

What is the project?

- Zoning text amendments to allow emergency shelters in the CS (Service Commercial) District as a permitted use provided that the shelter complies with strict development and performance standards.
- Due to public comment, Planning staff has removed the recommendation to allow emergency shelters with a use permit and only in conjunction with a church or other group assembly use in the CS-D (Downtown Service Commercial) District.
- The project **does not** consist of construction or management of an emergency shelter. The City and County do not have the funds to build or operate a new shelter.

Why is the City initiating this project?

In 2007, the State legislature adopted Senate Bill 2 requiring that every jurisdiction in California adopt zoning changes to allow emergency shelters as a by-right use in a single zoning district. The emergency shelter program was identified in Pittsburg's 2007-2014 Housing Element which was adopted by the City Council and certified by the State Department of Housing and Community Development (HCD) in 2010.

Why does Pittsburg care about a certified Housing Element?

A certified Housing Element is required for a jurisdiction to apply for and receive State grants and to receive County-wide roadway and transportation funding. With the loss of Redevelopment Agency funds, Pittsburg will rely on these grants heavily in the coming years.

Housing, transportation and infrastructure grants include:

- Proposition 1C, which funds a number of infill development and housing development programs; Housing Related Parks Program grant;
- Proposition 84, which funds water infrastructure, parks improvements and natural resources improvements; and,
- Federal Neighborhood Stabilization Program (NSP) funds, among others.
- Measure J funds totaling approximately \$600,000 annually are used to conduct roadway improvements throughout the City.

In the past two years, Pittsburg has received a number of grants that would not have been available without a certified Housing Element. These include:

- \$4.9 million of Prop 1C funds used to develop Siena Court in downtown Pittsburg,
- \$1.6 million in NSP 1, Tier 2 funds used to fund La Almenara on West 10th Street,
- \$2 million in NSP 1, Tier 3 funds currently being used to construct ten new single family homes with accessory residential units along East 9th Street and Santa Fe Street as part of the Santa Fe Commons project.

Are other jurisdictions in Contra Costa County implementing these zoning changes too?

Yes. All jurisdictions with certified Housing Elements have a program to comply with Senate Bill 2.

- Walnut Creek and Oakley have already implemented these changes;
- San Ramon, Pleasant Hill and Antioch have held at least one public hearing or study session with regard to the changes; and,
- Clayton, Concord and Danville plan to implement the changes in 2012.