

# 2020-25 Consolidated Plan Needs Assessment

## Housing and Homelessness



## Homelessness and Housing– The Connection

Rising rents have long been associated with climbing rates of homelessness. Recent research demonstrates that the homeless population climbs faster when rent affordability – the share of income people spend on rent – crosses certain thresholds.

- ➔ Income growth has not kept pace with rents, leading to an affordability crunch with cascading effects that, for people on the bottom economic rung, increases the risk of homelessness.
- ➔ Communities where people spend more than 32 percent of their income on rent can expect a more rapid increase in homelessness.
- ➔ The areas that are most vulnerable to rising rents, unaffordability and poverty (like California) hold 15 percent of the U.S. population – and 47 percent of people experiencing homelessness.

## Homelessness and Housing – The Connection

### 30 percent rule not just an adage

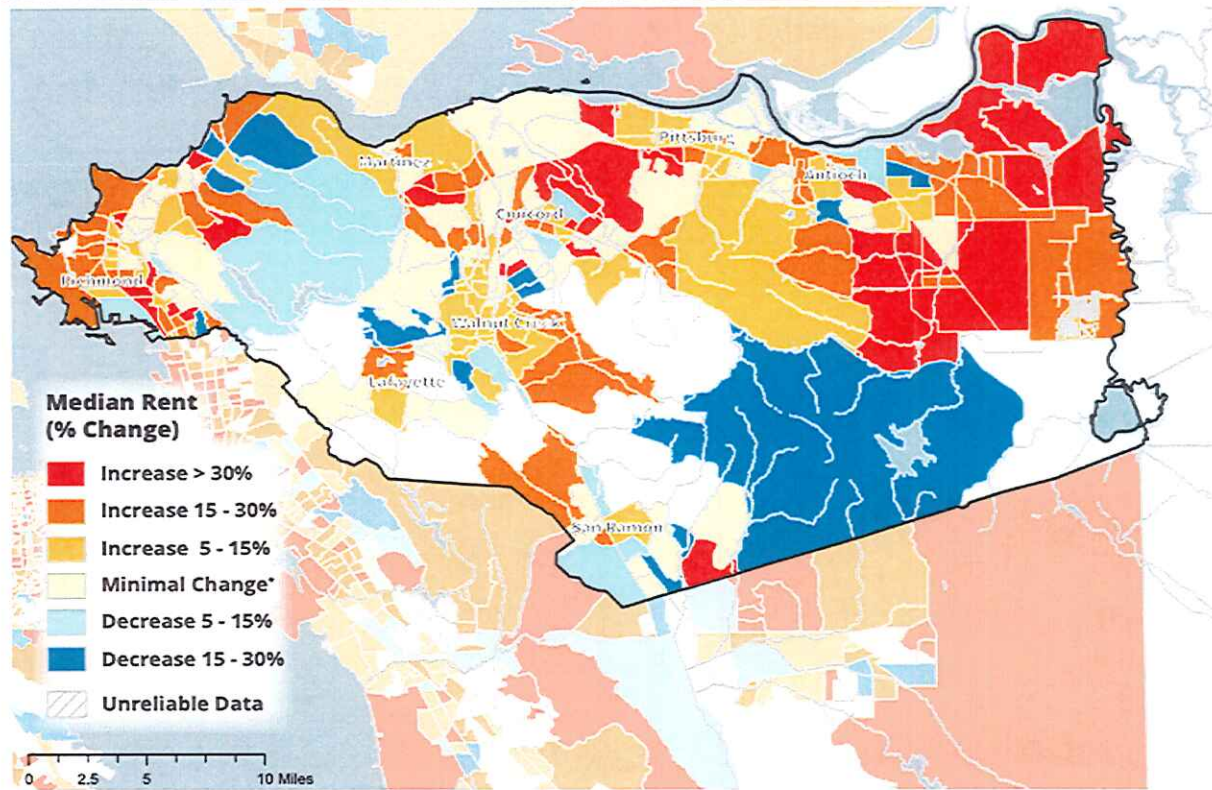
- It has long been a real estate rule of thumb that a person's housing costs should not exceed roughly 30 % of their income, and research finds empirical evidence to support that adage at the community level.
- When the share of average income spent on rent in a community begins to meaningfully exceed that line, the risk of housing insecurity and/or homelessness rapidly increases.
- Establishing this link to community-level rent affordability provides an important nuance to conventional wisdom about the root causes of homelessness.
- The 32 percent threshold provides a crucial benchmark for policymakers to gauge exactly where their communities stand – and to adjust programs and resource allocations if they are approaching the threshold.

# Affordable Housing Needs Analysis



## Rising Rent in Contra Costa County

Map 4. Percent Change in Inflation-Adjusted Median Rent Paid (2000-2015)



- Since 2000, median rents in the County have **increased by 25%**, while median renters' incomes have **decreased by 3%**.
- Contra Costa County needs **30,939** more affordable housing units to meet the needs of low-income renters.

## Contra Costa County Housing Problems

City	Renter			Owner		
	Antioch	Pittsburg	Concord	Antioch	Pittsburg	Concord
Housing cost burden greater than 50% of income	3,575	1,915	4,365	1,820	1,140	2,460
Housing cost burden greater than 30% of income	2615	1865	3375	2390	1545	2690

*Data Source: 2009-2013 CHAS*

- 33,800 total households (HH) reside in Antioch (2017)
- 5,395 HH or 16% are severely rent burdened and pay OVER 50% of their income on housing! Severely rent burdened households spend significantly less on food, health care, and transportation.
- An additional 5,005 households are paying more than 30% of their income on housing!
- That is a total of 10,400 HH, or 31% of all Antioch HH, that are at risk of falling into homelessness in the event of job loss, health crisis, or other source of income challenges.

## City of Antioch and Contra Costa County

### Households Experiencing Severe Housing Cost Burden

		Antioch		Contra Costa County
		# with severe cost burden	% with severe cost burden	% with severe cost burden
Race/Ethnicity		# with severe cost burden	% with severe cost burden	% with severe cost burden
Non Hispanic	White	2,115	15.53%	16.20%
	Black	1,740	30.37%	27.93%
	Asian/Pacific Island	710	21.72%	15.61%
	Native American	0	0%	13.29%
	Other	310	30.42%	23.20%
Hispanic		2,265	26.98%	23.82%
<b>Total</b>		<b>7,140</b>	<b>22.16%</b>	<b>18.69%</b>

- Black households have the highest rate of severe cost burden (30.37 %) followed by Hispanic households (26.98 %).

# Low Income Households in Antioch

City of Antioch - Low Income Households Table				
	Extremely Low Income (0-30%)	Very Low Income (30%-50%)	Low Income (50%-80%)	Total
<b>Total Households</b>	<b>5,725</b>	<b>4,340</b>	<b>4,895</b>	<b>14,960</b>
<b>1 Person per Household Salary</b>	\$26,050	\$43,400	\$69,000	
<b>2 Persons per Household Salary</b>	\$29,750	\$49,600	\$78,850	
<b>3 Persons per Household Salary</b>	\$33,450	\$55,800	\$88,700	
<b>4 Persons per Household Salary</b>	\$37,150	\$61,950	\$98,550	
<b>5 Persons per Household Salary</b>	\$40,150	\$66,950	\$106,450	

U.S Census. 2017 American Community Survey, 5 year estimates. 2011-2015 CHAS



# Incidence of Severe Housing Problems

**The 4 Severe Housing Problems are:**

- 1) Lacks kitchen
- 2) Lacks complete plumbing
- 3) Severe overcrowding
- 4) Severe cost burden (greater than 50% of income)

	Renter				Owner			
Cities →	Antioch	Concord	Pittsburg	Walnut Creek	Antioch	Concord	Pittsburg	Walnut Creek
Number of Households having 1 or more of four housing problems	7,725	10,335	5,180	4,660	8,735	10,050	4,985	6,955

# Housing Problems in Antioch

City of Antioch and Contra Costa County				
Households experiencing any of the four housing problems				
		Antioch		Contra Costa Cty
Race/Ethnicity		# with problems	% with problems	% with Problems
Non Hispanic	White	5,444	39.97%	37.91%
	Black	3,620	63.18%	56.36%
	Asian/Pacific Island	1,555	47.57%	42.14%
	Native American	104	58.43%	39.80%
	Other	604	59.27%	49.15%
	Hispanic	5,135	61.17%	57.58%
	<b>Total</b>	<b>16,455</b>	<b>51.08%</b>	<b>43.90%</b>

51% of households in the city facing housing problems.

- ➔ Households that are Black, Hispanic, and Native American live in housing with substantially more housing problems than overall population.
- ➔ Large families in Antioch live in housing with a higher rate of housing problems (62.95%) compared to smaller families (chart not shown)

# Consolidated Plan Outreach Methods

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1400 Survey Monkey Respondents



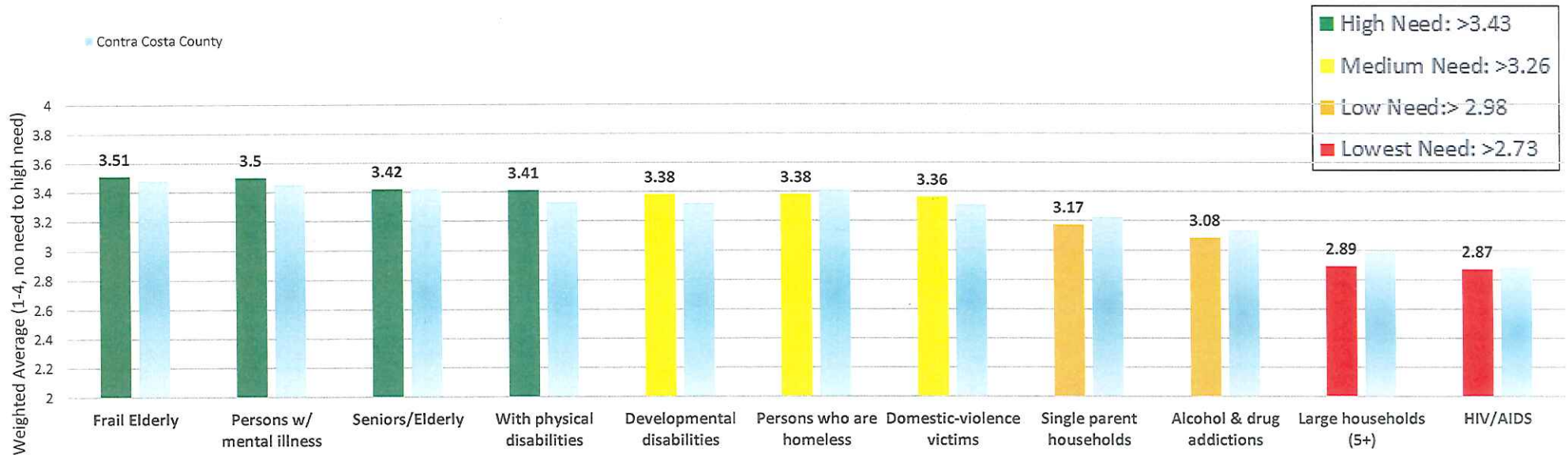
4 Community Meetings



6 Focus Groups



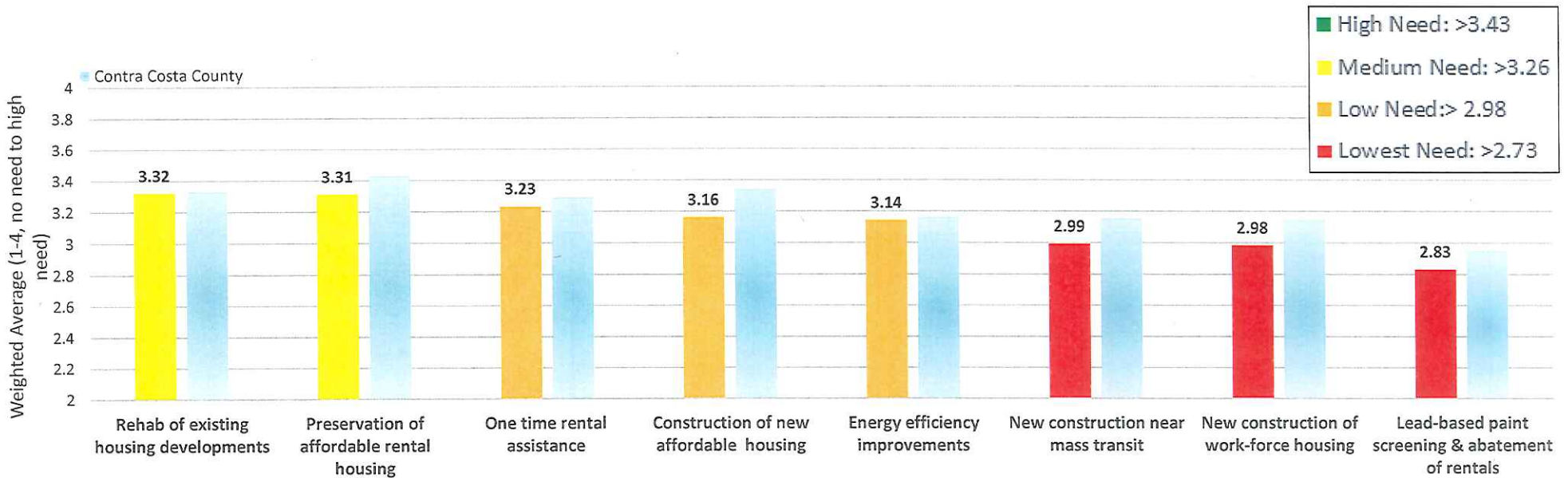
## SURVEY- Please Rate the Need for Housing for Persons with Special Needs



According to Antioch residents, the greatest housing needs are for:

1. Frail Elderly
2. Persons with Mental Illness
3. Seniors and Elderly
4. Persons with Physical Disabilities

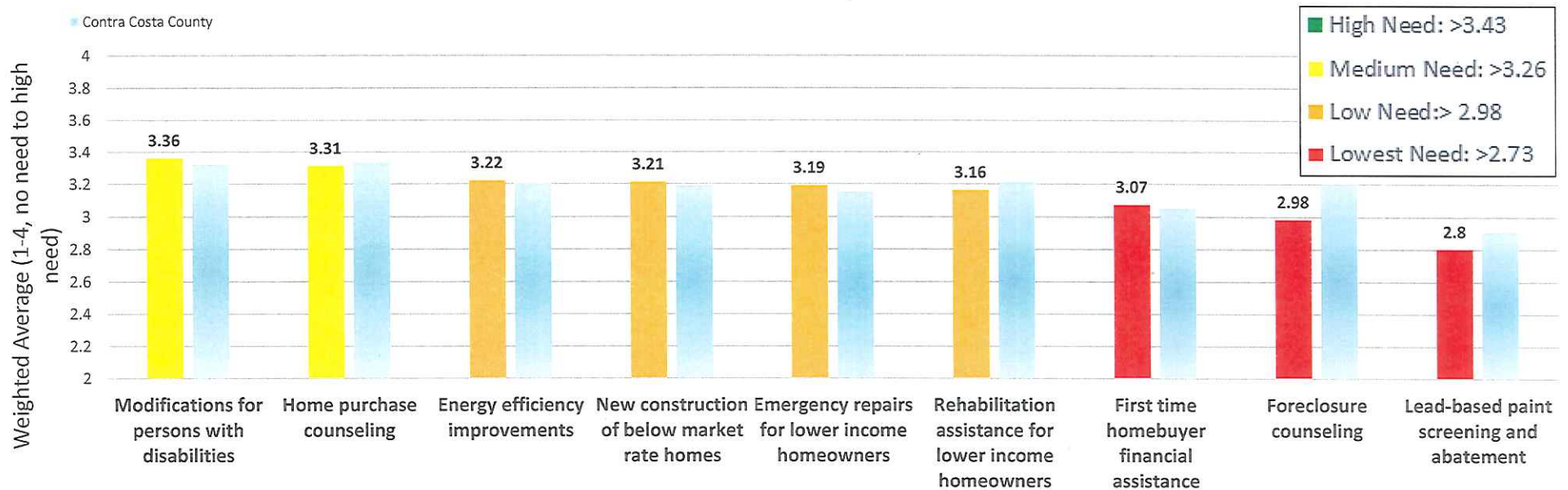
# SURVEY - Please rate the need for Affordable Rental Housing



According to Antioch residents, the greatest affordable housing needs are:

1. Rehabilitation of existing housing developments
2. Preservation of existing affordable rental housing

## SURVEY- Please rate the following Homeownership needs of lower income persons



According to Antioch residents,  
the greatest homeownership needs for lower income persons are:

1. Modifications for persons with disabilities
2. Home purchase counseling

# Community Meeting Comments

“I had been house insecure, had a daughter, and then was diagnosed with multiple sclerosis. But I qualified for a housing from Interfaith Housing Council at Garden Park Housing. I was using three different medications, but now that I have a stable home and supportive services, I am happy to say I am off my medications. We need more affordable housing with supportive services—Supportive services help keep people in the house.”

“Nutritional support will help keep people housed, healthy, and is an essential outreach service to homeless. Please make this a priority.”

# Focus Group on Homelessness

## Vision for 2025

*Build or create 5,000 new units of housing a year that stay affordable forever.*

## How do we get there?

- County affordable housing bond
- Acquisition/rehab of multifamily for affordable permanent supportive housing
- Streamlining approval for affordable housing projects
- Streamline property acquisition for affordable housing
- Establish a vacancy tax.
- Explore tiny homes/cooperative housing communities.
- Increase construction labor force and offer job training.
- Funding through corporation employer tax for housing



# Focus Group on Housing

Needs/Solutions - Housing	Ranking
Just cause legal eviction, legislation for senior renters	3.4
Municipalities offer some flexibility in zoning to support Tuff Shed options and tiny homes	2.9
Emergency housing assistance funds targeted at preventing evictions for seniors/disabled.	2.8
Tuff Sheds and RVs on public property for homeless	2.7
Change the perception of affordable housing and transitional homeless housing. Anti-NIMBY	2.7
Publicly campaign to house the homeless on public property in tuff sheds and RVs.	2.5
Hoarding task force	2.5
Money management and bill paying services	2.4

Note: Weighted average of votes (1-5, low to high)

## Focus Group on Family Support & General

Needs/Solutions - Housing	Ranking
More affordable housing built within reasonable commute or near public transit	5.0
Rental Assistance	4.7
Local municipality to work with non-profit developers to build affordable and low-income housing	4.3
Housing support services	4.3
Rent control	3.9
Emergency housing hotline, eviction prevention	3.7
Fair housing discrimination, direct HUD contact "go to" person	3.7
Encourage municipalities to adopt inclusionary housing and offer rental assistance	3.4
More housing	3.3
Pre-housing, transitional housing	3.0
Housing lists within an agency to pair clients to rent together	3.0
Eviction defense	2.9
Just cause tenant protections	2.8
Provide additional tenant rights and landlord night training & education	2.5
Source of Income discrimination policies	2.5

# Focus Group on Seniors and Disabled Needs – Disaster Preparedness in Housing

## Disaster

Identify disabled seniors who are in the community as part of disaster/emergency planning.  
Expand CERT program

Everybody needs an emergency/disaster plan that includes evacuation

Personal emergency devices for all

Fire and Police Department hold emergency drills to show standard practices and resources

# Homelessness Needs Analysis



As the **gap** between increasing housing costs and stagnant incomes widens, the end result is that more people become homeless.

# Homelessness in Antioch

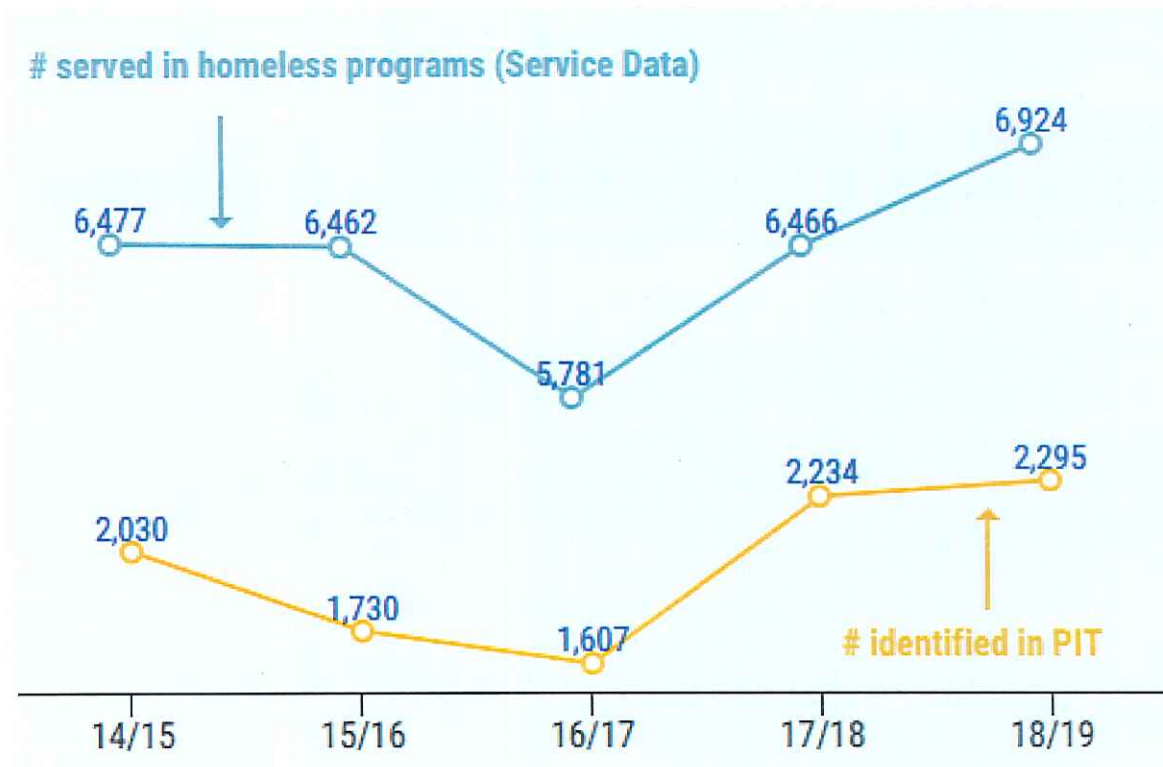
City Where Housing was lost	Homeless Service Data 2018	% of County
Antioch	964	20.0%
Bay Point	204	4.2%
Pittsburg	443	9.1%
Concord	882	18.2%
Martinez	292	6.0%
Richmond	1,119	23.0%
<b>Total: County</b>	<b>4842</b>	<b>100%</b>

City	Homeless PIT Count 2019	Homeless PIT Count 2018
Antioch	226	350
Bay Point	57	61
Pittsburg	128	110
Concord	350	252
Martinez	156	117
Richmond	333	270
<b>Total: County</b>	<b>1627</b>	<b>1505</b>

➤ **964** people **lost housing** in Antioch before entering a homeless program in Contra Costa County in 2018

➤ **226** people were **experiencing homelessness in Antioch** on the night of January 23, 2019

# Homelessness in Contra Costa County



# Homelessness in Contra Costa County

## 2018 Service Data

6,924 people accessing homeless services in 2018



5,246 adult-only households and 600 families



An additional 899 people were served in Permanent Supportive Housing and 1,091 were served by prevention programs

## 2019 PIT Data

2,295 people identified in 2019 PIT count



668 sheltered individuals (62 families and 476 adults)



1,627 unsheltered individuals (37 families, 1,499 single adults)

## Sub-Populations Trends

Some sub-populations have experienced increases in the CoC, others have had decreases over the past five years.

Adults w/ disabilities: 22% ↑

Single adults: 26% ↑

Seniors (62+): 97% ↑

Veterans: 11% ↓

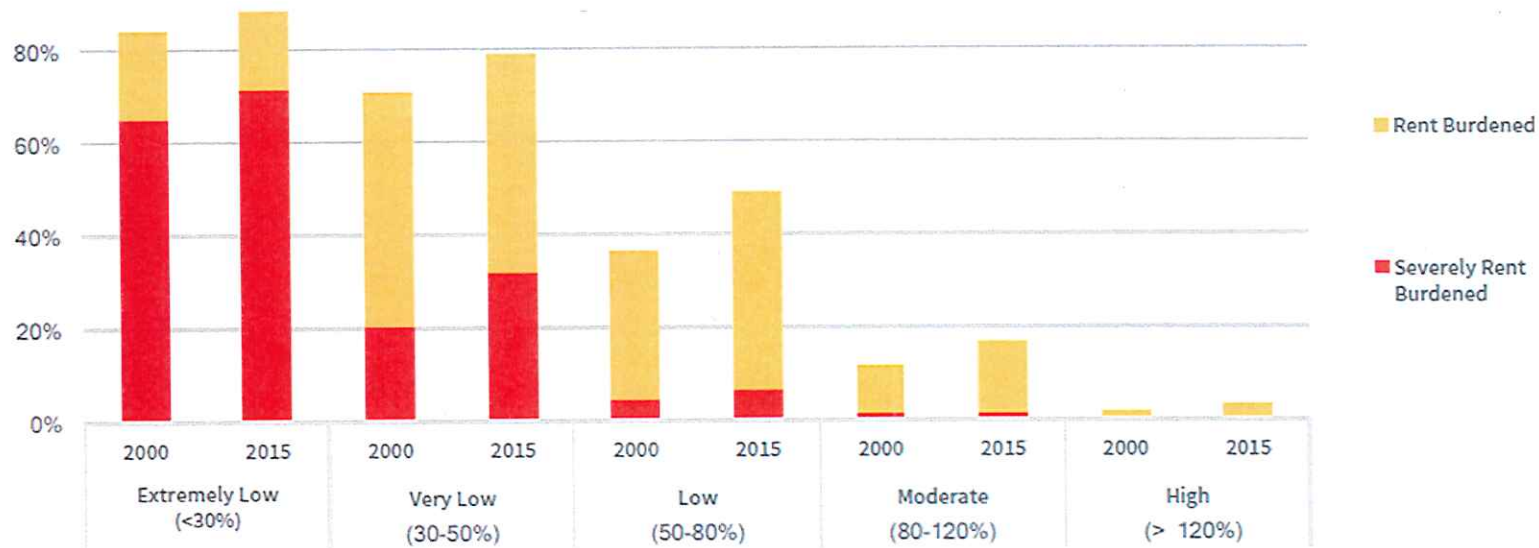
Families: 16% ↓

Transition Age Youth: 25% ↓

# Causes for Homelessness

## Rising Rent Burdens

Figure 3. Rising Rent Burdens by Household Income Category (2000-2015)



Source: IPUMS-USA, University of Minnesota, 2015

Rent Burdened = >30% of income on rent    Severely Rent Burdened = >50% of income on rent

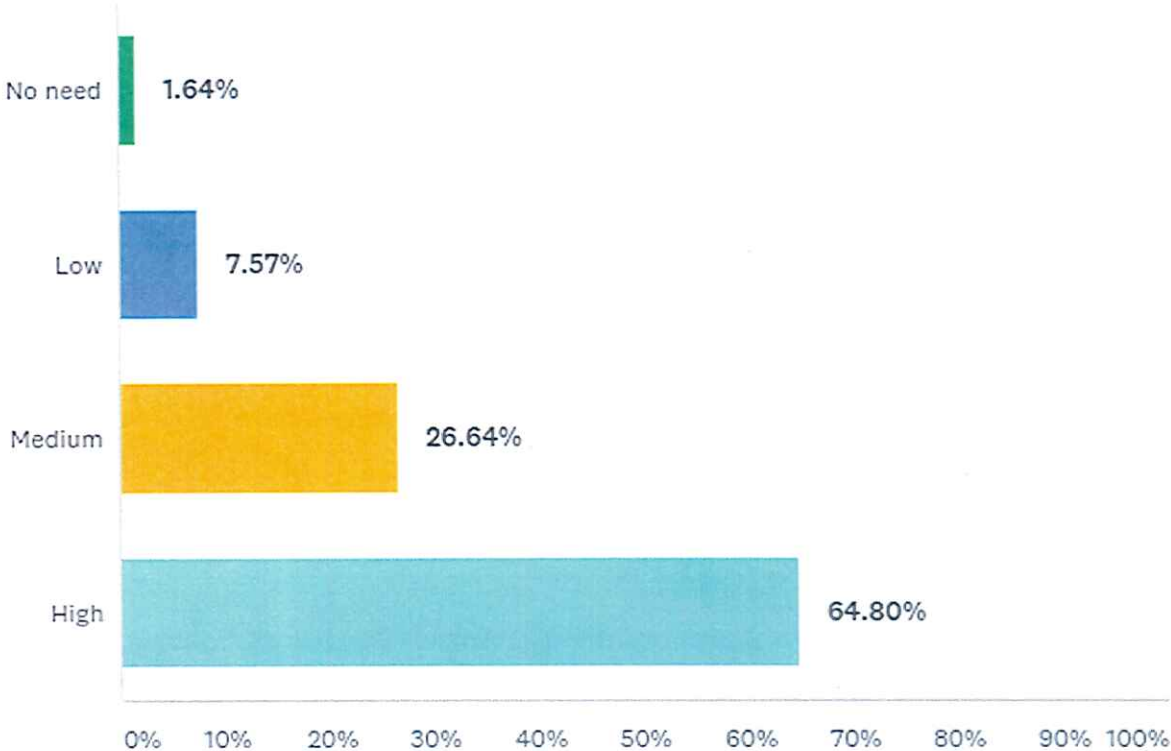
1. Rising rents and a scarcity of affordable housing

2. Reflects similar growth in homeless populations across the Bay Area

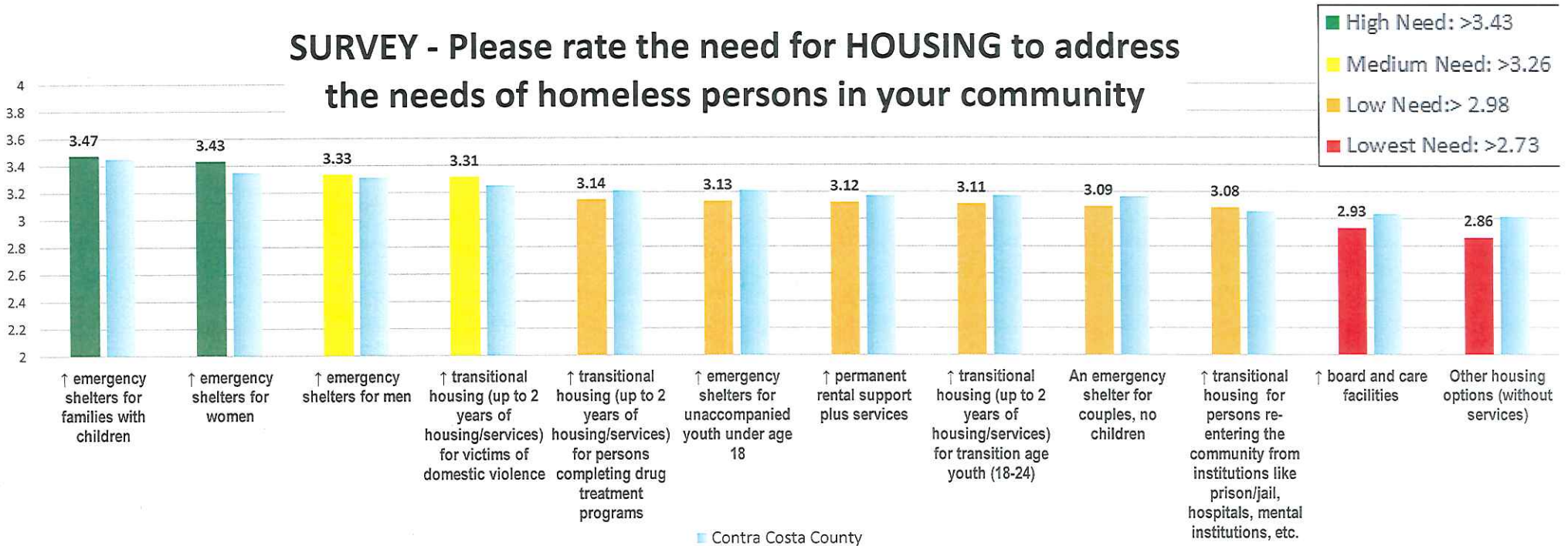
3. Higher levels of rent burdened households correlates with greater homelessness



**What level of need is there for HOUSING and SERVICES for homeless individuals in your community?**



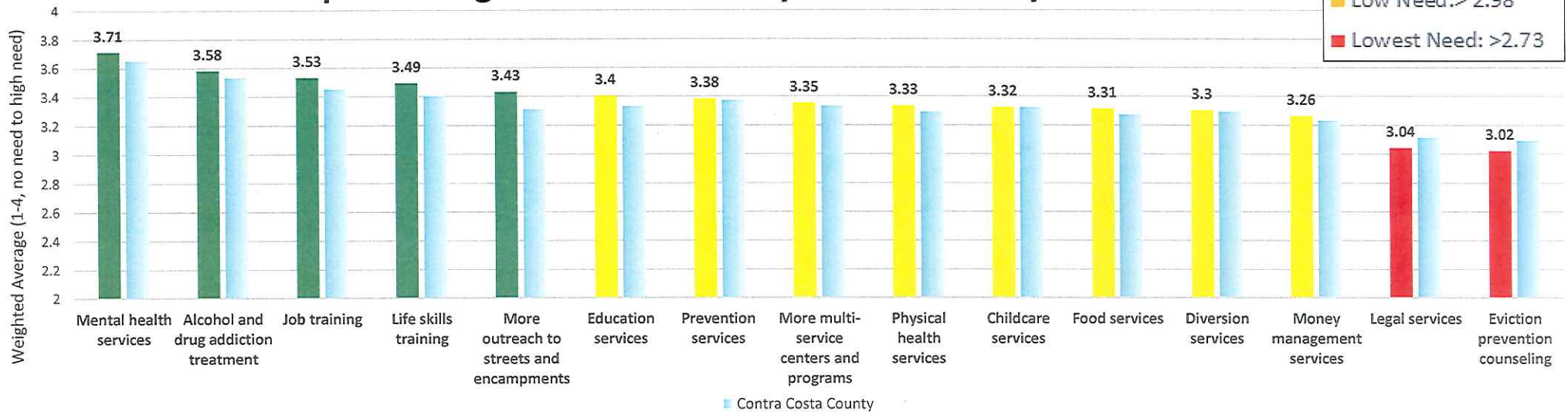
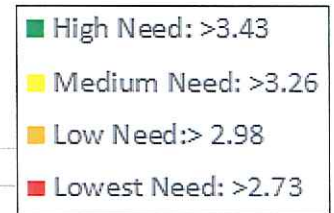
## SURVEY - Please rate the need for HOUSING to address the needs of homeless persons in your community



According to residents, the greatest housing needs of homeless persons are:

1. More emergency shelters for families with children
2. More emergency shelters for women
3. More emergency shelters for men

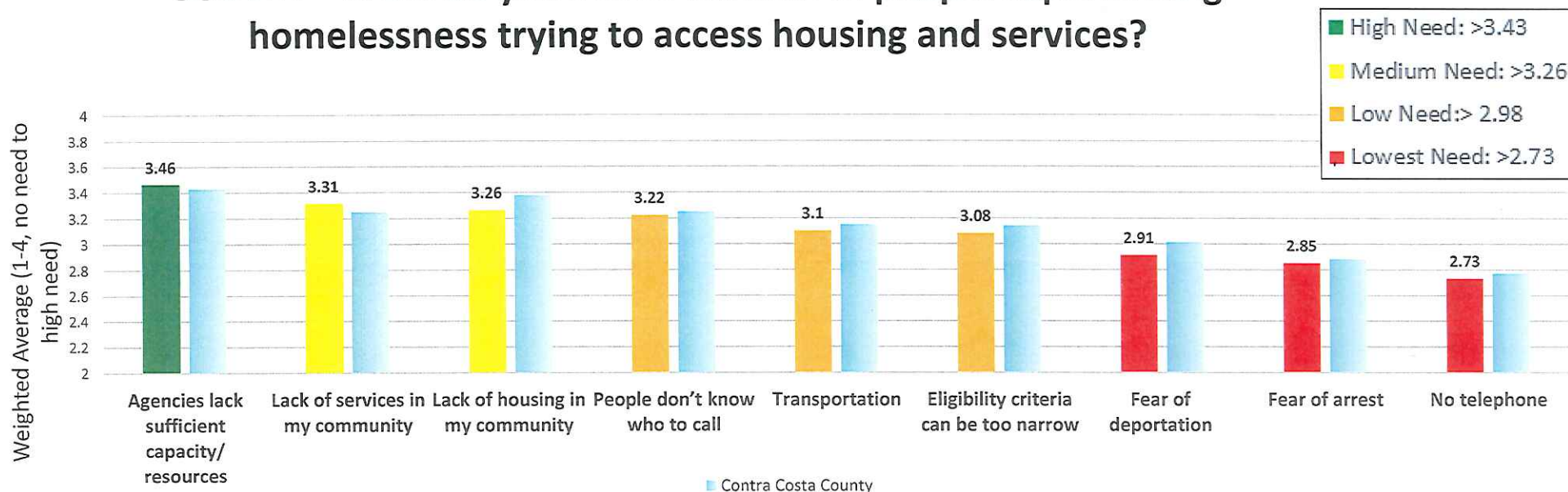
## SURVEY - Please rate the need for SERVICES to help people experiencing homelessness in your community.



According to residents, the greatest service needs of homeless persons are:

1. Mental health services
2. Alcohol and drug addiction treatment
3. Job training
4. Life skills training
5. More outreach to street encampments

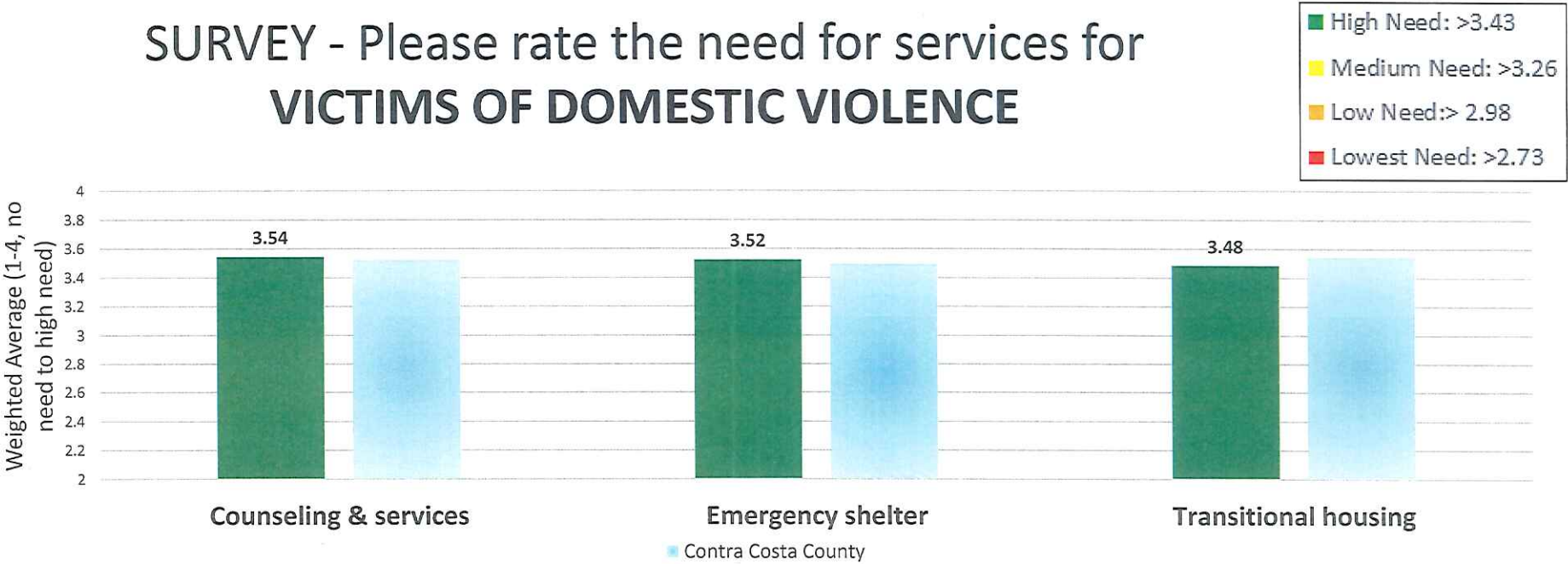
## SURVEY - What do you see as barriers to people experiencing homelessness trying to access housing and services?



According to residents, the greatest barriers to housing and services are:

1. Agencies lack sufficient capacity/resources
2. Lack of services in my community
3. Lack of housing in my community

# SURVEY - Please rate the need for services for VICTIMS OF DOMESTIC VIOLENCE



According to residents, the greatest needs of victims of domestic violence are:

1. Counseling and services
2. Emergency shelter
3. Transitional housing

# Focus Group on Homelessness

## Visions for 2025

Seamless access and no wait time for alcohol and other drug and mental health services

Wraparound services to retain housing and prevent homelessness, including supportive services such as education, mental health, physical health, and youth services.

Every person who has no home has access to sanitation such as toilets and garbage disposal and parking

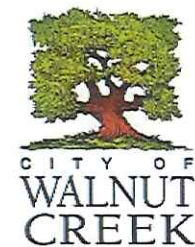
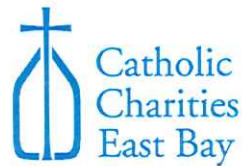
## How do we get there?

- More field visits in homeless encampments. Peer providers and internships (studying and need clinical experience)
- More CORE teams that includes MDS, RNs, and clinicians.

- Financial assistance to help people maintain housing
- Job Development
- Housing services with supportive staff for special needs youth and foster children.

- Sanctioned encampments
- Mobile showers.
- Porta-pottys
- Safe Parking

# Homelessness Focus Group

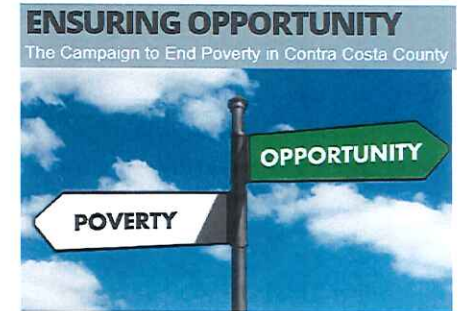


## Family Support and General Focus Group

Needs/Solutions—Shelters and Homelessness	Ranking
More shelter beds	4
Cities dedicate land to build emergency housing/shelter working with nonprofits.	3.7
More shelters and more warming centers provided by each city in the county.	3.5
Parking lot safety shelter	3.2
Open more shelters for families	3.2
Homeless prevention	2.7



# Family Support and General



“Permanent housing for adults with developmental disabilities plus assistance”

“Thanks for letting me share in this survey 😊. Fascinating.”

More apartments, less single family housing

“Affordable housing with significant rent controls is top of the list for any funding”

There needs to be permanent group housing for adults with developmental disabilities with help/caretakers. There is nothing in Antioch and those with disabilities end up homeless

“I hope to really see the changes”

“Lots to do, but we can do it!”

“More supportive housing that is highly supervised and audited is necessary.”

Housing for seniors who want to keep their pets with them.

Antioch is chock full of “rental/low income housing”. We need businesses to bring in higher incomes to our community.

