



CITY OF PINOLE

2131 Pear Street
Pinole, CA 94564
Phone: (510) 724-8933
FAX: (510) 724-9826
www.ci.pinole.ca.us

September 6, 2017

Contra Costa County Grand Jury
ATTN: Jim Mellander, Foreperson
PO Box 431
Martinez, Ca 94553

Dear Mr. Mellander:

Enclosed, please find the City of Pinole's response to the Grand Jury's Report No. 1707 request for information on Homelessness in the Cities.

Grand Jury Findings:

- 1. CORE teams are most likely to be the first point of entry for the homeless into the County's Coordinated Entry System.***

Response: The City of Pinole agrees with the findings.

- 2. CORE teams can successfully identify a homeless individual in need of physical or mental health services.***

Response: The City of Pinole agrees with the findings.

- 3. CORE teams have the resources to identify if there are vacant shelter beds available in the County.***

Response: The City of Pinole agrees with the findings.

- 4. CORE teams are equipped and have the authorization to transport homeless individuals to medical facility or to a homeless shelter.***

Response: The City of Pinole agrees with the findings.

5. CORE teams build trust between the homeless and police departments.

Response: The City of Pinole agrees with the findings.

9. The cities of Antioch, Concord, Pittsburg, and Walnut Creek, which are the CDBG Entitlement Cities, are the only cities in Contra Costa County to have an approved written homeless plan to end or reduce homelessness in their respective jurisdictions.

Response: The City of Pinole agrees with the findings.

10. The City appears to be in compliance with the California Housing Accountability Act.

Response: The City of Pinole agrees with the findings.

Grand Jury Recommendations:

1. The City should consider establishing CORE teams either by partnering with one or more cities in the region or by funding its own team.

Response: The recommendation will not be implemented because it is not warranted at this time. Based on the point in time findings on page 3 of the report, the number of observed homeless individuals is relatively low when compared with the majority of Contra Costa County cities and the number of observed homeless individuals appears to have decreased substantially in West County from 2015 to 2016. Moreover, there are several regional approaches and partnerships that can assist the City of Pinole in this area.

2. The City should consider providing incentives for developers to construct housing for the extremely low income, very low income, and homeless populations.

Response: The recommendation has been implemented. The City is evaluating how to prioritize our limited amount of housing funds to meet housing needs within the community. In addition, under our new Accessory Dwelling Unit ordinance (ADU) the City will provide financial incentives to property owners in residential areas who develop new restricted accessory dwelling units affordable to lower income households through development impact fee reimbursement payments. Moreover, the City has adopted affordable housing and density bonus ordinances which provide incentives for the production of affordable housing including density bonuses, fee subsidy or deferrals, as well as design and development standard flexibility to encourage the construction of lower income housing.

3. The City should consider using Successor Agency funds, CDBG and other federal housing funds, impact fee, and city general funds to assist in funding housing for the extremely low income, very low income and homeless populations.

Response: The recommendation has been implemented. The City in conjunction with Contra Costa County, deferred payment of funding and/or provided funds to Eden Housing to rehabilitate the 144-unit East Bluff affordable housing apartment complex that included 29 very low income units and 42 low-income units. This rehabilitation project once completed in early 2018 improves the safety and the quality of affordable housing and will extend the affordability period of existing affordable units.

Additionally, the City is currently utilizing Housing Successor Agency funds as well as designating a vacant parcel for the construction of new affordable housing.

4. The City should consider adopting a five-year comprehensive homeless plan, as soon as possible with a target date of January 1, 2019, to reduce the homeless population in the City.

Response: The recommendation will not be implemented because it is not warranted. The City has adopted a General Plan Housing Element in compliance with State law that includes an evaluation of the housing needs for special needs groups, including the homeless population. Based on the estimated size of the homeless population in Pinole and magnitude of service needs for the homeless and very low income households, the City believes a comprehensive homeless plan would be most effective if prepared and implemented at the County level where more available funds and expertise exist to address homelessness.

If you have any questions about the above, please do not hesitate to contact me at (510) 724-8933.

Sincerely,

Michelle Fitzer
City Manager

C Mayor and Council
Eric Casher, City Attorney
Rosa G. Acosta, City Clerk