

HOUSING MARKET ANALYSIS

MA-05 Overview

Housing Market Analysis Overview:

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

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

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

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

Introduction

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

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

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

have an Associate’s degree (County 8.3%); 14.5% have a Bachelor’s degree (County is 26.1%), and 5.7% have a Graduate or professional degree (County is 15.6%).

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

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

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

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

Economic Development Market Analysis

Business Activity

Table 149 – Business Activity					
Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	282	0	1	0	-1
Arts, Entertainment, Accommodations	3,248	1,630	15	14	-1
Construction	1,820	1,610	8	14	6
Education and Health Care Services	5,298	1,825	24	16	-8
Finance, Insurance, and Real Estate	1,494	352	7	3	-4
Information	599	212	3	2	-1
Manufacturing	1,462	1,666	7	14	7
Other Services	989	600	4	5	1
Professional, Scientific, Management Svcs	2,296	850	10	7	-3
Public Administration	0	0	0	0	0
Retail Trade	3,158	2,351	14	20	6
Transportation and Warehousing	710	119	3	1	-2
Wholesale Trade	773	300	3	3	0

Table 149 – Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Total	22,129	11,515	--	--	--

Data Source: 2011-2015 ACS Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force**Table 150 – Labor Force**

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

Data Source: 2011-2015 ACS

Table 151 – Occupations by Sector

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

Data Source: 2011-2015 ACS

Travel Time**Table 152 – Travel Time**

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

Data Source: 2011-2015 ACS

Education:**Educational Attainment by Employment Status (Population 16 and Older)****Table 153 -Educational Attainment by Employment Status**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,600	480	2,710
High school graduate (includes equivalency)	5,280	925	2,600

Table 153 -Educational Attainment by Employment Status			
Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Some college or Associate's degree	9,465	1,180	2,450
Bachelor's degree or higher	5,595	325	1,080
Data Source: 2011-2015 ACS			

Educational Attainment by Age

Table 154 – Educational Attainment by Age					
	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	4	755	1,415	1,605	1,269
9th to 12th grade, no diploma	985	875	935	1,205	655
High school graduate, GED, or alternative	2,295	2,585	2,055	4,180	1,790
Some college, no degree	3,340	3,005	2,215	4,670	1,475
Associate's degree	610	1,010	590	1,635	559
Bachelor's degree	295	1,430	1,665	2,150	695
Graduate or professional degree	20	440	530	785	389
Data Source: 2011-2015 ACS					

Educational Attainment – Median Earnings in the Past 12 Months

Table 155 – Median Earnings in the Past 12 Months	
Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	52,655
High school graduate (includes equivalency)	73,797
Some college or Associate's degree	89,888
Bachelor's degree	117,256
Graduate or professional degree	120,909
Data Source: 2011-2015 ACS	

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

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

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

Describe the workforce and infrastructure needs of the business community:

Workforce – The 2019 Economic Trends report that the City commissioned to support its General Plan Update presented 11 findings regarding the from the economic, real estate market analysis, and workspace demand projections.

1. Pittsburg's economic base consists primarily of firms with less than 100 employees, as opposed to large corporate users;
2. The City's retail trade, government, and manufacturing sectors are generally stronger than the region and State, while the transportation, services, and finance, insurance, and real estate sectors represent fewer employment opportunities in comparison to the region and the State;
3. The employment sector with the lowest concentration within Pittsburg relative to the region is the services sector;
4. Retail spending patterns of Pittsburg households are generally similar in proportion to those of households in the region; however, Pittsburg's households generally spend a larger percentage of their income in the food and beverage and general merchandise categories than households throughout the region and State.
5. The retail sectors which experience the most retail leakage are the motor vehicle and parts dealers, clothing and clothing accessories stores, and gasoline stations. The retail sectors with the largest retail surplus in the City include food and beverage stores and general merchandise stores;
6. The office and retail real estate markets have generally been experiencing increasing occupancy levels and rising rents for the last several years, indicating strength in the real estate sector. The real estate sector with the highest increase in rents (between 2018 and 2019) was the office market. The industrial real estate market has remained relatively flat in terms of inventory; however, occupancy has decreased slightly and industrial rents have risen;
7. The number of employed residents in the City is projected to increase to 39,380 (an increase of 4,885 employed residents or 14.2%) by 2040 while jobs in Pittsburg will increase to 15,615 by 2040 (an increase of 17.1%). However, the City is projected to have significantly more employed residents than local jobs;
8. The City is perceived as having constraints to sustaining its existing retailers and attracting new retailers. For example, residents in the City have varying levels of disposable income available to spend in the retail sector. Additionally, much of the City's workforce commutes outside of the City, and many of the City's local employees remain onsite during the rest and lunch breaks;
9. Stakeholders identified constraints associated with the City's zoning code, including requirements for a conditional use permit for uses that are assumed to be allowed in a

zone, the need for changes to promote the types of development that the City desires, and the need for flexibility to maximize opportunities;

10. Stakeholders identified that Pittsburg will become increasingly attractive for start-up and e-commerce businesses due to increases in rental rates throughout Silicon Valley, noting there is current demand for smaller industrial and commercial spaces in the 2,000 to 8,000 square-foot range;
11. Stakeholders identified the City's proven track record of thinking creatively around unique opportunities and optimism about working with City staff to resolve technical issues and develop long-term projects.

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

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

Employment Growth Projections

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

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

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

Public Transportation System

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

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

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

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

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

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

The Chamber hosts educational and or subject specific workshops and seminars designed to impart skills that help attendees adapt to the changing business environment. The Chamber strives to educate and sharpen people’s skill sets.

Below are resources offered in partnership with the City.

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

Pittsburg High School (PHS) Annual Career & College Fair – The Chamber is committed to playing an integral role in developing a strong local workforce by partnering students and families with local businesses to help shape students' understanding and preparedness for life after high school. The annual PHS Career Fair is a collaboration developed as a way for Pittsburg’s regional employers, post-secondary institutions and other training providers to assemble and help PHS students understand the available options as they transition into the next chapter of their lives. During the fair, students learn about staffing patterns, job demands, employer requirements, internships and post-secondary programs available from local business owners and vocational training providers.

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

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

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

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

No.

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

Though the City does not participate in a Comprehensive Economic Development Strategy, it is an active participant in the Northern Waterfront Economic Development Initiative (NWEDI).

Contra Costa's Northern Waterfront extends 55-miles along the shoreline of the Carquinez Straits and Suisun Bay to the confluence of the Sacramento-San Joaquin Rivers, parallel to SR 4. The cities of Hercules, Martinez, Concord, Pittsburg, Antioch, and Oakley are located along the Northern Waterfront, as are the unincorporated communities of Rodeo, Crockett, Port Costa, Clyde, Pacheco, and Bay Point. The NWEDI is a regional cluster-based economic development strategy with a goal of creating 18,000 new jobs by 2035. It leverages existing competitive advantages and assets by focusing on advanced manufacturing sub-sectors in five targeted clusters (advanced transportation fuels, bio-tech/bio-medical, diverse manufacturing, food processing, and clean tech). There is also a related component focusing on the human capital framework to benefit the residents of the Northern Waterfront. The initiative is a collaboration between the County and seven partner cities, who work together on diverse actions to enhance the economic vitality of the region.

The NWEDI published its Strategic Action Plan (SAP) in January 2019. The SAP is intended to complement the county and cities' Climate Action Plans and Housing Elements. By working together, local policy makers can position the Northern Waterfront as a competitive 21st century economic asset that attracts innovative companies creating advanced manufacturing jobs for local residents in new emerging growth industries.

Discussion

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MA-50 Needs and Market Analysis Discussion

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

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

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

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

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

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

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

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

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

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

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

Pittsburg is a larger medium-sized city located in eastern Contra Costa County (east County) and rapidly became a much more racially and socioeconomically diverse community in recent decades due to the suburbanization of poverty and displacement of low-income people of color from communities like Richmond, Oakland, and San Francisco.

Access to opportunity is lowest in western and north-eastern sections of the County, specifically in the cities of Richmond, Pittsburg, and in Antioch. Access to opportunity is highest in central Contra Costa County, including Walnut Creek, Danville, Alamo, San Ramon, Lafayette, Orinda, and Moraga. Significant contributing factors to disparities in access to opportunity include: Availability of reliable public transportation; Lack of access to opportunity due to rising housing costs; Lack of regional and local cooperation; Location of employers; Location of schools and student assignment plans; and Location of environmental health hazards.

Pittsburg's census tracts have a majority of racial minorities greater than 78.3%. Six census tracts correspond to areas of Section 8 housing voucher concentration of 5-10% while one census tract has more than 10%. Many of the housing in these areas are older single-family homes with the original homeowners still residing in them, or the homes have been bequest to the next generation with very little or no renovation completed; or the homes have become rental properties with absentee landlords.

Are there any community assets in these areas/neighborhoods?

Community assets typically are facilities such as schools, libraries, community centers, parks, and access/proximity to commercial centers or establishments that include grocery stores,

general merchandise stores, and pharmacy retailers. The communities in these census tracts have a combination of community assets that include parks, churches, schools and some have retail accessibility.

Are there other strategic opportunities in any of these areas?

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

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

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

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

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

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

Xfinity (Comcast) offers its Internet Essentials program to every unconnected HUD-assisted household and is the primary provider of television and internet throughout the County. All areas have access to the highest speed access to high speed internet, including Bethel Island.

Xfinity (Comcast) offers this speed service by cable, and AT&T provides it by fiber (with limited coverage) and by DSL. Satellite services at 25 Mbps are offered by ViaSat and HughesNet, while DSL is provided by Sonic, also at a speed of 25 Mbps.

The need for broadband wiring and connections is viewed to be more than adequate for all households and areas in Pittsburg.

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

Pittsburg is served by at least six providers with a wide range of products, speeds and prices, therefore competition is deemed to be adequate.

Table 156 – Broadband Availability									
CDBG Jurisdictions	Broadband Internet Availability > 25 Mbps			Internet Provider Types and Coverage %			Internet Speed Availability in Mbps		
	City	CA	USA	Cable	DSL	Fiber	3	10	25
Antioch	97%	94%	79%	97%	94%	3%	100%	100%	97%
Concord	98%	94%	79%	98%	97%	-	100%	100%	98%
Pittsburg	97%	94%	79%	96%	96%	100%	100%	100%	97%
Walnut Creek	99%	94%	79%	100%	99%	-	100%	100%	99%
Contra Costa County									

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

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

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

In addition, cities, counties and agencies have incorporated such planning in the creation and implementation of Climate Action Plans. These documents have provided suggested actions jurisdictions can take to limit the Greenhouse Gas Emissions. Some jurisdictions have gone beyond GHG reduction-focused Climate Action Plans and have incorporated climate resilience

into their climate action programs. These documents outline key adaptation strategies and structural changes that make communities more climate resilient. Among the cities that have incorporated resilience into climate planning are San Francisco, Oakland, and Alameda, and Contra Costa is following in such footsteps.

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

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

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

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

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

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

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

- Many of the County's lower income communities in Central and East County live around or north of Highway 4, near hazardous waste disposal sites, and impaired water bodies.

- Rates of outdoor workers are substantially higher in low income communities, further exposing low income residents to environmental conditions.
- Low income communities have limited access to healthy and nutritious food and healthy living conditions inside their homes.
- These communities face negative health impacts from high asthma rates, high rates of cardiovascular disease, and low birth weight as a result of these environmental and social factors.
- While bearing these health impacts, many people in these communities do not have access to quality health insurance to address their health-related needs.

Climate change will exacerbate these public health impacts.

Severe weather:

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

Flooding:

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

Populations likely to be most affected include:

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

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

The primary risks and the likeliness of its occurrence throughout the County are as follows in Table 157:

Table 157 – Consortium Hazard Risk Ranking										
Table 1 – Contra Costa Hazard Risk Ranking										
Hazard Type	County		Antioch		Concord		Pittsburg		Walnut Creek	
	Risk	Category	Risk	Category	Risk	Category	Risk	Category	Risk	Category
Earthquake (1)	54	High	48	High	48	High	48	High	48	High
Severe weather	30	Med.	30	Med.	30	Med.	30	Med.	30	Med.
Landslide	39	High	27	Med.	18	Med.	28	Med	39	High
Flood	18	Med.	18	Med.	18	Med.	18	Med.	18	Med.
Drought (2)	9	Low	9	Low	9	Low	9	Low	14	Low
Dam & levee failure	22	Med.	6	Low	11	Low	2	Low	11	Low
<u>Wildfire</u> (3)	27	Med.	6	Low	6	Low	6	Low	6	Low
<u>Sea level rise</u> (4)	12	Low	6	Low	0	None	12	Low	0	None
<u>Tsunami</u> (5)	12	Low	0	None	0	None	0	None	0	None

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