
Table 2-22	Homeless Population, 2013.....	2-24
Table 2-23	Contra Costa County Sheltered and Unsheltered Homeless Details, 2013.....	2-25
Table 2-24	Homeless Facilities and Services in Pittsburg.....	2-25
Table 2-25	Housing Stock, 2013.....	2-28
Table 2-26	Estimated Housing Growth, 2000–2013.....	2-29
Table 2-27	Bedroom Mix by Tenure: City of Pittsburg, 2012.....	2-30
Table 2-28	Housing Units by Age, 2012.....	2-31
Table 2-29	Addresses and Units Surveyed by Structure Type.....	2-33
Table 2-30	Estimate of Housing Conditions.....	2-36
Table 2-31	Housing Problems by Income Category.....	2-37
Table 2-32	Overcrowding by Tenure.....	2-38
Table 2-33	Home Cost Burden by Income and Tenure.....	2-39
Table 2-34	Home Sale Prices, City of Pittsburg, 2013.....	2-41
Table 2-35	Home Sale Prices, East Contra Costa County, 2013.....	2-41
Table 2-36	Home Sale Prices, East Contra Costa County, June–July 2001 Through 2013.....	2-42

Table 2-37	Default Notices, 2007, 2008, and 2014.....	2-43
Table 2-38	Average Rents for Apartments by Unit Type, 2013.....	2-44
Table 2-39	Affordable Home Prices and Rents, City of Pittsburg.....	2-47
Table 2-40	Previous RHNA Status, 2007-2014.....	2-50
Table 2-41	Affordable Housing Inventory, 2014.....	2-50
Table 2-42	Affordable Units at Risk of Converting 2015-2025.....	2-53
Table 2-43	Rent Subsidy Calculations, 2013	2-54
Table 2-44	Pittsburg’s Regional Housing Needs Allocation, 2014–2022.....	2-56
Table 2-45	Approved Housing and Remaining RHNA, 2014–2022.....	2-57
Table 3-1	Residential Development Costs Summary.....	3-3
Table 3-2	Residential Zoning Districts and Development Standards.....	3-8
Table 3-3	Commercial, Governmental/Quasi-Public, and Mixed Use Districts and Development Standards.....	3-12
Table 3-4	Parking Requirements.....	3-14
Table 3-5	Housing Types Permitted by Zone.....	3-20
Table 3-6	Inclusionary Housing Requirements.....	3-24
Table 3-7	Governmental Fee Comparison for Multi-Family and Single-Family Development	3-37
Table 4-1	Approved Housing and Remaining RHNA, 2014–2022.....	4-2
Table 4-2	Approved Residential Developments.....	4-2
Table 4-3	Vacant Parcel Inventory.....	4-5
Table 4-4	Underutilized Parcel Inventory	4-13
Table 4-5	Vacant and Underutilized Parcel Inventory by Zoning and Income Category.....	4-23
Table 4-6	Typical Residential Projects by Zone and General Plan Category.....	4-26

Table 4-7	Financial Resources for Housing Activities.....	4-37
Table 5-1	Quantified Objectives (January 2014–July 2022)	5-31

List of Charts

Chart 2-1	Unemployment Rates.....	2-9
Chart 2-2	Pittsburg and Contra Costa County Household Characteristics.....	2-11
Chart 2-3	East Contra Costa County Median Household Income.....	2-13
Chart 2-4	Percent Housing Units by Year Built.....	2-31
Chart 2-5	Average Rents, 2012 Through 2014.....	2-45

List of Figures

Figure 2-1	Areas in Need of Housing Rehabilitation.....	2-35
Figure 4-1	Approved, Vacant and Underutilized Parcel Inventory.....	4-16

Appendices

Appendix A	Housing Element Policy and Program Evaluation (2007-2014)
Appendix B	CS Zoning with Vacant Sites for Emergency Shelters

CHAPTER 1 INTRODUCTION

Housing is a basic human necessity and the need for housing is shared by all residents. People want living spaces where they feel they have dignity, where they can express their individuality, and where they can be comfortable and healthy. Safe, well-maintained housing is a basic necessity that transcends age, race, income, and marital status. As such, the City of Pittsburg strives to provide a diversity of housing types, costs, and locations to serve the variety of needs and wants of local residents.

ROLE OF HOUSING ELEMENT

The California Legislature has identified the attainment of a decent home and suitable living environment for every citizen as the State’s major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of the comprehensive General Plan. Section 65583 of the Government Code sets forth the specific components to be contained in a Housing Element. State law further requires Housing Elements to be updated at least every four to eight years to reflect the changing housing needs of a community. Pittsburg’s Housing Element was last updated and adopted in 2010 and covered the period of 2007–2014. This Housing Element update is for the planning period of 2015–2023.

Further, California’s Housing Element law requires that each city and county develop local housing programs to meet its “fair share” of existing and future housing needs for all income groups. The Association of Bay Area Governments (ABAG) is responsible for developing and assigning these regional housing need allocations, referred to as RHNA, to Bay Area jurisdictions. California Government Code Section 65583(a)(7) requires an “assessment of housing need and inventory of resources and constraints relevant to the meeting of these needs.” Thus, the Housing Element must contain the following:

- An analysis of population and employment trends.
- An analysis of household characteristics.
- An analysis of special housing needs.



- An analysis of publicly assisted housing developments that might convert to non-assisted housing developments (referred to as at-risk housing).
- An analysis of the City’s fair share of regional housing needs.
- An inventory of land suitable for residential development.
- An analysis of governmental and non-governmental constraints on the improvement, maintenance, and development of housing.
- An analysis of opportunities for energy conservation.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and programs that promote preservation, improvement, and development of diverse housing types and costs throughout Pittsburg. This Housing Element covers the period 2015–2023 and was prepared in compliance with California General Plan law pertaining to Housing Elements.

GOALS, POLICIES, AND PROGRAMS

This Housing Element provides policies and programs to address the mandated goal for equal access for all people to a suitable living environment described above. The element also identifies the particular issues facing Pittsburg in attaining that goal. The Pittsburg Housing Element is an eight-year plan to identify strategies and programs that focus on:

- Fostering 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.
- Promoting the expansion of affordable housing stock, including that which accommodates special needs households.
- Eliminating housing discrimination.
- Improving and preserving the existing affordable housing stock, where feasible and appropriate.
- Enhancing the visual quality of Pittsburg’s residential neighborhoods.

DATA SOURCES

The main source for data utilized in this document was the Housing Element Data Profile compiled by ABAG and distributed in January 2014. ABAG generated the Data Profiles to assist jurisdiction in the region in the preparation of their Housing Element updates for the 2015-2023 cycle. The primary sources of data for the ABAG Data Profiles included the US Census Bureau, 2000 and 2010 Census files; 2007–2011 American Community Survey (ACS) 5-year data files; 2009–2011 ACS 3-year files, 2005–2009 CHAS data based on the 2005–2009 ACS 5-year data product; and California Department of Finance, Demographic Research Unit E-5 tables, if applicable to Pittsburg.

Several additional data sources were used to supplement the Housing Element Data Profile for Pittsburg. These additional data sources include housing market information, such as home sales, rents, and vacancies, as updated by City surveys and property tax assessor’s files and public and nonprofit agencies’ data on special needs groups, the services available, and gaps in the service delivery system. In some instances, City of Pittsburg staff interviewed individuals; those data sources are specified in footnotes.

PUBLIC PARTICIPATION

The Pittsburg Housing Element was developed with the collaborative efforts of residents, stakeholders, service providers, housing developers, and elected and appointed officials. Opportunities for input on the Housing Element were provided through various forums.

To kick off the Housing Element process, the Planning Department presented Housing Element 101 public workshops at regularly scheduled Planning Commission (March 11, 2014) and Community Advisory Council (August 6, 2014) meetings. At those public meetings, a Housing Element Policy Fact Sheet detailing housing element law and general information related to the Regional Housing Needs Allocation was distributed.

In July 2014, Planning staff requested interviews with eleven identified local housing stakeholders including representatives from the Pittsburg Housing Authority, Pittsburg Housing Successor Agency, Contra Costa Homeless Program, La Clinica (local health provider), Discovery Builders (market-rate developer), Domus Development (affordable housing developer), Public Advocates (housing advocate), Building Industry Association (housing developer advocates), individuals including Federal Glover (Contra Costa County Supervisor), Gregory Osorio (housing advocate/interested party), and Tom LeFleur

(housing service provider and advocate). Nine of the identified stakeholders responded to the request and provided valuable insight into the primary housing-related issues facing Pittsburg.

To encourage participation by the public at large, a community-wide survey (in English and Spanish) was made available to the public between July 18, 2014, and August 18, 2014. To incentivize participation, the City raffled a gift certificate to a local business to all those who completed the survey and entered contact information for future Housing Element–related notifications. The survey was publicized in an article in the East Contra Costa Times on July 30, 2014, and notice was posted on City Facebook accounts and distributed to all known neighborhood listservs in the city. Hard copy flyers advertising the survey were posted at the Pittsburg Library and City Hall, on the City’s website, and at the Senior Center and were mailed to all local churches and nonprofit organizations that operate in the city. In total, the City received approximately 306 responses to the survey. Stakeholders and public responses to the online survey provided valuable input and suggestions with regard to community concerns related to housing, housing needs, policies, programs, and strategies to address those concerns and needs.

PUBLIC REVIEW OF THE DRAFT 2015-2023 HOUSING ELEMENT

The draft Housing Element was released for public review and comments on the City’s website on December 4, 2014. The Draft Housing Element was made available on the City’s website and hard copies were available at the Pittsburg Public Library and at the Planning Counter for public review. The City accepted written comments on the draft document and the public was invited to a public meeting on December 18, 2014, where the City accepted verbal comments on the document. The community provided comments at the public meeting on the inclusionary housing ordinance, housing needs data, commercial linkage fee, lot coverage, and sustainability. All comments were summarized and responses were incorporated into the final draft Housing Element.

RELATIONSHIP TO THE GENERAL PLAN

The 2015–2023 Housing Element is a key component of the Pittsburg General Plan. The last comprehensive update of the General Plan was adopted by the City of Pittsburg in 2001. California Government Code Section 65300.5 states that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in the city.

As part of the Housing Element update process, the goals, policies, and implementing programs in other General Plan elements have been comprehensively reviewed for internal consistency. Due to the passage of Assembly Bill 162 relating to flood protection in 2007, the City may be required to amend the Safety and Conservation Elements of the General Plan. If amendments are needed, the Housing Element will be amended to be consistent with the Safety and Conservation Elements.

STREAMLINED HOUSING ELEMENT SUBMITTAL

The City's 2015–2023 Housing Element was prepared in accordance with the California Department of Housing and Community Development's streamlined update procedures. The streamlined update is a voluntary approach that may be used by local governments finding that much of the information in the previously adopted and HCD-certified Housing Element (2007–2014) is still current and/or particular conditions and circumstances have not significantly changed since the last update. HCD established criteria for streamlined review eligibility with which the City is in substantial compliance. Specifically, the City had a certified 2007–2014 Housing Element that was adopted by the City Council and found to be in compliance with State Housing Element law by HCD, and the City has implemented specific programs related to emergency shelters, supportive and transitional housing, and density bonuses in accordance with state law. Further, the City has adopted a Reasonable Accommodations Ordinance (City Council Ordinance No. 15-1389).

In accordance with the streamlined updated procedures, the City has prepared a draft 2015–2023 Housing Element showing key changes. Where there were significant changes or updated information such as the Introduction, Chapter 2, Housing Needs Assessment, and Chapter 5, Housing Plan, the City submitted wholly new and clean documents. Please note that revised and new programs included in Chapter 5 are underlined for easy reference. Chapter 3, Housing Opportunities and Constraints, and Chapter 4, Housing Resources, are provided in track changes.

Further, the required streamlined documents, Attachment 1 - Implementation Review, Attachment 2 - Completeness Checklist, and Attachment 3 - Streamlined Update Template, are included with this draft submittal.

ORGANIZATION

This Housing Element consists of the following major components:

- Chapter 2, Housing Needs Assessment, sets forth an analysis of Pittsburg’s demographic profile, housing characteristics, special needs households, and existing and future housing needs in general.
- Chapter 3, Housing Opportunities and Constraints, sets forth a review of potential market, governmental, and environmental constraints to housing development.
- Chapter 4, Housing Resources, sets forth an evaluation of the land, financial, and organizational resources available to address the identified housing needs. This chapter contains a comprehensive list of vacant and underutilized sites that meet appropriate zoning, location, and environmental criteria to satisfy the identified housing needs.
- Chapter 5, Housing Plan, sets forth a plan to address the identified housing needs, including a statement of goals, policies, and programs.
- Appendix A contains a detailed summary and evaluation of the City’s progress achieving and implementing the goals, policies, and programs set forth in the 2007–2014 Housing Element.
- Appendix B contains a figure of the sites for emergency shelters.

CHAPTER 2 HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment is the foundation for developing the City of Pittsburg’s housing goals, policies, and programs outlined in Chapter 5 of this Housing Element. This chapter analyzes relevant population and housing characteristics to determine the housing needs of the residents of Pittsburg. This assessment includes demographics, household characteristics, special housing needs, and housing characteristics.

REGIONAL POPULATION AND ECONOMIC CONTEXT

Pittsburg is located in Contra Costa County, one of the nine counties that make up the San Francisco Bay Area, which had a regional population of 7.1 million people in 2010. In 2011, the regional economy employed approximately 3.5 million people. The Health, Education, and Recreation occupational sector employ the most residents; other significant employment sectors include Manufacturing, Construction, Retail, Government, and Finance.

Contra Costa County has a population of slightly more than 1 million people, making it the third largest county in the region. The county experienced a slight growth in employment between 2000 and 2011 with an average annual growth rate of approximately 0.6 percent per year. Residential growth continued to be a common trend among the cities in Contra Costa County; from 2000 to 2010, approximately 31,200 new households were added to the county, which is less than in previous periods but represents strong household growth among the region’s counties.



POPULATION CHARACTERISTICS

The type and amount of housing needed in the county is in part determined by the characteristics of the population such as age, lifestyle preference, and employment and population growth trends. These characteristics also influence residents' ability to afford housing in the area. This section outlines population characteristics and their impact on housing needs.

POPULATION TRENDS

Pittsburg has grown significantly over the last few decades, from approximately 33,000 residents in 1980 to 63,264 residents in 2010, or an average rate of 2.4 percent per year. According to the California Department of Finance, the City's population was estimated at 66,368 in 2014.

While a small portion of the growth in the 1980s was the result of annexations of unincorporated areas in the southern hills, this overall increase reflects high levels of relocation to the city. According to projections provided by the Association of Bay Area Governments (ABAG), Pittsburg is estimated to grow to approximately 91,600 residents and 27,510 households by 2040. The City's rate of population growth is projected to remain steady at an average 1.3 percent per year from 2010 to 2040.

Despite a slowing rate of population growth, ABAG projects that the City's population and households will grow at a faster rate than the county in general. Table 2-1 compares population and household growth over time for Pittsburg and Contra Costa County as a whole.

Table 2-1 Population Growth, 1990-2040

<i>Criteria</i>	<i>1990</i>	<i>2000</i>	<i>2010</i>	<i>2020*</i>	<i>2030*</i>	<i>2040*</i>
City of Pittsburg						
Population	47,564	56,769	63,264	72,000	81,300	91,600
Average Annual Population Growth	—	1.9%	1.1%	1.4%	1.3%	1.3%
Households	15,643	17,741	19,527	22,180	24,840	27,510
Average Annual Household Growth	—	1.3%	1.0%	1.4%	1.2%	1.1%
Person per Household	3.0	3.2	3.2	3.2	3.3	3.3
Contra Costa County						
Population	803,732	948,816	1,049,025	1,123,500	1,211,300	1,338,400
Average Annual Population Growth	—	1.8%	1.1%	0.7%	0.8%	1.0%
Households	301,087	344,129	375,364	400,800	432,430	464,150
Average Annual Household Growth	—	1.4%	0.9%	0.7%	0.8%	0.7%
Persons per Household	2.7	2.8	2.8	2.8	2.8	2.9

Sources: ABAG Data Tables, 2013; US Census 1990, 2000, 2010; City of Pittsburg, 2014

** Projected*

AGE CHARACTERISTICS

Housing needs are impacted by the population’s age characteristics since needs and preferences adjust as people age. Accordingly, different age groups have varying housing needs depending on lifestyle, family type and size, income-earning ability, and housing preference. Understanding these characteristics is essential in determining Pittsburg’s appropriate housing needs.

Table 2-2 compares age distribution for the population of Pittsburg and Contra Costa County in 2010. The City has a higher proportion of young people than the county with 31 percent of the City’s population under 18 years compared to 27 percent for the same age group in the county overall. Also, Pittsburg has fewer persons 55 and older, accounting for 19 percent of the city’s population versus 24 percent of the county’s population.

Table 2-2 Age Distribution, 2010

<i>Age Group</i>	<i>City of Pittsburg</i>		<i>Contra Costa County</i>	
	<i>Estimate</i>	<i>Percentage</i>	<i>Estimate</i>	<i>Percentage</i>
Under 5 years	4,990	8%	67,018	6%
5 to 19 years	14,400	23%	220,495	21%
20 to 24 years	4,818	8%	59,943	6%
25 to 34 years	9,664	15%	129,643	12%
35 to 44 years	8,655	14%	148,650	14%
45 to 54 years	8,675	14%	164,080	16%
55 to 64 years	6,623	10%	128,758	12%
65 or more years	5,439	9%	130,438	12%
Total	63,264	100%	1,049,025	100%

Source: ABAG Data Tables, 2013; US Census 2010; City of Pittsburg, 2014

Table 2-3 shows an increase in population 55 and older in Pittsburg and Contra Costa County, mirroring a national trend as the baby boomer generation, persons born between 1946 and 1964, continues to age. In the City, the 55- to 64-year-old age group increased by approximately 70 percent from 2000 to 2010, while the number of persons 65 years and older increased by almost 17 percent during the same period. Nevertheless, Pittsburg’s population remains comparatively young with 54 percent of its population under the age of 35, compared to 45 percent for the county overall.

As shown in Table 2-3, Pittsburg’s age trends are not unusual. Contra Costa County’s proportion of 55 to 64 year olds also increased significantly from 2000 to 2010, while the age group comprising children aged 19 and younger shows much slower growth at approximately 4 percent for the City and 7 percent for the county. After the baby boomer generation, the 20- to 34-year-old age group experienced the largest growth in both Pittsburg and the county at approximately 30 percent and 21 percent, respectively.

Table 2-3 Age Trends, 2000-2010

<i>Age Group</i>	<i>City of Pittsburg</i>			<i>Contra Costa County</i>		
	<i>2000</i>	<i>2010</i>	<i>Percentage Change</i>	<i>2000</i>	<i>2010</i>	<i>Percentage Change</i>
Under 5 years	4,739	4,990	5%	66,128	67,018	1%
5 to 19 years	14,520	14,400	-1%	208,172	220,495	6%
20 to 24 years	4,153	4,818	16.6%	50,696	59,943	18%
25 to 34 years	8,449	9,664	14%	126,387	129,643	3%
35 to 44 years	9,241	8,655	-6%	163,755	148,650	-9%
45 to 54 years	7,120	8,675	22%	141,988	164,080	16%
55 to 64 years	3,887	6,623	70%	84,418	128,758	53%
65 or more years	4,660	5,439	17%	107,272	130,438	22%
Total	56,769	63,264		948,816	1,049,025	

Source: ABAG Data Tables, 2013; US Census 2010; City of Pittsburg, 2014

RACE AND ETHNICITY

Pittsburg is more ethnically diverse than Contra Costa County according to 2010 US Census data. Approximately 20 percent of Pittsburg’s population was White, 17 percent Black, 16 percent Asian, and 42 percent Hispanic. In contrast, Contra Costa County’s population is approximately 47 percent White, 14 percent Asian, 24 percent Hispanic, and only 9 percent Black. Table 2-4 compares race and ethnicity data for these two jurisdictions.

Table 2-5 compares the ethnic distribution between 2000 and 2010 for Pittsburg and the County. In both jurisdictions, between 2000 and 2010, there was a decrease in the percentage of residents who self-identified as White and a corresponding increase in the percentage of residents who self-identified as Hispanic. There was a slight increase in those who identify themselves as Asian or Pacific Islander for both Pittsburg and Contra Costa County. For the same time period, the distribution of those who identify as Black decreased by about 1 percent in both jurisdictions while other ethnicities remained constant.

Table 2-4 Race and Ethnicity, 2010

<i>Group</i>	<i>City of Pittsburg</i>		<i>Contra Costa County</i>	
	<i>Number</i>	<i>Percentage</i>	<i>Number</i>	<i>Percentage</i>
White	12,684	20%	500,923	48%
Black	10,756	17%	93,604	9%
American Indian, Eskimo or Aleut	202	<1%	2,984	<1%
Asian or Pacific Islander	10,268	16%	153,263	15%
Other	2,513	4%	42,691	4%
Hispanic	26,841	42%	255,560	24%
Total	64,600	100%	1,049,025	100%

Source: ABAG Data Tables, 2013; US Census 2010; City of Pittsburg, 2014

Table 2-5 Ethnicity Trends, 2000-2010

<i>Racial Group</i>	<i>City of Pittsburg</i>		<i>Contra Costa County</i>	
	<i>2000</i>	<i>2010</i>	<i>2000</i>	<i>2010</i>
White	31%	20%	58%	48%
Black	18%	17%	9%	9%
American Indian, Eskimo or Aleut	<1%	<1%	<1%	<1%
Asian or Pacific Islander	13%	16%	11%	15%
Other	5%	4%	4%	4%
Hispanic	32%	42%	18%	24%
Total	100%	100%	100%	100%

Source: 2007–2014 Pittsburg Housing Element; ABAG Data Tables, 2013; US Census 2010; City of Pittsburg, 2014

EDUCATION

Education is often positively correlated with the type of employment and level of income earned, and the type of housing that residents are able to afford. In general, educational attainment in Pittsburg is lower than that of the county. Table 2-6 compares educational attainment for the City and for the county based on American Community Survey (ACS) data (2008–2012). Approximately 22 percent of Pittsburg residents age 25 and older has less than a high school degree, in comparison to 11 percent of county residents. Educational attainment generally drives household incomes; lower education levels lead to lower incomes and a higher incidence of unemployment. Approximately half of all Pittsburg residents have a high school degree or less, limiting the type of employment opportunities available to a large share of its residents. Furthermore, approximately 17 percent of residents hold a bachelor’s degree or higher, compared to approximately 39 percent of county residents.

Table 2-6 Educational Attainment for Population 25 years and Older

<i>Level</i>	<i>City of Pittsburg</i>		<i>Contra Costa County</i>	
	<i>Estimate</i>	<i>Percentage</i>	<i>Estimate</i>	<i>Percentage</i>
Less Than High School	8,655	22%	79,582	11%
High School Graduate	10,700	27%	135,220	19%
Some College/Associate’s Degree	13,257	34%	216,915	31%
Bachelor’s Degree	4,878	12%	173,250	25%
Graduate Degree	1,849	5%	99,302	14%
Total	39,339	100%	704,269	100%

Source: ABAG Data Tables, 2013; 2008–2012 ACS, 5-Year Estimates

EMPLOYMENT

About half of the employed citizens of the City work in the areas of Manufacturing, Construction, and Retail, which typically require less formal education. Approximately 26 percent of Pittsburg’s total employment is in the manufacturing, wholesale, and transportation, agriculture, and construction sectors, and about 54 percent is in financial and professional, health, education, and recreation, which is slightly lower than the countywide average of about 58 percent in those sectors. Table 2-7 compares employment by industry for 2005 for both Contra Costa County and Pittsburg.

Table 2-7 Percentage of Employment by Industry

<i>Industry</i>	<i>City of Pittsburg</i>	<i>Contra Costa County</i>
Agriculture	1%	1%
Manufacturing, Wholesale, Transportation	15%	18%
Construction	11%	7%
Retail	13%	11%
Financial and Professional	21%	25%
Health, Education, Recreation	34%	33%
Other	5%	5%
Total	100%	100%

Source: ABAG Data Tables, 2013; 2008–2012 ACS, 5-Year Estimates; City of Pittsburg, 2014

Employment Growth

According to ABAG, there were approximately 14,180 jobs in Pittsburg in 2010. ABAG projects the number of jobs in the City to increase to about 19,800 in 2040. From 2010 to 2040, Pittsburg’s employment growth is projected to keep pace with employment growth in the county, at an annual average rate of about one percent per year between 2010 and 2040.

Table 2-8 Existing and Projected Employment, 2010-2030

<i>Jurisdiction</i>	<i>2010</i>	<i>2020</i>	<i>2030</i>	<i>2040</i>	<i>New Jobs 2010–2040</i>	<i>Average Annual Growth</i>
City of Pittsburg	14,180	16,950	18,140	19,800	4,830	1.2%
Contra Costa County	344,920	407,810	432,730	467,390	122,470	1.1%

Source: ABAG Data Tables, 2013; City of Pittsburg, 2014

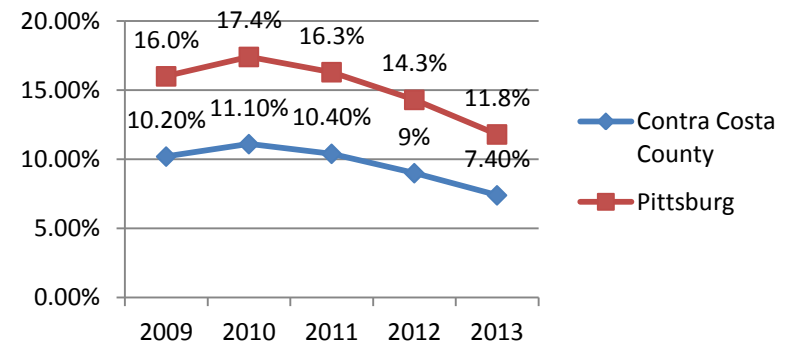
UNEMPLOYMENT

According to the California Employment Development Department (EDD), approximately 2,600 Pittsburg residents were unemployed as of July 2008. The City’s estimated unemployment rate was 9.3 percent compared to 5.8 percent for the county overall for the same time period. As shown in Chart 2-1, Pittsburg has historically experienced higher unemployment rates than the county overall. This is likely due to the higher proportion of residents without a high school degree, who traditionally have a higher incidence of unemployment than individuals with higher levels of education.

In general, unemployment has increased since peak housing construction periods in 2006 when Pittsburg’s unemployment rate was 7.0 percent and the county unemployment rate was 4.3 percent. The 2008 economic downturn and slowdown in the housing economy and housing-related industries placed economic hardships on local residents who also faced declines in home values.

Between 2009 and 2013, unemployment rates declined as shown in Chart 2-1, and it is reasonable to assume that the decline will continue as the economy rebounds. Despite the overall decline in unemployment over the past five years, Pittsburg still had a higher rate of unemployment at 11.8 percent than the county at about 7.4 percent in 2013.

Chart 2-1 Unemployment Rates



Source: Employment Development Department, 2014; City of Pittsburg, 2014

JOBS-EMPLOYED RESIDENTS BALANCE

Ideally, a community would have the same number of jobs as it has employed residents. According to ABAG, there were 27,800 employed residents in Pittsburg in 2010, accounting for approximately five percent of countywide employed residents. This is compared to a local employment base of 14,180 jobs in Pittsburg. The result is an estimated jobs-employed resident imbalance of approximately 0.51 jobs per employed resident, less ideal than Contra Costa County’s ratio of 0.68 jobs per employed resident. Table 2-9 presents jobs to employed resident ratios for the City and the county.

Due to fewer employment opportunities in the City, the majority of Pittsburg workers are commuters. According to the 2010 Census, the most recent commute data available, only 17 percent of employed Pittsburg residents work inside the City. The projected increase in local employment should help to ameliorate the jobs-housing imbalance in Pittsburg as the City gains jobs.

Table 2-9 Jobs to Housing Ratio

<i>Category</i>	<i>City of Pittsburg</i>	<i>Contra Costa County</i>
Employed Residents	27,800	508,000
Jobs	14,180	344,920
Ratio	0.51	0.68

Source: ABAG Data Tables, 2013; City of Pittsburg, 2014

Table 2-10 Place of Work for Workers 16 Years and Over

<i>Category</i>	<i>City of Pittsburg</i>	<i>Contra Costa County</i>
<i>Workers Living in Place</i>		
Worked in Place of Residence	18%	21%
Worked outside Place of Residence	81%	78%
Workers Not Living in a Place	1%	1%
Total	100%	100%

Source: 2008–2012 ACS, 5-Year Estimates; City of Pittsburg, 2014

HOUSEHOLD CHARACTERISTICS

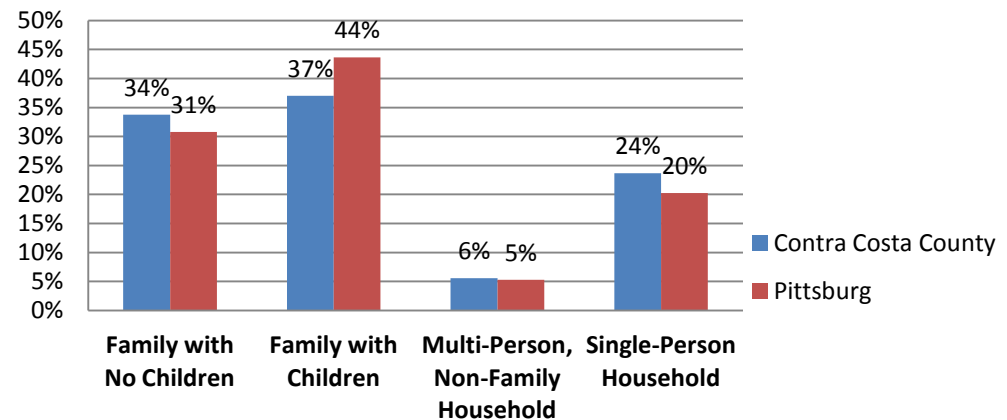
Household characteristics provide insight into local housing needs, including unit sizes, affordability, tenure, and supportive housing types to accommodate households with special needs. Local household characteristics can also help to identify areas of acute housing needs such as households living in overcrowded conditions, senior households, or persons with disabilities in need of supportive services. This section describes household characteristics, which include household type and size, income levels, and the presence of special needs populations, as well as other characteristics.

HOUSEHOLD TYPE

As shown in Chart 2-2, nearly one half (44 percent) of City households are families with children. Of the non-family households, both Pittsburg and Contra Costa County have a significantly larger percentage of single persons living alone than households containing multiple unrelated individuals. Still, the City has lower proportions of small single-person households, representing approximately 20 percent of households compared to 24 percent countywide.

Pittsburg also has a smaller share of families with no children at approximately 31 percent compared to the countywide average of 34 percent.

Chart 2-2 Pittsburg and Contra Costa County Household Characteristics



Source: ABAG Data Tables, 2013; 2007–2011 ACS, 5-Year Estimates City of Pittsburg, 2014

In addition to Chart 2-2, Table 2-11 summarizes household type and average household sizes for Pittsburg and Contra Costa County. City households tend to be larger than county households with an estimated average household size of approximately 3.2 persons per household in the City compared to 2.7 persons per household for the county overall. Pittsburg families are also more likely to contain more persons than Contra Costa County families overall, at 3.59 persons per family in Pittsburg compared to 3.23 persons per family in the County. The larger household sizes imply a need for larger units.

Table 2-11 Household and Family Characteristics

<i>Household Type</i>	<u><i>City of Pittsburg</i></u>		<u><i>Contra Costa County</i></u>	
	<i>Number</i>	<i>Percentage</i>	<i>Number</i>	<i>Percentage</i>
<i>Families</i>	14,065	74%	262,415	71%
Family with No Children	5,817	31%	125,159	34%
Family with Children	8,248	44%	137,256	37%
<i>Non-Families</i>	4,835	26%	108,510	29%
Multi-Person, Non-Family Household	1,004	5%	20,704	6%
Single-Person Household	3,831	20%	87,806	23%
Total Households	18,900	100%	370,925	100%
Average Household Size	3.25		2.77	
Average Family Size	3.28		2.77	

Source: ABAG Data Tables, 2013; 2007–2011 ACS, 5-Year Estimates; City of Pittsburg, 2014

HOUSEHOLD INCOME

Income is a critical characteristic in determining residents’ housing opportunities and housing affordability. Income affects a household’s decision when it comes to tenure, type, and location of housing. Pittsburg’s estimated median household income was approximately \$58,063 in 2012, down from \$61,279 in 2008. As shown in Table 2-12, Pittsburg’s most recent household income distribution estimates indicate that the City contains a large share of very low-income households, with approximately 19 percent of households with annual incomes less than \$25,000. This is compared to the county overall where approximately 14 percent of households had incomes of \$25,000 or less. The City also has a lower percentage of affluent households compared to the county. Approximately 25 percent of Pittsburg households had incomes over \$100,000 per year or greater compared to 39 percent countywide.

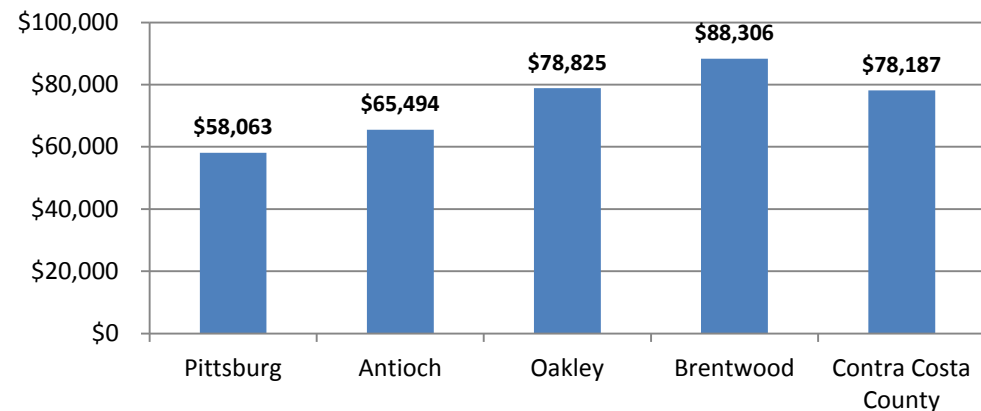
At the same time, Pittsburg contains a large middle-income household population with 36 percent with incomes ranging from \$50,000 to \$99,999 per year. Further, the median household income is lower than the estimated 2012 median incomes of nearby cities, as shown in Chart 2-3. The large proportion of middle-income households implies demand for modestly priced housing, which is reflected in prevailing housing characteristics and prices in Pittsburg, described in

Table 2-12 Household Income, 2008-2012

<i>Household Family Income</i>	<i>City of Pittsburg</i>		<i>Contra Costa County</i>	
	<i>Households</i>	<i>Percentage</i>	<i>Households</i>	<i>Percentage</i>
Less Than \$25,000	3,507	19%	53,254	14%
\$25,000 to \$49,999	4,582	24%	64,908	17%
\$50,000 to \$74,999	3,489	18%	59,214	16%
\$75,000 to \$99,999	2,580	14%	47,280	13%
\$100,000 or more	4,742	25%	146,269	39%
Total	18,900	100%	370,925	100%
Median Household Income	\$58,063		\$78,187	

Source: ABAG Data Tables, 2013; 2008–2012 ACS, 5-Year Estimates; City of Pittsburg, 2014

Chart 2-3 East Contra Costa County Median Household Income



Source: ABAG Data Tables, 2013; 2008–2012 ACS, 5-Year Estimates; City of Pittsburg, 2014

Housing Costs and Affordability, below.

Household Income by Income Category

This section estimates household income distribution by income category as defined by the California Department of Housing and Community Development (HCD). The state requires each jurisdiction to address its housing needs by the following income categories:

- Extremely low-income, defined as an annual household income at or below 30 percent of the area median income (AMI)
- Very low-income, defined as annual household incomes 31 to 50 percent of AMI
- Low-income, defined as annual household incomes 51 to 80 percent of AMI
- Moderate-income, defined as annual household incomes 81 to 120 percent of AMI
- Above moderate-income, defined as annual household incomes above 120 percent of AMI

Median household income levels are estimated annually by the US Department of Housing and Urban Development (HUD) to provide updated income limits that are used to set rents and to qualify households for income-restricted housing. The median income levels are then adopted by HCD. From the median household income estimates, HCD calculates income limits for very low-, low-, and moderate-income households. These income limits form the basis for evaluating housing affordability by income group.

Table 2-13 provides a 2012 estimate of household income distribution by income group for Pittsburg and Contra Costa County. Based on household distribution estimates for 2012, approximately 31 percent of Pittsburg households are extremely or very low-income, earning 50 percent or less of the area median income for a family of four. Approximately 18 percent are low income and 21 percent are moderate income. In comparison to the county overall, City households encompass a significantly larger proportion of extremely low-, very low-, and low-income households, accounting for 49 percent of Pittsburg households compared to 34 percent countywide. Further, the City has a lower percentage of above moderate-income households at 30 percent as compared to 47 percent countywide.

Much of the socioeconomic information described earlier in the Housing Needs Assessment corroborates these distribution estimates, indicating a large proportion of low- and middle-income households but proportionally fewer higher-income households in Pittsburg. The household income data also supports previous Housing Element policies to encourage more executive housing to attract higher-income households to Pittsburg as well as to continue to supply affordable market-rate housing to support the existing population.

Table 2-13 Household Income Distribution by Income Group, 2012-2014 Estimates

<i>Income Group</i>	<i>Percentage of Area Median Income</i>	<i>2014 HUD Income Threshold (Four-Person Household)</i>	<i>Percentage of Households by Income Group (2012 est.)</i>	
			<i>City of Pittsburgh</i>	<i>Contra Costa County</i>
Extremely Low	<30%	\$28,050	Included in Very Low	Included in Very Low
Very Low	31%–50%	\$46,750	31%	21%
Low	51%–80%	\$67,600	18%	13%
Moderate	81% –120%	\$93,500	21%	18%
Above Moderate	120%+	>\$112,200	30%	47%
Total			100%	100%

Note: The estimates do not adjust for household size.

Source: ABAG Data Tables, 2013; CHAS Based on 2006–2010 ACS, 5-Year Estimates; City of Pittsburgh, 2014

Extremely Low Income Households

According to the 2007-2011 American Community Survey, there are a total of 3,125 extremely low-income households in Pittsburgh. Of those 2,155 (69%) are renters and 970 (31%) are owners.

Pittsburgh must provide an estimate of the projected extremely low-income housing needs. Per HCD guidelines, 50 percent of the City’s very low-income RHNA number qualifies as extremely low income. Therefore, the City is estimating approximately 50 percent of its very low-income regional housing need to be an extremely low-income housing need. In other words, of the 392 very low-income housing units needed, the City is estimating 196 units for extremely low-income households. Most, if not all, extremely low-income households will require rental housing. The extremely low-income households will likely face housing problems such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. Also, many of the extremely low-income households will fall within a special needs category (disabled, seniors, large families, or female-headed households) and require supportive housing services.

Table 2-14 State-Identified Special Needs Group Housing Needs

<i>Special Needs Group</i>	<i>City of Pittsburgh</i>			<i>Contra Costa County</i>		
	<i>Pop/HH/Fam</i>	<i>Residents</i>	<i>Percentage Total¹</i>	<i>Pop/HH/Fam</i>	<i>Residents</i>	<i>Percentage Total¹</i>
Disabled	N/A	7,490	12%	N/A	102,983	11%
Developmentally Disabled	N/A	986	1%	N/A	11,438	1%
Seniors (65 years and older)	N/A	4,660	9%	N/A	130,438	12%
Large Households (5 or more persons)	3,571	N/A	19%	49,627	N/A	5%
Female-Headed Families (with children)	2,361	N/A	16%	28,421	N/A	11%
Homeless ²	N/A	110	<1%	N/A	2,386	<1%
armworkers ³	N/A	145	<1%	N/A	2,311	<1%

¹ Percentages are derived from total population (disabled, developmentally disabled, seniors, homeless), household (large households), family (female-headed single-parent household) and total employed residents (farmworkers).

² Homeless Populations and Subpopulations Reports are based on point-in-time counts of homeless persons completed by County Continuums of Care (CoC). The count is conducted on one day/night during the last week of January on a biannual basis. As such, the data collected is a “point-in-time” (PIT) count and is therefore not meant to represent the number of individuals who experience homelessness over the course of a year. The 2013 count took place on January 29, 2013, and the morning of January 30, 2013.

³ Includes those people employed in agriculture, forestry, fishing, and hunting due to the Census grouping all of these occupations into one category.

Source: ABAG Data Tables 2013; US Census Bureau, 2000 and 2010 Decennial Census Counts; 2007–2011 ACS, 5-Year Estimates; Housing Consortium of the East Bay 2014; HUD, Homelessness Resource Exchange (HRE), Continuum of Care Homeless Assistance Programs, Homeless Populations and Subpopulations Reports. 2008, 2010, 2012; City of Pittsburgh, 2014

SPECIAL NEEDS GROUPS

In order to accurately determine housing needs, special needs groups must be taken into consideration, particularly due to their greater difficulty in finding decent and affordable housing. Special need populations often have unique housing needs beyond affordability. For example, persons with physical limitations or limited mobility often require accessible ground-floor units, and seniors can need on-site care. Homeless persons often need transitional housing and drug and alcohol treatment services before placement in more stable permanent housing. State Housing Element law defines “special needs” groups to include the following: senior households, female-headed households with children, large households, disabled persons, developmentally disabled persons, homeless persons, and agricultural workers. This section describes the housing needs of each of these groups in Pittsburg and the percentage of those groups in the population, household and family count, and as a percentage of employed people over the age of 16. Table 2-14 presents Special Needs Groups in Pittsburg and Contra Costa County.

SENIOR HOUSEHOLDS

According to 2010 US Census data, approximately nine percent of Pittsburg residents are seniors, defined as persons 65 years and older. The special needs of senior households are due to primarily three concerns: seniors live on a fixed income, have higher health care costs, and are more likely to have some form of a disability. The senior population may also lack private transportation and at-home care facilities.

Special concerns for senior citizens need to be considered during project design review. The most significant concerns include:

- Senior citizens are less mobile than younger age groups; more consideration should be given to appropriate housing and site design.
- Senior citizens generally prefer to be autonomous and maintain independent living lifestyles. In order to support this lifestyle choice, seniors need access to convenient services, including full-service shopping and health care facilities, social service and activity centers, and public transportation.
- Senior citizens occasionally require financial assistance to remain in the home they own.
- Seniors citizens generally prefer to be a part of a community and not isolated.
- Senior citizens are concerned about physical and psychological security, more so than younger age groups.

Senior households often have to make difficult decisions about whether to pay their rent/mortgage payments or pay for medical care. Approximately 40 percent of Pittsburg's senior households have income less than \$30,000 a year. Although the City's proportion of lower-income senior households is generally higher than the countywide average, senior households with low incomes are prevalent throughout the county. Approximately 63 percent of senior-headed households in Pittsburg and nearly 49 percent of those households in the county have income less than \$49,999. Senior households are presented by income category in Table 2-15.

Table 2-15 Senior Households by Income

<i>Housing Income</i>	<i>Pittsburg</i>		<i>Contra Costa County</i>	
	<i>Number</i>	<i>Percentage</i>	<i>Number</i>	<i>Percentage</i>
Less than \$30,000	1,126	40%	22,677	30%
\$30,000 to \$49,999	663	24%	14,908	19%
\$50,000 to \$74,999	481	17%	13,831	18%
\$75,000 to \$99,999	1,887	7%	8,225	11%
More than \$100,000	350	12%	17,309	22%
<i>Subtotal (less than \$49,999)</i>	<i>1,789</i>	<i>64%</i>	<i>37,585</i>	<i>49%</i>
Total	2,807	100%	76,950	100%

Source: ABAG Data Tables, 2013; US Census Bureau, 2007–2011 ACS, 5-Year Estimates; City of Pittsburg, 2014

FEMALE-HEADED HOUSEHOLDS

Female-headed households may need special consideration and assistance to accommodate their housing needs. More specifically, female-headed single-parent households with children often need accessible day care, healthcare, and other support services in addition to affordable and safe housing. Generally, female-headed households have lower incomes, are more likely to be in poverty, and have higher family and child care expenses, limiting their opportunities for finding affordable and quality housing. According to 2010 US Census data, 2,361 female-headed family households with children under 18 lived in Pittsburg, accounting for approximately 24 percent of all families. This is a higher proportion than in the county overall, where approximately 17 percent of households were female-headed households with children under 18.

Table 2-16 Female-Headed Single-Parent Households and Poverty Rate

<i>Household Type</i>	<i>City of Pittsburg</i>			<i>Contra Costa County</i>		
	<i>Number</i>	<i>Percentage</i>	<i>Denominator</i>	<i>Number</i>	<i>Percentage</i>	<i>Denominator</i>
Female-Headed Family with Children Under 18	2,361	66%	of female-headed	28,421	61%	of female-headed
Female-Headed Family with No Children Under 18	1,222	34%	of female-headed	18,285	39%	of female-headed
Percentage of Female-Headed Households with Children Under 18 Below Poverty Level		27%	of households in poverty		28%	of households in poverty
Percentage of Female-Headed Households Below Poverty Level		20%	of households in poverty		20%	of households in poverty
Percentage of Families Below Poverty Level		12%	of households		7%	Of households
Female-Headed Single-Parent Families	3,583	24%	of total families	46,706	18%	of total families

Source: ABAG Data Tables, 2013; US Census Bureau, 2000 and 2010 Decennial Census Counts; 2007–2011 ACS, 5-Year Estimates; City of Pittsburg, 2014

As shown in Table 2-16, approximately 27 percent of female-headed single-parent households were in poverty in comparison to about 12 percent of City households overall. The result is a demonstrated housing need in Pittsburg to accommodate female-headed households by collocating affordable housing with child care facilities in close proximity to other support services.

LARGE HOUSEHOLDS

Large households are those with five or more people. Large households have special housing needs because there is a limited supply of adequate and appropriately sized housing that is also affordable. Large households on a limited budget may be more at risk for overcrowding and/or overpayment. Low-income large households may rent or own a smaller home in an effort to save money in order to pay for other necessities including transportation, food, and clothing. According to 2010 US Census data, there are 4,314 large households in Pittsburg, representing approximately 23 percent of all households. Pittsburg contains a significantly higher proportion of large households than Contra Costa County, where approximately 13 percent of households contain five persons or more.

Table 2-17 Household Size by Tenure

<i>Households</i>	<i>City of Pittsburg</i>		<i>Contra Costa County</i>	
	<i>Households</i>	<i>Percentage of Total Households</i>	<i>Households</i>	<i>Percentage of Total Households</i>
<i>Owner Occupied</i>				
1–2 Persons	5,017	25%	134,591	36%
3–4 Persons	3,982	20%	86,087	23%
5+ Persons	2,491	13%	31,226	8%
Subtotal Owner Occupied	11,490	58%	251,904	67%
<i>Renter Occupied</i>				
1–2 Persons	3,460	18%	66,987	18%
3–4 Persons	2,754	14%	38,072	10%
5+ Persons	1,823	10%	18,401	5%
Subtotal Renter Occupied	8,307	42%	123,460	33%
Total Households	19,727	100%	375,364	100%

Source: ABAG Data Tables, 2013; US Census Bureau, 2000 and 2010 Decennial Census Counts; 2007–2011 ACS, 5-Year Estimates

DISABLED PERSONS

Disabled persons have special housing needs because many live on a fixed income, lack housing choices that are both affordable and accessible, and generally have higher health care costs. Disabled persons may also require modifications to their home to accommodate their disability and may need on-site supportive services, depending on the disability. There are primarily five different types of special needs as defined below.

- **Sensory and Physical Limitation:** difficulty seeing, difficulty hearing, or difficulty walking (even with glasses and hearing aids)
- **Mental Disability:** difficulty in learning, remembering, or concentrating
- **Going Outside Home Limitation:** difficulty going outside the home alone to shop or visit a doctor’s office
- **Employment Limitation:** difficulty working at a job or a business
- **Self-Care Limitation:** difficulty dressing, bathing, or getting around inside the home

Disability encompasses a wide range of conditions, which impact housing needs differently. Many people who are disabled are still able to live at home independently or with friends or family members. So that a disabled person can maintain an independent lifestyle, often a home may need to be modified to increase accessibility or space for in-home assistance.

According to the 2010 US Census, approximately 9,878 Pittsburg residents were identified as disabled, as presented in Table 2-18. The percentage of residents of all ages with disabilities was higher in the City than in the county as a whole. Approximately 2.5 percent of residents with disabilities were 17 years old or younger and nearly five percent were 65 years or older, with the majority of disabled individuals—eight percent—between 18 and 64 years old.

Table 2-18 Disabled Population by Age Group, 2010

Age Group	<u>City of Pittsburg</u>		<u>Contra Costa County</u>	
	Number	Percentage of Total Residents	Number	Percentage of Total Residents
5 to 17 years	1,525	2%	9,584	1%
18 to 64 years	5,319	8%	54,639	5%
65 years and over	3,034	5%	44,066	4%
Total Population with Disabilities Tallied	9,878	16%	109,098	10%

Source: US Census Bureau, 2010 Decennial Census Count; City of Pittsburg, 2014

Approximately five percent of the City’s working age population (people ages 18 through 64 have disabilities that limit their employment, as presented in Table 2-19. However, 30 percent of Pittsburg residents with disabilities between the ages of 18 and 64 do not participate in the workforce as compared to nearly 20 percent in Contra Costa County overall.

Pittsburg contains a number of care facilities that serve persons with special needs and the elderly, as summarized in Table 2-20. There are 37 licensed care facilities operating in Pittsburg with capacity for 469 persons. As evidenced by the limited number of licensed care facilities in the City, it is likely that many persons with disabilities live with a caretaker or live independently at home. This needs data implies demand for additional outpatient care and rehabilitation facilities to address the high proportion of persons with disabilities living in Pittsburg.

Table 2-19 Special Needs Population Age 18 to 64 by Workforce Participation

	<u>City of Pittsburg</u>		<u>Contra Costa County</u>	
	<i>Number</i>	<i>Percentage of Workforce Population</i>	<i>Number</i>	<i>Percentage of Workforce Population</i>
Disabled Employed	1,499	5%	17,404	4%
Disabled Unemployed	402	10%	4,054	7%
Disabled and Not in Labor Force	2,950	30%	28,192	20%
Total	8,237		49,650	5%

Please note that the numbers from Table 2-20 are taken from a different data set than those derived for Table 2-19, therefore, the population counts by age are different. Source: ABAG Data Tables 2013; US Census 2009–2011 3-Year Estimates; City of Pittsburg

Table 2-20 Licensed Community Care Facilities

<i>Type of Facility</i>	<i>Facilities</i>	<i>Client Capacity</i>
Group Homes/Child Residential	5	24
Group Homes/ Adult Residential	15	98
Drug Recovery Center	1	15
Primary/Health Care Center	2	169
Adult Day Program	1	72
Elderly Residential	13	91
Total	37	469

Source: California Department of Social Services, Community Care Licensing Division, 2014; City of Pittsburg 2014

DEVELOPMENTAL DISABILITIES

Senate Bill (SB) 812 requires that the City include an analysis of the special housing needs of individuals with developmental disabilities within the community. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of the East Bay (RCEB) located in Concord, CA is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

According to the RCEB and the Housing Consortium of the East Bay, the RCEB serves 986 developmentally disabled persons in Pittsburg. As shown in Table 2-21, just over half of these residents are age 21 or younger and thus are likely to live at home with family and receive services through public schools.

Table 2-21 Developmentally Disabled Persons by Age, 2014

0–14 Years	15–22 Years	23–54 Years	55–65 Years	65+ Years	Total
336	170	426	32	22	986

Source: HCEB and RCEB 2014

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

HOMELESS PERSONS

The US Department of Housing and Urban Development (HUD) requires each Continuum of Care (CoC) to conduct a biannual census of sheltered and unsheltered people experiencing homelessness. The Contra Costa County Homeless conducted a one-day/night count during the last week of January 2013. As such, the data collected is a “point-in-time” (PIT) count and is not meant to represent the number of individuals who experience homelessness over the course of a year. The CoC conducts a sheltered PIT count utilizing a survey provided to all service providers in the county. The surveys contain details on how many people were sheltered in a program that night, broken down by age category and household type. See Table 2-22 for the sheltered and unsheltered homeless counts in 2013, and Table 2-23 for a breakdown of the homeless household types.

Table 2-22 Homeless Population, 2013

<i>Sheltered and Unsheltered Totals</i>	<i>Total</i>
Unsheltered in Contra Costa County	1,350
Sheltered in Contra Costa County	2,448
Total in Contra Costa County	3,798
Total Unsheltered in Pittsburg	110

Source: Contra Costa County 2013

The total Contra Costa County homeless count was 3,798 individuals in 2013, a decrease from the 4,274 individuals counted in 2011. However, the total homeless population in east Contra Costa County increased from 232 in 2011 to 558 in 2013, while counts in the central and west portions of the county decreased during the same time period. According to the Contra Costa CoC, this could be explained by encampment locations moving away from the central and west county and demographic trends such as larger population growth rates in east Contra Costa County. The 2013 count found 110 unsheltered homeless persons in Pittsburg.

Homeless Facilities

Three major types of facilities provide shelter for homeless individuals and families:

- **Emergency Shelter:** Provides overnight shelter and meets a person’s basic needs, either on-site or through off-site services. The length of stay varies with the shelter and can range from one day to two months.
- **Transitional Housing:** Provides housing for up to two years. The residents at these shelters are typically connected to a rehabilitation program, including substance abuse and mental health interventions, employment services, individual and group counseling, and life skills training.
- **Permanent (Supportive) Housing:** Provides permanent housing in the community that is affordable, linked with ongoing supportive services, and designed to allow formerly homeless residents to have the opportunity to live in the facility on an indefinite basis.

Table 2-23 Contra Costa County Sheltered and Unsheltered Homeless Details, 2013

<i>Sheltered Homeless Household</i>	
<i>Details</i>	<i>Total</i>
Families (at least one adult and one child)	858
Households without children	1,161
Households with children	11
Transition age youth (age 18–24)	201
Other	217
Total	2,448
<i>Unsheltered Homeless Details</i>	
Homeless persons in encampments	747

Source: Contra Costa County 2013

Table 2-24 Homeless Facilities and Services in Pittsburg

<i>Facility Name</i>	<i>Units/ Beds</i>	<i>Facility Type</i>
Lyle Morris Family Center/Pittsburg Family Center	27 units	Short-term transitional housing for homeless families in two apartment buildings; includes supportive services
East County Women’s Facility – Treatment Facility	35 beds	Temporary shelter and drug treatment program for women suffering from alcohol/drug addiction
East County Women’s Facility – Transitional Housing	8 units	Transitional housing facility for women and children

Source: City of Pittsburg 2013

Pittsburg does not own or manage its own homeless shelters; however, nonprofit organizations provide homeless services in the city (Table 2-24).

EMANCIPATED YOUTH

Emancipated youth includes persons who reach the age of 18 years old and are emancipated from foster care or from dependency and delinquency systems. In 2010, the California Legislature approved Assembly Bill (AB) 12 creating a new category of “non-minor dependents.” Non-minor dependents are permitted to remain in the youth foster system until the age of 21 years, subject to certain eligibility requirements that the youth (1) be completing a high school or equivalent program; (2) be enrolled in college or vocational education program; (3) be employed a minimum of 20 hours a week; (4) be participating a program to remove barriers to employment; or (5) have a medical condition preventing accomplishment of the previous requirements.

According to the California Department of Social Services, nearly 65 percent of the youth emancipating from child welfare services in California do so without a place to live.¹ According to the Contra Costa County Children and Family Services Bureau, approximately 125 to 150 children age out of the foster system in Contra Costa County per year. However, approximately 180 persons between the ages of 18 and 21 participate in the foster system as non-minor dependents pursuant to AB 12. Currently, Contra Costa County has 60 Transitional Housing Placement Plus (THP-Plus) Program-funded beds for emancipated youth, as well as other services and transitional housing opportunities such as counseling, medical assistance, and other services targeted specifically to emancipated youth with disabilities, developmental delays, or who are homeless.² As shown in Table 2-24 above, transition age youth was included in the sheltered PIT homeless counts in 2013.

Implementation of AB 12 provides youth an additional three years in the system to become better prepared for a successful transition to adulthood and self-sufficiency through education and employment training opportunities. However, youth at 18 or at 21 will face challenges emerging from the foster care system. With the high cost of living in California and the lack of a “safety net” in the form of financial or emotional help from parents or caregivers, these persons face disproportionately higher rates of unemployment, lower educational achievement, and higher rates of incarceration, dependence on public assistance, substance abuse, and homelessness than the population at large. In addition, many in this population lack rental and credit histories and financial assistance, making it more difficult for them to obtain housing.

¹ Report on the Survey of the Housing Needs of Emancipated Foster/Probation Youth, 2002.

² Contra Costa County Children and Family Services Bureau, Don Graves, 2013.

Transitional housing developments aimed at assisting emancipated youth should provide multi-family rental units that are small or available to be shared among several people and that are affordable to extremely low- and very low-income households. Housing developed for this population should also include on-site or nearby job training and placement services, computer facilities, social, psychological and health services, and childcare facilities, among other support services.

DAY LABORERS AND FARMWORKERS

Day laborers and farmworkers play an important role in the local economy of a community and California's agriculture sector. According to the 2010 US Census, 145 Pittsburg residents were identified as working in the farming, fishing, or forestry occupations. Currently, agriculture is not a strong industry in the City, and ABAG's 2013 projections estimate that this trend will continue. Because Pittsburg has a relatively small farmworker population, their housing needs are not a major component of the Housing Needs Assessment. Because day laborers are a transient population, there are few statistics indicating the number of day laborers in Contra Costa County or Pittsburg in particular. Monument Futures, a nonprofit organization located in Concord that offers job skills, educational, and social support services to day laborers, assists about 250 people a year who live in central and east Contra Costa County.³

While Pittsburg does not have a significant number of farmworkers and other agricultural workers, people employed as day laborers and seasonal workers experience the same issues with obtaining affordable housing faced by farmworkers in other communities. Specifically, these groups often do not have a rental or credit history or other required documents, making it difficult to secure affordable or adequate housing. In addition, day laborers are not guaranteed a steady stream of income because their jobs and weekly income tend to fluctuate. Because these groups lack adequate documentation and guaranteed income to obtain safe and affordable housing, they are susceptible to paying higher rents or living in overcrowded or substandard conditions. Housing strategies to assist these groups may include provision of large, family-sized affordable rental housing and flexible standards for verifying rental or credit histories. Another potential strategy would be to partner with a nonprofit group or day laborer advocacy organization that could take out ground leases in rental housing and sublease the units to day laborers.

³ Monument Futures, Molly Clark, Director, 2008.

HOUSING STOCK CHARACTERISTICS

Ideally, a city’s housing stock should align with the needs of its population, supply both small and large units, and offer housing affordable to its workforce and special needs populations. Market and political realities often result in much different housing supply outcomes that do not meet the needs of the local population. This section describes housing stock characteristics in Pittsburg compared to the county overall.

HOUSING STOCK

According to 2013 estimates provided by the California Department of Finance (DOF), the distribution of housing units in Pittsburg was roughly similar to that of Contra Costa County. In Pittsburg, single-family homes constituted approximately 77 percent of the city’s total housing stock, while multi-family units and mobile homes comprised roughly 20 percent and four percent, respectively. The county has a slightly higher proportion of multi-family units (23 percent) than Pittsburg, likely due to the higher prevalence of multi-family units and condominiums in western Contra Costa County.

As of 2013, the city had a slightly higher overall vacancy rate (approximately seven percent) than the county (approximately six percent); vacancy rates for both jurisdictions have nearly doubled since 2008.⁴ Vacancy rates have likely increased in Pittsburg due to the high number of foreclosures in eastern Contra Costa County, and specifically in Pittsburg, during the reporting period. Table 2-25 compares housing stock and vacancy rates for Pittsburg and Contra Costa County provided by the 2010 Census and the DOF for 2013.

Table 2-25 Housing Stock, 2013

<i>Housing Type</i>	<i>City of Pittsburg</i>		<i>Contra Costa County</i>	
	<i>Units</i>	<i>Percentage</i>	<i>Units</i>	<i>Percentage</i>
Single-Family	16,214	77%	298,287	74%
<i>Detached</i>	<i>14,914</i>	<i>92%</i>	<i>266,693</i>	<i>89%</i>
<i>Attached</i>	<i>1,300</i>	<i>8%</i>	<i>31,594</i>	<i>11%</i>
Multi-Family	4,165	20%	96,268	23%
<i>2-4 Units</i>	<i>1,241</i>	<i>30%</i>	<i>28,482</i>	<i>30%</i>
<i>5+ Units</i>	<i>2,924</i>	<i>70%</i>	<i>66,120</i>	<i>70%</i>
Mobile Homes	747	4%	7,374	2%
Total	21,126	100%	404,054	100%
Vacancy Rate¹	7%		6%	

DOF estimates include owner-occupied supply, which has a lower vacancy rate compared to the rental housing supply.

Source: ABAG Data Tables, 2013; Department of Finance 2013; US Census 2010; City of Pittsburg, 2014

⁴ Note that vacancy rates reported by the Department of Finance represent both owner-occupied and renter-occupied units.

HOUSING GROWTH

Pittsburg accounts for approximately six percent of total housing units in the county. According to data provided by the DOF, approximately 50,351 new housing units were built in Contra Costa County from 2000 to 2013. In the same time period, Pittsburg added about 3,155 units. Approximately 2,500 of these housing units were built from 2000 to 2008, prior to the Great Recession; about 655 units were built from 2009 to 2013. A higher proportion of single-family units were built in the city than in the county overall. Approximately 92 percent of new housing built in Pittsburg during this time was detached single-family housing, compared to 81 percent in the county. Table 2-26 compares housing estimates for the City and the County.

Table 2-26 Estimated Housing Growth, 2000-2013

<i>Housing Type</i>	<u><i>City of Pittsburg</i></u>			<u><i>Contra Costa County</i></u>		
	<i>New Units</i>	<i>Percentage</i>	<i>Average Annual Growth</i>	<i>New Units</i>	<i>Percentage</i>	<i>Average Annual Growth</i>
Single-Family	3,180	101%	1.14%	38,490	76%	0.73%
Multi-Family	-123	-4%	-0.04%	11,275	22%	0.21%
Mobile Homes	86	3%	0.03%	149	0%	0%
Other	12	0%	N/A	437	1%	N/A
Total	3,155	100%	1.13%	42,922	100%	0.94%
Percentage of County		6%			100%	

Source: ABAG Data Tables, 2013; DOF 2013; City of Pittsburg, 2014

HOUSING SIZE BY TENURE

According to US Census data, approximately 60 percent of the housing stock in Pittsburg is owner-occupied and 40 percent is renter-occupied, compared to 67 and 33 percent for Contra Costa County, respectively. As with most cities, Pittsburg contains a significant supply of smaller renter units with two or fewer bedrooms, while owner-occupied housing units are more likely to have three or more bedrooms. Only 14 percent of Pittsburg’s total rental housing stock has four or more bedrooms, while 40 percent of for-sale units have four or more bedrooms. The limited supply of large rental units can lead to overcrowding among large low-income families who cannot afford to purchase a home.⁵

Table 2-27 Bedroom Mix by Tenure: City of Pittsburg, 2012

<i>Bedrooms</i>	<i>Owner Units</i>		<i>Rental Units</i>		<i>Total</i>	
	<i>Units</i>	<i>% Total</i>	<i>Units</i>	<i>% Total</i>	<i>Units</i>	<i>% Total</i>
0-1	141	1%	1,688	22%	1,829	10%
2	1,280	11%	2,402	32%	3,682	19%
3	5,357	47%	2,435	32%	7,792	41%
4+	4,551	40%	1,061	14%	5,612	30%
Pittsburg Total	11,329	60%	7,586	40%	18,915	100%
Contra Costa County Total	249,560	67%	123,585	33%	373,145	100%

Source: ABAG Data Tables, 2013; 2008–2012 ACS, 5-Year Estimates; City of Pittsburg, 2014

⁵ The City’s Inclusionary Housing Ordinance contains incentives for developers to provide larger affordable rental units. These credits and incentives are intended to help ameliorate current housing conditions.

HOUSING AGE

Housing age is often an indicator of housing conditions in a given community. As units age, they require maintenance and modernization. Without proper maintenance, homes will deteriorate and in certain cases, negatively impact the values of surrounding properties. A general rule of thumb in the housing industry is that structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain the quality. Homes older than 50 years require major renovations to keep the home in good working order unless they have been properly maintained. As of 2012, approximately 19 percent of the housing stock in Pittsburg was built before 1960 (54 years in age) and 53 percent built before 1980 (34 years in age). Table 2-28 summarizes the distribution of housing by the year built for both Pittsburg and Contra Costa County.

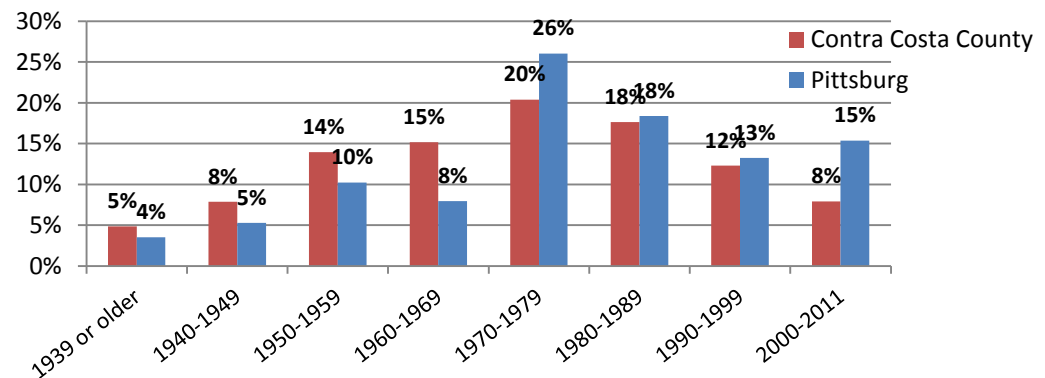
Pittsburg is a growing suburban community, and much of its housing stock has been constructed since 1980, accounting for nearly half of all housing units (46 percent). As summarized in Table 2-28 and illustrated in Chart 2-4, Contra Costa County's housing stock is slightly older than Pittsburg's, with approximately 27 percent of the county's housing stock built before 1960 and 62 percent built before 1980.

Table 2-28 Housing Units by Age, 2012

Year Built	<u>City of Pittsburg</u>		<u>Contra Costa County</u>	
	Units	Percentage	Units	Percentage
Pre-1940	730	4%	18,574	5%
1940–1949	1,096	5%	29,984	8%
1950–1959	2,116	10%	53,155	14%
1960–1969	1,651	8%	57,848	15%
1970–1979	5,392	26%	77,745	20%
1980–1989	3,812	18%	67,213	18%
1990–1999	2,746	13%	46,868	12%
2000–2011	3,185	15%	30,222	8%
Total	20,728	100%	381,609	100%

Source: ABAG Data Tables, 2013; 2007–2011 ACS, 5-Year Estimates; City of Pittsburg, 2014

Chart 2-4 Percent Housing Units by Year Built



Source: ABAG Data Tables, 2013; 2007–2011 ACS, 5-Year Estimates; City of Pittsburg, 2014

HOUSING CONDITIONS

A housing conditions survey was conducted in August 2008 to better understand the city's housing rehabilitation and replacement needs. Housing Element project staff surveyed 487 addresses (1,023 units) that were approximately five percent of the housing stock within selected U.S. Census block groups containing a concentration of 50 percent, or more, of housing built prior to 1970. Census block groups having a preponderance of units built before 1970, compared to the city overall, are likely to have higher concentrations of units in need of rehabilitation or replacement.

According to HCD, housing age can serve as an indicator of the maximum potential housing rehabilitation need within a city. Unless well maintained, older housing stock can pose health, safety and welfare problems for occupants. Even with normal maintenance, dwellings over 40 years of age can deteriorate, necessitating significant rehabilitation.

The windshield survey analyzed the exterior condition of existing housing units, reviewing each unit's (1) foundation; (2) roof and chimney; (3) electrical; (4) windows; (5) siding, stucco and other exterior surfaces; and (6) overall site drainage and external conditions. Residential structures scored into the following housing condition categories: "sound," "minor," "moderate," "substantial" or "dilapidated." Units defined as sound, are in generally good condition and do not require rehabilitation. Units defined as in minor condition require non-structural repairs but are otherwise in sound condition.

Units defined as in moderate condition require some structural improvements as well as major façade improvements. Units defined as substantial would require significant structural and façade improvements nearing the improved value of the home. Finally, units defined as dilapidated are homes where the cost to rehabilitate the home is more than the cost to demolish and rebuild a comparable unit on the same site.

Overall Housing Conditions Findings

In total, the survey evaluated 362 single-family addresses, 4 live-work addresses, 76 duplex addresses, 43 multi-family (3-50+ units per structure) addresses, and two mobile home parks. Approximately 84 percent of addresses were in sound condition, nine percent in minor condition and seven percent in moderate condition. Although no dilapidated units or units requiring substantial rehabilitation were recorded in the windshield survey, it should be noted that some units classified as moderate could possibly be categorized as needing substantial

rehabilitation if continued inattention to the property or structure ensues. 0 displays the number of different addresses and units surveyed.

Table 2-29 Addresses and Units Surveyed by Structure Type

<i>Structure Type</i>	<u>Addresses Surveyed</u>		<u>Units Surveyed</u>		<u>Census</u>
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Percent</i>
Single Family	362	74%	362	35%	78%
Duplex	76	16%	152	15%	6%
Live-work	4	1%	4	0%	0%
3-4 Units	36	7%	143	14%	8%
5-9 Units	4	1%	31	3%	3%
10-19 Units	1	0%	10	1%	1%
20-49 Units	0	0%	0	0%	1%
50+ Units	2	0%	241	24%	3%
Mobile Home	2	0%	80	8%	1%
Total	487	100%	1,023	100%	100%

Source: Housing conditions survey performed August, 2008. Based on a five percent street survey of Pittsburg's housing stock. U.S. Census, 2000; EDAW, 2008.

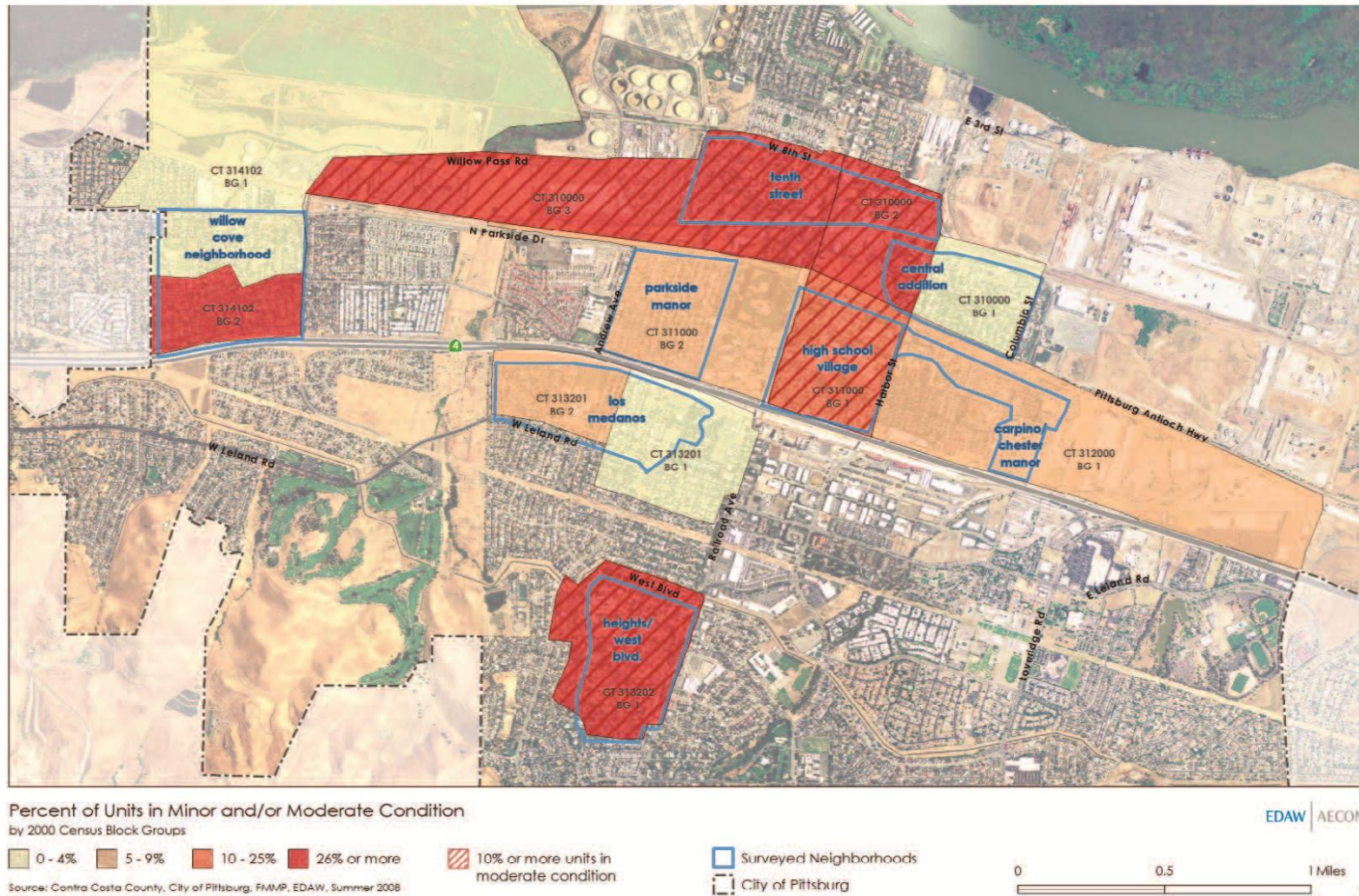
Areas in Need of Housing Rehabilitation

Four of the selected census tract block groups contained 26 percent or more units that were in minor or moderate condition. Among those, three had units where 10 percent or more were in moderate condition. The specific neighborhoods in question are Tenth Street (on both sides of Railroad Avenue), Central Addition (west of Harbor Street), Heights/West Boulevard, and the southern half of Willow Cove. High School Village had more than 10 percent of units in moderate condition, and should equally be an area of concern. See **Error! Reference source not found.** for a map of areas in need of housing rehabilitation.

Total Housing Rehabilitation Need

The percentages derived from the windshield survey for housing in sound, minor and moderate condition were applied to Pittsburg's total housing stock in order to obtain an estimate of the city's overall housing rehabilitation need. This analysis revealed that one-third of duplexes, triplexes and quadriplexes are in minor and moderate condition. Mobile homes scored the highest (100 percent in sound condition), but this score can be misleading given the difficulty in scoring a single address containing over 40 units requiring different levels of rehabilitation. Overall, the two surveyed mobile home parks were in good condition, with only some of the structures requiring repair. Only three percent of structures with 5 units or more need moderate rehabilitation. Single-family homes need approximately five percent moderate rehabilitation, and seven percent minor rehabilitation. According to the Planning Department, the percentage of units in need of rehabilitation from 2008 to present remains similar.

Figure 2-1, Areas in Need of Housing Rehabilitation



Housing Conditions and Foreclosed Homes

In light of recent economic conditions, the survey specifically evaluated housing conditions of addresses in foreclosure. Foreclosed homes can result in absentee ownership where day to day property maintenance is overlooked as the home remains unsold and unoccupied. Accordingly, 64 foreclosure addresses were randomly selected. Of those surveyed, 91 percent of addresses were in sound condition, five percent in minor condition, and five percent in moderate condition. Thus, to date, the increased number of home foreclosures has not proportionally increased the city's housing rehabilitation need. Should foreclosed homes remain vacant, there would be increased risk of deteriorating housing conditions.

Table 2-30 Estimate of Housing Conditions

<i>Housing Condition</i>	<i>Single Family</i>		<i>2 to 4</i>		<i>5 Units+</i>		<i>Mobile Homes</i>	
	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>
2008 Housing Stock (DOF)	15,567	75%	1,320	6%	3,250	16%	681	3%
<i>Applied Survey Results</i>								
Sound Condition	13,718	88%	887	67%	3,158	97%	681	100%
Minor Rehabilitation Condition	1,032	7%	221	17%	-	0%	-	0%
Moderate-Rehabilitation Condition	817	5%	212	16%	92	3%	-	0%
Total	15,567	100%	1,320	100%	3,250	100%	681	100%

Source: Housing conditions survey performed August 2008. Based on a five percent street survey of Pittsburg's housing stock. DOF, 2008; EDAW, 2008.

HOUSING PROBLEMS

A continuing priority of communities is enhancing or maintaining the quality of life. A key measure of quality of life in a community is the extent of “housing problems.” HUD defines households with “housing problems” as those who are earning a low income, living in overcrowded conditions, or paying high costs for housing. Housing problems are defined as:

- **Lower Income:** refers to a household earning less than 80 percent of the AMI for Pittsburgh, as adjusted by household size
- **Overcrowding:** refers to a housing unit occupied by more than one person per room, excluding kitchens, bathrooms, hallways, and porches
- **Cost Burden:** refers to a household paying more than 30 percent of the gross income for housing (either mortgage or rent), including costs for utilities, property insurance, and real estate taxes

The prevalence of overcrowding and cost burden is usually higher among lower-income households. Table 2-31 provides a summary of households with one or more problems according to income and tenure. Approximately half of Pittsburgh households experience one or more housing problems as described in more detail below.

Table 2-31 Housing Problems by Income Category

<i>Income Level</i>	<i>Owner Household with One or More Problems</i>	<i>Renter Household with One or More Problems</i>	<i>Total Households with One or More Problems</i>	<i>Percentage of All Households</i>
Extremely Low (30% or less)	720	1,585	2,305	11%
Very Low (30%–50%)	850	1,290	2,140	10%
Low (50%–80%)	1,275	1,065	2,340	11%
Moderate (80%–120%)	805	125	930	4%
Above Moderate (120% or more)	2,180	200	2,380	11%
Total	5,830	4,265	10,095	49%

Source: ABAG Data Tables, 2013; US Census 2007–2011 ACS, 5-Year Estimates; City of Pittsburgh, 2014

OVERCROWDING

Overcrowding occurs when housing costs are high relative to income, necessitating that families reside in smaller homes than are appropriate based on their household size. Overcrowding also tends to result in increased neighborhood traffic, deterioration of homes, and a shortage of on-site parking. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding is an important contributor to quality of life.

Overcrowding affects about 16 percent of households in Pittsburg and about ten percent of households in the county. Overcrowding rates also vary significantly by income and type and by household tenure. Generally, lower-income households that rent experience a disproportionate share of overcrowding. In Pittsburg, ten percent of renter households live in overcrowded conditions, a higher rate than among owner households, which is about five percent.

Table 2-32 Overcrowding by Tenure

<i>Overcrowding by Tenure</i>	<i>Pittsburg</i>		<i>Contra Costa County</i>	
	<i>Number</i>	<i>Percentage</i>	<i>Number</i>	<i>Percentage</i>
Owner-Occupied	11,030	59%	243,573	67%
1.1 to 1.5 occupants per room	480	4%	4,258	2%
More than 1.5 occupants per room	145	1%	1,032	<1%
Renter-Occupied	7,665	41%	120,512	33%
1.1 to 1.5 occupants per room	590	8%	6,789	6%
More than 1.5 occupants per room	140	2%	1,665	1%
Total	18,695		364,085	

Source: ABAG Data Tables, 2013, US Census Bureau, 2007–2011 ACS, 5-Year Estimates; City of Pittsburg, 2014

COST BURDEN

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

Housing cost burden is a significant problem throughout the Bay Area. In Contra Costa County, 35 percent of all households pay more than 30 percent of their income on housing. In Pittsburg, approximately 50 percent of households are cost burdened with a much higher proportion of very low- and low-income households—35 percent combined—experiencing the problem. Table 2-33 provides a profile of cost burden in Pittsburg by income and tenure.

Table 2-33 Housing Cost Burden by Income and Tenure

<i>Income Level</i>	<i>Owner Cost Burdened</i>	<i>Renter Cost Burdened</i>	<i>Total Cost-Burdened Households</i>	<i>Percentage of All Households</i>
Extremely Low (30% or less AMI)	1,499	2,795	4,294	23%
Very Low (30%–50% AMI)	1,219	950	2,169	12%
Low (50%–80% AMI)	1,480	145	1,625	9%
Moderate (80%–120% AMI)	1,345	0	1,345	7%
Total	5,543	3,890	9,433	50%

Source: ABAG Data Tables, 2013; CHAS, based on 2006–2010 ACS, 5-Year Estimates; City of Pittsburg, 2014

HOUSING COSTS AND AFFORDABILITY

The cost of housing relative to the income of residents serves as an indicator of the extent of housing problems in a given community. For example, if housing costs are high relative to median household income, there tends to be a higher prevalence of excessive cost burden and overcrowding. This section summarizes the costs and affordability of the housing stock to Pittsburg residents.

Home sales prices have shifted dramatically over the last year and have increased affordability among low- and moderate-income households. Despite the availability of affordable for-sale housing, creditors are much more hesitant to provide financing to low- and moderate-income households without a substantial down payment and good credit history. Thus, while home prices have dropped, many homes will remain unattainable to low- and moderate-income households.

HOME SALES TRENDS

Table 2-34 and Table 2-35 compare home sales in Pittsburg and east Contra Costa County (defined as the cities of Antioch, Oakley, Pittsburg, Brentwood, and the unincorporated communities of Bay Point and Discovery Bay) in 2013. As shown in the tables, the median price for homes sold in Pittsburg containing two-, three-, and four-bedrooms was \$150,000, \$230,000, and \$305,000, respectively. The median price for all homes sold in the City during this period was \$260,000. By comparison, the median price for all homes sold in east Contra Costa County was \$304,000. While the median sales price was higher in east Contra Costa County than it was in Pittsburg, the median price per square foot was slightly higher in Pittsburg (\$156) than in east Contra Costa County (\$154). This data may indicate that homebuyers in the City were willing to pay more for less living area than they were in east Contra Costa County. It's also an indication of available entry-level or first-time homebuyer homes that are sized smaller than move-up homes, which are larger but achieve lower values per square foot. Reflective of this trend, homes sold in Pittsburg were on an average of about 300 square feet smaller than homes sold in east Contra Costa County.

Table 2-34 Home Sale Prices, City of Pittsburg, 2013

Bedrooms	Sales	<u>Median</u>		<u>Average</u>		Range
		Price	Per Sq. Ft.	Price	Per Sq. Ft.	
1	1	\$61,000	—	—	—	N/A
2	49	\$150,000	\$148	\$155,594	\$146	\$58,100 to \$475,000
3	298	\$230,000	\$158	\$231,036	\$160	\$85,000 to \$469,115
4	186	\$305,000	\$157	\$319,998	\$155	\$90,000 to \$583,525
5 +	76	\$456,409	\$152	\$436,6223	\$154	\$195,000 to \$659,565
Total	612	\$260,000	\$156	\$277,437	\$156	\$61,000 to \$659,565

Source: RealQuest 2014; City of Pittsburg, 2014.

Table 2-35 Home Sale Prices, East Contra Costa County, 2013

Bedrooms	Sales	<u>Median</u>		<u>Average</u>		Range
		Price	Per Sq.Ft.	Price	Per Sq.Ft.	
1	8	\$120,500	\$199	\$155,800	\$208	\$61,000 to \$400,000
2	364	\$155,500	\$152	\$202,635	\$160	\$35,000 to \$890,000
3	1,537	\$255,715	\$164	\$269,872	\$168	\$77,850 to \$1,700,000
4	1,401	\$335,000	\$152	\$354,298	\$153	\$66,500 to \$1,500,000
5	517	\$415,000	\$155	\$426,284	\$140	\$128,700 to \$1,099,000
6+	61	\$458,000	\$130	\$548,995	\$136	\$230,000 to \$3,400,000
Total	3,888	\$304,000	\$154	\$318,816	\$158	\$61,000 to \$3,400,000

Source: RealQuest 2014; City of Pittsburg, 2014.

As shown in Table 2-36, from 2001 to 2007, the price per square foot of homes in Pittsburg and east Contra Costa County increased an average of 8.6 and 8.2 percent per year, respectively, not accounting for inflation. However, in 2007, average home sales price per square foot decreased dramatically in both Pittsburg and east Contra Costa County, by 42.8 and 40.8 percent, respectively. In June and July of 2001, the median home price in Pittsburg was \$250,000; by 2007, for the same two months, the median home price had risen to \$432,000. In June and July of 2008, the median home sale price had decreased to \$260,000. This precipitous fall in home prices returned east Contra Costa County to 2001 prices, not accounting for inflation. After the reduction in 2008, home sale prices stabilized and increased slowly between 2008 and 2013. By June and July 2013, the median house price rose about 1.4 percent for Pittsburg and about 2.7 percent for east Contra Costa County. However, the majority of the equity gain realized by homeowners in the early to mid-2000s was lost in 2008 due to the recession.

Table 2-36 Home Sale Prices, East Contra Costa County, June-July 2001 Through 2013

Year	<u>City of Pittsburg</u>				<u>East Contra Costa County</u>			
	Sales	Median Price	Price per Sq. Ft.	Annual Percentage Change in Price per Sq. Ft.	Sales	Median Price	Price per Sq. Ft.	Annual Percent Change in Price per Sq. Ft.
2001	103	\$250,000	\$160	—	444	\$275,000	\$151	—
2007	100	\$432,000	\$263	8.6%	394	\$450,000	\$242	8.2%
2008	134	\$260,000	\$150	-42.8%	549	\$275,000	\$143	-40.8%
2013	102	\$277,500 ¹	\$171	1.4%	669	\$312,000 ¹	\$160 ¹	2.7%

¹Note that median home prices do not match Tables 2-33 and 2-34 showing Home Sales Prices for Pittsburg and East Contra Costa County because this table covers June through July 2013, while Tables 2-33 and 2-34 cover the 2013 calendar year.

Source: RealQuest 2008; EDAW 2008; Bay East Association of Realtors Paragon 5, 2014; City of Pittsburg, 2014.

FORECLOSURES

Subprime mortgages—granted to borrowers with weak, or subprime, credit histories—played a major role in the over-inflation of housing prices and the increase in foreclosures in Pittsburg and the rest of the United States in the late 2000s. The foreclosure crisis led to an oversupply of homes for sale at or below market rate. Also as a result of the foreclosure crisis, lenders adjusted lending practices to make credit less available to those with blemished credit or who could provide little to no down payment on a home.

As shown in Table 2-37, according to DataQuick, foreclosures in Contra Costa County increased by 118 percent from the second quarter of 2007 to the second quarter of 2008, most likely a result of predatory lending practices and the slowing housing market described above. As of the second quarter of 2014, foreclosure filings had decreased by about 81 percent since 2008, indicating that the worst of the foreclosure crisis is past.

Table 2-37 Default Notices, 2007, 2008, and 2014

<i>Area</i>	<i>2007, Second Quarter</i>	<i>2008, Second Quarter</i>	<i>2014, Second Quarter</i>
Pittsburg	N/A	1,067	78
Contra Costa County	2,316	5,046	972

Source: DataQuick 2008; ForeclosureRadar, 2014; City of Pittsburg, 2014.

RENTAL HOUSING COST AND AFFORDABILITY

The asking price for monthly rent for homes in Pittsburg is lower overall than rents in Contra Costa County. Studios and one-bedroom rentals average approximately \$776 and \$1,076 per month, respectively, in Pittsburg and in Contra Costa County. This is compared to countywide averages of approximately \$1,200 for studios and \$1,337 for one-bedroom units. Rents are also comparatively lower in Pittsburg for two-bedroom and three-bedroom rental homes, with average rents of \$1,300 and \$1,516 per month in the City compared to about \$1,630 and \$1,800 in the county.

In 2013, the average rate for a rental unit in the City was \$1,224, compared to \$1,540 in the county. The average rent per square foot in Pittsburg was \$1.51, compared to \$1.82 for Contra Costa County overall. The significant differences in prices indicate Pittsburg's relative affordability to the overall rental housing market in Contra Costa County. Table 2-38 compares rental rates reported by RealFacts Inc. throughout 2013 for the City and the county.

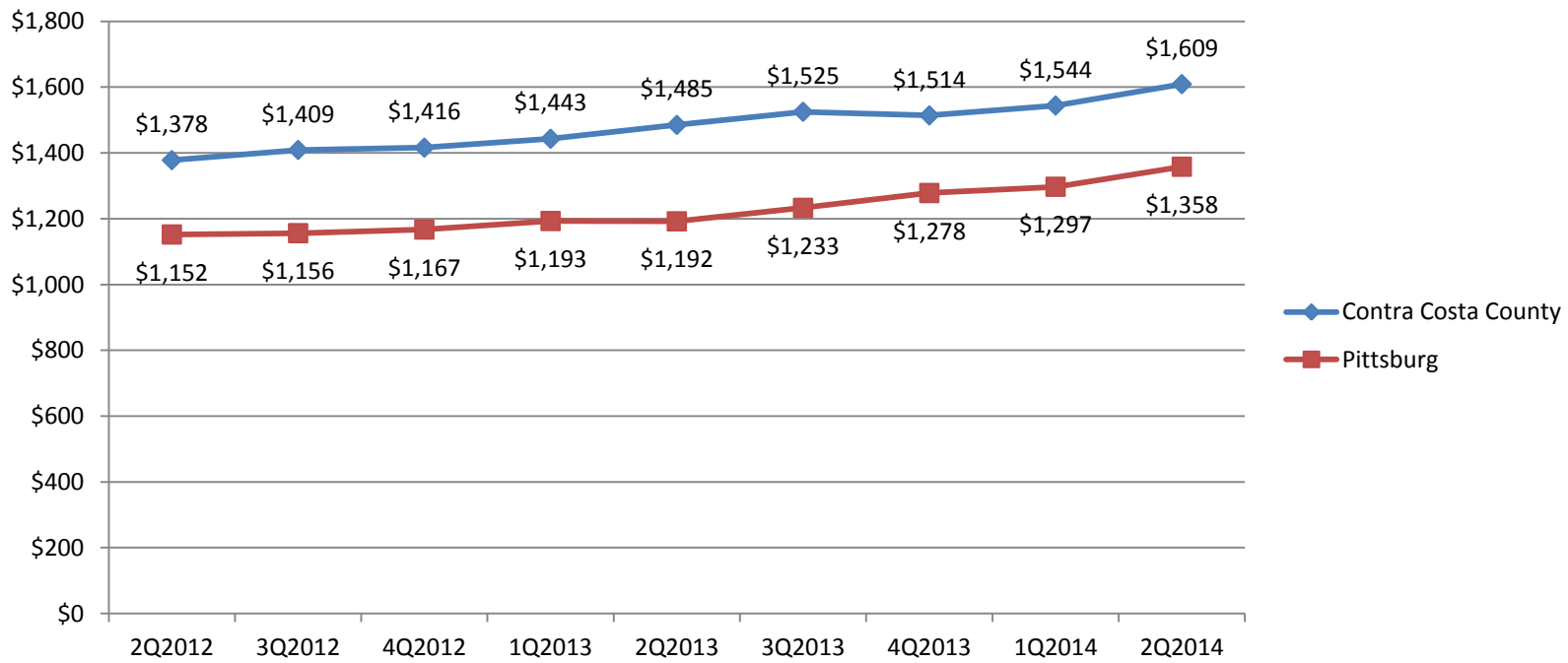
Table 2-38 Average Rents for Apartments by Unit Type, 2013

<i>Bedrooms</i>	<i>City of Pittsburg</i>		<i>Contra Costa County</i>	
	<i>Rent</i>	<i>Rent per Sq. Ft.</i>	<i>Average Rent</i>	<i>Rent per Sq. Ft.</i>
Studio	\$776	\$1.58	\$1,207	\$2.46
1 (1 bath)	\$1,076	\$1.53	\$1,337	\$1.93
2 (1 bath)	\$1,223	\$1.41	\$1,397	\$1.76
2 (2 bath)	\$1,334	\$1.42	\$1,758	\$1.84
2 (3+ bath)	\$1,583	\$1.42	\$1,737	\$1.56
3 (2 bath)	\$1,516	\$1.48	\$1,803	\$1.50
Average	\$1,224	\$1.51	\$1,540	\$1.82

Source: RealFacts Inc., Market Comparison, 2014; City of Pittsburg, 2014

As shown in Chart 2-5, rents increased in Pittsburg and the County from 2012 to 2014 at a similar pace. This increase in rental prices is a result of the reduction in for-sale housing following the foreclosure crisis combined with tightening of credit available to homebuyers. Households who might have otherwise bought or owned a home are renting instead. Also, households that experienced foreclosure in the late 2000s entered the rental housing market, reducing the available supply of rental housing.

Chart 2-5 Average Rents, 2012 Through 2014



Source: RealFacts Inc., Market Comparison, 2014; City of Pittsburg, 2014

HOUSING AFFORDABILITY

A community's housing affordability can be measured by evaluating market prices for homes compared to the number of residents who are able to afford for-sale housing. According to HUD standards, a home is affordable if it is suitably sized and costs the household 30 percent or less of its gross monthly income. In other words, suitable affordable housing should not result in a cost burden, paying more than 30 percent of a household's gross monthly income, nor overcrowding, requiring more than one person per room.⁶ While this standard is helpful for purposes of analysis, housing affordability varies by income group, with extremely low-income households having greater challenges accessing housing affordable at their incomes versus above moderate-income households that are able to spend significantly more on housing. This analysis evaluates housing affordability by income group (i.e., extremely low, very low, low, moderate, and above moderate).

To evaluate the affordability of the housing stock in Pittsburg, housing cost information collected for 2013 and described in the previous section was compared to household income limits in 2013. Table 2-37 presents the maximum amount that a household can pay for housing each month (e.g., rent or mortgage, utilities, home insurance, and property taxes) without exceeding the 30 percent income-housing cost threshold.⁷ Calculations of affordable for-sale home prices are based on an annual interest rate of 5 percent for a standard 30-year mortgage and a 10 percent down payment. Calculations were derived using the Zillow Affordable Home Price Calculator (<http://www.zillow.com/mortgage-calculator/house-affordability/>).

This amount can be compared to market prices for single-family homes and condominiums and apartment rents to determine what types of housing a household can afford. As noted in Table 2-32 above, in 2013, the median price for a two-, three-, and four-bedroom home in Pittsburg was \$150,000, \$230,000, and \$305,000, respectively. According to Table 2-36, the average rent for a studio, one-, two-, and three-bedroom home was \$776, \$1,076, \$1,223 (assumes one bathroom), and \$1,516, respectively. Numbers highlighted in bold in Table 2-39 below indicate an inability for each household type/size to afford the market-rate home or rental price for an equivalent sized home.

⁶ Rooms include living rooms, dining rooms, bedrooms, study, and other rooms, but does not include kitchens, hallways, or bathrooms.

⁷ HCD and HUD define cost burdened as paying more than 30 percent of a household's gross monthly income toward housing. The 30 percent standard is also applied to set affordable rents for income-restricted units.

Table 2-39 Affordable Home Prices and Rents, City of Pittsburgh

Household Type/Size	Minimum Unit Size	Income	Home Price		Rental Rate	
			Down Payment	Affordable Home Price	Utility Allowance	Affordable Rent
<i>Extremely Low-Income: >30% of AMI</i>						
1-Person	Studio	\$19,650	\$4,050	\$40,000	\$164	\$327
2-Persons	One-Bedroom	\$22,450	\$4,500	\$45,500	\$199	\$362
3-Persons	Two-Bedroom	\$25,250	\$5,000	\$50,600	\$237	\$394
4-Persons	Three-Bedroom	\$28,050	\$5,500	\$56,000	\$272	\$429
5-Persons	Four-Bedroom	\$30,300	\$5,700	\$57,700	\$317	\$441
<i>Very Low-Income: 31% to 50% of AMI</i>						
1-Person	Studio	\$32,750	\$9,100	\$90,970	\$164	\$655
2-Persons	One-Bedroom	\$37,400	\$10,300	\$103,500	\$199	\$736
3-Persons	Two-Bedroom	\$42,100	\$11,500	\$115,770	\$237	\$816
4-Persons	Three-Bedroom	\$46,750	\$12,800	\$128,300	\$272	\$897
5-Persons	Four-Bedroom	\$50,500	\$13,500	\$135,800	\$317	\$946
<i>Low-Income: 51% to 80% of AMI</i>						
1-Person	Studio	\$46,350	\$14,300	\$143,500	\$164	\$995
2-Persons	One-Bedroom	\$53,000	\$16,300	\$163,800	\$199	\$1,126
3-Persons	Two-Bedroom	\$59,600	\$18,300	\$183,500	\$237	\$1,253
4-Persons	Three-Bedroom	\$66,250	\$20,300	\$203,800	\$272	\$1,384
5-Persons	Four-Bedroom	\$71,550	\$21,700	\$217,300	\$317	\$1,472
<i>Moderate-Income: 81% to 120% of AMI</i>						
1-Person	Studio	\$78,550	\$26,800	\$268,100	\$164	\$1,800
2-Persons	One-Bedroom	\$89,750	\$30,600	\$306,000	\$199	\$2,045
3-Persons	Two-Bedroom	\$101,000	\$34,300	\$343,500	\$237	\$2,288
4-Persons	Three-Bedroom	\$112,000	\$38,050	\$380,700	\$272	\$2,533
5-Persons	Four-Bedroom	\$121,200	\$40,900	\$409,000	\$317	\$2,713

Notations: **Bold** indicates inability to afford market rate home or rental price for equivalent sized home.

Assumptions: 10% down payment; 30-year fixed mortgage; 5% interest; 1.2% property taxes, PMI and insurance.

Sources: Zillow Affordable Home Price Calculator; HCD Income Limits, 2013; HUD Utility Allowances, 2013; City of Pittsburgh, 2014

AFFORDABILITY BY HOUSEHOLD INCOME

As presented in Table 2-39, extremely low-, very low-, and low-income households generally cannot afford market-rate rental or for-sale housing in Pittsburgh. While home prices may be affordable for smaller very low-income households, they are out of the affordable range for larger very low-income households and all extremely low- and very low-income households. In general, low- and moderate-income households are able to afford the average rental or median priced for-sale housing in Pittsburgh. However, large family (three or more persons) low-income households cannot afford to purchase an equivalent home with three or more bedrooms. The following information describes housing affordability by income group in more detail.

- ***Extremely Low-Income Households.*** Extremely low-income households earn 30 percent or less of the area median income (AMI). The maximum affordable home price for an extremely low-income household ranges from \$40,000 for a one-person household to \$57,700 for a five-person household. Extremely low-income households cannot afford homeownership in Pittsburgh, regardless of household size.

In addition, market rents exceed the affordable housing payment for an extremely low-income household, which can afford to pay \$327 to \$441 in rent per month, after accounting for utilities. In practical terms, this means that a one-person household cannot afford an average priced studio without assuming a cost burden or doubling up. The problem is exacerbated for larger extremely low-income households.

- ***Very Low-Income Households.*** Very low-income households earn between 31 and 50 percent of the AMI. The maximum affordable home price for a very low-income household ranges from \$90,970 for a one-person household to \$135,800 for a five-person household.

Similar to extremely low-income households, very low-income households may have difficulty locating suitable and affordable rental housing in Pittsburgh. The maximum rental housing payment for a very low-income household ranges from \$655 to \$946 per month, depending on household size. With the average rents in Pittsburgh ranging from \$796 for a studio to \$1,516 for a three-bedroom unit, the average very low-income household cannot afford to pay the average rental price for a home, regardless of household size.

- ***Low-Income Households.*** Lower-income households earn between 51 and 80 percent of the AMI. The maximum affordable home price for a low-income household ranges from \$143,500 for a one-person household to \$217,300 for a five-person household. With the median studio and one-

bedroom home in Pittsburg selling for \$61,000, and \$150,000, respectively, smaller low-income households may be able to afford to purchase a market-rate home in Pittsburg. However, low-income households with three or more people would have difficulty locating an affordable two-bedroom and larger for-sale home and may seek to economize and live in a smaller home.

A low-income household can afford to pay \$995 to \$1,472 in rent per month, depending on the household size. With the average rents in Pittsburg ranging from \$776 for a studio to \$1,516 for a three-bedroom unit, all except for a five-person low-income household would be able to rent an adequately sized apartment without assuming a cost burden.

- ***Moderate-Income Households.*** Moderate-income households earn between 81 and 120 percent of the AMI. The maximum affordable home price for a moderate-income household ranges from \$268,100 for a one-person household to \$409,000 for a five-person household. With the average two-, three-, and four-bedroom home in Pittsburg selling for \$150,000, \$230,000, and \$305,000, respectively, moderate-income households would be able to afford a typical for-sale home in Pittsburg.

A moderate-income household can afford to pay \$1,800 to \$2,713 in rent per month, depending on the household size. With the average rents in Pittsburg ranging from \$776 for a studio to \$1,516 for a three-bedroom unit, median-income households can afford to pay the average rental price for a home in Pittsburg, regardless of household size.

- ***Above Moderate-Income Households.*** Above moderate-income households have incomes over 120 percent of AMI. Above moderate-income households do not have difficulty affording suitable market housing, for sale or rental, in Pittsburg.

Essential to these assumptions is the ability of very low-, low-, and moderate-income households' ability to secure home financing with an annual interest rate of 5 percent for a standard 30-year mortgage and a 10 percent down payment, which has become increasingly difficult in the current financial climate. Households with poor credit histories or unsteady employment will struggle to secure home financing, regardless of whether they can afford to make payments on the home.

EXISTING AFFORDABLE HOUSING

Existing housing that receives governmental assistance or is generated through governmental policies is often a significant source of affordable housing in many communities. This section identifies the affordable housing in Pittsburgh, evaluates the potential for conversion to market rate between 2015 and 2025, and analyzes the cost to preserve the units. Housing programs to address preservation of these units are described in Chapter 5.

INVENTORY OF AFFORDABLE HOUSING

The City approved 1,555 residential units during the 2007–2014 planning period, including 75 units serving very low-income households, 330 units serving low-income households, 353 units serving moderate-income households, and 797 units serving above moderate households, as summarized in Table 2-40. While the City and the Redevelopment Agency (which has since been eliminated) facilitated the development of over 50 percent of the residential unit allocation to very low-income households, the approved housing set aside for low-income, moderate-income, and above moderate-income households exceeded the Regional Housing Needs Allocation (RHNA) for the low- and moderate-income groups.

As summarized in Table 2-41, there are 1,705 affordable housing units in the Pittsburgh as of September 2014: 1,101 rental units, 45 for-sale units, and 388 senior units. These units include former Redevelopment Agency projects, tax credit affordable housing developments, public housing, inclusionary units, and units that accept Section 8 vouchers.

AT-RISK RENTAL HOUSING

Affordable housing options for lower-income households are generally limited to rental housing. Therefore, preserving the existing affordable rental housing stock is an important goal for the City of Pittsburgh. Most affordable rental housing units in the city were achieved through subsidy contracts and deed restrictions/affordability covenants in exchange for rehabilitation and

Table 2-40 Previous RHNA Status, 2007-2014

<i>Previous Cycle</i>	<i>Extremely Low/ Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
2007–2014 RHNA Need	322	223	296	931	1,772
Approved Housing	75	330	353	797	1,555
Net Need	247	0	0	134	217

Source: City of Pittsburgh 2014

Table 2-41 Affordable Housing Inventory, 2014

<i>Development</i>	<i>Extremely Low/ Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Total</i>
Rental Housing	151	640	481	1,272
For-Sale Housing	—	14	31	45
Senior Housing	51	284	53	388
Total	202	938	565	1,705

Source: City of Pittsburgh 2014

construction funds and/or mortgage assistance. From time to time, restricted units lose the affordability controls and revert to market-rate uses. For instance, development projects are typically considered at risk due to: (1) the prepayment provisions of HUD-insured mortgage loans; (2) expiration of Section 8 contracts; and (3) expiration of restrictions on mortgage revenue bonds. The following describes in detail these conditions.

- **Prepayment of HUD loans:** In the mid-1960s, the federal government provided low-interest financing or mortgage insurance to housing developers in return for guaranteeing that rents remain affordable to lower-income households. After 20 years, the owners could prepay the mortgages and lift their rent restrictions or maintain the affordability controls until their mortgages were paid off.
- **Section 8 Program:** In the mid-1970s, the federal government created the Section 8 program to encourage the production of affordable rental housing. Under the Section 8 program, HUD provided a 15- or 20-year agreement to provide rental subsidies to property owners in return for making the units affordable to very low-income households. The income is typically the difference between 30 percent of the household's income and a negotiated fair market rent for the area.
- **Bond Financed Projects:** State, County, and local governments have the authority to issue tax-exempt mortgage revenue bonds to provide below-market-rate financing for rental housing construction. State and federal law require that multi-family projects built with tax-exempt bond proceeds set aside a portion of units as affordable to lower-income households for a specified period of time. The typical contractual period is 10 to 15 years. After the term expires, the property owners may rent the units at market rates.

AFFORDABLE RENTAL UNITS AT RISK BETWEEN 2015 AND 2025

State law requires that the City assess the risk of losing affordable rental housing over a 10-year planning period. Table 2-42 identifies at-risk housing in the city, defined as multi-family rental housing that is at risk of losing its status as housing affordable for low- and moderate-income tenants due to the expiration of federal, state, or local agreements as described in more detail above. For this Housing Element, the at-risk analysis covers the period from January 31, 2015, through January 31, 2025.

Pittsburg contains 261 multi-family units at risk of conversion to market rate; all other assisted housing units are preserved or at low risk of conversion due to nonprofit ownership or long-term

affordability restrictions. Two of the at-risk developments are financed through Section 8 and governed by HUD. One of these developments, Lido Square, contains 162 units divided into 88 two-bedroom units and 84 three-bedrooms, is privately owned, financed through Section 8, and governed by HUD. Lido Square's 40-year commitment with HUD to remain affordable could expire as early as 2016. However, the 162 low-income units within Lido Square are at low risk of conversion due to a trust agreement with HUD and an intention to maintain affordability at the complex.⁸

The other at-risk Section 8 development is East Santa Fe Avenue Apartments, comprising 19 units divided into studio and one-bedroom apartments. The apartment complex is owned and managed by Shelter, Inc. of Contra Costa County, an independent, charitable nonprofit organization whose mission is to prevent and end homelessness for low-income residents of the county. Based on the organization's mission, the East Santa Fe Avenue Apartments are at a low risk of conversion.⁹

Woods Manor is a Low Income Housing Tax Credit (LIHTC) project whose tax income credits were set to expire within 15 years of December 1, 1988, the date on which they were placed in service (estimated at 2003). Woods Manor is an 80-unit multi-family apartment complex composed of eight one-bedroom units, 32 two-bedroom units, 28 three-bedroom units, and 12 four-bedroom units. The complex is owned by Bridge Housing, an affordable housing developer. In 2009, Bridge Housing applied for and received an \$800,000 commitment in Contra Costa County HOME funds (at \$10,000 per unit), triggering new affordability restrictions lasting a minimum of ten years.¹⁰ Due to the new affordability restrictions and Bridge Housing's mission to provide housing to low-income families, Woods Manor is currently not at risk of conversion due to new restrictions.

⁸ Conversation with Kim Robinzine, Lido Square Manager, September 26, 2014.

⁹ Conversation with Beth Williams, Director of Housing Services for Shelter Inc., October 1, 2014.

¹⁰ Letter from Donald Lusty, Bridge Housing Project Manager, June 27, 2009.

Table 2-42 Affordable Units at Risk of Converting 2015-2025

<i>Project name</i>	<i>Address</i>	<i>Type of Units</i>	<i>Type of Subsidy</i>	<i>Current Owner</i>	<i>Earliest Conversion Date</i>	<i>Options for Renewal</i>	<i>Elderly Units</i>	<i>Units at Risk</i>
Lido Square Townhomes	2131 Crestview Ln.	Rental	Section 8	James J. Busby and Irvin Deutscher	10/31/2016	Renew or opt out of Section 8 contract program	None specified	162
East Santa Fe Avenue Apartments	425 E. Santa Fe Ave.	Rental	Section 8	Affordable Housing Associates	07/31/2014	Renew or opt out of Section 8 contract program	None specified	19
Woods Manor	850 E. Leland Rd.	Rental	Tax Credit & HOME Funds	Bridge Regional Partners Inc.	1/1/2019	Under new affordability restrictions pursuant to Contra Costa County HOME Funds Program	None specified	80
Total								261

Source: California Housing Partnership Corporation 2014; Bridge Housing 2009; City of Pittsburg 2014

PRESERVATION OPTIONS

The appropriate preservation options depend largely on the type of project at risk and the type of financing used to make the units affordable. Two methods are available to ensure there is no net loss of at-risk units converting to market rate within the planning period: the units must be acquired and preserved or new affordable units must be constructed to replace those lost in conversion. Either of those options will ensure affordable controls and price restrictions are extended under federal, state, and local programs. The cost of acquiring and preserving the units is estimated to be less than replacement through new construction. Preservation typically requires rent subsidies to cover the difference between market-rate and assisted rents.

Rent Subsidies

Netting out the 80 Woods Manor units which are under new HOME funding restrictions, leaves a total of 181 units at risk of converting during the planning period. If all 181 units at risk converted to market-rate prices, the estimated rent subsidy would cost \$100,484 per month or approximately \$1.2 million annually, not including the cost of potential rehabilitation.

Table 2-43 Rent Subsidy Calculations, 2013

<i>Unit Size</i>	<i>Annual Income*</i>	<i>Affordable Monthly Cost**</i>	<i>Fair Market Rent***</i>	<i>Per Unit Monthly Subsidy</i>	<i>Units</i>	<i>Total Monthly Subsidy</i>
Studio	\$32,750	\$655	\$776	\$121	8	\$970
1 bed	\$37,400	\$736	\$1,076	\$340	11	\$3,740
2 bed	\$42,100	\$816	\$1,380	\$565	83	\$46,854
3 bed	\$46,750	\$897	\$1,516	\$619	79	\$48,921
Total					181	\$100,484

*Annual income estimated at 50% of the maximum income in 2013 for very low-income households; studio = one-person household; one-bedroom = two-person household; two-bedroom = three-person household.

**Fair Market Rent data from RealFacts for all quarters 2013 per unit type, and 2012–2013 HUD Fair Market Rents for Contra Costa County.

***Fair Market Rent is assumed to be 30% monthly income and includes maximum HUD utility allowance.

Sources: City of Pittsburg Housing Authority 2014; RealMarket Data 2014; HUD Allowances for Tenant Furnished Utilities and Other Services, 2013; City of Pittsburg 2014.

Replacement Cost Analysis

The following analysis estimates the cost of replacement or preservation of assisted housing units at risk of conversion to market rate. The cost analysis will enable decision-makers to use a "bottom line" approach to evaluate proposals targeted to preserve units at risk of conversion. The replacement cost analysis attempts to approximate costs of rebuilding affordable units under current building prices and conditions that are comparable in size to the units at risk of conversion.

Table 3-1 provides a residential development cost summary for single-family, townhome, and multi-family development costs and accounts for land acquisition and improvement, construction costs, and fees. According to this analysis, a 20-unit multi-family development (with an average unit size of 1,000 square feet) would cost about \$4.3 million to construct or about \$213,386 per unit. Therefore,

the estimated cost of replacing all 181 multi-family units is estimated at approximately \$39 million not including the rent subsidies required to keep the units affordable to very low- and low-income households.

Based on this analysis, the cost of replacement far outweighs the costs associated with a continuation of rent subsidies throughout the next Housing Element period. Therefore, the most economical solution would be to continue offering subsidies to households in need of assistance and to provide support to property owners to retain affordable housing assets. The Housing Element includes Program (P-4.2-B) to monitor the progress of Section 8 renewal and facilitate the process whereby the City can assist in the maintaining the long-term affordability of these developments.

REGIONAL HOUSING NEEDS ALLOCATION

State law establishes that regional councils of government are to identify for each city and county the “fair share allocation” of the most recent Regional Housing Needs Determination. For the most recent Regional Housing Needs Determination, which was released in July 2013, ABAG aligned the Regional Housing Needs Allocation (RHNA) with the region’s first Sustainable Communities Strategy pursuant to Senate Bill 375, requiring that each region plan for future housing needs and complementary land uses which in turn must be supported by a transportation investment strategy with a goal of reducing greenhouse gas emissions. Needs are assessed for the period from 2014 through 2022. In turn, cities and counties must address these local shares of regional housing in their housing elements. ABAG’s RHNA for Pittsburg is summarized in Table 2-44.

The Bay Area’s sustainable growth framework is built around Priority Development Areas (PDAs) and Priority Conservation Areas (PCAs). PDAs are existing neighborhoods near existing or planned transit or high frequency bus lanes nominated by local jurisdictions as appropriate places to concentrate future growth. On July 16, 2007, the Pittsburg City Council adopted Resolution 07-10845, establishing three PDAs within the city limits. These areas are the future eBART Station area at Railroad Avenue, downtown Pittsburg, and the Pittsburg/Bay Point BART Station area in partnership with Contra Costa County. Since the establishment of the PDAs, the City has adopted the Railroad Avenue eBART Specific Plan (November 2009) and the Pittsburg/Bay Point BART Master Plan (October 2011). Both of these Station Area Plans were funded through grants from the Metropolitan Transportation Commission (MTC) and the Contra Costa Transit Authority (CCTA), with significant input from ABAG and the Bay Area Rapid Transit District (BART).

The City’s share of the regional housing need will be met with a variety of strategies (e.g., available and appropriately zoned land, units built since the beginning of baseline RHNA period, second units). However, the primary method for addressing the adequate sites requirement will be through the implementation of the adopted Railroad Avenue Specific Plan and the Pittsburg/Bay Point BART Master Plan for the identified PDAs in conjunction with the identification of available vacant and non-vacant/underutilized sites that are suitable, appropriately zoned, and ready for development.

Table 2-44 Pittsburg’s Regional Housing Needs Allocation, 2014-2022

	<i>Total RHNA Allocation</i>	<i>Extremely Low/ Very Low Income</i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Above Moderate Income</i>	<i>Total Affordable Need</i>
City of Pittsburg	2,025	392	254	316	1,063	962
Percentage of Total Housing Need	100%	19%	13%	16%	52%	
Percentage of Affordable Housing Need		41%	26%	33%		100%

Source: ABAG Regional Housing Needs Determination, 2014–2022 (Adopted by the ABAG Executive Board on July 18, 2013)

PROGRESS IN MEETING THE 2014-2022 RHNA GOAL

Table 2-45 details the number of housing units that have been approved for development and are planned for construction during this RHNA planning period (see Table 4-2 for detailed project information). This housing will be available for occupancy during this RHNA period and thus will contribute to the City’s ability to address the 2014–2022 RHNA. After accounting for approved housing units, Pittsburg has a remaining housing need of 196 extremely low-, 196 very low-, 131 low-, 244 moderate and 136 above moderate-income units. In addition to these approved projects, there are several residential development projects in the pipeline that are undergoing environmental review and/or entitlement process. Projects in the pipeline include Montreux (365 single family residential units), Tuscan Meadows (917 single family residential units and up to 365 multi-family units), and Esperanza Apartments (300 multi-family units).

Table 2-45 Approved Housing and Remaining RHNA, 2014-2022

	<i>Extremely Low</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
RHNA, 2014–2022	196	196	254	316	1,063	2,025
Approved Housing ¹	0	0	123	72	927	1,122
Remaining RHNA, 2014–2022 (surplus units)	196	196	131	244	136	903

Note: ¹See Table 4-2 for a summary of the approved housing developments that will contribute to fulfilling the City's RHNA.

Source: ABAG RHNA, 2014-2022 (Final Official Release July 18, 2013); City of Pittsburgh, Planning & Building Department, October 2014.

CHAPTER 3 HOUSING OPPORTUNITIES AND CONSTRAINTS

The provision of adequate and affordable housing is an important goal of the City. As a result, the City has proactively implemented a variety of programs, incentives, and development standards to encourage the development, maintenance, and improvement of affordable housing. Despite these policies to encourage the development of affordable housing, a variety of factors including environmental considerations, market mechanisms, and government regulations influence and may constrain the development of housing. This section identifies those constraints.

MARKET CONSTRAINTS

Land costs, construction costs, and market financing contribute to the cost of housing investment and can potentially hinder the production of new affordable housing. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address the constraints.

LAND COST

A key component of residential development costs is the price of raw land. The diminishing supply of residential land combined with fairly high demand keeps land cost relatively high in the Bay Area. However, residential land prices have fallen dramatically since the pre-recession peak. From 2007 to 2008, sales prices for residential lots in Pittsburg ranged from \$54 to \$146 per square foot, according to RealQuest data. While a search of Multiple Listing Service data revealed few transactions in recent years, sales prices were recorded at as low as \$6.61 per square foot in June 2014 (data provided by Redfin.com). Note that land prices can vary greatly based on location, development potential, and many other factors.



SITE DEVELOPMENT AND CONSTRUCTION COST

The costs to develop new housing include land improvements, site preparation, and the actual cost to construct the housing units. A portion of the total cost to develop new housing is associated with government fees that mitigate the impact of new development on local infrastructure and services. These costs are discussed in more detail in Section 0, Governmental Opportunities and Constraints.

From 2001 to 2007, the price of housing in the Bay Area rose at a much higher rate than family income, thus reducing the opportunity for homeownership for a growing percentage of the residents. Since 2007, home prices in outlying areas of the Bay Area, including Pittsburg, have depreciated, making homes more affordable and slowing the pace of housing development. The median home price in Pittsburg fell from approximately \$432,000 in June and July of 2007 to \$260,000 in 2013 (full year).

Site development costs vary greatly depending on the location and topography of the land, its proximity to available infrastructure, and other project characteristics that affect the type and extent of improvements that are necessary to support residential use on the property. According to Building-cost.net, a housing construction cost resource that calculates the total estimated cost of building a new home (land costs not included), the estimated total construction cost of a 2,000-square-foot home with four walls, an attached two-car garage, central heating and air, and average building materials is \$226,065. The cost of building a multi-family unit is generally lower than a single-family unit. RS Means estimated that a typical multi-family unit would cost approximately \$144,000 to construct. Governmental fees can range from approximately \$42,646 per unit for a multi-family unit to \$64,741 for a larger single-family home (Tables 3-1 and 3-7).

As shown in Table 3-1, based on the listed assumptions, a single-family unit on a 4,000-square-foot lot would cost approximately \$383,737 to build, including land. A townhome unit on a smaller 2,600-square-foot lot would cost approximately \$295,136, and a multi-family apartment complex on an acre lot would cost approximately \$214,040 per unit. Raw land costs represent approximately seven percent of total development costs.¹

While developer profit is a cost to the home purchaser, development profit is not included in Table 3-1 because of its variability and volatility. Normally, developers attempt to determine the potential profit that could be generated from a project before moving forward. In general, developers attempt to earn profit of ten percent above total development costs but are willing to move forward with lower projected profit depending on the strength of the market, project financing, and the developer's willingness to take on higher risk.

Table 3-1 Residential Development Costs Summary

<u>Assumptions/Costs</u>	<i>Single-Family Home</i> ¹	<i>Townhome</i> ²	<i>Multi-Family Development (20 units)</i> ³
Development Program Assumptions			
Lot Area (sq. ft.)	4,000	2,600	43,560
Unit Size (sq. ft.) ⁴	2,000	1,400	1,100
Building Area (sq. ft.)			22,000
Costs			
Improved Land Costs (\$6.61 per sq. ft.) ⁵	\$26,440	\$17,186	\$287,800
Average Government Fees by Type ⁶	\$63,437	\$43,300	\$866,000
Building Costs ⁷	\$226,065	\$180,500	\$2,405,000
Soft Costs ⁸	\$67,800	\$54,150	\$722,000
Total Development Costs	\$383,737	\$295,136	\$4,280,800
Total Development Costs (per Unit)	\$383,737	\$295,136	\$214,040

¹ Assumes one-story wood frame stucco construction of average quality and a two-car attached garage.

² Assumes two-story wood frame stucco construction of average quality and a one-car attached garage.

³ Assumes three-story wood frame stucco construction and surface parking.

⁴ Assumes approximately 2,000 sq. ft. per single-family unit and 1,000 sq. ft. per multi-family unit as presented in Table 3-70.

⁵ Assumes \$6.61 per square foot in June 2014 (data provided by Redfin.com).

⁶ Estimation of average governmental fees (planning, building, and engineering) presented in Table 3-70.

⁷ Based on estimate from Building-cost.net

⁸ Assumes soft costs are 30 percent of hard construction costs. Soft costs include architecture and engineering costs, financing costs, developer overhead, legal and accounting, and contingencies.

Source: City of Pittsburgh, 2014; Building-Cost.net, 2014; RS Means, 2008

¹ This analysis assumes that a single developer would purchase raw land, provide the necessary infrastructure and improvements for home construction, and build the homes. In many cases, the development process is performed by two separate entities: the land developer who purchases, entitles, and makes site improvements, and the homebuilder who purchases the lots and builds the homes. In this scenario, overall costs may increase, as both the land developer and the homebuilder expect to achieve profits.

MORTGAGE AND REHABILITATION FINANCING

The availability of financing affects a person's ability to purchase or improve a home. In the early 2000s, mortgage interest rates and access to loans became more readily available to a larger pool of potential buyers, with an increased portion offered to households with greater credit risk. In 2005, the average interest rate for a 30-year fixed mortgage was approximately 5.8 percent compared to 7.2 percent in 2001. In September of 2008, the average 30-year fixed loan had climbed to 6.7 percent annual interest.² Due to the nationwide economic recession, interest rates for residential loans dipped and are currently (2014) averaging about four percent.³ While interest rates are lower, lending standards have become more restrictive, making it difficult for many households to qualify for a mortgage. Lenders closely scrutinize household income, credit history, and the overall risk of the loan. Thus, while interest rates are lower, the limited access to home financing and available credit has reduced the pool of buyers able to purchase a home. Furthermore, the lack of credit not only affects homebuyers and homeowners but also developers and rental property owners who want to improve their properties.

² HSH national Monthly Mortgage Statistics, accessed October 2008. HSH Fixed-Rate Mortgage Indicator includes jumbo loans and second mortgages. This provides a combined average mortgage interest rate, often higher than conventional loans under \$300,000.

³ Zillow.com Mortgage Calculator.

GOVERNMENTAL OPPORTUNITIES AND CONSTRAINTS

RESIDENTIAL DEVELOPMENT STANDARDS

The City of Pittsburg has four residential base districts and two downtown residential districts: RR (Rural Residential) District, RS (Single-Family Residential) District, RM (Medium-Density Residential) District, RH (High-Density Residential) District, RMD (Downtown Medium-Density Residential) District and RHD (Downtown High-Density Residential) District. The following section presents each residential zoning district.

The **RR District** applies in rural areas that include orchards, croplands, grasslands, agricultural lands, or related uses, and very low-density rural residential areas, not exceeding one housing unit per five acres.

The **RS District** designation includes most of the single-family neighborhoods in Pittsburg. This district was specifically created to retain the low-density character of these areas, and its development standards are structured accordingly. Minimum lot sizes range from 4,000 to 40,000 square feet. The RS District includes five subdistricts with a range of corresponding minimum lot sizes, summarized in the table to the right.

The **RM District** is intended to allow small-lot single-family homes and smaller multi-family residential developments. The minimum lot size is 3,000 square feet. There is a 28- to 35-foot height limit depending on whether the type of development is single-family detached or multi-family apartments/condominiums. This classification is inclusive of single residency occupancy (SRO) development, as there is not a minimum bedroom count for the type of development permitted in the RM District. Development of SROs would be subject to the same limitations, requirements, and incentives as multi-family residential development in the RM District.

RS District: Site Area per Dwelling

<u>Site Area</u>	<u>Sq. Ft.</u>
RS-4	4,000
RS-5	5,000
RS-6	6,000
RS-10	10,000
RS-40	40,000

The **RH District** provides opportunities for intensive, high-density residential development and institutional uses with relatively high land coverage—including single-family attached units, apartment complexes with 20 or more units, and condominiums—at appropriate locations in the city. RH District density is typically between 14 and 25 units per acre; however, multi-family projects that incorporate more than the minimum number of affordable units required under Pittsburgh Municipal Code Chapter 18.86 (Inclusionary Housing) are permitted an increase in maximum density up to 40 dwelling units per acre. Specifically, for each two percent increase in deed-restricted lower-income units offered above the inclusionary housing requirement, lot area per unit may be reduced 100 square feet per unit and minimum lot area may be reduced 2,000 square feet to a maximum of 1,100 square feet per unit and a minimum lot area of 22,000 square feet. If a project meets the criteria described above, the flexibility in development standards (including but not limited to parking minimums, setbacks, height limits, and minimum open and private storage space per unit) is granted as a by-right development standard upon request as part of the design review process. This classification is inclusive of SRO development, as there is not a minimum bedroom count for the type of development in the RH District. Development of SROs would be subject to the same limitations, requirements, and incentives as multi-family residential development in the RH District.

Downtown Residential Districts include medium- and high-density residential districts (RMD and RHD). These districts provide opportunities for residential development with increased land coverage for attached or detached single-family residences and multi-family residences, such as townhouses, apartment complexes with 16 or more units, and condominiums. Duplexes and multi-family dwellings in these districts that do not meet the minimum lot size or density, such as triplexes and fourplexes, and that are existing as of the effective date of the Zoning Ordinance codified in Title 18 (May 2007) are considered legal nonconforming and are allowed to remain. RMD District density is typically between 12 and 18 units per acre, and RHD District density is typically between 18 and 30 units per acre; however, multi-family residential developments that incorporate more than the minimum number of affordable units required under PMC Chapter 18.86 (Inclusionary Housing) are permitted an increase in maximum density up to 40 dwelling units per acre. Specifically, for each two percent increase in deed-restricted lower-income units offered above the inclusionary housing requirement, lot area per unit may be reduced 100 square feet per unit and minimum lot area may be reduced 2,000 square feet to a maximum of 1,100 square feet per unit and a minimum lot area of 22,000 square feet. If a project meets the criteria described above, the flexibility in development standards (including but not limited to parking minimums, setbacks, height limits, and minimum open and private storage space per unit) is granted as a by-right development standard upon request as part of the design review process. This

classification is inclusive of single residency occupancy (SRO) development, as there is not a minimum bedroom count for the type of development in the RHD/RMD Districts. Development of SROs would be subject to the same limitations, requirements, and incentives as multi-family residential development in the RHD/RMD Districts. The more recently developed neighborhoods, especially at the city's southern fringe, are typified by suburban-style, residential development—large expanses of solely residential subdivisions with layouts dominated by cul-de-sacs and few through-streets and often built within peripheral walls. Because grocery stores and other commercial uses are primarily limited to Railroad Avenue, Leland Road, Bailey Road, and Loveridge Road, Pittsburg's emerging residential neighborhoods are located at increasing distances from basic shopping facilities.

Table 3-2 presents development standards for these districts including minimum lot area, maximum coverage/floor area, minimum setbacks, and maximum height.

Table 3-2 Residential Zoning Districts and Development Standards

<u>Zoning District</u>	<u>General Plan Designation</u>	<u>General Plan Density (du/acre)</u>	<u>Min. Lot Area per Unit (sq. ft.)</u>	<u>Setback – Front</u>	<u>Setback – Sides</u>	<u>Setback – Rear</u>	<u>Max. Site Coverage/ Floor Area</u>	<u>Max. Building Height</u>
RR (Rural Residential)	Hillside Low Density Residential	1 unit per 5 acres	5 acres	30 feet	Side: 15 feet Corner Side: 25 feet	30 feet	10%	30 feet
RS-4 (Single-Family Residential with a minimum 4,000-square-foot lot)	Low Density Residential	1–7 units per acre	4,000	15 feet	Side: 5 feet Corner Side: 10 feet	15 feet ¹	50%	28 feet
RS-5 (Single-Family Residential with a minimum 5,000-square-foot lot)	Low Density Residential	1–7 units per acre	5,000	20 feet	Side: 5 feet Corner Side: 10 feet	15 feet ¹	50%	28 feet
RS-6 (Single-Family Residential with a minimum 6,000-square-foot lot)	Low Density Residential	1–7 units per acre	6,000	20 feet	Side: 5 feet Corner Side: 10 feet	10 feet	40%	28 feet
RS-10 (Single-Family Residential with a minimum 10,000-square-foot lot)	Low Density Residential	1–7 units per acre	10,000	20 feet	Side: 7.5 feet Corner Side: 15 feet	15 feet	30%	28 feet
RS-40 (Single-Family Residential with a minimum 40,000-square-foot lot)	Low Density Residential	1–7 units per acre	1 acre	25 feet	Side: 10 feet Corner Side: 20 feet	25 feet	15%	35 feet
RM (Medium Density Residential)	Medium Density Residential	7–14 units per acre	3,000	15 feet	Side: 5–7.5 feet Corner Side: 10–15 feet (depending on type of development)	10–15 feet ¹ (depending on type of development)	50%–60% (depending on type of development)	28–35 feet (depending on type of development)

Table 3-2 Residential Zoning Districts and Development Standards (continued)

<u>Zoning District</u>	<u>General Plan Designation</u>	<u>General Plan Density (du/acre)</u>	<u>Min. Lot Area per Unit (sq. ft.)</u>	<u>Setback – Front</u>	<u>Setback - Sides</u>	<u>Setback - Rear</u>	<u>Max. Site Coverage/ Floor Area</u>	<u>Max. Building Height</u>
RMD (Downtown Medium Density Residential)	Downtown Medium Density Residential	12–18 units per acre	2,500	10 feet	Side: 5 feet Corner Side: 10 feet	10 feet	60%	28–40 feet (depending on type of development)
RH (High Density Residential)	High Density Residential	14 –25 units per acre	1,800 ²	10–15 feet (depending on type of development)	Side: 5–7.5 feet Corner Side: 15 feet	10 feet	60%–75% (depending on type of development)	35–45 feet (depending on type of development)
RHD (Downtown High Density Residential)	Downtown High Density Residential	18–30 units per acre	1,500 ³	10 feet	Side: 5 feet Corner Side: 10 feet	5–10 feet (depending on type of development)	80%–90% (depending on type of development)	40 feet

¹ The minimum required rear yard setback may be reduced to 10 feet for a residential property located in a subdivision with a tentative map approved prior to June 20, 2007.

² Residential projects that incorporate more than the minimum number of affordable units required under Chapter 18.86 are permitted an increase in the maximum density identified in this schedule. For each 2 percent increase in deed-restricted lower-income units offered above that are required by 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. 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.

³ Residential projects that incorporate more than the minimum number of affordable units required under Chapter 18.86 are permitted an increase in the maximum density identified in this schedule. For each 2 percent increase in deed-restricted lower-income units offered above that are required by 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. 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, unless the Planning Commission finds that the site encompasses an entire city block and that the area of the given city block is not adequate in size to support 20 or more units. Alternatively, the Planning Commission may find that a multi-family development consisting of fewer than 20 units would better serve the public interest because more than 50 percent of the units in the development would be rental units with three or more bedrooms. Upon making one or both of the findings stated above, minimum site area may be reduced to no less than 18,000 square feet.

Source: City of Pittsburg Zoning Ordinance, 2014

RESIDENTIAL USES IN NONRESIDENTIAL ZONING DISTRICTS

It is important to consider potential constraints to housing development in nonresidential districts, as there is significant residential development potential located on sites not zoned exclusively for residential development. Table 3-3 indicates the parameters for residential uses in the City’s Commercial, Governmental/Quasi-Public, and Mixed Use Districts.

Multi-family residential uses are permitted in all **Commercial Districts** provided they are located above or adjacent to ground-floor office, restaurant, or retail use on the same site, subject to design review. Projects with multi-family residential units above or adjacent to office, restaurant, or retail uses on the same site are permitted an increase of up to 0.25 floor area ratio (FAR) over that allowed in the applicable base district, provided that the residential floor area comprises no less than 25 percent and no more than 75 percent of the total square footage of building developed on-site.

The development standards in all commercial districts are generally conducive to housing development, although some constraints to higher-density housing do exist. In the CO (Commercial Office), CN (Neighborhood Commercial), CC (Community Commercial), and CS (Service Commercial) Districts, a 10- to 15-foot side and 15- to 20-foot front setback requirement could make development difficult on smaller sites. However, the Municipal Code allows front and corner side yard reductions to a minimum of 5 feet in CN and CC Districts for buildings with a pedestrian-oriented design. The CW (Waterfront Commercial), CP (Pedestrian Commercial), and CSD (Downtown Service Commercial) Districts have no front setback requirement, and only require minimum setbacks if the site is adjacent to residential uses, allowing for an increased development envelope.

Height limits allow three stories in the CO and CN Districts (35 feet). Higher-density, mixed-use projects with podium parking could be difficult in the CO and CN Districts due to these height restrictions. However, high-density, mixed-use development with podium parking is feasible in the CC and CP Districts where the height limit is 60 feet.

Lot coverage and FAR limits also apply in all commercial districts. The CN District has the lowest lot coverage at 40 percent compared to 60 percent in the CS, CSD, and CW Districts and 100 percent in the CP District. The CC District allows 50 percent lot coverage. The Municipal Code also contains flexible standards in that it permits lot coverage and FAR increases up to 50 percent in the CN District and up to 55 percent and an 0.25 additional FAR on the base district allowance for mixed-use developments in all commercial districts. Notwithstanding the increase, the lower lot coverage and FAR in the CN District is appropriate in that the district is intended to provide neighborhood-serving retail stores developed at a smaller scale to reflect the surrounding detached single-family residential neighborhoods.

The **GQ (Governmental/Quasi-Public) District** permits single-family and multi-family residential development 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. Applications for residential development on properties in the GQ District are processed under the most appropriate zoning district standards based on surrounding land uses and as determined appropriate by the City Planner.

The **M (Mixed Use) District** is located in areas adjacent to existing and planned future transit facilities and is intended to promote multimodal, high-density, mixed-use environments by locating high concentrations of residents and employees in close proximity to transit stations and routes.

In 2009, the City adopted the **Railroad Avenue Specific Plan** (Specific Plan) for the roughly 1,075 acres surrounding the planned eBART station at the intersection of State Route 4 and Railroad Avenue. eBART is an approximately 10-mile extension of BART from the current terminus of Pittsburg/Bay Point, at the western end of town, east through Pittsburg to a new terminus at Hillcrest in Antioch. BART anticipates that the project will be completed and in service in 2017. The Specific Plan is intended to focus development on the approximately 50 acres with a Mixed Use General Plan land use designation. In the areas closest to the eBART station, approximately 17 acres allow development up to 65 units per acre, 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 eBART 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.

In 2011, the City adopted the **Pittsburg/Bay Point Master Plan** (Master Plan) covering approximately 195 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 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.

Table 3-3 Commercial, Governmental/Quasi-Public, and Mixed Use Districts and Development Standards

<u>Zoning District</u>	<u>Residential Land Use Regulations</u>	<u>Max. FAR¹</u>	<u>Setbacks - Front</u>	<u>Setbacks- Sides</u>	<u>Setbacks- Rear</u>	<u>Max. Building Height</u>	<u>Max. Site Coverage</u>
CO (Office Commercial)	SF residential development not permitted MF residential uses permitted above or adjacent to ground-floor commercial	0.5	20 ft.	Side: 5 ft. Side (adjacent to residential development): 10 ft. Corner Side: 15 ft.	Rear: 10 ft. Rear (adjacent to residential development): 10 ft.	35 ft.	50%
CN (Neighborhood Commercial)	SF residential development not permitted MF residential uses permitted above or adjacent to ground-floor commercial	0.5	15 ft.	Side: 0 ft. Side (adjacent to residential development): 10 ft. Corner Side: 15 ft.	Rear: 0 ft. Rear (adjacent to residential development): 10 ft.	35 ft.	40%
CC (Community Commercial)	SF residential development not permitted MF residential uses permitted above or adjacent to ground-floor commercial	0.5	15 ft.	Side: 0 ft. Side (adjacent to residential development): 10 ft. Corner Side: 10 ft.	Rear: 0 ft. Rear (adjacent to residential development): 10 ft.	60 ft.	50%
CS (Service Commercial)	SF residential development not permitted MF residential uses permitted above or adjacent to ground-floor commercial	0.5	10 ft.	Side: 0 ft. Side (adjacent to residential development): 10 ft. Corner Side: 10 ft.	Rear: 0 ft. Rear (adjacent to residential development): 10 ft.	50 ft.	60%
CSD (Downtown Service Commercial)	SF residential development not permitted MF residential uses permitted above or adjacent to ground-floor commercial	0.6	No front yard setback required	Side: 0 ft. Side (adjacent to residential development): 10 ft. Corner Side: 0 ft.	Rear: 0 ft. Rear (adjacent to residential development): 10 ft.	48 ft.	60%
CW (Waterfront Commercial)	SF residential development not permitted MF residential uses permitted above or adjacent to ground-floor commercial	1.0	No front yard setback required	Side: 5 ft. Side (adjacent to residential development): 20 ft. Corner Side: 0 ft.	Rear: 5 ft. Rear (adjacent to residential development): 20 ft.	55 ft.	60%

Table 3-3 Commercial, Governmental/Quasi-Public, and Mixed Use Districts and Development Standards

<u>Zoning District</u>	<u>Residential Land Use Regulations</u>	<u>Max. FAR¹</u>	<u>Setbacks - Front</u>	<u>Setbacks- Sides</u>	<u>Setbacks- Rear</u>	<u>Max. Building Height</u>	<u>Max. Site Coverage</u>
CP (Pedestrian Commercial)	SF residential development not permitted MF residential uses permitted above ground floor only	2.0 (for mixed-use developments)	No front yard setback required	Side: 0 ft. Side (adjacent to residential development): 10 ft. Corner Side: 0 ft.		60 ft. ²	100%
GQ (Governmental/Quasi Public)	SF and MF residential development permitted	Per design review or CO (Office Commercial) District development regulations.					
M (Mixed Use)	SF residential development not permitted MF residential uses permitted. Residential units built within one-quarter of a mile from existing or planned BART stations shall be constructed with a minimum of 30 dwelling units per acre and maximum of 65 dwelling units per acre	Per applicable specific plan or master plan; in the absence of a specific plan, the development must be consistent with the underlying General Plan land use classification.					

¹ Each commercial land use designation allows residential uses above or adjacent to ground-floor commercial uses. Subject to design review approval, the maximum allowable FAR in each commercial district, except the CP (Pedestrian Commercial) District, could be increased up to a maximum of 0.25 FAR in order to accommodate the residential component. The residential floor area must comprise no less than 25 percent and no more than 75 percent of the total square footage of building developed on-site.

² New structures must have a minimum of two stories

Note: Single-family = SF, Multi-family = MF

Source: City of Pittsburg Zoning Ordinance, 2014

PARKING REQUIREMENTS

The City’s parking requirements for residential districts vary by housing type, the number of units, and parking needs. Single-family units and mobile homes are required to have two off-street parking stalls per dwelling. At least one of the two required stalls must be covered by a garage or carport roof. Parking may be located anywhere on the site. The number of parking spaces for multi-family units is two per unit, at least one of which must be covered. At least 0.5 more spaces must be provided on-site for each multi-family unit with two or more bedrooms.

The Zoning Ordinance allows reductions in parking for downtown and residential infill units located within one-quarter mile of a bus, rail, or other transit facility. Specifically, the Planning Commission or Zoning Administrator, as appropriate, may approve a requested reduction in on-site parking, provided the applicant shows that the requested reduction in off-street parking is equivalent to the reduced demand for on-site parking and that the proposed development will not negatively impact public parking facilities in the area. In addition to reductions in parking for infill units and units near transit, parking requirements for senior housing are determined by the Zoning Administrator or Planning Commission, as appropriate, in conjunction with the zoning approval process. Parking requirements for residential and mixed-use development in the Specific Plan area would be limited to 1.5 spaces per unit. Further, applicable specific or master plans contain parking maximums for areas closest to existing and future transit areas. In addition, the Specific Plan and Master Plan contain policies to implement Transportation Demand Management solutions such as unbundling the cost of parking and housing, allowing shared parking, and parking pricing when a measurable demand arises. During the last Housing Element planning period, the City also processed parking reductions for affordable housing developments consistent with the requirements set forth in Senate Bill 1818.

Parking requirements for multi-family units of two spaces per multi-family unit may be a constraint for projects that include smaller units such as efficiency and studio units or small one-bedroom units. However, the fact that not all parking

Table 3-4 Parking Requirements

<u>Residential Type</u>	<u>Required Spaces</u>
Single family	2 per unit including 1 covered
Duplex	2 per unit including 1 covered
Multi-Family Units	2 per unit including 1 covered; plus 1/2 per each unit having 2 or more bedrooms
Congregate Care Residential	1 per unit
Group Residential	1 per 2 resident beds; plus 1 per 100 sq. ft. used for assembly or dining purposes
Residential Care	1 per 3 beds
Senior Housing	Determined by the Zoning Administrator or Planning Commission with a development application
Mobile Home Parks	2 per unit including 1 covered
Second Units	1 space

Source: City of Pittsburg Zoning Ordinance, 2014.

spaces are required to be covered reduces the overall cost of providing parking and makes the requirements more feasible for smaller sites.

SPECIAL HOUSING TYPES: USES AND STANDARDS

The Municipal Code contains definitions for the several special housing types. The Municipal Code's definition of family is "one or more persons, including any resident servant, who occupy a dwelling unit and live as a single housekeeping unit as distinguished from a group occupying a hotel, club, shelter, fraternity or sorority house." Therefore, the Municipal Code does not distinguish between people who are related and living as a family and those who are unrelated and living as a family (such as roommates or residents of a residential care facility or foster home), provided they live as a single housekeeping unit with shared common areas and kitchen and bathroom facilities.

Manufactured Homes and Mobile Homes are permitted in all residential districts and mobile home parks. Manufactured homes may be located in any residential district where a single-family dwelling is permitted and are subject to the same restrictions, provided the manufactured home receives a certificate of compatibility as part of the zoning approval. However, manufactured homes are not permitted in a designated historic district.

Congregate Care Residential Facilities are defined in the Zoning Ordinance 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. This type of facility typically contains small individual dwelling units of only one or two rooms with a small kitchen to allow independent living; provides common dining, recreational, and social facilities; and offers minimal convenience services such as housekeeping and transportation. These facilities are permitted in the RS-6, RM, RMD, RH, and RHD Districts, provided such uses are separated from each other by a minimum distance of 300 feet, measured from any point on 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 CN District provided it is located above or adjacent to ground-floor commercial uses.

Group Residential Facilities is defined in the Zoning Ordinance as shared living quarters without separate kitchen or bathroom facilities for each room or unit. This classification includes a boardinghouse, dormitory, fraternity, sorority, convent, and private residential club. These facilities are permitted pursuant to approval of a use permit in the RM, RMD, RH, RHD, and CO Districts.

Limited Residential Care Facilities are defined in the Zoning Ordinance as a 24-hour nonmedical care facility for six or fewer persons in need of personal services, counseling, supervision, protection, or assistance in order to sustain the activities of daily living. Facilities typically include foster homes, group homes, and assisted living services with shared kitchen and dining facilities. This classification includes only those services and facilities licensed by the State of California. A total of 37 licensed community care facilities with 469 beds are located in Pittsburg.

Pursuant to state law, the Pittsburg Zoning Ordinance permits licensed residential care facilities with six or fewer beds in all residential districts, provided such uses are separated from each other by a minimum distance of 300 feet, measured from any point on the outside wall of the structure(s) housing the facility, which is consistent with Health and Safety Code Section 1520.5. Although the Pittsburg Municipal Code is consistent with the Health and Safety Code, the Health and Safety Code is not consistent with the Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code, which declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer disabled persons is a residential use for the purpose of zoning. A State-authorized, certified, or licensed family care home, foster home, residential care facility, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes than otherwise required for homes in the same district.

Protective Residential Care Facilities are defined as 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 and includes only those facilities licensed by the State. These facilities are currently permitted with a use permit in the CO and CN Districts and in the RM and RH Districts.

Supportive Housing is defined as a 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- or off-site services that assist the supportive housing resident in retaining the housing, improving the residents' health status, and maximizing the residents' ability to live and, when possible, work in the community. Supportive housing is currently permitted in the RM and RH Districts. Since the 2007–2014 Housing Element planning period, HCD has clarified the definition of supportive and transitional housing to include multi- and single-family residential development and to clarify that such uses must be permitted in and treated as a residential use, subject only to the regulations that apply to the same use type in the same zone. Housing Element Program P-2.3.C requires the City to amend the Zoning Ordinance to redefine supportive and

transitional housing to be consistent with Health and Safety Code Sections 50675.2 and 50675.14 and 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.

Emergency Shelters is defined in the Zoning Ordinance as housing with minimal supportive services for homeless persons that is limited to occupancy of six or fewer months by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. 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 is ideal to accommodate an emergency shelter and there are approximately 50.6 acres of vacant land with four sites available for development ranging from 1.1 to 40.6 acres in size. Refer to Appendix B for a map of vacant sites. Such standards as allowed by state law 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, provision of a client intake area, a minimum of two off-street parking spaces, and, exterior lighting. Additional requirements for refuse storage areas and building site maintenance are set forth in section 18.80.035 and 18.82.050 of the municipal code. This use is not permitted in other zoning districts.

Transitional Housing is defined in the Zoning Ordinance as multi-family residential facilities designed to assist persons in obtaining the skills necessary for independent living in permanent housing and that has the following components:

- Support service programs that include regular individualized case management services.
- Use of a dwelling unit by a resident in a structured living environment, which use is conditioned upon compliance with the transitional housing 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.

Currently, these facilities are permitted in the RM, RMD, RH, and RHD Districts and in all commercial districts, provided the facilities are located adjacent to or above ground-floor commercial uses, which is consistent with the development regulations for all multi-family residential development in commercial districts. Since the 2007–2014 Housing Element planning period, HCD has clarified the definition of supportive and transitional housing to include multi-and single-family residential development and to clarify that such uses must be permitted in and treated as a residential use, subject only to the regulations that apply to the same use type in the same zone. Implementation of Housing Element

Program P-2.3.C, would bring the City into conformance with the current interpretations of state law related to transitional housing.

Accessory Dwelling Units or “Second Units” are permitted in all residential districts or Planned Development (PD) Districts on each lot that has a single-family dwelling. Applications for zoning approval to build accessory units are processed ministerially and are subject to design and development requirements set forth in the Zoning Ordinance. Specifically, the accessory unit must be limited in size to 50 percent or less of the total finished heated floor area of the primary dwelling unit or 750 square feet, whichever is less. In addition, the unit must include one uncovered off-street parking space, which may be in tandem with required parking for the primary dwelling unit. Current City requirements for accessory dwelling units comply with state law. The City has included programs in this Housing Element such as the reduction or waiver of fees to encourage the construction of second family units.

Farmworker Housing. The Zoning Ordinance permits farm labor housing in the Open Space (OS) District. The OS District permits accessory living quarters by right and caretaker’s quarters with the approval of a use permit.

The OS District boundaries generally follow the boundaries of the Open Space General Plan land use designation which contains about 40 percent of the City’s Planning Area. The OS District accommodates any greenbelts and/or urban buffer areas that may be designated in the future. Greenbelts are open space, parkland, and agricultural areas located outside urban areas, as opposed to urban parks located in developed areas. The majority of the OS acreage is for resource conservation that does not allow construction on the land, rather than for agriculture, thereby further supporting the reduced need for farmworker housing.

Single Residency Occupancy. 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 Pittsburg Municipal Code does not contain a minimum number of square footage or bedrooms per multi-family unit and therefore does not specifically regulate SROs. Rather, such units would be processed as multi-family residential developments and subject to the same standards and requirements as those developments.

Table 3-5 summarizes special housing types currently permitted by right according to Pittsburg’s Municipal Code.

ADDITIONAL OPPORTUNITIES THROUGH FLEXIBLE DEVELOPMENT STANDARDS AND CITY POLICIES

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. In addition, 2007–2014 Housing Element policies and programs support additional density bonuses and incentives for mixed-income projects that include special needs housing (General Plan Policy 13-P-2.1(F)). The flexibility provides additional support for granting flexibility from development standards for projects that meet community objectives such as affordable and special needs housing. These policies and programs are proposed to be carried forward into the 2015–2023 Housing Element as P-2.1(A–H), which set forth financial and regulatory incentives, concessions, and allowances for development of housing for special needs populations in the city. All of these regulations allow flexibility from the base district development standards and are not considered to be constraints on housing development.

Table 3-5 Housing Types Permitted by Zone

<i>Housing Types Permitted</i>	<i>RR</i>	<i>RS-40</i>	<i>RS-10</i>	<i>RS-6</i>	<i>RS-5</i>	<i>RS-4</i>	<i>RM</i>	<i>RM-D</i>	<i>RH</i>	<i>RH-D</i>	<i>CO</i>	<i>CN</i>	<i>CC</i>	<i>CS</i>	<i>CS-D</i>	<i>CW</i>	<i>CP</i>	<i>GO</i>	<i>M</i>
Single-family detached	■	■	■	■	■	■	■	■		U ¹									■ ⁷
Single-family attached					■	■	■	■	■	■									■ ⁷
Multi-family							■	■	■	■	■ ⁸	■ ⁸	■ ⁸	■ ⁸	■ ⁸	■ ⁸	■ ⁶	■ ⁷	■ ⁹
Mobile/manufactured homes ¹¹	■	■	■	■	■	■	■	■		■ ¹									
Accessory Dwelling Units ²	■	■	■	■	■	■	■	■		■ ¹									
Congregate Care Residential				■ ³			■ ³	■ ³	■ ³	■ ³	U	■ ⁸	U						■ ³
Residential Care, Limited (≤6 beds) ³	■	■	■	■	■	■	■	■	■	■									
Residential Care, Protective (>6 beds)							U	U	U	U	U	U							
Emergency Shelters														■ ⁴					
Transitional Housing ¹⁰							■	■	■	■	■ ⁸	■ ⁸	■ ⁸	■ ⁸	■ ⁸	■ ⁸	■ ⁶		■ ⁹
Group Homes							U	U	U	U	U								
Supportive Housing ¹⁰							■	■	■	■	■ ⁸	■ ⁸	■ ⁸	■ ⁸	■ ⁸	■ ⁸	■ ⁶		■ ⁹

¹ Each lot existing as of June 20, 2007, shall be allowed one 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 percent and no more than 75 percent 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 Zoning Ordinance, 2014.

Planned Development District

In order to permit more creative and flexible designs for residential development than would ordinarily be permitted in the base residential districts, the City established the **PD (Planned Development) District** zoning classification. 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) 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.

Entitlement Procedures for PD District Zoning

To establish a new PD District, a developer must submit a re-zoning application. An application for rezoning could take between 6 and 15 months to process depending on the number and complexity of

additional entitlements and the environmental analysis required for the project. For most new projects, the rezoning application would be processed concurrently with a tentative map, site plan, or other development project application. 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.

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. For example, the Vidrio project, involved an application for PD District zoning to support high-density mixed-use development in the heart of downtown Pittsburg on three contiguous infill blocks totaling 5.2 acres. The project was approved with 38,000 square feet of ground-floor commercial development along Railroad Avenue and 195 residential units above and on the rear portions of the blocks. Due to the economic downturn, only Blocks B and C of the PD District were constructed in accordance with the approved PD District standards.

Density Bonus and Flexible Development Standards

The Zoning Ordinance offers provisions for density bonuses and incentives to developers who agree to construct a specified percentage of housing units for very low- or low-income households or for senior citizens, consistent with Government Code Sections 65915 through 65918.

In addition to a density bonus in accordance with state law, the City offers incentives for developers that are consistent with the Government Code such as flexible development standards (increased height, reduced setbacks, increased lot coverage) and flexible parking standards. For example, in 2009, the City Council approved a 100 percent affordable project (Siena Court Senior Apartments) with an approximate

56 percent density bonus over the maximum allowable density (111 units where 60 would be permitted), in addition to variances from the minimum storage space per unit requirement (to provide 186 cubic feet where 200 cubic feet per unit is required) and a variance from the maximum number of off-street parking spaces for residential and commercial uses to a ratio of 0.9 parking spaces per unit. More recently, the Planning Commission approved an extension of design review approval for the Los Medanos Apartments, a 30-unit 100 percent affordable multi-family residential development on a 0.49-acre vacant lot. The Planning Commission approved the project with an approximately 50 percent density bonus (30 units where 20 would be permitted) and a reduction in on-site laundry facilities (to provide three washer/dryer sets where six are required), on-site private storage space (to provide 88 cubic feet of storage where 200 cubic feet is required), and a variance in off-street parking spaces to a ratio of one parking space per unit.

Inclusionary Housing Ordinance

On November 15, 2004, the City Council adopted Ordinance No. 04-1229 adding Chapter 18.86, Inclusionary Housing, to the Municipal Code. The Inclusionary Housing Ordinance contains minimum requirements for provision of affordable units in developments according to the type of development (ownership and rental). The purpose of the City's Inclusionary Housing Ordinance is to establish minimum requirements, incentives, and alternative measures by which to ensure the provision of safe, decent, and affordable housing for all segments of the city's population, regardless of household income. Minimum affordability requirements are summarized in 0 by income group and by tenure and development type.

Table 3-6 Inclusionary Housing Requirements

<u>Tenure Type</u>	<u>General Plan Designation</u>	<u>Minimum Affordability Requirement</u>	<u>Typical Development Type</u>	
Ownership	Low Density Residential Hillside Low Density Residential	At least 9 percent set aside for moderate-income households, and 6 percent set aside for very low-income households; or At least 20 percent set aside for moderate-income households	Single-family detached home	
	Low Density Residential Downtown Low Density Residential Medium Density Residential High Density Residential Downtown Medium Density Residential Downtown High Density Residential	At least 9 percent set aside for low-income households, and 6 percent set aside for very low-income households; or At least 20 percent set aside for low-income households	Stacked flat condominium, townhouse, live/work loft, and other attached ownership developments	
	Rental	All residential land use designations	At least 9 percent set aside for low-income and at least 6 percent set aside for very low-income households; or At least 10 percent set aside for very low-income; or at least 6 percent set aside for extremely low-income households; or 6 percent set aside for extremely low-income households	Apartments

Source: Pittsburgh Municipal Code 2014.

The ordinance 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, the ordinance specifies that the 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.

Incentives for On-Site Compliance

The City offers incentives for on-site compliance as outlined in Pittsburg’s Municipal Code Section 18.86.060. Incentives include:

- Allowing affordable units to be at most 10 percent smaller in square footage than market-rate units;
- Allowing ownership units to be constructed on smaller lots;
- Allowing affordable units to have fewer bathrooms and different interior design, finishes, and features than market-rate units in the same residential development;
- A reduction in off-street parking requirements for affordable units provided that the development is located downtown or within walking distance (generally half a mile) of transit facilities; and/or
- Deferment of parkland, traffic mitigation, and other building inspection fees.

In addition, to provide an incentive for the development of larger family units (four or more bedrooms), developers are offered credit toward the inclusionary requirement of one and one-quarter per larger family unit.

Alternative Means of Compliance

The ordinance 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 four 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 Ordinance 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 Ordinance and implemented by the Affordable Housing Agreement include:

- **Deed Restrictions** – The ordinance 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 ordinance 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 ordinance 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.

Conclusions

The Inclusionary Housing Ordinance 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 (four or more bedrooms) by offering credits toward the overall inclusionary requirement.

However, the 2009 California appellate court decision in *Palmer/Sixth Street Properties v. City of Los Angeles* found that inclusionary requirements to establish maximum rents (to ensure affordability to lower-income households) or require developers of rental housing to pay a fee in lieu of imposing rent restrictions may be in violation of the Costa-Hawkins Act, which disallows rent control on newly constructed units. Because of the court's decision and a potential conflict with state law, the City of Pittsburg has not imposed an inclusionary housing requirement on new multi-family rental housing. Proposed Program P-2.4 (G) is included in this Housing Element planning period to consider how to revise the existing inclusionary housing requirements to be consistent with the Costa-Hawkins Act and related court decisions.

In addition to potential legal violations for rental requirements, market constraints can make application of inclusionary requirements on for-sale housing difficult to enforce. The Inclusionary Housing Ordinance's provision that allows persons to sell their unit at market rate if the price is lower than the affordable home price makes it difficult to sell inclusionary units in the current market and under the more stringent mortgage requirements. There is not an incentive to buy an inclusionary unit with resale restrictions if it is possible to buy a market-rate unit without resale restrictions at a comparable price. The City will re-evaluate this provision during the planning period to ensure the ongoing feasibility and appropriateness of its inclusionary provisions in accordance with Housing Element Program P-4.2 (C).

LOCAL DEVELOPMENT PROCESS

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 Municipal Code 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 six to eight 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.

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 are provided to developers early in the planning application process to give them as much guidance as possible. The City realizes that minimal or unclear verbal direction costs time and money to the applicant. The City 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 recently updated 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.

Typical Entitlement Process for 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 only file tentative map (if applicable) and design review applications. Smaller projects (four or fewer units) typically take two 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 five or more units require additional time, due to the processing of a major subdivision map if required. These applications typically take six 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.

Typical Entitlement Process for 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 two to six 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 during the 2007–2014 Housing Element planning period illustrate the fact that timing for design review entitlement has not been impacted with regard to a request for a density bonus in accordance with state law. Specifically, three 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 two months, four months, and six months to process, respectively.

Use Permit Process

“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. Applications for a use permit are made to the Planning Department, along with a fee of \$800 (for uses proposed to occupy an existing building and/or non-sensitive use) or \$2,500 (for uses proposed to occupy new buildings and/or sensitive uses typically defined as a use permit for alcohol-related uses, live entertainment, and/or adult businesses). In addition to the application and fee, the applicant must submit a written description of the business, 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 (Municipal Code 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 (Municipal Code 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 four 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 three 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

On August 26, 2003, the Planning Commission adopted Resolution No. 9444, which was subsequently amended on September 25, 2012, with the adoption of Resolution No. 9918, delegating design review authority of small, noncontroversial projects to the Zoning Administrator 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. Projects subject to delegated design review include:

- Freestanding signs
- Wireless telecommunication antennas
- Minor storefront remodel
- 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.

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; however, the City added proposed Programs P-2.6 (A through D) in this Housing Element planning period to provide incentives to exceed minimum energy efficiency standards set forth in Title 24; work with public and private financing entities to develop a grant or long-term loan program to fund solar panels on single-family and multi-family residential developments; and, to expand green building design principles.

Code Enforcement

Code enforcement activities in Pittsburg are complaint driven and are 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 Pittsburg Police Department with assistance from the Planning Department and Building Division.

On February 21, 2006, the City Council adopted Ordinance No. 06-1259 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. Currently, approximately 5,400 properties are enrolled in the program.

Housing for Persons with Disabilities

As noted in Chapter 2, Housing Needs Assessment, persons with disabilities have a number of housing needs related to accessibility of dwelling units including access to transportation, employment, and commercial services, and alternative living arrangements that include on-site or nearby supportive services. To ensure this population's needs are being met, the City requires that all new and rehabilitated housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

Procedures for Ensuring Reasonable Accommodations

The City actively promotes the development of housing that meets the needs of persons with disabilities. The City provides reasonable accommodations to persons requesting modifications to the homes for accessibility improvements. A Reasonable Accommodations Ordinance was adopted by the City in February 2015 (City Council Ordinance No. 15-1389). The purpose of the ordinance is to allow flexibility from a zoning law or other land use regulation, policy, or practice if it acts as a barrier to fair housing opportunities. The ordinance provides definitions, applicability, application requirements, a review procedure, and findings for reasonable accommodation requests. The ordinance will require that the Zoning Administrator make a decision on the request within 30 days of the application is deemed complete.

In addition to the Reasonable Accommodations Ordinance described above, the City of Pittsburg Planning and Engineering Departments and Building Division review 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.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The City currently imposes a minimum distance of 300 feet between residential care facilities for six or fewer persons, which is consistent with Health and Safety Code Section 1520.5. As noted above, state law is not consistent on this point; however, the City plans to continue to enforce the 300-foot limit between residential care facilities in order to avoid over-concentration of facilities in one geographical area or neighborhood and to support integration of these facilities into neighborhoods.

As described in Special Housing Types, the City's Zoning Ordinance provides for the development of group care facilities for persons with disabilities. Specifically, residential care facilities serving six or fewer persons are permitted by right in all residential zones, provided they are located 300 feet from the nearest adjacent residential care facility (Health and Safety Code Section 1520.5). Group care facilities for more than six persons are defined as protective residential care facilities and are conditionally permitted in the RM, RH, CO and CN (Neighborhood Commercial) District. An analysis of recent approvals for protective residential care facilities serving more than seven people shows that the City is not overly burdensome or restrictive. In 2007, a use permit was approved for Alamo Way Elderly Care Center to allow a nonmedical care facility of up to 10 elderly people in a single family home. In 2006, the City approved a use permit for the East County Women's Program to allow a nonmedical residential facility for up to 15 women recovering from drug and alcohol abuse (with three detoxification beds) adjacent to a transitional housing facility for up to eight women who would graduate from the program in a Medium Density Residential District. In March 2010, the Planning Commission adopted Resolution No. 9835 to expand the East County Women's Program use permit from a total of 15 beds to 35 beds. Specific conditions applied to these facilities included a requirement that facilities be renovated to comply with building and fire codes to accommodate group facilities (if necessary), on-site management and supervision, prohibition against loitering outside of the establishment, adequate parking facilities for staff, and elimination of any exterior evidence of the operation of the facility (to preserve the residential nature of the surrounding neighborhood).

The City Council adopted Ordinance No. 07-1284 on May 21, 2007, amending the Zoning Ordinance to require that all dwelling units designated for occupancy by senior citizens be handicapped accessible. During the 2007–2014 Housing Element planning period, the Housing Rehabilitation Loan Program provided eligible seniors and disabled property owners an opportunity to make handicap accessibility repairs to their homes. In 2014, the City entered into an agreement with Contra Costa County to participate in a countywide housing rehabilitation loan program. According to the agreement, the City will provide funding to the County Housing Authority to administer the program for Pittsburg participants.

FEES AND EXACTIONS

The City of Pittsburgh collects fees and exactions from developments to cover the costs of processing permits and providing the necessary services and infrastructure related to new development. Planning fees are calculated based on the average cost of processing a particular type of application.

0 provides a hypothetical comparison between planning, building, and engineering fees charged to develop a single-family and multi-family development. The average cost to develop a multi-family unit (approximately \$43,300) is significantly less than the cost to development a single-family unit (approximately \$63,437). Based on the typical development costs as shown in Table 3-1, the fees for a single-family unit make up about 16.5 percent of the total development costs, and for a multi-family unit fees constitute 20.2 percent of total development costs.

Table 3-7 Governmental Fee Comparison for Multi-Family and Single-Family Development

<i>Type of Development¹</i>	<i>Major Subdivision 20 Single-Family, For-Sale Detached Dwelling Units</i>	<i>Single-Parcel Development 20 Multi-Family Rental Units</i>
Planning Services/Fees		
Tentative Map	Actual cost with a \$13,000 deposit ⁹	Not Applicable
Planned Development (PD) District Rezoning	Actual cost with a \$15,000 deposit	Not Applicable
Design Review	\$2,700	\$5,000
Environmental Analysis (CEQA) ²	Actual cost with a \$7,600 deposit for initial study and \$1,650 for mitigated/negative declaration	Not Applicable
Total Planning Fees	\$39,950	\$5,000
Building Services/Fees		
Building Permit/Plan Check	\$27,905	\$8,296
Mechanical, Electrical and Plumbing ³	\$9,149	\$3,677
Water Meter Fee	\$5,240	\$1,152
Fire Service Fee	\$11,820	\$6,540
SMI (Strong Motion Instrumentation Fee)	\$328	\$191
Total Building Fees	\$54,442	\$ 19,856

Engineering Services/Fees		
Final Map Plan Check	\$2,300	N/A
Grading Plan Check ⁴	\$3,284	\$2,804
Improvement Plan Check ⁵	\$17,500	\$17,500
Inspection Fees	\$37,426	\$29,206
Facilities Reserve Charge ⁶	\$170,956	\$132,136
Regional Transportation Fee	\$249,960	\$153,440
Local Transportation Fee	\$155,720	\$94,920
Parkland Dedication Requirement ⁷	\$243,782	\$186,588
Total Engineering Fees	\$880,928	\$616,594
Other Services/Fees		
Delta Diablo Sanitation District	\$87,680	\$87,680
Contra Costa Water District ⁸	\$98,720	\$78,981
School District Fees (Pittsburg Unified School District)	\$93,106	\$44,800
Community Facilities District Fees	\$13,715	\$13,080
Total Fees	\$1,268,541	\$865,991
Average Fees per Unit	\$63,437	\$43,300

¹ Assumes construction of five units each of four house models ranging from 1,800 square feet to 2,480 square feet and assumes approximately 1,000 square feet per multi-family, rental unit (2-bedroom).

² Assumes initial study/mitigated negative declaration for single-family development and subdivision, and CEQA Class 32, Infill Development, Categorical Exemption for multi-family development.

³ Mechanical, Electrical, and Plumbing Fees are based on average number of fixtures per residential unit. These fees are based on an average of four home models permitted in 2014.⁴ Improvement fees based on Engineer's Estimate of improvement costs, which are assumed at \$500,001 for single-family and multi-family residential development.

⁵ Grading fees based on Engineer's Estimate of grading costs or cubic yards of dirt removed/imported. Assumes 50,000 cubic yards of grading for single-family development and 40,000 cubic yards of grading for multi-family infill development.

⁶ Water charge for single-family development depends on location of unit. Assume median cost at \$6,230 per single-family unit and \$3,551.10 per unit for water, and \$2,317.83 per square foot of residential for sewer fees. Multi-family water fees are 57 percent and multi-family sewer fees are 77 percent of the cost per unit of single-family residential development, respectively.

⁷ Parkland Dedication Fees are based on the fair market value of 15,081.76 square feet of land for single-family development and 11,543.4 square feet of land for the multi-family residential development. Assumes \$13.47 per square foot. The City complies with the Quimby Act allowing developers to provide land dedication and/or in-lieu fees for parkland.

⁸ Fees set by Contra Costa Water District Title 5, Water Supply and Rates, Section 5.20 (F)(1), Service Area A. Assumes a 5/8-inch meter for single-family residential and a 3-inch pipe for multi-family development.

⁹ A deposit on Planning fees represents a cost recovery system of fees whereby remainder funds are returned to the applicant if they are not expended in application processing. Conversely, applicants must submit additional funds above the deposit amount if application processing time exceeds normal standards.

Source: City of Pittsburg 2014.

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. The City of 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 3-7 above for the estimated costs of these fees for a single-parcel, multi-family development and a multi-parcel subdivision.

Local and Regional Transportation Fees

All builders of new residential developments must pay regional and local traffic mitigation fees set by the County and the City in order to mitigate traffic impacts due to residential growth. The local traffic mitigation fee (LTMF) is collected at the time of building permit issuance and is adjusted annually to the Construction Cost Index (CCI). Further, the local fee may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. In 2014, local transportation mitigation fees were \$7,709 for single-family development, \$4,699 for multi-family development, \$3,086 for retirement community development, and \$1.49 per square foot of commercial/industrial development. The fee amounts were determined through a study prepared by Fehr & Peers Transportation Consultants and dated December 2007.

The City of Pittsburg also participates in a regional transportation impact fee program. Pittsburg is one of five jurisdictions (including Antioch, Oakley, Brentwood, and Contra Costa County) in the East Contra Costa Regional Fee and Financing Authority (ECCRFFA), a joint powers authority established in 1994 with the jurisdiction to collect traffic mitigation fees. The purpose of the regional transportation impact fee program is to support an overall regional transportation system in the East County area that serves expected future travel demand. The fee amounts were set by the East Contra Costa Regional Fee Program Update (2005) prepared by Fehr & Peers Transportation Consultants. The nexus study contains a list of capital improvements projects, cost estimates to construct those projects, and projections of future land development in the East County area based on regional population projections and the regional travel demand model to arrive at the fee. The study also accounted for additional local, regional, state,

and federal funding sources to reduce the full fee established in the nexus study. Using this analysis, ECCRFFA established a subsidized fee for single-family, multi-family, commercial, office, and industrial development. The fee amounts were differentiated for development types because they produce different traffic generation rates (i.e., market-rate single-family residential generates different trip rates than affordable multi-family residential or commercial development).

In 2010, the City of Pittsburg withdrew from ECCRFFA and established the Pittsburg Regional Transportation Development Impact Mitigation (PRTDIM) Program with a set of fees based on specific projects located in Pittsburg that serve a regional purpose (i.e., eBART extension and the James Donlon Roadway Extension). The PRTDIM fee amounts were developed through an update in September 2010 of the East Contra Costa Regional Fee Program Update, dated June 16, 2005, prepared by Fehr & Peers Transportation Consultants. At that time, the PRTDIM fee for residential development was \$15,795 per single-family residential unit and \$9,700.50 per multi-family residential unit, which was lower than ECCRFFA's rates at \$17,795 per single-family unit and \$10,924 per multi-family unit. In June 2010, the City of Pittsburg entered into a Memorandum of Understanding (MOU) with local developers regarding Pittsburg's regional traffic fee which set those fees. In August 2013, the City of Pittsburg re-joined ECCRFFA with the adoption of a Third Amendment to the Joint Exercise of Powers Agreement. In 2014, Pittsburg's regional transportation fees (except those subject to the 2010 MOU) came into alignment with ECCRFFA's, which were set at \$12,374 per single-family unit and \$7,596 per multi-family unit (a full 88 percent subsidy from the full fee as determined in the nexus study). Like the local fee, the regional traffic fee is collected at issuance of building permits and the fees are adjusted annually to the current CCI.

The local and regional fee nexus studies base the fees on a list of projects necessary to accommodate future traffic demand. As noted above, fees are differentiated into different categories broadly defined as single-family residential, multi-family residential, retirement community, commercial, office, and industrial (as well as "other," which is based on peak-hour trip as determined). Other types of residential development such as accessory dwelling units, mixed use (combined commercial and residential), and transit-oriented development (which may discourage driving automobiles through reduced parking and other policies) were not specifically accounted for in the nexus studies that determined the fees. Thus the local and regional nexus studies may warrant an update to account for these types of development and to set fees for different types of development at different rates.

Community Facilities Districts and Other Monthly and Annual Fees

There are two Community Facilities Districts (CFDs) and a citywide Lighting and Landscape District (LLD) in Pittsburg. CFD and LLD fees are paid on an annual basis as follows:

- CFD (Police Services) – \$529.40 per unit per year.
- CFD (Park Maintenance) – \$54.55 per unit per year.
- Citywide LLD (Landscaping Maintenance) – \$102.18 per single-family residential unit per year. For multi-family developments, the calculation is \$102.18 multiplied by a residential benefit factor established by the City. For example, for a 20-unit multi-family residential development, the residential benefit factor is 13.80 x \$102.18 equaling \$1,410.08 per year.

In addition to these fees, there are other geographically specific Mello Roos and other CFD fees, depending on the area of the potential development. For example, in June 2014, the City adopted a one-time development fee due at issuance of building permits for certain properties in the Railroad Avenue Specific Plan area. The fees are tiered so properties closest to the future station would pay more than those located farther away. Specifically, properties within one-quarter mile of the future station would pay \$2,000 per residential unit and \$1.50 per square foot of commercial development, while properties outside the half-mile radius would pay \$660 per residential unit and \$0.49 per square foot of commercial space. The funds would be used to construct the future eBART station and streetscape improvements envisioned in the Specific Plan. These fees, while minimal, could be seen as an added cost for residential development; however, CFDs and citywide districts are seen as a way for the City, which operates on limited revenues, to provide additional, ongoing police coverage and park maintenance services whose costs rise every year.

STATE AND COUNTY 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.
- Amendment of the General Plan and/or Zoning Ordinance to ensure consistency between permitted land uses and the proposed project.
- 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 California Environment Quality Act (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 six months from the date the application is deemed complete and within one 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.

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 five-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.

CONCLUSIONS/RECOMMENDATIONS

The following text summarizes the conclusions and recommendations from Section 0, Governmental Opportunities and Constraints.

With regard to flexibility for parking requirements, the Planning Commission currently has the authority to reduce parking requirements on residential projects near transit facilities, in the downtown area, and for infill residential developments. Further, parking for senior units is determined as part of the design review process.

One possible change to ensure that the City’s limited supply of RM and RH zoned land both within the downtown area and throughout the city is efficiently used would be to codify the minimum density standards (in addition to the maximum standards) set forth in the General Plan. Such provisions would effectively prohibit the development of low-density single-family

detached homes on vacant multi-family sites so as to preserve these sites for higher-density housing. However, this would eliminate the flexibility built into the development process for owners of property.

Pursuant to Senate Bill (SB) 2, in the last Housing Element cycle, the City adopted a new use classification for supportive housing as defined in California Health and Safety Code Section 50675.14(b). Supportive housing is permitted in multi-family districts and subject to the same limitations as multi-family housing in commercial zoning districts. The City adopted Ordinance No. 09-1322 in December 2009 to include a definition of supportive housing and eliminate the minimum 1,000-foot distance requirements from transitional housing to a school, liquor store, tavern, or other transitional housing establishment. However, regulations governing supportive and transitional housing were refined with the adoption of Assembly Bill (AB) 745, which took effect in January 2014. AB 745 provides new definitions for supportive housing, transitional housing, and target population. Further, the regulations removed cross-references limiting those uses to multi-family districts in order to allow the uses in all residential districts, subject only to the regulations that apply to the same use type in the same zone. Housing Element Program P-2.4 (G) would address those changes in the next housing element cycle.

Multi-family residential development, including SROs for extremely low-income households, is permitted in all commercial districts, provided it is located above or adjacent to ground-floor commercial uses, subject to design review approval. As an incentive for such development, the Municipal Code allows projects with multi-family residential uses above or adjacent to commercial uses on the same site with an increase of up to 0.25 FAR over that permitted in the applicable base district, provided the residential floor area comprises no less than 25 percent and no more than 75 percent of the total square footage of the building developed on the site (Municipal Code Section 18.52.010).

The City's Planned Development District zoning and density bonus standards provide flexibility to developers to develop various housing types in various districts. In addition, the density bonus law is consistent with state law. Both of these City policies provide methods for making a variety of residential types, including SROs which are subject to the same regulations as multi-family residential development, feasible in the city. In addition, the City's current and proposed Housing Elements contain provisions to support flexible development standards and additional density bonuses over and above those afforded by the PD District zoning designation and state Density Bonus Law (Housing Element Policies P-2.1 (C through H)).

ENVIRONMENTAL CONSTRAINTS

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT) REGULATIONS

All discretionary projects acted on by a public agency are required to be analyzed under CEQA prior to project approval. CEQA regulations are intended to identify and mitigate all potentially significant environmental impacts associated with a development project. In many cases, infill development may fall under a Statutory or Categorical Exemption, which streamlines the CEQA review process for certain types of projects. The State provides that residential infill projects on sites 5 acres and smaller that comply with both the City's General Plan and zoning regulations can generally be exempted from CEQA under a Class 32 exemption. This streamlined review recognizes that infill developments generally have few if any environmental impacts. A project cannot be categorically exempt if it can be seen with reasonable certainty that it may cause a significant environmental impact, even if it meets all the other criteria of a given categorical exemption.

Not all developments fall into a categorical exemption. Depending on the complexity of the project and the potential impacts, an initial study may be prepared by City staff or an outside consultant at the applicant's expense. In addition, the applicant would be required to finance required studies to determine impacts on the environment that could potentially include a traffic study, noise study, air quality study, biological resources analysis, geotechnical report, and potentially Phase I or Phase II Environmental Site Assessment (ESA) reports depending on the potential for the presence of hazardous materials on the site.

The initial study is completed to determine if there will be environmental impacts and includes mitigation measures to reduce or eliminate those impacts to a level of less than significant. If no significant impacts are identified, a negative declaration is prepared. If impacts and mitigation measures are identified that will mitigate the impacts to a level of less than significant, a mitigated negative declaration is prepared. If the initial study concludes that there are potential negative impacts that must be further analyzed, an environmental impact report (EIR) is prepared. An EIR includes alternatives to the project in order to determine the relative costs and benefits of the project as they relate to the environment.

Each of these processes has specific public comment periods and notification requirements ranging from 0 days for an exemption to over 45 days for an EIR. Preparation and adoption of an EIR can take a year or longer. The cost of multiple environmental studies and an EIR for a large-scale project could likely exceed \$100,000.

EAST CONTRA COSTA HABITAT CONSERVATION PLAN (HCP)

The purpose of the East Contra Costa County HCP is to protect and enhance 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. The city 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.

CHAPTER 4 HOUSING RESOURCES

This Chapter analyzes the physical, administrative, and financial resources available for the development, rehabilitation, and preservation of housing in Pittsburg. Land Inventory presents the availability of residential land (vacant and underdeveloped) in the city, as well as the City's progress to date with units built, in progress, or approved in meeting its share of the Regional Housing Need Allocation (RHNA) for new housing production from 2014 to 2022. Affordable Housing Policies and Requirements sections present City policies and requirements to assist and encourage the development of affordable housing for lower-income households. A section on Administrative Resources and Financial Resources below discuss the financial and administrative resources available to support housing activities, programs, and construction and to assist in implementing the Housing Plan discussed in Chapter 5 of this Element. The final section, Opportunities for Energy Conservation, describes how the City incorporates energy conservation techniques into all housing construction.

These sections of the Housing Element address the requirements of Government Code Sections 65583 and 65583.2, requiring a parcel-specific inventory of appropriately zoned, available, and suitable sites that provide realistic opportunities for the provision of housing to all income segments within the community.

APPROVED HOUSING IN THE CITY OF PITTSBURG, 2014

Table-4-1 details the number of housing units that have been approved for development and are planned for construction during this RHNA planning period. This housing will be available for occupancy during this RHNA period and thus will contribute to the City's ability to address the 2014–2022 RHNA. After accounting for approved housing units, Pittsburg has a remaining housing need of 196 extremely low-, 196 very low-, 131 low-, 244 moderate and 136 above moderate-income units. This Housing Element contains a diverse set of policies and actions that are intended to facilitate the construction, preservation, and rehabilitation of housing to meet the community's remaining housing needs for all income levels.



Table 4-1 Approved Housing and Remaining RHNA, 2014-2022

	<i>Extremely Low</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
RHNA, 2014–2022	196	196	254	316	1,063	2,025
Approved Housing ¹	0	0	123	72	927	1,122
Remaining RHNA, 2014–2022 (surplus units)	196	196	131	244	136	903

Note: ¹See Table 4-2 for a summary of the approved housing developments that will contribute to fulfilling the City’s RHNA.

Source: ABAG RHNA, 2014-2022 (Final Official Release July 18, 2013); City of Pittsburg, Planning & Building Department, October 2014.

As shown in Table 4-2, five approved housing developments will provide a total of 1,122 residential units. The Alves Ranch and Sky Ranch developments will include a mix of affordable and market-rate housing. Los Medanos Apartments development is an affordable project that will offer 30 units affordable to low-income households.

Table 4-2 Approved Residential Developments

<i>Site No.</i>	<i>Assessor Parcel Number</i>	<i>Development Name</i>	<i>Unit Affordability</i>				<i>Total Units</i>	<i>Description</i>
			<i>Extremely Low/ Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>		
1	088-121-027	Greystone Place	--	--	--	37	37	Infill site covered by the Habitat Conservation Plan. Tentative map for 37 homes approved in October 2014 for this site. Site is surrounded by development. Good access to services.
2	085-182-001	Los Medanos Apartments	--	30	--	--	30	This entitled project is being developed by Domus Development. It is on an infill site owned by the Successor Agency to the Redevelopment Agency of the City of Pittsburg. Site is surrounded by development and is located within the Downtown Pittsburg PDA, walking distance to services.

Table 4-2 Approved Residential Developments

Site No.	Assessor Parcel Number	Development Name	Unit Affordability				Total Units	Description
			Extremely Low/ Very Low	Low	Moderate	Above Moderate		
3	097-700-002; 097-700-001 (portion)	Alves Ranch	--	93	30	437	560	The Alves Ranch Master Plan covers approximately 40 acres and entitles a mix of up to 167 single family residential units (small lot single family) and between 364 and 393 multi-family units. The site is located between one-quarter and three-quarters mile away from BART and a local commercial retail center. Low income units will be enforced through deed restrictions.
4	089-050-074	Sky Ranch	--	--	42	373	415	The Sky Ranch subdivision is an entitled development on 167 acres of vacant land located at the southeastern boundary of Pittsburg. It is adjacent to single family residential neighborhoods with medium to large lots (approximately 6,000 square foot standard lots). While affordable units are required as part of the entitlement for this project, the developer has the option of providing 42 moderate-income units or 21 very low-income units. For purposes of this analysis, the 42 moderate-income units are counted.
5	097-550-044	Toscana at San Marco	--	--	--	80	80	The third phase of a three-phase market-rate single-family development project of small lot single family units. Development is located within one mile of the Pittsburg-Bay Point BART Station and a local commercial retail center. During the first two phases of construction (2013-2014) average selling price was approximately \$463,000.
Total			--	123	72	927	1,122	

Source: Association of Bay Area Governments and City of Pittsburg, 2014.

LAND INVENTORY

The City's evaluation of adequate sites contains a list of sites by zone and General Plan designation. The site suitability analysis demonstrates that these sites are currently available and unconstrained in order to provide realistic development opportunities prior to October 31, 2022 (the end of the RHNA period). To demonstrate the realistic development viability of the sites, the analysis also discusses (1) whether appropriate zoning is in place, (2) the applicable development standards and their impact on projected development capacity and affordability, (3) existing constraints including any known environmental issues, and (4) the availability of existing and planned public service capacity levels.

The City's land inventory was developed with the use of a combination of resources including the City's GIS database, updated Assessor's data, projects in the pipeline, and pending applications, as well as review of the City's Land Use Element and Zoning Ordinance. Several sites are also located in designated Priority Development Areas (PDA) that have been specifically identified by the City and regional planning agencies Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG) for development densification/intensification through the MTC/ABAG FOCUS planning process. There are three PDAs in the City of Pittsburg: the Railroad Avenue Specific Plan area, the Pittsburg/Bay Point Master Plan area, and Downtown Pittsburg Plan. The inventory also includes an estimate of potential development capacity for these sites based on mid-range development scenarios that are consistent with the City of Pittsburg 2020 General Plan Environmental Impact Report (EIR) and historic development patterns in the city. This, in addition to any other site constraints and/or limitations, is identified as the "realistic capacity" of the subject site.

The tables and figure in this chapter illustrates sites appropriate for housing development for the 2014–2022 RHNA period. These sites represent vacant or underutilized residentially designated land available for new development and selected public/institutional designated land where residential development is permitted "by right," if determined to be surplus property not needed for further public use. Tables 4-3 and 4-4 list vacant and underutilized sites that are zoned for residential development. These tables are intended to illustrate the wide range of sites available for residential development that could be developed during this RHNA period. Tables 4-3 and 4-4 include details such as parcel number, acreage, General Plan and zoning classification, and the potential range of residential development density. The tables also include a "realistic capacity" of development which is typically less than the maximum permitted on site, and indicates availability of utilities and any potential site constraints and details (see

detailed discussion below). Between 2,901 and 8,763 housing units are projected on approximately 500 acres of vacant and underutilized sites within City limits. This land has a realistic capacity to be developed into approximately 5,000 housing units.

Of the 25 identified sites in Tables 4-3 and 4-4 and shown on Figure 4-1, 14 are located within PDAs (boundaries are also shown on Figure 4-1), and are covered by existing specific and master plans or zoning regulations that allow higher densities and more intense land uses in close proximity to transit, which is supportive of Plan Bay Area, which is the regional sustainable community strategy. The PDA sites total approximately 110 acres, with a minimum development potential of about 1,740 units and a maximum development potential of about 5,260 (not including density bonuses), and an assumed realistic capacity of about 2,300 units based on the program-level EIRs developed for the respective plans.

Table 4-3 Vacant Parcel Inventory

Site No.	Assessor Parcel Number	General Plan	Zoning	Density Allowed (units/acre)		Acres	Realistic Capacity	Infrastructure	Existing Use/Constraints (Flood plain, difficult access, lack of services, etc.)	PDA	Potential CEQA Streamlining	
				Min.	Max.						PDA/TPA	Adopted Plan-Level EIR
<i>Low Density Residential</i>												
6	086-151-001	Low Density Residential	RS-5	1	7	2.4	10	Yes	Planning application pending. Infill site that is surrounded by commercial and residential development. Owner has requested to amend the General Plan and zoning on the property to allow for high density residential; however, the proposal has not been approved.	Yes ¹	Yes	Yes

Table 4-3 Vacant Parcel Inventory

Site No.	Assessor Parcel Number	General Plan	Zoning	Density Allowed (units/acre)		Acres	Realistic Capacity	Infrastructure	Existing Use/Constraints (Flood plain, difficult access, lack of services, etc.)	PDA	Potential CEQA Streamlining	
				Min.	Max.						PDA/TPA	Adopted Plan-Level EIR
7	089-150-013	Low Density Residential	RS-4 (pre-zoning)	1	7	135.6	917*	No	Planning application pending. Development is subject of current planning entitlement and environmental review. Located outside city limits (annexation to City and utility districts); former industrial site under clean-up activity; needs utilities; surrounded by existing development; covered under Habitat Conservation Plan.	No	N/A	N/A
8	089-020-015	Low Density Residential	Hillside PD	n/a	178 units	154	365*	No	Planning application pending. Parcel located outside city limits (annexation to City and utility districts); needs utilities and significant grading; covered under Habitat Conservation Plan; project Draft EIR found that it will result in significant impacts related to fire service. Site is the subject of current planning entitlement to pre-zone the site Single Family Residential with a minimum 6,000 square foot lot which would increase allowable density, annexation to City of Pittsburg and environmental review.	No	N/A	N/A

Table 4-3 Vacant Parcel Inventory

Site No.	Assessor Parcel Number	General Plan	Zoning	Density Allowed (units/acre)		Acres	Realistic Capacity	Infrastructure	Existing Use/Constraints (Flood plain, difficult access, lack of services, etc.)	PDA	Potential CEQA Streamlining	
				Min.	Max.						PDA/TPA	Adopted Plan-Level EIR
Subtotal Low Density Residential						292	1,292					
						Acres	Units					
<i>Medium Density Residential</i>												
9	073-190-033	Medium Density Residential	RM	7	14	4.4	33*	Yes	Planning application pending. Infill site surrounded by commercial uses and a junior high school. In 2013, the site was the subject of a General Plan amendment and rezoning from commercial to residential by a private developer. A vesting tentative map is currently in the entitlement phase for this project. An initial study was prepared and reviewed by the Planning Commission for the project.	No	N/A	N/A
10	073-050-001	Downtown Medium Density Residential	RMD	12	18	14.7	221	Yes	Infill site surrounded by development and adjacent to downtown Pittsburg services. Former industrial site that was remediated.	Yes3	Yes	No
Subtotal Medium Density Residential						19.1	254					
						Acres	Units					
<i>High Density Residential</i>												
11	097-550-018	High Density Residential	PD	14	25 (up to)	25	300*	Yes	Planning application pending. Infill site surrounded by	No	N/A	N/A

Table 4-3 Vacant Parcel Inventory

Site No.	Assessor Parcel Number	General Plan	Zoning	Density Allowed (units/acre)		Acres	Realistic Capacity	Infrastructure	Existing Use/Constraints (Flood plain, difficult access, lack of services, etc.)	PDA	Potential CEQA Streamlining	
				Min.	Max.						PDA/TPA	Adopted Plan-Level EIR
					40**)				development and adjacent to future San Marco Park. Located within one-half mile of existing BART station. Good access to nearby services.			
12	089-150-013	High Density Residential	RH	14	25 (up to 40**)	14.6	365*	No	Planning application pending. Outside city limits (annexation to City and utility districts); former industrial site under clean-up activity; needs utilities; surrounded by existing development.	No	N/A	N/A
13	097-550-028 (portion)	High Density Residential	PD	14	25 (up to 40**)	12.4	141	No	Portion of the approved San Marco Planned Development. Village B was envisioned to have a total of approximately 470 units on the site, and a total of 330 (San Marco Villas) are currently constructed; therefore, the realistic capacity is 141 units. Large site located at the southwestern part of the city within city limits; planned extension of roadway would provide access and opportunity for developer to tie into utilities.	No	N/A	N/A
14	097-550-028	High Density Residential	PD	14	25 (up to 40**)	15.8	115	No	Portion of the approved San Marco Planned Development. Under current PD District plan,	No	N/A	N/A

Table 4-3 Vacant Parcel Inventory

Site No.	Assessor Parcel Number	General Plan	Zoning	Density Allowed (units/acre)		Acres	Realistic Capacity	Infrastructure	Existing Use/Constraints (Flood plain, difficult access, lack of services, etc.)	PDA	Potential CEQA Streamlining	
				Min.	Max.						PDA/TPA	Adopted Plan-Level EIR
	(portion)				40**)				Village O would be permitted to have up to 115 townhouses. Large site located at the southwestern part of the City within City limits; utilities are located within adjacent roadway.			
15	073-150-003	High Density Residential	RH	14	25 (up to 40**)	2.8	56	Yes	Infill site with access to services. Owned by the Contra Costa County Housing Authority and adjacent to the El Pueblo public housing development.	No	No	Yes
Subtotal High Density Residential						70.6 Acres	977 Units					
<i>Mixed Use</i>												
16	088-171-037	Mixed Use	PD	30	65	3.6	108	Yes	Contra Costa County-owned infill site surrounded by development. Key opportunity site in the Railroad Avenue Specific Plan with good access to services and within one-quarter mile of the future eBART station.	Yes1	Yes	Yes
17	087-030-067	Mixed Use	PD	15	30	2.2	33	Yes	Infill flag lot surrounded by development. Key opportunity site in the Railroad Avenue Specific Plan with good access	Yes1	Yes	Yes

Table 4-3 Vacant Parcel Inventory

Site No.	Assessor Parcel Number	General Plan	Zoning	Density Allowed (units/acre)		Acres	Realistic Capacity	Infrastructure	Existing Use/Constraints (Flood plain, difficult access, lack of services, etc.)	PDA	Potential CEQA Streamlining	
				Min.	Max.						PDA/TPA	Adopted Plan-Level EIR
18	073-140-016	Mixed Use	PD	15	30	1.05	16	Yes	to services and within one-quarter mile of the future eBART station. Infill lot surrounded by development. Key opportunity site in the Railroad Avenue Specific Plan with good access to services and within one-half mile of the future eBART station.	Yes1	Yes	Yes
19	097-160-043	Mixed Use	PD	20	49	23	460	Yes	Infill site surrounded by development and located within the Pittsburg/Bay Point BART Master Plan PDA. Covered under the Habitat Conservation Plan. Good access to nearby services and within one-quarter mile of the existing BART station.	Yes2	Yes	Yes
20	086-100-035; -037 and -033	Mixed Use	PD	20	50	7.4	148	Yes	Three city-owned infill sites located on the Civic Center block and surrounded by development. All identified as a contiguous opportunity site in the Railroad Avenue Specific Plan with good access to services and within one-quarter mile of the future eBART station.	Yes1	Yes	Yes

Table 4-3 Vacant Parcel Inventory

Site No.	Assessor Parcel Number	General Plan	Zoning	Density Allowed (units/acre)		Acres	Realistic Capacity	Infrastructure	Existing Use/Constraints (Flood plain, difficult access, lack of services, etc.)	PDA	Potential CEQA Streamlining	
				Min.	Max.						PDA/TPA	Adopted Plan-Level EIR
21	073-140-019	Mixed Use	PD	15	30	1.9	29	Yes	Infill lot surrounded by development. Key opportunity site in the Railroad Avenue Specific Plan with good access to services and within one-half mile of the future eBART station.	Yes1	Yes	Yes
Subtotal Mixed-Use						39.15	794					
						Acres	Units					
<i>Public/Institutional</i>												
22	073-121-001	Public/ Institutional ***	GQ	0	25 (up to 40**)	7	280	Yes	Infill site owned by the Successor Agency to the Redevelopment Agency of the City of Pittsburg. Site is surrounded by development and has good access to services.	Yes1	Yes	Yes
23	088-300-017 & -018	Public/ Institutional ***	GQ	0	25 (up to 40**)	6.8	273	Yes	Infill site owned by the Pittsburg Unified School District. Site is surrounded by development and has good access to services.	Yes1	N/A	N/A
Subtotal Public/Institutional						13.8	553					
						Acres	Units					
TOTAL						434.65	3,870					
						Acres	Units					

PDA: 1=Railroad Avenue Specific Plan PDA; 2=Pittsburg/Bay Point BART PDA; and 3=Downtown Pittsburg PDA.

Table 4-3 Vacant Parcel Inventory

Site No.	Assessor Parcel Number	General Plan	Zoning	Density Allowed (units/acre)		Acres	Realistic Capacity	Infrastructure	Existing Use/Constraints (Flood plain, difficult access, lack of services, etc.)	PDA	Potential CEQA Streamlining	
				Min.	Max.						PDA/TPA	Adopted Plan-Level EIR

PDA/TPA: areas where PDAs and Transit Priority Areas (TPA) overlap are eligible for CEQA streamlining, because PDA designation demonstrates consistency with Plan Bay Area while TPAs meet specific transit proximity and frequency criteria.

Plan EIR: having a plan-level EIR that meets Government Code Section 65451 is an eligibility requirement for some CEQA streamlining provisions.

*Realistic capacity reflects assumptions in Specific Plan or Master Plan EIR prepared for PDA; current entitlement, application package and/or environmental analysis for identified site.

**Multi-family residential developments that incorporate more than the minimum number of affordable units required by the Inclusionary Housing Ordinance may be permitted density increases that result in a maximum of 40 dwelling units per acre pursuant to Pittsburg Municipal Code (PMC) schedule 18.50.105

***Single and multi-family residential development is permitted on properties located in the GQ (Governmental/QuasiPublic) District provided that the city planner, Planning Commission, or City Council finds that the land will not be needed in the future for a public/institutional use pursuant to PMC section 18.60.030.

Source: Association of Bay Area Governments and City of Pittsburg, 2014.

Table 4-4 Underutilized Parcel Inventory

Site No.	Assessor Parcel Number	General Plan	Zoning	Density Allowed (units/acre)		Acres	Realistic Capacity	Infrastructure	Existing Use/Constraints (Flood plain, difficult access, lack of services, etc.)	PDA	Potential CEQA Streamlining	
				Min.	Max.						PDA/TPA	Adopted Plan-Level EIR
<i>Low Density Residential</i>												
A	088-030-021	Low Density Residential	RS-6	1	7	6	42	Yes	Currently used as an existing, non-conforming landscaping business in a small commercial building. Remainder of site is vacant. The site is accessible via roadways and surrounded by single-family residential neighborhoods.	No	N/A	N/A
Subtotal Low Density Residential						6	42					
						Acres	Units					
<i>Mixed Use</i>												
B	088-171-027	Mixed Use	PD	30	65	1	30	Yes	City-owned lot surrounded by development. Site is developed with a small, currently vacant commercial building. Key opportunity site in the Railroad Avenue Specific Plan with good access to services and within one-quarter mile of the future eBART station.	Yes1	Yes	No
C	088-171-005	Mixed Use	PD	30	65	7	210	Yes	Key opportunity site in the Railroad Avenue Specific Plan. Located within one-quarter mile of the future eBART station. Currently developed with a warehouse building constructed in the 1940s and split into multiple tenant spaces. Current tenants include automotive uses, contractors, and a recycling facility.	Yes1	Yes	Yes

Table 4-4 Underutilized Parcel Inventory

Site No.	Assessor Parcel Number	General Plan	Zoning	Density Allowed (units/acre)		Acres	Realistic Capacity	Infrastructure	Existing Use/Constraints (Flood plain, difficult access, lack of services, etc.)	PDA	Potential CEQA Streamlining	
				Min.	Max.						PDA/TPA	Adopted Plan-Level EIR
D	097-160-041 & -044	Mixed Use	PD	20	70	26.4	420*	Yes	BART-owned property is a key component of the Pittsburg/Bay Point BART Master Plan. Site is a combination of high density residential (4.2 acres at 50 to 70 units per acre); medium density residential (2.4 acres at 20 to 49 units per acre); and flex space that can be a combination of commercial and high density residential uses (2.9 acres at 20 to 70 units per acre) for a total of 6.6 acres of potential residential development.	Yes2	Yes	Yes
Subtotal Mixed Use						34.4	660					
						Acres	Units					
<i>Public/Institutional</i>												
E	088-230-022	Public/Institutional ***	GQ	0	25 (up to 40**)	10.5	230*	Yes	Planning application pending. Current development application for multi-family residential development. Surplus Pittsburg Unified School District property that was sold to a private developer. Infill site that is surrounded by development. Good access to services.	No	N/A	N/A
F	088-161-003 (portion)	Public/Institutional ***	GQ	0	25 (up to 40**)	10	140	Yes	Portion of property owned by the Contra Costa County Junior College District and is adjacent to Los Medanos Community College. Accessible to services and roadways; however, the project site is adjacent to an existing pond; however, it is not located within a flood plain.	No	N/A	N/A
Subtotal Public/Institutional						20.5	370					
						Acres	Units					
<i>Commercial</i>												

Table 4-4 Underutilized Parcel Inventory

Site No.	Assessor Parcel Number	General Plan	Zoning	Density Allowed (units/acre)		Acres	Realistic Capacity	Infrastructure	Existing Use/Constraints (Flood plain, difficult access, lack of services, etc.)	PDA	Potential CEQA Streamlining	
				Min.	Max.						PDA/TPA	Adopted Plan-Level EIR
G	088-184-006	Community Commercial	CC	N/A	96 units	3.9	64****	Yes	Privately owned lot surrounded by development. Site is developed with a vacant commercial building that once housed a car dealership and service center. Key opportunity site in the Railroad Avenue Specific Plan with good access to services and within one-half mile of the future eBART station.	Yes1	Yes	Yes
Subtotal Commercial						3.9	64					
TOTAL						64.8 Acres	1,136 Units					

PDA: 1=Railroad Avenue Specific Plan PDA; 2=Pittsburg/Bay Point BART PDA; and 3=Downtown Pittsburg PDA.

PDA/TPA: areas where PDAs and Transit Priority Areas (TPA) overlap are eligible for CEQA streamlining, because PDA designation demonstrates consistency with Plan Bay Area while TPAs meet specific transit proximity and frequency criteria.

Plan EIR: having a plan-level EIR that meets Government Code Section 65451 is an eligibility requirement for some CEQA streamlining provisions.

* Realistic capacity reflects assumptions in Specific Plan or Master Plan EIR prepared for PDA; current entitlement, application package and/or environmental analysis for identified site.

**Multi-family residential developments that incorporate more than the minimum number of affordable units required by the Inclusionary Housing Ordinance may be permitted density increases that result in a maximum of 40 dwelling units per acre pursuant to Pittsburg Municipal Code schedule 18.50.105.

***Single and multi-family residential development is permitted on properties located in the GQ (Governmental/QuasiPublic) District provided that the city planner, Planning Commission, or City Council finds that the land will not be needed in the future for a public/institutional use pursuant to PMC section 18.60.030.

****Realistic capacity that 50% of the 0.75 FAR is developed with residential uses. Assume 1,000 square foot multi-family residential units.

Source: Association of Bay Area Governments and City of Pittsburg, 2014.

Figure 4-1, Approved, Vacant and Underutilized Parcel Inventory

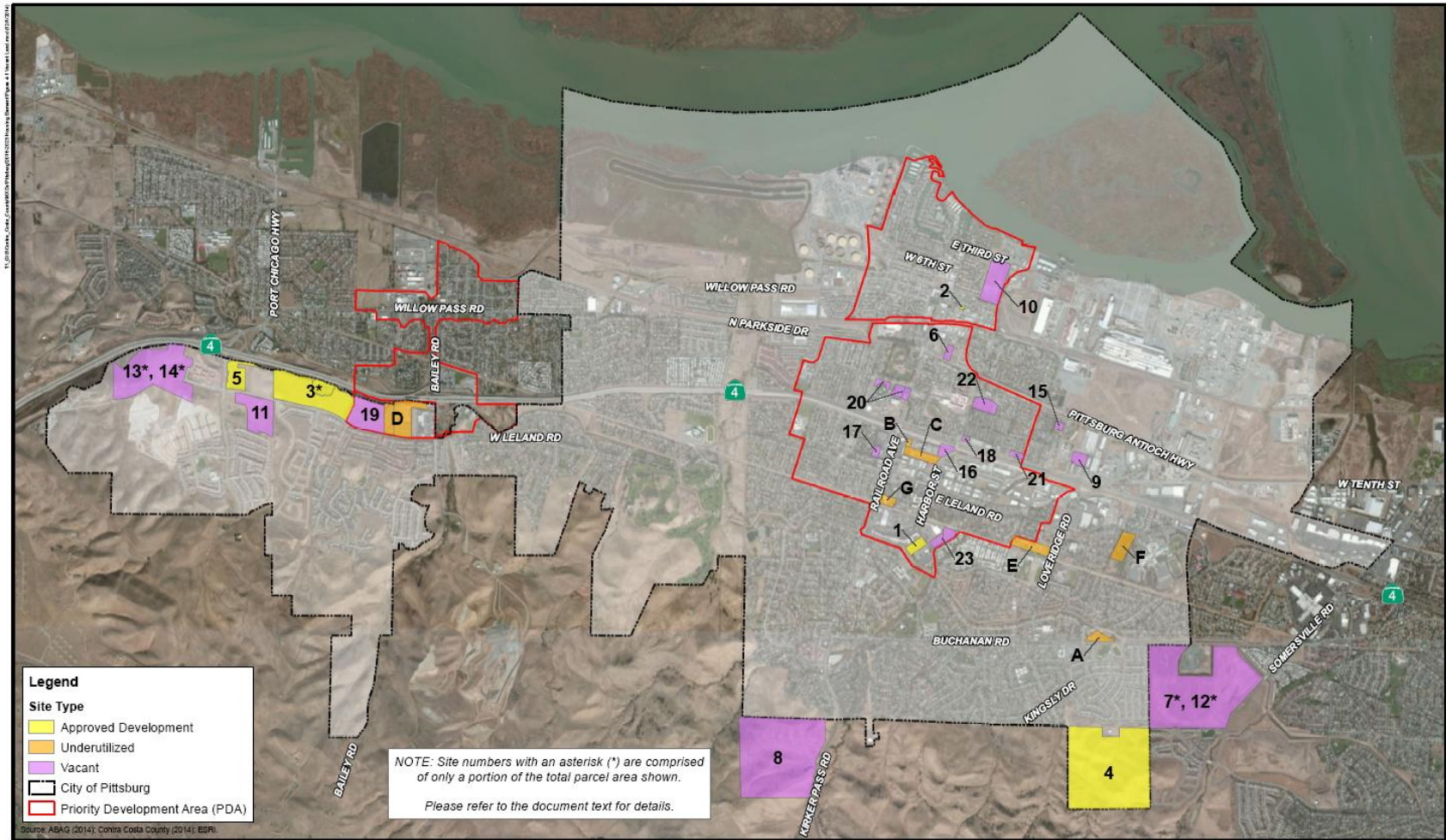


Figure 4-1
Approved, Vacant, and Underutilized Parcel Inventory
PMC

Vacant Parcels

The land inventory includes 19 vacant sites. Each site may contain one or more parcels for a total of approximately 435 acres of vacant land available to accommodate residential development. According to current General Plan and zoning designations, the minimum number of units that could be developed on the identified vacant sites is 2,127 and the maximum is 5,466. The realistic unit capacity is 3,870 units, estimated at approximately 70 percent of the allowable capacity (maximum permitted density) on the vacant sites. Of the 19 vacant sites, six have current applications in the entitlement process. For those sites, the realistic capacity is based on the actual number of units proposed in the active application. A mid-range of about 50 percent of allowable capacity was assumed for the remaining vacant parcels that are not the subject of current entitlement applications (see further discussion about realistic capacity assumptions below). The parcels are located within Residential (R), Governmental/QuasiPublic (GQ), and Planned Development (PD) zones.

Underutilized Parcels

The land inventory includes seven underutilized sites; each site may contain one or more parcels for a total of approximately 64 acres of land available to accommodate a variety of residential development. According to current zoning, the minimum number of units that could be developed on the identified underutilized sites is 774 and the maximum is about 3,297. The realistic unit capacity of 1,136 is approximately 34% of the allowable capacity on the underutilized sites to allow for a conservative estimate since the sites are currently developed with other uses or structures. The parcels are located within the GQ, CC (Community Commercial), PD and R zones.

The City has entitled several projects that were located on sites identified as “underutilized” in previous planning periods. For example, the previously entitled Vidrio project, is a high density mixed-use development located in the heart of downtown Pittsburg on three contiguous infill blocks that were previously developed with mainly vacant, low-scale commercial structures. The blocks combined (measuring 1.98 acres, 1.61 acres, and 1.74 acres, respectively) totaled 5.33 acres. The project was approved with 38,000 square feet of ground floor commercial development along Railroad Avenue and 195 residential units above and on the rear portions of the blocks. Due to the economic downturn, only Block B of the Vidrio project was constructed in accordance with the approved site plan; however, the Siena Court Senior Apartments was recently constructed (2010) on the southernmost 1.98-acre block formerly known as Block C of

the Vidrio project. The Siena Court Senior Apartments contains 111 senior-restricted units affordable to very low- and low-income households over and adjacent to approximately 10,000 square feet of commercial development.

Underutilized site A is six acres in size and is currently designated Low Density Residential (allowing up to seven units per acre). It is currently developed with a small commercial building that was built in 1970 and is currently used as a landscaping business; approximately 99 percent of the lot is vacant and undeveloped at this time.

Underutilized sites B, C, D and G are located within identified PDAs. Sites B, C and G are located within the Railroad Avenue Specific Plan PDA and Site D is located within the Pittsburg/Bay Point BART PDA. Potential development on these sites has already been assessed through program-level EIRs. The realistic capacity assumptions for these sites were estimated based on the existing specific plans and certified EIRs, which assumed a mid-range of development on the site.

Underutilized site B is a City-owned parcel within one-quarter of the future eBART station. It is currently occupied by a vacant commercial structure that was constructed in 1972 and a parking lot.

Underutilized site C contains a warehouse building under single, private ownership located on a key opportunity site within one-quarter mile of the future eBART station. The warehouse building was constructed in the late 1940s/early 1950s as part of Camp Stoneman and it house various contractors and low-intensity automotive uses. The property owner participated throughout the Railroad Avenue Specific Plan planning process and is amenable to redevelopment of the parcels once the eBART station is completed (estimated in 2017).

Underutilized site G is currently occupied by a vacant commercial structure that was built in 1974 and housed a car dealership until about 2010. Since that time, the building has been vacant and the property is advertised for sale as a mixed-use development opportunity within one-half mile of the future eBART station. There has been some interest in rezoning the property for high-density residential uses; however, there is no current application on file.

Underutilized site D is currently occupied by BART-owned parking for the Pittsburg/Bay Point BART station. BART and the City recognize that surface parking is an inefficient use of land at this site and have entered into an Exclusive Negotiating Agreement to conduct a phased development of the site with transit-oriented development and structured parking. This vision

for the site is articulated in the Pittsburg/Bay Point BART Master Plan, which was adopted in 2010 along with certification of a program-level EIR for the plan.

Underutilized Site F is a vacant parcel owned by the Contra Costa County Junior College District. It is adjacent to Los Medanos College, and is constrained by a water feature and limited access. Currently zoned GQ (Governmental/Quasipublic), the site could be developed with high density residential uses for student and/or teacher housing.

Small Sites

The land inventory includes three sites that are one acre or less in size. To illustrate the feasibility of these sites for residential development during this Housing Element period, recently approved projects on less than one-acre sites include Entrada, 28 low-income units built on a 0.62-acre site; East Street Estates, eight low-income units under construction on a 0.63-acre site; and Cornwall/Trinity Orchards, a development of three single-family units on a 0.3-acre site.

Large Sites

The sites inventory contains ten large sites that are over ten acres in size (vacant site nos. 7, 8, 10, 11, 12, 13, 14, 19 and underutilized sites D, E and F). Of those, site nos. 7 and 8 are identified as Low Density Residential, site nos. 10 through 14 are identified as High Density Residential, and vacant site 19 as well as underutilized site D are identified as Mixed Use, and underutilized sites E and F are Governmental/Quasipublic.

While these sites may not be appropriately sized to be developed as 100 percent federally and state-subsidized affordable housing, it is appropriate to identify these sites as eligible for residential development during the Housing Element planning period and to assume that a certain amount of affordable housing will be located on them due to codified inclusionary housing requirements, particularly for the large, single-family sites that will be developed as for-sale housing (site nos. 7 and 8). The adopted Inclusionary Housing Ordinance (Pittsburg Municipal Code chapter 18.86) requires developers to set aside between 15 percent and 20 percent of new residential development for very low-, low-, and/or moderate-income households, or to enter into a Development Agreement to meet affordable housing goals. With regard to the large sites that are zoned for High Density Residential uses which would most likely develop into rental housing, one of the sites (Site D) is publicly owned and a portion will

likely be developed as affordable housing if the City can negotiate a development agreement or similar interest since affordable housing is in the public interest.

All of the large sites are or will be subject to Development Agreements or Exclusive Negotiating Agreements between the City and developers. Development Agreements (described on page 4-24) between the City and a future developer would be utilized to ensure that a certain percentage of the development is set aside for affordable housing. Exclusive Negotiating Agreements are typically used to define the timeline for negotiating the deal points of a Development Agreement. See Section 4.3, Affordable Housing Policies and Requirements, for further discussion about Development Agreements.

Large site nos. 19 (23 acres) and D (26.4 acres) are part of the Pittsburg/Bay Point Master Plan area. These sites are identified regional PDAs, and are expected to develop as mixed-use, mixed density transit-oriented developments in accordance with local and regional plans.

The Alves Ranch Master Plan, a recently approved project, illustrates the feasibility of a large site to yield a rich mix of market rate and affordable housing. For example, the Development Agreement for the Alves Ranch Master Plan (total of 47 acres), specified 560 residential units could be developed on-site. Of those 560 units, 123 were to be set aside as affordable to very low-, low-, and moderate- income households with 91 rental units contained within a multi-family structure on the site, and the remaining 32 scattered throughout the development as “for sale” housing affordable to low- and moderate-income households. The Master Plan covers a site totaling approximately 47 acres, and was approved in 2009 with a total of 14 acres for commercial development and 560 residential units accomplished through a variety of residential development types including small lot single-family, townhouse-style, and multi-family residential units.

Mixed Use and Commercial Sites

Vacant site nos. 16 (3.6 acres), 17 (2.2 acres), 18 (1.05 acres), 19 (23 acres), 20 (7.4 acres), 21 (1.9 acres), and underutilized sites B (1 acre), C (7 acres), D (26.4 acres) and G (3.9 acres) total 77.45 acres of Mixed Use zoned property that allow high density residential uses within the Railroad Avenue Specific Plan and Pittsburg/Bay Point BART Master Plan areas. These sites can be developed as mixed use or as exclusively commercial development.

The Railroad Avenue Specific Plan area contains a total of 1,076 acres, wherein approximately 50 acres are zoned for mixed-use development. Of those 50 acres scattered throughout the

Specific Plan site, 27.05 acres were identified as potential housing sites in this Housing Element. These sites were identified as potential housing sites in this Housing Element because they are publicly owned and are either vacant or underutilized (i.e., used as parking lots or as old vacant commercial structures) and are therefore more likely to develop under Development Agreements that would specify minimum densities.

In order to account for potential development of nonresidential uses on these sites, the capacity analysis assumes the *minimum* development potential on these sites (30 units per acre) rather than the mid-range assumption (48 units per acre). Assuming the absolute minimum allowable residential development on identified mixed use sites in the Railroad Avenue Specific Plan area, which could potentially develop at higher densities under current development standards, deliberately underestimates the potential development in the plan area; however, this assumption would offset the potential for some of the acreage with mixed-use zoning in the specific plan area to develop solely as commercial uses with no residential component. It is also important to note that these assumptions do not account for density bonuses for affordable housing as permitted under state law and the respective specific plan.

Sites 19 and D are part of the Pittsburg/Bay Point Master Plan, which was adopted by the City Council in 2010. The master plan site is composed of three separate parcels that are acting as one large site under the master plan. The assumptions for the master plan site were based on the Program EIR assumptions as detailed in Tables 4-2 and 4-3. The entire master plan area will be developed in phases with earlier phases developed closer to 20 to 30 units per acre and later phases developed at up to 65 units per acre, not counting density bonuses. Phasing the development will allow higher densities to occur once the market has been tested and can bear more expensive construction costs.

Underutilized site G is located in the Railroad Avenue Specific Plan boundaries (it is within one-half mile of the future eBART station); however, it is outside of the Specific Plan PD and Mixed Use General Plan land use designation. Rather, it has a Community Commercial (CC) district zoning and General Plan land use designation. The Pittsburg General Plan and Zoning Ordinance allow for multi-family residential development on all commercially zoned lands, and allows for an increased 0.25 FAR on top of the base FAR to accommodate the increased square footage for a mixed-use development provided that the residential portion of the mixed-use development comprises no less than 25 percent and no more than 75 percent of the developed square footage on-site. For purposes of a realistic assumption for development on-site, it was assumed

that the site would be developed with 0.75 FAR with 50 percent of the development being used for residential purposes (with 1,000 square foot units).

SITE ASSESSMENT BY INCOME CATEGORY

Table 4-5 summarizes Pittsburg’s realistic affordable housing capacity by zoning designation and potential household income category. The potential income category allocation assumes that low-income units would be developed primarily as multi-family rental units in districts that allow for higher density and mixed-use development such as the High Density Residential (RH), Downtown High-Density Residential (RHD), GQ, and PD (small infill sites in identified Railroad Avenue Specific Plan) districts; moderate-income units would be developed as market rate rental units, condominiums and small lot single-family development the Downtown Medium-Density Residential District (RM), Downtown Medium-Density Residential District (RMD), PD, and GQ districts; and, above moderate-income units would be developed as high-end condominiums and single-family homes on various lot sizes in the RS, PD (hillside and large sites), and GQ districts.

In calculating affordability on low- and medium-density sites where small or large lot single-family, for-sale residential development would occur, 15 percent of the realistically developable units was allocated to extremely/very and low-income category (consistent with the requirements of the Inclusionary Housing Ordinance) and the remainder was split between moderate- and above moderate-income categories. All assumptions are based on municipal code requirements and market research presented earlier in the report, as well as standard housing development practice that higher-density residentially zoned properties are more likely than lower-density sites to be developed as rental housing by nonprofit housing developers.

Despite these assumptions and the conservative estimates described above in determining the “realistic capacity” of the sites, these assumptions do not preclude low-income housing from being developed in low- and medium-density residential districts and the PD district (specifically the small lot infill sites within the Railroad Avenue Specific Plan area) due to the requirements set forth in the Inclusionary Housing Ordinance and due to State Density Bonus Law. For example, the recently approved Siena Court Senior Apartments is located in a PD district with a maximum of 30 dwelling units per acre. Under State Density Bonus Law, the developer was granted a density of 56 units per acre because the project will be entirely affordable to very low- and low-income households. Tables 4-3 and 4-4 in conjunction with the already approved housing development shown in Table 4-2 illustrate that the City has more than an adequate

amount of land appropriately zoned with existing or pending infrastructure and limited constraints to accommodate the City’s remaining RHNA allocation (Table 4-1).

Table 4-5 Vacant and Underutilized Parcel Inventory by Zoning and Income Category

General Plan	Zoning	Realistic Capacity*	Potential Units by Income Category			Total Units	Total Acres (per Zoning District)
			Extremely Low/Very Low/Low	Moderate	Above Moderate		
Community Commercial	CC	64	10	27	27	64	3.9
Public/Institutional	GQ	923	138	392	393	923	34.3
Mixed Use**	PD	1,454	218	618	618	1,454	73.55
High Density Residential	PD	556	83	236	237	556	53.2
High Density Residential	RH	421	210	211	-	421	17.4
Medium Density Residential	RM	33	5	-	28	33	4.4
Downtown Medium Density Residential	RMD	221	33	94	94	221	14.7
Single Family Residential	RS/Hillside PD	1,334	200	-	1,134	1,334	298
Total		5,006 units	898 units	1,578 units	2,530 units	5,006 units	499.45 acres

* See Tables 4-2, Vacant Parcel Inventory and 4-3, Underutilized Parcel Inventory and detailed discussion in Chapter 4 about how “realistic capacity” of each site was determined.

** Located within the Railroad Avenue Specific Plan PDA, the Pittsburg/Bay Point BART PDA, or the Downtown Pittsburg PDA.

Please note that numbers may not equate due to rounding.

Source: City of Pittsburg, 2014.

The majority of the vacant key opportunity sites are close to shopping, schools, bicycle trails, and transit stops and were identified as suitable infill residential development. Density bonuses, inclusionary housing requirements, HOME funds, and other public subsidies (such as tax credit and CDBG funds) may also be needed to make units affordable to extremely low- and very low-income households. The sites most suitable for housing affordable to very low- and low-income households (vacant site nos. 7, 11, 13, 14, 18, 19 and underutilized sites B, D and F) are publicly

owned parcels located in close proximity to BART, the planned eBART station, or a major arterial with good bus service because proximity to transit and commercial services makes affordable housing grant applications more competitive. It is also assumed that a certain number of affordable housing units would be located within the other vacant and underutilized parcels that do not have existing development agreements, in that the remainder of the vacant and underutilized parcels would be subject to the Inclusionary Housing Ordinance (where it can be applied or negotiated through a development agreement). Some of the sites suitable for very low-income housing were identified in downtown and on large parcels of private land located in close proximity to BART which, by virtue of potential development agreement(s), density bonuses, and Housing Element policies supporting inclusionary housing, make them suitable as sites for very low-income households.

Where there is an adequate amount of land available at appropriate densities to meet the community's needs for housing affordable to moderate- and low-income households, other tools (such as inclusionary housing) and/or incentives (such as HOME funds, tax credit funding, density bonuses, or parking reductions) may be necessary to meet the City's RHNA for extremely low- and very low-income households. The City has no assurance that tax credits can be obtained during the reporting period or that development on these sites is financially feasible.

Market data for 2013 indicates that the median price of market rate single-family homes in the city and east Contra Costa County were \$260,000 and \$304,000, respectively, affordable to some low-, moderate-, and above moderate-income households (Tables 2-29 and 2-30). Recently constructed residential projects built in the city (Bancroft Gardens, Rose Glen, Stanford Place II, La Almenara, Siena Court Senior Apartments, and Entrata) contain units affordable to low- and moderate-income households. It is reasonable to assume that new market rate single-family homes and apartments built during this reporting period would fall within these same income categories, even without public subsidy, an inclusionary housing requirement, or a density bonus request under state law.

Realistic Capacity Assumptions

The realistic capacity for each site was calculated based on the following factors:

- Approved subdivision on the parcel(s);
- Vesting tentative map application and environmental documentation prepared for site;
- Approved entitlements for a project on the parcel(s);

- DDA and Design Review application;
- Previous land use proposals for the parcel(s);
- Pittsburg/Bay Point BART Master Plan;
- Railroad Avenue Specific Plan; or
- Reflection of surrounding development.

Tables 4-2 and 4-3 provide specifics about each parcel’s utilities and existing constraints, as well as the basis for the realistic capacity calculation assumption for each parcel. The realistic capacity is assumed to be a mid-range density for residential development based on the General Plan assumptions for Low, Medium and High Density Residential development (Table 1.1-2, City of Pittsburg General Plan EIR). Mid-range was calculated between the minimum and maximum densities permitted where a specific assumption was not included in the General Plan Draft EIR, such as for residential development on commercial sites (underutilized site G). In the case of Mixed Use sites where zoning regulations would allow for mixed use of exclusively commercial development, the capacity analysis assumed the minimum development potential on the sites in order to offset the potential that some sites within Mixed Use districts would not develop with residential uses. Please see the discussion of Mixed Use sites under Section 4.2, Land Inventory, above.

Table 4-6, Typical Residential Projects by Zone and General Plan Category, contains densities for various residential projects recently approved in the city. As recent development projects developed at a wide range of densities, a mid-range generally appears to be a sound assumption. The City assumes that approximately half of the developers will develop at the high range and half will develop at the low range of allowable density standards. The City’s General Plan EIR, the Railroad Avenue Specific Plan EIR, and the Pittsburg/Bay Point BART Master Plan EIR analyzed the mid-range of development in order to avoid over-mitigating the allowable development permitted within the city.

While the mid-range of density is assumed to be the “realistic capacity” of each site, it is essential to note that nothing would preclude a developer from developing at the maximum potential development allowed for the site after accounting for required development standards (lot coverage, setbacks, height, etc.) and parking. While development standards and parking requirements could be considered constraints to maximum potential of development, the State Density Bonus Law (SB 1818) and City Housing Element Policies P-1.4 (B), P-1.6 (B), and

P-2.1 (F & G) support flexible development and parking standards for affordable housing developments. In fact, those policies were used during the 2007–2014 Housing Element planning period to allow for reduced setbacks, reduced parking, and other standards to support development of affordable housing. For example, a recently approved 100 percent affordable project (Siena Court Senior Apartments) was approved with an approximate 56 percent density bonus over the maximum allowable density (111 units where 60 would be permitted), in addition to variances from the minimum storage space per unit requirement (to provide 186 cubic feet where 200 cubic feet per unit is required), and a variance from the maximum number of off-street parking spaces for residential and commercial uses to a ratio of 0.9 parking spaces per unit.

Table 4-6 Typical Residential Projects by Zone and General Plan Category

<i>Residential Designation/ Zone</i>	<i>Project</i>	<i>Acres</i>	<i>Permitted Density (units per acre)</i>	<i>Units Proposed</i>	<i>No Units Per Acre</i>	<i>No. Affordable Units (by affordability level)</i>	<i>Project Status</i>
<i>Low Density</i>							
Planned Development	Heritage Point	22	1-7	125	5.7	All market rate	Built
Planned Development	Bancroft Gardens	4.07	1-7	22	5	All market rate	Built
Single-family Residential	Rose Glen	1.67	1-7	7	4	1 moderate-income inclusionary unit	Built
<i>Medium Density</i>							
Planned Development	Stanford Place II (small lot, single family, for sale)	7.5	7-14	65	9	Paid in lieu fees	Built
Planned Development	Mariner Walk (small lot, single family, for sale)	15	7-14	123	8	20 moderate-income inclusionary units	Under Construction
Planned Development	Creekside Senior Apartments (senior restricted, rental)	6.22	7-14	88	14	All market rate	Built
<i>High Density</i>							
High Density Residential	East Leland Family Housing (100 percent affordable, family, rental units with on-site child care center)	3	14-25	63	21	17 extremely low, 29 very low-, and 17 low-income units (+ one manager's unit); subsidized with 20 percent tax increment set aside, tax credits; MHP and other state funding	Built
Planned Development	San Marco Villas (large, rental units)	18.19	14-25	330	18	All market rate	Built

Table 4-6 Typical Residential Projects by Zone and General Plan Category

<i>Residential Designation/ Zone</i>	<i>Project</i>	<i>Acres</i>	<i>Permitted Density (units per acre)</i>	<i>Units Proposed</i>	<i>No Units Per Acre</i>	<i>No. Affordable Units (by affordability level)</i>	<i>Project Status</i>
Planned Development	Presidio Village Senior Apartments	2.63	n/a	104	39.6	Rezoning to PD district allowed for development of 104 units; all low-income units subsidized with HUD grants; tax credits and 20 percent tax increment set aside	Built
Downtown High Density Residential	Los Medanos Apartments	0.49	18-30	30	61	100% low income development proposed for veterans subsidized with Veterans Affairs Supportive Housing (VASH) funding. Land is owned by the Successor Agency to the City of Pittsburg/Domus Development.	Approved
<i>Mixed Use</i>	<i>Project</i>	<i>Acres</i>	<i>Permitted Density (units per acre)</i>	<i>Units Proposed</i>	<i>No Units Per Acre</i>	<i>No. Affordable Units (by affordability level)</i>	<i>Project Status</i>
Pedestrian Commercial	Entrata (100 percent affordable, family, rental units above 8,100 square feet of ground floor commercial uses)	0.62	14-25	28	28	28 low-income units	Built
Planned Development	Vidrio, Block B (75 residential units atop and adjacent to 12,500 square feet of ground floor commercial uses)	1.77	18-30	75	44	30 moderate-income inclusionary housing units	Built
Planned Development	Siena Court Senior Apartments (111 senior-restricted, affordable residential units atop and adjacent to approximately 10,000 square feet of commercial uses; developer received 56 percent State Density Bonus)	1.98	18-30	111	56	All affordable to very low- and low-income households; subsidized with Prop 1C Infill Grant; AHP; tax credits, 20 percent tax increment set aside; Federal Tax Credit Assistance Program; Prop 84 Stormwater Grant	Built

Source: City of Pittsburg, 2014.

Infrastructure Availability

All but three of the identified sites are located within Pittsburg city limits and have access to appropriate services and facilities, “including sewage collection and treatment, domestic water supply, and septic tanks and wells” (Gov. Code Section 6558.3 1.A). The three sites not located within the Pittsburg city limits (vacant site nos. 7, 8, and 12) are the subject of current planning applications which are in the public review of Draft EIR stage. The applications and EIRs include annexation and development of the units detailed in Tables 4-2 and 4-3. Details of each parcel are located in Tables 4-2 and 4-3 that contain information about whether infill sites are currently served by utilities, including a discussion of where utilities are anticipated to be in place within this Housing Element time frame. All the sites within this land inventory have utilities available to projects proposed on these sites, or may be extended to the site, and would be a condition of approval for a proposed project.

The City has prepared a Water System Master Plan (2000, with amendments in 2001, 2004, 2006, and 2010) and a Wastewater Collection System Master Plan (April 2003), both of which incorporated and accounted for land use and demand projections based on existing land uses, the General Plan, and information on specific developments provided by the City’s Development Services Department. The plans were also updated to include the future annexations areas (vacant site nos. 2, 3, and 10). As outlined in the sections above, land currently set aside for residential development in the City’s General Plan and Zoning Map has been analyzed in the Water and Wastewater Collection Master Plans, and can accommodate the allocated regional housing need. The Contra Costa Local Agency Formation Commission (LAFCO) analyzed the master plans as part of the 2007 Water and Wastewater Municipal Services Review for east Contra Costa County and concluded that there was sufficient capacity to accommodate anticipated population growth to 2030 (Contra Costa LAFCO: Water and Wastewater Municipal Services Review for East Contra Costa County, Section 4.0). Further, in accordance with SB 1087, the City adopted Resolution 06-10576 to grant priority capacity allocation to affordable projects.

Environmental Constraints

There are no known environmental constraints on the identified sites that would prohibit development with residential uses. Vacant site no. 15 is adjacent to the 100-year flood plain; however, this issue could be addressed through engineering and compliance with California State Building Code.

AFFORDABLE HOUSING POLICIES AND REQUIREMENTS

The following requirements and City policies assist and encourage the development of affordable housing for lower income households:

INCLUSIONARY HOUSING ORDINANCE

As previously discussed in the Governmental Opportunities and Constraints section of Chapter 3 the City's Inclusionary Housing Ordinance requires new development to provide affordable housing. The total number of units generated through the Inclusionary Housing Ordinance since its adoption is five and consists of two very low- and three low-income housing units (Delta Hawaii Senior Apartments). The majority of deed-restricted units set aside for very low-, low-, and moderate-income units were guaranteed through development agreements between the Redevelopment Agency and private or nonprofit developers.

DEVELOPMENT AGREEMENTS

All new residential and mixed-use development with a residential component proposed within the city is subject to Inclusionary Housing Ordinance requirements. While there are very limited exemptions to this ordinance, one exemption is granted to projects that are subject to a development agreement and include an affordable housing component approved by City Council (PMC section 18.86.020 D1).

A Development Agreement is an agreement between the City and a developer for the development of property. Development Agreements typically contain a description that establishes the use of the property as well as general design characteristics; a time schedule for completion of the project; City financial or other assistance; financing provisions; use covenants; and minimum affordability requirements among other sections. Much of the affordable residential development within the city during the last Housing Element planning period (2007–2014) was accomplished through Development Agreements between the Redevelopment Agency and nonprofit and for-profit developers.

All of the affordable housing projects listed in Table 2-44, Projects Approved or Pending Since January 2007, were accomplished through Development Agreements.

For-profit projects subject to a approval of a Development Agreement are typically for-sale developments and included Sky Ranch (373 single-family lots). The approval contained

Conditions of Approval providing the developer with various options for meeting the affordable housing requirement..

DENSITY BONUS INCENTIVE PROGRAM

The City offers a Density Bonus program as described in Section 3.2, Governmental Opportunities and Constraints. . Further, the Railroad Avenue Specific Plan and Pittsburg/Bay Point BART Master Plan contain policies related to density bonuses for affordable housing in the areas closest to existing and planned transit.

ADMINISTRATIVE RESOURCES

Pittsburg has access to a limited variety of existing and potential administrative sources available for affordable housing activities. It is essential to note that the most important and effective tool for constructing deed-restricted affordable housing was the Redevelopment Agency of the City of Pittsburg, which as abolished in December 2011 in accordance with state law and court decisions related to the law. The dissolution of the Redevelopment Agency is described in detail below.

The following section describes the key housing governmental and nonprofit resources in Pittsburg.

GOVERNMENTAL RESOURCES

Several local, state, and federal housing programs provide financial assistance to very low-, low-, and moderate-income households for monthly housing costs, rehabilitation, and down payment assistance. However, while the City has taken advantage of many opportunities—including redevelopment projects, Community Development Block Grants, rehabilitation, and other federal housing programs—the amount of money available for housing development is less than needed to meet local needs.

Housing Authority

The Pittsburg Housing Authority’s (Housing Authority) mission is “to promote adequate and affordable housing and a suitable living environment free from discrimination.” The primary function of the Housing Authority is to administer HUD’s Section 8 Housing Choice Voucher Program and the Section 8 First Time Home Buyer Program. The Housing Authority administers a

total of 948 housing choice vouchers under the Section 8 program (see Section 4.5, Financial Resources). To monitor the quality of the Housing Authority's Section 8 housing stock, inspections are conducted on an annual basis.

Successor Agency to the Redevelopment Agency of the City of Pittsburg

The Redevelopment Agency of the City of Pittsburg (Agency) was active in shaping the city since the adoption of its first redevelopment plan for the Marina View Redevelopment Project Area in 1962. In 1993, the Agency merged all project areas, established over the years, into a single redevelopment project area, the Los Medanos Community Development Project Area. The Los Medanos Project Area comprised approximately 64 percent of the land area within city limits.

On June 28, 2011, Governor Jerry Brown signed Assembly Bill (ABX1) 26, which was subsequently upheld by the California Supreme Court in *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, amending California Redevelopment Law and dissolving redevelopment agencies, effective February 1, 2012. This legislation upheld the legality of state budget bills to dissolve redevelopment agencies and redirect redevelopment agency assets and funds to state obligations. All Pittsburg Redevelopment Agency activities were thus suspended with the exception of scheduled payments and obligations established prior to June 28, 2011. On January 17, 2012, the City Council of the City of Pittsburg adopted Resolution 12-11753, approving the new role of the Housing Authority (Housing Successor Agency) to assume all rights, responsibilities, and functions related to housing, which includes housing administration originally undertaken by the Agency and all functions related to the Community Development Block Grant (CDBG) program.

The Housing Successor Agency, under the authority of the Housing Authority, handles the administration and distribution of all CDBG funds such as rehabilitation loans to preserve the City's housing stock and to make it energy efficient and accessible for seniors and persons with disabilities. The Housing Successor Agency also disburses CDBG funds, in conjunction with organizations, that support quality of life programs for seniors, youth, people with disabilities, female heads of household, and others needing technical and financial assistance in the city.

The decision to eliminate redevelopment agencies by the state has resulted in far fewer resources for affordable housing projects, elimination of blight, economic development, and infrastructure improvements. In fact, all of the affordable housing developments listed in Table 2-44 were subsidized by the Agency through direct funds or disposition of land below market

value. The impact of the loss of this tool for the creation of affordable housing at the local level cannot be underestimated.

NONPROFIT RESOURCES

Nonprofit organizations are key players in the development and preservation of affordable housing opportunities in Contra Costa County. The following are nonprofit organizations active in Pittsburg.

Habitat for Humanity

Habitat for Humanity is a nonprofit agency dedicated to building affordable housing and rehabilitating homes for lower-income families. Habitat builds and repairs homes with the help of volunteers and partner families. Habitat homes are sold to partner families at no profit with affordable or no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes. Government agencies or individuals usually donate land for new homes.

Pacific Community Services, Inc.

Pacific Community Services, Inc. (PCSI) is a HUD-certified counseling and fair housing agency that is located in Old Town Pittsburg. During the last Housing Element planning period (2007–2014), PCSI received funding from Community Development Block Grants and the former Redevelopment Agency to provide counseling, classes, workshops, and general information to low- and moderate-income, first time homebuyers participating in the City of Pittsburg First Time Homebuyer Program. PCSI also provides assistance with tenant/landlord disputes, and handles housing discrimination complaints in collaboration with Bay Area Legal Aid, which provides on-site legal services five to seven times a month in addition to on-call phone assistance. Fair housing and discrimination complaints are taken in person and over the phone by PCSI counselors who work with the tenants to determine if the complaint has merit as a discrimination issue. If it is determined that the complaint is a tenant/landlord issue and not a discrimination issue, PCSI counselors will offer dispute resolution. If it is a discrimination or legal issue, the complaint is referred to Bay Area Legal Aid, the California Department of Fair Employment and Housing, and/or the U.S. Department of Housing and Urban Development (HUD), as appropriate. PCSI's services are advertised once a month in the *East County Times*, on housing advocacy and governmental websites, and in the community services section of the phone book.

FINANCIAL RESOURCES

There are a variety of existing and potential funding sources available for affordable housing activities, many of which are competitive on a state or region-wide level. The following section describes the key local, state, County, and federal resources currently used in Pittsburg to fund affordable housing programs as well as social and community development activities within the city.

FEDERAL RESOURCES

Federal resources available to support development, rehabilitation, and subsidy of affordable housing in Pittsburg include:

Community Development Block Grant (CDBG) Funds

The CDBG program provides funds for community development activities. The program is flexible in that the funds can be used for a variety of activities. Eligible activities include, but are not limited to, acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation of housing, homeownership assistance, and clearance activities. The City was allocated \$611,887 in CDBG funds for the 2013–2014 fiscal year. These funds currently support programs to provide assistance to households needing affordable housing, specifically households with special needs, and are used for the acquisition and/or rehabilitation of affordable housing.

Throughout the last Housing Element planning period (2007–2014), CDBG funds were used to support a variety of programs, including but not limited to: the Section 8 First Time Homebuyer Program; the City’s Housing Rehabilitation Loan Program and rehabilitation services for seniors and the disabled (Rebuilding Together Diablo Valley); housing counseling programs (PCSI) services for seniors (Meals on Wheels, Senior Outreach Services, Contra Costa Senior and Legal Services, and financing for services at Stoneman Village I and II senior housing development); services for women and children (Community Violence Solutions, Cambridge Community Center, Contra Costa Child Care Council, STAND! Against Domestic Violence, and Northern California Family Center); services for the disabled (Independent Living Resource, St. Joseph’s Center for the Deaf and Hard of Hearing, Bedford Center, New Connections HIV/AIDS Services, and Lions Center for the Visually Impaired); services for the homeless and those suffering from substance abuse issues (New Connections Substance Abuse and Shelter Inc.), food programs (Food Bank of

Contra Costa and Solano, and Loaves and Fishes of Contra Costa), legal services (La Raza Centro Legal, Inc.), local programming such as code enforcement, police services, and recreational services for community youth and seniors, among other programs.

HOME Funds

The purpose of the HOME Investment Partnerships Act (HOME) program is to expand the supply of decent, safe, sanitary, and affordable housing for very low- and low-income families and households. The program provides formula grants to states and localities to fund a variety of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME funds are awarded annually to participating jurisdictions. States and local governments are permitted to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancements, or rental assistance or security deposits. The City is not an entitlement jurisdiction that receives HOME funds directly from HUD. Rather, the City is part of the Contra Costa County HOME Program Consortium in partnership with the County and participating jurisdictions; therefore, HOME funds utilized by the City would be granted by Contra Costa County.

Mortgage Credit Certificate Program

The Mortgage Credit Certificate (MCC) Program, authorized by Congress in the Tax Reform Act of 1984, provides financial assistance to first-time homebuyers for the purchase of a new or existing home. In 1985, the state adopted legislation authorizing local agencies, such as Contra Costa County, to make MCCs available in California. Contra Costa County MCCs can be used in all cities as well as the unincorporated areas of the county. The Contra Costa County Community Development Department administers the program.

Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher Program is a federal program that provides rental assistance to very low-income persons in need of affordable housing. The Section 8 program offers a voucher that pays the difference between the payment standard and what a tenant can afford to pay, which HUD has determined is 30 percent of their gross adjusted income for rent and utilities. HUD, through the City's Housing Authority, pays the remainder of the rent directly to the landlord. Under the Housing Choice Voucher Program, households are responsible for

finding appropriate housing within the private market. Households who receive vouchers can select units that are above or below market rate units; however, if a household chooses to occupy a unit where costs are greater than market rate, then the household is expected to pay the additional amount. Voucher recipients are not permitted to pay greater than 40 percent of their monthly income to housing costs.

The Housing Authority issues vouchers from a waiting list that includes local households, and tenants transferring to the city. When issuing vouchers from the waiting list, the Housing Authority ranks applicants in order to the following preferences, which are in compliance with HUD regulations: 1) Veteran/Resident; 2) Veteran/Non-Resident; 3) Resident/Non-Veteran; and 4) Non-Resident/Non-Veteran.

As of 2014, the Housing Authority administered 1108 Section 8 Vouchers. Approximately 948 vouchers were issued through the Housing Choice Voucher program and 160 vouchers were issued through the Veteran's Affairs Supportive Housing program (VASH). Participants included 525 elderly/disabled households, 519 family households and 63 other households. The Section 8 waiting list has 281 households and due to the limited funding from the U. S. Dept. of Housing and Urban Development and the low attrition rate of 3% for the program, these families continue to remain unassisted since 2006.

STATE AND LOCAL RESOURCES

There are a variety of state and local resources that have been used for housing development and rehabilitation for homeowners and renters as well as community development programs. Some of the resources detailed in Table 4-6, Financial Resources for Housing Activities, have been used by the City of Pittsburg and some may be used in the future to accomplish the goals, policies, and programs set forth in this Housing Element. Two of those resources are described in more detail below.

Inclusionary Ordinance/In-lieu Fees

As discussed previously in Chapter 3, Governmental Opportunities and Constraints, Pittsburg's Inclusionary Housing Ordinance requires new development to provide affordable units, offering additional financial incentives and options for alternative compliance. Since the ordinance was adopted in 2004, a total of five affordable housing units (two units set aside for very low-income households, and three units set aside for low-income households) were recorded for the Delta Hawaii Senior Apartments. The 2009 California appellate court decision in *Palmer/Sixth Street*

Properties v. City of Los Angeles found that inclusionary requirements to deed restrict units or to pay a fee in-lieu of deed restricting units may be in violation of the Costa-Hawkins Act, which allows property owners to set base rents on newly constructed units. Because of the court's decision and a potential conflict with state law, the City of Pittsburg does not impose an inclusionary housing requirement on new, multi-family rental housing. However, for-sale single- and multi-family developments continue to be subject to the Inclusionary Housing Ordinance.

Affordable Housing and Sustainable Communities (AHSC) Program

In September 2014, the Strategic Growth Council (SCG) released draft guidelines for the Affordable Housing and Sustainable Communities (AHSC) Program, which would be funded through the auction proceeds from the California Air Resources Board's (CARB) Cap and Trade Program and appropriated to the state's Greenhouse Gas Reduction Fund (GGRF). It is estimated that 20 percent of the GGRF will be allocated to the AHSC Program on an annual basis beginning in fiscal year 2015–16. The purpose of the AHSC Program is to reduce greenhouse gas (GHG) emissions through projects that implement land use, housing, transportation, and agricultural land preservation practices to support infill and compact development, and that support related and coordinated public policy objectives. The AHSC Program will be administered by the SGC and implemented by the California Department of Housing and Community Development and the California Natural Resources Agency in consultation with CARB.

Starting in 2015, the AHSC Program will provide grants and low-interest loans to projects classified as one of two types. The first type of project is a transit-oriented development (TOD) project that locates residential/mixed-use developments with an emphasis on affordable housing development near high-quality transit systems. These projects must have a residential component with at least 20 percent of the total residential units restricted for affordability (levels of affordability have not been specified). The second type of project is an integrated connectivity project (ICP) designed to reduce GHG emissions by increasing connectivity between land uses and improved transit access and service. According to the draft guidelines, the minimum and maximum loan or grant award for a TOD project would be \$1 million and \$15 million, respectively. The minimum and maximum award for an ICP project is \$500,000 and \$8 million, respectively.

The AHSC Program is particularly applicable to the City of Pittsburg because 14 of the identified parcels in the City's inventory (see Tables 4-2 and 4-3) are located in PDAs adjacent to existing or planned transit.

Table 4-7 Financial Resources for Housing Activities

<i>Program name</i>	<i>Description</i>	<i>Eligible Activities</i>
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants awarded to the City on a formula basis for housing and community development activities.	Acquisition, Rehabilitation, Homebuyer Assistance, Economic Development, Homeless Assistance, Public Services
HOME	Flexible grant program allocated to City through the Contra Costa HOME Program Consortium.	Acquisition, Rehabilitation, Homebuyer Assistance, Rental Assistance
Section 8 Rental Voucher Program	Rental assistance payments to owners of private market rate units on behalf of very low-income tenants.	Rental Assistance
Section 202	Grants to nonprofit developers of supportive housing for the elderly.	Acquisition, Rehabilitation, New Construction
Section 811	Grants to nonprofit developers of supportive housing for persons with disabilities, including group homes, independent living facilities, and intermediate care facilities.	Acquisition, Rehabilitation, New Construction, Rental Assistance
Section 203(k)	When rehabilitation is involved, a lender typically requires the improvements to be finished before a mortgage is made. This program provides a long-term, low interest loan at a fixed rate to finance acquisition and rehabilitation of the property.	Land Acquisition, Rehabilitation, Relocation of Unit, Refinance Existing Indebtedness
Section 108 Loan	Provides loan guarantee to CDBG entitlement jurisdictions for capital improvement projects. Maximum loan amount can be up to five times the jurisdiction’s recent annual allocation. Maximum loan term is 20 years.	Acquisition, Rehabilitation, Homebuyer Assistance, Economic Development, Homeless Assistance, Public Services
Mortgage Credit Certificate Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. Local agencies (County) make certificates available.	Homebuyer Assistance
Low-Income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	Construction of Housing
Comprehensive Improvement Assistance Program (CIAP)	Funds are available to public housing agencies with 250 fewer units. Funds may be used for public housing modernization.	Rehabilitation, Modernization
Supportive Housing Program (SHP)	Grants for development of supportive housing and support services to assist homeless persons in the transition from homelessness.	Transitional Housing, Housing for the Disabled Supportive Housing, Support Services

Table 4-7 Financial Resources for Housing Activities

<i>Program name</i>	<i>Description</i>	<i>Eligible Activities</i>
Farm Labor Housing Loan and Grant	Capital financing for farm worker housing. Loans are for 33 years at one percent interest. Housing grants may cover up to 90 percent of the development costs of housing.	Purchase, Development, Improvement, Rehabilitation
2. State Programs		
Infill Infrastructure Grant Program	Grants for nonprofit developers who partner with housing agencies to assist in the construction and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in locations designated as infill.	Acquisition, New Construction, Rehabilitation
Transit-Oriented Development (TOD) Housing Program	Low-interest loans to serve as gap financing for rental housing that includes an affordable component and as mortgage assistance for homeownership developments. Can also fund infrastructure needed to support the residential developments.	New Construction and Infrastructure
Emergency Shelter Program	Grants awarded to nonprofit organizations for shelter support services.	Support Services
Multi-Family Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation, and preservation of rental housing.	New Construction, Rehabilitation, Preservation
California Housing Finance Agency (CHFA) Rental Housing Programs	Below market rate financing offered to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below-market mortgages.	New Construction, Rehabilitation Acquisition of Properties from 20 to 150 units
California Housing Finance Agency Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to make below market loans to first time homebuyers. Program operates through participating lenders who originate loans for CHFA.	Homebuyer Assistance
California Housing Rehab Program - Owner Component (CHRP)	Low interest loans for the rehabilitation of substandard homes owned and occupied by lower-income households. City and nonprofits sponsor rehabilitation projects.	Rehabilitation Repair of Code Violations, Accessibility Improvements, Room Additions, etc.
Supportive Housing/ Minors Leaving Foster Care	Funding for housing and services for mentally ill, disabled and persons needing support services to live independently.	Supportive Housing, Foster Care
California Farm Worker Housing Grant Program	Provides matching grants to assist development of various types of housing (renter- and owner-occupied) projects for agricultural worker households.	Land Acquisition, Site Development, Construction, Rehabilitation

Table 4-7 Financial Resources for Housing Activities

<i>Program name</i>	<i>Description</i>	<i>Eligible Activities</i>
Affordable Housing and Sustainable Communities (AHSC) Program	Provides grants and low-income loans to projects that will achieve GHG reductions through development of transit-oriented development with an emphasis on affordable housing; and infrastructure projects that support connectivity to high quality transit.	Eligible capital uses include construction of housing developments; housing-related infrastructure; transportation or transit-related infrastructure; green infrastructure; and planning implementation. Eligible program uses include active transportation, transit ridership, and criterial pollutant reduction.
3. Local Programs		
Inclusionary Housing Ordinance	A per unit fee for residential developments that do not provide affordable housing.	Acquisition, Rehabilitation, New Construction
Mortgage Credit Certificate Program	Financial assistance to first-time homebuyers for the purchase of new or existing home.	Homebuyer Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers. Mortgages, which fund the purchase and rehabilitation of a home. Low down payment mortgages for single-family homes in underserved low-income and minority cities.	Homebuyer Assistance Homebuyer Assistance, Rehabilitation Homebuyer Assistance
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable rental housing. Nonprofit and for-profit developers contact member banks.	New Construction, Rehabilitation, Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to nonprofit and for-profit developers and public agencies for affordable low-income ownership and rental projects.	New Construction
Freddie Mac	Home Works - Provides 1 st and 2 nd mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80 percent MFI qualify.	Homebuyer Assistance combined with Rehabilitation
Bay Area Local Initiatives Support Corporation (LISC)	Bay Area LISC provides recoverable grants and debt financing on favorable terms to support a variety of community development activities including affordable housing.	Acquisition, New Construction
Northern California Community Loan Fund (NCCLF)	Offers low-interest loans for the revitalization of low-income communities including affordable housing.	Acquisition, Rehabilitation, New Construction

Table 4-7 Financial Resources for Housing Activities

<i>Program name</i>	<i>Description</i>	<i>Eligible Activities</i>
Low-Income Housing Fund (LIHF)	LIHF provides loan financing for all phases of affordable housing development and/or rehabilitation.	Acquisition, Rehabilitation, New Construction

OPPORTUNITIES FOR ENERGY CONSERVATION

According to the U.S. Department of Energy, the residential sector accounts for 22 percent of the country’s annual energy use with 43 percent of residential energy used for space heating and cooling; 18 percent used for water heating; and 6 percent 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 insulation) 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 percent reduction over current levels) and then to further reduce GHG emissions to 80 percent 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 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.

These principles can be achieved mainly with development of parcels identified in Tables 4-2 and 4-3 and shown in Figures 4-1 and 4-2, above, that are located in PDAs where high-density, mixed-use development is encouraged in close proximity to existing and planned transit.

ENERGY ASSISTANCE PROGRAMS

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 percent discount on monthly energy bills and waives recent surcharges for low-income households. The program applies to single-family homeowners, tenants who are metered or billed by landlords, and group living facilities.
- Family Electric Rate Assistance (FERA) is a discount program for families of three or more with low- to moderate-income. The program is available to both single-family and multi-family residential customers.
- Energy Partners Program is one of PG&E's financial assistance programs that provide qualified low-income customers free weatherization measures and energy-efficient appliances to reduce gas and electricity usage. The work usually involves attic insulation, door replacement, door weather-stripping, and minor home repair.
- 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 percent of the federal poverty level.

PG&E also offers reduced rates for residential customers dependent on life support equipment, or with special heating and cooling needs caused by certain medical conditions. The utility also offers a balanced payment plan for customers who experience higher heating or cooling costs during the extreme weather months.

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.¹ The LIHEAP Weatherization Program is implemented by Contra Costa County and provides free weatherization services such as attic insulation, caulking, water heater blanket,

¹ <http://www.csd.ca.gov/Services/HelpPayingUtilityBills.aspx> and <http://ca-contracostacounty2.civicplus.com/4336/Weatherization>

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.

THE CITY OF PITTSBURG POLICIES AND PROGRAMS

The current Housing Element has one policy and seven programs aimed at promoting “smart growth” and residential energy conservation in new construction and rehabilitation projects. Smart growth goals are to achieve a unique sense of community and place; expand the range of transportation, employment, and housing choices; equitably distribute the costs and benefits of development; preserve and enhance natural and cultural resources; and promote public health. This is achieved through compact, high-density, transit-oriented, pedestrian- and bike-friendly development with a mix of uses. Mixed-use development promotes the proximity of a variety of uses including residential, public, office, retail, health, and child care services in order to create a complete neighborhood. Overall, smart growth invests time, attention, and resources in restoring community and vitality to center cities and placing new mixed-use development near transit resources. Housing Element policies direct the City to place new residential development near transit resources and encourage the incorporation of energy conservation design features in existing and future residential developments, to conserve resources and reduce housing costs.

Current housing element policies and actions include the following:

- Encourage the incorporation of smart growth site planning principles in new subdivisions as part of a comprehensive update of the development review design guidelines.
- Evaluate new subdivisions for passive solar and cooling opportunities, consistent with the Subdivision Map Act.
- Enforce the state energy conservation standards for new residential construction and additions to existing structures.
- 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.

- Support the use of solar heating and other environmentally sound, energy-efficient methods for heating and cooling homes, consistent with adopted building, mechanical, and plumbing codes.
- 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 design guidelines.
- Work with the Pittsburg Power Company and other private donors to develop a grant or long-term loan program fund to fund the installation of solar panels on single-family and multi-family residential developments to reduce energy consumption and provide savings to property owners and residents.

During the last Housing Element planning period (2007–2014) the City adopted citywide Green Building Design Guidelines (Planning Commission Resolution No. 9864), introducing green building design and neighborhood design attributes to the Development Review process. The guidelines include strategies to conserve water use, promote clean local air quality, and facilitate consumer and resident access to alternative energy technologies. In addition, the City implemented smart growth design principles through the adoption of the Railroad Avenue Specific Plan and the Pittsburg/Bay Point BART Master Plan. The specific plan and the master plan contain design standards and policies to support an increase in walking and using alternative forms of transit through development of mixed land uses, short street blocks, and a variety of housing types to provide opportunities for energy conservation at both the individual building and neighborhood levels. In addition, the City of Pittsburg and the Redevelopment Agency have invested millions of dollars in capital improvements and economic and residential developments in Old Town, the city’s downtown area. This investment is the foundation to establishing a compact, walkable core within central Pittsburg.

Conclusion

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.

CHAPTER 5 HOUSING PLAN

This Housing Plan is a statement of Pittsburg's commitment to maintaining, preserving, improving, and developing housing opportunities for all segments of the community. The plan contains goals, policies, and objectives, as well as implementing programs to achieve a high quality, balanced housing stock that accommodates the needs of existing and future Pittsburg residents. The Housing Plan must achieve 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.



ACCOMPLISHMENTS UNDER THE 2007-2014 HOUSING ELEMENT

A critical part of the City's housing strategy is to evaluate the program achievements of the 2007–2014 Housing Element in relation to the goals, policies, and actions outlined in the element. The purpose of this assessment is to determine the effectiveness of previous housing policies and programs and whether modifications are appropriate. This evaluation provides valuable information on how successful these programs have been in achieving stated objectives and addressing local needs.

The review and evaluation of prior achievements is also a requirement of state law. California Government Code Section 65588 requires that the evaluation assess:

1. The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
2. The effectiveness of the Housing Element in attainment of the community's housing goals and objectives; and
3. The City's progress in implementation of the Housing Element.

SUMMARY OF PROGRAM ACHIEVEMENTS

The previous element contained five housing goals related to (1) fostering 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; (2) promoting the expansion of the City's affordable housing stock, including that which accommodates special needs households; (3) eliminating housing discrimination; (4) improving and preserving the existing affordable housing stock where feasible and appropriate; and (5) enhancing the visual quality of Pittsburg's residential neighborhoods.

The following is a summary of the City's achievements under the 2007–2014 Housing Element. Refer to Appendix A for a more detailed evaluation of the effectiveness of each program.

Housing Goal I: Foster development of a variety of housing types, densities, and prices to balance the City's housing stock and to meet Pittsburg's regional fair share housing needs for people of all income levels.

Applicable Policies:

- Ensure there is an adequate supply of mixed use and residentially zoned land of appropriate densities to accommodate existing and anticipated housing needs through 2020.
- Ensure the construction of larger, high-end housing in the southern foothills, downtown, along the waterfront, and throughout the City to provide moderate- and above moderate-income housing opportunities and to increase economic activity within the City.
- Encourage the development of small-lot single-family infill developments suitable for first-time homebuyers, empty nesters, and single-parent households.
- Support the construction of multi-family housing in close proximity to transit, arterials, shopping, and public services.
- Encourage the construction of second family units that allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners.
- Develop an adequate housing supply downtown to support ground-floor neighborhood-serving retail and service establishments along Railroad Avenue.
- Meet Pittsburg's fair share regional housing needs.

Program accomplishments under Goal I include identification of three Priority Development Areas (PDAs) in the City in support of the region-wide Sustainable Communities Strategy; adoption of the Railroad Avenue Specific Plan and Pittsburg/Bay Point BART Master Plan to support the development of high-density, mixed-use transit villages in two of the identified PDAs; rezoning of vacant and underutilized land deemed appropriate for mixed-use or higher-density residential use; amendment of the Zoning Ordinance to allow greater usage of land for

residential purposes; and support of annexation of vacant land that is appropriate for residential use, when adjacent to the city limits.

In addition, the City approved 1,555 residential units during the 2007–2014 Housing Element planning period including nine units for extremely low-income households, 66 for very low-income households, 330 for low-income households, 353 for moderate-income households, and 797 for above moderate-income households. The City exceeded production goals set forth for low- and moderate-income households (223 and 296, respectively), but fell short of meeting the allocations for very low- and above moderate-income households. Overall, the City approved approximately 80 percent of the RHNA for the 2007–2014 Housing Element planning period. Housing production during this time frame was adversely impacted by a severe global recession, which resulted in a significant number of foreclosures of existing housing and nearly halted new housing production. This planning period also saw the dissolution of the City’s Redevelopment Agency, which provided a significant source of financing including land dispensation to affordable housing developers in the city.

Housing Goal II: Promote the expansion of the city’s affordable housing stock, including that which accommodates special needs households.

Applicable Policies:

- Provide incentives to developers who assist the City in meeting affordable housing needs, including units to accommodate special needs households: female-headed households, seniors, disabled, large families, emancipated youth, seasonal and temporary workers, and the homeless.
- Accommodate the development of housing that is accessible to disabled persons and facilitates aging in place.
- Support efforts to provide temporary, transitional, and permanent housing in the city and surrounding area for homeless people.
- Increase homeownership opportunities for very low-, low-, and moderate-income households.

- Increase the supply of rental housing available and affordable to extremely low-, very low-, low-, and moderate-income households and in particular large families.
- Encourage the incorporation of energy conservation design features in existing and future residential developments to conserve resources and reduce housing costs.
- Utilize smart growth principles in the site planning of new subdivisions to enhance the quality of life of Pittsburg residents.

Program accomplishments under Goal II include provision of financial support for affordable housing developments intended to house seniors, large families, and children aging out of the foster care system; adoption of a temporary impact fee deferral program; approval of density bonuses, incentives, and concessions pursuant to Senate Bill 1818 (Density Bonus Law); implementation of a Housing Rehabilitation Loan Program (through 2013); provision of funding for the County Consortium to fund homeless services and programs; adoption of Zoning Ordinance amendments to allow emergency shelters in the CS (Service Commercial) district, among others; adoption of Green Building Development Review Design Guidelines to support energy efficiency in all new development; and provision of grant preparation assistance, land acquisition, and direct financial support to nonprofit developers (Resources for Community Development, Domus Development) directly increasing the supply of affordable housing for extremely low-, very low-, and low-income senior and family households.

Housing Goal III: Eliminate housing discrimination.

Applicable Policy:

- Promote fair housing opportunities for all people.

Program accomplishments under Goal III include provision of Community Development Block Grant (CDBG) funding to the locally owned and managed PCSI, Inc. and Bay Area Legal Aid to provide housing counseling services. In addition, Pittsburg Housing Authority staff provides housing assistance to individuals on a daily basis at the public counter.

Housing Goal IV: Improve and preserve the existing affordable housing stock where feasible and appropriate.

Applicable Policies:

- Support the conservation and rehabilitation of the existing housing stock (including mobile homes) through a balanced program of code enforcement and property improvements when and where appropriate.
- 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.

Program accomplishments under Goal IV include provision of CDBG funding for a First-Time Homebuyer Program from 2007 to 2013; identification, registration, and inspection of rental properties through the City's Rental Inspection Program; an active Code Enforcement Team composed of employees in the Building Division, the Planning Department and Police Department; implementation of a Housing Rehabilitation Loan Program (through 2013); provision of grant preparation assistance, land acquisition, and direct financial support to nonprofit developers in the city; and purchase of 15 foreclosed/distressed properties utilizing Neighborhood Improvement Team funds.

Housing Goal V: Enhance the visual quality of Pittsburgh's residential neighborhoods.

Applicable Policies:

- Enhance the quality and variety of new home designs and home additions to ensure an attractive living environment.
- Enhance the built environment through citywide landscaping efforts including the installation of street trees that will grow to create a street tree canopy along roadways and sidewalks.

Program accomplishments under Goal V include adoption of Green Building Development Review Design Guidelines to support energy efficiency in all new development, extensions of recycled water lines around the City, well articulated facades within new subdivisions, and adoption of amendments to the Zoning Ordinance related to landscaping, irrigation, and hydroseeding to require submittal of a landscape and irrigation plan with all applications for zoning permits.

Refer to Appendix A for more details regarding individual Housing Element goals, policies, and programs.

HOUSING GOALS, POLICIES, AND PROGRAMS

The goals, policies, and programs in this Housing Plan are built on the 2007–2014 Housing Element and have been modified to reflect current and projected housing needs, existing and potential constraints and opportunities, and the effectiveness and relevancy of existing programs.¹ The Housing Plan also reflects input generated from the City’s stakeholder and community outreach process during which the community voiced opinions about housing priorities and adjustments to existing policies to reflect the changing needs of the community.

GOALS, POLICIES, AND PROGRAMS

The following text presents the housing goals, policies, and programs in this Housing Plan.

Housing Supply

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.

P-1.1 Ensure there is an adequate supply of mixed use and residentially zoned land of appropriate densities to accommodate existing and anticipated housing needs through 2022.

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.

Responsibility: Housing Successor Agency/Planning staff
Time frame: Quarterly
Funding: Operating budget

B. Rezone vacant/underutilized land that is deemed appropriate for mixed use or residential/higher-density residential use.

Responsibility: Planning Commission/City Council

¹ Chapter 5 contains general program accomplishments achieved with the 2007–2014 Housing Element, while Appendix A contains a detailed breakdown and discussion by individual policies and programs.

Time frame: Upon request by developers or as needed
Funding: Operating budget (if City initiated)

- C. Continue to facilitate the development of multi-family uses on identified Public/Institutional lands to streamline future permitting process in the event the properties are deemed surplus.

Responsibility: Planning Commission/City Council
Time frame: As requested by developers or as needed
Funding: Operating budget (if City initiated)

- D. 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.

Responsibility: Planning Commission/City Council
Time frame: Apply for grant and other capital improvements funds annually as funding sources become available.
Funding: No funding required

- 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.

Responsibility: Planning Commission/City Council
Time frame: Upon request by developers or as deemed appropriate
Funding: No funding required

- F. 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).

Responsibility: Planning Commission/City Council
Time frame: Ongoing; implement as development projects are proposed
Funding: No funding required

- P-1.2 Encourage the construction of both high end and moderate-income housing in the southern foothills, downtown, along the waterfront, and throughout Pittsburg to provide above moderate-income housing opportunities in the community and to increase economic activity within the city.

- A. Establish minimum lot sizes when rezoning the foothills to accommodate 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.

Responsibility: City Council
Time frame: Ongoing; implement upon request
Funding: None required

- B. Ensure subdivisions in the foothills include an adequate supply of estate-size lots for estate-size homes.

Responsibility: City Council/Planning Commission
Time frame: Ongoing; implement as development projects are proposed
Funding: None required

- 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.

Responsibility: City Council/Planning Commission/Planning Department
Time frame: Ongoing; implement as development projects are proposed
Funding: None required

- D. 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 throughout the city to increase economic activity in these areas.

Responsibility: City Council/Planning Commission
Time frame: Ongoing; implement as development projects are considered and proposed
Funding: None required

- P-1.4 Support the construction of multi-family housing in close proximity to transit, arterials, shopping, and public services.

- 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.

Responsibility: City Council/Planning Commission/Planning Department/Building Department
Time frame: Communicate with interested developers at least once per year and implement as development projects are proposed
Funding: Application fees/operating budget (if City initiated)

- 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 infill and mixed-use developments located within one-half mile of BART and other transit facilities in order to reduce parking requirements.

Responsibility: Engineering Department/Planning Department
Time frame: Ongoing; review annually or as development projects are proposed

Funding: Application fees/operating budget (if City initiated)

- 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.

Responsibility: Planning Department
Time frame: Ongoing; implement as development projects are proposed
Funding: Application fees/operating budget (if City initiated)

- D. Monitor the impact of the Eastern Contra Costa County Regional Traffic Impact Fee Program and other impact fees on residential housing development. Collaborate with participating members of the East Contra Costa Regional Fee and Financing Authority (ECCRFFA) to re-evaluate the nexus for the fee and consider establishing reductions, long-term deferrals, or exemptions for transit-oriented and/or affordable housing developments located within identified PDAs.

Responsibility: Engineering Department/City Manager’s Office/in coordination with ECCRFFA
Time frame: 2015–2017
Funding: Operating budget/regional traffic fees

- P-1.5 Encourage the construction of accessory dwelling units or “second units” that allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners.

- A. Support the development of second units through reductions and waivers of City transportation and planning fees for accessory residential units.

Responsibility: Planning Department/Engineering Department
Time frame: Ongoing; implement as second units are proposed
Funding: Operating budget

- B. Work with the Delta Diablo Sanitation District and the Contra Costa Water District to reduce or waive fees for utility installations for accessory dwelling units.

Responsibility: Planning Department/Engineering Department
Time Frame: 2015–2017
Funding: Operating budget

- C. Develop a second unit brochure providing development standards and building permit requirements, and make it available for distribution at the permit center and on the City’s website.

Responsibility: Planning Department/Engineering Department/Building Department
Time frame: 2015
Funding: Operating budget

P-1.6 Meet Pittsburg’s fair share regional housing needs.

- 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 implementation of the policies and actions identified in this element.

Responsibility: City Council/Planning Commission/all City departments
Time frame: 2014–2022
Funding: Private/public funds

- 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).

Responsibility: Planning Department/Housing Successor Agency
Time frame: 2014–2022; monitor annually and/or as development projects are proposed on sites identified to meet the RHNA

Funding: Operating budget

Affordable Housing/Special Needs Housing

G-2 Promote the expansion of the city's affordable housing stock, including that which accommodates special needs households.

P-2.1 Provide incentives to developers who assist the City in meeting affordable housing needs, including units to accommodate special needs households: female-headed households, seniors, disabled, developmentally disabled, large families, emancipated youth, seasonal and temporary workers, and the homeless.

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 of 20 percent 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.

Responsibility: City Council/Housing Successor Agency
Time frame: Review CDBG funding annually to provide funds for affordable housing projects and targeted special needs populations.
Funding: CDBG

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.

Responsibility: City Council/Housing Successor Agency
Time frame: Funding will be prioritized annually.
Funding: Operating budget/CDBG

- 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.

Responsibility: Engineering Department/Planning Department/Building Department/in coordination with ECCRFFA
Time frame: Ongoing; implement as affordable housing projects are proposed
Funding: Application fees/operating budget

- 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.

Responsibility: Engineering Department/Building Department/Planning Department
Time frame: Ongoing; provide assistance as development projects are proposed
Funding: Application fees/operating budget

- 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.

Responsibility: Engineering Department/Building Department/Planning Department
Time frame: Review annually and implement as development project applications are received
Funding: Application fees/operating budget

- F. Support density bonuses and other incentives above those required in the State-mandated Density Bonus Law for mixed-income housing projects that address the housing needs of an identified population described in Policy 2.1.

Responsibility: City Council/Planning Commission/Planning Department
Time frame: Review annually and implement as development projects are proposed

Funding: Application fees/operating budget

- G. Continue to work with nonprofit 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.

Responsibility: Planning Department/Housing Successor Agency
Time frame: Annually communicate with nonprofit developers and annually, depending on state funding cycles, submit applications for funding.
Funding: Application fees/operating budget

- H. Facilitate the development of on-site child care space by offering priority permitting, reduced parking, and flexible development standards for housing developments that include on-site child care.

Responsibility: Planning Commission/Planning Department
Time frame: Review annually and implement as development projects are proposed.
Funding: Operating budget

P-2.2 Accommodate the development of housing that is accessible to disabled persons and facilitates aging in place.

- 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.

Responsibility: Housing Authority/Housing Successor Agency/in partnership with Contra Costa County
Time frame: Ongoing; distribute flyers and update outreach materials annually or as needed
Funding: CDBG/revolving loan fund

- B. To facilitate aging in place, encourage that a percentage of new homes in 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.

Responsibility: Planning Commission/Planning Department
Time frame: 2015–2017
Funding: Operating budget

P-2.3 Support efforts to provide temporary, transitional, and permanent housing in the city and surrounding area for homeless and low-income people.

- A. Coordinate with the County and local nonprofits to identify and address the housing and social service needs of the local homeless.

Responsibility: Housing Authority/Housing Successor Agency
Time frame: Annually
Funding: CDBG

- B. Continue to fund operations of permanent homeless shelters in central Contra Costa County using CDBG and other funds targeted to serve lower-income households.

Responsibility: City Council/Housing Authority/Housing Successor Agency
Time frame: Ongoing; allocate funds annually
Funding: CDBG

- 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.

Responsibility: City Council/Planning Commission/Planning Department

Time frame: 2015–2016
Funding: Operating budget

- D. Continue to support the expansion of programs providing housing information, counseling, referrals, dispute resolution, and/or emergency shelter.

Responsibility: City Council/ Housing Authority/Housing Successor Agency
Time frame: Ongoing; allocate funding annually or as available
Funding: CDBG/grant funding

- E. Work with public agencies in the area to develop a coordinated and cooperative approach to identifying the housing needs of day laborers, and implement programs to address their identified needs.

Responsibility: Housing Authority/Housing Successor Agency/Planning Department
Time frame: Annually
Funding: CDBG

- 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.

Responsibility: City Council/City Manager’s Office
Time frame: Ongoing
Funding: Operating Budget

P-2.4 Increase homeownership opportunities for extremely low-, very low-, low-, and moderate-income households.

- 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.

Responsibility: City Council/Planning Department
Time frame: Ongoing; implement as development projects are proposed
Funding: CDBG/operating budget

- B. Support continuation of the County Mortgage Credit Certificate program benefiting new low- and moderate-income homeowners, and make information about the program available at the permit counter and on the City's website.

Responsibility: City Council/Planning Department/Housing Authority
Time frame: Ongoing; review and update information annually or as needed
Funding: Operating budget

- 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 resources. Explore options for partnership with ABAG or other regional agencies on additional funding for a region-wide first time homebuyer program.

Responsibility: City Council/Housing Authority/Housing Successor Agency/ABAG
Time frame: Ongoing; allocate resources annually or as available
Funding: CDBG/ public and private funds

- 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.

Responsibility: Housing Successor Agency/Planning Department/Housing Authority
Time frame: Ongoing; distribute the list annually and upon request
Funding: Operating budget

- 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.

Responsibility: Housing Successor Agency in partnership with Contra Costa County
Time frame: 2015-2018
Funding: HOME/HOPWA

- F. Continue to co-sponsor homeownership/credit preparation classes in the community.

Responsibility: City Council/Housing Authority/Housing Successor Agency
Time frame: Ongoing; co-sponsor classes on quarterly basis or as appropriate
Funding: CDBG/operating budget

- G. Amend the City's inclusionary housing ordinance to allow inclusionary units to count towards density bonuses.

Responsibility: City Council/Planning Commission/Planning Department/Housing Successor Agency
Time frame: 2017
Funding: Operating budget

- 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.

Responsibility: City Council/Planning Commission/Planning Department/Housing Successor Agency
Time frame: 2017
Funding: Operating budget

- 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.

Responsibility: City Council/Housing Successor Agency/Planning Department
Time frame: Ongoing; implement as development projects are proposed by nonprofit organizations
Funding: CDBG/HOME/operating budget (if City initiated)

- 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 a proven track record in developing successfully in the city.

Responsibility: Housing Successor Agency
Time frame: Ongoing; establish list by 2016, update quarterly

Funding: Operating budget

- 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.

Responsibility: Housing Successor Agency/Housing Authority/Planning Department

Time frame: Ongoing; pursue federal resources and institute a local preference policy by 2017

Funding: CDBG/operating budget/public funds and grants

- P-2.5 Increase the supply of rental housing available and affordable to extremely low-, very low-, low-, and moderate-income households and in particular large families.

- A. Continue to advocate for and operate the Section 8 Housing Choice Voucher Program. Increase the number of vouchers available, when possible.

Responsibility: Housing Authority

Time frame: Ongoing

Funding: Federal Section 8 funds

- B. Continue to publicize the Housing Choice Voucher Program/benefits, and encourage the participation of single- and multi-family property owners.

Responsibility: Housing Authority

Time frame: Ongoing

Funding: Federal Section 8 funds/operating budget

- 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 deferrals, and financial assistance if and when available.

Responsibility: Housing Authority/Planning Department
Time frame: Ongoing; implement as development projects are proposed
Funding: CDBG/HOME/MHP/operating budget/grants

P-2.6 Encourage the incorporation of energy conservation design features in existing and future residential developments to conserve resources and reduce housing costs.

- 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.

Responsibility: City Manager's Office/Housing Successor Agency/Housing Authority
Time frame: Ongoing
Funding: CDBG/revolving loan fund

- 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 or the Climate Action Plan (whichever occurs first). Support the use of solar heating and other environmentally sound, energy-efficient methods for heating and cooling homes, consistent with adopted building, mechanical, and plumbing codes.

Responsibility: City Manager's Office/Pittsburg Power/Planning Department/Building Department
Time frame: 2015–2020
Funding: Operating budget/public or private grants

- 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 multi-family 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.

Responsibility: City Manager’s Office/Pittsburg Power/Planning Department
Time frame: 2015–2020
Funding: Pittsburg Power/CDBG/private grants and loans

- D. Utilize efficient design principles in the site planning of new subdivisions to enhance the quality of life of Pittsburg residents. Closely 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).

Responsibility: City Manager’s Office/Pittsburg Power/Planning Department
Time frame: 2015–2020
Funding: Operating budget/public and private grants

Eliminating Discrimination

G-3 Eliminate housing discrimination.

P-3.1 Promote fair housing opportunities for all people.

- 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.

Responsibility: Housing Authority/Housing Successor Agency/Planning Department/Building Department
Time frame: Ongoing; enforce as public funds are allocated
Funding: Operating budget

- 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.

Responsibility: Planning Department
Time frame: 2015–2017
Funding: Operating budget

- C. Continue to address impediments to fair housing choice identified in the Contra Costa Consortium’s Analysis of Impediments to Fair Housing Choice.

Responsibility: Housing Authority/Housing Successor Agency
Time frame: Adhere to the time frame established in the Analysis of Impediments to Fair Housing Choice
Funding: CDBG

- 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.

Responsibility: City Council/Housing Successor Agency/Housing Authority
Time frame: Annually
Funding: CDBG

- E. Give preference to persons who live and/or work in Pittsburg in the purchase or rental of local price-restricted housing units constructed and/or acquired with local affordable housing funds.

Responsibility: Housing Authority/Housing Successor Agency
Time frame: Ongoing
Funding: Operating budget

- 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.

Responsibility: Housing Authority/Housing Successor Agency
Time frame: Ongoing
Funding: Operating budget

Housing Stock Preservation

G-4 Improve and preserve the existing housing stock including affordable housing units where feasible and appropriate.

- P-4.1 Support the conservation and rehabilitation of existing for-sale housing stock (including mobile homes) through a balanced program of code enforcement and property improvements.

- A. Continue to investigate complaints and take appropriate action involving building and housing code violations in single-family and multi-family rental housing.

Responsibility: Building Department/Planning Department/Code Enforcement
Time frame: Ongoing
Funding: CDBG/operating budget

- B. Continue to offer housing rehabilitation loans to owners of single-family and multi-family residences.

Responsibility: Housing Authority/Housing Successor Agency/in conjunction with Contra Costa County
Time frame: Ongoing
Funding: CDBG/revolving loan fund/public and private grants

- 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.

Responsibility: Housing Authority/Housing Successor Agency
Time frame: Ongoing; utilize funds annually or as funds become available; institute a local preference policy by 2017
Funding: CDBG/public grants

P-4.2 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.

- A. Set aside a minimum of 20 percent 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.

Responsibility: City Council
Time frame: Annually
Funding: CDBG/revolving loan fund/public and private grants

- 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 nonprofit housing provider(s) when feasible and appropriate. This includes monitoring the planned renewal of Section 8 Certificates for Lido Square and 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.

Responsibility: Housing Authority/Housing Successor Agency
Time frame: Start two years before expiration date for each development
Funding: Operating budget/HOME/Section 8 Project Based Certificates/
public and private funds

- 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.

Responsibility: City Council/Housing Successor Agency/Planning Department
Time frame: Ongoing on case-by-case basis
Funding: Operating budget

Neighborhood Design Quality

G-5 Enhance the visual quality of Pittsburg's residential neighborhoods.

P-5.1 Enhance the quality and variety of new home designs and home additions to ensure an attractive living environment.

- 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.

Responsibility: Planning Commission/Planning Department
Time frame: 2017–2020
Funding: Operating budget

P-5.2 Enhance the built environment through citywide landscaping efforts including the installation of street trees that will grow to create a street tree canopy along roadways and sidewalks

- A. Publicize the existing street tree program in neighborhoods where street trees are scarce. Expand program as funds become available.

Responsibility: Neighborhood Improvement Team
Time frame: Ongoing
Funding: Beautification grants/Neighborhood Improvement Team budget

- 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.

Responsibility: Planning Department
Time frame: 2015–2016
Funding: Beautification grants/Neighborhood Improvement Team budget

QUANTIFIED OBJECTIVES

As described above, the City of Pittsburg will utilize a number of approaches to meet its projected housing needs. The Housing Element is required to establish the maximum number of housing units the City believes can be constructed, rehabilitated, and preserved over the planning period from January 2014 to July 2022.

While the City will strive, through the implementation of the goals, policies, and programs delineated in Section 5.2, Housing, Goals, and Programs, to attain the quantified objectives, Pittsburg cannot guarantee that these needs will be met, given the loss of the Redevelopment Agency as a financing tool, the limited financial resources, and the inapplicability of inclusionary requirements to rental housing due to conflicts with state law. Meeting these housing needs will depend in part on the availability of private funding sources, new public subsidies and grants such as the cap-and-trade program, and funding levels of state, federal, and county housing programs. Additionally, economic forces can heavily influence the housing market as tax credit and other forms of financing have grown increasingly competitive since the loss of the Redevelopment Agency as a financing tool.

The quantified objectives assume optimum conditions for the production, rehabilitation, and preservation of housing. However, many factors, including physical and market conditions, can affect the timing and cost of meeting a community's housing needs. As stated earlier in this document (Table 4-1), the City has already approved 1,122 housing units at a variety of income levels, and there is enough appropriately zoned acreage detailed in Tables 4-2 and 4-3, Vacant and Underutilized Parcel inventories, to accommodate the RHNA for this planning period. However, the loss of previously used financing tools and the competitiveness of new funding mechanisms have placed significant challenges on the construction of new market-rate and affordable housing. Despite these significant challenges, the City will make every effort to meet its RHNA and continue to pursue available state and federal resources to facilitate the production of affordable housing in the city during the planning period. Table 5-1 summarizes Pittsburg's quantified objectives for the planning period.

Table 5-1 Quantified Objectives (January 2014-July 2022)

	<i>Income Group</i>					<i>Total Units</i>
	<i>Extremely Low</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	
Housing Production	196	196	254	316	1,063	2,025
Housing Preservation		84	88			172
Housing Rehabilitation			7	7		14

Source: City of Pittsburg 2014

Appendix A
Housing Element Policy and Program Evaluations (2007 - 2014)

Appendix A Housing Element Policy and Program Evaluation (2007-2014)

Program	Objective	Timing	Status of Program Implementation	Evaluation
Goal 1. Foster development of a variety of housing types, densities and prices to balance the City's housing stock and meet the City's regional fair share housing needs for people of all incomes (Housing Supply)				
Policy 13-1.1	Ensure there is an adequate supply of mixed use and residentially zoned land of appropriate densities to accommodate existing and anticipated housing needs through 2020.			
13-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.	Ongoing	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. 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. In 2015, the City is planning to expand the GIS functionality, which will provide additional opportunities to provide current information regarding the City's land inventory.	This program will continue to be implemented utilizing the City's new GIS data.
13-P-1.1.B	Rezone vacant/underutilized land as deemed appropriate for mixed use or residential/higher residential use.	Ongoing	<p>On May 21, 2007, the City Council adopted Ordinance No. 07-1284, amending the Zoning Ordinance to include the M (Mixed Use) District, and rezoning approximately 75-acres throughout the City to the M District. Development standards for the M District are determined through the Design Review process unless otherwise specified in the Railroad Avenue Specific Plan or the Pittsburg/Bay Point BART Master Plan.</p> <p>On November 2, 2009, the City Council adopted Ordinance No. 09-1319, rezoning approximately 1,075 acres around the future eBART station to PD (Planned Development) District and adopted the Railroad Avenue Specific Plan. The Specific Plan contains development standards allowing residential development up to 65 units per acre (not including density bonuses) in the area adjacent to the future eBART station.</p> <p>On September 19, 2011, the City Council adopted Ordinance No. 11-1350, rezoning approximately 50 acres around the existing Pittsburg/Bay Point BART station to M-P (Mixed Use with a Master Plan Overlay) District. The M-P District allows high-density residential development up to 70 units per acre (not including density bonuses), and establishes development standards such as minimum densities, maximum parking standards, and architectural and streetscape standards intended to foster development of a high-density, mixed-use transit village around the BART</p>	This program will continue to be implemented on a case-by-case basis.

Program	Objective	Timing	Status of Program Implementation	Evaluation
			<p>station.</p> <p>The City is currently processing a General Plan amendment and rezoning request to convert approximately 5 acres from a combination of commercial and low-density residential to high-density residential uses (up to 40 units per acre). If approved, this Central Avenue rezoning and General Plan amendment project would result in the development of up to 126 units (not including density bonuses for affordable housing) where approximately 80 units would have been permitted under current zoning.</p>	
13-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.	Ongoing	<p>On May 21, 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. In 2009, a portion of Los Medanos Village Apartments, a 71-unit affordable multi-family development, was constructed on surplus public land after the City Council found that the site was surplus.</p> <p>In 2009, the Railroad Avenue Specific Plan was adopted by the City Council. The planning area contained eight publicly owned parcels that were identified for future mixed-use development at densities between 20 and 65 units per acre.</p> <p>In 2011, the City Council adopted the Pittsburg/Bay Point BART Master Plan which rezoned approximately 27 acres of publicly owned land that is currently being used as public parking for BART patrons to allow mixed-use development at densities between 20 and 70 units per acre.</p>	This program will continue to be implemented on a case-by-case basis.
13-P-1.1.D	Continue to allow residential units above ground floor commercial uses on all commercially designated land, and continue to provide incentives such as an increase in floor area ratio (FAR) to encourage such development.	Ongoing	<p>In 2004, the General Plan was amended to allow residential uses above the ground floor in each commercial land use designation. To incentivize mixed-use development, the City Council adopted a policy to increase the maximum floor area ratio (FAR) in each commercial land use designation by 0.25 to accommodate a residential component.</p> <p>On December 12, 2005, the City Council adopted Ordinance No. 05-1257, amending the Zoning Ordinance to permit multi-family residential housing residential units above or adjacent to ground floor commercial uses with an additional 0.25 FAR above the maximum FAR permitted in the base commercial district.</p> <p>Since 2005, three mixed-use projects have been approved and constructed under these regulations including Vidrio (75 multi-family residential condominiums above 11,558 square feet of commercial development); Entrata (28 affordable, multi-family apartments above 8,000 square feet of quasi-public uses); and Siena Court (111 affordable senior apartments above 10,300 square feet of commercial development).</p>	Delete program. Program was implemented with the adoption of zoning amendments.

Program	Objective	Timing	Status of Program Implementation	Evaluation
13-P-1.1.E	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 non-profit and for profit developers to obtain grants and other capital improvement funds offered to PDAs to develop and improve those infill sites.	Ongoing	<p>There are three Priority Development Areas (PDAs) in the City of Pittsburgh. The PDAs include Downtown Pittsburgh (309 acres), the Railroad Avenue Specific Plan (1,075 acres) and a shared PDA between the City of Pittsburgh and Contra Costa County around the existing Pittsburgh Bay Point BART station, 125 acres of which are located within the City of Pittsburgh.</p> <p>Several mixed-use and high-density residential projects were approved and constructed within the Downtown PDA in the past several years including Vidrio (75 multi-family residential condominiums above 11,558 square feet of commercial development); Entrada (28 affordable multi-family apartments above 8,000 square feet of commercial and quasi-public uses); and Siena Court (111 affordable senior apartments above 10,300 square feet of commercial development). City Planning staff provided grant application assistance to Domus Development, the nonprofit developer of Entrada and Siena Court, which obtained state Housing and Community Development (HCD) IIG grant funds for the Siena Court project.</p> <p>La Almenara, a 20-unit affordable multi-family infill residential development in downtown Pittsburgh, was constructed in 2011. Planning staff assisted the Redevelopment Agency in acquiring approximately \$1.5 million from the federal Neighborhood Stabilization Program (NSP) for construction of the project.</p> <p>In 2011, the City again partnered with Domus Development to apply for NSP grants and tax credits to purchase and demolish substandard housing in the downtown sub-area, and to construct five new single-family homes with five accessory dwelling units (Ninth Street Scattered Sites). The units, which are deed-restricted for low-income rental households, were completed and occupied in 2012.</p> <p>The City Council adopted Ordinance No. 09-11303 approving the Railroad Avenue Specific Plan on November 2, 2009. The plan regulates development within the Railroad Avenue PDA and allows densities up to 65 units per acre in areas closest to the planned eBART station. Los Medanos Village Apartments (71 unit affordable multi-family residential development) was constructed within this PDA during the planning period.</p> <p>With regard to the Pittsburgh Bay Point BART Station PDA, on September 19, 2011, the City Council adopted Ordinance No. 11-1350 rezoning approximately 50 acres around the existing Pittsburgh/Bay Point BART station to M-P (Mixed Use with a Master Plan Overlay) District. The Master Plan allows high-density residential development up to 70 units per acre (not including density bonuses), and contains development standards such as minimum densities, maximum parking standards, and architectural and</p>	This program will continue to be implemented on a case-by-case basis.

Program	Objective	Timing	Status of Program Implementation	Evaluation
			streetscape standards intended to foster development of a high-density, mixed-use transit village around the BART station.	
13-P-1.1.F	Support the use of Planned Development zoning for projects, when utilized to accommodate innovative site plans aimed at preserving open space, new recreational opportunities, and/or the supply of affordable housing.	Ongoing	<p>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.</p> <p>In downtown Pittsburg, Siena Court is a 111-unit affordable mixed-use development located within a PD District, which includes flexible development standards, a green roof atop a podium parking garage that could also be used for recreational purposes, and flexible parking standards.</p> <p>In 2009, the City Council adopted an ordinance rezoning approximately 1,075 acres within the Railroad Avenue Specific Plan to PD District to accommodate development standards to support high-density, mixed-use, transit-oriented development on certain properties nearest the planned eBART station. The Railroad Avenue Specific Plan also contains provisions for density bonuses for projects that incorporate an affordable housing component.</p> <p>The southwest portion of the City is located in the 693-acre San Marco PD which was established in 1993, and is composed of approximately 14 distinct "villages" with varying densities and housing types specified for each village. In 2012, the Planning Commission approved a Vesting Tentative Map in the San Marco PD for up to 252 small lot single-family lots (ranging from 2,992 square feet to 5,480 square feet) on approximately 30.2 acres.</p>	This program will continue to be implemented on a case-by-case basis.
13-P-1.1.G	Continue to permit projects up to a density of 40 du/ac within the RH District that meet a community objective (affordable housing).	Ongoing	<p>On May 21, 2007, the City Council adopted Ordinance No. 07-1284, to allow an incremental increase in density proportionate to the increase in affordable units within the High Density Residential (RH) District. Specifically, for each 2 percent 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.</p> <p>On June 28, 2011, the Planning Commission adopted Resolution No. 9879 approving a 30-unit affordable housing development and density bonus on a vacant 0.49 acre site in the RH-D (Downtown High Density Residential) District. Other recently constructed developments within the high-density residential districts include the Los Medanos Village Apartments (total of 71 affordable, multi-family units on 3.25 acres); and East Leland Family Apartments (total of 63 affordable, multi-family units and a child care center on a 3-acre site).</p>	This program will continue to be implemented on a case-by-case basis; however, the program was implemented with the adoption of zoning amendments.

Program	Objective	Timing	Status of Program Implementation	Evaluation
Policy 13-1.2	Ensure the construction of high end housing in the southern foothills, downtown, along the waterfront, and throughout Pittsburg, to provide moderate income housing opportunities within the community, and to increase economic activity within the city.			
13-P-1.2.A	Establish minimum lot sizes when pre-zoning 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	Developable areas within the southern foothills have been pre-zoned as HPD (Hillside Planned Development) District and upon annexation into the City, HPD District regulations would apply. The HPD District does not establish minimum lot sizes; however, the allowable density for new single-family residential development is identified as a range from 0.2 to 4.5 units per acre depending upon the average natural slope of a property. This type of density range would be conducive to large lot and large home development.	This program will continue to be implemented on a case-by-case basis.
13-P-1.2.B	Ensure subdivisions in the foothills include an adequate supply of estate-sized lots for estate size homes.	Ongoing	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 dwelling units per acre. Such a density range would be conducive to a subdivision development of estate homes. Additionally, General Plan policy 2-P-94 allows an overall maximum density of three dwelling units per acre within the low density residential areas south of the San Marco Planned Development, which would allow for estate-sized lots for estate sized homes.	This program will continue to be implemented on a case-by-case basis.
13-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	All development projects are subject to Design Review by the Planning Commission; therefore, this policy would be implemented on a case-by-case basis.	This program will continue to be implemented on a case-by-case basis.

Program	Objective	Timing	Status of Program Implementation	Evaluation
13-P-1.2.D	Support the development of moderate and above moderate income housing within 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	<p>The southwest portion of the City, which extends from State Route 4 on the north to the southwest hills on the south, is located in the 693-acre San Marco PD which was established in 1993, and is composed of approximately 14 distinct “villages” with varying densities and housing types specified for each village. In 2012, the Planning Commission approved a Vesting Tentative Map in the San Marco PD for up to 252 small lot single-family lots (ranging from 2,992 square feet to 5,480 square feet) on approximately 30.2 acres.</p> <p>In 2008, the San Marco Villas were constructed within the large-scale San Marco PD District. The development resulted in development of 330 market-rate multi-family apartments at the western foothills of the City and dramatically increased the number of rental units available to moderate- and above moderate-income families.</p> <p>Currently, the City is processing a development application for Esperanza, a 300-unit multi-family development very similar to the San Marco Villas, which will significantly increase the moderate- and above moderate-, high-end multi-family units in this geographic area.</p> <p>The City is currently processing an Environmental Impact Report to analyze a pre-zoning amendment request, annexation, and subdivision application for the Montreux development. If approved, the proposed subdivision could result in the development of up to 356 market-rate homes with an average 7,668 square foot lot size and approximately 71 acres of open space within the southern foothills.</p>	This program will continue to be implemented on a case-by-case basis as development proposals are reviewed.

Program	Objective	Timing	Status of Program Implementation	Evaluation
Policy 13-1.3	Encourage the development of small-lot single-family in-fill developments suitable for first-time homebuyers, empty nesters, and single-parent households.			
13-P-1.3.A	Continue to allow for small-lot single-family in-fill developments (eliminating the need for developers to process PD District and overlay rezoning applications).	Ongoing	<p>The City Council adopted Ordinance No. 05-1257 on December 15, 2005, amending the Zoning Ordinance to create the RS-4 (Single-Family Residential with a minimum 4,000 square foot lot) District, RS-5 (Single-Family Residential with a minimum 5,000 square foot lot) District, and RMD (Downtown Medium Density Residential) District to allow for more dense single-family residential development on small, infill lots.</p> <p>Since the zoning amendments were adopted, the City has processed development applications or individual building permits for developments within small lot single-family residential zoning districts, including the Ninth Street Scattered Sites project which includes development of five single-family homes with five accessory dwelling units on approximately 4,000 square foot lots within the RS-4 (Single-Family Residential with a minimum 4,000 square foot lot), RS-5 (Single-Family Residential with a minimum 5,000 square foot lot) and RMD (Downtown Medium Density Residential) Districts.</p>	Delete program. Program was implemented with the adoption of zoning amendments.
13-P-1.3.B	Explore the possibility of working with a privately-owned development company to pre-approve two affordable house plan packages (including floor plans, elevations, sections, building materials, details and landscape/irrigation plans for both stick built and pre-fabricated types), and make them available for non-profit agencies, low and moderate income households and persons who desire to construct one of the homes on existing vacant lots in the city for the long-term occupancy of Low and Moderate income households. Rely on the private company to market the packages, but make information on how to purchase them available at the Building/Planning County and on the city's website.	2012-2013	<p>In 2007, the City explored a partnership with Zeta Design+Build (http://www.zetadesignbuild.com/) to explore options for developing a demonstration model for an affordable modular house plan in Pittsburg. However, when accounting for land and improvement, Zeta's modular housing option proved to be no more affordable than development of new housing with standard on-site construction and the partnership was put on hold.</p> <p>In 2010, the City of Pittsburg hired Keyser Marston Associates to develop a cost comparison analysis of developing a 20-unit affordable housing development in two different scenarios: 1) with pre-fabricated modular units or 2) as traditional on-site construction. Not accounting for land costs, the cost of developing the modular development was only a few thousand dollars less in cost than stick-built standard construction for the same project. It does not appear that this type of construction holds a significant savings for homeowners or developers on a scale that should be addressed in the Housing Element.</p>	Delete program.
13-P-1.3.C	Continue to permit manufactured and modular homes in single-family residential districts, subject to design review approval.	Ongoing	PMC sections 18.84.375 through 18.84.395 specify that a manufactured home may be located in any residential district where a single-family dwelling is permitted subject to the same development standards set forth in the base district. In addition, the applicant must obtain a certificate of compatibility that the home meets the design criteria for manufactured houses as set forth in the chapter.	Delete program. The City has successfully implemented this program with the adoption of zoning amendments.

Program	Objective	Timing	Status of Program Implementation	Evaluation
13-P-1.3.D	Ensure that one of the pre-approved housing plan packages referred to in 13-P-1.3B is a two-bedroom house plan with pre-approved planning and building permit plans for optional three- and four-bedroom and bathroom additions to allow homeowners to expand their homes at a lower cost, and to allow homeowners to stay in established neighborhoods.	Ongoing	See Status of Program Implementation for Program 13-P-1.3.B above.	Delete program.
Policy 13-1.4	Support the construction of multi-family housing in close proximity to transit, arterials, shopping, and public services.			
13-P-1.4.A	Adopt a specific plan for the Pittsburg-Bay Point BART Station area that includes a high-density housing component and high intensity commercial development to increase jobs/housing balance near the BART station. Consult with property owners, for-profit and non-profit developers throughout the planning process to create flexible development standards to support financially feasible projects. Offer an incentive package for projects that provide a long-term affordable housing component. Incentives could include fast-tracking, fee waiver, reduced parking requirements, and other incentives.	Adopted by October 2010	This program was implemented. On September 19, 2011, the City Council adopted Ordinance No. 11-1350, rezoning approximately 50 acres around the existing Pittsburg/Bay Point BART station to M-P (Mixed Use with a Master Plan Overlay) District. The Master Plan allows high-density residential development up to 70 units per acre (not including density bonuses), and contains development standards such as minimum densities, maximum parking standards, and architectural and streetscape standards intended to foster development of a high-density, mixed-use transit village around the BART station.	Delete program. The City has successfully implemented this program with the adoption of the Pittsburg-Bay Point BART Master Plan.
13-P-1.4.B	Support reduced parking requirements below 1.5 parking spaces per unit for affordable and senior housing projects located within one-half mile distance of BART and other transit facilities. Where Master Plan or Specific Plan allows lower parking standards, the city will follow the lower parking standard specified in the plan.	Ongoing	PMC section 18.78.040.G contains parking requirement exceptions for developments containing residential units near transit, provided that a finding is made that the requested reduction in off-street parking is equivalent to the reduced demand for on-site parking as a result of the projects' proximity to transit. Additionally, the Railroad Avenue Specific Plan and the Pittsburg/Bay Point BART Master Plan contain parking maximums in the areas closest to the planned and existing BART stations. Additional reductions are permitted in both plans for affordable and senior residential developments within the plan areas.	Delete program. The City has successfully implemented this program with the adoption of zoning text amendments and policies in the Railroad Avenue Specific Plan and Pittsburg-Bay Point BART Master Plan.
13-P-1.4.C	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.	2010-2012	The Railroad Avenue Specific Plan contains Policy No. 6-P-13, to implement TDM strategies including those listed within Program 13-P-1.4.C, when traffic and parking demand increases within the Specific Plan area. Further, the Specific Plan contains parking maximums and no parking minimum standard for properties within the plan area. 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	This program will continue to be implemented on a case-by-case basis as development occurs on the Pittsburg-Bay Point BART Master Plan and Railroad Avenue Specific Plan areas.

Program	Objective	Timing	Status of Program Implementation	Evaluation
			within the plan area.	
13-P-1.4.D	Adopt a specific plan for the area encompassing approximately one-half mile around the proposed eBART Station that allows for mixed use development up to 65 dwelling units per acre in the areas closest to the proposed eBART Station. Incentives could include fast-tracking, fee waiver, reduced parking requirements, and other incentives.	Adopted November 2009	This program was implemented. The Railroad Avenue Specific Plan was approved by the City Council in November 2009 with the adoption of Ordinance No. 09-1319 and Resolution No. 11303. Approval of incentives for high-density mixed-use development will be reviewed on case-by-case basis as project proposals are received.	Delete program. The City has successfully implemented this program with the adoption of the Railroad Avenue Specific Plan.
13-P-1.4.E	Ensure that portions of the Pittsburg/Bay Point Master Plan project area are developed at a minimum density of 40 units per acre and allow up to 65 units per acre. Ensure that the Plan contains financial and development incentives, including but not limited to those set forth in Policy P-2.1.	Adopted by the end of 2010	See status for 13-P-1.4.A above. The adopted Pittsburg/Bay Point BART Land Use Plan contains a high-density residential land use designation that allows a range of development from 50 units per acre minimum to 70 units per acre maximum, not including density bonuses for affordable and senior housing.	This program will continue to be implemented on a case-by-case basis as development occurs on the Pittsburg-Bay Point BART Master Plan properties.
13-P-1.4.F	Ensure that the Pittsburg/Bay Point Master Plan contains financial and development incentives, including but not limited to those set forth in Policy P-2.1. Encourage owners of very large parcels (in excess of 20 acres in size) to partner with non-profit developers to develop a portion of the site with housing affordable to low and moderate-income households.	Adopted by the end of fiscal year 2009/2010	See status for 13-P-1.4.A above. All new development within the Pittsburg/Bay Point Master Plan project area must comply with PMC chapter 18.86, Inclusionary Housing (provided that enforcement of the ordinance is consistent with state law). Additionally, all residential development projects are subject to PMC chapter 18.46, Density Bonus and Housing Incentives, which provides for higher densities, incentives, and concessions for the development of affordable housing.	This program will continue to be implemented on a case-by-case basis as development occurs on the Pittsburg-Bay Point BART Master Plan properties.
Policy 13-1.5	<i>Encourage the construction of second family units that allow extended families to live near each other, increase the affordable and rental housing stock and provide income assistance to homeowners.</i>			
13-P-1.5.A	Support the development of second family units through reductions and waivers of city transportation and planning fees for accessory residential units.	Ongoing	Review of compliance with PMC regulations governing Accessory Dwelling Units are accomplished through the City's standard building permit process; however, the applicant is required to pay a Planning review fee (\$200) plus building permit fees and requisite engineering fees per residential unit. Between 2007 and 2014, a minimum of five accessory dwelling units were permitted and constructed and there has been a significant number of inquiries about the process and cost at the public counter.	Retain program.
13-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.	2009	This program has not been implemented.	Retain program.
13-P-1.5.C	Develop a second unit brochure and make it available for distribution at permit center and web site.	2009	This program has not been implemented.	Retain program.

Program	Objective	Timing	Status of Program Implementation	Evaluation
Policy 13-1.6	Develop an adequate housing supply in the Downtown sub-area to support ground floor neighborhood serving retail and service establishments along Railroad Avenue.			
13-P-1.6.A	Assemble and market vacant and underutilized land in the Downtown subarea that is suitable for housing to homebuilders, while maintaining the residential densities called for in the land use element of the general plan.	Ongoing	<p>In 2011, prior to the dissolution of the Redevelopment Agencies, the Redevelopment Agency entered into a Disposition, Development and Loan Agreement with Domus Development for the Ninth Street Scattered Sites project. The project was funded through NSP grant and tax credits resulting in the development of up to five new single-family units with five accessory dwelling units (total of 10 units) on small lots in the downtown sub-area that will be rented to very low- and low-income families.</p> <p>As of January 2014, the Redevelopment Agency of the City of Pittsburg owned 21 vacant and/or underutilized parcels in the downtown sub-area that are slated for future residential and/or mixed-use development. However, with the dissolution of the Redevelopment Agency in early 2012, this program cannot continue to be implemented without the financial backing of the Redevelopment Agency and the ability of the Redevelopment Agency to sell land to nonprofit developers at below market values. All parcels owned by the Redevelopment Agency were transferred to the Successor Agency and will be sold in accordance with state law. At this time, there are no land use restrictions on the publicly owned parcels other than the General Plan and zoning standards for the individual parcels.</p>	Delete/revise program to address dissolution of RDA.
13-P-1.6.B	Support reduced parking requirements below 1.5 parking spaces per unit for affordable housing, senior housing and mixed use projects in the Downtown subarea.	Ongoing	<p>PMC section 18.78.040.G contains parking requirement exceptions for developments containing residential units in the downtown sub-area, provided that the proposed reduction will not negatively impact the parking facilities in the area, result in an undue hardship in the improvement of the property, or result in an inconsistency with the adopted design review guidelines in support of pedestrian-oriented storefronts.</p> <p>The City Planning Commission and City Council have approved several affordable, multi-family residential developments with reduced on-site parking requirements in the Downtown sub-area including La Almenara (1.2 parking spaces per unit); Siena Court (1.1 parking spaces per unit); and Entrata (1.1 parking spaces per unit). The City will continue to implement this program on a case-by-case basis.</p>	Delete program. The City has successfully implemented this program with the adoption of zoning amendments.
13-P-1.6.C	Allow the development of live/work or loft residential units with ground floor commercial uses along arterial streets in the Downtown subarea.	Ongoing	<p>On October 2, 2006, the City Council adopted Ordinance No. 06-1273 establishing the CP (Pedestrian Commercial) District along Railroad Avenue in downtown Pittsburg. Group residential, multi-family residential, senior housing, and transitional housing are all permitted in the CP District provided that the residential use is located above ground floor commercial uses.</p> <p>Since 2007, the City has approved two new mixed-use</p>	Delete program. The City has successfully implemented this program with the adoption of zoning text amendments.

Program	Objective	Timing	Status of Program Implementation	Evaluation
			projects within the downtown sub-area: Siena Court (111 affordable, senior residential units atop 10,300 square feet of commercial development) and La Aurora Mixed Use Building (two residential units atop approximately 5,300 square feet of commercial development). These policies will continue to be implemented on a case-by-case basis.	
Policy 13-1.7	Meet the city's fair share regional housing needs.			
13-P-1.7.A	Endeavor to facilitate the production of at least a minimum of 1,772 housing units between January 1, 2007, and June 30, 2014, including at least 322 units serving very low-income households, 223 units serving low-income households, and 296 serving moderate-income households through implementation of the policies and actions identified in this element.	2007-2014	<p>The City approved 1,555 residential units during the 2007–2014 Housing Element planning period including nine units deed-restricted for extremely low-income households; 66 units deed-restricted for very low-income households; and 330 units deed-restricted for low-income households.</p> <p>In addition, the City approved 353 moderate-income units affordable by design and due to market conditions. Developers were not able to sell deed-restricted moderate-income units in the marketplace where non-restricted units were comparably priced; therefore, the City released the deed restrictions on moderate-income units. The release of restrictions is handled on a case-by-case basis and may only be undertaken if the developer provides evidence that the units were marketed for a certain amount of time as affordable without success of finding a qualified and willing buyer.</p> <p>The City also approved 797 unrestricted, above-moderate income units. However, as described above, market conditions in Pittsburg during much of the 2007–2014 planning period brought housing prices for new and foreclosed homes within the realm of affordability to moderate- and low-income households.</p> <p>During the 2007–2014 planning period, the City issued building permits for 1,611 residential units. Of the permits issued, 1,200 were for single-family homes and 490 were for attached units (two or more).</p>	Modify program to match the 2014–2022 RHNA.
Affordable Housing/Special Needs Housing				
Goal 2. Promote the expansion of our affordable housing stock, including that which accommodates special needs households.				
Policy 13-2.1	Provide incentives to developers who assist the City in meeting affordable housing needs, including units to accommodate special needs households: female-headed households, seniors, disabled, large families, emancipated youth, seasonal and temporary workers, and the homeless.			
13-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. Set aside 20-40% of the City's annual Community Development Block Grant (CDBG) funds and a portion of the City Redevelopment Agency's tax increment funds for affordable housing projects and programs.	Ongoing	<p>The Pittsburg Housing Authority/Community Access 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. This assistance is provided to 1,108 households per month, with 160 of those vouchers set aside for veterans through the Veterans Affairs Supportive Housing (VASH) Program.</p> <p>During the 2007–2014 Housing Element planning period, approximately \$500,000 in CDBG funds were set aside to</p>	Modify program to eliminate discussion of tax increment funds.

Program	Objective	Timing	Status of Program Implementation	Evaluation
			fund the Section 8 First Time Home Buyer Program. Other funds were set aside for housing rehabilitation loans and granted to various housing-related service providers (such as Bay Area Legal Aid, Independent Living Resources of Contra Costa County; Northern California Family Center Runaway Shelter Services; SHELTER Inc.; STAND! Against Domestic Violence Rollie Mullen Center Emergency Shelter, among others). From 2007 to 2014, the City set aside an average of 15 percent of CDBG funds for housing-related resources and programs.	
13-P-2.1.B	Prioritize public funds for the development of housing affordable to extremely low income households for identified special needs groups including, but not limited to, children aging out of the foster system and persons with disabilities.	Ongoing	<p>During the 2007–2014 Housing Element planning period, the Redevelopment Agency invested approximately \$6.4 million in the Los Medanos Village Apartments, which provides nine extremely low-income units, three of which are specifically set aside for children aging out of the foster care system.</p> <p>On November 12, 2013, the Planning Commission approved an extension of an approval for Los Medanos Apartments which consists of 30 units that would be set aside for qualified low-income residents and small families. The development may be restricted to veteran housing depending on the funding secured for the project.</p> <p>This program will continue to be implemented on a case-by-case basis.</p>	The loss of Redevelopment Agency tax increment funding makes this and other programs related to “public funds for the development of housing” much less effective. There are not enough funds to develop any housing at this time. Consider other policies and programs to mitigate impact fees and other barriers to development for nonprofit developers of affordable housing.
13-P-2.1.C	Streamline review process, including utilizing Class 32, “Categorical Exemption for Infill Developments”, under California Environmental Quality Act, when appropriate.	Ongoing	The Class 32 categorical exemption for “Infill Developments” has been used to expedite the planning review process for several large scale multi-family residential development projects during the 2007–2014 planning period including but not limited to the Los Medanos Village Apartments (71 units), Siena Court Senior Apartments (111 units), La Almenara (20 units), and the Ninth Street Scattered Sites project (10 units).	Delete program. This is an exemption provided by state law and it is redundant to restate this within the Housing Element.
13-P-2.1.D	Provide fee waivers and allow fee deferrals until issuance of a Certificate of Occupancy for non-profit developers constructing affordable housing developments and/or are serving an identified special needs population.	Ongoing	On December 20, 2010, the City Council adopted Resolution No. 10-11580 and Ordinance No. 10-1331, establishing a temporary development impact fee deferral program for all residential developments containing five or more units for a minimum of two years. Deferred fees may include but are not limited to Parkland Dedication In Lieu Fees, Local and Regional Transportation Mitigation Fees, and Sewer and Water Facility Reserve Fees to the time of final inspection or 12 months from the issuance of a building permit, whichever occurs first.	Retain and expand program to allow developers of affordable housing to have a longer time frame for payment of impact fees. Only allow such a deferral for developers that provide a significant amount or type of affordable housing.
13-P-2.1.E	Assist non-profit developers in seeking utility fee credits when redeveloping sites for affordable housing.	Ongoing	Since 2007, 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, Los Medanos Village Apartments, and La Almenara. Fee credits for these projects totaled approximately \$2.9 million.	Retain program.

Program	Objective	Timing	Status of Program Implementation	Evaluation
13-P-2.1.F	Give priority in processing to project applications with an affordable housing component and/or serving an identified special housing needs population.	Ongoing	The Development Services Department consistently prioritizes development projects that include an affordable component. Los Medanos Village Apartments (71 unit affordable multi-family development) obtained planning entitlements as well as engineering and building permits, completed construction and received Certificates of Occupancy in approximately 19 months (April 2007 to November 2008). Siena Court (111-unit affordable development including a mixed-use component, a structured garage and a rooftop garden) obtained planning entitlements and engineering and building permits and broke ground on construction within approximately 18 months (June 2008 to December 2010). La Almenara (20-unit multi-family affordable development) obtained planning entitlements and engineering and building permits and broke ground on construction within seven months (February 2010 to September 2010).	Retain program.
13-P-2.1.G	Provide one or more incentives for projects processed under State density bonus law, including but not limited to fee waivers/reductions and flexible development standards.	Case-by-case basis	Since 2007, the Planning Commission has processed multiple applications under the provisions of State Density Bonus Law including increased density (Siena Court, Los Medanos Apartments), reduced setbacks (Los Medanos Senior Apartments), reductions in parking requirements (Siena Court, Los Medanos Apartments), reductions in on-site laundry facilities (Siena Court, Los Medanos Apartments), an increase in height over the allowable height limit for the zoning district (Los Medanos Apartments), reductions in minimum storage space per unit (Siena Court), among other concessions.	Delete program. Concession and incentives are required pursuant to State Density Bonus Law and it is redundant to restate this within the Housing Element.
13-P-2.1.H	Support density bonuses and other incentives above those required in the State mandated Density Bonus Law for mixed income housing projects which address the housing needs of identified special needs households.	Case-by-case basis	Since 2010, the Planning Commission approved Siena Court, an affordable housing development for seniors, and Los Medanos Apartments, which is slated for occupancy by veterans, both with approximately 50 percent density bonuses. The density bonuses granted by the City for these projects are significantly higher than the maximum density bonus called for under state law (35 percent).	Retain program.
13-P-2.1.I	Update the subdivision ordinance to allow in-lieu parkland dedication credits for multi-family projects with an affordability component, when at least 25% of the units are 3+ bedroom units and more than the normally required on-site active recreation amenities for resident children are provided.	2009-2010	PMC section 18.50.125 offers partial credit for private and common open space improvements in multi-family residential complexes if the following conditions are met: 1) the project incorporates an affordability component that exceeds the minimum requirement for dedication of lower-income renter units set forth in the Inclusionary Housing Ordinance by 5 percent or more; 2) at least 25 percent of the units have three or more bedrooms; 3) at least 50 percent of the units with three or more bedrooms are lower income renter units; 4) at least 50 percent of the units with three or more bedrooms are lower-income renter units; and 5) if the site plan contains five or more elements identified in the parkland dedication section of the Municipal Code.	Delete program. The City has successfully implemented this program with the adoption of municipal code amendments.
13-P-2.1.J	Continue to work with non-profit developers to identify and apply for County and state grants	Ongoing depending on State funding	In 2007, the City provided grant preparation assistance to Resources for Community Development in obtaining Multi-Family Housing Program (MHP) (\$5.7 million) and Contra	Consider merging with Program 2.4.D.

Program	Objective	Timing	Status of Program Implementation	Evaluation
	www.hcd.ca.gov/fa) to construct affordable housing projects and/or residential developments that serve an identified special housing needs population.	cycles	Costa HOME (\$1.5 million) grants for the Los Medanos Village Apartments, a 71-unit affordable multi-family housing project. In 2009, Planning staff provided grant assistance to Domus Development in obtaining an HCD IIG grant funding totaling approximately \$4.9 million for the Siena Court project. In addition, Planning staff completed federal environmental clearance documents necessary to obtain federal Neighborhood Stabilization Program (NSP) grant funds for the La Almenara affordable multi-family residential development (20 units), and the Ninth Street Scattered Sites project (five single-family homes with accessory dwelling units rented to 10 very low- and low-income households). NSP grants totaled approximately \$1.5 million for La Almenara, and approximately \$2 million for the Ninth Street Scattered Sites project.	
13-P-2.1.K	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.	Ongoing	PMC section 18.50.010, Land use regulations for all residential districts, allows General Day Care uses 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, and serve only the residents of the complex; otherwise, they are permitted with an approved use permit. No development has proposed to have a child care center within this reporting period.	Retain program.
13-P-2.2	<i>Accommodate the development of housing that is accessible to disabled persons and facilitates aging in place.</i>			
13-P-2.2.A	Require all new housing units designated for senior households to be handicapped accessible.	Ongoing	According to PMC section 18.50.123, all dwelling units within subdivisions or developments intended for senior citizens' residence shall be handicapped accessible.	Delete program. The City has successfully implemented this program with the adoption of municipal code amendments.
13-P-2.2.B	Encourage universal design principles in all new residential units to encourage the integration of all ages and abilities in accessible housing developments as part of a comprehensive update of the development review design guidelines.	2009-2011	All development 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.	Delete and merge with Program 2.2.G below related to universal design principles.
13-P-2.2.C	Develop/distribute a flyer to promote the use of the City Home Rehabilitation Loan Program to very low and low-income senior and disabled households to make their existing homes more handicap accessible.	Ongoing	The Housing Rehabilitation Loan Program offers eligible seniors and disabled property owners an opportunity to make handicap accessibility repairs to their home. The program is advertised on the City's website and at the City's Community Access offices through distribution of a flyer. At this time, funds have been exhausted for this program and no rehabilitation loans were issued in 2013 or 2014 due to a reduction in CDBG funding.	Delete and merge with Program 2.2.D below with a provision added to the policy to advertise the program.
13-P-2.2.D	Continue to implement the city Home Rehabilitation Loan Program, providing grants to extremely low-, very low-, and low-income senior and disabled households to increase the handicap	Ongoing	Between 2007 and 2012, a total of 14 rehabilitation loans totaling approximately \$307,557 were distributed to qualified Pittsburg residents. However, the funds have been exhausted for this program and no rehabilitation loans were issued in 2013 or 2014 due to a reduction in CDBG funding.	Amend to delete "city" reference since the new program will be administered through the County. Combine with Program 2.2.C by adding a provision related to

Program	Objective	Timing	Status of Program Implementation	Evaluation
	accessibility of their homes.			advertising the Rehabilitation Program.
13-P-2.2.E	Continue to streamline zoning approvals for senior housing developments with ancillary on-site assisted care units.	Ongoing	PMC section 18.50.010 allows convalescent facilities as a permitted use when designed as an integral component of a senior housing development. No applications for such a development have been reviewed during the 2007–2014 planning period.	Delete program. The City has successfully implemented this program with the adoption of municipal code amendments.
13-P-2.2.F	Continue to enforce the State Handicapped and Accessibility and Adaptability Standards.	Ongoing	All projects requiring a building permit are reviewed by the City's Building Division in accordance with Title 24, Physical Access Regulations, of the California Building Code. In addition, all projects must conform 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.	Delete program as building permit regulations default to state law.
13-P-2.2.G	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.	2009-2011	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.	Merge with Program 2.2.B.
13-P-2.2.H	Continue to allow the development of Group Residential facilities, defined as shared living quarters without a separate bathroom or kitchen for each unit, consistent with SB 520.	Ongoing	PMC section 18.50.010 allows group residential uses in the medium- and high-density residential districts with an approved use permit. The City has not received any applications for a use permit to allow a group home during this reporting period.	Amend program to refer to current definition of group residential facility and update program requirements to include amendment of PMC to match the current definition and requirements for such facilities.

Program	Objective	Timing	Status of Program Implementation	Evaluation
13-P-2.3	Support efforts to provide temporary, transitional and permanent housing in the City and surrounding area for homeless people.			
13-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.	Ongoing	<p>The Community Access, Community Development Block Grant (CDBG) Division, continues to provide grant funds to organizations that provide temporary and transitional shelter/housing to low-income households and persons in need. During the 2007–2014 planning period, the City allocated an estimated \$45,000 in CDBG funds toward homeless services and programs. Due to a reduction in CDBG funding, the City was not able to contribute funds to the Contra Costa County Consortium and homeless programs in 2013 and 2014. However, City staff does participate in the Consortium by offering staff support for meetings and activities.</p> <p>Throughout the planning period, Community Access provided annual CDBG funding to the County Consortium that was used to support the Pittsburg Family Shelter, Independent Living Resource of Contra Costa County, Northern California Family Center for Runaway Shelter Services, New Connections, an HIV/AIDS Safety Net Program, and STAND! Against Domestic Violence – Rollie Mullen Center for Emergency Shelter. From 2007 to 2014, the City set aside an average of 15 percent of CDBG funds for all housing-related resources and programs.</p>	Retain program.
13-P-2.3.B	Continue to assist non-profit organizations in identifying land suitably zoned for homeless shelters and transitional housing developments.	Ongoing	Community Access continues to support the County Consortium in providing support and funding, depending on availability, for homeless development projects that provide temporary and transitional housing. Please also see the status of Program 13.P-2.3.D, below.	Delete program. Emergency shelters are permitted in the CS (Service Commercial) District. See the status of Program 13-P-2.3.D.
13-P-2.3.C	Continue to fund operations of the permanent homeless shelter in Central Contra Costa County using CDBG and other funds targeted to serve lower income households.	Ongoing	<p>During the 2007–2014 planning period, the City allocated an estimated \$45,000 CDBG funds toward homeless services and programs. Due to a reduction in CDBG funding, the City was not able to contribute funds to the County Consortium and homeless programs in 2013 and 2014. However, City staff does participate in the Consortium by offering staff support for meetings and activities.</p> <p>Throughout the Housing Element cycle, Community Access provided annual CDBG funding to the County Consortium that was used to support the Pittsburg Family Shelter, Independent Living Resource of Contra Costa County, Northern California Family Center for Runaway Shelter Services, New Connections, an HIV/AIDS Safety Net Program, and STAND! Against Domestic Violence – Rollie Mullen Center for Emergency Shelter. From 2007 to 2014, the City set aside an average of 15 percent of CDBG funds for all housing-related resources and programs.</p>	Retain program.
13-P-2.3.D	Allow professionally managed emergency shelters and transitional housing by right in the CS (Service Commercial) District.	2012	This program was implemented. On April 16, 2012, the City Council adopted Ordinance No. 1356, amending the Zoning Ordinance to allow emergency shelters in the CS District in accordance with Senate Bill 2.	Delete program. The City has successfully implemented this program with the adoption of municipal code amendments.

Program	Objective	Timing	Status of Program Implementation	Evaluation
13-P-2.3.E	Amend the Zoning Ordinance to include a new definition of "supportive housing" that is consistent with Health and Safety Code section 50675.14(b); and, allow supportive housing "by right" in the RM, RMD, RH, RHD, M and all commercial districts, subject to the same limitations as multifamily development.	2009-2010	This program was implemented with the adoption of City Council Ordinance No. 09-1322 in December 2009.	Amend program to meet current interpretations of the Senate Bill 2 definition of supportive housing and to allow supportive housing in all residential districts subject only to regulations that apply to residential uses within the subject zone.
13-P-2.3.F	Amend the Zoning Ordinance to eliminate the minimum 1,000 foot distance requirements from any transitional housing establishment to a school, liquor store, tavern and other transitional housing establishment. Continue to permit transitional housing "by right" in the RM, RMD, RH, RHD, M and all commercial districts, subject to the same limitations included for multifamily development.	2009-2010	This program was implemented with the adoption of City Council Ordinance No. 09-1322 in December 2009.	Amend program to meet current interpretations of the Senate Bill 2 definition of transitional housing and to allow transitional housing in all residential districts subject only to regulations that apply to residential uses within the subject zone.
13-P-2.3.G	Amend the Zoning Ordinance to allow Protective Residential Care establishments in Medium Density and High Density Residential Districts, subject to approval of a use permit.	2009-2010	This program was implemented with the adoption of City Council Ordinance No. 09-1322 in December 2009.	Delete program. The City has successfully implemented this program with the adoption of municipal code amendments.
13-P-2.3.H	Continue to support expansion of programs providing housing information, counseling, referrals, dispute resolution, and/or emergency shelter.	Ongoing	As noted above, Community Access has funded several organizations that provide shelter and emergency services to homeless individuals and families as well as those in distress. During the 2007–2014 Housing Element planning period, approximately \$30,000 was allocated to Bay Area Legal Aid (BALA), La Raza Legal Services, and Pacific Municipal Services, Inc. to address fair housing issues and provide tenant/landlord mediation, delinquency/default counseling, and foreclosures and homeownership counseling services to Pittsburg residents. Combined, these organizations have assisted approximately 1,500 families. Currently, Pittsburg Housing Authority staff provides individual counseling on eligibility requirements, credit issues, and pre- and post-homeownership counseling.	Retain program.
13-P-2.3.I	Work with public agencies in the area to develop a coordinated and cooperative approach to identifying the housing needs of day laborers, and implement programs to address their identified needs.	2010-2012	This program has not been implemented.	Retain program.
13-P-2.4	<i>Increase homeownership opportunities for extremely low-, very low-, low- and moderate income households.</i>			
13-P-2.4.A	Provide financial support for the development of homes for extremely low-, very low-, low- and moderate-income households under sweat equity programs.	Ongoing	This program has not been implemented during the current Housing Element cycle.	Retain and amend program to provide financial assistance if available.

Program	Objective	Timing	Status of Program Implementation	Evaluation
13-P-2.4.B	Support continuation of the County MCC Tax Credit program benefiting new low and moderate-income homeowners, and make information about it available at permit counter and on city website.	Ongoing	This program has not been implemented.	Retain program.
13-P-2.4.C	Continue to provide a first-time homebuyer program within the city for the benefit of low and moderate-income households utilizing appropriate Redevelopment Agency and Housing Authority resources.	Ongoing	<p>The Redevelopment Agency established a First Time Homebuyer (FTHB) Program in June 2004; however, the program was ended in 2009 due to lack of funding availability.</p> <p>The Community Access Department established a Section 8 FTHB Program in 2006. Program information is available at the Pittsburg Housing Authority Office and on the City's website. The program is funded through CDBG and CalHome funds. During the 2007–2014 Housing Element planning period, approximately \$500,000 in CDBG funds were set aside to fund the Section 8 FTHB Program. Since 2007, 41 first-time homebuyer loans have been issued under both programs. At this time, all funding for this program has been expended.</p>	Consider restructuring or amending the FTHB Program. With the loss of Redevelopment Agency funds and a decrease in CDBG funding, there are fewer resources to allocate to housing-related services and activities. In addition, there have been fewer qualified applicants to the FTHB program and the single qualified applicant in 2013-14 could not find a home that would meet the program and applicant's requirements and the applicant opted not to participate.
13-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 continue to offer support in the application of these funds.	Ongoing	<p>This task is undertaken on a case-by-case basis when individual developers approach the City's Economic Development and Planning Departments, and request information or assistance in obtaining state and federal funds. In the past, the City and the Redevelopment Agency 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.</p> <p>From 2007 to 2014, the Agency/City has collaborated with Resources for Community Development and Domus Development to obtain grant funds to develop and plan the Los Medanos Village Apartments (71 affordable multi-family units) and Siena Court (111 affordable senior units), respectively. Additionally, the City collaborated with Domus Development to acquire federal Neighborhood Stabilization Program funds to develop 30 new rental units (La Almenara, Ninth Street Scattered Sites) available to low-income families, and is currently collaborating on a funding application to house homeless veterans (Los Medanos Apartments).</p>	Merge with Program 2.1.J.
13-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.	Ongoing	The Community Access Department 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.	Retain program.

Program	Objective	Timing	Status of Program Implementation	Evaluation
13-P-2.4.F	Continue to co-sponsor homeownership/credit preparation classes within the community.	Ongoing	<p>During the 2007–2014 Housing Element planning period, approximately \$30,000 was allocated to Bay Area Legal Aid (BALA), La Raza Legal Services, and Pacific Municipal Services, Inc. to address fair housing issues and provide tenant/landlord mediation, delinquency/default counseling, and foreclosures and homeownership counseling services to Pittsburg residents. Combined, these organizations have assisted approximately 1,500 families.</p> <p>Currently, Pittsburg Housing Authority 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.</p>	Retain program.
13-P-2.4.G	Ensure that all single-family housing projects approved for construction meet the requirements set forth in the inclusionary housing ordinance.	Ongoing	<p>PMC section 18.86.020 specifies that the Inclusionary Ordinance is applicable to all residential projects in the city seeking a discretionary entitlement, except those that are subject to a development agreement executed by the project developer and the City.</p> <p>Since the ordinance's adoption in 2004, an inclusionary or affordable housing component has been implemented through the entitlement process (Bailey Estates, Sky Ranch); and through the adoption of Development Agreements (Lawlor Estates, Alves Ranch, Mariner Walk, Willow Brook, Bailey Estates and Vidrio).</p>	Merge with Program 2.5.C related to multi-family development and amend the program to consider developing other affordably housing funds (e.g. commercial and/or residential linkage fees). Currently, the Inclusionary Housing ordinance moderate income prices are in line with market rate for-sale housing in Pittsburg, so it is difficult for developers to market deed-restricted houses in subdivisions with similarly priced, non-deed-restricted housing.
13-P-2.4.H	Ensure that inclusionary and market rate housing units are integrated within a subdivision, and that the units are architecturally similar, and constructed with the same quality of exterior materials through the design review process.	Ongoing	PMC section 18.86.050 contains "Performance Standards for Affordable Units," and specifically requires that inclusionary units have the same overall quality of construction and appearance of market rate units.	Delete program. The City has successfully implemented this program with the adoption of municipal code amendments.
13-P-2.4.I	Consider requiring that a certain percentage of homes in new single-family small lot developments be limited in size in an attempt to make them more "affordable by design" for first-time homebuyers and single parent households.	Ongoing	Through the PD (Planned Development) District rezoning process, City staff has worked directly with developers to create a certain number of homes and lots within each development that are limited in size, thereby implementing this policy. As noted above, since this ordinance was adopted, the City has approved PDs to allow for reduced lot sizes, reduced setbacks and increased lot coverage in order to support small lot, single-family residential developments intended to be "affordable by design." These developments include Toscana at San Marco, Vista Del Mar, Alves Ranch, and Vidrio.	Delete program. The City has successfully implemented this program with the adoption of municipal code amendments.
13-P-2.4.J	Provide financial support for the development of homes that are affordable to Low and Moderate-income households, which are developed by non-profit organizations in partnership with the Redevelopment Agency. Prioritize partnerships with non-profit developers	Ongoing	During the current Housing Element cycle, the Redevelopment Agency provided financial support to two nonprofit housing developers (Resources for Community Development and Domus Development). Support was provided through land acquisition and below market sales, direct loans, and payment of fees to close funding gaps for various affordable residential developments (La Almenara,	Retain and amend program to eliminate discussion of Redevelopment Agency and to offer various types of support other than and financial support.

Program	Objective	Timing	Status of Program Implementation	Evaluation
	who have a proven track record in developing successfully within the City (including, but not limited to Mercy Housing, Resources for Community Development, and Domus Development).		Siena Court, Ninth Street Scattered Sites, and Los Medanos Village Apartments). La Almenara was constructed by the Redevelopment Agency with approximately \$1.58 million in grants from the Neighborhood Stabilization Program and \$2.6 million in direct loans/grants from the Redevelopment Agency and the City in addition to fee credits/deferrals and a land grant. Los Medanos Village Apartments was awarded \$6.4 million in direct Agency loans/grants in addition to approximately \$886,000 in fee waivers and below market land grants. Siena Court was awarded \$4.4 million in direct Agency loans/grants in addition to approximately \$2 million in fee waivers and below market land grants. The Ninth Street Scattered Sites was awarded approximately \$300,000 in below market land grants.	
13-P-2.4.K	Provide priority to non-profit housing developers in the disposition of Redevelopment Agency housing sites where such priority is likely to result in the development of quality affordable housing. Prioritize partnerships with non-profit developers who have a proven track record in developing successfully within the City (including, but not limited to Mercy Housing, Resources for Community Development, and Domus Development).	Ongoing	As noted in 13-P-2.4.J, the Agency provided extensive support including but not limited to disposition of land for Siena Court (111 affordable senior units), Los Medanos Village Apartments (71 affordable, multi-family units), La Almenara (20 affordable multi-family units), and the Ninth Street Scattered Sites project (10 affordable single-family with accessory dwelling units on various sites) during the 2007–2014 planning period.	Retain and amend program to eliminate discussion of Redevelopment Agency and to identify lead department in handling such transactions.
13-P-2.4.L	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.	2009-2012	In 2009, approximately \$44,225 in NSP funding was granted to Pittsburg for the purchase and rehabilitation of foreclosed properties. Approximately \$1.58 in NSP grant funds were awarded to the City and utilized to construct La Almenara (affordable, 20-unit multi-family residential development). In 2011, the City, in partnership with Domus Development (and its subsidiary Affordable Housing CDC), was awarded approximately \$2 million in NSP funds to rehabilitate and construct the Ninth Street Scattered Sites project, which includes construction of five new single-family and five new multi-family units for rent to very low-income families.	Retain program.
13-P-2.5	<i>Increase the supply of rental housing available and affordable to extremely low, very low, low and moderate-income households, and in particular large families.</i>			
13-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	The Housing Authority continues to provide rental housing assistance to approximately 1,108 Section 8 voucher holders, which includes 160 Housing Choice Vouchers for homeless veterans in Contra Costa County.	Retain program.
13-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	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	Retain program.

Program	Objective	Timing	Status of Program Implementation	Evaluation
			City website.	
13-P-2.5.C	Ensure that all new multi-family housing projects meet requirements set forth in the inclusionary housing ordinance.	Ongoing	This program cannot be implemented due to the 2009 California Supreme Court decision in <i>Palmer/Sixth Street Properties LP vs. City of Los Angeles</i> , which found that Inclusionary Housing Ordinances that set the base rent according to income level are in conflict with the Costa-Hawkins Rental Housing Act, a state law that allows land owners to set base rents.	Delete program and merge with Program 2.4.G to reevaluate and possibly amend the inclusionary housing program to consider options for generating affordable housing funds (e.g., commercial and/or residential linkage fees).
13-P-2.5.D	Ensure that inclusionary and market rate housing units are integrated within a development, and that the units are architecturally similar, and constructed with the same quality of exterior materials through the design review process.	Ongoing	PMC section 18.86.050 contains "Performance Standards for Affordable Units" and specifically requires that inclusionary units have the same overall quality of construction and appearance of market rate units.	Delete program. The City has successfully implemented this program with the adoption of municipal code amendments.
13-P-2.5.E	Develop and publicize potential public affordable housing funding resources to non-profit and for-profit developers, and assist non-profit developers with the acquisition of those funds.	Ongoing	This is an ongoing task and is the result of close partnerships between individual developers and the City. The City works closely with nonprofit housing developers to participate in state and federal programs offering mortgage and construction loans and grants. The programs included, but were 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. In addition, prior to its dissolution in 2011, the Redevelopment Agency provided loans to for-profit developers and funded the construction of off-site improvements and frontage improvements for projects in order to close funding gaps for qualified projects.	Delete program due to redundancy. The program is covered by 13.P-2.1J to work with nonprofit developers to identify and apply for county and state grants to construct affordable housing projects and/or residential developments that serve an identified special housing needs population; 13.P-2.4.D 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 grant funds available on the HCD website; and 13.P-2.4L to 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.
13-P-2.5.F	Provide financial support for the development of rental units for extremely low, very-low, and low and moderate income households, which are developed by non-profit organizations.	Ongoing	Until its dissolution in 2011, the Redevelopment Agency provided direct financial support through land acquisition and below market sales, direct loans, and payment of fees to close funding gaps for multiple developments (La Almenara, Siena Court, Los Medanos Village, Los Medanos Apartments, and Ninth Street Scattered Sites). Assistance was provided to two nonprofit housing developers: Resources for Community Development and Domus	Delete due to redundancy. This program is covered by Program 13-P-2.4.J to provide financial support for the development of homes that are affordable to low- and moderate-income households, which were developed by nonprofit organizations in partnership with

Program	Objective	Timing	Status of Program Implementation	Evaluation
			<p>Development.</p> <p>La Almenara was constructed with approximately \$1.58 million in grants from the Neighborhood Stabilization Program, \$3.45 million in direct loans/grants from the Agency and the City, and fee credits/deferrals and a land grant. Los Medanos Village Apartments was awarded \$6.4 million in direct Agency loans/grants in addition to approximately \$886,000 in fee waivers and below market land grants. Siena Court was awarded \$4.4 million in direct Agency loans/grants in addition to approximately \$2 million in fee waivers and below market land grants.</p>	<p>the Redevelopment Agency; Program 13-P-2.4.K to provide priority to nonprofit housing developers in the disposition of Redevelopment Agency housing sites where such priority is likely to result in the development of quality affordable housing; and Program 13.P-2.1J to continue to work with nonprofit 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.</p>
13-P-2.6	<i>Encourage the incorporation of energy conservation design features in existing and future residential developments to conserve resources and reduce housing costs.</i>			
13-P-2.6.A	Evaluate new subdivisions for passive solar and cooling opportunities, consistent with the Subdivision Map Act.	Ongoing	<p>All development projects are subject to review by the Planning and Engineering Departments and the Building Division prior to the issuance of building permits. All projects must comply with state and local building regulations including those set forth in the Subdivision Map Act.</p> <p>On November 9, 2010, the Planning Commission adopted Resolution No. 9864 amending the Development Review Design Guidelines to include "Green Building Design Guidelines." The new guidelines include provisions to reduce energy consumption through the installation of solar panels, wind turbines, and cool roofs; support increased pedestrian and bicycle connectivity in subdivisions and large developments; and support inclusion of community gardens, electric charging vehicle stations, and other environmental features into project plans. Projects that include "green components" include Siena Court (green roof atop a podium parking structure); and both the Los Medanos Village and the Woods Manor Rehabilitation projects, affordable housing developments that include energy-efficient design elements (solar panels on carports, tankless water heaters, water-efficient irrigation).</p>	Delete program. Compliance with state law and building code requirements is adequate. Further, the City adopted Green Building Design Guidelines against which new development is reviewed for conformance with current passive solar and cooling opportunities.
13-P-2.6.B	Enforce the State Energy Conservation Standards for new residential construction and additions to existing structures.	Ongoing	All development projects are subject to review by the Planning, Engineering and Building Divisions prior to the issuance of building permits. All projects must comply with state and local building regulations including those set forth in Title 24, Energy Efficiency Standards for Residential Development.	Delete program. Compliance with state law and building code requirements is adequate.
13-P-2.6.C	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	Housing rehabilitation loan records do not indicate how many loans were issued for this purpose; however, a total of 14 rehabilitation loans totaling approximately \$307,557 have been distributed to qualified Pittsburg residents since 2007.	Retain program.

Program	Objective	Timing	Status of Program Implementation	Evaluation
13-P-2.6.D	Support the use of solar heating and other environmentally sound, energy efficient methods for heating and cooling homes, consistent with adopted building, mechanical and plumbing codes.	Ongoing	On November 9, 2010, the Planning Commission adopted Resolution No. 9864 amending the Development Review Design Guidelines to include "Green Building Design Guidelines." The new guidelines include provisions to reduce energy consumption through the installation of solar panels, wind turbines, and cool roofs; support increased pedestrian and bicycle connectivity in subdivisions and large developments; and support inclusion of community gardens, electric charging vehicle stations, and other environmental features into project plans. Projects that include "green components" include Siena Court (green roof atop a podium parking structure), Los Medanos Village, and the Woods Manor rehabilitation project. Los Medanos Village and Woods Manor are affordable housing developments that include energy-efficient design elements (solar panels on carports, tankless water heaters, water-efficient irrigation).	Combine with 2.6.E to support density bonuses and other incentives to make developments more sustainable than what is required by state law or recommended in the City's Green Design Guidelines.
13-P-2.6.E	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 design guidelines.	2009-2011	This program has not been implemented.	Merge with Program 2.6.D.
13-P-2.6.F	Work with the Pittsburg Power Company, and other private donors, to develop a grant or long term loan program fund to fund the installation of solar panels on single-family and multi-family residential developments to reduce energy consumption and provide savings to property owners.	2010-2012	This program has not been implemented.	Retain program and amend to include in City's Climate Action Plan.
13-P-2.7	Utilize smart growth principles in the site planning of new subdivisions to enhance the quality of life of Pittsburg residents			
13-P-2.7.A	Encourage the incorporation of smart growth site planning principles in new subdivisions as part of a comprehensive update of the development review design guidelines.	2009-2011	On November 9, 2010, the Planning Commission adopted Resolution No. 9864 amending the Development Review Design Guidelines to include "Green Building Design Guidelines." The guidelines include provisions to reduce energy consumption through the installation of solar panels, wind turbines, and cool roofs; support increased pedestrian and bicycle connectivity in subdivisions and large developments; and support inclusion of community gardens, electric charging vehicle stations, and other environmental features into project plans.	Delete program. The City has successfully implemented this program with the adoption of the Green Building Design Guidelines. See also evaluation under Program 13-P-2.6.D.
Eliminating Discrimination				
Goal 3. Eliminate housing discrimination.				
13-P-3.1	Promote fair housing opportunities for all people.			
13-P-3.1.A	Prohibit housing discrimination on the basis of age, race, ethnic or national origin, physical or psychological special need,	Ongoing.	The City is subject to and enforces state and federal fair housing laws. In addition, all Redevelopment Agency-sponsored Affordable Housing Agreements and Disposition	Retain program.

Program	Objective	Timing	Status of Program Implementation	Evaluation
	religion, sex, sexual orientation, familial status, or source of income in all projects which receive local public funds.		and Development Agreements 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.	
13-P-3.1.B	Continue to allocate funds to local non-profit organizations that provide fair housing counseling, investigation, education and outreach services. 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.	Annually	During the 2007–2014 Housing Element planning period, approximately \$30,000 was allocated to Bay Area Legal Aid (BALA), La Raza Legal Services, and Pacific Municipal Services, Inc. to address fair housing issues and provide tenant/landlord mediation, delinquency/default counseling, and foreclosures and homeownership counseling services to Pittsburg residents. Combined, these organizations have assisted approximately 1,500 families.	Retain program.
13-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	Currently, Pittsburg Housing Authority 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.	Delete program due to redundancy. It is covered by Program 13-P-3.1.B.
13-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.	Annually	During the 2007–2014 Housing Element planning period, approximately \$30,000 was allocated to Bay Area Legal Aid (BALA), La Raza Legal Services, and Pacific Municipal Services, Inc. to address fair housing issues and provide tenant/landlord mediation, delinquency/default counseling, and foreclosures and homeownership counseling services to Pittsburg residents. Combined, these organizations have assisted approximately 1,500 families. Currently, Pittsburg Housing Authority 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.	Retain program.
13-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	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.	Retain and possibly amend program based on amendments to Program 13-P-2.4.C, related to the First Time Homebuyer Program, as well as Programs 13-P-2.5.C and 13-P-2.4.G, related to the Inclusionary Housing Program.

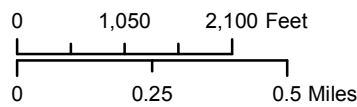
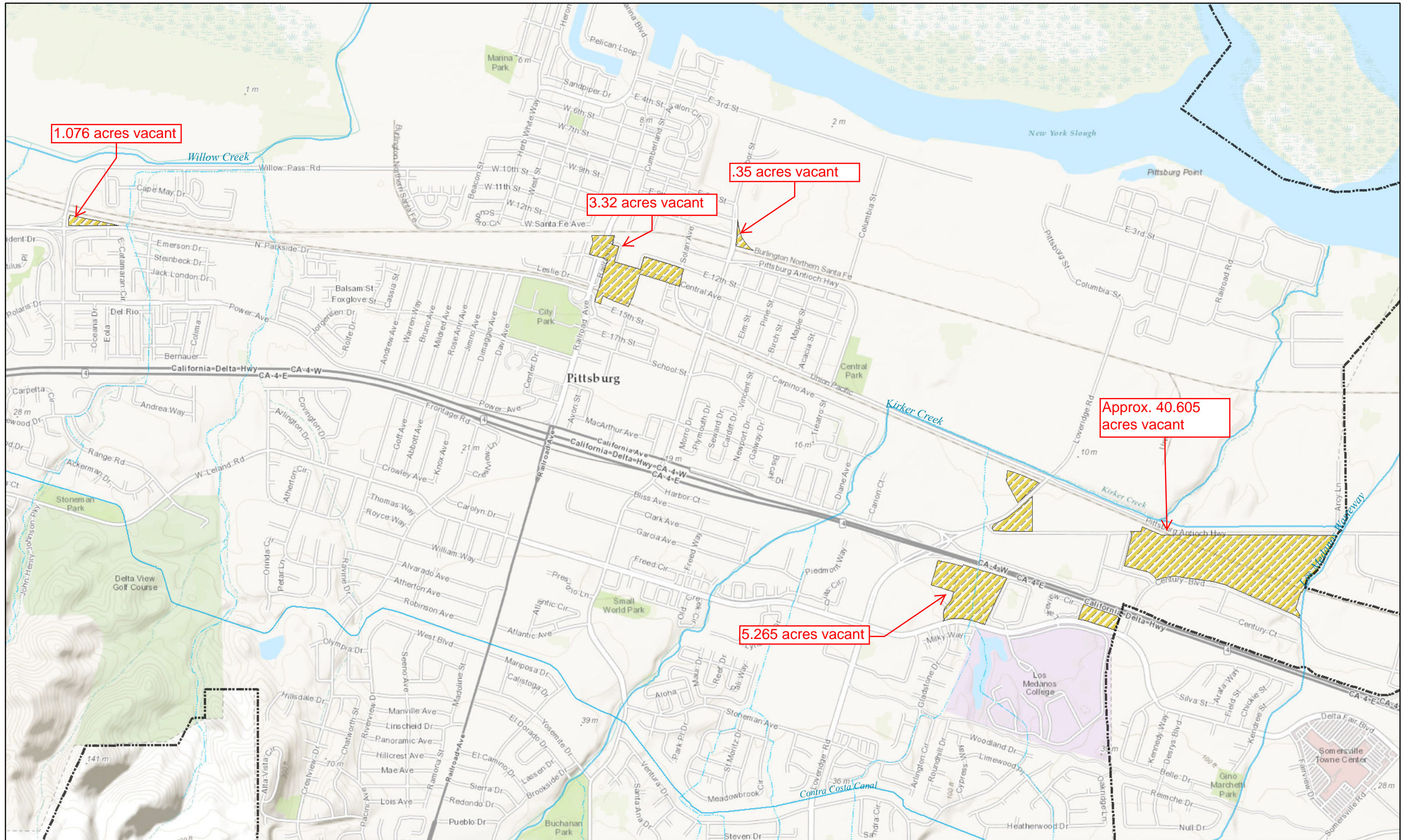
Program	Objective	Timing	Status of Program Implementation	Evaluation
Housing Stock Preservation				
Goal 4. Improve and preserve the existing housing stock including affordable housing units, where feasible and appropriate.				
13-P-4.1	Support the conservation and rehabilitation of existing for-sale housing stock (including mobile homes) through a balanced program of code enforcement and property improvements.			
13-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	<p>The Building Division administers the City's Residential Rental Inspection Program which was established on February 6, 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. Approximately 2,500 properties are enrolled in the program.</p> <p>In addition, the Building Division actively investigates citizen complaints regarding Municipal Code violations. 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.</p> <p>During the 2007–2014 Housing Element planning period, approximately \$940,000 of CDBG funds were allocated to Code Enforcement activities to investigate complaints and take appropriate action involving residential code violations.</p>	Retain program.
13-P-4.1.B	Continue to offer housing rehabilitation loans to owners of single-family and multi-family residences.	Ongoing	Between 2007 and 2013, 14 rehabilitation loans totaling approximately \$307,557 were distributed to qualified Pittsburg residents. In fiscal year 2013/14, the Housing Rehabilitation Loan Program was discontinued due to a reduction in CDBG funding; however, as of fiscal year 2014/15, the City is allocating approximately \$100,000 in CDBG funding to the County's home rehabilitation loan program.	Retain program.
13-P-4.1.C	Provide homeownership skills training to assist homeowners to conduct routine maintenance on their homes.	Ongoing	This program has not been implemented.	Delete program. Due to the loss of Redevelopment Agency funding and a reduction in CDBG funding, there is not funding available to create and continue such a program during this Housing Element planning period.

Program	Objective	Timing	Status of Program Implementation	Evaluation
13-P-4.1.D	Develop a program to lend, give away or sell tools at a reduced rate to very low, low and moderate-income households to conduct routine maintenance on their homes.	Ongoing	This program has not been implemented.	Delete program. Due to the loss of Redevelopment Agency funding and a reduction in CDBG funding, there is not funding available to create and continue such a program during this Housing Element planning period.
13-P-4.1.E	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 the Neighborhood Stabilization Act. Institute a local preference policy for residents and those who work and/or study in Pittsburg when administering the program.	2009-2010	Currently, Pittsburg Housing Authority staff provides counseling on eligibility requirements, credit issues, and pre- and post-homeownership on an individual basis. During the 2007–2014 Housing Element cycle, approximately \$30,000 was allocated to Bay Area Legal Aid (BALA), La Raza Legal Services, and Pacific Municipal Services, Inc. to address fair housing issues and provide tenant/landlord mediation, delinquency/default counseling, and foreclosures and homeownership counseling services to Pittsburg residents. Combined, these organizations have assisted approximately 1,500 families.	Retain program.
13-P-4.1.F	Publicize all programs through coordinated mailings, emails, poster advertising throughout the City, and other means in order to notify all residents and people who work/attend school in Pittsburg of City sponsored programs.	Ongoing	Services are advertised at City offices through program hand-outs, information sheets, and the City's website Currently, Pittsburg Housing Authority staff provides individual counseling on eligibility requirements, credit issues, and pre- and post-homeownership counseling. These services are advertised on the City's website and at the City's Community Access offices.	Delete program due to redundancy. All of the individual programs contain provisions for publicizing City programs.
13-P-4.2	<i>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.</i>			
13-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.	Ongoing	In previous years, CDBG funds were used to fund the First Time Home Buyer Program and housing rehabilitation loans. Between 2007 and 2013, a total of 14 rehabilitation loans totaling approximately \$307,557 were distributed to qualified Pittsburg residents. In fiscal year 2013/14, the Housing Rehabilitation Loan Program was discontinued due to a reduction in CDBG funding; however, as of fiscal year 2014/15, the City is allocating approximately \$100,000 in CDBG funding to the County's home rehabilitation loan program.	Retain program. Amend to reflect changes to the funding source.
13-P-4.2.B	Set aside a portion of the Redevelopment Agency's annual funds for housing programs, including preservation of units at risk of conversion to market rate, when feasible and appropriate.	Ongoing	Lido Square Townhomes was considered "at risk" of converting during the 2007-2014 planning cycle; however, the complex continues to offer Section 8 affordable units under new agreements with HUD that could expire as early as 2016 (See Chapter 2 of this Housing Element for further details about At Risk Rental Units).	Merge with Program 4.2.D because both programs involve City support for retaining "at risk" rental units. Encourage other types of support such as technical, grant application and other types of support other than financial in the preservation of "at risk" units.
13-P-4.2.C	Support developer and non-profit applications for other State and Federal funds available to them for the preservation of units at risk of conversion	Submit letters of support, when	On December 3, 2009, the City Manager submitted a letter of support for a Tax Credit Allocation Committee (TCAC) application by Bridge Housing for funds to remodel Woods	Merge with 4.2.D because both programs involve City support for retaining "at risk" rental units.

Program	Objective	Timing	Status of Program Implementation	Evaluation
	and rehabilitation of the existing housing stock.	requested	Manor, an 82-unit multi-family rental development affordable to low-income households.	
13-P-4.2.D	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 facilitating the renewal process when needed, and potentially utilizing Redevelopment Agency funding to substantially rehabilitate the units for continued restriction of their affordability.	Start two years before expiration date	The Successor Agency to the City of Pittsburg (former Redevelopment Agency) is responsible for the ongoing monitoring of units that are at risk of conversion to market rate. Staff person maintains lists of all deed-restricted housing units and monitors the status of the units. Units at risk of conversion would be eligible for rehabilitation grants and loans in exchange for maintaining deed restrictions on the units. The Lido Square Townhomes, the residential project that was at risk of conversion during the 2007–2014 planning period, was retained as an affordable property.	Retain program amended to include strategies from 4.2.B and 4.2.C. Amend to identify the Successor Agency or Planning Department as the agency responsible for monitoring units at risk of conversion.
13-P-4.2.E	Create a City tracking program to identify properties in the foreclosure process or with home compliance issues, and monitor the properties for code enforcement purposes.	2009-2010	<p>This program is partially implemented through the Rental Inspection Program through which the Building Division inspects and monitors rental properties for code enforcement issues.</p> <p>To date, the City, in partnership with the former Redevelopment Agency and the City's nonprofit Pittsburg Arts and Community Foundation, has purchased 15 foreclosed and/or distressed properties utilizing approximately \$1.4 million in Neighborhood Improvement Team funds. Most of those properties were sold to Domus Development, a nonprofit developer that redeveloped the units into affordable rental housing.</p> <p>During the 2007–2014 Housing Element planning period, approximately \$940,000 of CDBG funds were allocated to Code Enforcement activities to investigate complaints and take appropriate action involving residential code violations.</p>	Program implemented. Continue the program and revise to reflect actions already taken and planned activities for the new planning period.
13-P-4.2.F	Monitor re-sale restrictions of for-sale inclusionary and deed restricted housing units to determine their market viability.	Ongoing	<p>As of January 1, 2007, existing deed restrictions on homes have not been lifted due to market conditions. In addition, the City Council has reviewed and amended Development Agreements for the Vista Del Mar and Mariner Walk subdivisions to reduce the total number of deed-restricted affordable units due to current economic conditions.</p> <p>On January 18, 2011, the City Council adopted a list of City goals that included a comprehensive review of affordable housing policies. This review will include an analysis of current inclusionary policies and identification of potential modifications to those policies due to market conditions.</p>	Merge with Program 4.2.G, to evaluate restricted inclusionary units on a case-by-case basis. See also Program P-2.4.G that calls for re-evaluation of the inclusionary housing regulations as a whole.

Program	Objective	Timing	Status of Program Implementation	Evaluation
13-P-4.2.G	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	See response to Program 13-P-4.2.F above.	Retain and merge with Program 4.2.F, related to the Inclusionary Housing Program. See also Program P-2.4.G that calls for re-evaluation of the inclusionary housing regulations as a whole.
Neighborhood Design Quality				
Goal 5. Enhance the visual quality of Pittsburg's residential neighborhoods.				
13-P-5.1	Enhance the quality and variety of new home designs and home additions to ensure an attractive living environment.			
13-P-5.1.A	Conduct a comprehensive update of the development review design guidelines to require a high quality of design for new residential development and additions to existing residential development.	2009-2011	On November 9, 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.	Merge with Program 5.1.B to update the City's development review guidelines with a focus on a high level of aesthetics and livable site design and quality of materials.
13-P-5.1.B	Update the City's development review design guidelines to encourage a percentage of new homes within new subdivisions to be limited to one-story in height and/or regulate second story elements to provide increased variety in building planes on all building elevations.	2009-2011	This program has not been implemented.	Merge with Program 5.1.A.
13-P-5.2	Enhance the built environment through city-wide landscaping efforts including the installation of street trees that will grow to create a street tree canopy along roadways and sidewalks.			
13-P-5.2.A	Continue to require developers to install street trees in the front yards of homes.	Ongoing	Pursuant to PMC section 18.84.310, a landscaping and irrigation plan must be submitted with an application for a zoning permit or subdivision. Each plan is reviewed by the Planning Division to verify that there is adequate landscaping.	Delete program. The City has successfully implemented this program with the adoption of municipal code amendments.
13-P-5.2.B	Publicize the existing street tree program in existing neighborhoods where street trees are scarce, as funds become available.	Ongoing	This program has not been implemented.	Retain program.

Appendix B
CS Zoning with Vacant Sites for Emergency Shelters



Legend
 City Boundary
Zone Code
 CS



