

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

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

Geographic Area

Table 12 - Geographic Priority Areas

1	Area Name:	City of Pittsburgh
	Area Type:	City
	Other Target Area Description:	City
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Receiving CDBG funds from HUD allows the city to be able to use resources to fund activities and programs citywide that benefit the low income population.

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

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	City
	Associated Goals	AH 1 - Housing Rehabilitation AH 2 - Code Enforcement
	Description	The high cost of housing relative to household income continues to indicate a high priority need for affordable housing. The City continues to seek partnerships with developers to create affordable housing opportunities.
	Basis for Relative Priority	Affordable housing is a high priority for the City. This program will: <ul style="list-style-type: none"> - maintain the housing stock in the city and provide suitable and affordable living environment for persons of low and moderate income - eliminate blight and prevent blighting influences caused by the deterioration of property and neighborhoods - eliminate conditions which are detrimental to health, safety and public welfare, by rehabilitation, demolition or removal - provide improvements needed for disabled accessibility - stabilize and enhance older neighborhoods in order to encourage future investment from the private sector and other public funds and programs
2	Priority Need Name	Homeless Prevention
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Individuals Families with Children veterans Victims of Domestic Violence
	Geographic Areas Affected	City
	Associated Goals	H 1 - Shelter for Homeless Population H2 - Services for Homeless (Non-Shelter Related)
	Description	Homelessness is a result from a combination of factors related to the socioeconomic systems and personal and family issues. In response to the urgent need for services to help homeless individuals and families and to prevent further incidents of homelessness, the City is committed to working with the County Continuum of Care to reduce homelessness by supporting homeless prevention services.
	Basis for Relative Priority	Housing and services for the homeless population is a high priority for the City of Pittsburg.
3	Priority Need Name	Non-Housing Community Development
	Priority Level	High
	Population	Extremely Low Non-housing Community Development
	Geographic Areas Affected	City

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

Narrative (Optional)

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

1) Affordable Housing (New unit Development and Rehabilitation of existing units)

2) Homelessness (Providing Housing and Services)

3) Non-Housing Community Development (Public Services, Infrastructure/Public Facilities, Economic Development)

4) Administration (Program administration)

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

Introduction

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

Anticipated Resources

Table 14 - Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	581,983	72,000	0	653,983	2,270,312	Annual allocation was confirmed in mid February 2015 which had a reduction of approximately 2% from previous year's allocation of \$592,630. Expected amount available for remainder of Con-Plan is based on a 1% reduction each year thereafter.

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

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

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

1. Justice Assistant Grant - \$11,419
2. Keller Canyon Mitigation Fund - \$10,000
3. California Highway Patrol - Every 15 Minutes Program - \$ 9,999
4. Supplemental Law Enforcement Services Fund - \$141,084
5. OTS Strategic Enforcement Program (STEP) - \$50,000
6. OTS DUI Checkpoint Grant - \$25,300

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

The Successor Agency to the former Redevelopment Agency of the City of Pittsburg owns properties that are developable for housing projects. The Successor Agency's long term management plan has been approved by the California State Department of Finance (DOF). This DOF approval allows the Successor Agency to sell these properties at fair market value to interested parties. It would be ideal to sell these properties to developers that could construct affordable housing projects with built in onsite services to address community needs.

Discussion

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

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

Table 15 - Institutional Delivery Structure

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

Assess of Strengths and Gaps in the Institutional Delivery System

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

Gaps: Pittsburg does not have the organizational structure to target, monitor, nor run programs for homelessness nor persons with HIV. Pittsburg relies on its association with the Contra Costa County and the Contra Costa Continuum of Care to direct those in need of services that are unable to be provided services in or by Pittsburg.

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

Table 16 - Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare			
HIV/AIDS			
Life Skills	X		
Mental Health Counseling			
Transportation			
Other			

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

Pittsburg will use CDBG funds for homeless prevention and employment services for special needs population. The Pittsburg Housing Authority has 142 Veterans Affairs Supportive Housing (VASH) vouchers which may be used towards rental assistance for veterans.

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

The Contra Costa Continuum of Care system overall offers a range of emergency, transitional, and permanent housing as well as strong prevention services.

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

Pittsburg will continue to support the Contra Costa Continuum of Care to work towards improving service delivery.

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AH 1 - Housing Rehabilitation	2015	2020	Affordable Housing	City of Pittsburg	Affordable Housing	CDBG: \$500,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit
2	AH 2 - Code Enforcement	2015	2020	Affordable Housing	City of Pittsburg	Affordable Housing	CDBG: \$735,000	Housing Code Enforcement/Foreclosed Property Care: 5000 Household Housing Unit
3	H 1 - Shelter for Homeless Population	2015	2020	Homeless	City of Pittsburg	Homeless Prevention	CDBG: \$86,190	Homeless Person Overnight Shelter: 165 Persons Assisted
4	H2 - Services for Homeless (Non-Shelter Related)	2015	2020	Homeless	City of Pittsburg	Homeless Prevention	CDBG: \$86,190	Tenant-based rental assistance / Rapid Rehousing: 650 Households Assisted Homelessness Prevention: 500 Persons Assisted
5	CD-1 General Public Services	2015	2020	Non-Housing Community Development	City of Pittsburg	Non-Housing Community Development	CDBG: \$86,190	Public service activities other than Low/Moderate Income Housing Benefit: 13305 Persons Assisted
6	CD-2 Non-Homeless Special Needs Population	2015	2020	Non-Homeless Special Needs	City of Pittsburg	Non-Housing Community Development	CDBG: \$54,500	Public service activities other than Low/Moderate Income Housing Benefit: 6813 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	CD-3 Youth	2015	2020	Non-Housing Community Development	City of Pittsburg	Non-Housing Community Development	CDBG: \$86,190	Public service activities other than Low/Moderate Income Housing Benefit: 1900 Persons Assisted
8	CD-4 Economic Development	2015	2020	Non-Housing Community Development	City of Pittsburg	Non-Housing Community Development	CDBG: \$450,000	Businesses assisted: 200 Businesses Assisted Other: 150 Other
9	CD-5 Infrastructure/Public Facilities	2015	2020	Infrastructure/Public Facilities	City of Pittsburg	Non-Housing Community Development	CDBG: \$660,000	Other: 120 Other
10	CD-6 Administration	2015	2020	Administration	City of Pittsburg	Program Administration	CDBG: \$574,600	Other: 0 Other

Table 17 – Goals Summary

Goal Descriptions

Table 18 - Goal Descriptions

1	Goal Name	AH 1 - Housing Rehabilitation
	Goal Description	<p>Housing Rehabilitation Program - provide owner-occupied residential rehabilitation financial assistance in the form of low-interest deferred loans.</p> <p>This program will provide, operate, and administer 1) a home rehabilitation loan program for owner occupied residences; 2) continue compliance with HUD regulations by removing and/or rehabilitating homes with lead base paint. All proposed programs qualifying criteria will be HUD's income guidelines.</p>

2	Goal Name	AH 2 - Code Enforcement
	Goal Description	The Code Enforcement Division of the Police Department enforces the City's municipal codes, laws, and regulations for the abatement of substandard housing conditions and zoning violations, and the abatement of abandoned, dismantled, or inoperative vehicles and blight issues as defined as the physical and economic conditions within an area that cause a reduction of, or lack of, proper utilization of that area.
3	Goal Name	H 1 - Shelter for Homeless Population
	Goal Description	Homelessness is a result from a combination of factors related to the socioeconomic systems and personal and family issues. The City would like to assist the homeless and those at risk of becoming homeless by providing funding to agencies that have emergency, transitional, and permanent affordable housing.
4	Goal Name	H2 - Services for Homeless (Non-Shelter Related)
	Goal Description	Homelessness is a result from a combination of factors related to the socioeconomic systems and personal and family issues. The City will like to assist the homeless and those at risk of becoming homeless by funding agencies that provide supportive services.
5	Goal Name	CD-1 General Public Services
	Goal Description	Ensure that opportunities and services are provided to improve the quality of life and independence for lower income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.
6	Goal Name	CD-2 Non-Homeless Special Needs Population
	Goal Description	Non-Homeless Special Needs Population - Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as frail elderly, disabled persons, battered spouses, abused children, persons with HIV/AIDS, illiterate adults and migrant farm workers.
7	Goal Name	CD-3 Youth
	Goal Description	Youth Services - Increase opportunities for children/youth to be healthy, succeed in school and prepare for productive adult lives.

8	Goal Name	CD-4 Economic Development
	Goal Description	Economic Development - Reduce the number of person with incomes below the poverty level, expand economic opportunities for very-low and low-income residents, and increase the viability of neighborhood commercial areas.
9	Goal Name	CD-5 Infrastructure/Public Facilities
	Goal Description	Infrastructure/Public Facilities - Maintain quality public facilities and adequate infrastructure and ensure access for the mobility impaired by addressing physical access barriers to public facilities.
10	Goal Name	CD-6 Administration
	Goal Description	Administration - Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.

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

Pittsburg is part of the HOME consortium with the County. Based on the current HOME grant and the expected HOME grant over the five-year planning period, the Contra Costa Consortium anticipates providing 80 units of affordable housing. Unless additional subsidies are identified, the housing will be affordable to very-low and low income households. Providing permanent supportive housing for the homeless and other extremely-low income households is a priority but may not be achievable with the current funding sources.

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

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

The Pittsburg Housing Authority requires landlords to disclose a lead warning statement if the property being rented out is pre-1978. Landlord must comply with all of these requirements:

- The landlord must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling before the tenant signs the lease or rental agreement. The landlord also must give the tenant a copy of the federal government's pamphlet, "Protect Your Family From Lead in Your Home" (available by calling 1-800-424-LEAD, or at www.epa.gov/lead), before the tenant signs the lease or rental agreement.
- The lease or rental agreement must contain a Lead Warning Statement in legally-required language.
- The landlord also must give potential tenants and tenants a written Disclosure of Information on Lead-Based Paint and/or LeadBased Paint Hazards.

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

Pittsburg will continue to ensure that:

Rehabilitation Programs

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed activities are exempt from some or all lead based paint requirements.

Pittsburg Housing Authority

- Require landlords to disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling.

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

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

One of the most significant efforts taken by Pittsburg to reduce persons living below the poverty level is funding economic development programs and several agencies that provide services for persons within the community who are extremely- or very low- income. In particular, Pittsburg believes by funding economic development programs that provide microenterprise assistance for those who want to maintain or start stable small businesses as licensed home-based family child care providers; funding agencies that provide small business development training and consulting to assist qualifying clients in starting or expanding microbusiness and plays a role in reducing the number of persons below the poverty line; and funding organizations that provide job training and placement.

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

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

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

Pittsburg promotes the expansion of our affordable housing stock by:

- Providing incentives to developers who assist the City in meeting affordable housing needs, including units to accommodate special needs households: female-headed households, seniors, disabled, developmentally disabled, large families, emancipated youth, seasonal and temporary workers, and the homeless
- Utilizing public funds to increase the supply of housing affordable to extremely low-, very low-, low-, and moderate-income large family households
- Prioritizing public funds for the development of housing affordable to extremely low income households for identified special needs groups
- Providing fee waivers and allow fee deferrals until issuance of a Certificate of Occupancy for developers constructing affordable housing developments and/or developers providing housing and programming serving identified special needs populations

- Assisting non-profit developers in seeking utility fee credits when redeveloping sites for affordable housing and/or housing developments serving an identified special needs population
- Giving priority in processing to project applications with an affordable housing component and/or serving an identified special needs population

SP-80 Monitoring - 91.230

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

Prior to funding consideration, all applications are reviewed for consistency with federal regulation, Consolidated Plan, and local policy. Following funding approval, new subrecipients are required to attend a mandatory meeting to become familiar with program standards, City requirements, and federal regulations. Project sponsors are also required to enter into agreements that specify objectives, scope of work, applicable timelines and performance targets, budget, federal, state, and local regulatory requirements, and monitoring and reporting requirements.

During project implementation, project sponsors are required to submit periodic progress reports detailing project progress toward objectives, problems and/or resolution to meeting goals, and quantitative participation data by ethnicity, income, and household status. In addition, project sponsors are also required to provide updated sources and uses budgets subsequent to the completion of the second quarter. Projects are also subject to an on-site performance and financial audit review on a selective basis. Priority is given to high-risk programs for on-site performance and/or audit review.

Periodic reports and payment requests are reviewed for compliance with the project agreement, budget consistency, and documentation of expenditures. Project sponsors are advised of any procedural errors and/or ineligible activities, and provided with technical assistance as needed.

Upon project completion, project sponsors are required to submit completion reports identifying program/project accomplishments, quantitative data, including number of persons or households served, ethnicity, and income level, and a final sources and uses budget.