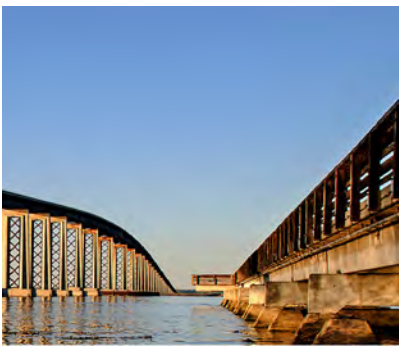




City of Antioch

2023-2031 Housing Element Update



Prepared for:
City of Antioch

Local Adoption Draft
December 2022

URBAN
PLANNING
PARTNERS
INC.

How to Use this Document



If you are a Community Member

For community members who are interested in learning about the City of Antioch’s blueprint for addressing the housing needs of the community, *Chapter 7, Housing Goals, Policies, and Programs* will help you understand the goals and key strategies the City will be undertaking between 2023 to 2031. Additionally, Chapters 2, 4, and 5 have detailed information about the City’s housing needs, relevant constraints to housing production and preservation, and available resources to assist in this production and preservation. *Chapter 3, Affirmatively Furthering Fair Housing (AFFH)*, contains a summary of fair housing related issues identified throughout the community, while a full comprehensive analysis is contained within *Appendix B*.



If you are a Property Owner or Developer

Property owners and developers who are interested in developing housing in the City of Antioch should become familiar with the Plan’s overall policy framework, as described in *Chapter 7, Housing Goals, Policies, and Programs*, as well as the Housing Sites Inventory included within *Chapter 6, Adequate Sites* and *Appendix C*.



If you work for the City

If you are an elected City official or City staff, you are responsible for guiding property owners and developers in their development decisions and applications and implementing the Goals, Policies, Programs, and Actions in this Housing Element. The City will use this plan to guide its work over the 2023-2031 planning period.

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INTRODUCTION

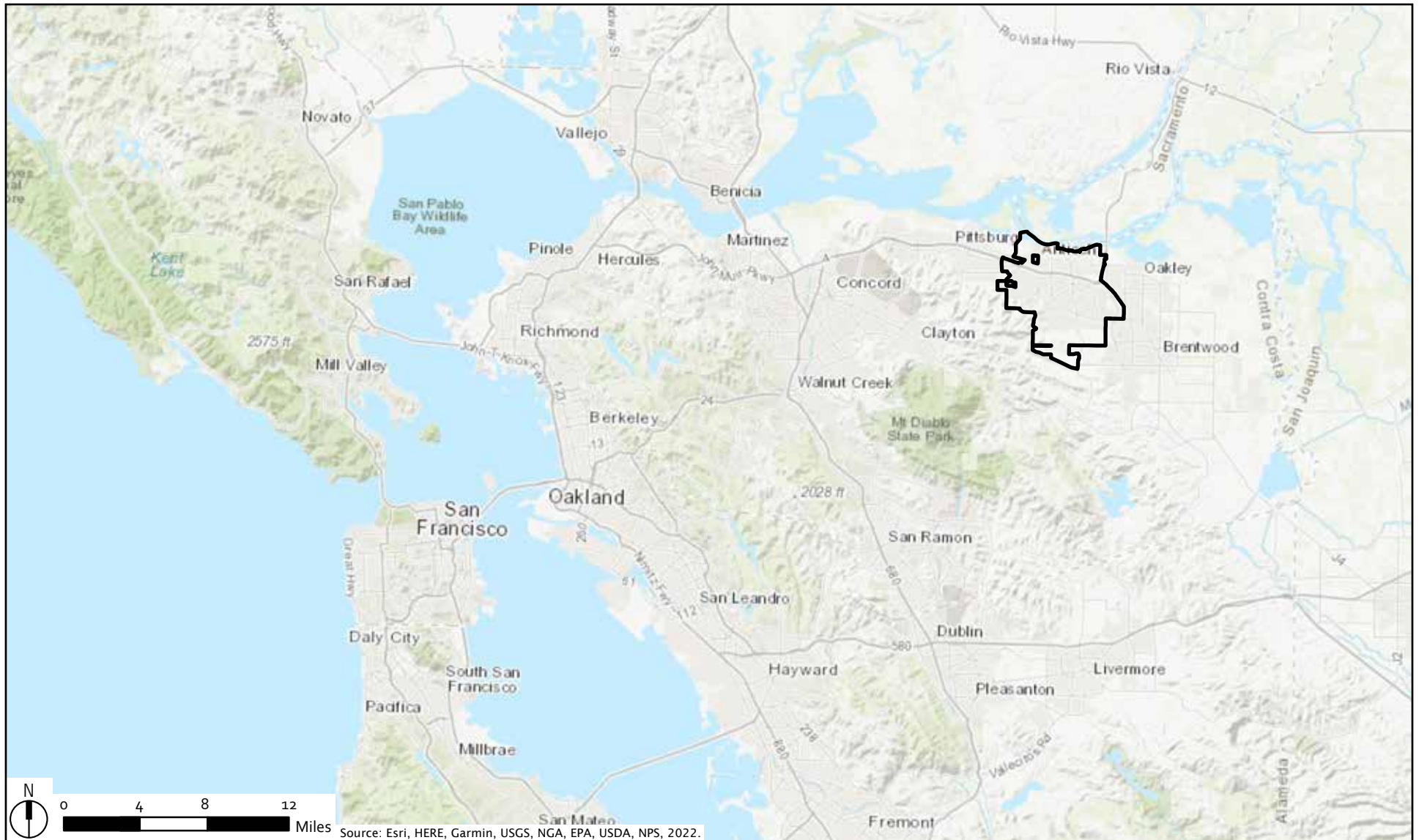
A. PURPOSE AND CONTENT

The City of Antioch's Housing Element is the component of the City's General Plan that addresses housing needs and opportunities for present and future Antioch residents through 2031. It provides the primary policy guidance for local decision-making related to housing. The Housing Element of the General Plan is the only General Plan Element that requires review and certification by the State of California.

The Housing Element provides a detailed analysis of Antioch's demographic, economic, and housing characteristics as required by State Law. The Element also provides a comprehensive evaluation of the City's progress in implementing the past policy and action programs related to housing production, preservation, conservation, and rehabilitation. Based on the community's housing needs, available resources, constraints, opportunities and past performance, the Housing Element identifies goals, policies, actions, and objectives that address the housing needs of present and future Antioch residents.

B. SETTING

The City of Antioch was incorporated in 1872 as a general law city operating under the City Council/City Manager form of government. Antioch is the Gateway to the Delta, located on the banks of the San Joaquin River in Northern California, accessible from Highway 4, in eastern Contra Costa County. The city is adjacent to Oakley to the east, Brentwood to the south and east, unincorporated Contra Costa County to the south, Pittsburg to the west, and the southern shore of the San Joaquin River to the north (see Figure I-1). Antioch is the second largest city in Contra Costa County and covers 30 square miles. The city is served by e-BART (Hillcrest Station) with rail transit service to San Francisco. Antioch is a suburban city and provides public services including police, water, streets, parks, engineering, planning, and administrative services.



 City Boundary

Figure 1-1
Project Location

City of Antioch Housing Element Update

C. HOUSING ELEMENT UPDATE PROCESS

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans (California Government Code Section 65580 et al.).

It is intended that this Housing Element be reviewed annually and updated and modified not less than every eight years in order to remain relevant and useful and reflect the community's changing housing needs. The City will annually review its progress implementing the Housing Element through Annual Progress Reports required to be submitted to the State. The City is updating its Housing Element at this time to comply with the update required of all jurisdictions in the Association of Bay Area Governments (ABAG) region, as well as to respond to the issues that Antioch currently faces. This Housing Element update covers the planning period from January 31, 2023 through January 31, 2031.

Community engagement was an integral part of the update process. Antioch's diverse community was consulted throughout the update process and diligent efforts were made to reach those in protected classes and communities who have historically been left out of planning processes. The community engagement process and results are described in *Chapter 8, Participation*.

D. STATE LAW AND LOCAL PLANNING

1. CONSISTENCY WITH STATE LAW

The Housing Element is one of the seven General Plan elements mandated by the State of California, as prescribed in Sections 65580 to 65589.8 of the California Government Code. Per State law, the Housing Element has two main purposes:

1. To provide an assessment of both current and future housing needs and constraints in meeting those needs; and
2. To provide a strategy that establishes housing goals, policies, and programs.

CHANGES IN STATE LEGISLATION SINCE PREVIOUS UPDATE

There were substantive changes to State law since the City's last Housing Element in 2015. Some of the most notable changes in housing legislation are described below.

- **Assembly Bill (AB) 68, AB 587, AB 671, AB 881, and Senate Bill (SB) 13.** Further incentivizes the development of accessory dwelling units (ADUs) through streamlined permits, reduced

HOUSING ELEMENT REQUIREMENTS

- Analysis of existing and projected housing needs.
- Inventory of land suitable for housing.
- Analysis of potential constraints on the maintenance, improvement, and development of housing.
- Fair housing analysis.
- Analysis of any special housing needs.
- Identification of zone(s) where emergency shelters are allowed by-right.
- Evaluation of the previous housing element and progress implementing past policies and programs.
- Opportunities for residential energy conservation.
- Identification of assisted housing developments that are at risk of converting to non-assisted housing developments.
- Goals, policies, and implementation programs for the preservation, improvement, and development of housing.
- Quantified objectives that estimate the number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period of the Housing Element

I. INTRODUCTION

setback requirements, increased allowable square footage, reduced parking requirements, and reduced fees.

- **AB 1763.** Requires jurisdictions to provide a larger density bonus and enhanced concessions to development projects that restrict 100 percent of their units as affordable to lower- and moderate-income households and provides greater bonuses for such projects when they are within 0.5 miles of a major transit stop.
- **AB 101.** Requires jurisdictions to allow low barrier navigation centers by-right in areas zoned for mixed uses and in nonresidential zones permitting multi-family uses if the center meets specified requirements.
- **AB 686.** Requires public agencies in California to affirmatively further fair housing, which is defined as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity by replacing segregated living patterns with truly integrated and balanced living patterns; transform racially and ethnically concentrated areas of poverty into areas of opportunity; and foster and maintain compliance with civil rights and fair housing laws.
- **AB 1255 and AB 1486.** Identify and prioritize State and local surplus lands available for housing development affordable to lower-income households.
- **AB 2162.** Requires that supportive housing be a permitted use without discretionary review in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses.
- **SB 330.** Enacts changes to local development policies, permitting, and processes. These changes include establishing new criteria on application requirements and processing times for housing developments; preventing localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements; preventing localities from establishing non-objective standards; and requiring that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished.

2. GENERAL PLAN CONSISTENCY

The Housing Element is one component of the City's overall long-range planning strategy. The California Government Code requires that the General Plan contain an integrated and consistent set of goals and policies. The Housing Element is affected by policies contained in other elements of the General Plan. For example, the Land Use Element designates land for residential development and indicates the type, location and density of the residential development permitted in the city. Working within this framework, the Housing Element identifies goals, policies, actions, and objectives for the planning period that directly addresses the housing needs of Antioch's existing and future residents. The policies contained within other elements of the General Plan affect many aspects of life that residents enjoy—the amount and variety of open space, the preservation of natural, historic, and cultural resources, the permitted noise levels in residential areas and the safety of the residents in the event of a natural or man-made disaster. Notably, other elements of Antioch's General Plan have been triggered to be updated or created at the time of the Housing Element adoption. Consistent with Government Code Section 65302, the Environmental Hazards Element is being updated concurrently with the Housing Element to identify and mitigate risk for environmental hazards, including flood hazard and management, fire hazard, and climate adaptation. In addition, pursuant to Government Code Section 65302(h), the City is evaluating environmental justice (EJ) issues and integrating EJ goals, policies, and objectives into the [EJ Element of the General Plan](#). These Environmental Hazard and EJ ~~components~~ ~~Elements~~ of the General Plan are being updated concurrently to the Housing Element and the policies in each will be consistent with the Housing Element update.

The Housing Element policies must be consistent with policies identified in other elements of the General Plan. The Housing Element has been reviewed for consistency with the City's other General Plan Elements. The policies and programs in this [Housing](#) Element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained.

3. RELATIONSHIP TO OTHER PLANS AND PROGRAMS

The Housing Element identifies goals, objectives, policies, and action programs for the 2015-2023 planning period that directly address the housing needs of Antioch. There are a number of City plans and programs which work to implement the goals and policies of the Housing Element. These include the City's Municipal Code and various Specific Plans.

ANTIOCH MUNICIPAL CODE

The Antioch Municipal Code contains regulatory and penal ordinances and certain administrative ordinances, codified pursuant to Sections 50022.1 through 50022.8 and 50022.10 of the Government Code. The Antioch Municipal Code includes the City's Subdivision and Zoning regulations.

The Subdivision Chapter of the Municipal Code regulates the design, development, and implementation of land division. It applies when a parcel is divided into two or more parcels, a parcel is consolidated with one or more other parcels, or the boundaries of two or more parcels are adjusted to change the size and/or configuration of the parcels.

The Zoning Chapter of the Municipal Code is the primary tool for implementing the General Plan and is designed to protect and promote the health, safety, and welfare of the people. The Zoning Chapter designates various districts and outlines the permitted, conditionally permitted, and prohibited uses for each zone district. Finally, the Zoning Chapter provides property development standards for each zone district and overall administrative and legislative procedures.

Programs in the Housing Element would amend the Municipal Code, including amendments to bring the City into compliance with recent State legislation, rezone land for higher density residential development, and remove governmental constraints to housing.

SPECIFIC PLANS

Specific Plans are customized regulatory documents that provide focused guidance and regulations for a particular area to address the specific characteristics or needs for that area. They generally include a land use plan, circulation plan, infrastructure plan, zoning classifications, development standards, design guidelines, and implementation plan. The City has four approved Specific Plans, as listed below.

1. East Lone Tree Specific Plan (1996)
2. East Eighteenth Street Specific Plan (2001)
3. Hillcrest Station Area Specific Plan (2009)
4. Downtown Specific Plan (2018)

This Housing Element proposes amendments to the East Lone Tree Specific Plan given zoning changes proposed to three parcels within the East Lone Tree Specific Plan Area. This is discussed in *Chapter 6, Adequate Sites*.

E. HOUSING ELEMENT ORGANIZATION

Consistent with State law, this Housing Element consists of the following major components:

1. **Introduction [Chapter 1].** Explains the purpose, process, and contents of the Housing Element.
2. **Housing Needs Assessment [Chapter 2].** ~~The Housing Needs Assessment chapter includes~~Presents an analysis of population and employment trends, the City's fair share of regional housing needs, household characteristics, and the condition of the housing stock.
3. **Affirmatively Furthering Fair Housing [Chapter 3].** Summarizes the Assessment of Fair Housing and explains how affirmatively furthering fair housing (AFFH) considerations shaped the Housing Sites Inventory and the community engagement process.
4. **Constraints [Chapter 4].** ~~The Constraints chapter reviews~~Reviews governmental constraints, including land use controls, fees, and processing requirements, as well as non-governmental constraints, such as construction costs, availability of land and financing, physical environmental conditions, and units at risk of conversion, that may impede the development, preservation, and maintenance of housing.
5. **Resources [Chapter 5].** ~~The Resources chapter identifies~~Identifies resources available for the production and maintenance of housing, including an inventory of land suitable for residential development and discussion of federal, State, and local financial resources and programs available to address the City's housing goals.
6. **Adequate Sites [Chapter 6].** ~~This chapter describes~~Describes and maps the land suitable for residential development to accommodate the City's Regional Housing Needs Allocation (RHNA).
7. **Housing Goals, Policies, and Implementing Programs [Chapter 7].** ~~This chapter identifies~~Identifies the City's housing goals and provides policies and programs to address the City's Antioch's housing needs.
8. **Participation [Chapter 8].** ~~The Participation chapter describes~~Describes how the City engaged ~~the public, including~~ residents and interested parties, such as housing and special needs advocates.

Given the detail and lengthy analysis in developing the Housing Element, supporting background material is included in the following appendices:

- Appendix A: Housing Needs Report
- Appendix B: Affirmatively Furthering Fair Housing Report
- Appendix C: Housing Sites Inventory
- Appendix D: Review of Housing Element Past Performance Program Accomplishments
- Appendix E: Public Engagement Input

WHAT IS A GOAL, POLICY, AND PROGRAM?

Goal:	<u>Desired results</u>
Policy:	<u>Guidance for future programs, activities, and decisions</u>
Program:	<u>Ongoing efforts to achieve our goals and implement policies</u>

*

2

HOUSING NEEDS ASSESSMENT

To successfully plan for housing needs, the demographic and socioeconomic variables of the community must be assessed. This chapter was prepared in accordance with Government Code Section 65538 (a) which requires “an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” The Government Code specifically requires the analysis of housing needs, which to include population characteristics, household characteristics, and employment and housing stock conditions. Unless otherwise specified, the data in this chapter is specific to Antioch. This chapter summarizes the Housing Needs Assessment. Additional information and graphs can be found in Appendix A, Housing Needs Data Report: Antioch. For the Assessment of Fair Housing required under California’s Assembly Bill 686 of 2018, please see Appendix B, Affirmatively Furthering Fair Housing.

~~Unless otherwise specified, the data in this chapter is specific to the city of Antioch. This chapter summarizes the Housing Needs Assessment. Additional information and graphs can be found in Appendix A.~~

This chapter begins with an overview of the Regional Housing Needs Allocation assigned to Antioch. These are the quantified housing needs assigned by the State and region for which the City must plan. The chapter then moves on to discuss population and housing trends in Antioch, including identifying at-risk housing units and housing needs for special needs populations.

A. REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Allocation (RHNA) process is mandated by California law and requires local jurisdictions to plan for their ‘fair share’ of housing units at all affordability levels. The Regional Housing Needs Plan (RHNP) assigns housing need allocations to cities and towns within the nine-county region. The RHNP is part of the Association of Bay Area Governments’ (ABAG) 6th Cycle RHNA, sometimes referred to as the “Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area,” and covers the 2023 to 2031 planning period ~~and assigning housing need allocations to cities and towns within~~

2. HOUSING NEEDS ASSESSMENT

~~the nine-county region.~~ The nine counties are Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.

State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among four affordability levels.

In December 2021, ABAG approved their Final RHNA Plan. For Antioch, the ~~proposed~~ RHNA ~~obligation to be planned~~ for this cycle is 3,016 units, a slated increase from the last cycle. The allocation ~~is~~ broken down by income category ~~is shown~~ in Table 2-1.

TABLE 2-1 ANTIOCH REGIONAL HOUSING NEEDS ALLOCATION FROM DRAFT METHODOLOGY

Income Group	Units	Percent
Very Low-Income (0-50% of AMI)	792	26.3%
Low-Income (51-80% of AMI)	456	15.1%
Moderate-Income (81-120% of AMI)	493	16.3%
Above Moderate-Income (More than 120% of AMI)	1,275	42.3%
Total	3,016	100.0%

Source: Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031.

~~As shown in the site inventory section of the Housing Element,~~ As discussed in Chapter 6, Adequate Sites, Antioch will provide ~~a mix of~~ sites to accommodate a variety of housing opportunities at various densities, including multi-family, ~~as well as and~~ accessory dwelling units, along with programs to accommodate the RHNA ~~allocation obligation~~ for all income levels.

B. COMMUNITY PROFILE

Housing needs are ~~generally~~ influenced by population and employment trends. This section provides a summary of the changes to the population size, age, and racial composition of the city. For a more detailed analysis of housing needs, see Appendix A, Housing Needs and Data Report: Antioch.

1. POPULATION CHARACTERISTICS AND TRENDS

POPULATION GROWTH

As Table 2-2 and Figure 2-1 highlight, Antioch experienced a significant population increase at more than double the overall growth rate of Contra Costa County dating back to the early 1990s. Since 2000, the growth rate has slowed ~~substantially~~ to 13.1 percent between 2000 and 2010 and 10.2 percent between 2010 and 2021, which more closely aligns with county-wide trends. The population of Antioch makes up 9.8 percent of Contra Costa County.

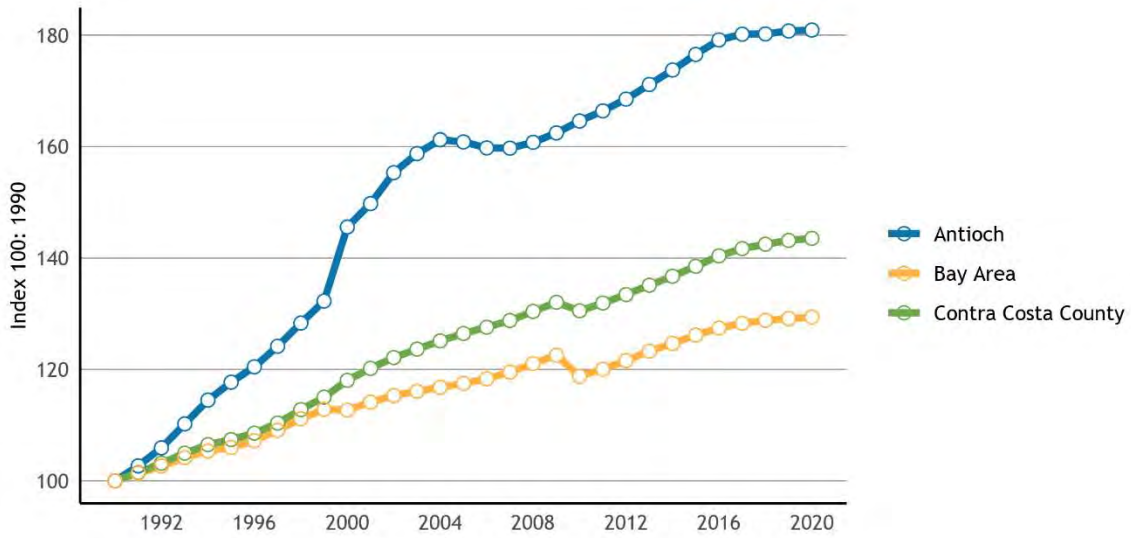


Figure 2-1 Population Growth Trends

Source: California Department of Finance, E-5 series.

TABLE 2-2 CITY AND COUNTY POPULATION TRENDS, 1990-2021

Jurisdiction	1990	2000	Percent Increase 1990-2000	2010	Percent Increase 2000-2010	2020	Percent Increase 2010-2020
Contra Costa County	803,732	948,816	18.1%	1,049,025	10.6%	1,153,854	9.9%
Antioch	62,195	90,532	45.6%	102,372	13.1%	112,520	9.9%

Source: Department of Finance, Report E-5, 2021.

RACE AND ETHNICITY

It is important to understand ~~Understanding~~ the racial makeup of a city and region ~~is important~~ to identify housing trends, needs, and preferences, and to design and implement effective housing policies and programs. Different ethnic groups may have varying housing needs that affect their housing preferences. Understanding current trends provides a basis for addressing housing needs.

Since 2000, the percentage of residents in Antioch identifying as White has decreased while the percentage of residents of all other races and ethnicities has increased – by 30.6 percentage points. As of 2019, the White population stands at 30,883, or 27.8 percent of overall population (see Figure 2-2). In absolute terms, the Hispanic or Latinx population increased the most while the White, Non-Hispanic population decreased the most.

2. HOUSING NEEDS ASSESSMENT

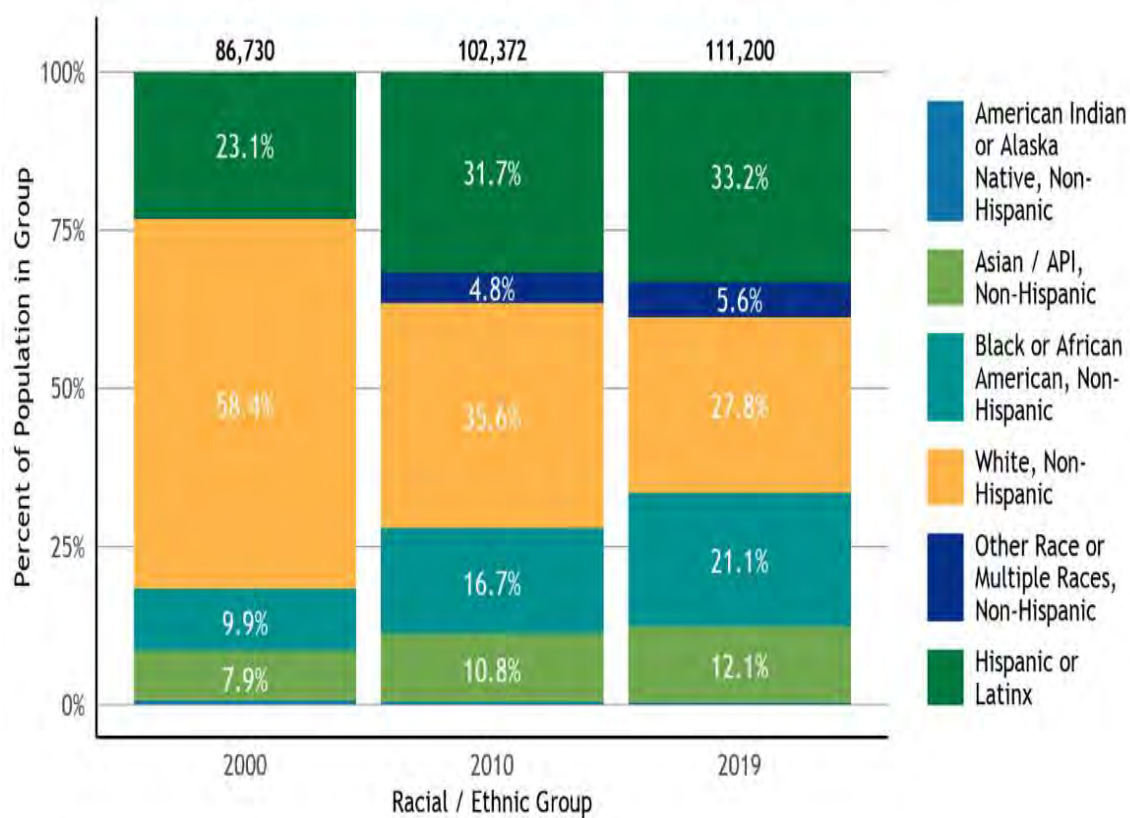


Figure 2-2 Population by Race, 2000-2019

Notes:

Data for 2019 represents 2015-2019 ACS estimates.

The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

As seen in Figure 2-3, no one-racial group comprises a majority population (over half of the total) in Antioch. Hispanic or Latinx residents make up the largest percentage (33 percent), which is larger than the Hispanic/Latinx population of both Contra Costa County and the larger Bay Area. White residents (approximately 28 percent of Antioch’s population) make up a significantly smaller proportion compared to the county and region, while Black or African American residents make up a much larger proportion (21 percent).

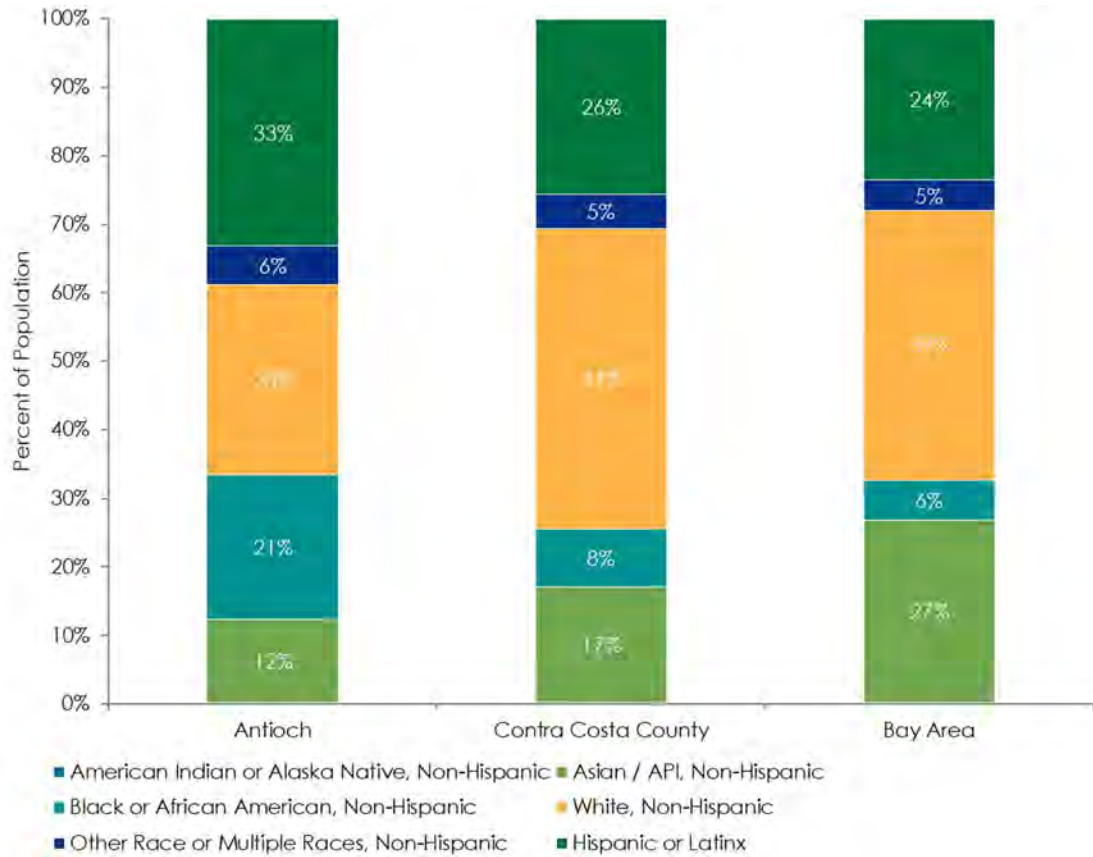


Figure 2-3 Population by Race

Notes:

Data for 2019 represents 2015-2019 ACS estimates.

The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

AGE COMPOSITION

Since 2000, the median age in Antioch has increased but remains relatively young. The median age in 2000 was just over 31; by 2019, this figure had increased to 36 years old. During this same timeframe, the youth population declined while the 55+ population increased (see Figure 2-4).

An increase in the 55+ population may indicate that there is a developing need for more senior housing options. ~~There has also been a move by many 55+ population often desires~~ to age-in-place or downsize to stay within their communities, which can mean more multi-family and ADA accessible units are ~~also~~ needed. Families and seniors of color are even more likely to experience challenges finding affordable housing. People of color make up 41.2 percent of seniors in Antioch and 69.9 percent of youth under 18 (see Figure 2-5).

2. HOUSING NEEDS ASSESSMENT

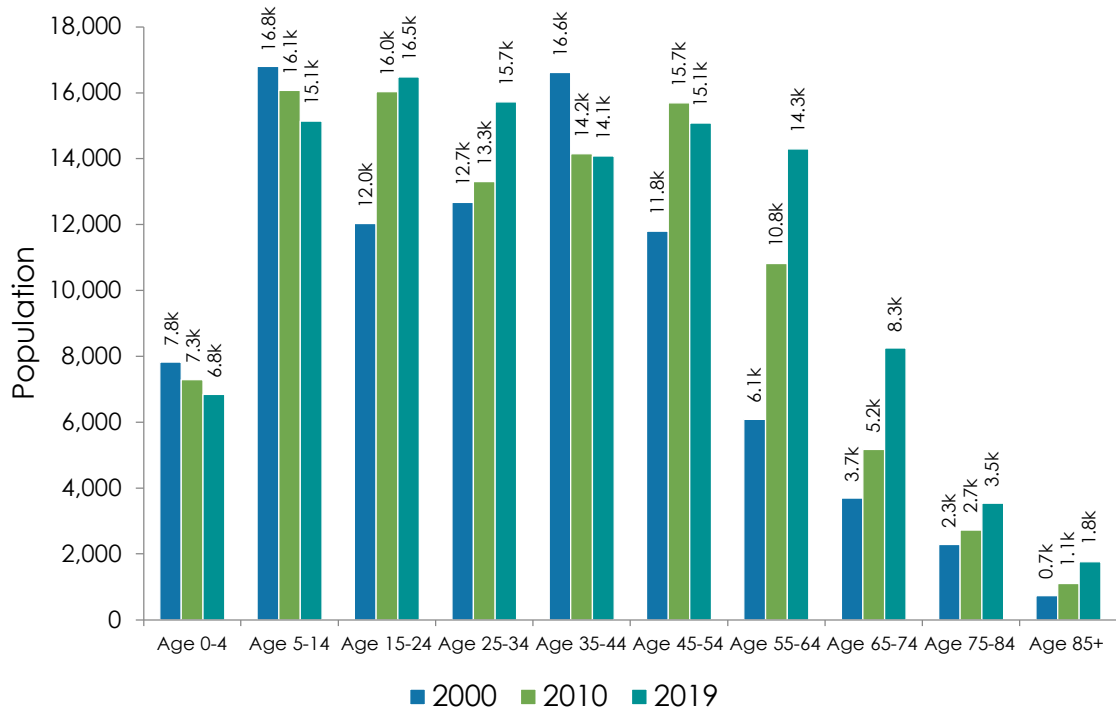


Figure 2-4 Population by Age, 2000-2019

Universe: Total population

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001.

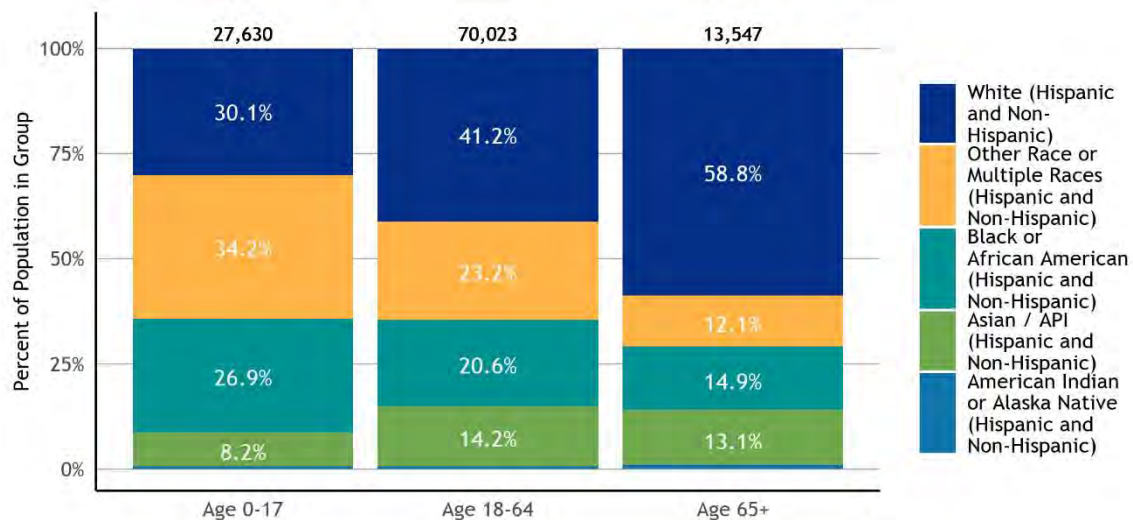


Figure 2-5 Senior and Youth Population by Race

Universe: Total population

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G).

2. EMPLOYMENT AND INCOME TRENDS

A city with more workers than jobs “exports” workers to other areas, whereas a city with a surplus of jobs must “import” them. With 49,236 employed residents and 21,541 jobs, Antioch is an exporter city, one which struggles with the opposite problem **as many of** other cities in the Bay Area: there are more housing units than there are jobs in the city. And this occurs at both ends of the income spectrum: There are more low-wage residents making less than \$25,000 annually than there are low-wage jobs, and more high-wage residents making more than \$75,000 than high-wage jobs (see Figure 2-6). Most of the residents and jobs in Antioch are in the \$25,000 to \$49,999 wage group. The largest employment sector in Antioch is Health & Educational Services.

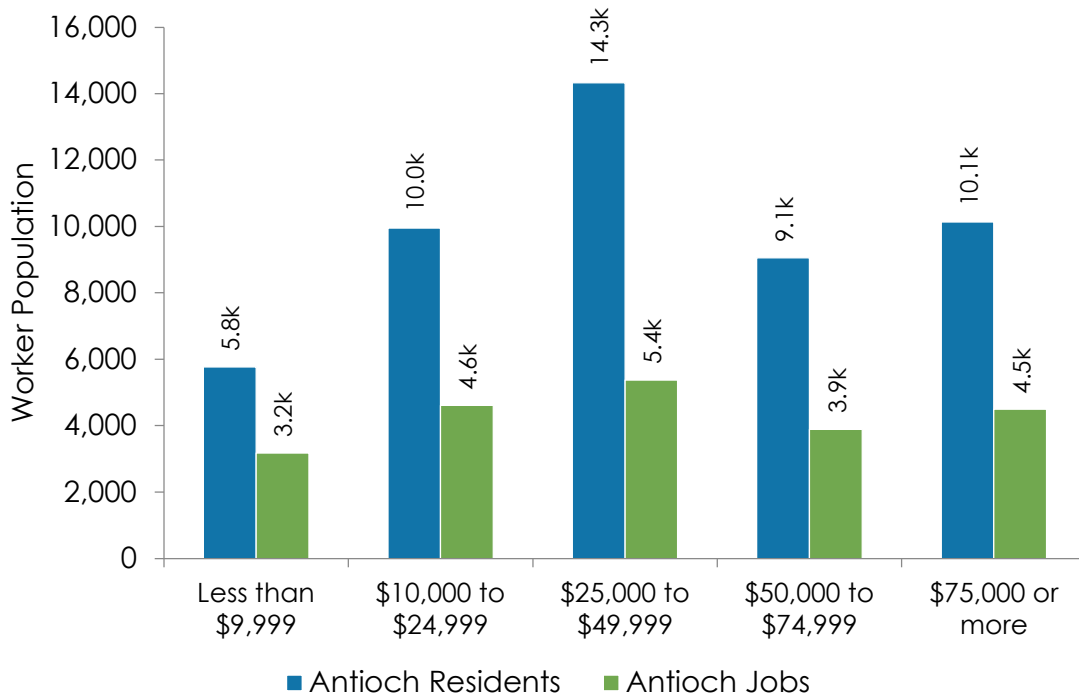


Figure 2-6 Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence

Universe: Workers 16 years and over with earnings
Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519.

Economic activity in Antioch is increasing **though**—from January 2010 to January 2021 the unemployment rate **in Antioch** decreased by 5.1 percentage points. Since 2010, the number of jobs **located** in the city increased by 3,450 (17.9 percent).

2. HOUSING NEEDS ASSESSMENT

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. In Antioch, 41.5 percent of households **make earn** more than the Area Median Income (AMI),¹ compared to 18.5 percent making less than 30 percent of AMI, which is considered extremely low-income (see Figure 2-7). In Contra Costa County, 30 percent of the AMI is the equivalent to the annual income of \$34,850 for a family of four. There are 6,233 existing extremely low-income households in Antioch (i.e., households that earn below 30 percent of AMI). In general, Antioch has a lower share of above moderate-income households and a higher share of lower-income households than the Bay Area region and Contra Costa County.

The Area Median Income for a household of four in the Oakland-Fremont metro area is \$125,600. AMI is used to define household income levels as follows

- Moderate-income households make between 80 and 120 percent of the AMI.
- Low-income households make 50 to 80 percent of AMI.
- Very-low-income households make 30 to 50 percent of AMI.
- Extremely low-income households make less than 30 percent of AMI.

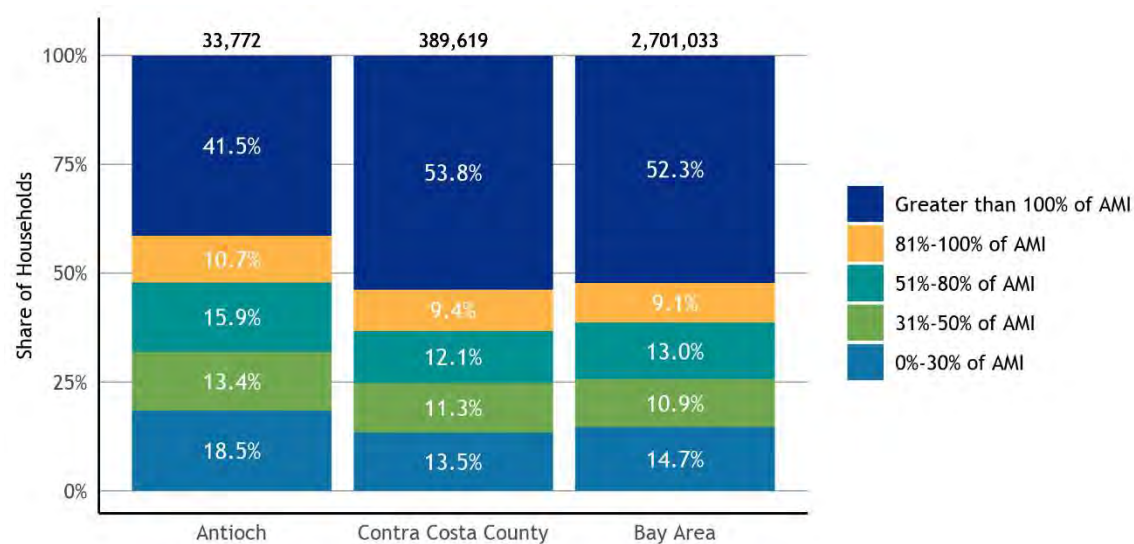


Figure 2-7 Households by Household Income Level

Universe: Occupied housing units

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Throughout the region, there are **also** disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households. **In Antioch, a majority of households are owner-occupied as depicted below in Figure 2-8. Similar to the County and Bay Area region, 60.3 percent of households are owner occupied, whereas 39.7 percent are renter occupied.** In Antioch, the largest proportion of renters falls in

¹ Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine-county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the Oakland-Fremont Metro Area.

the 0 percent to 30 percent of AMI income group, while the largest proportion of homeowners are found in the Greater than 100 percent of AMI group (see Figure 2-9).

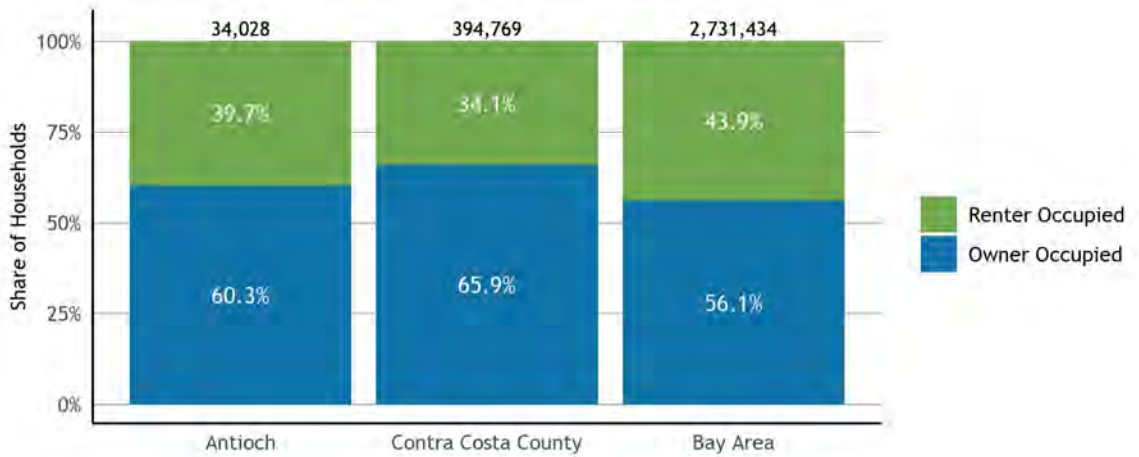


Figure 2-8 Housing Tenure

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003.

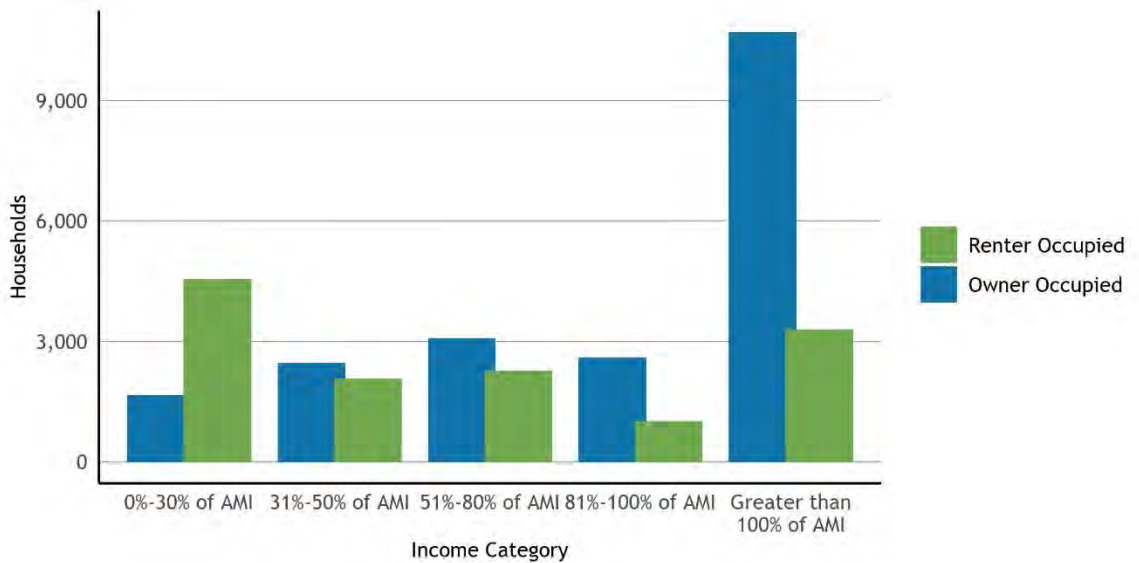


Figure 2-9 Household Income Level by Tenure

Universe: Occupied housing units

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013.

3. HOUSING STOCK CHARACTERISTICS AND TRENDS

HOUSING GROWTH

The number of new homes built throughout the greater Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. A diversity of homes at all income levels is important to create opportunities for all Antioch residents to live and thrive in the community. However, the number of homes in Antioch only increased 3.7 percent from 2010 to 2020, which is *below* the growth rate for both Contra Costa County and the Bay Area during this time period.

HOUSING COSTS AND COST BURDEN

Relative to other jurisdictions. Antioch remains one of the more affordable cities in the Bay Area, although prices have increased in recent years. In December 2019, Zillow reported that homes ~~were~~ sold at a median price of around \$455,100, up from \$419,700 two years earlier. In December 2020, there was ~~an even starker~~ another dramatic increase to \$524,890. By comparison, the typical home value is \$772,410 in Contra Costa County and \$1,077,230 in the entire Bay Area region. Like home values, rents throughout the Bay Area have also increased dramatically, causing many renters, particularly low-income renters of color, to be priced out, evicted, or displaced, especially from high-cost areas closer to more job opportunities. It is a widespread phenomenon in the Bay Area that residents in this situation ~~have had~~ must ~~to~~ choose between commuting long distances to their jobs and schools or moving out of the region or ~~even the~~ state.

- **Ownership** – The largest proportion of homes had a value in the range of \$250k-\$500k in 2019. Home prices increased by 122.4 percent from 2010 to 2020.
- **Rental Prices** – The typical contract rent for an apartment in Antioch was \$1,610 in 2019, representing a ~~Rental prices increased by~~ 50.8 percent increase from 2009 ~~to 2019~~. To rent a typical apartment without cost burden, a household in Antioch would need to make \$64,560 per year.² It is important to note that contract rents may differ significantly from market rents based on housing market conditions. According to Zillow rental data, the median market rent in the city of Antioch was \$2,850 as of fall 2022, reflecting a 26% percent annual increase from 2021.³

The U.S. Department of Housing and Urban Development (HUD) considers housing to be affordable for a household if the household spends less than 30 percent of its income on housing costs. A household is ~~considered~~ “cost-burdened” if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are ~~considered~~ “severely cost-burdened.” In Antioch, 20.3 percent of households spend 30-50 percent of their income on housing and are considered cost burdened; while 20.8% percent of households are severely cost burdened and spend over 50 percent of their income on housing.

Throughout the city, the level of cost burden experienced by households varies by income level as demonstrated in Figure 2-10 below. As also discussed in Chapter 2, due to renters’ disproportionate experiencing of cost burden, renters also disproportionately experience overcrowding in the City. Overcrowding is also more prevalent in rental households.

² Note that contract rents may differ significantly from, and often being lower than, current listing prices.

³ Per Zillow Rental Manager, <https://www.zillow.com/rental-manager/market-trends/antioch-ca/>; accessed November 23, 2022.

As part of the Housing Element update, the City of Antioch includes a number of programs within Chapter 7, Housing Goals, Policies, and Programs. The programs seek to encourage the development of rental housing options affordable to lower income households. These programs, including Program 2.1.6. Housing for Extremely Low-Income Households, Program 2.1.7. Support Non-Profit Housing Sponsors, Program 2.1.9. Housing for Unhoused Populations, and Program 3.1.4. Coordination with Agencies Serving the Unhoused Population. These programs relate to ongoing outreach and coordination with non-profit housing developers and service providers to provide housing and services for ELI and VLI households. Chapter 7 also includes additional programs related to special needs housing which are intended to encourage the development of emergency, transitional, and supportive housing options which typically serve ELI, and VLI households.

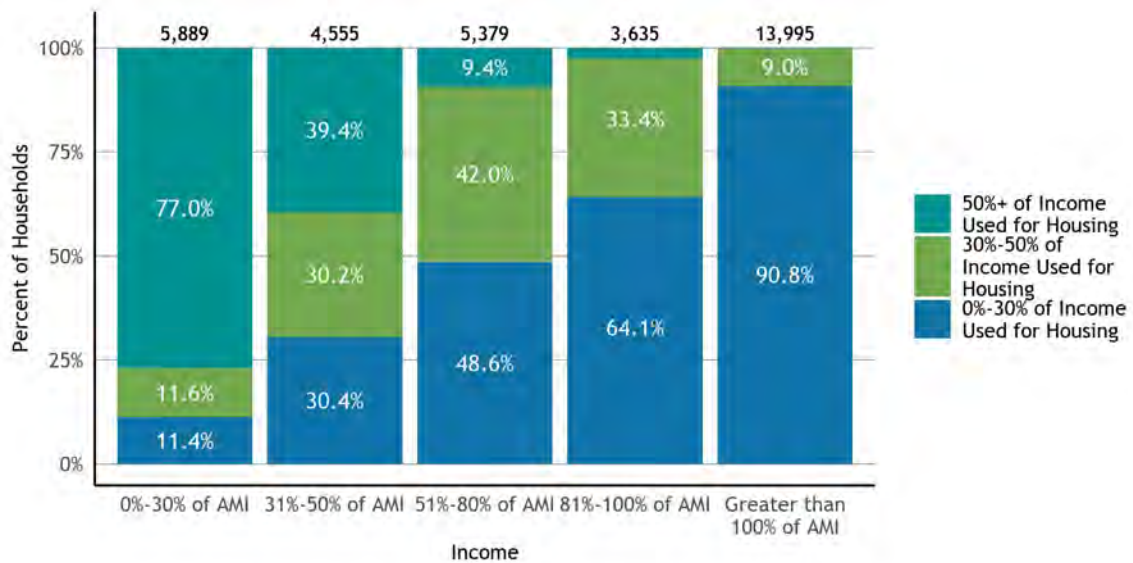


Figure 2-10: Cost Burden by Income Level

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs,” which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Cost burden also varies by housing tenure. As previously discussed, in Antioch 60.3 percent of households are owner occupied; whereas 39.7 percent are renter occupied in Antioch. However, as shown in Figure 2-11, 58.8 percent of renter occupied households experience some level of cost burden. Conversely, only 33.1 percent of owner occupied households experience some level of cost burden. This indicates that renters in the City of Antioch disproportionately experience cost burden in housing cost burdens.

2. HOUSING NEEDS ASSESSMENT

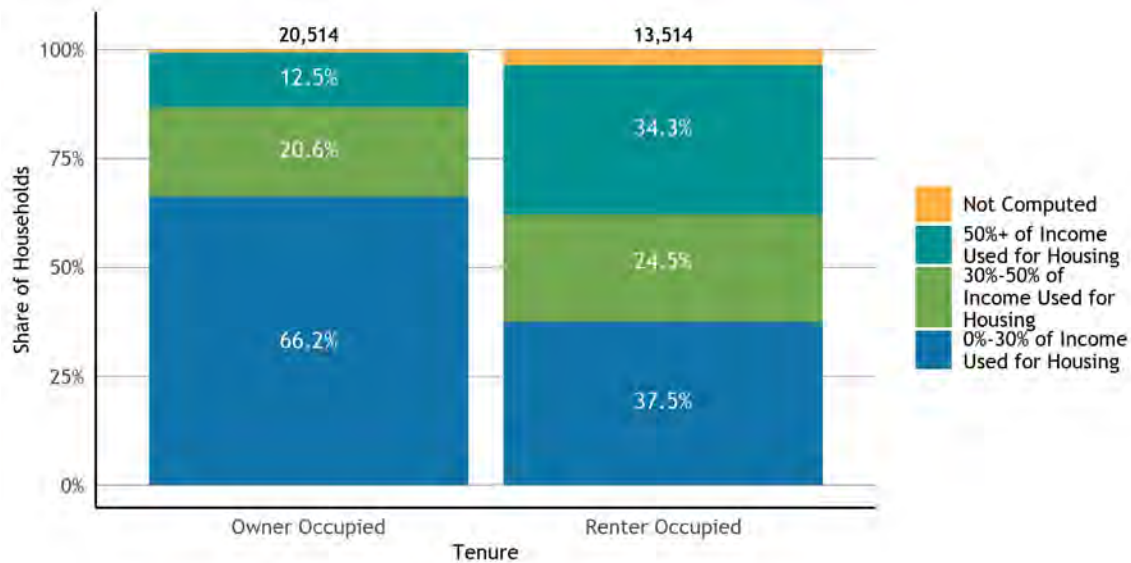


Figure 2-11:- Cost Burden by Tenure

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091.

HOUSING TYPE AND TENURE

It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 77.7 percent of homes in Antioch were single-family detached, 4.7 percent were single-family attached, 4.1 percent were small multi-family (2-4 units), and 12.4 percent were medium or large multi-family (5+ units). Between 2010 and 2020, the number of single-family units increased more than multi-family units (see Figure 2-12). Generally, in Antioch, the share of housing stock that is detached single-family homes is above that of other jurisdictions in the region. Most of the future development opportunities are on sites designated for multi-family and mixed use, which will lead to an increase the availability of multi-family units in Antioch.

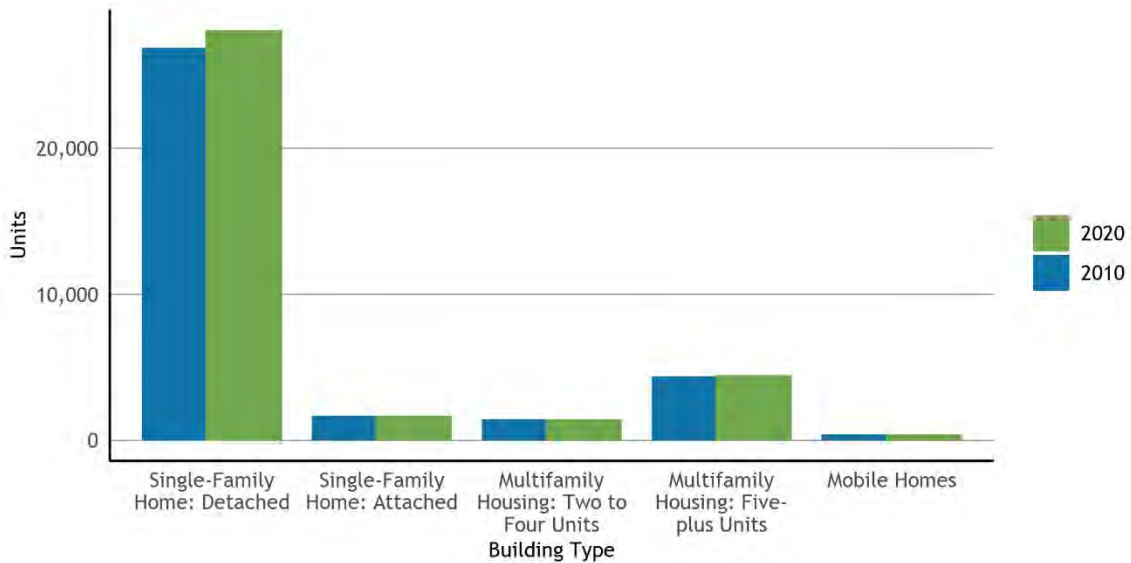


Figure 2-12 Housing Type Trends

Universe: Housing units
 Source: California Department of Finance, E-5 series.

Vacant units make up 3.8 percent of the overall housing stock in Antioch. The rental vacancy stands at 4.2 percent, while the ownership vacancy rate is 1.2 percent. A vacancy rate of 5 percent for rental housing and 2 percent for ownership housing is generally considered a healthy balance between supply and demand. A low vacancy rate may ~~lead to result in an~~ increased competition ~~of units~~, resulting in increased prices on rents and ownership units and can lead to overcrowding and/or overpayment.

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity, ~~or~~ ability for individuals to stay in their homes, ~~in~~ a city and region. Generally, renters may be displaced ~~more quickly~~ quicker if prices increase, and are more likely to experience overcrowding. Homeownership rates ~~often~~ vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, State, and local policies that limited access to homeownership for communities of color while facilitating homebuying for White residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.⁴ Notably, recent changes to State law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements. This analysis can be found in *Appendix B, Affirmatively Furthering Fair Housing*.

In Antioch, there are ~~a total of~~ 34,028 housing units, ~~and f~~ Fewer residents rent ~~rather~~ than own their homes: 39.7 percent ~~rent~~ versus 60.3 percent, ~~respectively~~ ownership. By comparison, 34.1 percent of households in Contra Costa County are renters, while 44 percent of Bay Area households rent their homes. In Antioch, 2.3 percent of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.8 percent of households that are owner occupied. If a city’s rental housing stock does not include larger apartments, large households who rent could end up living in

⁴ See, for example, Rothstein, R. (2017). *The color of law: A forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

2. HOUSING NEEDS ASSESSMENT

overcrowded conditions. In Antioch, for large households with 5 or more persons, most units (54.3 percent) are owner occupied.

No neighborhoods in Antioch are identified as “Highest Resource” or “High Resource” areas by State-commissioned research, while 89.6 percent of residents live in areas identified by this research as “Low Resource” or “High Segregation and Poverty” areas. These neighborhood designations are based on a range of indicators, including education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.⁵ According to research from The University of California, Berkeley, 31.3 percent of households in Antioch live in neighborhoods that are susceptible to or experiencing displacement, and 19.2 percent live in areas at risk of or undergoing gentrification. In Antioch, 6.8 percent of households in Antioch live are in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. Displacement can be addressed by There are various ways to address displacement including ensuring building new housing at all income levels is built.

HOUSING CONDITION

Generally, there is limited data on the extent of substandard housing issues in a community. However, The U.S. Census Bureau data gives a sense of some of the substandard conditions that may be present in Antioch. In Antioch, 1.6 percent of renters in Antioch reported lacking a kitchen and 0.7 percent of renters lack plumbing, compared to 0.3 percent of owners who lack a kitchen and 0.3 percent of owners who lack plumbing. In addition, the City’s Code Enforcement Division estimates that approximately 10-15 percent of the housing stock needs rehabilitation, while another 15 percent likely needs to be replaced all together.

The age of a community’s housing stock can provide another indicator of overall housing conditions. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, and foundation work, and other repairs. In Antioch, the largest proportion of the housing stock was built 1980 to 1999, with 15,182 units constructed during this period (see Figure 2-1023). With the majority of the City’s city’s housing stock built prior to or approaching the 30-year benchmark, it is a priority of the City city to ensure that housing units are maintained and in compliance with health and safety codes. Based on community outreach related to the Housing Element Update it is known that a majority of the city’s substandard housing stock is primarily located in northwestern parts of the city, including within the city’s environmental justice neighborhoods. Programs are included within Chapter 7 of the Element to ensure the City routinely monitor housing conditions throughout environmental justice neighborhoods and advertise home improvement, and tenant rights resources available to residents and landlords in these areas.

⁵ For more information on the “opportunity area” categories developed by HCD and the California Tax Credit Allocation Committee, see this website: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic this summer, following the release of additional guidance from HCD.

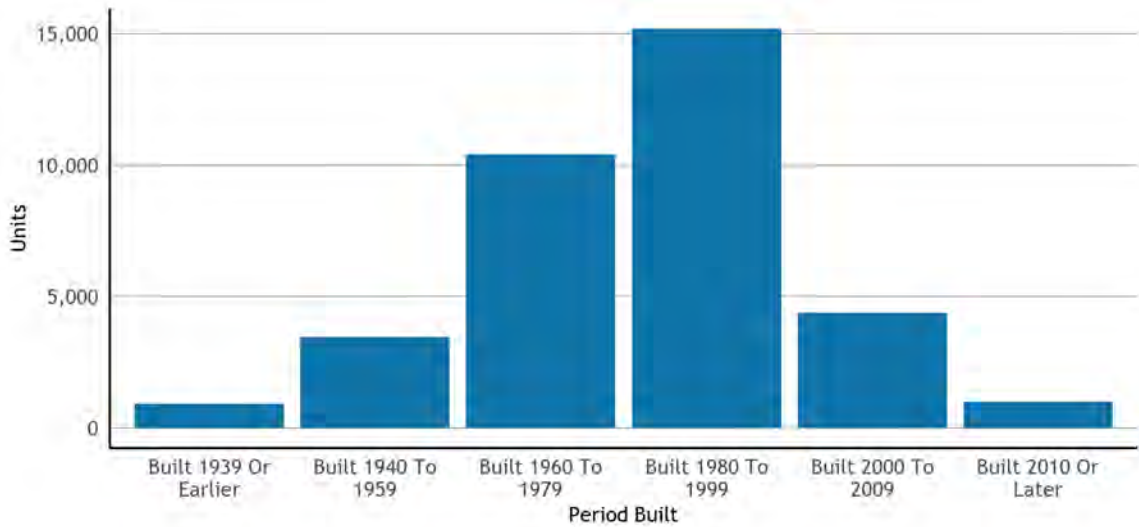


Figure 2-13 Housing Units by Year Structure Built

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034.

ANALYSIS OF AT-RISK HOUSING

While there is an **immense-immediate** need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. **Additionally, it** is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

California Housing Element **law** Law Section 65583(a)(D)(9) requires the analysis of government-assisted housing units that are eligible to convert from low-income housing to market-rate housing during the next 10 years due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions; and **the** development of programs aimed at their preservation. An inventory of assisted units in the **City-city** of Antioch was compiled based on information gathered from the California Housing Partnership Corporation (Table 2-3). According to the California Housing Partnership Corporation, there are 1,691 subsidized affordable units in Antioch. Of these units, none are at *High Risk* or *Very High Risk* of conversion. There are no properties at risk of opting out of programs that keep them affordable to very low- and low-income households over the Housing Element period (2023-2031). However, the 4 units at **Hope Solutions and the 50 at Antioch Rivertown Senior are at moderate or low risk of conversion, respectively, within 10 years.**

2. HOUSING NEEDS ASSESSMENT

TABLE 2-3 ASSISTED UNITS INVENTORY

Projects	Type of Units	Total Units	Assisted Units	Funding Source	Earliest Date of Conversion	Risk Level
Hope Solutions 1601 Francisco Ct.	Supportive	4	4	CalHFA	02/01/32	Moderate
Antioch Rivertown Senior 1400 A St	Senior	50	50	HUD	08/30/32	Low
Hillcrest Terrace 3420 Deer Valley Rd	Senior	65	64	HUD	03/31/40	Low
Casa Del Rio Senior Housing 615 West 7 th St	Senior	82	82	LIHTC; CalHFA; HCD	06/05/54	Low
West Rivertown Apartments 811 West 4 th St	Family	57	56	LIHTC	2057	Low
Rivertown Place 7121 I Street	Family	40	39	LIHTC	2062	Low
Riverstone Apartments 2200 Sycamore Dr	Family	136	134	LIHTC	2062	Low
Hudson Townhouse Manor 3421 Hudson Ct	Family	122	121	LIHTC; HUD	2066	Low
Delta View Apartments 3915 Delta Fair Blvd.	Family	205	203	LIHTC	2069	Low
Tabora Gardens Senior Apartments 3701 Tabora Dr	Senior	85	84	LIHTC; HCD	2070	Low
Delta Pines Apartments 2301 Sycamore Dr	Family	186	185	LIHTC	2070	Low
Casa Blanca Apartments 1000 Claudia Ct	Family	115	114	LIHTC	2070	Low
Antioch Scattered Site Renovation (Site A- Pinecrest Apartments) 1945 Cavallo Rd	Family	56	54	LIHTC	2072	Low
Villa Medanos 2811 Cadiz Ln	Family	112	111	LIHTC	2073	Low
Antioch Senior and Family Apartments 3560 East 18 th St.	Senior/ Family	394	390	LIHTC; CalHFA	2074	Low

Source: California Housing Partnership Corporation 2022 Database, Communication with City Staff and Hope Solutions.

~~Hope Solutions and the 50 at Antioch Rivertown Senior are at moderate or low risk of conversion, respectively, within 10 years.~~

The Hope Solutions is a four-bedroom house. —eEach resident has their own bedroom, and they share common space. These units are under the auspices of Behavioral Health and eligible residents may be homeless or at risk of homelessness. Hope Solutions mission is to provide permanent housing solutions and vital support services to highly vulnerable families and individuals. Given their mission and values this project is very unlikely to turnover after 2032. If necessary, a purchasing a replacement home of a similar size would be approximately \$630,000 to \$700,000 based on recent listings in Antioch.

Antioch Rivertown is affordable to very low-income seniors, owned by a stable nonprofit developer, with almost no risk of turnover after 2032. ~~If necessary, t~~The construction of new below market rate housing is a way to replace the at-risk units. Using data produced by BAE Economics for Antioch, new multi-family units cost approximately \$450,000 per unit to construct. The cost ~~the cost~~ to replace 50 units would be approximately \$22,500,000.

~~Based on an evaluation of LoopNet commercial real estate listings, the per unit cost of acquiring and preserving assisted affordable units at-risk of turnover averages approximately \$279,89680,000 per unit (for small multi-family properties for sale in the City of Antioch which were developed between the years 1965 and 1980); the per unit cost of acquiring and preserving assisted affordable units at-risk of turnover averages approximately \$279,896 per unit.~~

Funding sources for housing preservation, including the preservation of at-risk units, include the Golden State Acquisition Fund, Multi-Family Housing Program, and Predevelopment Loan Program. There are several qualified entities that acquire and manage affordable housing in Contra Costa County. These organizations include:

- BRIDGE Housing Corporation
- Christian Church Homes
- Eden Housing Inc.
- Mercy Housing Corporation
- USA Properties Fund
- Pacific Housing and Resources for Community Development (RDC)

Housing resources, including resources for preservation, are ~~more~~ thoroughly discussed in *Chapter 5, Resources*.

4. SPECIAL NEEDS POPULATIONS

~~Finally, some population~~Population groups may have special housing needs that require specific program responses; and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. For resources available for these special needs populations, see *Chapter 5, Resources*.

SENIOR HOUSEHOLDS

Senior households ~~often~~ experience a combination of factors that can make accessing or keeping affordable housing a challenge. ~~Seniors~~They often live on fixed incomes and are more likely to have disabilities, chronic health conditions, and/or reduced mobility.

Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. Approximately 44 percent of seniors making less than 30 percent of AMI are spending the majority of their income on housing. For seniors making more than 100 percent of AMI, 91 percent are not cost-burdened and spend less than 30 percent of their income on housing.

Seniors who rent may be at even greater risk for housing challenges than those who own; due to income differences between these groups. The largest proportion of senior households who rent make-earn 0 percent to 30 percent of AMI, while the largest proportion of senior households who are homeowners falls in the income group *Greater than 100 percent of AMI* (see Figure 2-14).

2. HOUSING NEEDS ASSESSMENT

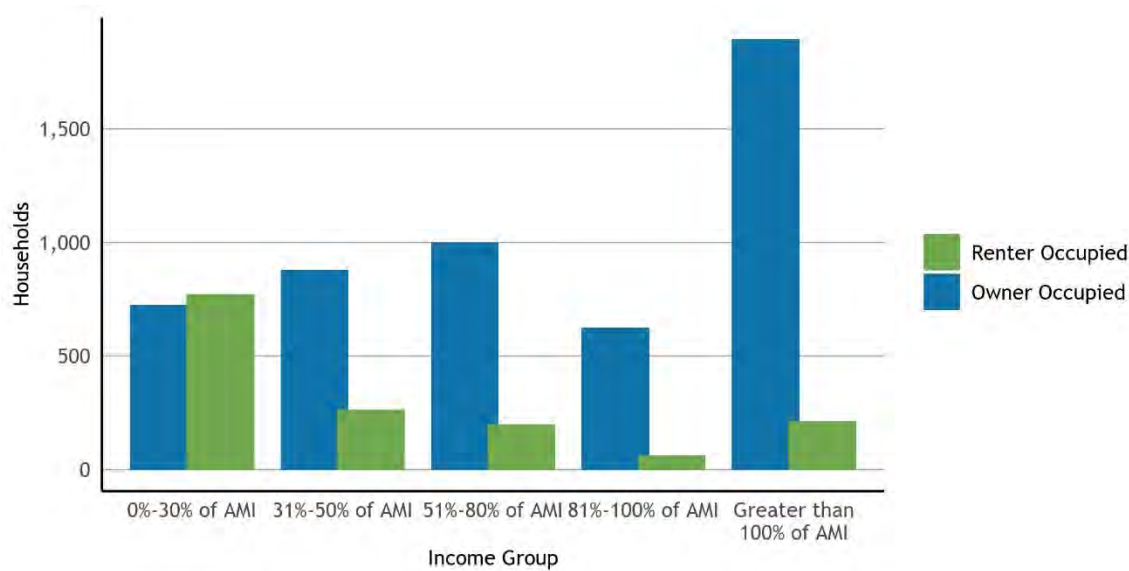


Figure 2-14 Senior Households by Income and Tenure

Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

PERSONS WITH DISABILITIES

Persons with disabilities, defined as those living with a variety of physical, cognitive, and/or sensory impairments, face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people Persons with disabilities often live on fixed incomes and need are in need of specialized care, yet often rely on family members for assistance due to the high cost of care. In Antioch, 15.2 percent of residents have a disability of any kind and of any kind that may require accessible housing, which is a higher percentage than the County county (11.1 percent) and the region (9.6 percent). The American Community Survey (ACS) documents the presence of the following types of disabilities among Antioch's residents:

- Ambulatory – 7.3 percent
- Cognitive – 6.7 percent
- Independent Living Difficulty – 5.7 percent
- Hearing – 3.2 percent
- Vision – 2.9 percent

In Antioch, of the population with a developmental disability, children under the age of 18 make up 41.4 percent of the population with a developmental disability, while adults account for 58.6 percent. The most common living arrangement for individuals with developmental disabilities in Antioch is the home of a parent, family member, or guardian.

DEVELOPMENTAL DISABILITIES

~~Affordable and accessible housing is a crucial need for P~~persons with disabilities ~~but the demand typically outweighs what is available~~ ~~are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence.~~ Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. Figure 40, in Appendix A, *Housing Needs Data Report: Antioch* shows the rates at which different disabilities are present among residents of Antioch. ~~Overall, 15.2 percent of people in Antioch have a disability of any kind.~~

State law Government Section 65583 (a)(D)(7) also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and/or attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental impediment. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

In Antioch, there are 576 children under the age of 18 (41.4% percent) ~~and 816 adults (58.6%)~~ with a developmental disability, ~~and 816 adults (58.6%)~~. The most common living arrangement for individuals with disabilities in Antioch is the home of parent, ~~family member, or~~ guardian. Table 6, in Appendix A, *Housing Needs Data Report: Antioch* shows the population with developmental disabilities by residence.

LARGE HOUSEHOLDS

Large family households often have special housing needs due to a lack of ~~available and~~ adequately sized affordable housing ~~available~~. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity. In Antioch, 17.5 percent of large family households experience a cost burden of 30 percent to 50 percent, while 18.4 percent of households spend more than half of their income on housing. Some 20.9 percent of all other households have a cost burden of 30 percent to 50 percent, with 21.3 percent of households spending more than 50 percent of their income on housing.

FEMALE-HEADED FAMILY HOUSEHOLDS

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Antioch, the largest proportion of households is *Married-couple Family Households* at 49.1 percent of total, while *Female-Headed Households* make up 20.4 percent of all households. The portion of female-headed households in Antioch (20.4 percent) is greater than the portion in the ~~Country-country~~ (12.2 percent) or larger Bay Area region (10.4 percent). Moreover, the female-headed households tend to be concentrated in census tracts in northwestern Antioch, as discussed ~~more~~ thoroughly in Appendix B, *Affirmatively Furthering Fair Housing*.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. ~~Moreover, the added need for childcare can make finding a home that is affordable more challenging.~~ In Antioch, 32.7 percent of female-headed households with

2. HOUSING NEEDS ASSESSMENT

children ~~fall below the Federal Poverty Line~~, while 8.1 percent of female-headed households *without* children ~~live in poverty~~ *fall below the Federal Poverty Level*.

FARMWORKERS

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. Farmers and farmworkers are the keystone of the ~~larger~~ food sector, which includes the industries that provide farmers with fertilizer and equipment; farms to produce crops and livestock; and the industries that process, transport, and distribute food to consumers.

~~While overall the Bay Area has shifted away from our historical agricultural economic base, Bay Area counties still preserve strong agricultural roots. And yet, the responsibility for farmworker housing is not just with these counties.~~ In many Bay Area counties, farmworkers choose to live within incorporated cities due to the diversity and availability of housing, proximity to schools and other employment opportunities for other family members, and overall affordability.

~~Many~~ Farmworker households tend to have difficulties securing safe, decent, and affordable housing. Far too often, farmworkers are forced to occupy substandard homes or live in overcrowded situations.

In the Bay Area, about 3.7 percent of farmworkers, including both seasonal and permanent residents, are in Contra Costa County. However, per the USDA, ~~today's~~ farmworkers can commute up to 75 miles to the workplace. ~~Based on this, the need for housing for agricultural workers is not just the responsibility of Bay Area counties with a robust agricultural economy.~~ In Antioch, according to the U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), there are approximately 206 residents employed in the agriculture, forestry, and fishing industries.

EXTREMELY LOW-INCOME HOUSEHOLDS

In Antioch, 6,233 households (or 18.5 percent of total households) makeing less than 30 percent of AMI and are considered extremely low income.⁶ This is a higher percentage than that of the region or Contra Costa County (see Figure 2-15).

HCD's guidance notes that instead of using ~~use~~ U.S. Census data to calculate the percentage of the very low-income RHNA obligation that qualifies for extremely low-income households, local jurisdictions can presume that 50 percent of their RHNA obligation for very low-income households qualifies for extremely low-income households. In Antioch, the RHNA obligation for very low-income households is 792, which means that half, or 396 units, roughly half, are represent the number of housing units required to serve the needs of, will qualify for extremely low-income ~~households persons~~.

⁶ Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income (adjusted for household size).

The Housing is-Element includes programs intended to facilitate the development of housing units in the city which serve extremely low-income households earning less than 30 percent of AMI. This includes Program 3.1.1. Housing for Special Needs Groups, -which proposes to gives persons with disabilities the opportunity to request reasonable accommodation from zoning laws when they are a barrier to equal housing access pursuant to State and federal law.

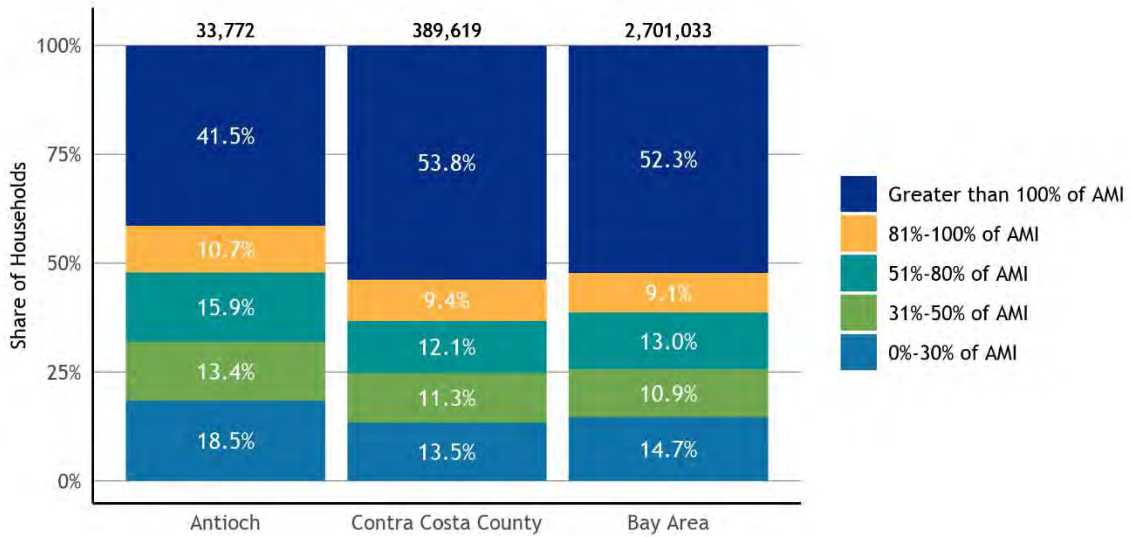


Figure 2-15 Households by Household Income Level

Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD’s official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle Cycle RHNA numbers.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Currently, people of color are more likely to experience poverty and financial instability ~~as a result of~~ ~~because of~~ federal and local housing policies that have historically excluded them from the same opportunities extended to ~~W~~white residents.⁷ These economic disparities ~~also~~ leave communities of color at higher risk for housing insecurity, displacement, or homelessness. In Antioch, Black or African

⁷ Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. Hass Institute.

2. HOUSING NEEDS ASSESSMENT

American (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Other Race or Multiple Races (Hispanic and Non-Hispanic) residents (see Figure 2-16).

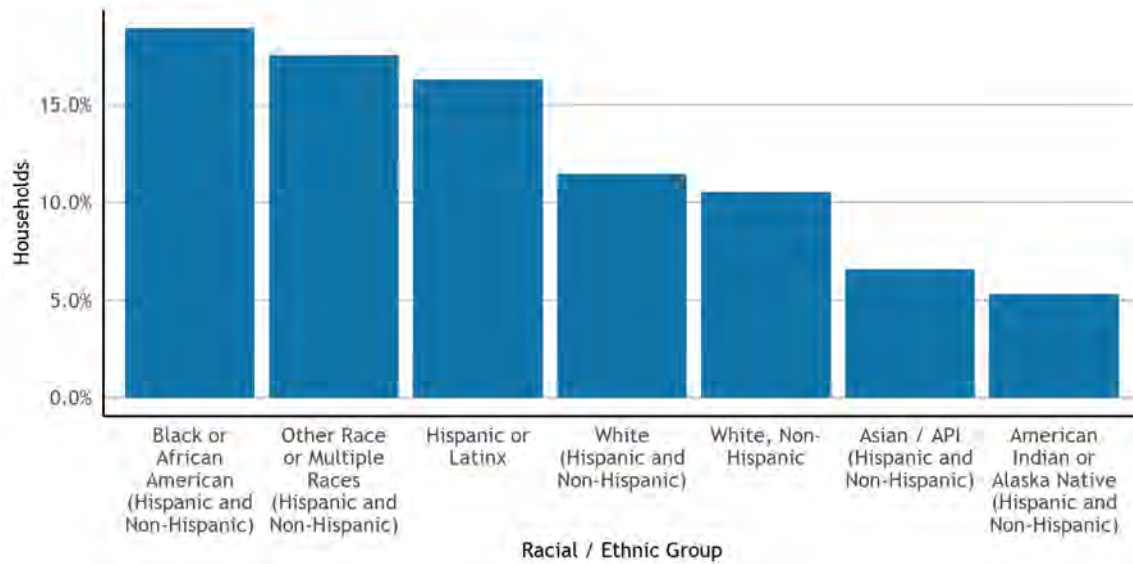


Figure 2-16 Poverty Status by Race

Universe: Population for whom poverty status is determined

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled “Hispanic and Non-Hispanic” are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I).

PERSONS EXPERIENCING HOMELESSNESS

Persons experiencing homelessness remains an urgent challenge throughout the region, reflecting a range of social, economic, and psychological factors. Addressing the specific housing needs for the unhoused population remains a priority for the City of Antioch, particularly since homelessness is disproportionately experienced by people of color, persons with disabilities, those struggling with addiction, and those dealing with traumatic life circumstances. In Contra Costa County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 75.9 percent are unsheltered. Of homeless households with children, most are sheltered in emergency shelter (see Figure 2-1467).

Crucially, there remain an estimated 238 individuals in Antioch who are experiencing unsheltered homelessness who have a need for supportive housing, which is a higher number than almost all other jurisdictions in Contra Costa County (see Table 2-4Figure 2-158).

More information on each of these population groups can be found in Appendix A, [Housing Needs Data Report: Antioch](#).

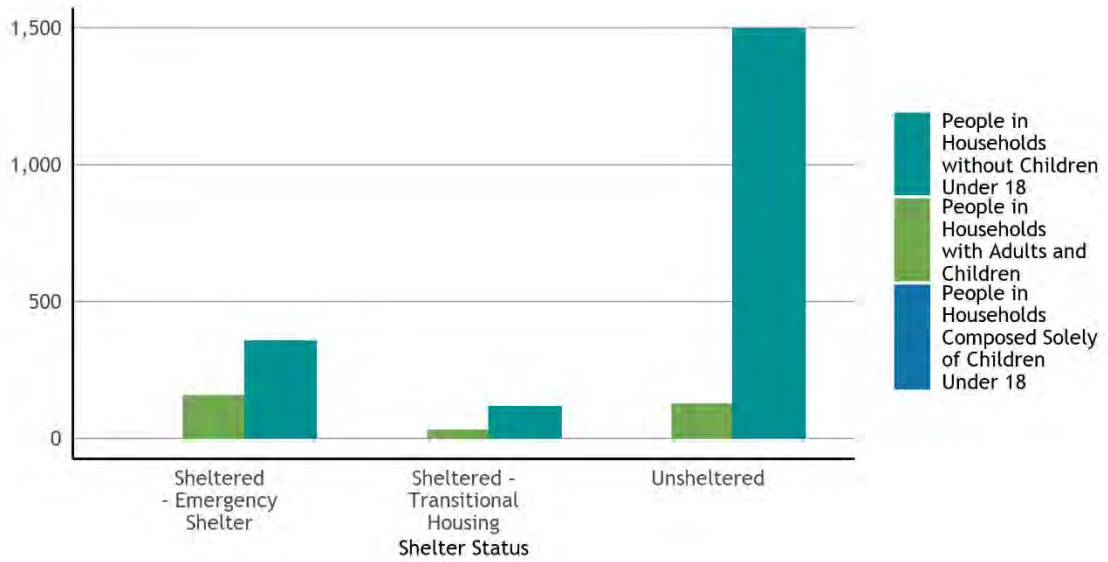


Figure 2-17 Homelessness by Household Type and Shelter Status, Contra Costa County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD’s requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019).

~~**Figure 2-18 Number of Unsheltered Individuals by Contra Costa County Cities**~~

~~Universe: Population experiencing homelessness~~

~~Source: Contra Costa County: Annual Point in Time Count Report.~~

2. HOUSING NEEDS ASSESSMENT

TABLE 2-4 NUMBER OF UNSHELTERED INDIVIDUALS BY CONTRA COSTA COUNTY CITIES

<u>West County</u>		<u>Central County</u>		<u>East County</u>	
<u>Location</u>	<u>#</u>	<u>Location</u>	<u>#</u>	<u>Location</u>	<u>#</u>
<u>Crockett</u>	<u>35</u>	<u>Alamo</u>	<u>2</u>	<u>Antioch</u>	<u>238</u>
<u>El Cerrito</u>	<u>24</u>	<u>Blackhawk</u>	<u>6</u>	<u>Bay Point</u>	<u>49</u>
<u>El Sobrante</u>	<u>9</u>	<u>Clayton</u>	<u>2</u>	<u>Bayview</u>	<u>2</u>
<u>Hercules</u>	<u>7</u>	<u>Concord</u>	<u>160</u>	<u>Bethel Island</u>	<u>2</u>
<u>North Richmond</u>	<u>22</u>	<u>Danville</u>	<u>7</u>	<u>Brentwood</u>	<u>80</u>
<u>Pinole</u>	<u>7</u>	<u>Lafayette</u>	<u>3</u>	<u>Discovery Bay</u>	<u>2</u>
<u>Richmond</u>	<u>280</u>	<u>Martinez</u>	<u>127</u>	<u>Oakley</u>	<u>50</u>
<u>Rodeo</u>	<u>62</u>	<u>Moraga</u>	<u>4</u>	<u>Pittsburg</u>	<u>102</u>
<u>San Pablo</u>	<u>67</u>	<u>Orinda</u>	<u>1</u>		
		<u>Pacheco</u>	<u>26</u>		
		<u>Pleasant Hill</u>	<u>90</u>		
		<u>San Ramon</u>	<u>6</u>		
		<u>Walnut Creek</u>	<u>80</u>		

Source: Contra Costa County: Annual Point in Time Count Report.

3

AFFIRMATIVELY FURTHERING FAIR HOUSING

Assembly Bill (AB) 686, signed in 2018 and codified in Government Code Section 65583, establishes new requirements for ~~cities-Cities~~ and ~~counties-Counties~~ to take deliberate action to relieve patterns of segregation and ~~to~~ foster inclusive communities, a process referred to as affirmatively furthering fair housing. With these new requirements, ~~housing-Housing elements-Elements~~ are now required to include ~~the following~~:

- ~~A s~~Summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction's fair housing enforcement and outreach capacity;
- ~~An~~ analysis of available federal, State, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty (R/ECAPs), disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk;
- ~~An~~ assessment of the contributing factors for the fair housing issues identified in the analysis;
- ~~The i~~dentification of the jurisdiction's fair housing priorities and goals, giving highest priority to the greatest contributing factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance;
- Concrete strategies and actions to implement the fair housing priorities and goals in the form of programs to affirmatively further fair housing; and
- Meaningful, frequent, and ongoing public participation to reach a broad audience.

The purpose of these requirements is to identify segregated living patterns and replace them with truly integrated and balanced living patterns, to transform R/ECAPs into areas of opportunities, and to foster and maintain compliance with ~~the~~ Civil Rights and Fair Housing Law.

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

This chapter ~~begins with a summary of the Assessment of Fair Housing found in Appendix B and calls out~~ outlines the most important findings and contributing factors of fair housing issues in Antioch ~~from the analysis found in Appendix B, Affirmatively Furthering Fair Housing.~~ It then describes how the Housing sites Sites I inventory relates and is responsive to the City’s duty to affirmatively further fair housing (AFFH). Finally, this chapter describes how outreach was done in a manner consistent with HCD’s AFFH guidance. ~~Appendix B, Affirmatively Furthering Fair Housing, includes this same analysis in more detail.~~

A. ASSESSMENT OF FAIR HOUSING

The Assessment of Fair Housing covers the following topics: fair housing enforcement and capacity, segregation and integration, R/ECAPs, access to opportunity, disproportionate housing needs and displacement risk, and identification of contributing factors.

1. ENFORCEMENT AND CAPACITY

Antioch residents are afforded fair housing protections under the California Fair Employment and Housing Act (FEHA), Ralph Civil Rights Act, and Unruh Civil Rights Act. There has been a downward trend from 2016 to 2020 in the number of Department of Fair Employment and Housing (DFEH) complaints in the County, but the number of cases filed with the Department of Housing and Urban Development’s Office of Fair Housing and Equal Opportunity (HUD FHEO) has been more volatile. As shown in Table 3-1, these cases peaked in 2019 before drastically falling in 2020. A total of 148 cases were filed in the County between 2015 and 2020, with disability being the top allegation of basis of discrimination, followed by familial status and race.

TABLE 3-1 NUMBER OF FHEO FILED CASES BY PROTECTED CLASS IN CONTRA COSTA COUNTY (2015–2020)

Year	Number of Filed Cases	Disability	Race	National Origin	Sex	Familial Status
2015	28	17	4	2	2	4
2016	30	14	8	7	5	6
2017	20	12	3	5	1	5
2018	31	20	6	3	4	9
2019	32	27	4	4	4	1
2020	7	4	1	0	2	1
Total	148	94	26	21	18	26

Percentage of Total Filed Cases

*Note that cases may be filed on more than one basis.

Source: Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity (FHEO) Filed Cases, 2021.

The City of Antioch contracts with its nonprofit partners, Eden Council for Hope and Opportunity (ECHO) Housing and Bay Area Legal Aid, to provide fair housing services. ~~After receiving a complaint, the ECHO will provide clients with counseling and send testers for investigation. The most common actions taken or services provided by ECHO after receiving a complaint are providing clients with counseling, followed by sending testers for investigation.~~ Regardless of actions taken or services provided, almost 45

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

percent of cases are found to have insufficient evidence, and only about 12 percent of all cases resulted in successful mediation. Testing data from ECHO Housing is shown in Table 3-2 and indicates that housing discrimination may be increasing in Antioch. Differential treatment was not detected between 2017 and 2019 but in fiscal years 2019-2020, 8 percent of cases indicated differential treatment based on racial voice identification, and in fiscal years 2020-2021, 17 percent of cases indicated discrimination based on potential tenants' use of Housing Choice Vouchers. Antioch had more source of income discrimination identified in this housing testing than the other three jurisdictions tested during this same period (0 percent in Concord and Walnut Creek and 5 percent of cases in Contra Costa County).

TABLE 3-2 ECHO FAIR HOUSING ANTIOCH AUDIT RESULTS

	Fiscal Year 2017-2018	Fiscal Year 2018-2019	Fiscal Year 2019-2020	Fiscal Year 2020-2021
Differential Treatment	0	0	1	2
No Differential Treatment	13	13	11	10
Differential Treatment (Percentage of Total)	0%	0%	8%	17%

Source: ECHO Fair Housing Fair Housing Audit Reports.

The City does not provide direct mediation or legal services, but it does provide resources on the City website and directs residents to ECHO Housing and Bay Area Legal Aid for fair housing assistance. While these organizations provide valuable assistance, the capacity and funding that they have is generally insufficient. Greater resources would enable stronger outreach efforts, including populations that may be less aware of their fair housing rights, such as limited English proficiency and LGBTQ residents. The city of Antioch has made recent efforts to partner with nonprofits to engage in greater outreach to the Hispanic community in order to encourage greater participation in government service programs—generally resulting in increased outreach efforts, but “with declining success.”¹ Additionally, while Antioch reported significant new outreach programming for people experiencing homelessness, it also faces a severe continuing lack of available funding and services to support this population. Local knowledge from service providers indicated that seniors are another population that could benefit from targeted outreach on fair housing and that Antioch and East County at large would benefit from increased coordination between service providers.

2. SEGREGATION AND INTEGRATION

The racial and ethnic composition of Antioch diverges significantly from those of the County and the Region and has changed significantly over time. In particular, Antioch has much higher Black and Hispanic population concentrations than both the County and the Region and lower non-Hispanic White and Asian or Pacific Islander population concentrations than both the county and region. The growth in the Black population stands in stark contrast to a the County with a plateauing flat Black population and a region with a declining Black population.

Antioch also has higher concentrations of persons with disabilities across all categories than both the County and the Region, particularly for persons with cognitive disabilities. The City's Antioch's comparatively low-cost housing market and fast pace of growth likely contribute to the continued differences between the City and County in terms of the composition of the population. While Antioch provides a more affordable option for lower-income households seeking for-sale and ownership housing, the high cost of housing in surrounding areas in the Bay Area continues to

¹ City of Antioch 2017-18 CAPER, available at <https://www.antiochca.gov/fc/cdbg/FY-2017-18-CAPER.pdf>.

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

serve as a barrier for many low- and moderate-income households. Additionally, as discussed within Chapter 8, Participation, as part of the study session public hearings held for the Housing Element update, residents throughout Antioch are experiencing skyrocketing rents, sometimes equating to several hundred dollar increases.

Antioch is one of the most diverse jurisdictions in the region (see Figure 3-1). Segregation is primarily a regional and inter-municipal phenomenon (e.g., Black residents in particular are segregated in Antioch, but the areas from which they are disproportionately excluded are other parts of the County county and Regionregion, not other neighborhoods within Antioch). However, there are concentrations of low-income households, people with disabilities, and people experiencing poverty in certain parts of the city. In particular, the northwest portion of the city on either side of California State Route 4 is an area of the city with concentrations of lower-income households, poverty, and persons with disabilities, as shown below in Figures 3-2 through 3-4.

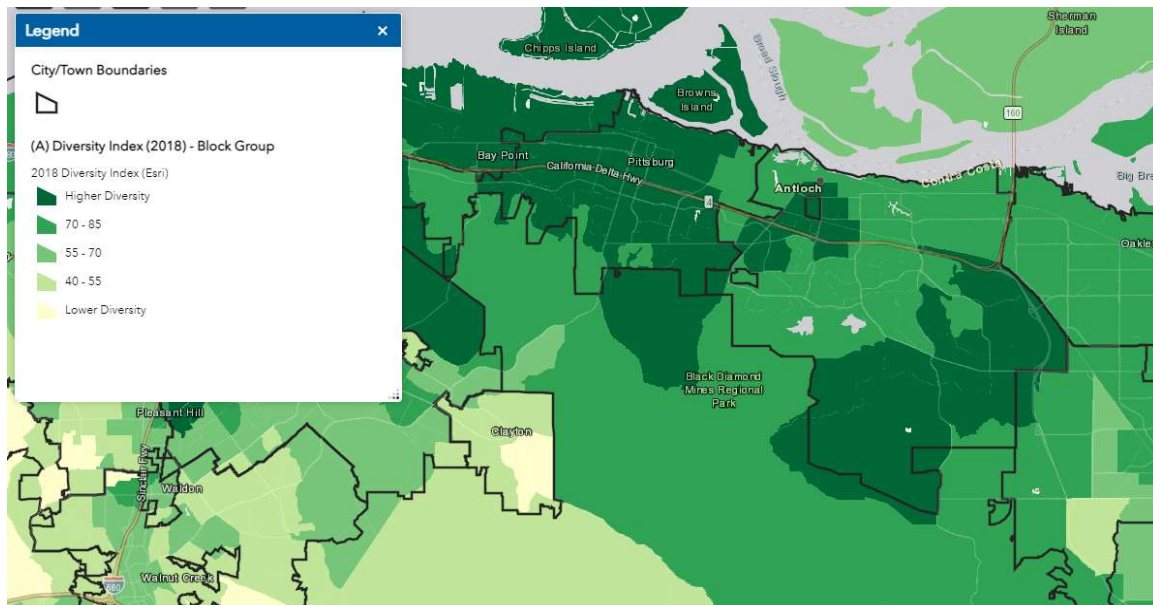


Figure 3-1 Diversity Index Score, 2018

Source: California Department of Housing and Community Development (HCD) AFFH Data Viewer.

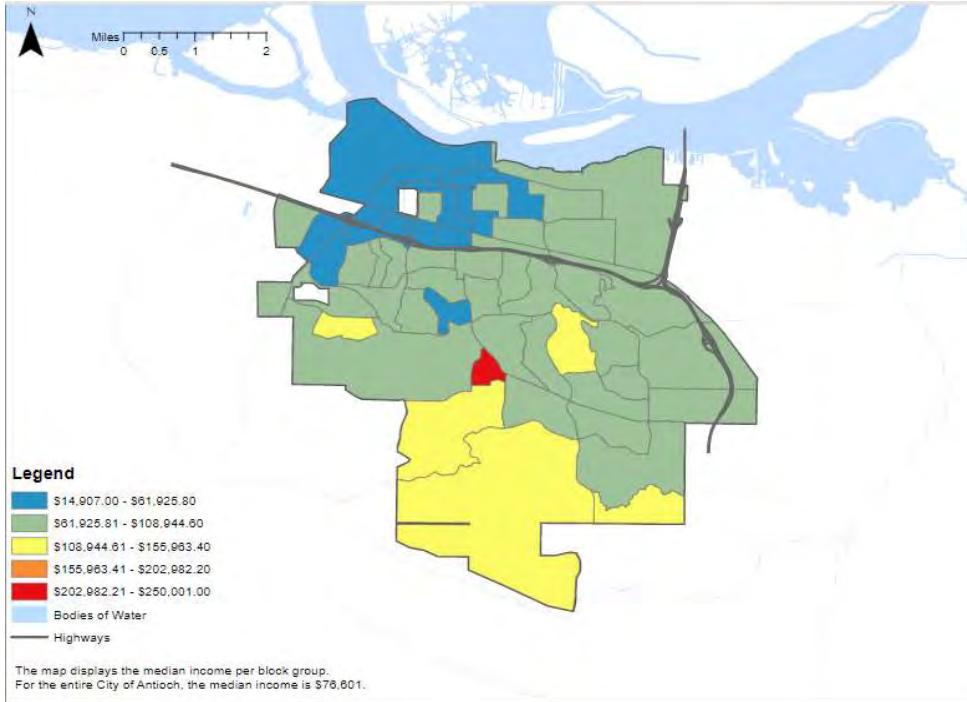


Figure 3-2 Median Income per Block Group, 2019

Source: ACS 2019 5-year estimates, Table B19013.

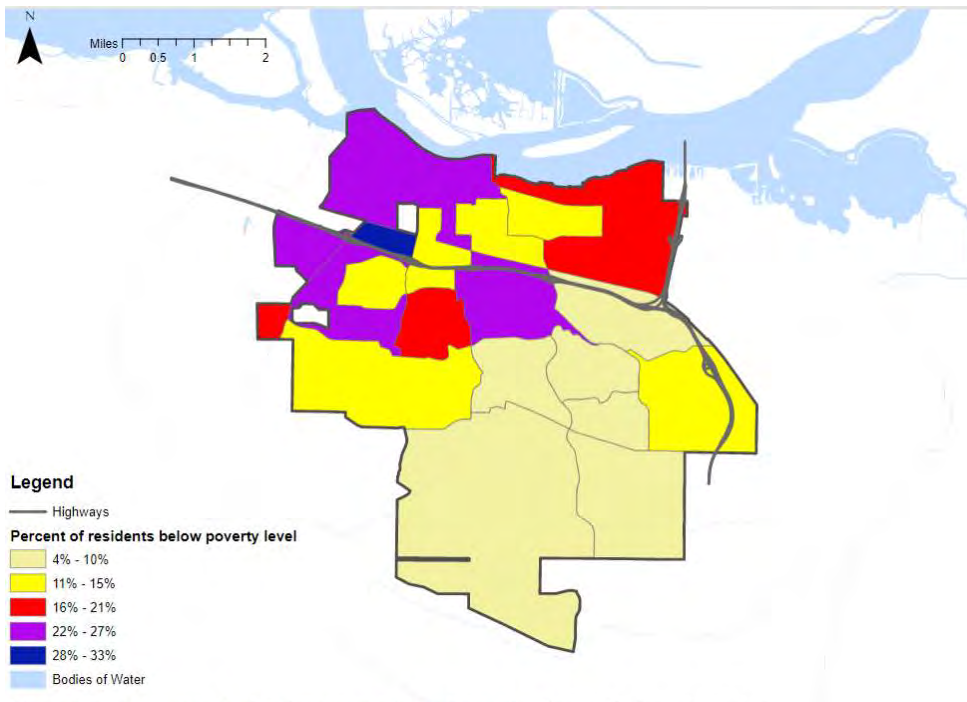


Figure 3-3 Percent of Households in Poverty per Block Group, 2019

Source: ACS 2019 5-year estimates, Table B17001.

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

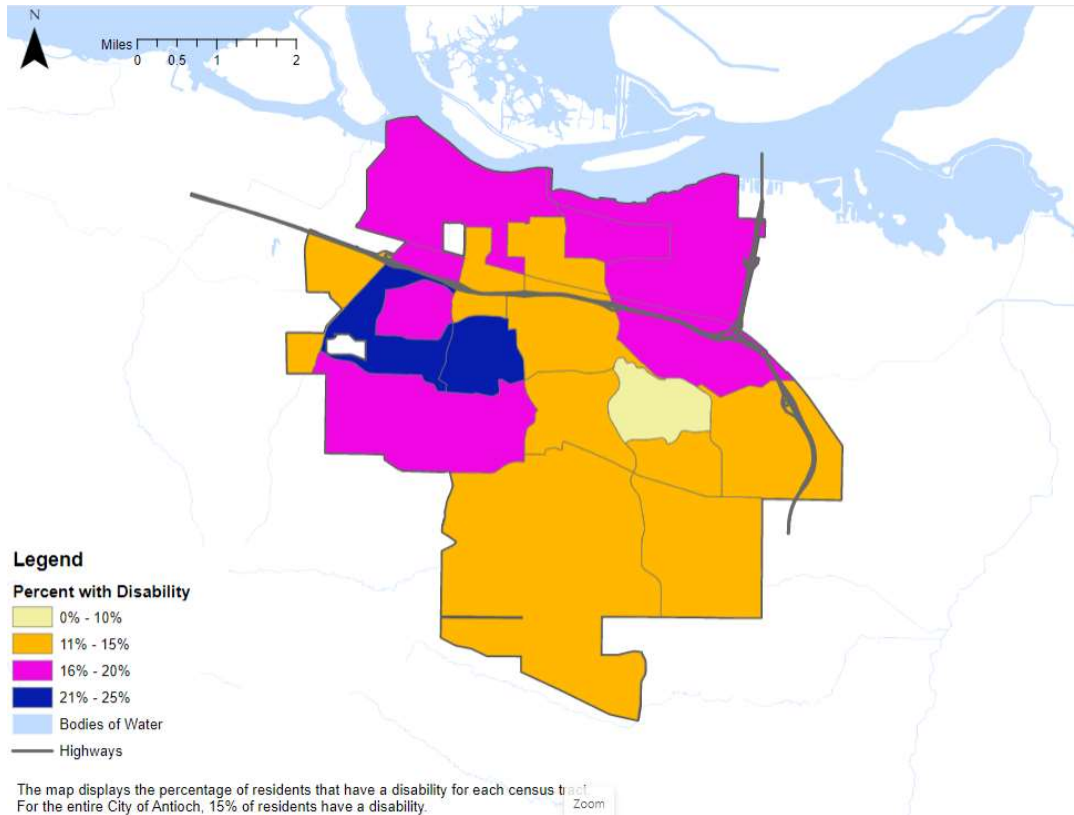


Figure 3-4 Percent of Persons with a Disability per Block Group, 2019

Source: ACS 2019 5-year estimates, Table B18101.

3. R/ECAPs

In Contra Costa County, the only area that meets the official HUD definition of a R/ECAP is in Concord. There are no R/ECAP areas within the City of Antioch.

However, according to the 2020-2025 Contra Costa County Analysis of Impediments to Fair Housing Choice (2020 AI), when a more localized definition is used that considers the Bay Area’s high cost of living, 12 additional census tracts qualify as R/ECAPs. In Antioch, the census tract known as the Sycamore neighborhood is considered a R/ECAP when utilizing this expanded definition. Antioch’s R/ECAP is the navy-blue/navy-blue rectangle just north of State Route 4 in Figure 3-3 above and the red triangle in Figure 3-5 below. When comparing this area to the racial dot map in Figure 3-56, it becomes evident that this neighborhood has higher portions concentrations of Latino and Black residents than other areas of the city.

According to data from the Urban Institute,² the Sycamore neighborhood (i.e., census tract 3072.02) has 680 extremely low-income renters and is in the 96th percentile statewide for housing instability risk.³ It is in 97th percentile on the Urban Institute’s Equity Subindex, which is based on the shares of people of color, extremely low-income renter households, households receiving public assistance, and people born outside the U.S. According to City staff, the renters in this neighborhood are predominantly Black, Indigenous, and people of color (BIPOC) women with children.⁴

Local organizations cited the age and condition of housing stock in this area as a contributing factor; the homes near Highway-State Route 4 are older, smaller, and less expensive in this area, and therefore more affordable to lower-income households, and those living on fixed-incomes. and Similarly, neighborhoods with concentrations of newer housing stock are often resistant to welcoming residents with lower incomes living on fixed incomes (e.g., voucher holders). These patterns have led to a concentration of extremely- and very low-income Latino and Black households in northwestern Antioch.

RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAP)

HUD developed a definition of R/ECAPs based on the racial/ethnic makeup of an area as well as its poverty rate. For a metropolitan area to be considered a R/ECAP under HUD’s definition, it must:

- 1) Have a non-White population of 50 percent or more, and
- 2) Have extreme levels of poverty, meaning either:
 - a. At least 40 percent of the population lives at or below the federal poverty line, or
 - b. The poverty rate is three times the average census tract level poverty rate in the region, whichever is less.

Because the federal poverty rate is utilized in this definition, the Bay Area’s high cost of living is not reflected. The Bay Area’s cost of living far exceeds the national average, and so a broader definition of R/ECAP is utilized in this Housing Element, consistent with the County Costa County Consortium Analysis of Impediments to Fair Housing (June 2019). This refined definition includes census tracts that

- 1) Have a non-White population of 50 percent or more, and
- 2) Have poverty rates of 25 percent or more.

² Where to Prioritize Emergency Rental Assistance to Keep Renters in Their Homes – Antioch. 2021. Available at <https://www.urban.org/features/where-prioritize-emergency-rental-assistance-keep-renters-their-homes>. Urban Institute, 2021. *Where to Prioritize Emergency Rental Assistance to Keep Renters in Their Homes*, May 14.

³ Calculated based on shared of people living in poverty, renter-occupied housing units, severely cost-burdened low-income renters, severely overcrowded households, and unemployed people.

⁴ House, Teri, CDBG & Housing Consultant, City of Antioch. 2021. Written Personal communication with to Urban Planning Partners. July 15.

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

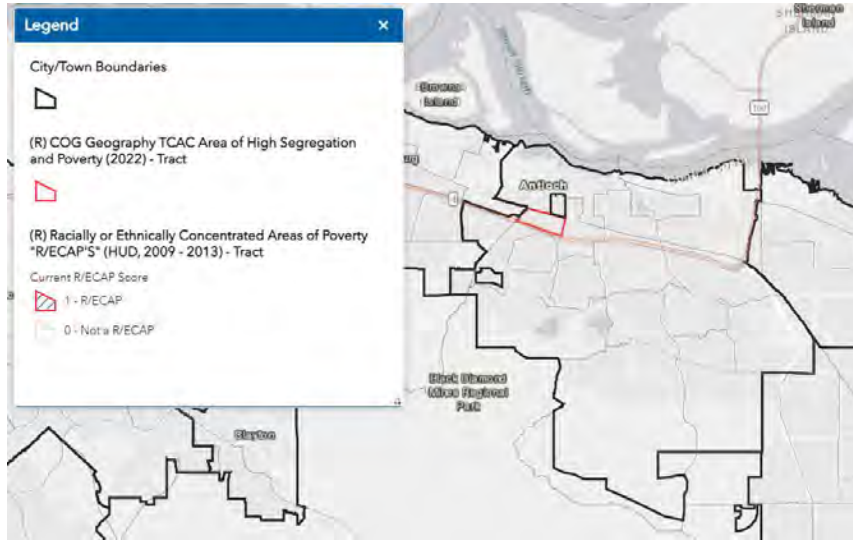


Figure 3-5 R/ECAPs, (2009-2013)

Universe: Population.

Source: California Department of Housing and Community Development (HCD) AFFH Data Viewer. Decennial census (2010); American Community Survey (ACS), 2006-2010; Brown Longitudinal Tract Database (LTDB) based on decennial census data, 2000 & 1990.

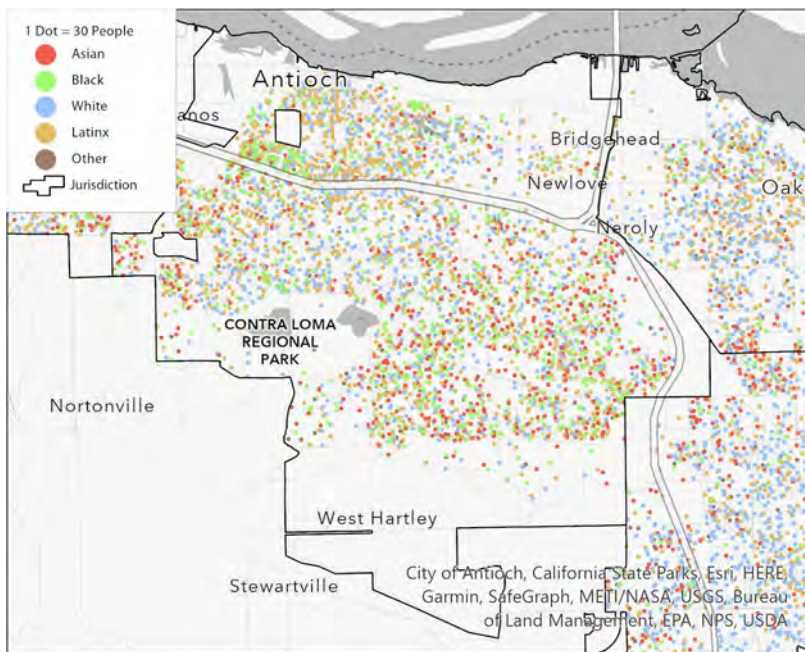


Figure 3-6 Racial Dot Map of Antioch, (2020)

Universe: Population.

Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Note: The plot shows the racial distribution at the census block level for City of Antioch and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

4. DISPROPORTIONATE HOUSING NEEDS

COST BURDEN

As discussed in Chapter 2, Housing Needs, housing needs are experienced disproportionately throughout the City of Antioch based on housing tenure and household income. As previously discussed, 60.3 percent of households in Antioch are owner occupied, whereas 39.7 percent are renter occupied. However, as shown in Figure 2-11, within Chapter 2, Housing Needs, 58.8 percent of renter occupied households experience some level of cost burden. Conversely, only 33.1 percent of owner-occupied households experience some level of cost burden.

Additionally, throughout the city, the level of cost burden is disproportionately experienced based on income level as demonstrated in Figure 2-10, within Chapter 2, Housing Needs. Whereas households earning between 31-50, 51 to 80, and 81 to 100 percent of AMI comprise approximately 13.4, 15.9, and 10.7 percent of the city's overall population, 30.2, 42.0, and 33.4 percent of these households respectively are cost burdened and spend between 30 to 50 percent of their incomes on housing.

Additionally, households earning less than 50 percent of AMI (i.e., very low and extremely low-income households) disproportionately experience severe cost burdens in housing. Households earning between 0 to 30 percent of AMI are considered extremely low income (ELI) and comprise approximately 18.5 percent of the city's overall population according to Figure 2-7 in Chapter 2, Housing Needs above. Households earning between 31 to 50 percent of AMI are considered very low income (VLI) and comprise approximately 13.4 percent of the city's overall population according to Figure 2-7 in Chapter 2, Housing Needs above. However, despite the small percentages of the city's overall population comprised of these income groups, approximately 77 percent of ELI households and 39.4 percent of VLI households are severely cost burdened and spend greater than 50 percent of their income on housing. Several variables may compound to further exacerbate the level of cost burden experienced by ELI and VLI households. These variables include reliance on single-source and/or fixed incomes, and childcare costs, and transportation costs among others.

As part public hearings related to the updating of the Housing Element update, residents and members of community benefit organizations (CBOs), including but not limited to First 5 Contra Costa's East County Regional Group, ACCE, and Monument Impact, provided feedback that residents residing within older multi-family buildings, including those within the Sycamore neighborhood, experienced threats of eviction, skyrocketing rents, and neglect of work orders and property maintenance. In response to these accounts, and the disproportionate experiencing of cost burden by lower-income renters within the city, including within the Sycamore neighborhood, Program 5.1.8. Tenant Protections, within Chapter 7, Housing Goals, Policies, and Programs, was amended to include additional details regarding proposed tenant protections to be developed and considered for adoption by the City Council. These protections include but are not limited to Rent Stabilization, Just Cause Eviction, and Anti-Harassment Ordinances. In September 2022, the City of Antioch adopted a Rent Stabilization Ordinance which has been codified within Section 11-1 of the City's Municipal Code.

OVERCROWDING

As discussed in Chapter 2, Housing Needs, As also discussed in Chapter 2, if a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Antioch, for large households with 5 or more persons, most units (54.3 percent) are

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

owner occupied. Additionally, as discussed above within the R/ECAP section, the age and condition of housing stock in the Sycamore neighborhood, near and north of State Route 4 are older, smaller, and less expensive relative to other parts of the city, and therefore more affordable to lower-income households, and those living on fixed-incomes. Accordingly, lower income renters, many of which may live on fixed incomes, also disproportionately experience overcrowding in the city.

HOUSING CONDITIONS

As discussed in Chapter 2, *Housing Needs*, a significant portion of the City of Antioch's housing stock was constructed prior to 1999, with a majority being built between 1980 and 1999. Additionally, as discussed with local organizations and the city, a majority of the city's older housing stock is located north of State Road 4, including the Sycamore neighborhood (i.e., census tract 3072.02) which is classified as a R/ECAP. As part of public hearings related to the updating of the Housing Element update, residents and members of community benefit organizations (CBOs) provided feedback that residents residing within multi-family buildings within the Sycamore neighborhood experienced substandard housing conditions, threats of eviction, and neglect of work orders and property maintenance. In response to these accounts, and the disproportionate experiencing of substandard housing conditions experienced by lower-income households, and renters within the city, including within the Sycamore neighborhood, Chapter 7, *Housing Goals, Policies, and Programs*, of the housing element contains Program 1.1.76. *Community Education Regarding the Availability of Antioch Housing Programs, Fair Housing, and Tenant/Landlord Services*, and Program 1.1.98. *Safe Housing Outreach*. These programs relate to community education related to available fair housing programs and services for tenants and landlords in the city, as well as Program 1.1.87. *Code Enforcement*, which continues the city's enforcement of relevant local and state building codes.

Chapter 7, *Housing Goals, Policies, and Programs*, also includes Program 5.1.65. *Home Repairs* which seeks to prioritize advertising and implementation of the City's existing Housing Rehabilitation Program, intended for lower-income household home repairs, in lower-income neighborhoods including the Sycamore neighborhood.

DISPLACEMENT

As lower-income residents have been displaced from more expensive parts of the Bay Area, Antioch has become one of the comparatively more affordable places in the Bay Area to live for lower-income households. Accordingly, the concentration of lower-income households, and rates of poverty in Eastern Contra Costa County has increased dramatically. However, with the Bay Area's competitive housing market, many lower-income renters within Antioch reported steep rental increases, threats of eviction, and landlord neglect as part of outreach efforts related to the Housing Element update. Many reported fears of displacement and a lack of availability of affordable housing options elsewhere in the city.

According to the University of California, Berkeley's Urban Displacement Project,⁵ 31.3 percent of households in the City of Antioch live in neighborhoods that are susceptible to or experiencing displacement and 19.2 percent live in neighborhoods at risk of or undergoing gentrification. These neighborhoods are located in the northwest portion of the city, including the R/ECAP Sycamore neighborhood which as discussed is a R/ECAP. See Figure 3-67 below for the displacement risk levels in Antioch. In response to households within the northwest portion of the city disproportionately experiencing risk of displacement, Program 5.1.8. *Tenant Protections*, within Chapter 7, *Housing Goals, Policies,*

⁵ More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: <https://www.urbandisplacement.org/>.

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and Programs, was amended to include additional details regarding proposed tenant protections to be developed and considered for adoption by the City Council. These protections include but are not limited to Rent Stabilization, Just Cause Eviction, and Anti-Harassment Ordinances. In September 2022, the City of Antioch adopted a Rent Stabilization Ordinance which has been codified within Section 11-1 of the City's Municipal Code.

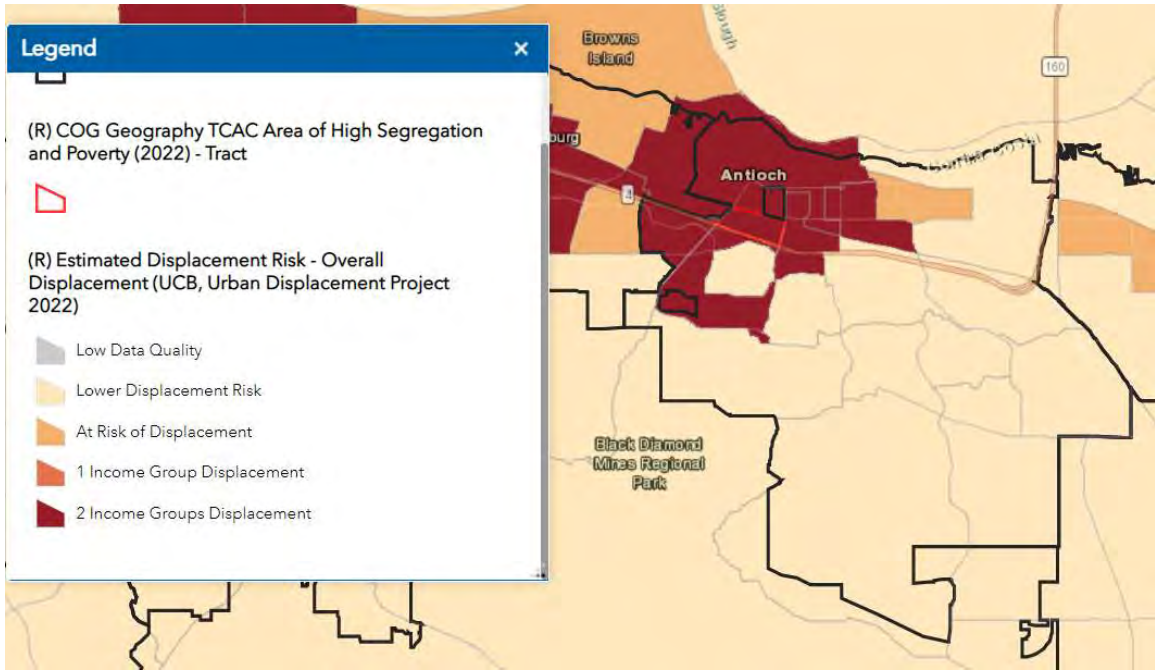


Figure 3-7 Displacement Risk, (2022)

Source: Urban Displacement Project, 2022. California Department of Housing and Community Development (HCD) AFFH Data Viewer.

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4.5. ACCESS TO OPPORTUNITY

The California Tax Credit Allocation Committee (TCAC) identifies high resource census tracts using metrics related to environmental health, economic mobility, and educational attainment. Neighborhoods with the highest TCAC scores (i.e., high resource neighborhoods) are considered by TCAC to be those that offer low-income residents the best chance of a high quality of life. Low resource areas are characterized as having fewer opportunities for employment and education, or a lower index for other economic, environmental, and educational indicators.

As shown in Figure 3-68, most census tracts within Antioch are identified as being Low Resource, with a few in the southeast bordering with Brentwood and Oakley as Moderate Resource. One neighborhood within the city, just north of State Road 4, known as the Sycamore neighborhood (i.e., census tract 3072.02) is classified as an area of “High Segregation and Poverty” and shown in light yellow in Figure 3-8. See Figure 3-7 below. Per the TCAC mapping methodology, areas classified as high segregation and poverty are census tracts where at least 30 percent of residents live below the federal poverty line and a higher concentration of residents are persons of color. This census tract is also considered a R/ECAP, as discussed above. According to data from the Urban Institute,⁶ the Sycamore neighborhood (i.e., census tract 3072.02) has 680 extremely low-income renters and is in the 96th percentile statewide for housing instability risk.⁷ It is in 97th percentile on the Urban Institute’s Equity Subindex, which is based on the shares of people of color, extremely low-income renter households, households receiving public assistance, and people born outside the U.S. According to City staff, the renters in this neighborhood are predominantly Black, Indigenous, and people of color (BIPOC) women with children.⁸

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE (TCAC) INDICATORS OF OPPORTUNITY

TCAC utilizes indicators related to educational attainment, environmental health, and economic mobility to measure access to opportunity. The indicators consulted are listed below.

Economic

- Percent of population with income above 200 percent% of the federal poverty line
- Percent of adults with a bachelor’s degree or above
- Percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces
- Number of jobs filled by workers with less than a bachelor’s degree that fall within a given radius of each census tract population-weighted centroid

Environmental

- CalEnviroScreen 4.0 Pollution indicators

Education

- Percentage of 4th-fourth graders who meet or exceed math proficiency standards
- Percentage of 4th-fourth graders who meet or exceed literacy standards
- Percentage of high school cohort that graduated on time
- Percent of students not receiving free or reduced-price lunch

For more information, visit: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>

⁶ Where to Prioritize Emergency Rental Assistance to Keep Renters in Their Homes — Antioch, 2021. Available at https://www.urban.org/features/where-prioritize-emergency-rental-assistance-keep-renters-their-homes?cm_ven=ExactTarget&cm_cat=LAB_Prioritizing+Rental+Assistance_CoC+%26+HUD+grantees&cm_pla=All+Subscribers&cm_ite=new+tool+developed+by+a+team+of+Urban+Institute+researchers&cm_aifo=&&utm_source=urban_EA&&utm_medium=email&&utm_campaign=prioritizing_rental_assistance&&utm_term=lab&&utm_content=coc_hudgrantees. Urban Institute, 2021. *Where to Prioritize Emergency Rental Assistance to Keep Renters in Their Homes, May 14*. Urban Institute, op. cit.

⁷ Calculated based on shared of people living in poverty, renter-occupied housing units, severely cost-burdened low-income renters, severely overcrowded households, and unemployed people.

⁸ House, Teri, CDBG & Housing Consultant, City of Antioch, 2021. Personal communication with Urban Planning Partners, July 15, op. cit.

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Compared Relative to the rest of the County-county and Region-region, the TCAC scores shows that Antioch has lower opportunity areas and lower access to resources for its residents. This is related-due to several factors, including factors such as the relative lack of high-quality transit, vehicle dependency, and associated reliance on costly cars and long commutes, the lack of jobs, poor air quality from past and present industrial uses in the north, and lower educational outcomes.

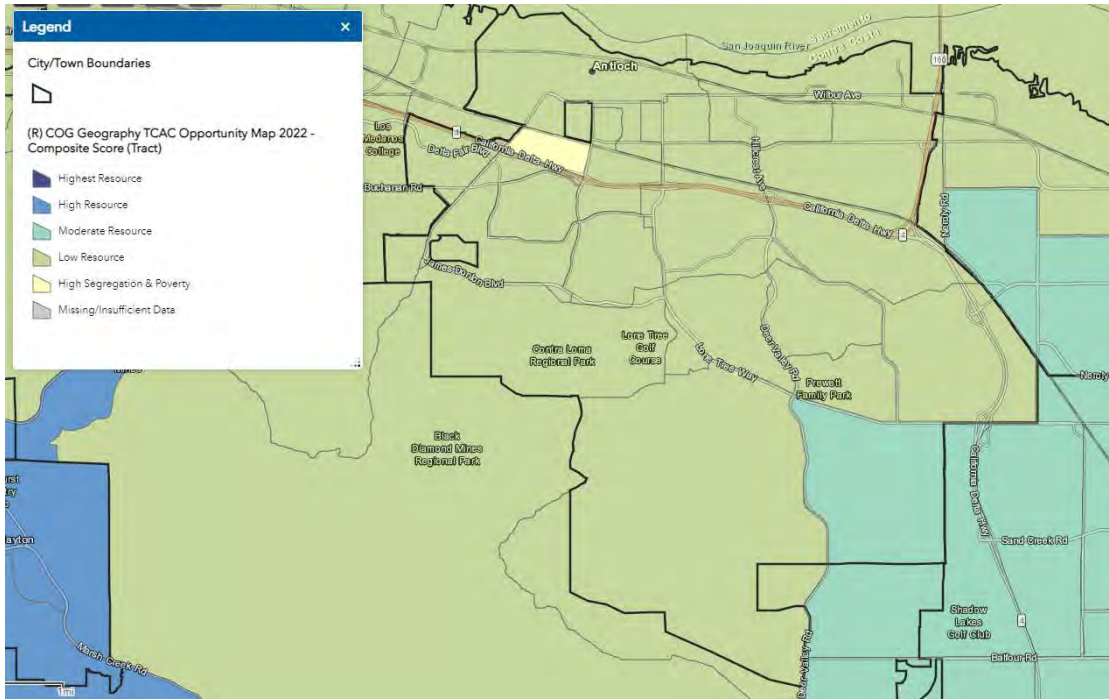


Figure 3-78 2021-2022 TCAC/HCD Opportunity Map by Census Tract, Antioch 2022

Source: California Department of Housing and Community Development (HCD) AFFH Data Viewer.

5.6. CONTRIBUTING FACTORS

Based on local knowledge obtained through community outreach and the findings of the 2020 AI, the following items have been identified as factors which have contributed contributing factors to the fair housing issues summarized above. Prioritized contributing factors are included alongside in Table 3-4 of Section D, Meaningful Actions, later in this Chapter within Table 3-4.:

- **Regional Housing Crisis and Displacement.** Historic underproduction of housing means that private new construction goes on the market at a very-high price point that is most oftentimes unaffordable to Black and Hispanic households. Low-income communities of color in the Bay Area are being-displaced and relocated to Antioch and other cities in East County as those with higher incomes compete with them for limited housing stock.
- **Lack of Community Revitalization Strategies.** A lack of jobs (partially driven by the closing of factories) and slow recovery from the foreclosure crisis has contributed to the increased concentration of poverty in Antioch. The decline of Redevelopment Agencies has eliminated key funding for investing in neighborhood in need of revitalization.

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- **Lack of Investment in Specific Neighborhoods.** Northwestern Antioch suffers from a lack of both private and public investment, which contributes to lower access to opportunity and the status of the Sycamore neighborhood as a R/ECAP.
- **Community Opposition to Housing.** The Not ~~In~~ My Backyard (NIMBY) movement is a significant contributing factor to housing underproduction and racial segregation in the Bay Area. The NIMBY movement is not as active in Antioch, but it is more active in Western and Central County and contributes to the regional segregation that excludes Black and Hispanic residents in Antioch from more affluent cities in central County. It can also create disproportionate housing needs as residents are forced into substandard and/or overcrowded conditions when there is not adequate housing supply that is affordable.
- **Lack of Regional Cooperation.** Many high opportunity areas with predominantly Non-Hispanic White populations in Contra Costa County have opposed efforts to bring ~~more~~ affordable housing development into their cities. This phenomenon contributes to segregation and the creation of R/ECAPs when cities do not permit their “fair share” of housing because it ~~puts results in~~ greater housing pressure on other jurisdictions that are more likely to permit housing ~~and reduces housing options and mobility.~~
- **Land Use and Zoning Laws.** ~~In general,~~ throughout the Bay Area, people of color disproportionately occupy high-density housing, which can generally be built only in areas zoned for multi-family homes, multiple dwellings, or single-family homes on small lots. This tends to segregate people of color into the municipal areas zoned for high-density housing, which has implications on access to opportunity and the perpetuation of R/ECAPs.
- **Private Discrimination.** Fair housing testing has revealed differential treatment in Antioch and lending discrimination is also present with loan applications submitted by Blacks and Latinos uniformly denied at higher rates than those of Whites or Asians. This private discrimination contributes to limited access to opportunity for people of color and perpetuates patterns of segregation and R/ECAPs.
- **Historic Discrimination in Land Use and Zoning.** ~~Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments. A generational lack of access for many communities, particularly people of color and lower income residents, precipitates many fair housing issues experienced today.~~

B. SITES INVENTORY

The section describes how the ~~sites inventory~~ **Housing Sites Inventory** is consistent with the City’s obligation ~~and goal~~ to AFFH. It discusses how the inventory ~~improves and avoids exacerbating fair housing issues in the city,~~ avoids isolating or concentrating the **Regional Housing Needs Allocation (RHNA)** by income group in certain areas of the community, ~~and relates to local knowledge and other relevant factors.~~ This section also discusses the distribution of sites relative to patterns of segregation and integration, R/ECAPs, disparities in access to opportunity, ~~and~~ disproportionate housing needs, ~~and~~ ; ~~including~~ displacement risk.

1. UNIT DISTRIBUTION – ENVIRONMENTAL JUSTICE (EJ) NEIGHBORHOODS, R/ECAPs, AND ACCESS TO OPPORTUNITY

As mentioned above, Antioch does not have any high-opportunity areas; the vast majority of the city is considered Low Resource by TCAC except for neighborhoods on the easternmost edge of the city. Additionally, while there are no R/ECAPs using HCD’s definition, Antioch does include one census tract known as the Sycamore neighborhood (census tract 3072.02) that is considered a R/ECAP when using a more localized definition that considers the Bay Area’s high cost of living.

Antioch ~~also~~ has neighborhoods that are considered “disadvantaged communities” under State law. “Disadvantaged communities” are areas within the city where a combination of social, economic, and environmental factors disproportionately affect health outcomes. They are identified as census tracts that are at or below the statewide median income *and* experience disproportionate environmental pollution and other hazards that can lead to negative health outcomes. For purposes of this Housing Element, these neighborhoods are referred to as EJ neighborhoods given that “disadvantaged communities” is not a preferred term for residents of these neighborhoods.

There are 12 census tracts in Antioch that are considered low-income areas, comprising 7,905 acres ~~of the city, or approximately 41 percent of the city by area of the entire city.~~ Of these 12 census tracts, there are 5 that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. These 5 census tracts are Antioch’s EJ neighborhoods, and they make up 3,460 acres ~~of the city, or approximately~~ 18 percent of the total city area.

In addition to generally spreading the RHNA housing sites equally across the city, special ~~attention was made consideration was given~~ to avoid placing sites for low-income units in the EJ and low-income neighborhoods, ~~as well as distributing sites to accommodate moderate and above moderate-income units evenly throughout the city. These efforts~~ Avoiding placement of additional units in these areas helps ~~are intended to address historical patterns of racial segregation in housing throughout the country which disproportionately affected persons of color.~~ Figure 3-79 shows the distribution of sites on top of the EJ neighborhoods (in purple) and low-income areas (in light blue). The R/ECAP Sycamore neighborhood is shown in a darker blue and is ~~included in the area of land that is considered in~~ an EJ neighborhood. Sites that would include affordable units (referred to as affordable housing sites) are shown in hatching.⁹ As shown in Figure 3-79, affordable housing sites are not identified in the Sycamore neighborhood and are sparingly identified in the EJ neighborhoods. ~~Similarly, moderate~~ Moderate, and above-moderate income housing sites (i.e., non-affordable housing sites) are located throughout the city, inclusive of low-income areas, colored light blue in Figure B-38, and a small number of sites located within environmental justice areas, shown as purple in the Figure, so as to avoid concentrating low-income persons in one part of town and exacerbating economic segregation.

Figure 3-810 shows the distribution of sites on top of the TCAC access to opportunity index. Although Antioch does not have high opportunity areas, local knowledge indicates that areas in the south have new housing stock and higher median incomes and are not as impacted by environmental hazards. For these reasons, sites in the southern and eastern portions of the city were sought for locating affordable housing. ~~Accordingly, six~~ six affordable housing sites are ~~located in the City’s city’s~~ located in the City’s city’s two moderate resource census tracts ~~in order to provide affordable housing sites near newer housing stock, serving higher median incomes, to and promote economic integration. Similarly, moderate, and above moderate-income sites~~ in order to provide affordable housing sites near newer housing stock, serving higher median incomes, to and promote economic integration. Similarly, moderate, and above moderate-income sites

⁹ All sites with affordable units are anticipated to be mixed-income projects with units ranging from very low-income to above moderate-income, but the term “affordable housing site” is used for clarity.

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shown as in green in the Figure, Figure 3-9) are evenly distributed throughout the city as well, to discourage the concentration of income levels in any one part of the city.

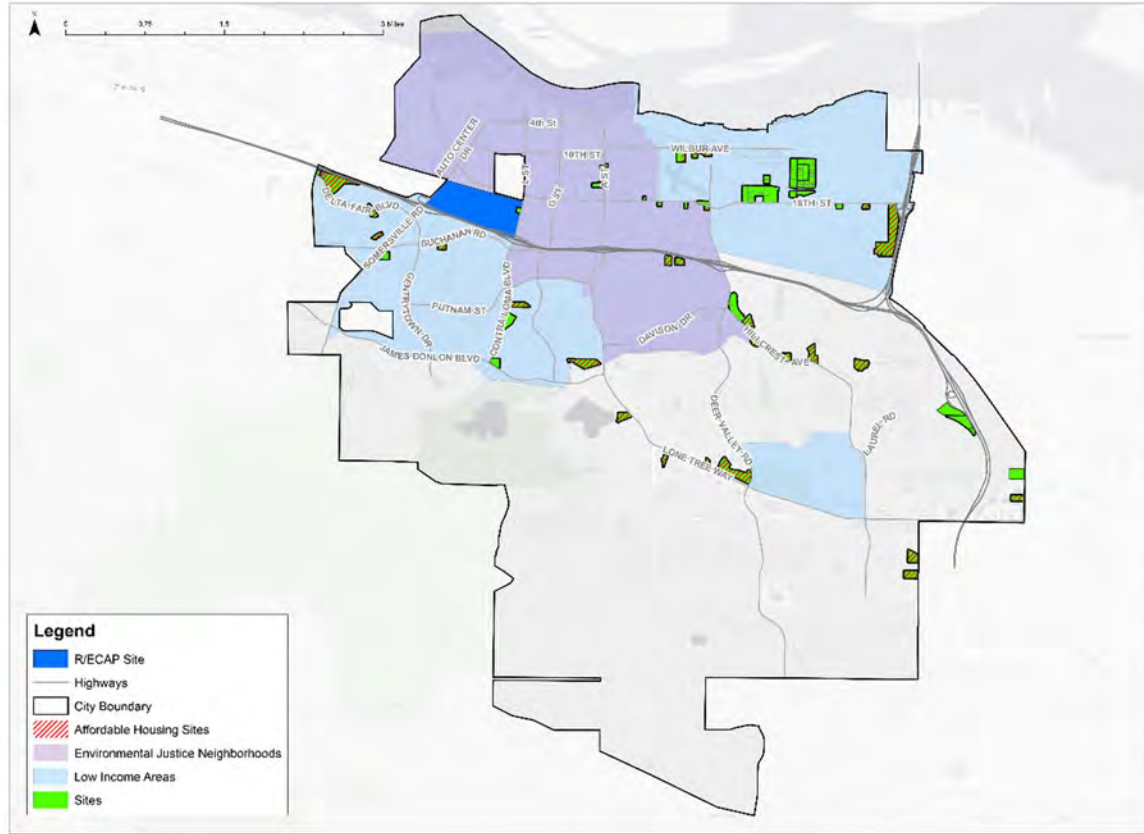


Figure 3-79 RHNA Distribution and EJ, R/ECAP, and Low-Income Areas

Source: California Department of Housing and Community Development (HCD) AFFH Data Viewer.

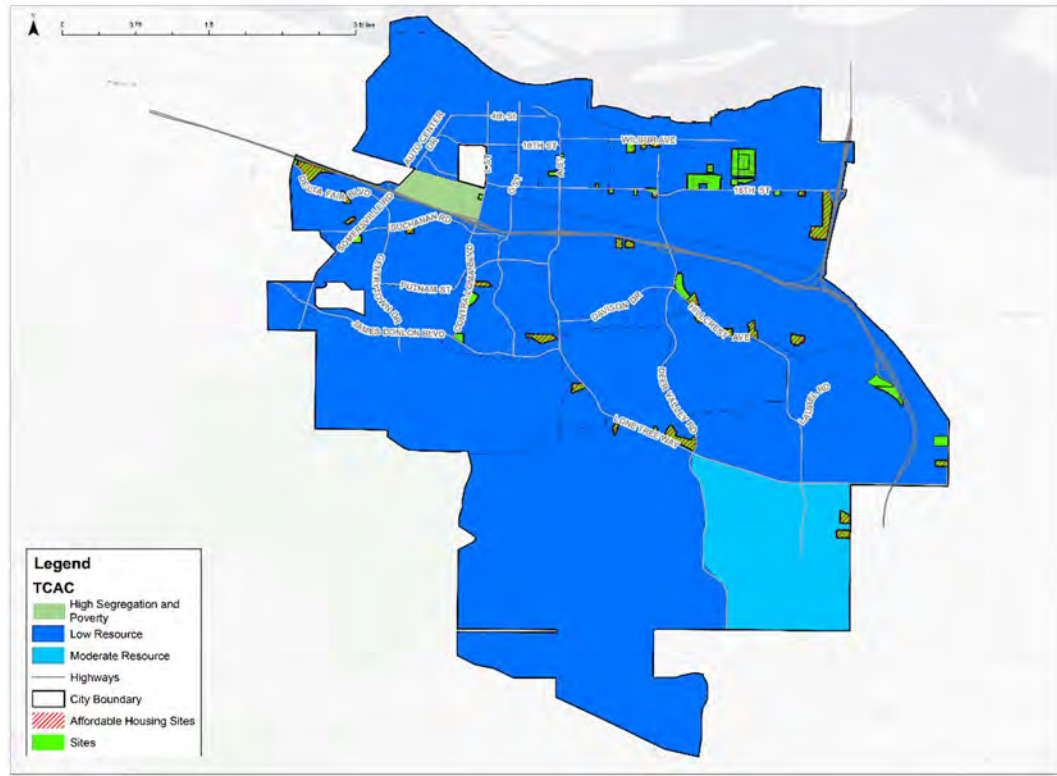


Figure 3-910 RHNA Distribution and Access to Opportunity

Source: California Department of Housing and Community Development (HCD) AFFH Data Viewer.

Table 3-3 shows the distribution of sites and units across these neighborhoods compared to the city at large. As shown ~~in the table~~, only 10 percent of affordable sites ~~are located in EJ neighborhoods~~ and only 4 percent of units identified to satisfy the lower-income RHNA are ~~identified~~ in EJ neighborhoods. ~~Looking citywide, EJ neighborhoods comprise 18 percent of the city~~ by area is located in an EJ neighborhood. This confirms that sites are not concentrated in EJ areas and in fact the opposite is true; affordable units are underrepresented in EJ neighborhoods compared to the citywide conditions. ~~Furthermore, a~~ Although only 14 percent of the city’s land area is a moderate resource area (and much of this area is undeveloped), 16 percent of the affordable housing units are sited in these ~~two~~ 2 census tracts.

A larger portion of the city is considered below the statewide median income than considered an EJ neighborhood; 41 percent of the entire city is considered a low-income neighborhood. As shown in Table 3-3, 58 percent of affordable sites and 55 percent of affordable units are identified in these census tracts. Therefore, there are more affordable housing sites and units in low-income census tracts than the city baseline of 41 percent of all land area. However, this does not indicate that sites are disproportionately located in these areas. As shown in Figure 3-~~789~~, affordable housing sites are dispersed throughout the city. Moreover, approximately 3,400 acres on the ~~City’s~~ City’s southern edge ~~are~~ is undeveloped and given the City ~~of Antioch’s~~ of Antioch’s goals to encourage infill development and limit sprawl, this area ~~of the city~~ was not considered a suitable area to encourage housing development. The decision to focus on infill development limited the availability of land by approximately 18 percent. Excluding the roughly 3,400 acres of undeveloped land in the south, the census tracts that are below the median income then make up half of the available land for the ~~sites~~ Housing Sites inventory. The dispersion rate of 55 percent of affordable units ~~being~~ is located in a low-income census tract is then on par with 50 percent of the ~~whole city’s~~ available land area that is in a low-income census tract. The 55 percent of

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affordable units that are in ~~the~~ low-income neighborhoods is a reasonable dispersion, given the ~~availability of~~ limited availability of land, ~~and~~ the wide expanse of low-income neighborhoods, ~~in the city and that the proximity of the~~ low-income census tracts ~~are often near~~ and transportation ~~and~~ services. The City will utilize strategies to encourage housing mobility, ~~and to~~ protect existing residents, ~~with the intent to~~ avoid creating disproportionate impacts for residents in lower-income neighborhoods. In addition, all projects in the EJ and low-income neighborhoods are anticipated to be mixed-income projects bringing investment and economically diverse residents to these parts of the city.

TABLE 3-3 LOWER INCOME SITES DISTRIBUTION

	Percentage of Land Area	Number of Affordable RHNA Sites	Percentage of Affordable RHNA Sites	Number of Affordable RHNA Units	Percentage of Affordable RHNA Units
In low-income neighborhoods	41%	24	58%	829 602	55%
In EJ neighborhoods	18%	4	10%	62 46	4%
Outside low-income and EJ neighborhoods*	45%	11	27%	445 332	29%
In Moderate Resource Neighborhoods	14%	6	15%	241 186	16%
Citywide	100%	41	100%	1,515 166	100%

Notes: Rows do not total the citywide number given that all EJ neighborhoods are also low-income neighborhoods. Consolidated sites with common ownership (i.e., consolidated sites B and G at Windsor Drive and Jessica Court, respectively) are counted as one site each. *Sites in this category are still in TCAC Low Resource census tracts but are outside of the lower-income census tracts and EJ areas shown in purple and blue in Figure 3-7.

Source: City of Antioch and Urban Planning Partners, 2022.

2. POTENTIAL EFFECTS ON ECONOMIC AND RACIAL SEGREGATION

As discussed above, the primary racial segregation ~~Antioch exhibits~~ is a regional and inter-city phenomenon, meaning that BIPOC residents in Antioch (especially Black residents) are excluded from other parts of the ~~Region region~~ but are not concentrated in neighborhoods within Antioch. The city does exhibit patterns of economic segregation, ~~though~~ with concentrations of lower incomes and people experiencing poverty in the northwest portion of the city.

The ~~s~~Housing Sites ~~l~~inventory is not anticipated to exacerbate or create patterns of racial segregation. See Appendix B, *Affirmatively Furthering Fair Housing* for visualizations of the ~~s~~Sites ~~i~~inventory by income level on top of racial data by census tract. Figures 3-9 ~~101~~ and 3-10 ~~112~~ illustrate the ~~Sites i~~inventory ~~on top of data showing alongside~~ the median income and poverty rates of each census block. ~~As illustrated in these figures and discussed in Appendix B, the~~ The distribution of sites is unlikely to exacerbate existing patterns of economic segregation or to create racial segregation, as demonstrated by the following facts:

- The ~~one~~ census tract with the highest median income includes one site and it is an affordable housing site.
- The census tracts with the lowest median incomes have a mix of affordable and market-rate sites. ~~This to~~ brings a balanced approach of adding investment in these communities, while also providing anchors against displacement risk where it is highest ~~in~~ northwestern Antioch.
- ~~The R/ECAP Sycamore Neighborhood experiences the highest rates of poverty and contains one site, which is market-rate. The sites inventory identifies only one site in the census tract experiencing the greatest rates of poverty, which is Antioch's R/ECAP (the Sycamore neighborhood). The sites~~

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~~inventory includes one market-rate site here. The Sites Inventory~~ It does not site low-income units in areas with a greater concentration of low-income households.

- Sites in the northwest with higher rates of poverty do not include affordable housing sites in order to avoid concentrations of low-income residents in one area of Antioch.
- Antioch's racial and ethnic diversity is spread throughout the city and the sSites inventory does not disproportionately place sites in areas with greater populations of people of color. The areas of Antioch that do have higher rates of White residents are identified to accommodate affordable housing units.
- Sites with 100 percent market rate units (i.e., units that are identified for moderate- and above-moderate incomes) are spread throughout the city but they are not located in the census tract with the highest median income.

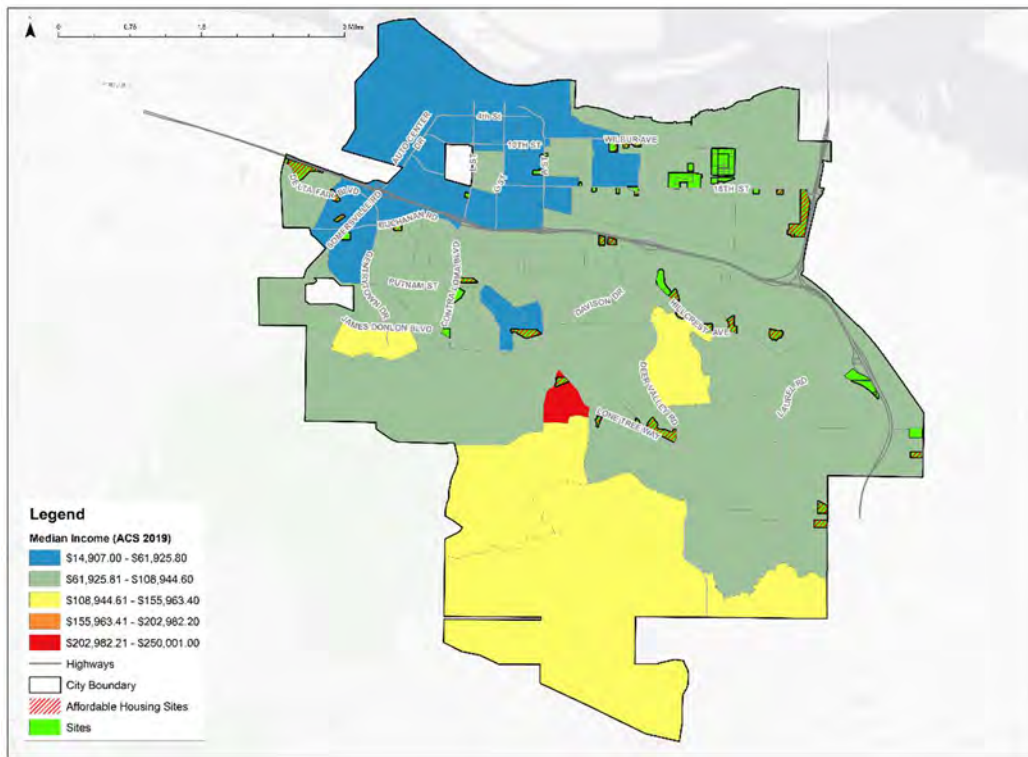


Figure 3-011 Sites Inventory and Median Income per Block Group, 2019

Source: California Department of Housing and Community Development (HCD) AFFH Data Viewer.

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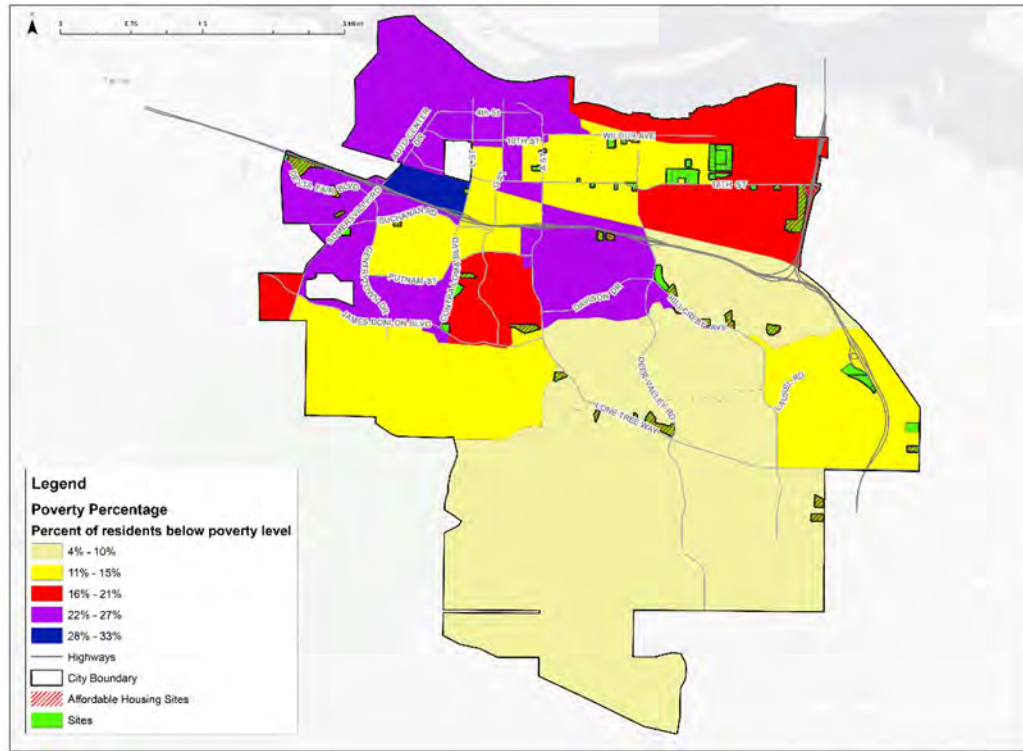


Figure 3-1112 Sites Inventory and Percent of Households in Poverty per Block Group, 2019

Source: California Department of Housing and Community Development (HCD) AFFH Data Viewer.

- ~~Sites in the northwest with higher rates of poverty do not include affordable housing sites in order to avoid concentrations of low-income residents in one area of Antioch.~~
- ~~Antioch's racial and ethnic diversity is spread throughout the city and the sites inventory does not disproportionately place sites in areas with greater populations of people of color. The areas of Antioch that do have higher rates of White residents are identified to accommodate affordable housing units.~~
- ~~Sites with 100 percent market rate units (i.e., units that are identified for moderate and above moderate incomes) are spread throughout the city but they are not located in the census tract with the highest median income.~~

3. DISPROPORTIONATE HOUSING NEEDS AND DISPLACEMENT RISK

As previously discussed, renters are disproportionately affected by housing needs including overpayment, overcrowding, and displacement risk. With implementation of the Housing Element, there is some potential to ease overcrowding and cost burden as there will be more housing options available for a variety of income levels in all areas of the city.

Figure 3-1113 shows the inventory of sites on top of gentrification and displacement typology, as mapped by the Urban Displacement Project. As shown in Figure 3-1113, the southern half of Antioch is categorized as stable moderate/mixed income. This is the area where mixed-income projects that include affordable units are identified, which can help ensure the stability and economic diversity of this area. Northwestern Antioch, on the other hand, is at risk of gentrification while the central portions of Antioch in the north and west are low-income/susceptible to displacement. Given the EJ issues also concentrated

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in this area, many of the census tracts with displacement vulnerability and gentrification risk were expressly avoided as areas to place new housing. As a result, little development is anticipated in-as a part of the Housing Element in northwest Antioch and sites that are identified in these areas are primarily market-rate development so as to not concentrate lower-income populations in the northwest. The addition of some market-rate development in this area has the potential to add to the intensity of the displacement and gentrification risk. However, the City has included programs to protect vulnerable residents from displacement, including implementation of tenant protections consistent with AB 1482. Additionally, the sites identified in the low-income/susceptible to displacement neighborhoods include affordable housing sites. The development of affordable units in these neighborhoods would help protect Antioch residents from displacement.

Finally, the displacement map shows two census tracts in northeastern Antioch at risk of becoming exclusive. The sites identified in this part of Antioch are primarily sites for missing middle housing around Viera Avenue and mixed-income projects with affordable units along 18th Street and Hillcrest Avenue. By increasing the diversity of housing types and facilitating the development of multi-family housing, including potentially affordable units, the sites inventory would counteract current trends of potential exclusion in this area.

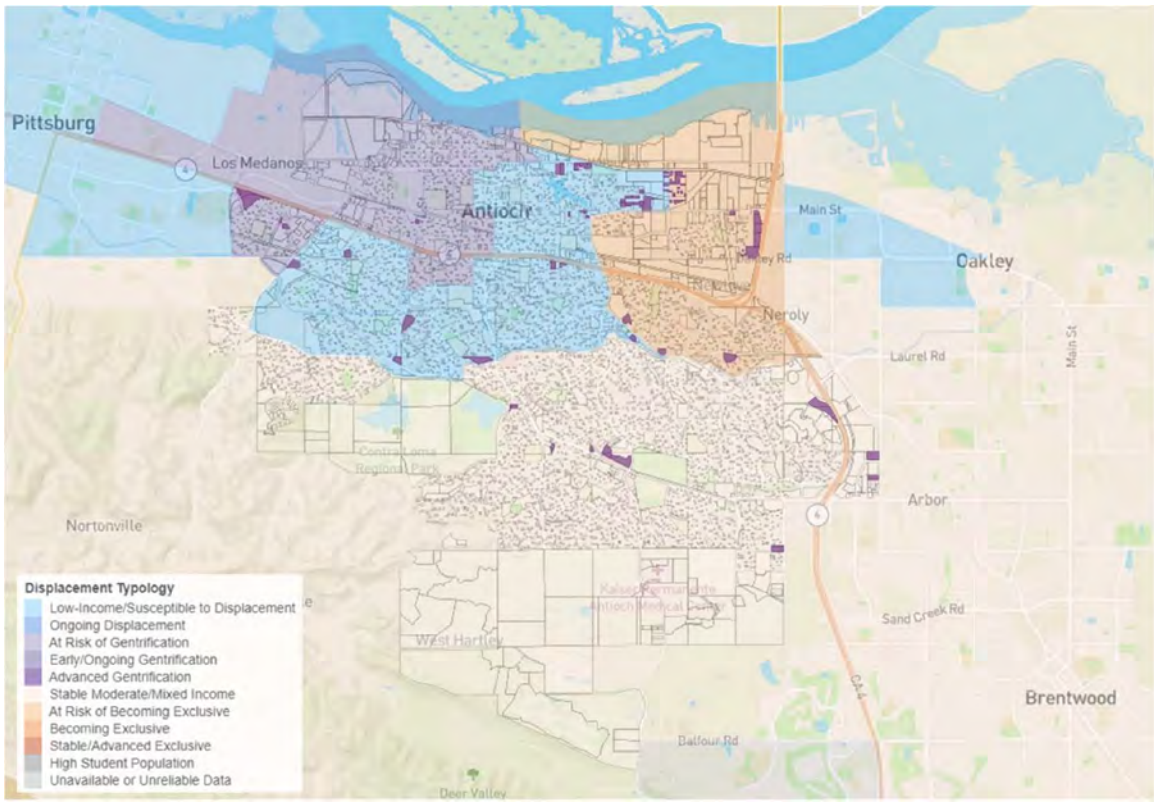


Figure 3-1213 Sites Inventory and Displacement Typology

Notes: Consolidated site G at Jessica Court is not visible on the map given discrepancies with APNs. These sites are in eastern Antioch in the stable moderate/mixed income category.

Source: Housing Element Site Selection (HESS) Tool and Urban Displacement Project.

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C. OUTREACH

In addition to requirements around certain analysis and data, HCD guidance on AFFH stipulates that community participation is another area where the City can demonstrate its commitment to AFFH. Throughout the Housing Element update, best practices from the HCD guidance on AFFH were used, including using a variety of meeting types and locations, ample time for public review, translating key materials, conducting meetings and focus group fully in Spanish to create a safe space for residents to provide feedback in their native language, avoiding overly technical language, and consulting key stakeholders who can assist with engaging low-income households and protected classes. Overall, the goals for this outreach were to reach and include the voices of those in protected classes and increase resident participation overall. *Chapter 8, Participation, of this Housing Element* describes all community engagement activities undertaken during the update process and how community feedback was incorporated into the Housing Element. *Appendix B, Affirmatively Furthering Fair Housing*, describes outreach findings specifically to fair housing.

D. MEANINGFUL ACTIONS

Pursuant to Government Code Section 65583 (c)(10)(A)(v), the Housing Element includes several policies and programs to proactively address fair housing issues. Table 1-23-45 below summarizes the fair housing issues, contributing factors, and implementation programs included in the Housing Element to affirmatively further fair housing in Antioch. Contributing Factors are replicated from earlier in this chapter and prioritized alongside meaningful actions for addressing fair housing issues in the city.

TABLE 3-4 FAIR HOUSING ACTION PLAN

Fair Housing Issues	Prioritized Contributing Factors	Actions	Implementation
Action Area 1. Enhancing housing mobility strategies			
Persons with disabilities, <u>Latinx</u> and <u>Hispanic and Black</u> households are concentrated in census tracts with low median incomes and older housing stock.	<u>Regional Housing Crisis and Displacement</u> <u>Community Opposition to Housing</u> <u>Land Use and Zoning Laws</u> <u>Lack of high opportunity areas; lack of affordable housing; lack of accessible affordable units.</u>	Action 1.1: <u>Consistent with the sites inventory, rezone sites throughout the city</u> <u>Amend the city's Zoning Ordinance</u> to permit multi-family units in areas where it was not previously allowed, including areas with relatively higher median incomes and relatively newer housing stock: <ul style="list-style-type: none"> ▪ <u>To allow "supportive housing" as defined by AB 2162 (2018) within all zoning districts which allow for multi-family development.</u> ▪ <u>To rezone 46 parcels to the city's R-35 zoning district which allows for the by-right development of multi-family uses between 25 and 35 dwelling units per acre.</u> <u>Adoption of Multi-family Objective Design Standards to facilitate multi-family development</u>	Objectives: Remove barriers to housing in areas of opportunity and <u>strategically enhancing access encourage the development of multi-family uses, and supportive housing throughout the city.</u> Quantified Objectives: <u>Rezoning six sites in the City's Moderate Resource census tracts</u> <u>Adoption of Zoning Amendments that increase multi-family development potential throughout the city.</u> Responsible Party: <u>City of Antioch</u> Community Development Department. Timeline: January <u>31, 2023.</u>

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Fair Housing Issues	Prioritized Contributing Factors	Actions	Implementation
<p><u>Lower-Income</u> households and renters are <u>disproportionately cost</u> <u>disproportionately cost</u> burdened in the City of Antioch.</p>	<p><u>Lack of high opportunity areas, lack of affordable rental housing, lack of accessible affordable units.</u></p> <p><u>Regional Housing Crisis and Displacement</u></p> <p><u>Private Discrimination Community Opposition to Housing</u></p>	<p>Action 1.2: Incentivize the creation of ADUs to provide housing that is affordable in higher opportunity areas. In partnership with Habitat for Humanity (or other similar providers), create an ADU/JADU loan product to assist homeowners in constructing ADUs/JADUs for rental housing. The program design could provide loans to homeowners to construct ADUs or JADUs with public money that would be repaid with the rental income from the completed ADU/JADU. Loan recipients would be required to affirmatively market their ADU to populations with disproportionate housing needs, including persons with disabilities, <u>Hispanic-Latinx</u> households, Black households, and female-headed households. This would include translation of materials into Spanish and sharing information with community organizations that serve these populations, such as legal service or public health providers.</p>	<p>Objectives: Increase housing mobility by generating wealth for low-income homeowners and by facilitating the development of ADUs that are affordable to lower-income households in areas with relatively higher incomes.</p> <p>Quantified Objectives: Subsidized development of 25 ADUs by the end of the <u>Planning planning_Periodperiod.</u></p> <p>Responsible Party: City Partnership with Habitat for Humanity, <u>ECHO Housing.</u></p> <p>Timeline: Program design completed by June 2025.</p> <p>Funding and approvals granted for 5 ADUs by Dec 2026 and then 5 ADUs annually thereafter.</p>
<p>Action Area 2. Encouraging new housing choices and affordability in high resource areas and outside of areas of concentrated poverty.</p>			
<p>Persons with disabilities, <u>Latinx, and Hispanic</u> and Black households are concentrated in census tracts with low median incomes and older housing stock.</p>	<p><u>Regional Housing Crisis and Displacement</u></p> <p><u>Community Opposition to Housing</u></p> <p><u>-Land Use and Zoning Laws</u></p> <p><u>Lack of high opportunity areas, Lack of affordable housing and especially affordable housing in high opportunity areas, Lack of accessible affordable units.</u></p>	<p>Action 2.1: Require affordable housing developments be affirmatively marketed to households with disproportionate housing needs, including persons with disabilities, <u>Hispanic-Latinx</u> households, Black households, and female-headed households. This would include translation of materials into Spanish and Tagalog and sharing information with community organizations that serve these populations, such as legal service or public health providers. All marketing plans would include strategies to reach groups with disproportionate housing needs.</p>	<p>Objectives: <u>Encouraging Encourage</u> new housing choices and affordability.</p> <p>Quantified Objectives: Affordable housing projects and available affordable units are advertised to at least 3 community organizations.</p> <p>Responsible Party: <u>City of Antioch</u> Community Development Department</p> <p>Timeline: Ongoing. Marketing plans are submitted at time of building inspection.</p>

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Fair Housing Issues	Prioritized Contributing Factors	Actions	Implementation
<p><u>Antioch has a higher concentration of unhoused residents than other parts of the county. Persons with disabilities have disproportionate housing needs and persons with disabilities are most likely to file fair housing complaints.</u></p>	<p><u>Regional Housing Crisis and Displacement</u></p> <p><u>Lack of Regional Cooperation</u></p> <p><u>Private Discrimination</u></p>	<p>Action 2.2: <u>Encourage the provision of housing opportunities and resources for unhoused individuals, through a variety of actions, including:</u></p> <ul style="list-style-type: none"> ▪ <u>Amend Zoning Ordinance to allow for "low barrier navigation centers" as defined by AB 101 (2019) within mixed use and non-residential zoning districts</u> ▪ <u>Amend Zoning Ordinance to allow "supportive housing" as defined by AB 2162 (2018) within all zoning districts which allow for multi-family development</u> <p><u>Continue to collaborate with Contra Costa County on the provision of shelter and services for unsheltered individuals, including development of a 5-acre site within City's emergency shelter overlay district.</u></p>	<p>Objectives: <u>Encourage</u> new housing choices and affordability for populations with special needs housing.</p> <p>Quantified Objectives:</p> <ul style="list-style-type: none"> — <u>Reduce unsheltered unhoused population by 40% by the 2030 PIT count.</u> ▪ <u>Construction of 30-50 units of housing for extremely low-income individuals during the planning period.</u> <p>Responsible Party: <u>City of Antioch, Planning Dept Community Development Department, Planning Division.</u></p> <p>Timeline: <u>Amend Zoning Ordinance by January 31, 2023.</u></p> <p><u>Meet with County Continuum of Care staff by June 2023.</u></p>
<p><u>Persons with disabilities have disproportionate housing needs and persons with disabilities are most likely to file fair housing complaints. Antioch has higher numbers of unhoused residents and disabled residents than other cities in the county are primarily concentrated in the northwestern portions of the city.</u></p>	<p><u>Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts.</u></p> <p><u>Community Opposition to Housing</u></p> <p><u>Land Use and Zoning Laws</u></p> <p><u>Private Discrimination</u></p>	<p>Action 2.3: <u>Encourage new housing choices and affordability for populations with special needs housing, by:</u></p> <ul style="list-style-type: none"> ▪ <u>Developing a program to prioritize City funding proposals for City-funded affordable housing that are committed to supporting/serves special needs hard-to-serve residents (e.g., unhoused populations, extremely low income, special needs persons with disabilities)</u> ▪ <u>Amending the Zoning Ordinance by September 30, 2023, to allow for residential care facilities and group homes for 7 or more persons within zoning districts that permit residential development.</u> ▪ <u>Considering incentives to subsidized affordable developments to provide accessible units beyond the federal requirement of 5% for subsidized affordable developments</u> 	<p>Objectives: <u>Encourage</u> new housing choices and affordability for populations with special needs housing.</p> <p>Quantified Objectives:</p> <ul style="list-style-type: none"> ▪ <u>Two projects that go beyond the federal minimum of 5% accessible units for subsidized projects.</u> <p>Responsible Party: <u>City of Antioch, Housing Community Development Department, Planning Division.</u></p> <p>Timeline:</p> <ul style="list-style-type: none"> ▪ <u>Priority Program designed completed by April 30, 2024.</u> ▪ <u>Zoning Ordinance amended by September 30, 2023.</u> ▪ <u>Menu of potential incentives created by January 2024.</u> ▪ <u>Outreach to non-profit developers by June 2024.</u> ▪ <u>Reasonable accommodation information added to City website by January 2024.</u>

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Fair Housing Issues	<u>Prioritized</u> Contributing Factors	Actions	Implementation
		<ul style="list-style-type: none"> ▪ <u>Ensure that all multi-family residential developments contain signage to explain the right to request reasonable accommodations for persons with disabilities as a condition of business license approval.</u> <p><u>Make reasonable accommodation information available and clearly transparent on the City's website in English, Spanish, and Tagalog</u></p>	
Action Area 3. Improving place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing.			
<p><u>Hispanic-Latinx</u> households are concentrated in EJ neighborhoods.</p> <p><u>Hispanic households are concentrated in EJ neighborhoods.</u></p>	<p><u>Lack of high opportunity areas; Lack of affordable housing in high opportunity areas; Lack of accessible affordable units; Concentration of NOAH (i.e., older housing stock) in EJ neighborhoods.</u></p> <p><u>Lack of Investment in Specific Neighborhoods</u></p>	<p>Action 3.1: Develop <u>and adopt EJ Element</u> and implement <u>EJ policies</u> to improve quality of life in EJ neighborhoods.</p>	<p>Objectives: Alleviate disparate impacts experienced by households living in EJ neighborhoods, especially related to environmental outcomes.</p> <p>Quantified Objectives: Improve CalEnviroScreen composite score in EJ area by 10%.</p> <p>Responsible Party: City of Antioch, <u>various departments</u> <u>Community Development Department.</u></p> <p>Timeline: Adoption of <u>EJ Element and policies</u> by <u>February March 2023.</u></p>
	<p><u>Private Discrimination</u></p> <p><u>Regional Housing Crisis and Displacement</u></p>	<p>Action 3.2: Continue to fund minor home repairs <u>through the City's Home Rehabilitation Program</u> and implement a preference for projects in the following order:</p> <ol style="list-style-type: none"> 1) Projects in the Sycamore neighborhood (i.e., Antioch's ethnically concentrated area of poverty) 2) Projects in EJ neighborhoods 3) Projects in census tracts with lower median incomes <p>The City will affirmatively market the home repair program to residents in these areas, such as through a targeted mailings and posting of flyers in to the subject census tracts in English, Spanish, and Tagalog.</p>	<p>Objectives: Conserve and improve assets in areas of lower opportunity and concentrated poverty.</p> <p>Quantified Objectives: Rehabilitation of 40 homes in target neighborhoods.</p> <p>Responsible Party: City of Antioch <u>Housing Dept</u> <u>Community Development Department.</u></p> <p>Timeline: Conduct publicity campaign for the program once annually in addition to hosting information on City website.</p>
<p><u>Latinx/Hispanic</u> and Black households and</p>	<p><u>Historic discrimination</u></p>	<p>Action 3.3: Monitor affordable housing projects that are at risk of</p>	<p>Objectives: Preserve existing affordable housing.</p>

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Fair Housing Issues	Prioritized Contributing Factors	Actions	Implementation
persons with disabilities have disproportionate housing needs.	<p>and continued mortgage denials; <u>Concentration in low opportunity census tracts;</u> <u>High housing costs and low wages</u> <u>Lack of Investment in Specific Neighborhoods</u></p> <p><u>Private Discrimination</u></p> <p><u>Regional Housing Crisis and Displacement</u></p>	<p>conversion to market rate. Support regional and local efforts to examine displacement of affordable housing and lower income households.</p> <p>Assist with the retention of special needs housing that is at risk of expiring affordability requirements.</p>	<p>Quantified Objectives: Preservation of 54 units before 2032.</p> <p>Responsible Party: City of Antioch, <u>Housing Community Development Department.</u></p> <p>Timeline: Preservation strategies established and outreach to non-profit partners by January 2031.</p>
Persons with disabilities and Hispanic-Latinx, and Black households are concentrated in census tracts with low median incomes and older housing stock.	<p>Lack of high opportunity areas; <u>Lack of access to economic opportunity;</u> <u>Concentration of NOAH (i.e., older housing stock) in EJ neighborhoods.</u> <u>Lack of Investment in Specific Neighborhoods</u></p> <p><u>Private Discrimination</u></p> <p><u>Regional Housing Crisis and Displacement</u></p>	<p>Action 3.4: Promote economic development in the EJ neighborhoods and <u>the Sycamore neighborhood in particular neighborhood, including:-</u> <u>The City will</u></p> <ul style="list-style-type: none"> ▪ <u>prioritize</u> <u>Prioritizing</u> economic development and infrastructure expenditures in and around lower-income and environmental justice neighborhoods, to enhance business and housing opportunities. ▪ <u>Providing of</u> <u>This could include</u> facade improvements and small business grants <u>s-recipients.</u> ▪ <u>Through</u> <u>Implementation of the</u> Downtown Specific Plan, which includes policies and programs to reduce or eliminate regulatory obstacles to development in the Downtown, <u>and</u> <u>and</u> to facilitate the development of high-quality market-rate and affordable housing, <u>the City will encourage investment in one of the City's lowest income areas, and the Specific Plan will bring new homes, stores, amenities, and services.</u> <u>Through the redevelopment of the Downtown, and the Rivertown</u> 	<p>Objectives: Place-based strategies to encourage community conservation and revitalization.</p> <p>Responsible Party: City of Antioch <u>Community Development Department, Economic Development Department, Public Works Department, Economic Development, Public Works, and Planning</u></p> <p>Timeline: Ongoing. Adoption of EJ policies by <u>February-March</u> 2023.</p>

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Fair Housing Issues	Prioritized Contributing Factors	Actions	Implementation
		<p>Area in particular, the additional high density housing could also provide a variety of housing types, including affordable housing. The City will explore <u>Exploring</u> methods for providing low-interest loans and below-market leases for tax-foreclosed commercial properties to low-income residents seeking to start businesses within the EJ neighborhoods.</p>	
Action Area 4. Protecting existing residents from displacement			
<p>Lower-income households and renters are disproportionately cost burdened in the City of Antioch and vulnerable to displacement. Persons with disabilities and Black and Hispanic households have disproportionate housing needs and persons with disabilities are most likely to file fair housing complaints.</p>	<p>Lack of Private Discrimination <u>Regional Housing Crisis and Displacement</u> accessible affordable units; Concentration in low income and low opportunity census tracts; Historic discrimination and continued mortgage denials; High housing costs and low wages</p>	<p>Action 4.1: Establish tenant protections that further the intent of AB 1482 with potential measures related to rent control, anti-harassment, just cause and right-to-relocation, documentation, and right to return policies in eviction cases.</p>	<p>Objectives: Protect residents from displacement and preserve housing affordability.</p> <p>Responsible Party: City of Antioch, Housing Dept. <u>Community Development Department.</u></p> <p>Timeline: Staffing plan and program design established by April 2024.</p> <ul style="list-style-type: none"> ▪ <u>Rent Stabilization Ordinance adopted Fall 2022.</u>
<p>Persons with disabilities and Black and Hispanic households have disproportionate housing needs and persons with disabilities are most likely to file fair housing complaints. Households located in northwestern portions of the city, including EJ areas, are more vulnerable to displacement than other areas.</p>	<p>Lack of accessible affordable units; Lack of understanding of reasonable accommodation requirements by landlords and property owners. <u>Private Discrimination</u></p> <p><u>Regional Housing Crisis</u></p>	<p>Action 4.2: <u>Partner-Continue to promote fair housing practices throughout the city by:</u></p> <ul style="list-style-type: none"> ▪ <u>Partnering</u> with ECHO Housing and/or Bay Area Legal Aid to <u>provide fair housing and legal services to residents.</u> ▪ <u>Requiring perform</u> fair housing training for landlords and tenants. Attendance at a fair housing training will become a condition for approval of landlords' business licenses. <p><u>Advertising available fair housing services on the city's website and social media, at bi-annual community tabling events, and</u></p>	<p>Objectives: Protect existing residents from displacement and enforce Fair Housing laws.</p> <p>Quantified Objectives:</p> <ul style="list-style-type: none"> ▪ <u>Conduct 2-3 workshops per year on fair housing rights and resources.</u> ▪ <u>Increase participants in fair housing programs by 5%.</u> <p>Responsible Party: ECHO Housing and/or Bay Area Legal Aid in partnership with the City.</p> <p>Timeline:</p> <ul style="list-style-type: none"> ▪ <u>Ongoing advertising of fair housing services.</u>

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Fair Housing Issues	Prioritized Contributing Factors	Actions	Implementation
	<p><u>and Displacement</u></p>	<p><u>communications with non-profit partners. The training would include information on reasonable accommodation and source of income discrimination, as well as other fair housing information with emphasis on certain topics driven by housing complaint data and information from stakeholders.</u></p>	<ul style="list-style-type: none"> ▪ <u>Training Program design to track attendance and condition for business license approval completed by January 2024.</u> ▪ <u>Program launch by March 2024.</u>
	<p><u>Private Discrimination</u></p> <p><u>Regional Housing Crisis and Displacement</u></p> <p><u>Lack of accessible affordable units; Lack of understanding of reasonable accommodation requirements by landlords and property owners.</u></p>	<p>Action 4.3: <u>Continue to maintain a webpage specific to fair housing including resources for residents who feel they have experienced discrimination, information about filing fair housing complaints with HCD or HUD, and information about protected classes under the Fair Housing Act. enforce planning and building codes to protect Antioch's housing stock and ensure health and safety to residents. Periodically survey multi-family developments in environmental justice neighborhoods for potential code violations by landlords.</u></p>	<p>Objectives: <u>Enforce Fair Housing laws. Promote healthy and safe housing throughout the city.</u></p> <p>Quantified Objectives: <u>Citywide compliance with planning and building code. Increased maintenance of multi-family developments in EJ neighborhoods. participants in fair housing programs by 5%.</u></p> <p>Responsible Party: <u>City of Antioch in partnership with ECHO Housing and/or Bay Area Legal Aid.</u></p> <p>Timeline: <u>Ongoing.</u></p> <ul style="list-style-type: none"> ▪ <u>Ongoing routine enforcement survey activities and complaint basis, with staff responding to public inquiries as needed.</u> ▪ <u>Annually survey multi-family developments in the environmental justice neighborhoods for life safety and public health violations.</u>

4

CONSTRAINTS

New housing development can be constrained by economic forces in the private market as well as regulations and policies imposed by public agencies. These constraints can limit the production of housing and/or increase its cost and can also affect the maintenance and/or improvement of existing housing. Governmental and non-governmental constraints that can affect the housing market and stock in Antioch are discussed below. *Chapter 65, Adequate Sites Resources* will identify ways, where feasible, to reduce or overcome constraints to the maintenance, improvement, and development of housing for all income levels.

A. GOVERNMENTAL CONSTRAINTS

Governmental regulations, while intentionally regulating the quality and safety of development in the community, can also unintentionally increase the cost of development and housing or make it difficult to meet the demand, especially for affordable housing. Governmental constraints typically include policies, standards, requirements, or actions imposed by the various levels of government upon land use and development such as zoning and subdivision regulations, growth management measures, building codes, fees, processing and permit procedures, and other exactions that developers must satisfy.

The City has limited influence over *state-State* and federal requirements that may constrain housing, but the State affords local agencies considerable flexibility in establishing land use policies and regulations. Therefore, the discussion in this section is generally limited to the policies, standards, requirements, and actions at the local level.

Land use controls may limit the amount of density of development, thus increasing the cost per unit. Required improvements and/or off-site mitigation also increase the cost of development. Processing procedures *and permitting requirements*, including review by multiple agencies *and permitting requirements*, may delay the approval process and increase the cost of development.

4. CONSTRAINTS

1. FEDERAL AND STATE

Federal and State programs and agencies play a role in the imposition of non-local governmental constraints. Federal and State requirements are generally beyond the influence of local government and therefore cannot be effectively addressed in this document.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act (CEQA) was developed to protect the quality of the environment and the health and safety of persons from adverse environmental effects. Discretionary projects are required to be reviewed ~~for consistent~~consistency with the requirements of CEQA to determine if there is potential for the project to cause a significant adverse effect on the environment. Depending on the type of project and its potential effects, technical traffic, noise, air quality, biological resources and geotechnical reports may be needed. If potential adverse effects can be mitigated, a Mitigated Negative Declaration (MND) is required. If potentially adverse effects cannot be mitigated, an Environmental Impact Report (EIR) is required. These documents have mandated content requirements and public review times. Preparation of CEQA documents can be costly, and despite maximum time limits set forth in the Public Resources Code, can extend the processing time of a project by a year or longer.

LABOR COSTS

Labor costs are not a governmental constraint; however, they do influence production costs associated with housing. Additionally, public works projects and affordable housing financed through the use of public funds are required to pay prevailing wages, which create a significant cost impact on the construction or rehabilitation of affordable housing units for low- or moderate-income persons and the infrastructure to support such housing. Labor costs have risen since the Great Recession in 2008, especially in expensive, metropolitan areas like the Bay Area. During the Recession and the recovery period that followed, many individuals in the construction industry left the field. This continues to impact the availability of workers today. Labor costs continue to rise given the shortage of skilled labor.

2. LOCAL

LAND USE CONTROLS

Land use controls are minimum standards included in the General Plan and implemented through the Zoning and Subdivision Ordinances. General Plan land use designations are a means of ensuring that the land uses in the community are properly situated in relation to one another and providing adequate space for each type of development. Zoning regulations are designed to implement the intentions of the General Plan land use designations. They also control such features such as the height and bulk of buildings, lot area, yard setbacks, population density and building use. If zoning standards are significantly more rigid than private sector design standards and do not follow sufficient land use flexibility, development costs could increase, and housing production may decrease.

General Plan

Each ~~city~~City and ~~county~~County is required by State law to have a General Plan, which establishes policy guidelines for development. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of the General Plan identifies the location, distribution, intensity, and density of the land uses within the city. General Plan residential densities are expressed as dwelling units per acre

(du/acre). The Antioch General Plan identifies five residential land use designations, as shown in Table 4-1. Densities range from as low as 1 unit per acre in the Estate Residential designation to 35 ~~units per acre~~ du/acre in the High-Density Residential designation. In addition, there are also some mixed-use designations such as Transit Oriented Development (TOD) and certain Planned Development Districts that allow residential uses as well.

TABLE 4-1 GENERAL PLAN – RESIDENTIAL USE LAND CATEGORIES

Designation	Description	Density Range
Estate Residential	Primarily single-family detached units	1-2 du/ac
Low-Density Residential	Primarily single-family detached units	4 du/ac maximum
Medium Low-Density Residential	Single-family detached; small lot single-family detached; duplex	6 du/ac maximum
Medium-Density Residential	Single-family detached; small lot single-family detached; multi-family attached; mobile homes; townhouses; garden apartments	10 du/ac maximum
High-Density Residential	Multi-family attached; group residential; Residential Care Facilities	Up to 35 du/ac; Density bonus for senior housing projects
<u>Residential TOD</u>	<u>Mixed-use classification is intended to create a primarily residential neighborhood within walking distance to the BART station with complementary retail, service, and office uses</u>	<u>Between 20 and 40 du/acre</u>

Source: City of Antioch, General Plan, Land Use Element, 2003.

To make a housing project economically feasible based on land costs and economies of scale, certain densities are necessary. Housing ~~elements~~ Elements are required to demonstrate how adopted densities accommodate the regional housing need for lower-income households. To do this, local governments are given the option of utilizing the “default” density standard that is deemed appropriate to accommodate housing for lower-income households. The default density option was adopted by the ~~City~~City in 2003 by consensus with local government representatives, builders, planners, and advocates. For metropolitan jurisdictions such as Antioch, a minimum density of 30 ~~units per acre~~du/acre has been established for the very-low- and low-income categories. As a result of amendments to the General Plan that the City Council approved in June 2014, densities up to 35 ~~units per acre~~du/acre are now allowed in areas designated high-density residential. This change made it possible for the ~~City~~City Council to ~~also~~ establish a new high-density residential district as discussed below.

Zoning Code

The ~~Zoning~~ zoning Code code is the primary tool for implementing the General Plan. It is designed to protect and promote public health, safety, and welfare. Pursuant to Government Code Section 65940.1(a)(1)(B) the City of Antioch’s Zoning Code and related development regulations are publicly available online via the eCity’s website.

Table 4-2 summarizes the requirements for establishing residential uses in residential and mixed-use zones in Antioch. Single-family residential zones include RE, RR, R-4, R-6, R-10, R-20, R-25, R-35, and MCR. Single-family dwelling units are permitted by-right in ~~all of all~~ the single-family residential zones, except for R-10 and MCR where a ~~use~~Use permit Permit is required. ~~In order to~~To preserve land resources for higher-density development, in R-20, R-25, and R-35, no new single-family development is permitted but existing single-family dwellings are permitted to remain and may be replaced. The multi-family residential zones are R-10, R-20, R-25, R-35, ~~and~~MCR, ~~and~~ CIH.

4. CONSTRAINTS

As a result of revisions to the Zoning Ordinance enacted in June 2014, the maximum density for multi-family development was increased through the creation of a new R-35 High-Density Residential District. The ordinance was also amended to allow multi-family residential development at 20 ~~units-per acre/du/acre~~ permitted by-right in the R-35 zone as well as in the new R-25 zone. Multi-family development continues to be subject to a use permit in the R-10, R-20, MCR and RTR-20 zones. The ordinance also ~~requires~~ ~~required~~ a use permit to allow multi-family projects with more than 20 ~~units-per acre/du/acre~~ in the Medium-Density, High-Density, and Mixed-Use districts.

TABLE 4-2 PRIMARY USES – RESIDENTIAL ZONES

Zone	Single-Family	Multiple-Family	Two-Family (Duplex)	Residential Care Facility
RE – Rural Estate Residential District	P	--	--	--
RR – Rural Residential District	P	--	--	--
R-4 – Single-Family Low-Density Residential District	P	--	--	--
R-6 – Single-Family Low-Density Residential District	P	--	--	--
R-10 – Medium-Density Residential District	U	UP	P	U
R-20 – Medium-Density Residential District	P ^a	UP	P	U
R-25 – High-Density Residential District	P ^a	P, UP ^b	P	U
R-35 – High-Density Residential District	P ^a	P, UP ^b	P	U
CIH – Commercial Infill Housing Overlay District	--	P^{c,d}	--	--
MCR – Mixed Commercial/Residential District	U	U	U	U

Notes: P = Permitted by Right U = Use Permit Required

^a Single-family dwellings existing prior to the effective date of the ~~Zoning-zoning Code code~~ or ~~Amendment-amendment~~ to the ~~Zoning-zoning Code code~~ are permitted uses, conforming to the R-20, R-25, and R-35 zones. However, development of new single-family dwelling units, other than replacement of existing single-family dwellings, are prohibited within the R-20, R-25, and R-35 zones.

^b ~~Up to 20 units/acre~~ ~~P~~ Permitted by-right subject to compliance with all other applicable standards ~~and Design Review pursuant to Article 26 and 27.~~

^c ~~Up to 35 units/acre and building height of four stories or 45 feet permitted by right subject to compliance with all other applicable standards.~~

^d ~~35 to 50 units/acre and building height above 45 feet permitted with approval of a use permit.~~

Source: City of Antioch, Zoning Code.

~~In April 2022, the City of Antioch adopted amendments to their General Plan and Zoning Code to create a new Commercial Infill Housing (Commercial Infill Housing (CIH)) Overlay District. This district, which requires a rezone, allows for the development of mixed-use multi-family housing at a minimum of 12 dwelling units per acre/du/acre. Additionally, the CIH overlay allows for the by-right, streamlined review and permitting of multi-family uses up to 35 dwelling units per acre/du/acre, and 45 feet in height, when consistent with the City's CIH Objective Design Standards (ODS). Development between 35 and 50 du/acre and greater than 45 feet in height is permitted with approval of a Use Permit.~~

~~As part of the 6th eCycle update, various updates are proposed to the City's procedural requirements related to multi-family development. These revisions include the removal of the Use Permit requirement for multi-family housing developments in the R-10, R-20, R-25, R-35, and MCR zoning districts. Multi-family residential uses will therefore be a permitted use within these zoning districts.~~

~~The design for new multi-family developments and additions to existing multi-family developments will be subject to the City's design review process. Accordingly, as part of the 6th eCycle update, the City's~~

Zoning Code, including Articles 26 and 27 related to the design review process, will be amended to reference new Multi-Family Objective Design Standards (ODS) which will be adopted alongside the updated Housing Element, and associated rezonings prior to January 31, 2023. Accordingly, design review of multi-family housing sites in these zoning districts will consist of staff and planning commission review of development applications for consistency with the new multi-family ODS. These ODS will expedite staff and planning commission review of multi-family housing developments and consolidate design standards related to multi-family housing development throughout the city.

Revisions also include:

- Amending the City's R-35 zoning district to allow between 25 and 35 dwelling units per acre as shown in Table 4-3 below; and
- Minor clean-up items related to the City's procedural requirements; this includes a discrepancy in the R-35 Zoning District that needs to be addressed which permits development at 20 du/acre by-right. Due to the R-35 District's established a minimum allowable density of 30-25 du/acre, units per acre, and the City not permitting projects below the densities allowed by the district, but also allows multi-family projects with 20 units per acre by right. The City has not allowed projects less than 30 units per acre and the Housing Element includes a program is included to amend the code and remove this provision. See Program 4-I-104.1.10. R-35 Zone in Chapter 7, Housing Goals, Policies, and Programs in the R-35 District.

¹ The City's R-35 Zoning District is being amended as part of zoning amendments associated with the Housing Element update to allow between 25 and 35 du/acre whereas prior to the 6th Cycle update it allowed between 30 and 35 du/acre.

4. CONSTRAINTS

TABLE 4-3 RESIDENTIAL DEVELOPMENT STANDARDS

Zone	Maximum Height (ft) ^a	Minimum Building Site (ft ²)	Minimum Lot Width (ft)		Maximum Lot Coverage	Minimum-Density Required ^b	Maximum-Density Allowed ^c	Front Yard Minimum [^]	Minimum Side Yard Required (ft) ^d		Minimum Rear Yard Required (ft)
			Corner	Interior					Corner	Interior	
RE			<i>To be determined by City Council through planned development process</i>								
RR			<i>To be determined by City Council through planned development process</i>								
R-4	35	6,000	65	60	40%	n/a	4 du/acre	*	*	5	20
R-6	35	6,000	65	60	40%	n/a	6 du/acre	*	*	5	20
R-10	45	6,000	65	60	40%	n/a	10 du/acre	*	*	5	10
R-20	45	20,000	70	70	40%	n/a	20 du/acre	*	*	5	10
R-25	45	20,000	70	70	50%	20 du/acre	25 du/acre	*	*	5	10 [^]
R-35	45	20,000	70	70	50%	30-25 du/acre	35 du/acre	*	*	5	10 [^]
PD			<i>To be determined by City Council through planned development process</i>								
HPD			<i>To be determined by City Council through planned development process</i>								
MCR	45	6,500	65	60	50%	n/a	20 du/acre	*	*	5	10
TOD			<i>To be determined by City Council through planned development process</i>								

^a Height shall be the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the structure, excluding below ground basements, to the topmost point of the roof. Some Exceptions to exceptions to the specified height limitations shall include the spires, belfries, cupolas and domes of churches, monuments, water towers, fire and hose towers, observation towers, distribution and transmission towers, lines and poles, chimneys, smokestacks, flag poles, radio towers, excluding wireless communications facilities subject to Sec. 9-5.3846, equipment penthouses encompassing less than 20% of total roof area and less than eight feet in height, and parapets less than 30 inches in height, unless otherwise governed by this chapter, are detailed in the Zoning Ordinance.

^b In units per gross developable acre.

^c In units per gross developable acre; See see Zoning Ordinance for definition of maximum developable gross acreage.

^d For at least 25% of the lots in a given subdivision, one side yard of an interior lot shall be 10 feet in width and the other side yard can be five feet. The 10-foot side yard area shall remain as unrestricted open area. This shall also apply to all two-story single-family residential lots. On any parcel of land of an average width of less than 50 feet, which parcel was under one ownership or is shown as a lot on any subdivision map filed in the office of the County Recorder prior to April 11, 1950, when the owner thereof owns no adjoining land, the width of each side yard may be reduced to 10% of the width of such parcel, but in no case to less than 3 feet.

* Front yard and street side setbacks shall be reserved for landscaping only, excluding access and egress driveways and shall be determined on a graduated scale based upon type of street and land use as follows:

Non-residential uses:

Arterial street: Minimum 30-foot setback with 30-foot landscaping on all frontages

Collector street: Minimum 25-foot setback with 25-foot landscaping

Local street: Minimum 20-foot setback with 20-foot landscaping

Single-family detached and two-family dwelling uses:

Arterial street: Minimum 30-foot setback with 30-foot landscaping on all frontages

Collector street: Minimum 25-foot setback and landscaping for front yard and 10-foot street side yard setback with landscaping

Local street: Minimum 20-foot front yard setback with 20-foot of landscaping and 10-foot street side yard with landscaping

Multi-family dwelling uses:

Arterial street: Minimum 15-foot setback with 15-foot landscaping on all frontages

Collector street: Minimum 15-foot setback with 15-foot landscaping

Local street: Minimum 10-foot setback with 10-foot landscaping

[^] Where a multi-family dwelling abuts a lot that is zoned RR, RE, R4 or R6, a minimum rear yard of 20 feet shall be provided.

Source: City of Antioch, Zoning Code.

In addition to amending the Zoning Ordinance to increase the maximum residential density from 20 to 35 ~~units per du~~/acre, the City also established new multi-family residential standards. The standards, which comprise Chapter 5, Article 7 of the Antioch Municipal Code, are intended to facilitate the approval of multi-family projects by establishing clear requirements for a variety of issues such as setbacks from adjacent single-family homes and building articulation that were previously addressed during design review. Article 7 also establishes a procedure for modifying the new dimensional requirements without approving a variance. The approval of reduced setbacks for multi-family development on arterials will reduce another obstacle to residential development. As part of the 6th eCycle update, text amendments to the Ceity's Zoning Ordinance are being adopted alongside the Hhousing eElement to repeal the previously established multi-family residential standards and reference the new Mmulti-Ffamily Objective Design Standards ODS which are being developed and adopted alongside the hHousing eElement update.

In all districts the maximum density may, of course, be exceeded if a project is entitled to a Density Bonus under the State Density Bonus ~~law~~ Law (Government Code Section 65915). Article 35 of Antioch's Municipal Code details the provisions for the CeCity's Density Bonus Program. Since Tthe densities are permitted by-right and do not require zoning approval or review under CEQA, the establishment of the R-25 zone also removes another constraint to housing production due to the time and cost associated with the environmental review process.

In addition to the residential and mixed-use base districts listed in Table 4-2, the City of Antioch also has residential zones that accommodate various types of development. Table 4-3 shows the development standards for each of these zones. These residential zones are as follows:

Planned Development District (P-D)

The Planned Development District (P-D) is a floating district that can be established on parcels containing at least 3 acres. This district is intended to encourage flexibility in the design and development of land so as to promote its most appropriate and compatible development use as proposed. This district also -A P-D provides greater flexibility when needed to accommodate a variety of types of development, such as neighborhood and district shopping centers, multiple-family housing developments, single-family residential developments, commercial service centers, industrial parks, or any other use or combination of uses.

All site and building requirements, including yard, building height, lot coverage, and landscaping are determined by the City Council during the planned development process. As mentioned above, the minimum area required for the establishment of a P-D District is three3 contiguous acres of land except for areas covered by a Specific Plan. There are specific types of P-Ds dependent on a site's location in the city. See below.

Hillside Planned Development District (HPD)

This isThe Hillside Planned Development District (HPD) is an overlay district applicable to hillside areas where slopes of 10 percent or more predominate with slopes primarily 10 percent or more that that are are not covered by an approved tentative map or final development plan. The purpose of this zone is to assure the preservation of the predominant hillsides, ridges, ridgelines, and other natural features and land formslandforms by promoting a more harmonious visual and functional relationship between the existing natural environment and the needs of a growing community.

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Transit-Oriented Development District (TOD)

~~This~~ **The Transit-Oriented Development District (TOD)** is a type of Planned Development District intended to provide for a mix of high-density uses that are oriented toward rail or bus transit stations within and adjacent to the city. This district thus accommodates development of an integrated mix of residential, commercial, and employment-generating uses as appropriate in both horizontal mixed-use and vertical mixed-use.

~~Table 4-3 shows the development standards for each zone designed for residential uses within Antioch.~~

Specific Plans for Future Residential Growth

Downtown Antioch [Specific Plan](#)

The Planning Area boundaries of Downtown Antioch are generally the San Joaquin River to the north, Fulton Shipyard Road to the east, 10th Street to the south, and Auto Center Drive to the west. This area is approximately 1.5 miles wide and 0.5-mile deep, with a total area of 0.75 square miles. The Planning Area boundaries generally reflect the traditional grid that was developed during the 19th and early 20th centuries.

- The Downtown Area contains a variety of Land Use Districts with unique histories, building forms, land use compositions, and influences. Land use designations incorporating residential uses include ~~the~~ **Mixed-Use District (MU), Neighborhood Commercial District (C-N), and the Downtown Residential Districts (MDR & HDR).**
- Base densities for residential range from **12-28 units/du/acre.**
- Each of the districts have their own standards for building height, floor area ratio, and setbacks. Heights for residential uses range from ~~2-two~~ **to four** 4-stories, depending on location and incentive standards. Parking is required only for new construction/additions or by Use Permit. Existing buildings are exempt.

East 18th Street [Specific Plan](#)

The Antioch General Plan identifies the area on the north side of East 18th Street, ~~and~~ **westerly of Drive-In Way** as the East 18th Street Specific Plan. Since 1999, this plan ~~gave-gives~~ **direction to work with for collaboration between** area landowners and business interests to resolve the current circulation, utility service, and related development constraints; ~~maximizes~~ **opportunities for development of employment and revenue producing uses in a clean, attractive business park setting; incorporates** sufficient incentives and flexibility to stimulate economic development; and ~~provides~~ **a program-level set of entitlements to address all major policy issues and further incentivize development in the area.**

East Lone Tree

The East Lone Tree Area is comprised of roughly 800 acres bounded by Lone Tree Way on the south; ~~the~~ **Empire Ave and the SP railroad on the east; the Contra Costa Canal on the north; and existing residential subdivisions to the west.** Land use is almost entirely agricultural, ~~with a few~~ **with several** farm residences. Lands to the west and north are within the Antioch city limits. The western border is abutted by residential subdivisions, consisting of detached homes on lots averaging **5 du/units-per** acre. Lands to the south and east are unincorporated and subject to the County General Plan. The remaining segment of the eastern border adjoins lands designated for low (1.0-2.9 **du/units-per** acre) to high (5.0-7.2 **units-per du/acre**) density single-family residences.

Hillcrest Station Area

The Hillcrest Station area is a unique 375-acre site in East County, offering large land acreage with freeway visibility at a strategic location—the juncture of State Route 4 (SR-4) and State Route 160. ~~This area is also (SR-160) and~~ nearby the Antioch ~~Bay Area Rapid Transit (BART) station that which~~ opened in 2018. ~~The area~~ is a major opportunity site for transit-oriented development, ~~presenting~~—an opportunity to take advantage of the major public investment in transit infrastructure and to create a compact area with both jobs and housing.

Parking Requirements

Chapter 5.17 of the Zoning Ordinance establishes parking standards for type of use in each zone, as shown in Table 4-4. Parking requirements do not constrain the development of housing directly, but compliance may result in a reduction in the number of housing units that can be developed on a given site, which can reduce a project's economic feasibility. A review of parking requirements in nearby jurisdictions that was conducted in conjunction with 2014 zoning updates concluded that Antioch's parking requirements compared favorably with those imposed by peer communities in Contra Costa County.

The City Council did, however, revise the process for modifying parking requirements ~~in June 2014. to clarify the procedure.~~ These changes ~~approved in June 2014~~ allow the Zoning Administrator or the Planning Commission to reduce or modify parking requirements for ~~Senior Housing, Shared Parking Facilities or those near public parking, residential and mixed-use projects within 0.5 mile of a major transit stop or incorporating stop, incorporating transportation demand management measures, projects located on infill sites, or reusing historic structures~~ the following types of residential projects: as described below.

~~The following types of residential projects may be considered for reduced parking requirements:~~

- **Senior Housing.** The required parking for a senior housing development may be reduced below the normally required 0.75 space per dwelling unit for projects anticipated to generate lower parking demand due to vehicle ownership patterns of the residents and/or characteristics of the project (e.g., proximity to commercial services, proximity to public transportation systems).
- **Transit-Supportive Development.** Residential or mixed-use projects that contain no more than 50 dwelling units and are located within 0.5 miles of a major transit stop.
- **Infill Sites.** Residential or mixed-use projects that contain no more than 30 dwelling units and are located on infill sites.
- **Historic Structures.** Projects for which allowing a reduction in the number of required spaces (and/or modifications to dimensional requirements for parking areas) will facilitate the re-use of an existing building that is a historic resource as defined by the State Public Resources Code or is a designated Historic building.

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TABLE 4-4 RESIDENTIAL PARKING REQUIREMENTS

Use Classification	Required Parking Spaces
Single-Family Residential (Attached)	2 spaces per unit, one of which must be covered, plus 1 space per 5 units for guest parking
Single-Family Residential (Detached)	2 spaces per unit in a garage, plus one guest parking space on the street within close proximity to the unit served
Multi-Family Residential	1.5 spaces per unit up to 2 bedrooms; one space to be covered 2 spaces per unit for 3 bedrooms; one space to be covered plus 1 space per 5 units for guest parking
Elderly Residential (Senior Housing Overlay)	0.75 covered space per unit, plus guest parking as determined during project review
Convalescent Facilities	1 space per 2 residents

Source: City of Antioch, Zoning Code.

Planned Development (P-D) District

~~Although not specifically intended to encourage housing production, the P-D approach can be used to produce residential development that is a better fit with surrounding development. The P-D allows for more economical provisions of streets and utilities, preserves the natural and scenic qualities of open space, offers greater recreational opportunities convenient to residents, enhances the appearance of neighborhoods through the preservation of natural green spaces, and counteracts the effects of urban congestion and monotony. This approach can address some of the concerns that are often raised regarding the introduction of higher density and infill development.~~

~~All site and building requirements, including yard, building height, lot coverage, and landscaping are determined by the City Council during the planned development process. As mentioned above, the minimum area required for the establishment of a P-D District is three contiguous acres of land except for areas covered by a Specific Plan.~~

Zoning for Diverse Housing Types

Provisions of the Zoning Ordinance and State law facilitate development of affordable housing and diverse housing types, such as Accessory Dwelling Units (ADUs), residential hotels, senior housing, emergency shelters, transitional housing, residential hotels, and housing for persons with disabilities. City regulations related to these housing types are consistent with State law, and where there are inconsistencies, programs have been identified in the Housing Element to bring City policies into compliance. See *Chapter 5, Resources*, for more information on the different housing typologies allowed under the City's regulations.

Housing for Persons with Disabilities

Fair Housing Law prohibits local governments from making housing opportunities unavailable to people with disabilities through discriminatory land use and zoning rules or other policies and procedures. Persons with disabilities are significantly more likely than other people to live with unrelated people in group housing, and therefore the definition of "family" can be a constraint to housing for persons with disabilities. The Antioch Zoning Ordinance (Section 9-5.203) defines a family as "one or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity, or sorority house. Also referred to as a household." The City defines a dwelling unit as a room or suite of rooms used for sleeping, eating, cooking, and sanitation for no more than one

family. The Zoning Ordinance does not distinguish between related and unrelated persons and does not impose a numerical limitation on the number of people that can constitute a family. Therefore, neither the definition of family nor the definition of dwelling unit is a constraint to supportive or group housing for persons with disabilities in Antioch.

The siting of group homes is another common constraint to housing for persons with disabilities. The Antioch Zoning Ordinance defines residential care facilities as facilities licensed by the State and providing permanent living accommodations and 24-hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance sustaining the activities of daily living. Consistent with State law, residential care facilities that provide care for up to six patients are treated as residential uses and subject only to the same requirements as other permitted residential use of the same housing type in the same district. Residential care facilities for seven or more are allowed with a use-Use permit-Permit in the following zones: R-10, R-20, R-25, R-35, C-0, C-1, and MCR. Programs contained within Chapter 7 of this Element proposes to establish eligible supportive and transitional housing projects as permitted by-right where multi-family and mixed uses are permitted, consistent with AB 2162. The implementation program will result in a revision to the Zoning Ordinance to bring it into consistency with State law and would remove a potential governmental constraint to housing persons with disabilities.

Reasonable Accommodation

A reasonable accommodation is a change, exception, or adjustment to a rule, policy, practice, or service. The Fair Housing Act makes it unlawful to refuse to make reasonable accommodations ~~to rules, policies, practices, or services~~ when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling and public and common use areas. In addition, the Fair Housing Act prohibits a housing provider from refusing to permit, at the expense of the person with a disability, reasonable modifications of existing premises occupied or to be occupied by such person if such modifications may be necessary to afford such person full enjoyment of the premises.

Article 39 of the City's Zoning Ordinance details outlines the City of Antioch's reasonable accommodations procedure. The City allows any person who requires reasonable accommodation, in the application of a zoning law which may be acting as a barrier to fair housing opportunities, to request as such on a form to an adjustment of a zoning development standard to be provided by the Zoning Administrator. If the applicant's project also requires some other planning permit or approval, then the applicant must file the request for reasonable accommodation together with the application for such a permit or approval. The City's reasonable accommodations form requires applicants to provide the following information:

- Applicant's name, address, and telephone number;
- Address of the property for which the request is being made;
- The current actual use of the property;
- The zoning code provision, regulation, or policy from which accommodation is being requested; and
- The bases for the claim that the individual is considered disabled under the Fair Housing Act and why the accommodation is necessary to make the specific housing available to the individual. ~~the formal process for requesting reasonable accommodation. Per Article 39, under~~

Applications for reasonable accommodations are then reviewed by the City Zoning Administrator who shall provide a written determination within 30 days of receipt of a completed application. Determinations on requests must consider the following:

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- The housing which is the subject of the request for reasonable accommodation will be used by an individual protected under the federal Fair Housing Act (FHA) and the California Fair Employment and Housing Act (FEHA);
- The request for reasonable accommodation is necessary to make specific housing available to an individual protected under the FHA and FEHA;
- The requested reasonable accommodation will not impose an undue financial or administrative burden on the eCity; and
- The requested accommodation will not require fundamental alteration of the zoning or building laws, policies, and/or procedures of the eCity.

~~Per Article 39 (Reasonable Accommodation) of the City's municipal code, any person The City's current reasonable accommodation process is to have applicants to submit a request to the City for approval by the Zoning Administrator. If the project also requires some other planning permit or approval, then the applicant must file the request for reasonable accommodation together with the application for such a permit or approval. Article 39 of the City's Zoning Ordinance details the formal process for requesting reasonable accommodation.~~

Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety and ensure the construction of safe housing. ~~The City city has adopted the 2019 California Building Code.~~ The California Building Code, adopted in 2019, ~~has established~~ construction standards for all residential buildings, which provide minimum standards necessary to protect the health, safety, and welfare of Antioch's residents. The City of Antioch has not adopted any local amendments to the State Building Code.

The ~~City~~City also requires that all new residential construction complies with Title 24 of the California Building Code, which addresses accessibility requirements for certain types of buildings. The City's building inspectors and code enforcement officers are responsible for investigating and abating complaints of violations of building codes, zoning requirements, sign regulations, and public nuisance ordinances.

Site Improvements

Site improvements vary depending on the location and existing infrastructure of a specific site. Dedication and construction of streets, alleys, and other public easements and improvements may be required to maintain public safety and convenience. The City's standards and requirements for streets, sidewalks, parkway trees and other site improvements are found in the Municipal Code and are available to the public on the City's website.

The City of Antioch has adopted the following design standards for residential subdivisions:

- Alleys – Alleys shall not be less than 20 feet in width.
- Intersections – All streets shall intersect as nearly as possible at right angles.
- Center lines – Streets entering upon opposite sides of any given street shall have their center lines directly opposite each other, or such center lines shall be offset by at least 200 feet.
- Distance between certain streets – The minimum distance between streets entering a thoroughfare shall be 800 feet where feasible.
- Planting areas and parks – Where a subdivider proposes the creation of planting areas, parks, parked streets, or other parcels of land to be used for subdivision owners or for the public, the approval of

such areas shall be conditioned upon adequate provisions for the maintenance of such areas until such time as the maintenance is assumed by a public agency.

- Rights-of-way and similar facilities – If a subdivision borders on or contains a railroad right-of-way, a limited access freeway, or similar type of facility, the [Planning](#) Commission may require the street plan be considered in its relation to the probability of grade separation.

Other

The City of Antioch has a voter-approved advisory measure, Measure U, that was approved by 69 percent of voters in 1998. Measure U calls for the City to phase the rate of new development to “provide adequate schools, street improvements, and Highway 4 improvements for a sustained high quality of life, by making new growth pay its own way through maximizing fees, assessment districts, matching fund programs, and any other means effective to expedite the construction of needed infrastructure.”

In addition to Measure U, the [City](#) is subject to the Measure J Growth Management Program (GMP) adopted by Contra Costa County voters in 2004. Measure J (2004) is a 25-year extension of the previous GMP (Measure C) approved by voters in 1988. The GMP requires local jurisdictions to meet the following six requirements:

- Adopt a development mitigation program.
- Address housing options.
- Participate in an ongoing cooperative, multi-jurisdictional planning process.
- Adopt an Urban Limit Line.
- Develop a five-year capital improvement program.
- Adopt a transportation systems management ordinance or resolution.

The City of Antioch General Plan’s Growth Management Element implements Measure U and Measure J. The Growth Management Element includes rate of growth policies that set residential development allocations. The policy limits the issuance of development allocations to a maximum annual average of 600 development allocations with the ability to carry over unused allocations provided that the annual average of 600 is not exceeded during any five-year period (i.e., no more than 3,000 development allocations may be issued for any given ~~five~~5-year period). To facilitate the development of special needs groups and ensure consistency with the Housing Element, the General Plan exempts income-restricted affordable housing and special needs housing ~~gg~~—whether in single-family or multi-family buildings—~~—~~from counting towards the maximum development allocation. It also provides exemptions for the following scenarios: dwelling units with vested rights, construction of a single dwelling by or for the owner of the lot of records, ADUs, projects with four or fewer dwelling units, projects in the Rivertown Planning Area (now superseded by the Downtown Specific Plan), and transit-oriented development.

On October 9, 2019, Governor Gavin Newsom signed Senate Bill (SB) 330, known as the “Housing Crisis Act of 2019. SB 330 prohibits ~~cities-Cities~~ and ~~counties-Counties~~ from implementing certain limits on the number of residential permits issued or enforcing population caps through January 1, 2025. SB 330, and SB 8, which extended the sunset date of SB 330 to January 1, 2030, precludes the City’s ability to implement Measure U and Measure J until 2030 (unless it is extended again). Consistent with State law, the [City](#) has suspended enforcement of the development allocations system. If State law is not extended again, local growth management measures could potentially be a constraint to housing production starting in 2030. Growth management ordinances are a unique constraint given local political realities. Measure U would require Antioch citizens to eliminate the measure by a vote. Electoral policies set limitations that can not only constrain housing production but can also create inconsistencies with local policies and State and regional housing goals. State legislation has addressed this constraint for the majority of the current ~~housing-Housing element-Element~~ cycle and City staff report that the development allocation system did

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not previously put a constraint on housing production when it was enforced. However, growth management measures could be a potential housing constraint in the future. The City can continue to exempt affordable housing, ADUs, and other housing typologies that serve low-income households and populations with disproportionate housing needs from growth management allocations in order to facilitate housing production that is the most needed in Antioch and ensure consistency across the General Plan.

Analysis of Potential Constraints

As part of the 6th eCycle update the City of Antioch analyzed residential development standards contained within the eCity's Zoning Ordinance, and Table 4-3 below, for their potential to constrain development of housing throughout the city. This analysis included an evaluation of recent housing development proposals received by the city, as discussed within Chapter 6, Sites, of this element, as well as stakeholder interviews as discussed in Chapter 8, Participation, of this element.

Residential developers consulted included AMCAL Multi-Housing Inc., the developers of a 394-unit multi-family housing development being constructed within the city under construction at 3560 East 18th Street. Of these 394 units, 91 will be affordable to very low-income households, 299 will be affordable to low-income households, and 4 four will be affordable to above moderate-income households. Developers consulted also included CityVentures, a residential developer in northern and southern California which builds develops townhomes, condominiums, lofts, live-work, and single-family detached homes. The results of this analysis determined that the City's existing residential development standards do not serve as a constraint to the development of multi-family development. These development standards are contained within Table 4-3 below.

Building Height

The City's development standards within the R-10, R-20, and R-35 zoning districts allow for the development of multi-family housing at a maximum height of 45 feet, which allows for the development of multi-family housing between 3 to 4 stories. Recent development applications for multi-family residential developments within the city, inclusive of the affordable AMCAL development, have ranged between 3 three and 4 four stories in height. Based on developer feedback, due to market conditions in eastern Contra Costa County related to variables such as land values, and incomes, multi-family development above 3 three to 4 four stories tall is not considered financially viable from a developer perspective.

Residential development more than 4 stories (or 45 feet) in height is permitted in Antioch within the City's Transit-Oriented Development (TOD) overlay planned development zoning district, as discussed below, and the eCity's Commercial Infill Housing (CIH) overlay district, as discussed below.

- **TOD District:** Intended to provide for a mix of high-density uses, between 20 and 40 du/acre, that are oriented toward rail or bus transit stations within and adjacent to the city. The TOD zoning district requires the eCity's Planned Development (P-D) process and allows for flexibility in site design, which wouldn't be possible through strict adherence to the eCity's Zoning Code. Accordingly, Requests for development within a TOD district are reviewed and approved by both the Planning Commission and City Council.
- **CIH Overlay District:** Intended to provide for the development of high-quality medium-and high-density residential mixed-use projects on infill sites in commercial areas of the city. Within the CIH overlay, multi-family development up to four 4 stories or 45 feet shall be permitted by-right, while additional height above 45 feet may be approved via a Use Permit.

Parking

Chapter 5.17 of the eCity's Zoning Ordinance establishes parking standards by proposed use; these requirements for residential housing typologies are contained below in Table 4-4 above. Parking requirements do not constrain the development of housing directly, but compliance may result in a reduction in the number of housing units that can be developed on a given site, which can reduce a project's economic feasibility.

Based on feedback received from developers, the City's parking requirements do not serve as a constraint to development of multi-family housing. While the City of Antioch does include a Bay Area Rapid Transit (BART) station, this is an end of the route station which primarily serves commuters. Additionally, the frequency of bus transit service throughout the city apart from BART, primarily includes service headways at or above 30 minutes which require many residents to rely on automobiles for transportation needs. Accordingly, many residential developments in the city choose to provide the number of parking spaces required by the Zoning Code as reliable and, frequent transit service isn't is not available throughout all parts of the city.

As discussed belowabove, the City of Antioch did amend their zoning ordinance in 2014 to allow the Zoning Administrator and Planning Commission to reduce or modify parking requirements for Senior Housing; Shared Parking Facilities or those near public parking; residential and mixed-use projects located within 0.5-mile of a major transit stop, or those that incorporating transportation demand management measures (TDM); projects located on infill sites; or projects that reusing historic structures. This allows for flexibility in parking requirements for certain housing types, without request of a formal variance.

This hHousing eElement also includes Program 4.1.6.a.- Review Residential Parking Requirements, which includes future amendments to the City's parking requirements to include reductions or modifications in parking requirements for studio- and one-bedroom multi-family developments. This is intended to reduce the costs of housing production related to providing required parking; to further encourage the development of affordable by-design studio and one-bedroom units. This hHousing Element also includes Program 4.1.6.b. Eliminate Parking Requirements Near Major Transit which ensures the eCity's compliance with AB 2097 (2022), which prohibits a public agency from imposing or enforcing a minimum automobile parking requirement, or enforce a minimum automobile parking requirement, on residential, commercial, or other development if the parcel is located within one-half0.5 miles of a major transit stop.

Development Fees

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs and increases in public facilities and services associated with development. These fees ensure quality development and the provision of adequate public services. A list of development impact fees associated with residential and non-residential development in Antioch can be accessed online at <https://www.antiochca.gov/finance-department/master-fee-schedules/>. Fees are calculated based on the type, size, and potential impacts on various services and infrastructures. However, because these fees are often passed down to renters and homeowners in the rent/purchase price of the unit, they may affect the affordability of housing. One method of determining whether fees are excessive and represent barriers to affordable housing is by comparing fees to jurisdictions in the region.

Table 4-5 illustrates the total typical development fees for single-family and multi-family applications in Antioch. The County Costa County Planning Collaborative performed an analysis in April 2022 comparing entitlement fees, building fees, and impact fees across all Contra Costa County jurisdictions. Table 4-6 shows the total development fees (inclusive of planning permit/entitlement fees, building fees, and impact fees) for three development scenarios: a 3,100-square-foot single-family home, a 10-unit multi-family

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project, and a 100-unit multi-family project. The analysis found that Antioch's development fees are the least in the county for single-family homes and the second least after San Pablo for both small (10-unit) and large (100-unit) multi-family projects. Antioch's total development fees for a single-family home cost approximately ~~\$2242,150,080~~ per unit, compared to the countywide average of approximately ~~\$59,376.27. 58,330.~~ Antioch's total development fees for 10-unit and 100-unit multi-family projects ~~of are~~ ~~\$103,950,502,118.20~~ and ~~\$813,9103,323,782,~~ respectively. ~~Compared to impact fees of other jurisdictions in the County, as depicted below in Table 4-6, Antioch's impact fees for smaller multi-family developments is above that of many other jurisdictions, while the City's impact fees for larger multi-family developments are similar to many other jurisdictions in the County. are well under the countywide averages of \$290,880 for a 10-unit project and \$2.6 million for a 100-unit project. Finally, Antioch's fees per unit are not substantially more burdensome for multi-family projects. On a per unit basis, The the impact fees per unit for a single-family home in Antioch total approximately \$2242,150,080.68, which is greater than the total per unit fees of a larger multi-family developments (approximately \$3310,395,237.82) but less than the per unit total for a small multi-family project and (\$8,140,502,118.20) per unit for a large multi-family project. This indicates that it may cost developers less impact fees per unit to develop a single-family housing products than to develop a small multi-family housing development. To address this, and to encourage the development of a range of housing types throughout the city, the Housing Element includes Program 2.1.1.1. Missing Middle Housing, within Chapter 7, Housing Goals, Policies, and Programs, which includes consideration of financial incentives to encourage the development of a variety of housing typologies.~~

~~The Housing Element also includes Program 4.1.8. Monitor Effects of Regional Fees related to the City's participation in the Eastern Contra Costa County Regional Transportation Impact Fee Program. This fee, depicted in Table 4-5 below is levied by the East Contra Costa County Regional Fee and Financing Authority (ECCCRFFA), a Joint Powers Authority (JPA) that operates through the TRANSPLAN Committee. The TRANSPLAN Committee is a regional group which coordinates the transportation interests of the County, the City of Antioch is represented on the Committee by a City Council and Planning Commission member. Accordingly, Program 4.1.8 is included within Chapter 7 of the Element to continue the City's participation in the ECCCRFFA JPA, and monitoring of the regional transportation impact fee's effects on housing production.~~

TABLE 4-5 TYPICAL DEVELOPMENT FEES – CITY OF ANTIOCH

	Single-Family ^a			Single-Family Subdivision ^b			Multi-Family – Large			Multi-Family – Small		
	Unit S.F.	3,100	Unit SF	3,100	Unit S.F.	800	Unit S.F.	800				
	# of Units	1	# of Units	220	# of Units	100	# of Units	10				
Site Information	Valuation	\$372,358	Valuation	\$66,119,460	Valuation	\$11,602,641.60	Valuation	\$5,801,320.80				
Fee Classification	Multiplier	Per	Cost	Multiplier	Per	Cost	Multiplier	Per	Cost	Multiplier	Per	Cost
Entitlement Fees^c												
Preliminary Development Plan	N/A	N/A	N/A	\$2,000	Dep	\$2,000	\$2,000	Dep	\$2,000	\$2,000	Dep	\$2,000
Use Permit / Design Review	N/A	N/A	N/A	\$11,570	Set	\$11,570	\$8,510	Set	\$8,510	\$7,659	Set	\$7,659
Plan Review	N/A	N/A	N/A	\$262	Set	\$262	\$262	Set	\$262	\$262	Set	\$262
Total Entitlement Fees			\$0			\$13,832			\$10,772			\$9,921
Building Fees												
Building Permit Fee	Based on Valuation		\$3,049.51	Based on Valuation		\$561,000	Based on Valuation		\$48,861.57	Based on Valuation		\$25,656.28
Building Plan Check Fee	65% of Permit Fee		\$1,982.18	65% of Permit Fee		\$364,650	65% of Permit Fee		\$31,760.02	65% of Permit Fee		\$16,676.58
Green Building Fee	18% of Permit Fee		\$548.91	18% of Permit Fee		\$100,980	18% of Permit Fee		\$8,795.08	18% of Permit Fee		\$4,618.13
Technology Fee	6% of Permit Fee		\$182.97	6% of Permit Fee		\$33,660	6% of Permit Fee		\$2,931.69	6% of Permit Fee		\$1,539.38
Energy Inspection Fee	2% of Permit Fee		\$60.99	2% of Permit Fee		\$11,220	2% of Permit Fee		\$977.23	2% of Permit Fee		\$513.13
Fire Protection Fee	\$951	Unit	\$951	\$951	Unit	\$209,220	\$451	Unit	\$45,100	\$451	Unit	\$4,510
General Plan Maintenance Fee	N/A		N/A	Based on Permit Fee		\$28,050	Based on Permit Fee		\$12,443.08	Based on Permit Fee		\$11,282.81
Total Building Fees			\$6,775.56			\$1,309,780			\$150,868.67			\$64,796.31
Impact Fees												
School District Fee	\$3.79	SF	\$9,854	\$3.79	SF	\$2,584,780	\$3.79	SF	\$303,200	\$3.79	SF	\$303,200
East Contra Costa County Regional Transportation Demand Impact Mitigation (RTDIM) Fee^d	<u>\$26,710</u>	<u>Unit</u>	<u>\$26,710</u>	<u>\$26,710</u>	<u>Unit</u>	<u>\$5,876,200</u>	\$26,710	Unit	\$2,671,000	\$16,396	Unit	\$163,960
General Admin	\$460	Unit	\$460	\$460.0	Unit	\$101,200	\$292	Unit	\$29,200	\$292	Unit	\$2,920
Public Works	\$445	Unit	\$445	\$445	Unit	\$97,900	\$282	Unit	\$28,200	\$282	Unit	\$2,820
Police	\$1,190	Unit	\$1,190	\$1,190	Unit	\$261,800	\$755	Unit	\$75,500	\$755	Unit	\$7,550
Parks and Recreation	\$3,261	Unit	\$3,261	\$3,261	Unit	\$717,420	\$2,065	Unit	\$206,500	\$2,065	Unit	\$20,650
Administrative Fee	3% of City Impact Fees		\$160.68	3% of City Impact Fees		\$112,893	3% of City Impact Fees		\$10,182	3% of City Impact Fees		\$1,018.20

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TABLE 4-5 TYPICAL DEVELOPMENT FEES – CITY OF ANTIOCH

	Single-Family ^a	Single-Family Subdivision ^b	Multi-Family – Large	Multi-Family – Small
Total Impact Fees	\$15,370.68 42,080.68	\$3,875,9939,752,193	\$652,7823,323,782	\$338,158.20 502,118.20
Total Impact Fees Per Unit	\$42,080.68	\$26,710.00	\$33,237.82	\$50,211.82

^a Individual single-family residential developments do not require entitlement applications.

^b Entitlement and Building Permit fee data is calculated using the city of Antioch's 2021 Master Fee Schedule as well as fee data from recent residential development projects of similar type and size.

^c City of Antioch entitlement applications include an initial deposit, dictated as "dep" in the above table, which is supplemented by the actual total cost of staff hours billed to review the application "set." The staff time and therefore the fees vary depending on the complexity and completeness of each application.

^d [Contra Costa County Public Works Department Traffic Fee Schedule as of November 12, 2022, as adopted via Chapter 9 of the City of Antioch's Municipal Code. The East Contra Costa County Regional Transportation Demand Impact Mitigation Fee is a uniform regional development fee program established by the East Contra Costa County Regional Fee and Financing Authority, a Joint Powers Agency comprised of the cities of Antioch, Brentwood, and Pittsburg together with the County of Contra Costa.](#)

Source: MIG, 2022; Urban Planning Partners, 2022 and City of Antioch, 2022.

TABLE 4-6 CONTRA COSTA COUNTY FEE COMPARISON

Jurisdiction	Total Development Fees		
	Single-Family Home	Multi-Family – Small	Multi-Family – Large
Antioch	\$22,146.24 42,080.68	\$103,950.44 502,118.20	\$813,910.78 3,323,782.00
Danville	\$62,489.24	\$347,075.68	\$3,336,919.50
Lafayette	\$68,946.25	\$370,969.49	\$3,132,049.61
Hercules	\$64,064.99	\$316,813.89	\$2,967,385.44
Clayton	\$39,160.00	\$249,136.00	\$1,669,246.00
Pinole	\$56,665.77	\$216,977.21	\$2,277,370.79
Brentwood	\$113,158.84	\$494,143.76	\$4,766,295.73
Concord	\$47,248.07	\$237,264.81	\$1,765,845.76
El Cerrito	\$57,356.24	\$440,729.35	\$2,927,768.15
Moraga	\$85,109.56	\$434,941.60	\$4,101,720.20
Martinez	\$58,701.86	\$271,214.92	\$2,468,768.76
Oakley	\$70,088.22	\$328,874.26	\$3,572,169.38
Orinda	\$64,627.76	\$376,137.59	\$3,347,953.50
Pittsburg	\$60,830.46	\$331,402.52	\$3,198,202.86
Pleasant Hill	\$30,927.67	\$177,477.61	\$1,670,408.38
Richmond	\$45,694.42	\$238,344.58	\$2,301,117.22
San Pablo	\$29,498.69	\$82,452.38	\$674,051.76
San Ramon	\$100,495.59	\$340,120.27	\$3,318,772.28
Walnut Creek	\$31,004.88	\$168,649.32	\$1,507,627.70
Countywide Average	\$58,327.0 959,376.27	\$290,877.67 311,833.87	\$2,621,978.09 2,754,076.58

Note: Analysis assumed construction of a 3,100-square foot single-family home, a 10-unit multi-family building with 800 square feet per unit, and a 100-unit multi-family home with 800 square feet per unit.

Source: MIG, 2022.

LOCAL PROCESSING AND PERMIT PROCEDURES

Applications for entitlement review are filed with the [City's](#) Community Development Department. Depending on the type of entitlement required, a development application may be subject to various levels of review, such as public hearings and environmental review. Actual processing time varies according to the size and scope of the project, as well as the time taken by the developer to prepare plans and other project related documents. All residential projects are subject to review by City staff, the Planning Commission, and/or City Council. Single-family residential units, residential additions, and manufactured/modular housing are reviewed by staff and then proceed to plan check for building permit issuance. ADU ordinances have been modified to be in accordance with State law, which has led to an increase in ADU permits. ADUs are now reviewed ministerially without discretionary review or a hearing and are allowed in all single-family or multi-family districts. Other projects requiring a [use-Use](#)

4. CONSTRAINTS

~~permit~~Permit, parcel map, tract map, and/or tentative map are subject to review by the Planning Commission and/or City Council.

Like many California jurisdictions, the City is subject to SB 35 and eligible projects that dedicate at least 50 percent of their units to be affordable to lower-income households are subject to a streamlined, ministerial review process. There have not been any SB 35 project proposed in Antioch. *Program 4.1.1. Maintain a Streamlined, Affordable Application Process* of the Housing Element is included to maintain the City's commitment to streamlined approvals for SB 35 projects.

Design Review

~~Development projects proposed within the city of Antioch which are consistent with relevant General Plan and zoning regulations are required to pursue design review approval consistent with Article 26 and 27 of the eCity's zoning regulations.~~ The purpose of ~~the~~ design review ~~process~~ is to promote orderly and harmonious development ~~in-throughout~~ the city, ~~consistent with the eCity's General Plan.~~ ~~Accordingly,~~ ~~Design-design~~ review ~~plans are required~~ ~~is required~~ for all new development and additions to existing structures, unless the Zoning Administrator finds that the addition is non-controversial, minor, and does not involve a substantial alteration to the existing structure. ~~Design review is not required for the construction or alteration of a single-family residence unless within a planned development which includes development standards that regulating regulate~~ the architectural style of the dwelling.

~~The design review process is conducted administratively by city staff as well as by the Planning Commission, which serves as the eCity's Design Review Board. Accordingly, it does not include required findings, per Section 9-5.2703(3) of the eCity's zoning regulations. Typically, it takes a project 8-12 weeks from the time an application is deemed to be complete for a project to be scheduled for a hearing (See Table 4-7).~~

~~As part of the 6th eCycle update, the eCity's Zoning Code, including Articles 26 and 27 related to the design review process, will be amended to reference new Multi-Family Objective Design Standards (ODS) being developed by the eCity of Antioch to be adopted alongside the updated Housing Element, and associated rezonings prior to January 31, 2023. Accordingly, design review of multi-family housing sites in these zoning districts will consist of staff and planning commission review of development applications for consistency with the new multi-family ODS. These ODS will expedite staff and planning commission review of multi-family housing developments and consolidate objective design standards related to multi-family housing development throughout the city.~~

Use Permits

~~Development projects in areas with which include land use classifications having which typically have unique site development or operating characteristics that may require special considerations to ensure compatibility with adjoining land uses; in these cases, a Use Permit is required. may require Use Permit in the city of Antioch.~~ Use Permits are reviewed administratively by staff as well as by the Planning Commission at one public hearing. Per Section 9-5.2703 of the eCity's zoning regulations state the require findings for approval of ~~Use~~ ~~Permits~~ include:

- ~~(a) That the granting of such use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.~~
- ~~That the use applied for at the location indicated is properly one for which a use permit is authorized.~~
- ~~That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning provisions is found to~~

~~deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications; and~~

- ~~That the granting of such variance will not adversely affect the comprehensive General Plan.~~

~~As part of the Housing Element Update, the city is adopting Zoning Code text amendments which will remove the Use Permit requirement for multi-family housing developments in multi-family zoning districts.~~

TABLE 4-7 PROCESSING TIME FOR RESIDENTIAL PROJECT APPROVAL

Process	Permit Required	Approving Body	Time Frame
Design Review	Design Approval	Planning Commission	8-12 weeks
Single-family Residential	Building Permit	Staff	8-12 weeks
Single-family Addition	Building Permit	Staff	8-12 weeks
Second Dwelling Unit	Administrative Use Permit, Building Permit	Staff	8-12 weeks
Minor Subdivision	Use Permit, Parcel Map	Planning Commission	8-12 weeks
Major Subdivision	Use Permit, Tract Map	City Council	6-12 months
Multi-family Apartments	Use Permit, Building Permit	Planning Commission	6-10 months
Multi-family Condominiums	Use Permit, Tentative Map, Building Permit	Planning Commission	6-10 months
Manufactured/ Modular Housing	Building Permit	Staff	8-12 weeks
Mobile Home Park	Use Permit, Building Permit	Planning Commission	6-10 months
Residential Congregate Care Facility	Use Permit, Building Permit	Planning Commission	6-10 months
Care Facilities	Use Permit, Building Permit	Planning Commission	6-10 months
Family Care Home	Use Permit, Building Permit	Planning Commission	6-10 months
Senior Group Home	Use Permit, Building Permit	Planning Commission	6-10 months

Source: City of Antioch, Community Development Department.

~~— (b) that the use applied for at the location indicated is properly one for which a use permit is authorized;~~

~~— (c) that because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications; and~~

~~— (d) that the granting of such variance will not adversely affect the comprehensive General Plan.~~

Typically, it takes a project 6-10 months to complete the Use Permit review process (s-See Table 4-7).

Developers have suggested that the city could improve the permitting experience through the use of online applicant platforms. This could allow applicants to have a clear understanding of where they're they are at within the permit process. Additionally, the permitting process could be improved by assigning a case manager for each project. This manager would be the primary point of contact for the applicant regarding questions about their project. This manager would also be responsible for pulling together information across departments to ensure the timely completion of the project. The city is developing an online permitting software and will launch online permitting in 2023. This is included in Program 4.1.1.

4. CONSTRAINTS

Maintain a Streamlined, Affordable Application Process in Chapter 7, Housing Goals, Policies, and Programs.
Table 4-7 outlines the estimated time for development review.

Length of Time Between Application Approval and Building Permit Application

Housing elements are now required to provide an evaluation of the length of time between receiving approval from the ~~city~~ City and applying for a building permit. Once a project is approved by the ~~city~~ City, ~~such as the Planning Commission or City Council~~, it is the applicant's responsibility to ~~submit an application~~ apply for a building permit. The time it takes can vary and is largely determined by the applicant. Factors include the ~~time it takes to prepare the~~ preparation of the construction drawings and any necessary technical studies, ~~the~~ quality and thoroughness of the plans, ~~the~~ preparation and recording of subdivision maps (if necessary), retaining contractors, and securing financing. Table 4-8 provides some examples of recent projects and the ~~time it took~~ duration of time between application approval and building permits or master home models. The time varies from 42 days to just over 4 years.

TABLE 4-8 LENGTH OF TIME BETWEEN APPLICATION APPROVAL AND BUILDING PERMIT APPLICATION, EXAMPLES

Project	Length of Time
AMCAL Multi-Family	42 Days: 5-14-2019 to 6-25-2019
Almond Knolls Multi-Family	150 Days: 7-25-2017 to 12-22-2017
Oakley Knolls Single-Family	4 Years (1,491 Days): 4-10-2017 to 10-5-2021 *Submitted for site grading 4-13-2021, 1464 days after entitlement.
Quail Cove Single-Family	400 Days: 10-09-2018 to 11-13-2019 *Submitted for site grading 2-27-2019, days after entitlement.
Heidorn Village Single-Family	2 Years (734 Days): 1-26-2016 to 1-29-2018 *Submitted for site grading 5-03-2017, 463 days after entitlement. *The developer who entitled this project was not the developer who built it.

Source: City of Antioch, Community Development Department.

3. OTHER LOCAL CONSTRAINTS

The Residential Development Allocation Ordinance (Article 40 of the Antioch Zoning Ordinance) was adopted by the City Council in May 2002. The ordinance required that allocations for residential units be obtained prior to receiving residential development entitlements and building permits. This growth limitation measure was in place for a decade before the City allowed it to sunset in May 2012; it was not reenacted. The Residential Development Allocation Ordinance was replaced in March of 2014 with a new Ordinance to meter residential growth. The Ordinance that was developed has a trigger put in place at the 500th building permit at which point the City is to develop guidelines for a metering process to be put in place by the issuance of the 600th building permit.

FUNDING

Contra Costa County and the ~~cities~~ Cities of Antioch, Concord, Pittsburg, and Walnut Creek joined together to form the CDBG and HOME Consortium for purposes of developing consistent training, application, and monitoring processes and for participation in the CDBG and HOME programs. In general, lack of funding for affordable housing is a constraint.

Specifically, there is a constraint in the form of funding for affordable housing because Contra Costa County does not have an adequate vehicle for a local match, such as an affordable housing bond or other local resources that can provide a local match for each dollar of HOME funds spent on affordable housing.

Additional constraints include Antioch's grant and loan program requires that a lien be placed on a home for two years for grants over \$15,000. Antioch is the only city-City in the surrounding area that requires filing a lien in-order-toto issue a grant for homeowner repairs. The lien requirement, and the time it takes to issue the grant, may discourage homeowners from participating.

INFRASTRUCTURE CONSTRAINTS

In order to support growth, it is critical that public infrastructure is able to accommodate new development. The City of Antioch does not anticipate that the provision of public services, such as water, sewer, and storm drains, will be a constraint on the production of new housing.

Sufficient infrastructure is available to accommodate new housing development for the 6th Cycle Housing Element. As part of the 6th eCycle Housing Element Update process, the eCity commissioned Sherwood Engineers to conduct a wet utility analysis of the city's water, sewer, and stormwater systems. This analysis is contained within an Infrastructure Report from Sherwood Engineers dated May 2022 which evaluated the city's wet system utilities against the City's 6th eCycle RHNA obligations. The Infrastructure Report determined that there is sufficient utility capacity to accommodate the City's RHNA obligations. It was determined that any required infrastructure upgrades or improvements that may be required in specific areas of the city to allow for housing site development would include lateral and mainline extensions which are typical requirements of the development process and provided by developers.

Water

The City has sufficient water capacity to accommodate anticipated development for the 6th Cycle Housing Element. The City of Antioch operates a water treatment, storage and distribution system serving the entire city, as well as unincorporated areas within the city's sphere of influence. Water, diverted from the San Joaquin River and purchased from the Contra Costa Water District, is stored in a municipal reservoir and treated at the Antioch Water Treatment Plant. After treatment, water is then distributed throughout the city. The City also owns and operates 12 storage reservoirs with a combined storage capacity of 22 million gallons, ~~six-6~~ treated water booster stations, and ~~three-3~~ raw water pump stations. Additionally, the City has five intertie connections with neighboring water agencies (one with Contra Costa Water District, three with Diablo Water, and one with Pittsburg).

Sewer

The City has sufficient sewer capacity to accommodate anticipated development under the 6th Cycle Housing Element. The City maintains the sewer lines within Antioch. The Citycity has approximately 300 miles of sanitary sewer system and 28,252 residential and commercial sewer lateral connections. The Delta Diablo Sanitation District (DDSD) provides sewer treatment service to the city, as well as to Pittsburg and Bay Point. The DDSD is responsible for conveyance of wastewater from city pipelines to the Bridgehead and Antioch Pump Stations. The wastewater is then treated at the DDSD Wastewater Treatment Plant, located near the border of Antioch and Pittsburg.

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Storm Drains

Stormwater collection and flood control within the city are predominantly operated by the Contra Costa County Flood Control and Water Conservation District (CCCFCWCD). The city has over 110 miles of trunk lines to collect stormwater, independent from the area's wastewater collection system. The stormwater trunk lines discharge to channels owned and maintained by both the City of Antioch and the CCCFCWCD. The City typically works with the CCCFCWCD to ensure that runoff from new development is adequately handled. In addition, the City requires that new development [projects](#) implement best management practices and provide erosion and sedimentation control measures.

B. NON-GOVERNMENTAL CONSTRAINTS

A number of market and non-governmental factors contribute to the feasibility and cost of housing, such as environmental constraints and the costs of land and construction.

1. LAND PRICES

The cost of land directly influences the cost of housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes scarcer, the price of land increases. In terms of development, land prices have a positive correlation with the number of units permitted on each lot.

Land costs in the San Francisco Bay Area are relatively high as compared with the rest of the nation. The cost of land in Antioch is less than most areas in the San Francisco Bay Area, though higher than property in the Central Valley. Current residential land listings in Antioch and the immediate vicinity range from around \$275,000 to \$400,00 per acre.

2. CONSTRUCTION COSTS

Construction costs can be strongly influenced by a variety of factors and have a direct correlation with the cost of housing. Construction costs are primarily determined by the cost of materials and labor. The cost of construction depends on the type of unit being built. Additionally, some sites have added costs, such as former industrial sites that must deal with remediation, and sites in close proximity to freeways that need to mitigate air quality impacts.

Table 4-9 provides a summary of estimated construction costs in Antioch.

TABLE 4-9 CONSTRUCTION COST ESTIMATES

Development Type	Cost per Square Foot
Single-Family Residential	\$125-150
Townhomes/Condominiums	\$175-190
Multi-Family	\$180-235

Source: BAE Economics, 2022; PlaceWorks, 2022; MIG, 2022; Urban Planning Partners, 2022 and City of Antioch, 2022.

3. FINANCING

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer’s monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower payments for the homebuyer. Typically, when interest rates rise, the market compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. Oftentimes there is a lag in the market, so when interest rates rise housing prices continue to stay high until the market can catch up. It is this period when it is the most difficult for lower-income households to purchase a home. As shown in Table 4-10, the percentage of persons denied a home loan increased as the income decreased. Approximately 27.4 percent of very low-income households were denied a loan, ~~which~~ while only 7.9 percent of above moderate-income households were denied.

TABLE 4-10 DISPOSITION OF APPLICATIONS BY INCOME, RACE, AND ETHNICITY OF APPLICANT, 2020

Income Group	Total Applications	Loans Originated	Applications Denied	Percentage Denied
<50% MFI	17,024	7,546	4,665	27.4%
50-79% MFI	36,964	23,153	5,117	13.8%
80-99% MFI	14,805	9,834	1,576	10.6%
100-119% MFI	45,461	31,503	4,087	9.0%
>120% MFI	144,802	99,527	11,384	7.9%
Total	259,056	171,563	26,829	10.4%

Note: MSA/MD: 36084 – San Jose-San Francisco-Oakland, CA.
 Source: Federal Financial Institutions Examination Council, HMDA Data, 2020.

Figure 4-1 shows the average interest rates between January 2019 and January 2022. During this time, interest rates have been at historic lows and are not likely a significant constraint on constructing or purchasing housing. However, even with the lower interest rates, lower-income households still face significant obstacles to purchasing a home due to the high home prices in the ~~Bay Area~~ and difficulty meeting down payment requirements.



Figure 4-1 U.S. Average Interest Rates: January 2019 – January 2022

4. CONSTRAINTS

Source: Freddie Mac Primary Mortgage Market Survey, January 2022.

4. ENVIRONMENTAL CONSTRAINTS

The City of Antioch has identified areas where land development should be carefully controlled to ensure public health and safety. The following hazards may impact future development of residential units in Antioch.

SEISMIC HAZARDS

Antioch, like other cities in the San Francisco Bay Area, is located in a region of frequent seismic activity. Although the **City-city** is located in the vicinity of active faults, no active faults or Alquist-Priolo Special Study Zones are located within its General Plan planning area. Major active fault zones located in the vicinity of the city include the Hayward, Calaveras, Concord-Green Valley, and Marsh Creek-Greenville faults. The largest regional fault is the San Andreas fault, which is located 45 miles west of Antioch.

The City of Antioch may be subject to ground shaking in the event of a nearby earthquake. The amount of ground shaking would depend on the proximity of the area to the fault, the depth, the location of the epicenter, the magnitude of the earthquake and soil type in the area.

Liquefaction is caused by a shock or strain from an earthquake and involves the sudden loss of soil strength and cohesion and the temporary transformation of soil into a fluid mass. The areas directly adjacent to the San Joaquin River have a high to very high potential for liquefaction. Upland areas away from the river have a very low to moderate potential for liquefaction.

FLOODING

Portions of the city are located within the 100-year and 500-year flood hazard zones as mapped by the Federal Emergency Management Agency (FEMA) and are defined as “flood prone.” Areas subject to flooding are found mainly along the San Joaquin River and tributary creeks. According to USGS data presented by the San Francisco Bay Conservation and Development Commission, it is these same areas that are most vulnerable to potential sea level rise. FEMA defines the majority of Antioch as being subject to minimal or no flooding.

To protect the residents and property in Antioch, the City has adopted six Flood Protection Policies. These policies, found in Chapter 11.0 (Environmental Hazards) of the General Plan, attempt to minimize the potential loss of life, physical injury, property damage, and social disruption resulting from flooding.

FIRE HAZARDS

The risk of both urban and wildland fire exists within Antioch. Fire hazards within the city may be a result of many factors, including type and amount of vegetation and groundcover, combustibility of building materials, adequacy of access for firefighting equipment and personnel, water supply and pressure, and weather conditions. The most common source of urban fires is from home heating systems and electrical appliances. Fire service in Antioch is provided by the Contra Costa County Fire Protection District.

NOISE

Residential areas are the most sensitive to noise in Antioch. Principal noise sources in the city are ~~transportation noise sources including~~ related to transportation, such as SR State Route 4, and State Route R 160 freeways, rail lines, and major arterial roadways. Given that the General Plan proposes additional housing Downtown, in close proximity to the rail lines, and along State Route R 4 and State Route R 160, noise could be an issue for future developments in these areas. Other potential noise sources include industrial development in the northern portion of the city, commercial development and construction activities.

AIR QUALITY

Exposure to emissions from freeways is becoming of an increasing concern and will pose a constraint to the development of housing ~~in some areas~~ unless the city requires incorporation of measures to mitigate. One such measure, proposed in other cities, is the requirement to have ~~that has been proposed in other cities~~ is requiring an air filtration systems for residential developments within 500 feet of a freeway.

BIOLOGY

There are numerous special-status plant and animal specials that are either known or are likely to occur in the planning area, including in or around sites identified within the Housing Sites Inventory Sites. However, the potential for special-status species to serve as a constraint to the development of sites within the Inventory is relatively low. While there remains a varying potential for future development of sites contained within the inventory to precipitate loss or disruption to special-status species remaining in the project area due to conversion of areas of natural habitat, removal of trees and other vegetation, increases in light and noise, and other modifications and disturbances associated with future development; the city will employ further review of development proposals for compliance with relevant State laws and the findings of the Environmental Impact report (EIR) prepared for the Housing Element Update. This review includes the implementation of adequate development controls as required by the General Plan Resource Management Element, including preparation of a Resource Management Plan (RMP) to identify and avoid impacts to biological resources. Additionally, tThe realistic capacity of sites contained within the Inventory is based on the minimum development density permitted within each site's proposed for the zoning district;. Accordingly, capacity assumption allows for flexibility in future site design and development to implement required development controls and avoid impacts to special-status plant and animal species.

5

RESOURCES

This chapter analyzes resources available for the development, rehabilitation, and preservation of housing in Antioch, including organizations and agencies, financial sources, regulatory assets, and resources for energy conservation. The inventory of land resources suitable for housing can be found in *Chapter 6, Sites Inventory*.

A. INSTITUTIONAL RESOURCES

1. CONTRA COSTA HOME CONSORTIUM

The cities of Antioch, Concord, Pittsburg and Walnut Creek, along with the County of Contra Costa have formed the Contra Costa HOME Consortium (Consortium) to cooperatively plan for the housing and community development needs of the [County](#). Although the City of Antioch (along with the [cities](#) of Concord, Pittsburg, and Walnut Creek) receives and administers its own allocation of Community Development Block Grant (CDBG) funds, all Consortium members pool their Home Investment Partnership Program (HOME) funds with the County Department of Conservation and Development. The County administers the HOME funds on behalf of all the Consortium [cities](#) and the Urban County.¹ The County also administers Urban County CDBG funds, Consortium HOME funds, County Emergency Solutions Grant (ESG) funds, and a share of the Alameda/Contra Costa allocation of Housing for Persons With AIDS (HOPWA) funds as a sub-grantee to the City of Oakland.

The Consortium is highly collaborative and supportive. Members rotate host sites and meet quarterly or more frequently when working on specific issues. Over the 25 years of the Consortium, members have worked diligently to reduce institutional barriers and challenges for nonprofit agencies, including the creation of joint grant processes, an integrated electronic application for funding that is uniform for all Consortium members, standardized reporting, joint monitoring, and cross-training new Consortium members.

¹ The Urban County includes all the unincorporated areas of the County and the communities of Brentwood, Clayton, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Oakley, Orinda, Pinole, Pleasant Hill, San Pablo, and San Ramon.

5. RESOURCES

The Consortium conducts two primary grant cycles for each five-year Consortium period. The first grant cycle is two years in duration, the second is three. Agencies applying in the first year of each cycle are eligible for renewal funding if they meet contract and other provisions. If excess program income is received or agencies are not funded again, an additional grant cycle may be held. The County conducts an annual grant cycle to solicit housing applications, and Consortium jurisdictions may join in this process to solicit applications for any needed services.

2. HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA ~~(HACCC)~~

The City does not operate its own housing authority but is served by [the Housing Authority of the County of Contra Costa \(HACCC\)](#). HACCC provides rental subsidies and manages and develops affordable housing for low-income families, seniors, and persons with disabilities in Contra Costa County. HACCC administers approximately 9,000 vouchers under the Housing Choice Voucher Program and offers rental assistance for units at 23 properties through the Project Based Voucher Program. HACCC also manages 1,168 public housing units across the county.

3. CITY OF ANTIOCH COMMUNITY DEVELOPMENT DEPARTMENT

The [City of Antioch's](#) Community Development Department (Community Development) includes functions related to planning, housing, code enforcement, and building. Community Development reviews all development applications, ensures implementation of City ordinances and codes as well as State and Federal requirements, ensures the maintenance of properties and buildings, and inspects structures for health and safety hazards.

Community Development also administers the City's Community Development Block Grant (CDBG) Program, explained further under [Section B, Funding Resources, in this Chapter](#). CDBG is the primary source of funds for community development and housing programs in the City of Antioch. Community Development financially supports and partners with a number of nonprofit agencies. In partnership with these agencies, Community Development helps protect against discrimination and ensure equitable access to fair choice in housing, support both tenants and landlords in resolving disputes, reduce evictions, provide emergency financial assistance to those who have lost or are losing housing, contribute to improving the housing stock and enhance the livability of Antioch neighborhoods, and protect housing affordability for lower-income residents.

The City has partnered with agencies to provide the programs described below.

ANTIOCH HOME OWNERSHIP PROGRAM (AHOP)

Implemented in partnership with Bay Area Affordable Housing Alliance (BAAHA), AHOP aims to improve housing security by increasing housing affordability and providing education and counselling for new and future homeowners. AHOP helps people who want to buy a home by providing interest-free down payments, closing cost assistance, and other loan programs for eligible applicants. AHOP also provides educational resources and counseling to make informed homebuying decisions. Prior to applying for financial assistance, the applicant needs to participate and complete a six-hour HUD homebuyer education course. These workshops are offered periodically by BAAHA.

FAIR HOUSING SERVICES

The City contracts with its nonprofit partners, ECHO Housing and Bay Area Legal Aid, to provide services that ensure fair housing rights are upheld for all Antioch residents. These services are funded

with City of Antioch CDBG Funds. The fair housing services include investigations and enforcement in response to reports of housing discrimination complaints, as well as independent testing of rental properties for signs of discrimination in rental practices. The City disseminates fair housing information on its website, including residents should go if they have a discrimination complaint.

TENANT/LANDLORD SERVICES AND EVICTION PROTECTION

The City uses CDBG funding to contract with ECHO Housing and Bay Area Legal Aid to provide tenant/landlord services. Services include mediation, education on rental housing issues, support and counseling to tenants, and free legal advice and representation for lower-income tenants facing eviction. The City publicizes these services in English and Spanish on its website.

HOUSING REHABILITATION PROGRAM

The City of Antioch has partnered with Habitat for Humanity East Bay/Silicon Valley to provide both loans and small grants to correct housing deficiencies for lower-income homeowners in Antioch. This program is funded by City of Antioch Housing Successor funds. Issues addressed include health and safety, property maintenance, energy efficiency, and disability accommodation. Eligible repairs include but are not limited to the following:

- Roofs
- Stairs and porches
- Mold, mildew, and/or lead paint remediation
- Plumbing
- Foundation work
- Water heaters
- Painting
- Electrical
- Heating and cooling
- Flooring
- Grab bars, ramps, and accessibility upgrades
- Windows
- Door locks

4. CITY OF ANTIOCH RECREATION DEPARTMENT

The City's Recreation Department provides a variety of services that support the community's seniors, families, and youth, including managing the Antioch Community Center and Antioch Senior Center. The Recreation Department provides information and resources in English and Spanish on food supplies, rent/utility assistance, financial assistance after a job loss, health services, and social and mental support.

B. FUNDING RESOURCES

The City's housing programs are funded through a variety of State, and federal sources. These funds actively support fair housing choice, improving the housing stock, and protecting housing affordability in Antioch. This section offers a summary of funding sources that are currently used in Antioch, as well as additional funding sources that are potentially available to support various housing programs.

1. SUCCESSOR AGENCY FUNDS

The Antioch Development Agency (ADA) was dissolved along with all other redevelopment agencies in the state following the 2011 California Supreme Court decision in California Redevelopment Association et al. v. Ana Matosantos. As a result, the City of Antioch faced the loss of the Redevelopment Housing Set-Aside Fund, which amounted to over \$1.1 million annually for affordable housing projects, elimination of blight, economic development, and infrastructure improvements. However, Successor Agencies were formed after the dissolution of Redevelopment Agencies to carry out and close the Agency's remaining functions. The City of Antioch's Housing Successor funding is primarily used for housing and homeless activities; Housing Successor funding was pooled with CDBG funds to invest \$128,000 for homeless activities in 2019-2020 in Antioch. Housing Successor funding was also used for housing rehabilitation after the County ceased providing this function for the cities of Contra Costa County and resulted in the rehabilitation of 149 rental units and 87 owner-occupied units across the county.

The City has approximately \$7.3 million dollars in Housing Successor funds. The Housing Successor funds are available to subsidize units in the 0-50 percent AMI affordability level, including units for the unhoused or family housing. Senior housing, however, is not an eligible activity for the Successor funds. The City utilizes about \$880,000 of this funding annually as follows: Homeless Programs (\$250,000), Housing Rehab (\$510,000), Home Ownership (\$65,000), and Administration (\$55,000, but anticipated to increase in 2023 with the hiring of a full-time Housing Analyst).

2. COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)

The City of Antioch is an Entitlement City under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. As such, Antioch receives funding from HUD on an annual basis and ~~is able to can~~ provide grants to non-profit and governmental agencies to develop viable urban communities through the provision of services to the low- and moderate-income community.

Programs and services include development of housing for persons with special needs; services to the elderly, those with disabilities, and children; expanding economic opportunities; and public improvements. CDBG is the primary source of funds for community development and housing programs in the City of Antioch. Program funding is administered through the Community Development Department. To obtain funding, applicant projects and/or programs must meet eligibility requirements and demonstrate that they benefit very low- and low-income persons within the City. CDBG funds can be used for the following activities:

- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Economic Development
- Homeless Assistance
- Public Services
- Public Improvements
- Rent Subsidies (short-term)

The City receives \$800,000 and \$850,000 annually from CDBG funding. The City typically funds infrastructure, economic development, and public services activities with CDBG funds. An average of 25-30 programs are funded annually.

3. HOME INVESTMENT PARTNERSHIP PROGRAM

The City also utilizes Home Investment Partnership Program (HOME) funds through the Contra Costa County HOME program. Contra Costa County and the ~~cities~~ Cities of Antioch, Concord, Pittsburg, and Walnut Creek joined together to form the CDBG and HOME Consortium for purposes of developing consistent training, application, and monitoring processes and for participation in the CDBG and HOME programs. This funding may be used for projects to acquire, rehabilitate, and construct housing for lower-income households. HOME funds can also be used for home buyer or rental assistance.

4. EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM

~~Emergency Solutions Grant (ESG)~~ funds are used to provide shelter and related services to the homeless. The County Department of Conservation and Development (DCD) coordinates the allocation of ~~ESF~~ ESG funds with the County's Homeless Program office and the Continuum of Care (CoC) Board. The City works closely with the Contra Costa CoC in the allocation of ESG funds, developing performance standards, and evaluating outcomes. City staff consult with CoC and the Council on Homelessness Executive Board, which provides advice and input on the operations of homeless services, program operation, and program development efforts in Contra Costa County. The City sits on the Review and Ranking committee to determine allocation of funding for ESG projects.

5. OTHER FUNDING PROGRAMS

Table 5-1 identifies additional funding federal and State resources for affordable housing activities, including but not limited to new construction, acquisition, rehabilitation, and homebuyer assistance.

TABLE 5-1 FEDERAL AND STATE FUNDING PROGRAMS

Program	Description
Federal Programs	
Brownfields Grant Funding Program	Resources available Provides resources for the cleanup of eligible publicly- or privately-held properties to facilitate the reuse/redevelopment of contaminated sites.
Choice Neighborhoods Implementation Grant Program	Supports the implementation of comprehensive plans expected to revitalize public and/or assisted housing and facilitate neighborhood improvements.
Community Facilities Direct Loan & Grant Program	Provides affordable funding to develop essential community facilities in rural areas.
Continuum of Care (CoC) Program	Funding is available Provides funding on an annual basis through HUD to quickly rehouse homeless individuals and families.
Farm Labor Housing Direct Loans & Grants (Section 514)	Provides affordable financing to develop housing for domestic farm laborers.
Housing Choice Vouchers	The government's major program for assisting Assists very low-income families, the elderly, and the disabled to afford in affording housing through rental subsidies that pay the difference between the current fair market rent and what a tenant can afford to pay (i.e., 30 percent of their income).
Home Ownership for People Everywhere (HOPE)	Provides grants to low-income people to achieve homeownership.
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are made available Provides funds countywide for supportive social services, affordable housing development, and rental assistance to persons living with HIV/AIDS.
Housing Preservation Grants	Provides g Grants to sponsoring organizations for the repair or rehabilitation of housing owned or occupied by low- and very-low-income rural citizens.

5. RESOURCES

TABLE 5-1 FEDERAL AND STATE FUNDING PROGRAMS

Program	Description
Low-Income Housing Tax Credit (LIHTC) Program	Issues F Tax credits for the for the acquisition, rehabilitation, or new construction of rental housing for lower-income households. Project equity is raised through the sale of tax benefits to investors. 4% and 9% credits available.
Rural Rental Housing: Direct Loans	Provides d Direct loans for construction or rehabilitation of affordable, rural multi-family rental housing.
Section 108 Loan Guarantee Program	Issues L Loans to CDBG entitlement jurisdictions for capital improvement projects that benefit low- and moderate-income persons.
HUD Section 202 Supportive Housing for the Elderly Program	Provides an i Interest-free capital advance to private, non-profit sponsors to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing.
HUD Section 221(d)(3) and 221(d)(4)	Insures loans for construction or substantial rehabilitation of multi-family rental, cooperative, and single-room occupancy housing.
USDA Section 502 Direct Loan Program	USDA Section 502 Direct Loan Program provides Provides homeownership opportunities for low- and very low-income families living in rural areas.
Section 811 Project Rental Assistance	Section 811 Project Rental Assistance offers Offers long-term project-based rental assistance funding from HUD. Opportunities to apply for this project-based assistance are through a Notice of Funding Availability published by CalHFA.
State Programs	
Affordable Housing and Sustainable Communities Program (AHSC)	Funds land use, housing, transportation, and land preservation projects that support infill and compact development and GHG emissions.
CalHome	Provides g grants to local public agencies and non-profits to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used for ADU/JADU assistance (i.e., construction, repair, reconstruction, or rehabilitation).
CalHFA Residential Development Loan Program	Provides l Loans to cities for affordable, infill, owner-occupied housing developments.
Cleanup Loans and Environmental Assistance to Neighborhoods (CLEAN) Program	Department of Toxic Substances Control program that provides low-interest loans to investigate, cleanup, and redevelop abandoned and underutilized urban properties.
California Emergency Solutions and Housing (CESH)	Provides g grants for activities to assist persons experiencing or at-risk of homelessness.
California Self-Help Housing Program	Provides g grants for sponsor organizations that provide technical assistance for low- and moderate-income families to build their homes with their own labor.
Community Development Block Grant-Corona Virus (CDBG-CV1) – CARES Act Funding	A subsidiary of the CDBG program that provides relief to eligible entities due to hardship caused by COVID-19.
Emergency Housing Assistance Program (EHAP)	Provides f funds for emergency shelter, transitional housing, and related services for the homeless and those at risk of losing their housing.
Golden State Acquisition Fund (GSAF)	Provides s short-term loans (up to five-years) to developers for affordable housing acquisition or preservation.
Homekey	Issues g grants to acquire and rehabilitate a variety of housing types (e.g., hotels, motels, vacant apartment buildings) to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19.
Homeless Emergency Aid Program (HEAP)	\$500 million block grant program designed to provide direct assistance to cities, counties and CoCs to address the homelessness crisis.
Homeless, Housing Assistance and Prevention (HHAP) Program	HHAP Round 1: \$650 million grant to local jurisdictions to support regional coordination and expand or develop local capacity to address immediate homelessness challenges. Round 2: \$300 million grant that provides support to continue to build on regional collaboration to develop a unified regional response to homelessness.

TABLE 5-1 FEDERAL AND STATE FUNDING PROGRAMS

Program	Description
Housing for a Healthy California (HHC)	F Provides funding for supportive housing opportunities intended to create supportive housing for individuals who are recipients of or eligible for health provided through Medi-Cal.
Housing Navigators Program	D istributes \$5 million in funding to counties for the support of housing navigators to help young adults aged 18 to 21 secure and maintain housing, with priority given to young adults in the foster care system.
Housing-Related Parks Program	Funds the creation of new park and recreation facilities or improvement of existing park and recreation facilities that are associated with rental and ownership projects that are affordable to very low- and low-income households.
Infill Infrastructure Grant Program (IIG)	P rovides Grant funding grants for infrastructure improvements for new infill housing in residential and/or mixed-use projects.
Joe Serna, Jr., Farmworker Housing Grant (FWHG)	P rovides g Grants and loans for development or rehabilitation of rental and owner-occupied housing for agricultural workers with priority for lower-income households.
Local Early Action Planning (LEAP) Grants	Assists cities and counties to plan for housing through providing one-time, non-competitive planning grants.
Local Housing Trust Fund Program (LHTF)	P rovides loans Lending for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60%AMI. State funds matches local housing trust funds as down-payment assistance to first-time homebuyers.
Mobile-home Park Rehabilitation and Resident Ownership Program (MPRROP)	P rovides l ow-interest loans for the preservation of affordable mobile-home parks.
Mortgage Credit Certificate (MCC) Program	I ssues i ncome tax credits to first-time homebuyers to buy new or existing homes.
Multi-Family Housing Program (MHP)	P rovides l ow-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
No Place Like Home	Invests in the development of permanent supportive housing for persons who need mental health services and are experiencing homelessness or chronic homelessness, or at risk of chronic homelessness.
Office of Migrant Services (OMS)	Provides grants to local government agencies that contract with HCD to operate OMS centers throughout the state for the construction, rehabilitation, maintenance, and operation of seasonal rental housing for migrant farmworkers.
Permanent Local Housing Allocation Program (PLHA)	I ssues g Grants (competitive for non-entitlement jurisdictions) available to cities to assist in increasing the supply of affordable rental and ownership housing, facilitate housing affordability, and ensure geographic equity in the distribution of funds.
Predevelopment Loan Program (PDLP)	I ssues s Short-term loans to cities and non-profit developers- for the continued preservation, construction, rehabilitation, or conversion of assisted housing primarily for low-income households.
Regional Early Action Planning (REAP) Grants	P rovides g Grant funding intended to help COGs and other regional entities collaborate on projects that have a broader regional impact on housing.
SB 2 Planning Grants Program	O Provides one-time funding and technical assistance to help local governments adopt and implement plans and process improvements that streamline housing approvals and accelerate housing production.
Supportive Housing Multi-Family Housing Program (SHMHP)	L Provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units.
Transformative Climate Communities (TCC) Program	C Issues competitive grants for planning and implementation of community-led development and infrastructure projects that achieve major environmental, health, and economic benefits in the state's most disadvantaged communities.
Transit Oriented Development Housing Program (TOD)	L Provides low-interest loans and grants for rental housing that includes affordable units near transit.

5. RESOURCES

TABLE 5-1 FEDERAL AND STATE FUNDING PROGRAMS

Program	Description
Transitional Housing Program (THP)	Provides f Funding to counties for child welfare services agencies to help young adults aged 18 to 25 find and maintain housing, with priority given to those previously in the foster care or probation systems.
Veterans Housing and Homelessness Prevention Program (VHHP)	L Provides long-term loans for development or preservation of rental housing for very low- and low-income veterans and their families.
Workforce Housing Program	Issues G government bonds issued to cities to acquire and convert market-rate apartments to housing affordable to moderate- and /middle-income households, generally households earning 80% to 120% of AMI.

Source: Urban Planning Partners, 2022.

C. LOCAL NON-PROFIT RESOURCES

~~A number of~~~~Several~~ non-profit organizations and support agencies currently work in Antioch or in Contra Costa County. These agencies ~~serve as resources in meeting~~~~help to meet~~ the housing needs of the ~~City~~~~city a~~, and are integral in implementing activities for preservation of assisted housing and development of affordable housing, as well as creating safe and healthy places for all economic segments of the community. These organizations include ~~but are not limited to the list below.:~~

- ECHO Fair Housing
- Bay Area Legal Aid
- Contra Costa Homeless Continuum of Care
- Lions Center for the Visually Impaired
- Independent Living Resources (ILR)
- Satellite Affordable Housing Associates (SAHA)
- Mercy Housing
- Contra Costa Interfaith Housing
- Contra Costa Housing Authority
- Eden Council for Hope and Opportunity
- Contra Costa Senior Legal Services Center
- Resources for Community Development (RDC)
- Contra Costa Small Business Development Center
- Opportunity Junction
- Contra Costa County Health Services
- STAND! For Families Free of Violence
- Contra Costa Family Justice Alliance – Antioch Office
- SHELTER Inc. of Contra Costa County
- Office of Reentry and Justice, CCC
- BRIDGE Housing
- Eden Housing Inc.

D. REGULATORY RESOURCES

In addition to the institutional and administrative resources described earlier in this chapter, the City has policy levers that it utilizes to facilitate the construction, rehabilitation, and preservation of affordable housing. Some of the City's existing policies and programs are described below.

1. AFFORDABLE HOUSING INCENTIVES AND DENSITY BONUS

The City of Antioch ~~has~~ adopted a Density Bonus ordinance and developer incentives for affordable housing ~~in 2020 which that~~ implement State Density Bonus Law. ~~Article 35 of the eCity's Zoning Ordinance implements the State's -Antioch's~~ Density Bonus program ~~which allows for (Article 35 of the Zoning Ordinance) grants a density bonus between increase of~~ 5 to 50 percent over the otherwise maximum allowable residential density under the General Plan and Zoning Ordinance for projects that include a ~~mix of market rate and affordable units~~ percentage of affordable housing units. The magnitude of the bonus depends on the depth of affordability and the percentage of units that are affordable. Consistent with State law, 100 percent affordable projects (which may include up to 20 percent of units for moderate-income households) are allowed a bonus of 80 percent over the otherwise allowable density, and if the project is within 0.5 miles of a major transit stop, no density controls apply.

In addition to a density bonus, pursuant to State law, projects are also eligible to receive concessions or incentives depending on the proposed level of affordability. ~~These~~ may include reductions or modifications in development standards, the inclusion of non-residential uses, and other regulatory incentives that will result in cost reductions that contribute to the feasibility of affordable or senior housing. Projects may also waive any standards that would preclude the physical development of the project with the density bonus units. Section 9-5.3502(H) of the eCity's zZoning Oerdinance includes a provision which automatically adopts revisions to the State Density Bonus law as adopted by State Legislature.

2. SENIOR HOUSING

Senior group housing is allowed in all residential zones. The City has established a Senior Housing Overlay (SH) District, which allows higher densities and more flexible design standards. ~~This,~~ reflectsing the needs of the elderly population and aims to providing provide more affordable units to the growing number of senior citizens that live on a fixed income. Consistent with State Density Bonus Law, a developer agreeing to construct a senior housing development is granted an increase of 20 percent over the number of senior housing units. The SH District may be combined with single-family, duplex, restricted multiple-family, or multiple-family residential zoning districts and applies to housing developments consisting of five or more dwelling units.

~~In order to further facilitate the development of Senior Housing, the~~ The City allows reduced parking requirements for senior housing projects. Parking for senior housing projects may be reduced during project review to less than the required 0.75 space per unit based upon residents' ages and vehicle ownership patterns and/or characteristics of the project (e.g., proximity to services or public transportation). Pursuant to Section 9-5.1704, Parking Reductions, of the Zoning Ordinance, projects must submit a parking demand study to substantiate the reduced parking request. The proper approving body must also make findings to approve the request, such as findings that the use will be adequately served by the proposed parking and that parking demand generated by the project will not exceed the proposed capacity or have a detrimental impact on street parking in the surrounding area.

3. ACCESSORY DWELLING UNITS (ADUs)

Accessory ~~dwelling-Dwelling units-Units~~ (ADUs) or Junior ~~accessory-Accessory dwelling-Dwelling units Units~~ (JADUs) provide additional opportunities to provide affordable housing, primarily intended for the elderly or family of the primary owner or as a rental unit for additional income. ADUs are permitted subject to ministerial, staff-level approval in any district where the single-family residential use is allowed provided certain size, setback, and design conditions are met. Consistent with State law, ~~JADUs and ADUs~~ADUs and JADUs are also allowed where single-family or multi-family dwellings already exist without any corrections to a nonconforming zoning condition. Per Section 9-5.3805 of the Zoning Ordinance, ADUs that comply with the City's general requirements are allowed with only a building permit (i.e., they do not require a separate planning approval). Table 5-2 summarizes the City's development standards for ADUs, including owner-occupancy and deed restrictions requirements.

TABLE 5-2 ANTIOCH ADU REQUIREMENTS

	Junior ADU	Single-Family ADU			Multi-Family ADU	
ADU Type	Conversion JADU (interior conversion meeting all JADU requirements)	Conversion ADU ^b (interior conversion of existing space within a single-family dwelling; conversion of a legally built detached accessory structure or rebuilding to same footprint and dimensions)	Small Detached ADU and Attached ADU (new construction and 800 square feet or smaller)	ADU PERMIT Large Detached ADU and Attached ADU (generally, new construction and over 800 square feet)	Conversion ADU (interior conversion of existing non-habitable area of multi-family building such as storage space or boiler room)	Detached ADU (up to two detached ADUs on a lot that has existing multi-family dwellings)
Zoning	Allowed in all zones that allow residential uses					
Number of Accessory Units	1	1; an ADU and an JADU are permitted on a lot within the existing or proposed space of a single-family dwelling	1; a small detached ADU may be combined with 1 JADU	1	At least 1 and no more than 25% of the existing unit count in the multi-family building	Up to 2
Maximum Size	500 sq.ft.		800 sq.ft.	850 sq.ft. for studio and 1 bedroom 1,000 sq.ft. maximum and, if attached, no more than 50% of the floor area of an existing or proposed primary dwelling unit		
Maximum Height	N/A	N/A	16 feet	16 feet	N/A	16 feet
Side Setbacks	N/A	Sufficient for fire safety	4 feet	4 feet	N/A	4 feet
Rear Setbacks	N/A	Sufficient for fire safety	4 feet	4 feet	N/A	4 feet
Front and Street-Facing Setbacks	N/A	N/A	N/A	Front=30 feet Street-facing property line other than front=20 feet	N/A	N/A
Maximum Lot Coverage	N/A	N/A	None	60%	N/A	
Entrance(s)	Separate entrance required					
Kitchen	Efficiency kitchen required ^c	Full kitchen required				
Parking	None	None		One spot, generally ^d	None	

5. RESOURCES

TABLE 5-2 ANTIOCH ADU REQUIREMENTS

	Junior ADU	Single-Family ADU	Multi-Family ADU
Deed Restrictions	The property owner must record a deed restriction stating that owner-occupancy is required along with all the conditions required of an ADU	The property owner must record a deed restriction stating: the ADU may not be sold separately from the primary dwelling; the ADU is restricted to the approved size and to other attributes allowed by the code; the deed restriction runs with the land and may be enforced against future property owners; the deed restriction may be removed if the owner eliminates the ADU; the deed restriction is enforceable by the Director or his or her designee for the benefit of the City.	
Short Term Rentals		Prohibited	
Impact Fees	None	ADUs less than 750 sq.ft. – None. ADUs equal to or greater than 750 sq.ft. – Impact fees collected must be proportional to square footage of existing dwelling unit.	

^a Junior ADU (JADU) is a small dwelling unit created from some portion of a single-family dwelling. These units can have their own bathrooms or share with the single-family dwelling. An efficiency kitchen is required.

^b Conversions do not allow modifications to the building footprint/dimensions of legally built accessory structures or buildings, except where sufficient ingress and egress may be accommodated. The structure may expand up to 150 square feet to accommodate the ingress and egress.

^c An efficiency kitchen means a kitchen that includes each of the following: a cooking facility with appliances, a food preparation counter or counters that total at least 15 square feet in area, food storage cabinets that total at least 30 square feet of shelf space.

^d A parking spot is not required if: ADU is located within one-half mile walking distance of public transit, ADU is located within an architecturally and historically significant historic district, on-street parking permits are required but not offered to the occupant of the ADU, there is an established car share vehicle stop located within one block of the ADU.

Source: City of Antioch, 2022.

The City's ADU requirements are consistent with California Government Code Sections 65852.2 and 65852.22 and are not a constraint to the development of second dwelling units. The City has seen a substantial increase in ADU development with the implementation of State laws, as discussed further in *Chapter 6, Sites Inventory*.

4. ZONING FOR A VARIETY OF HOUSING TYPES

EMERGENCY SHELTERS, TRANSITIONAL/SUPPORTIVE HOUSING, AND SINGLE-ROOM OCCUPANCY (SRO) UNITS

EMERGENCY SHELTERS

State law (Senate Bill (SB) 2) (2008) requires that cities-jurisdictions identify one or more zoning districts that allow emergency shelters as a permitted use without a conditional use permit or other discretionary action. SB 2 also requires that emergency shelters are reviewed only against development standards that apply to residential or commercial uses within the same zone. The law also requires that the identified zones contain sufficient capacity to provide shelter for homeless persons that have unmet housing needs. Consistent with SB 2, in June 2014 the Antioch City Council established a new Emergency Shelter Overlay District where shelters are allowed by-right when they are developed in accordance with mandated standards and requirements (see Section 9-5.3839 of the Zoning Ordinance). This provision was enacted to allow the City to accommodate additional facilities to meet the existing and projected need. More recent legislation, including Assembly Bill (AB) 139 (2019) amending Government Code Section 65583, authorizes local governments to apply a written objective standard that provides sufficient parking to accommodate staff in the emergency shelter, but not more than other residential or commercial uses within the same zone. The Antioch Zoning Ordinance requires 1 parking space per employee on the largest shift plus 0.30 spaces per bed. This written objective standard will be modified to eliminate the additional requirement of 0.3 spaces per bed as stated in Program 3.1.5.a. Emergency Shelters and Transitional Housing.

At present, there is only one emergency housing facility withing Antioch, The Don Brown Shelter. Don Brown Shelter has 20 beds for those suffering from severe mental illness. The shelter also provides housing counseling and other support services in association with Anka Behavioral Health. In addition, Winter Nights Family Shelter moves every two weeks between meeting rooms of local faith communities in Contra Costa County to provide large tents, sleeping pads, sleeping bags, bed linens, and towels. On the City of Antioch's website, resources about other shelters in surrounding jurisdictions is provided, namely Stand! Domestic Violence Shelter which provides 24 beds for women and children under 18.

According to the 2020-2025 Consolidated Plan, there is a very high need to construct another homeless shelter and CARE Center in East Contra Costa County, and this is a high priority in the 2020-25 Consolidated Plan. The eCity has a 5-acre parcel of land which it rezoned with a Homeless Shelter overlay for this purpose in 2018. In 2020, the eCity sold the parcel as a potential CARE Center/Homeless Housing project. State Homeless Emergency Aid Program (HEAP) funds have been set aside to partially construct the new Center and Shelter, and the City and County Homeless Services are working together to plan for some units of 0-30 percent AMI housing for the unhoused on the back part of the lot. All parties are working together to target the completion of this project during the planning period.

Additionally, the City of Antioch Zoning Ordinance allows homeless shelters in the Light Industrial (M-1) District and Heavy Industrial (M-2) District zones with a use permit. The M-1 zoning district is intended for light industrial and business park uses that will not adversely impact surrounding property. The M-2 zoning district allows heavy industrial uses that may generate adverse impacts on health and safety.

5. RESOURCES

ADEQUATE SITES FOR EMERGENCY SHELTERS

The Emergency Overlay District includes a total of approximately 16.4 acres located near the intersections of Delta Fair and Century Boulevards and Wilbur and Fulton Shipyard Roads where emergency shelters may be established. These sites are considered appropriate to accommodate an emergency shelter because they are a reasonable walking distance from downtown and are not surrounded by heavy industrial or 24-hour uses that could negatively impact shelter guests. Because the sites do not abut any residential properties, potential impact on residential uses are minimized. Based on an estimated density of 200 shelter beds per acre, these sites can accommodate 124 emergency shelter beds as well as 100 units of transitional housing and associated services.

The recent amendment to the Zoning Ordinance added a new Section 9-5.3839 establishing development and operation standards for all emergency shelters established in the City including:

- Maximum of 50 beds/residents.
- Minimum 200 sq. ft. (or at least 10 sq. ft. per bed whichever is more) area devoted to waiting and intake areas.
- Requirement for the presence of management and security personnel whenever a shelter is in operation.
- Required parking at 1 space per employee for the period where the maximum employees are on-site on the largest shift plus 0.30 spaces per bed. See Program 3.1.5.a. Emergency Shelters and Transitional Housing within Chapter 7, Goals and Policies Housing Goals, Policies, and Programs.
- Limitations on the extent of outdoor activities.
- Basic performance standards for lighting and noise.
- Allowance, but not requirement, that shelters include services and common facilities such as recreation rooms, laundry facilities, cooking areas, childcare facilities, and counseling services.

and that transitional housing and supportive housing be treated as any other residential use, subject only to those restrictions on residential uses contained in the same type of structure in the same zone. The law also requires that the identified zones contain sufficient capacity to provide shelter for homeless persons that have unmet housing needs. In addition, AB 2162 (2018) requires supportive housing to be a use by right in zones where multi-family and mixed uses are permitted if the development meets certain requirements.

Consistent with State law, residential care facilities that provide care for up to six patients are treated as residential uses and subject only to the same requirements as other permitted residential use of the same housing type in the same district. In addition, residential care facilities, which are a type of supportive housing, are allowed with a use permit in several residential and commercial zones (i.e., R-10, R-20, R25, R-35, C-0, C-1, MCR, H). However, the Antioch Zoning Ordinance does not identify zones that allow the development of supportive housing by right. Implementation of Program 3.1.5 proposes to establish eligible supportive and transitional housing projects as permitted by right where multi-family and mixed uses are permitted. The implementation program will result in a revision to the Zoning Ordinance to bring it into consistency with State law.

EMERGENCY SHELTERS

In June 2014, the Antioch City Council established a new Emergency Shelter Overlay District where shelters are allowed by right when they are developed in accordance with mandated standards and requirements (see Section 9-5.3839 of the Zoning Ordinance). This provision was enacted to allow the

City to accommodate additional facilities to meet the existing and projected need. More recent legislation, including AB 139 (2019) amending Government Code Section 65583, authorizes local governments to apply a written objective standard that provides sufficient parking to accommodate staff in the emergency shelter, but not more than other residential or commercial uses within the same zone. The Antioch Zoning Ordinance requires 1 parking space per employee on the largest shift plus 0.30 spaces per bed. This written objective is sufficient to accommodate emergency shelter staff and is less than required in other residential and commercial zones.

At present, there is only one emergency housing facility within Antioch: the Don Brown Shelter. Don Brown Shelter has 20 beds for those suffering from severe mental illness. The shelter also provides housing counseling and other support services in association with Anka Behavioral Health. In addition, Winter Nights Family Shelter moves every two weeks between meeting rooms of local faith communities in Contra Costa County to provide large tents, sleeping pads, sleeping bags, bed linens, and towels. On the City of Antioch's website, resources about other shelters in surrounding jurisdictions is provided, namely Stand! Domestic Violence Shelter which provides 24 beds for women and children under 18.

According to the 2020-2025 Consolidated Plan, there is a very high need to construct another homeless shelter and CARE Center in East Contra Costa County, and this is a high priority in the 2020-25 Consolidated Plan. The City has a 5-acre parcel of land which it rezoned with a Homeless Shelter overlay for this purpose in 2018. In 2020, the City sold the parcel as a potential CARE Center/Homeless Housing project. State Homeless Emergency Aid Program (HEAP) funds have been set aside to partially construct the new Center and Shelter, and the City and County Homeless Services are working together to plan for some units of 0-30 percent AMI housing for the unhoused on the back part of the lot. All parties are working together to target the completion of this project during the planning period.

Additionally, the City of Antioch Zoning Ordinance allows homeless shelters in the Light Industrial (M-1) District and Heavy Industrial (M-2) District zones with a use permit. The M-1 zoning district is intended for light industrial and business park uses that will not adversely impact surrounding property. The M-2 zoning district allows heavy industrial uses that may generate adverse impacts on health and safety.

LOW BARRIER NAVIGATION CENTERS

A Low Barrier Navigation Center (LBNC) is a temporary service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing. AB 101 (2019) established requirements for local jurisdictions to allow low barrier navigation centers LBNCs as a by-right use in certain districts mixed use and nonresidential zoning districts which permit multi-family development. Accordingly, as part of the Housing Element Update the City of Antioch is adopting text amendments to the Zoning Code which will permit LBNCs within the MCR, H, ES, TH, and CIH zoning districts.

TRANSITIONAL HOUSING

The City of Antioch amended their Zoning Code in February 2022 to define "Transitional Housing" and create a Transitional Housing Overlay District (TH). Transitional housing is defined as dwelling units with a limited length of stay that are operated under a program requiring recirculation to another program location at some future point in time. Transitional housing may be designated for homeless or recently homeless individuals or families transitioning to permanent housing. Within the overlay district, transitional housing is a permitted use upon approval of a use permit.

PERMANENT SUPPORTIVE HOUSING

State Law (AB 2162) (2018) requires that jurisdictions allow permanent supportive housing as a permitted use by right in zoning districts where multi-family and mixed uses are permitted, this includes non-residential districts which allow multifamily uses. Accordingly supportive housing uses may only be reviewed against objective design standards applicable to residential uses permitted within the same district, consistent with statutory timelines, and without any conditional use permit or discretionary review process. AB 2162 also states that local jurisdictions may not impose any minimum parking requirements for supportive housing units located within half-a-mile 0.5 miles of a public transit stop.

Supportive housing, as defined by California Health and Safety Code 50675.14(b) and/or 53260(d) is defined as dwelling units with no limit on length of stay and that are linked to on-site or off-site services that assist supportive housing residents in retaining the housing, improving their health status, and maximizing their ability to live and, where possible, work in the community. Supportive housing may be provided in a multiple-unit structure or group residential facility.

As part of the 6th eCycle hHousing eElement update, the City of Antioch's Zoning Code is being amended to reflect compliance with various state housing laws, inclusive of AB 2162. Revisions include updates to Section 9-5.203 of the zoning code to better define supportive housing uses and complementary modifications to Section 9-5.3803 of the zoning code's Land Use Regulations Table to allow supportive housing uses as a use by right in zoning districts which allow multi-family residential uses. Accordingly, development applications for supportive housing uses as defined within Section 9-5.203 of the zoning code are permitted in the R-10, R-20, R-25, R-35, MCR, ES, TH, and CIH zoning districts and will be reviewed against Multi-family Objective Design Standards developed and adopted as part of the hHousing eElement update. These supportive housing zoning amendments will implement compliance with AB 2162.;

Additionally consistent with State law, residential care facilities that provide care for up to six patients are treated as residential uses and subject only to the same requirements as other permitted residential use of the same housing type in the same district. Chapter 7 of this Element includes Program 3.1.1. which proposes amending the city's Zoning Ordinance by September 30, 2023, to allow for residential care facilities and group homes for 7 or more persons within zoning districts that permit residential development.

TRANSITIONAL HOUSING

Transitional housing, which is housing intended for a limited length of stay that is often linked with supportive services, may be provided in a variety of residential housing types (e.g., multiple-unit dwelling, single-room occupancy, group residential, single-family dwelling). No additional approval is required as long as a transitional housing project meets the requirements applicable to the type of residential development in which it is accommodated.

RESIDENTIAL HOTELS (SINGLE-ROOM OCCUPANCY UNITS)

Single-Room Occupancy (SRO) residences are small, one-room units occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without rental deposit and can provide entry into the housing market for extremely low-income individuals, formerly homeless and disabled persons. As part of the City's zoning updates to implement the 2007-2014 Housing Element, the Council enacted specific requirements for SRO hotels intended to provide a more consistent level of service for tenants and well as to improve their operation to make

them more acceptable to surrounding uses. SRO hotels are allowed with a use permit in the R-10, R-20, R-25, R-35, C-0, C-1, C-2, C-3, and MCR zones. SROs are subject to the requirements of Section 9-5.3841 Residential Hotels, of the Zoning Ordinance. The requirements include development and operation requirements related to maximum occupancy; minimum size and width; provision of cooking and bathroom facilities, closets, and common areas; unit entrances; smoking and alcohol use; tenancy; and facility management.

~~ADEQUATE SITES FOR EMERGENCY SHELTERS/TRANSITIONAL HOUSING/SUPPORTIVE HOUSING~~

~~The Emergency Overlay District includes a total of approximately 16.4 acres located near the intersections of Delta Fair and Century Boulevards and Wilbur and Fulton Shipyard Roads where emergency shelters may be established. These sites are considered appropriate to accommodate an emergency shelter because they are a reasonable walking distance from downtown and are not surrounded by heavy industrial or 24-hour uses that could negatively impact shelter guests. Because the sites do not abut any residential properties, potential impact on residential uses are minimized. Based on an estimated density of 200 shelter beds per acre, these sites can accommodate 124 emergency shelter beds as well as 100 units of transitional housing and associated services.~~

~~The recent amendment to the Zoning Ordinance added a new Section 9-5.3839 establishing development and operation standards for all emergency shelters established in the City including:~~

- ~~▪ Maximum number of beds/residents.~~
- ~~▪ Minimum area devoted to waiting and intake areas.~~
- ~~▪ Requirement for the presence of management and security personnel whenever a shelter is in operation.~~
- ~~▪ Limitations on the extent of outdoor activities.~~
- ~~▪ Basic performance standards for lighting and noise.~~
- ~~▪ Allowance, but not requirement, that shelters include services and common facilities such as recreation rooms, laundry facilities, cooking areas, childcare facilities, and counseling services.~~

MANUFACTURED HOMES AND MOBILE HOME PARKS

Manufactured homes are allowed on approved foundations by-right in the RE, RR, R-4, R-6, and R-10 zones and mobile home parks are allowed with a use permit in the R-10, R-20, R-25, and R-35 zones. Standards for manufactured homes are found in Section 9-5.3804 of the Antioch Municipal Code. Manufactured, modular, and mobile homes are subject to objective design and site standards, including standards related to roof pitch, siding materials, and parking. Consistent with Government Code Section 65852.3, the site and design requirements for manufactured and mobile homes do not exceed the requirements of conventional single-family dwellings.

EMPLOYEE HOUSING

The Employee Housing Act (Health and Safety Code Section 17000-17011) establishes requirements for employee housing, including a requirement for jurisdictions to treat employee housing for six or fewer employees as a single-family structure. Employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business or differs in any other way from a family dwelling. The law prohibits requiring a

5. RESOURCES

~~conditional-Conditional use-Use permit~~Permit, zoning variance, or other zoning clearance for employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. In addition, the Employee Housing Act requires that employee housing consisting of no more than 12 units or 36 beds designed for use by a family or household be considered agricultural land and permitted the same way as an agricultural use. No ~~conditional-Conditional use-Use permit~~Permit, zoning variance, or other discretionary zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.

The Antioch Zoning Ordinance does not define Employee Housing and does not include provisions that implement the Employee Housing Act. [Project Program 3.1.6. Zoning for Employee Housing](#) is included to amend the Zoning Ordinance for consistency with the Employee Housing Act.

HOUSING FOR PERSONS WITH DISABILITIES

Persons with disabilities have ~~a number of several~~ housing needs related to accessibility of dwelling units; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive living services. The City ensures that new housing development comply with State and federal requirement for accessibility,

REASONABLE ACCOMMODATION PROCEDURES

~~As a matter of State law (As per SB 520),~~ Cities are required to analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities, and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities. Cities are required to include programs that remove constraints and provide reasonable accommodations for housing designed for persons with disabilities.

The City currently provides reasonable accommodation for persons with disabilities seeking housing. Any person or project requiring reasonable accommodation may submit a request to the City for approval by the Zoning Administrator. If the project also requires some other planning permit or approval, then the applicant must file the request for reasonable accommodation together with the application for such a permit or approval. Article 39 of the City's Zoning Ordinance details the formal process for requesting reasonable accommodation.

ZONING AND OTHER LAND USE DESIGNATIONS

The following are methods by which the ~~City~~city facilitates housing for persons with disabilities through its regulatory and permitting procedures:

- Residential care facilities for six or fewer persons are permitted as a residential use subject to the same requirements as any other permitted residential use of the same housing type that are permitted in the same zone.
- Residential care facilities for more than six persons are permitted in R-10, R-20, R-25, R-35, C-0, C-1, MCR, and H zoning districts subject to a use permit, and must abide by the following requirements:
 - The minimum distance from any other residential facility must be 300 feet.
 - At least 20 square feet of usable open space shall be provided for each person who resides in the facility. Open space shall be designed and screened in compliance with the requirements applicable to multi-family residential development located in the same district.

- At least one parking space shall be provided for every two persons who reside in the facility. Parking facilities shall be designed, landscaped, and screened in compliance with the requirements applicable to multi-family residential development located in the same district.
- Smoking and the possession or consumption of alcohol shall be prohibited in all indoor and outdoor common areas.
- Smoke-free living quarters shall be provided for non-smoking residents.
- Residential care facilities shall be licensed and certified by the State of California and shall be operated according to all applicable State and local regulations.

BUILDING CODES AND ENFORCEMENT

Building and safety codes are adopted to preserve public health and safety and ensure the construction of safe and decent housing. As mentioned in *Chapter 4, Constraints*, these regulations may increase the cost of housing construction or maintenance. However, these regulations are important for establishing minimum standards to protect the health, safety, and welfare of Antioch's residents. The City also requires that all new residential construction complies with California Building Code accessibility requirements for certain types of buildings.

E. ENERGY CONSERVATION OPPORTUNITIES

The City of Antioch requires compliance with the 2019 California Building Code for all new construction. Compliance with the California Building Code on the use of energy efficient appliances and insulation has reduced energy demand stemming from new residential development.

Antioch and other eastern parts of Contra Costa County are typically colder in the winter and hotter in the summer than places that are closer to San Francisco Bay. This means that air conditioning, which can use a significant amount of energy, is more of a necessity in inland communities like Antioch. At the same time, the City's sunny climate gives a greater opportunity for harvesting solar energy than in some other areas. To mitigate the effects of weather extremes, buildings should be sited to maximize solar gain in the winter and natural cooling potential in the summer. Additionally, trees should be strategically positioned to help control indoor temperatures.

Pacific Gas and Electric Company (PG&E), which provides electricity and gas service in the City of Antioch, offers public information and technical assistance to homeowners regarding energy conservation. PG&E provides numerous incentives for energy efficient new construction and home remodeling. Remodeling rebates include cool roofs, insulation, and water heaters. PG&E offers the following financial and energy-related assistance programs for its low-income customers:

- **Energy Savings Assistance Program.** PG&E's Energy Savings Assistance program offers free weatherization measures and energy-efficient appliances to qualified low-income households. PG&E determines qualified households through the same sliding income scale used for CARE. The program includes measures such as attic insulation, weather stripping, caulking, and minor home repairs. Some customers qualify for replacement of appliances including refrigerators, air conditioners, and evaporative coolers.
- **Energy Efficiency for Multi-Family Properties.** The Energy Efficiency for Multi-Family Properties program is available to owners and managers of existing multi-family residential dwellings containing five or more units.

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- **Multifamily Properties.** The Energy Efficiency for Multifamily Properties program is available to owners and managers of existing multi-family residential dwellings containing five or more units. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products.
- ~~California Alternate Rates for Energy (CARE).~~ PG&E offers this rate reduction program for low-income households. PG&E determines qualified households by a sliding income scale based on the number of household members. The CARE program provides a discount of 20 percent or more on monthly energy bills.
- ~~California Alternate Rates for Energy (CARE).~~ PG&E offers this rate reduction program for low-income households. PG&E determines qualified households by a sliding income scale based on the number of household members. The CARE program provides a discount of 20 percent or more on monthly energy bills.
- ~~REACH (Relief for Energy Assistance through Community Help).~~ The REACH program is sponsored by PG&E and administered through a non-profit organization. PG&E customers can enroll to give monthly donations to the REACH program. Qualified low-income customers who have experienced uncontrollable or unforeseen hardships, that prohibit them from paying their utility bills may receive an energy credit. Eligibility is determined by a sliding income scale based on the number of household members. To qualify for the program, the applicant's income cannot exceed 200 percent of the ~~Federal~~ federal poverty guidelines.
- **Medical Baseline Allowance.** The Medical Baseline Allowance program is available to households with certain disabilities or medical needs. The program allows customers to get additional quantities of energy at the lowest or baseline price for residential customers.

One of the most well-known strategies in building energy-efficient homes is following the U.S. Green Building Council's guidelines for [Leadership in Energy and Environmental Design \(LEED\)](#) Certification. LEED-certified buildings demonstrate energy and water savings, reduce maintenance costs, and improve occupant satisfaction. The LEED for New Construction program has been applied to numerous multi-family residential projects nationwide. The LEED for Homes program was launched in 2005 and includes standards for new single-family and multi-family home construction. The LEED certification standards are one piece of a coordinated green building program. A green building program considers a broad range of issues including community design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. ~~The end result will be buildings that minimize the use of resources; are healthier for people; and mitigate the effects of the environment.~~

The following presents a variety of ways in which Antioch can promote energy conservation:

- Provide information regarding rebate programs and energy audits available through ~~Pacific Gas and Electric (PG&E).~~
- Refer residents and businesses to energy conservation programs such as Build It Green and LEED for Homes.
- Develop incentives, such as expedited plan check, for developments that are utilizing green building.
- Promote funding opportunities for green buildings, including available rebates and funding through the California Energy Commission.
- Provide resource materials regarding green building and conservation programs.

6

ADEQUATE SITES

State Housing Element Law (Government Code Sections 65583(a)(3)) requires that ~~cities~~Cities demonstrate they have adequate sites to meet their housing obligations. The City must complete an analysis of land resources to demonstrate capacity to meet the projected housing needs during the planning period, taking into consideration zoning, development standards, and the availability of public services and facilities to accommodate a variety of housing types and incomes. The inventory includes vacant sites that can be developed with housing within the planning period and non-vacant (i.e., underutilized) sites having potential for redevelopment. California Department of Housing and Community Development (HCD) guidance also states that the inventory can include sites that are in the process of being made available for residential development (i.e., through rezoning), provided that the Housing Element includes a program that “commits the local government to completing all necessary administrative and legislative actions early in the planning period.” The ~~housing projection~~planning period for this Housing Element is January 2023 to January 2031.

The analysis in this chapter demonstrates that there is adequate supply of suitable land to accommodate the City’s housing allocation of 3,016 units, including housing for very low- and low-income households. The chapter starts with a description of the City’s housing target for the 2023-2031 planning period, called the Regional Housing Needs Allocation (RHNA). It then provides an analysis of suitable sites, including residential units in the pipeline, anticipated Accessory Dwelling Units (ADUs), and vacant and non-vacant sites where housing is or will become an allowed use before the start of the planning period.

A. REGIONAL HOUSING NEEDS ALLOCATION ~~(RHNA)~~

RHNA is the State-required process that seeks to ensure each California jurisdiction is planning for enough housing capacity to accommodate their “fair share” of the state’s housing needs for all economic segments of the community. The RHNA process for the nine-county Bay Area is described below.

- **Regional Determination.** The ~~California Department of Housing and Community Development (HCD)~~HCD provided the Association of Bay Area Governments (ABAG) with a Regional Housing Needs Determination. ~~HCD provided ABAG a regional determination of 441,176 units.~~ This is the number of units the Bay Area must plan for between 2023 and 2031. It represents the number of

6. ADEQUATE SITES

additional units needed to accommodate the anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The Regional Housing Needs Determination for the first time ever also included adjustments related to the rate of overcrowding and the share of cost-burdened households, which resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

- **RHNA Methodology.** ABAG developed a RHNA methodology to allocate the Regional Housing Needs Determination across all cities, towns, and counties in the region. The RHNA methodology must be consistent with State objectives, including but not limited to promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing. The allocation also ~~takes into account~~ **considers** factors such as employment opportunities, the availability of suitable sites and public facilities, commuting patterns, and type and tenure of housing need. ABAG developed the RHNA methodology in conjunction with a committee of elected officials, ~~staff from~~ jurisdictional **staffs**, and ~~other related~~ stakeholders called the Housing Methodology Committee. More information about ABAG’s RHNA methodology is available at <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>.
- **Housing Element Updates.** Each jurisdiction ~~much then~~ **must** adopt a Housing Element that demonstrates how it can accommodate its assigned RHNA for each income category through its zoning. HCD reviews each jurisdiction’s Housing Element for compliance with State law. Antioch’s Housing Element must demonstrate capacity to accommodate **3,016 units** as further described below.

1. ANTIOCH’S FAIR SHARE

In determining a jurisdiction’s share of new housing needs, ABAG splits each jurisdiction’s allocation into four income categories:

- Very Low-Income – 0 to 50 percent of Area Median Income (AMI)
- Low-Income – 51 to 80 percent of AMI
- Moderate-Income – 81 to 120 percent of AMI
- Above Moderate-Income – more than 120 percent of AMI

In addition, each jurisdiction must also address the projected need of extremely low-income households, defined as households earning 30 percent or less of AMI. The projected extremely low-income need is assumed to be 50 percent of the total RHNA need for the very low-income category. As such, there is a projected need for 396 extremely low-income housing units.

In December 2021, ABAG identified the City of Antioch’s fair share of the region’s housing needs as 3,016 new housing units, as shown in Table 6-1. This allocation represents a planning goal by requiring the City to demonstrate sufficient development capacity through the identification of potential site and zoning, and not a goal for actual production of housing within the planning period.

INCOME LEVELS IN CONTRA COSTA COUNTY

The Area Median Income (AMI) in Contra Costa County for a family of four is \$125,600. ~~This is broken down into~~ **How this breaks down into** income categories for different household sizes ~~is shown~~ below.

Income Level	Persons Per Household		
	1	2	4
Very Low	\$47,950	\$54,800	\$68,500
Low	\$76,750	\$87,700	\$109,600
Moderate	\$105,500	\$120,550	\$150,700

Source: Department of Housing and Community Development, 2021.

Where this Housing Element refers to housing that is affordable to the different income levels shown above, ~~we mean it means~~ **a household spends no more than 30 percent of their income**

TABLE 6-1 CITY OF ANTIOCH REGIONAL HOUSING NEEDS ALLOCATION, 2023-2031

Income Category	Units	Percent of Total
Very Low-Income (0-50% AMI)	792	26%
Low-Income (51-80% AMI)	456	15%
Moderate-Income (81-120% AMI)	493	16%
Above Moderate-Income (Over 120% of AMI)	1,275	42%
Total	3,016	100%

Note: AMI = Area Median-Income. Percentages may not add up to 100 percent due to rounding.
 Source: Association of Bay Area Governments, Final Regional Housing Needs Allocation (RHNA) Plan, 2021.

RHNA BUFFER

Recent changes to State law require jurisdictions to continually maintain adequate capacity in their Housing Sites inventories to meet their RHNA. ~~In the event that~~ if a site is developed below the density projected in the Housing Element or at a different income level than projected, the City must have adequate sites available to accommodate the remaining balance of the RHNA. If a city does not have adequate sites, it must identify and rezone for new sites that can accommodate the remaining need. To ensure that sufficient capacity exists in the Housing Element to accommodate the RHNA throughout the Planning Period, HCD recommends that jurisdictions create a buffer of at least 15 to 30 percent more capacity than required by RHNA.

RHNA CYCLES

This current RHNA cycle is the sixth time the State has gone through the RHNA/Housing Element process. When referring to the current RHNA and current Housing Element planning period, the term “6th cycle” may be used.

For these reasons, the City is including an additional capacity buffer of at least 20 percent above the RHNA in each income category to avoid and minimize the risk of “no net loss.” The buffer ranges from 20 percent for low-income units to 92 percent for moderate-income units.

B. CREDITS TOWARD THE RHNA

Per HCD guidance, housing units that are proposed, approved, or under construction are counted towards the current RHNA so long as a Certificate of Occupancy is not issued before the projection period start date, June 30, 2022. Projects that receive a Certificate of Occupancy before June 30, 2022, count towards the previous RHNA cycle. Antioch’s pipeline projects are described below, including the City’s assumptions around ADU production for the eight-year planning period.

1. PIPELINE PROJECTS

Projects that were approved but had not been issued building permits prior to June 30, 2022, are included in the RHNA as credits. The list of approved projects ~~by~~ is shown in Table 6-2. In total, the City has ~~recently~~ approved 394 units, referred to as the AMCAL Project. The project, (91 very low-income units, 299 low-income units, and 4 above moderate-income units), which are is expected to be constructed during the 6th cycle production period at approximately 26.5 dwelling units per acre (du/acre), will

6. ADEQUATE SITES

consist of 91 very low-income units, 299 low-income units, and 4 above moderate-income units. These units were issued building permits in November 2020 and are currently under construction.

TABLE 6-2 APPROVED UNITS UNDER CONSTRUCTION

Project Name	Address	Description	Status	Income Level	Number of Units
AMCAL	3560 E. 18 th St.	Affordable housing development with mix of family and senior units on a previously vacant, approximately 15-acre site. Senior housing density bonus used to reach a density of 26.5 units/du/acre.	Approved in May 2019 and currently under construction. Certificate of Occupancy anticipated after June 2022.	<ul style="list-style-type: none"> ▪ 91 very low-income units ▪ 299 low-income units ▪ 4 above moderate-income units 	394
Total					394

Source: Urban Planning Partners and City of Antioch, 2022.

The City does not have any active applications for pending residential developments projects. These pending projects are included below in Table 6-3 and propose development on five of the City's housing sites which are mapped below in Figure 6-3. Together these pending projects total 290 residential units, inclusive of 286 above moderate-income units and four very low-income units.

2. PENDING PROJECTS

TABLE 6-3 APPROVED UNITS UNDER CONSTRUCTION

Project Name	Address	Description	Status	Income Level	Number of Units
Site 113-115, 184	Neroly Road & Country Hills Drive	SB 330 housing development proposed to be consolidated on four housing sites at approximately 11 du/acre gross density and 7-15 du/acre net density.	City received application for development in November 2022. Anticipated to obtain entitlement approval during the planning period.	<ul style="list-style-type: none"> ▪ 216 above moderate-income units 	216
123	810 Wilbur Avenue	State Density Bonus housing development proposed at approximately 26 du/acre.	City received application for development in November 2022. Anticipated to obtain entitlement approval during the planning period.	<ul style="list-style-type: none"> ▪ 4 very low-income units ▪ 70 above moderate-income units 	74
Total					290

Source: City of Antioch, 2022

2.3. ACCESSORY DWELLING UNITS

In addition to pipeline projects, HCD guidance stipulates that a projection of **Accessory Dwelling Units (ADUs)** expected to be built within the eight-year planning period can also be counted as part of the inventory. The **City** has seen a dramatic increase in ADU production in recent years, particularly since 2018 State legislation was enacted to facilitate the construction of ADUs. Figure 6-1 shows the City's issuance of ADU building permits since 2015. An average of 17 building permits were issued for ADUs over the last three years, with the biggest growth in the last two years. If only looking at 2020 and 2021, the two-year average is 25 permits.

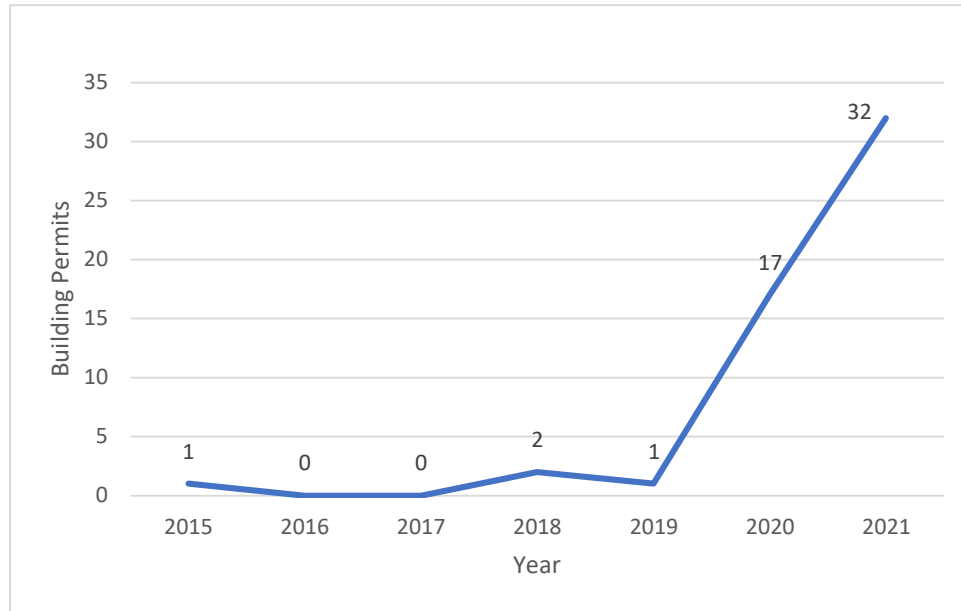


Figure 6-1 ADU Permit Trends

Source: City of Antioch and Urban Planning Partners, 2022.

The significant growth in ADUs indicates that the **City** can reasonably expect increased ADU production above the 2021 rate through the duration of the planning period, especially since the COVID-19 pandemic disrupted permitting and construction during much of 2020. However, for the purposes of the **Housing Sites** inventory, the **City** is utilizing an annual production rate of 17 ADUs based on the three-year average. At a rate of 17 ADUs/year, a total of 136 ADUs would be constructed in Antioch during the eight-year planning period this cycle. This number is conservative given additional changes in State law and the City's efforts to further facilitate ADU construction and actual ADU production over the last two years. The **City** currently has a handout explaining what an ADU is, ADU development standards, and the permitting process. The **City** also has a submittal checklist and simple, one-page application form for ADUs. In addition, *Program 2.5.21.8.a. Promote Development of ADUs as Affordable Housing and Program 2.1.8.b. ADU/JADU Loans* is intended to increase ADU production for affordable housing. For these reasons, a production rate of 17 ADUs/per year is a conservative estimate for future production in the planning period.

In order to determine assumptions around ADU affordability in the Bay Area, ABAG further examined the data from a survey conducted by the University of California at Berkeley's Center for Community Innovation in collaboration with Baird + Driskell Community Planning. The survey received responses from 387 Bay Area homeowners who had constructed ADUs in 2018 or 2019. The analysis found that

6. ADEQUATE SITES

many ADUs are made available to family members, often ~~at no rent~~with no monthly rent obligation. Of the ADUs that were on the open market (i.e., not rented to family or friends), most charged rents between \$1,200 and \$2,200. The ABAG analysis found that these market rate units were usually affordable to low- or moderate-income households. Table 6-43 shows the assumptions for affordability based on the survey findings and Antioch's estimated ADU projections based on the data. ABAG concluded that 60 percent of ADUs were affordable to lower-income (i.e., very low- and low-income households). Based on these affordability assumptions, Antioch's 136 ADUs projected in this planning period are estimated to fall into the income categories as follows: 41 ADUs would be affordable to ~~very~~very-low-income households, 41 ADUs would be affordable to low-income households, 41 ADUs would be affordable to moderate-income households, and 13 ADUs would be affordable to above moderate-income households.

TABLE 6-34 ESTIMATED AFFORDABILITY OF PROJECTED ADUs

Income Level	Percent of ADUs	Projected Number of ADUs
Very Low-Income (0-50% AMI)	30%	41
Low-Income (51-80% AMI)	30%	41
Moderate-Income (81-120% AMI)	30%	41
Above Moderate-Income (Over 120% AMI)	10%	13
Total	100%	136

Notes: AMI = Area Median Income.

Source: Association of Bay Area Governments, 2021.

3.4. RHNA CREDITS SUMMARY

As shown in Table 6-45, when the pipeline and pending projects and projected ADUs are credited towards the RHNA, there is a remaining need to accommodate 2,486 units through the ~~s~~Housing Sites Inventory. The following section describes ~~how the City~~city has the land availability to accommodate the remaining RHNA.

TABLE 6-45 RHNA CREDITS

	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
RHNA	792	456	493	1,275	3,016
Pipeline Units	91	299		4	394
Projected ADUs	41	41	41	13	316 136
Pending Units	4	0	0	286	290
<i>Subtotal: RHNA Credits</i>	132 136	340	41	173 203	530 820
Remaining RHNA	660 656	116	452	1,725 8972	2,486 196

Source: Urban Planning Partners and City of Antioch, 2022.

C. SITES INVENTORY METHODOLOGY

The ~~City~~City has identified adequate sites to accommodate the remaining RHNA and a healthy buffer for all income categories after credits are applied. To identify suitable sites, the ~~City~~City and its consultant team used Geographic Information Systems (GIS) mapping software to identify vacant and non-vacant sites that currently allow residential uses or are appropriate to rezone to allow residential uses. Sites that are appropriate for residential development include the following:

- Vacant, residentially zoned sites;
- Vacant, non-residentially zoned sites that allow residential development;
- Underutilized residentially zoned sites capable of being developed at a higher density or with greater intensity; and
- Non-residentially zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions).

From the remaining sites, the City and consultant team used HCD guidance and trends from recent projects to calculate the realistic capacity of sites, as described in this section.

1. RECENT DEVELOPMENT TRENDS

The ~~City~~City has ~~experienced approved~~ several multi-family projects in recent years, including the AMCAL project, ~~a 100 percent affordable housing project~~discussed below. Table 6-56 presents recent multi-family projects within the city limits.

The AMCAL project, ~~as previously mentioned,~~ is a 100 percent affordable project. A senior density bonus request was approved to achieve a yield of 106 percent of the maximum allowed by the underlying zoning. Overall, recent project yields range from 80 percent to 106 percent of the allowed density, with an average yield of 92 percent across all recent projects. However, many of the projects are in Planned Development (P-D) Districts, which use varying residential densities as established in a Preliminary Development Plan. Projects are reviewed on a case-by-case basis. Given the discretionary density maximums that apply in P-D ~~Districts~~zones, these examples may not accurately reflect development trends. ~~in~~

6. ADEQUATE SITES

TABLE 6-56 RECENT MULTI-FAMILY PROJECTS

Project Name	Site Size (Acre)	Zoning District	Allowed Density (Units)	Unit Count	Built Density (du/ac)	Yield	Status
AMCAL	14.9	R-25	25	394	26.5	106%	Under Construction
Wildflower Station (Multi-Family)	7.0	P-D	As Built	98	14	--	Under Construction
Wildflower Station (Single-Family)	4.5	P-D	As Built	22	4.9	--	Completed October 2020
Almond Knolls	2.9	R-20	20	58	20	100%	Completed May 2020
Deer Valley Estates	37.6	P-D	3.6	121	3.22	89%	Entitled August 2021
The Ranch	253.5	P-D	As Built	1,177	4.6		Entitled July 2020
Quail Cove	5.6	P-D	6	30	5.4	90%	Completed July 2021
Oakley Knolls	5.6	P-D	6	28	5	83%	Under Construction
Creekside Vineyards at Sand Creek	59.0	P-D	4.6	220	3.7	80%	Entitled March 2021
Average Yield						92%	
Average Yield Excluding P-D zones						100%	

Notes: Ac= acres. Du/ac = dwelling units per acre.

Source: City of Antioch and Urban Planning Partners, 2022.

In addition, the Housing Element is primarily focused on multi-family development planned in the following medium- and high-density residential districts:

- R-20 Medium-Density Residential District: 11-20 dwelling units per acre (du/acre) (R-20)
- R-25-25 High-Density Residential District: 20-25-25 du/acre (R-25)
- R-35 High-Density Residential District: 30-35 du/acre (R-35)

When looking only at recent projects in these zones, the average yield is 100 percent. However, in order to be conservative, a yield of 100 percent was not used. As explained in the following sections, conservative estimates were baked into used for the capacity calculations.

2. REALISTIC CAPACITY

All sites in the sites-Housing Sites inventory have an existing or proposed zoning district of R-20, R-25, or R-35. As shown in Table 6-67, there are required minimum densities in R-25 and R-35 zoning districts. Consistent with HCD guidance, housing capacities on sites zoned R-25 or R-35 utilize these required minimum densities to calculate realistic capacity. Sites identified in R-20 zones used input from developers, economists, and architects to calculate the realistic capacity, as explained below.

TABLE 6-67 RESIDENTIAL ZONING DISTRICTS AND DENSITY REQUIREMENTS

Zoning District	Minimum Density (du/ac)	Maximum Density (du/ac)	Density Used for Realistic Capacity	Notes on Realistic Capacity
R-4	--	4	N/A	The site inventory does not include sites with this zoning.

R-6	--	6	N/A	The site inventory does not include sites with this zoning. Seven parcels currently zoned R-6 are identified to be rezoned as R-20 (one parcel) or R-35 (six parcels).
R-10	--	10	N/A	The site inventory does not include this zone.
R-20	--	20	0-20	Densities of 0, 6, 12, or 20 du/ac were utilized for capacity calculations based on input from development professionals (as explained in the section below).
R-25	20	25	20	Required minimum density utilized for capacity calculations per HCD guidance.
R-35	30 25	35	30 25	Required minimum density utilized for capacity calculations per HCD guidance Reflects density of recent development projects, such as the AMCAL Apartments in the city, which include lower income units.

Source: City of Antioch and Urban Planning Partners, 2022.

R-20 ASSUMPTIONS

The realistic development capacity on sites with R-20 zoning was calculated on a case-by-case basis. Existing uses, surrounding uses, and the proposed building typology of future development were evaluated. Three different scenarios applied.

- Missing Middle Housing.** This Housing Element seeks to facilitate the redevelopment of underutilized sites clustered around Viera Avenue and along East 18th Street between Trembath Lane and St Claire Drive (see sites I-104 on Figure 6-3). These clusters would be rezoned to R-20, which allows densities up to 20 du/acre, to enable small infill and missing middle projects. In consultation with Mogavero Architects, it was determined that some of these sites would not be redeveloped, given their size and existing uses, and those sites were not included in determining the realistic capacity. In order to be conservative, smaller sites (typically 0.25 acres or less) were assumed to have a yield of zero. They are included in the Housing Sites Inventory since the sites will be rezoned before the Planning Period commences. Denser residential use would be allowed if proposed, but the unit yield is not included in the realistic capacity calculations. More typically, Mogavero Architects found that sites in these clusters could accommodate 8 or 9 units and the larger sites could even accommodate up to 15 or 20 units. Medium and larger sites in these clusters used a density of 6 du/acre to calculate the realistic capacity, which is a conservative estimate given this is only 30 percent of the allowed density.
- Townhomes.** The City commissioned a study on the financial feasibility of infill housing, which found townhomes at densities of 16 du/acre to be a viable building typology in Antioch from a financial feasibility perspective.¹ This density is consistent with feedback from local developers, who cited ranges of 15 to 30 du/acre as the “sweet spot” for development in Antioch. However, townhome projects are typically designed between 12 and 14 du/acre. Therefore, in order to be conservative, the Housing Sites Inventory used a density of 12 du/acre to calculate the realistic capacity of sites where townhome type development is anticipated. This is a conservative assumption given that 12 du/acre is only 60 percent of the allowable density in the R-20 zone. The parcels identified to develop with townhomes were selected based primarily on the surrounding land uses; R-20 parcels that primarily abut single-family homes were selected for townhome development. Consideration was also given to the site size and shape. Sites identified as townhome sites are identified in the Section D, Adequate Sites section of this chapter in this chapter.

¹ BAE Urban Economics, 2021. Antioch Infill Housing Financial Feasibility Analysis, July.

6. ADEQUATE SITES

- 3. Medium-Density Residential.** Some parcels zoned for R-20 are anticipated to develop with medium-density apartments. According to input from local developers, densities from 18 to 30 du/acre are appropriate for three-story, medium-density projects depending on the parking configuration (e.g., tuck under, surface parking). For these projects, a density of 20 du/acre was used to calculate the realistic capacity. However, a capacity yield of 80 percent was applied ~~in order to~~ not overinflate the numbers. The 80 percent yield is conservative given that the development trends shown in Table 6-56 (above) indicate an average yield above 90 percent. Parcels selected to develop with medium-density apartment projects (rather than townhomes) were identified based primarily on the surrounding land uses and existing zoning district; parcels already zoned R-20 have previously been identified as sites that are appropriate for medium-density residential (as opposed the townhome sites above which all require rezoning). Consideration was also given to the site size and shape. These sites are discussed further in ~~Section D, Adequate Sites in this chapter.~~ ~~the Adequate Sites section.~~

3. DENSITIES AND AFFORDABILITY

In general, ~~in order to~~ make it feasible to develop housing that is affordable to ~~very-very~~ low- and low-income households, housing must be built at higher densities. HCD has published guidance that specifies the minimum residential densities deemed necessary to accommodate lower-income households. Antioch is considered a jurisdiction in a metropolitan county and has a “default density” of 30 du/acre. This means that sites that allow denser development of at least 30 du/acre are considered able to accommodate lower-income unit. All lower-income sites on the inventory are therefore in the R-35 district, which has a minimum density of ~~30-25~~ du/acre and a maximum of 35 du/acre.

Consistent with HCD guidance, sites on R-20 and R-25 districts are used to accommodate the moderate- and above moderate-income RHNA.

~~No housing sites included within the eCity’s sHousing Sites inventory are developed with multi-family or deed-restricted affordable units.~~

4. SITE SIZE

Consistent with HCD guidance, sites used to accommodate ~~lower-income~~ housing ~~affordable to lower-income households~~ are between 0.5 acres and 10 acres, with some exceptions, ~~including sites proposed for consolidated development and sites larger than 10 acres~~, explained below. ~~To encourage the development of housing affordable to lower-income units on both large and small sites, this update to the hHousing eElement will be accompanied by several rezonings as outlined below in Table 6-9. These rezonings will upzone 166 housing sites to allow residential uses at increased densities than currently allowed. There are 46 housing sites that are being rezoned to the R-25 zoning district which will allow the development of residential uses between 25 to -35 du/acre. Given the City’s “default density” of 30 du/acre, as described above, these up-zonings will encourage the development of housing affordable to lower-income households.~~

CONSOLIDATED SITES

The City also considered adjacent parcels less than 0.5 acres in size with common ownership as eligible to accommodate lower-income units. While these individual parcels do not meet the size requirements, they collectively function as a single site and add up to over 0.5-acre and would not require consolidation. Since the sites have common ownership, there would be no constraint or required parcel assembly ~~in order to~~ achieve the size of 0.5 acres, which is presumed to be a realistic size for lower-income sites

pursuant to State law. Additionally, the City can meet its lower-income RHNA without these sites, but they are included due to their high potential and likelihood of redevelopment during the near future. These sites include Consolidated Site B at Windsor Drive and Consolidated Site G at Jessica Court, as shown in Figure 6-2. Overall, the Housing Sites Inventory utilizes 10 parcels less than 0.5 acres that can accommodate lower-income units as part of a consolidated site greater than 0.5 acres. The Assessor's Parcels Numbers (APNs) are as follows: 068-252-042, 051-390-006, 051-390-005, 051-390-004, 051-390-003, 051-390-002, 051-390-016, 051-390-011, 051-390-010, and 051-390-009.

LARGE SITES

As shown in Table 6-56 above, the AMCAL 100-100-percent affordable project is being constructed on an approximately 15-acre site. In fact, in consulting with the developer, the large size of the site was cited as a positive factor to provide the desired amount of parking solely through surface parking. More costly tuck-under or podium parking is not currently feasible in Antioch. The project provides almost 400 affordable units. The example of AMCAL illustrates that sites greater than 10 acres can accommodate affordable housing in Antioch.

Given the example of AMCAL, there is one 12.3-acre site (APN 074-080-026) included in the Housing Sites Inventory for affordable units. This site is near single-family and multi-family housing and a short walk from amenities and services including the Contra Costa County Antioch Service Complex (which includes Children and Family Services and Employment and Human Services Department), Turner Elementary School, and several daycare centers. The site is also near Marchetti Park, Kaiser Permanente Delta Fair Medical Offices, and several banks, grocery stores, shops, and restaurants. The Tri Delta Transit Line 391 stops at the southwestern corner of the site at Delta Fair Boulevard and Belle Drive. Given the site's proximity to amenities and services, it was identified as an ideal location for affordable housing. The size of the site would not preclude or prevent development of lower-income housing production given the City's track record of affordable housing on larger sites. If necessary to facilitate affordable housing development, regulation would allow the sites to be subdivided.

D. ADEQUATE SITES

A site-by-site listing of adequate sites identified by the city for inclusion within the Housing Site Inventory is included as an attachment to this Element as Appendix C. Figure 6-3 shows all maps the city's Housing Site Inventory housing opportunity sites within the City of Antioch and Table 6-78 summarizes how the City will meet its RHNA. Based on pipeline and pending projects, projected ADU production, and the realistic capacity of the sites-Housing Sites Inventory, the City has capacity to accommodate 4,715 531 housing units, including 1,597 lower-income units. The development capacity within Antioch—illustrated in the Housing sites-Sites inventory—allows for a 27 to 29 percent “no net loss” buffer for lower-income units, as explained at the beginning of this chapter under RHNA Buffer in Section A, Regional Housing Needs Allocation in this chapter.

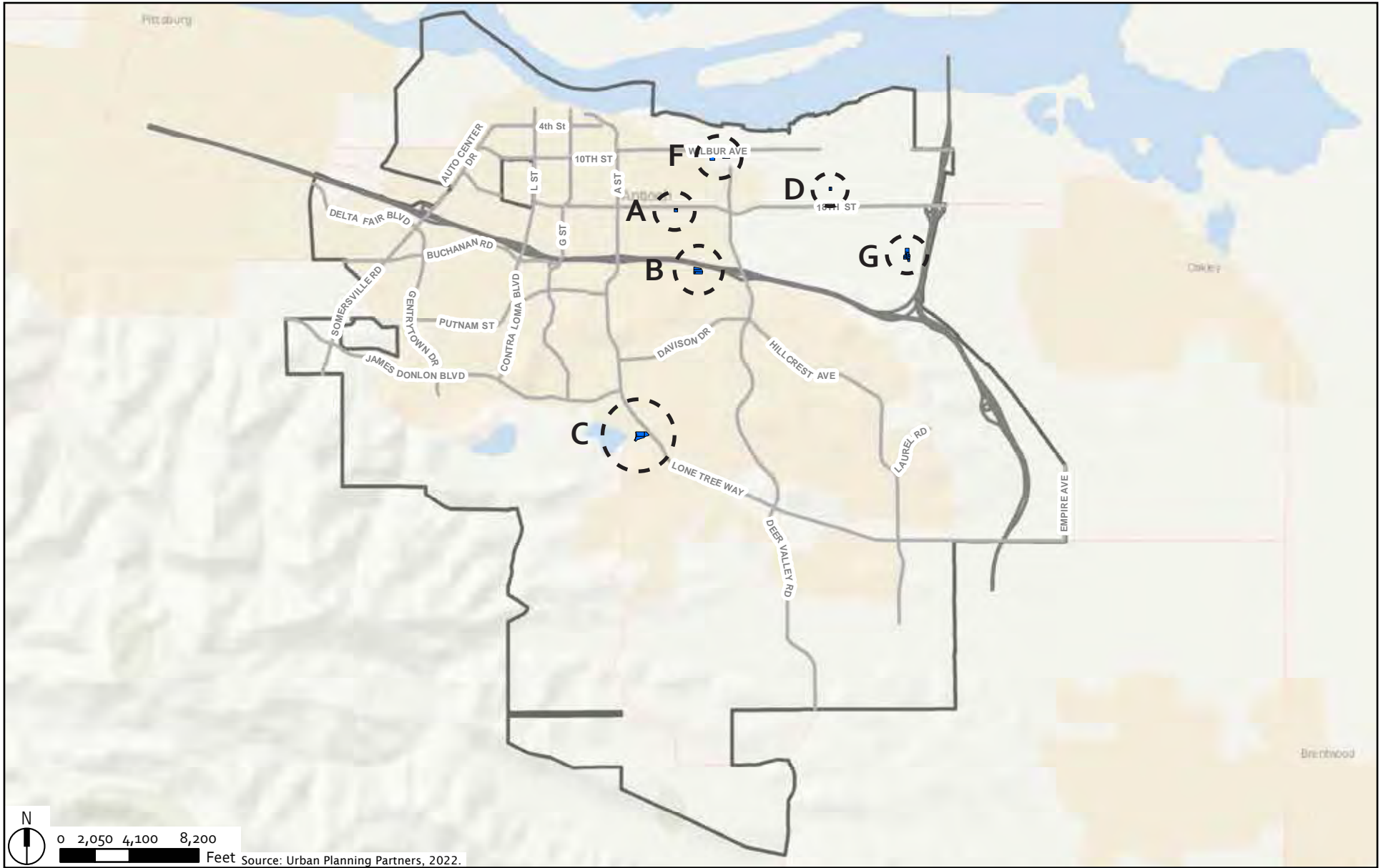
Table 6-89 shows the realistic yield by zoning district. The City will accommodate its lower-income units on sites between 0.5 and 10 acres² in the R-35 zoning district, where a minimum density of 30-25 du/acre applies. Recent development trends experienced within the city, including the 394-unit AMCAL project

² Except for one 12.3-acre site (APN 074-080-026), as explained earlier under “Large Sites” of Section C, Sites Inventory Methodology of this chapter.

6. ADEQUATE SITES

~~described within Section B, Credits Toward the RHNA in the RHNA Credits section of this Chapter, indicate that lower income units are being developed within the city at around 25 du/acre. See page 6-4.~~

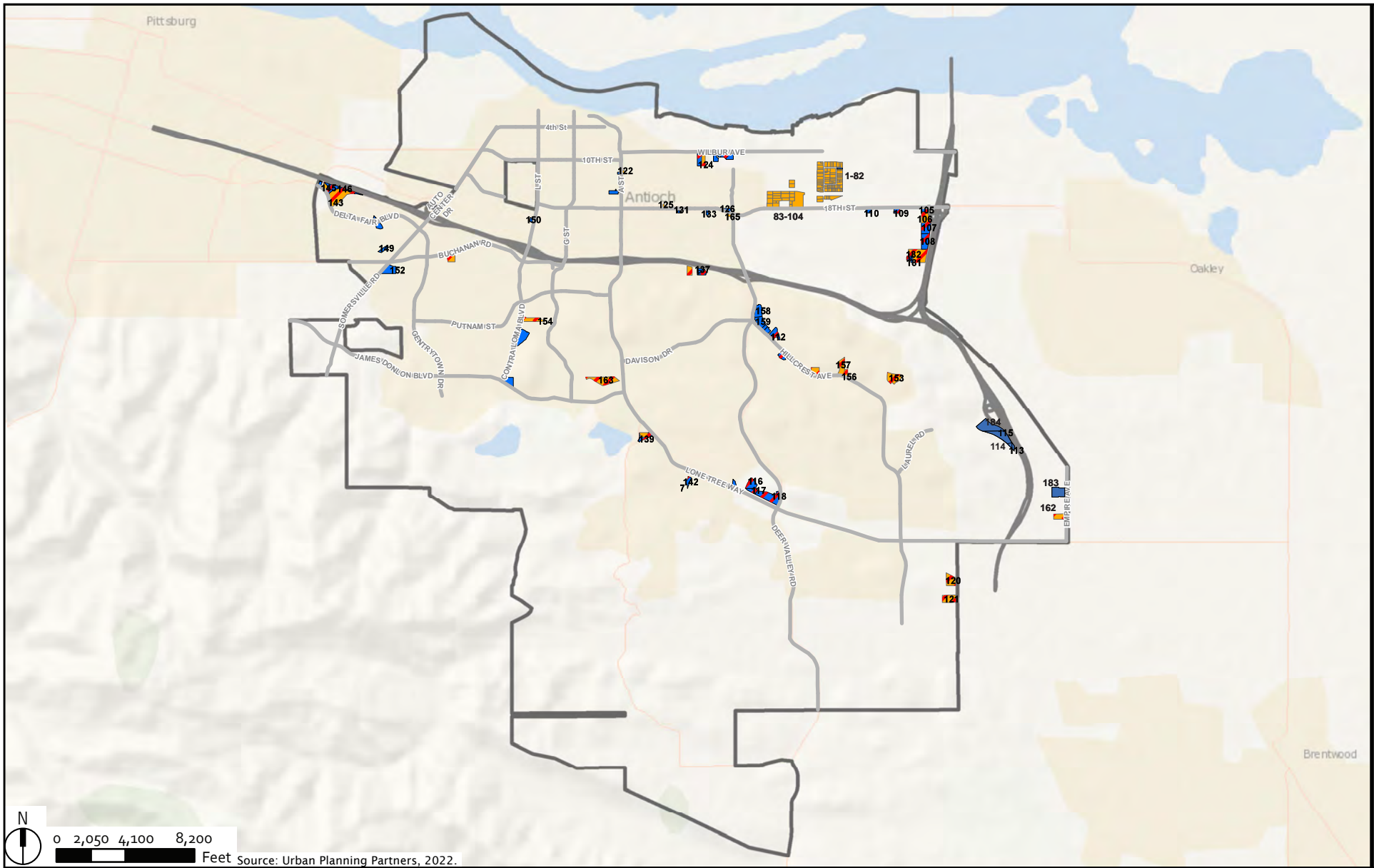
As shown in Table 6-89, there are 57 sites totaling over 130 acres that are identified to housing ~~extremely extremely-low-, very-very-low-, and low-income~~ households in the R-35 district. Moderate- and ~~above above-~~moderate-income units are accommodated on sites that are less than 0.5 acres and/or sites that are zoned for medium-density residential uses (i.e., R-20 and R-25 zones). ~~Additionally, no sites included within the Housing Sites Inventory are developed with housing affordable to individuals and families of lower- or very-low-income households, or subject to any other form of rent or price control through a public entity's valid exercise of its police power.~~



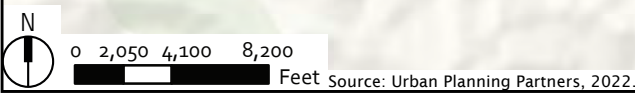
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Consolidated Sites

Figure 6-2
Consolidated Sites



B133



- Nonvacant Sites
- Vacant Sites
- Affordable Housing Sites

Figure 6-3
Sites Inventory

TABLE 6-78 SUMMARY OF RESIDENTIAL SITES INVENTORY

	Very-Low-Income Units	Low-Income Units	Moderate-Income Units	Above-Moderate-Income Units	Total Units
2023-2031 RHNA	792	456	493	1,275	3,016
Pipeline Units	91	299	0	4	394
Projected ADUs	41	41	41	13	136
Pending Units	4	0	0	286	290
Future Multi-Family Development	967746	548420	947804	2,1132,091	4,575,4,061
Total	1,099,882	888,760	988,845	2,130,394	5,105,4,881
Surplus	30790	432304	495352	8551,119	2,0891,865
Buffer Percentage	3911%	9567%	10071%	6788%	6962%

Source: ABAG Association of Bay Area Governments, 2021; City of Antioch and Urban Planning Partners, 2022.

TABLE 6-89 RESIDENTIAL CAPACITY BY ZONING

Zoning District	Permitted Density	Number of Parcels	Acreage	Realistic Yield				Total
				Very Low	Low	Mod.	Above Mod.	
R-20	0-20 du/acre	121120	85.3	0	0	207	323	530
R-25	20-25 du/acre	57	13-522.7	04	0	133	133337	266474
R-35	25-35 du/acre	5753	130-8119.6	967742	548420	607464	1,657215	3,7792,841
S-P	Net 15 du/acre*	4	18.6				216	216
Total		182184	229-6246	967746	548420	947804	2,113091	4,575061

Note: Assumes the rezonings shown in Table 6-910.

Housing sites designated S-P within the Housing Sites Inventory represent sites no. 1113-115, 184 which are included within a development application received by the City during the public review of the Draft Housing Element which proposes the development of 216 above-moderate-income units at approximately 15 du/acre.

Source: ABAG Association of Bay Area Governments, 2021; City of Antioch and Urban Planning Partners, 2022.

1. REZONING

As part of the Housing Element Update, the City will adopt a series of General Plan amendments required to facilitate rezonings related to meeting the City's RHNA requirements. As shown in Figure 6-4, the Housing Sites Inventory includes several housing sites that will be upzoned concurrent with adoption of this Housing Element to allow the development of greater residential density as well as sites that will be rezoned to allow residential uses, or to allow residential development at greater densities, to satisfy the City's RHNA obligations as demonstrated in Table 6-89 above. Rezonings will allow for the development of sites with 100 percent residential uses. None of the housing sites contained within the City's Housing Sites Inventory will be zoned a district which allows for non-residential uses.

Consistent with AB 725, which requires at least 25 percent of a jurisdiction's moderate and above moderate RHNA obligations be provided on sites allowing development of at least 4, but no greater than 100, du/acre; the Housing Sites Inventory proposes 50 percent, or 66 out of the 133 sites proposed to accommodate moderate- and above-moderate-income units, to allow development of greater than 4, but less than 100 dwelling units.

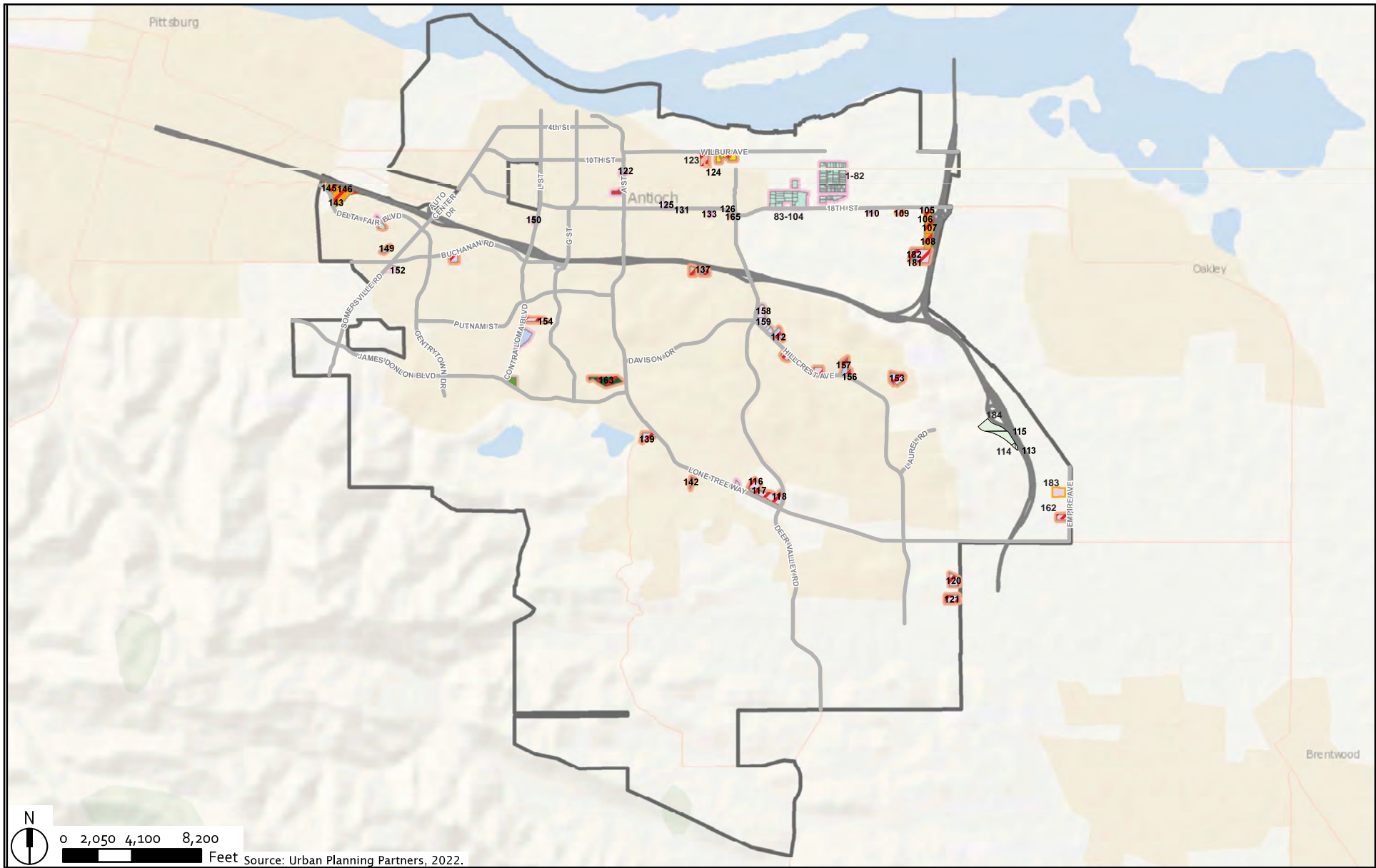
6. ADEQUATE SITES

~~To ensure these rezonings are consistent with the eCity's General Plan, the Housing sSites inventory also includes several associated General Plan Amendments as well. These rezonings and general plan amendments are outlined in Program 4.1.14, Rezoning and Specific Plan and General Plan Amendments of Chapter 7, Housing Goals, Policies and Programs -of this Element and and will -All All rezonings and associated General Plan amendments advanced under Impelmentation Program 4.1.14 (Rezoning and Specific Plan and General Plan Amendments) will be adopted prior to the start of the 6th Cycle are anticipated to be completed before the beginning of the Pplanning Period period in January 2023. The properties that are being rezoned, and undergoing General Plan -andAmendments, and long with their their residential capacities, are listed in Table 6-910.~~

~~2.~~

~~3.2.~~ BY-RIGHT SITES

State legislation requires special treatment for non-vacant sites that are repeated from the 5th ~~eyele-Cycle~~ Housing Element and vacant sites that are repeated from the 4th and 5th ~~eyele-Cycle~~ Housing Elements. This Housing Element reuses eight sites that were used in previous Housing Element(s). Half of the previously used sites are vacant sites that were used in the two consecutive previous Housing Elements and the other half are non-vacant sites that were used in the prior ~~5th eCycle~~, 2015-2023 Housing Element. Table 6-101 provides an overview of the eight recycled sites.



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Existing Zoning			Proposed Zoning		
 C-1	 P-D	 R-25	 S-P	 R-20	
 C-2	 P-D / S-H	 R-35		 R-25	
 C-3	 PBC / Cannabis Overlay	 R-6		 R-35	
 C-O	 R-20	 S		 Affordable Housing Sites	

Figure 6-4
Rezoned Sites

6. ADEQUATE SITES

TABLE 6-910 REZONING

APN	Address	Acreage	Current General Plan	Proposed General Plan	Current Zoning	Current Maximum Density (du/ac)	Proposed Zoning	Proposed Max Density
051-200-076	Holub Ln & E 18 th St	1.08	Convenience Commercial	High-Density Residential	P-D	--	R-35	35
051-230-028	3200 E 18 th St	1.286	Eastern Waterfront Employment Focus Area – Business Park	High-Density Residential	P-D	--	R-35	35
051-400-027	Wilson St & E 18 th St	1.204	Eastern Waterfront Employment Focus Area – Business Park	Medium-Density Residential	P-D	--	R-20	20
052-042-044	3901 Hillcrest Ave	1.62	Open Space	High-Density Residential	P-D	6	R-35	35
052-342-010	Wildflower Dr & Hillcrest Ave	3.77	Low Density Residential	High-Density Residential	R-6		R-35	20
053-060-055	Neroly Rd & Country Hills Dr	0.525	East Lone Tree Specific Plan Focus Area	High-Density Residential	S-P		R-35	35
053-060-056	Neroly Rd & Country Hills Dr	0.606	East Lone Tree Specific Plan Focus Area	High-Density Residential	S-P		R-35	35
053-060-057	Neroly Rd & Country Hills Dr	7.219	East Lone Tree Specific Plan Focus Area	High-Density Residential	S-P	--	R-35	35
055-071-106	Lone Tree Way & Country Hills Dr	3.628	Business Park	High-Density Residential	P-D	--	R-35	35
055-071-107	Lone Tree Way & Country Hills Dr	2.322	Business Park	High-Density Residential	P-D	--	R-35	35
055-071-108	Lone Tree Way & Deer Valley Rd	9.54	Business Park	High-Density Residential	P-D	--	R-35	35
055-071-113	Lone Tree Way & Country Hills Dr	0.96	Business Park	Medium-Density Residential	P-D	--	R-20	20
056-130-014	5200 Heidorn Ranch Rd	1.95	Medium Low Density Residential	High-Density Residential	P-D	--	R-35	35
056-130-011	5320 Heidorn Ranch Rd	5.04	Medium Low Density Residential	High-Density Residential	P-D	--	R-35	35
065-071-020	1205 A St	0.31	A Street Interchange Focus Area – Residential	Medium-Density Residential	C-0	25	R-20	20

TABLE 6-910 REZONING

APN	Address	Acreage	Current General Plan	Proposed General Plan	Current Zoning	Current Maximum Density (du/ac)	Proposed Zoning	Proposed Max Density
065-110-006	810 Wilbur Ave	2.86	High-Density Residential	High-Density Residential	R-25	25	R-35	35
065-110-007	701 Wilbur Ave	2.5	High-Density Residential	High-Density Residential	R-25	0	R-35	35
065-161-025	301 E 18 th St	0.31	Medium Low Density Residential	Medium-Density Residential	C-0	0	R-20	20
067-093-022	A St & Park Ln	0.32	A Street Interchange Focus Area – Commercial and Residential	Medium-Density Residential	C-0	0	R-20	20
067-103-017	A St	1.774	A Street Interchange Focus Area – Commercial and Residential	Medium-Density Residential	C-0	0	R-20	20
068-082-057	Terrace Dr & E 18 th St	0.659	Neighborhood Community Commercial	Medium-Density Residential	C-2	6	R-20	20
068-252-041	2721 Windsor Dr	1.57	Medium Low Density Residential	High-Density Residential	R-6	6	R-35	35
068-252-042	Windsor Dr & Iglesia Ct	0	Medium Low Density Residential	High-Density Residential	R-6	6	R-35	35
068-252-043	Windsor Dr & Iglesia Ct	0	Medium Low Density Residential	High-Density Residential	R-6	6	R-35	35
068-252-045	2709 Windsor Dr	0	Medium Low Density Residential	High-Density Residential	R-6	6	R-35	35
071-370-026	3351 Contra Loma Blvd	1	Public/Institutional	Medium-Density Residential	R-6	--	R-20	20
072-400-036	Cache Peak Dr & Golf Course Rd	2.01	Convenience Commercial	High-Density Residential	P-D	--	R-35	35
072-400-039	4655 Golf Course Rd	2	Convenience Commercial	High-Density Residential	P-D	--	R-35	35
072-400-040	Cache Peak Dr & Golf Course Rd	0.212	Convenience Commercial	High-Density Residential	P-D	--	R-35	35

6. ADEQUATE SITES

TABLE 6-910 REZONING

APN	Address	Acreage	Current General Plan	Proposed General Plan	Current Zoning	Current Maximum Density (du/ac)	Proposed Zoning	Proposed Max Density
072-450-013	Dallas Ranch Rd	1.5	Office	High-Density Residential	P-D	0	R-35	35
074-122-016	Delta Fair Blvd	0.6	Western Antioch Commercial Focus Area – Regional Commercial	Medium-Density Residential	C-3	0	R-20	20
074-123-004	Delta Fair Blvd & Fairview Dr	1.75	Western Antioch Commercial Focus Area – Regional Commercial	High-Density Residential	C-3	0	R-35	35
074-123-005	Fairview Dr	1.45	Western Antioch Commercial Focus Area – Regional Commercial	High-Density Residential	C-3	0	R-35	35
074-343-034	2100 L St	1.5	Convenience Commercial	Medium-Density Residential	C-1	0	R-20	20
075-460-001	James Donlon Blvd & Contra Loma Blvd	3.13	Office	High-Density Residential	C-1	--	R-25	25
052-061-053	4325 Berryessa Ct	5	Low Density Residential	High-Density Residential	P-D	20	R-35	35
071-130-026	3195 Contra Loma Blvd	2.9	High-Density Residential	High-Density Residential	R-20	25	R-35	35
068-251-012	620 E Tregallas Rd	0.86	High-Density Residential	High-Density Residential	R-25	--	R-35	35
052-061-014	4215 Hillcrest Ave	0.998	Open Space	High-Density Residential	S	6	R-35	35
052-042-037	4201 Hillcrest Ave	4.39	Open Space	High-Density Residential	R-6	--	R-35	35
052-140-013	Wildflower Drive	4.18	Mixed Use	High-Density Residential	P-D	--	R-25	25
052-140-014	Wildflower Drive	3.95	Mixed Use	High-Density Residential	P-D	--	R-25	25
052-140-015	Wildflower Drive	0.91	Mixed Use	High-Density Residential	P-D	--	R-25	25
052-140-016	Wildflower Drive	1.31	Mixed Use	High-Density Residential	P-D	--	R-25	25

TABLE 6-910 REZONING

APN	Address	Acreage	Current General Plan	Proposed General Plan	Current Zoning	Current Maximum Density (du/ac)	Proposed Zoning	Proposed Max Density
056-120-096	2721 Empire Ave	3.3	East Lone Tree Focus Area	High-Density Residential	P-D	--	R-35	35
072-011-052	3950 Lone Tree Way	4.2	Medium-Density Residential	High-Density Residential	P-D/S-H	--	R-35	35
051-200-065	3415 Oakley Rd	4	Public/Institutional	High-Density Residential	P-D	6	R-35	35
068-091-043	1018 E 18 th St	0.84	Neighborhood Community Commercial	High-Density Residential	R-6	--	R-35	35
076-231-007	1919 Buchanan Rd	1.5	Public/Institutional	High-Density Residential	P-D	0	R-35	35
065-122-023	Apollo Ct	1.6	Eastern Waterfront Employment Focus Area	High-Density Residential	PBC/ Cannabis Overlay	0	R-35	35
061-122-029	Apollo Ct	1.7	Eastern Waterfront Employment Focus Area	High-Density Residential	PBC/ Cannabis Overlay	0	R-35	35
061-122-030	Apollo Ct	2.1	Eastern Waterfront Employment Focus Area	High-Density Residential	PBC/ Cannabis Overlay	0	R-35	35
061-122-028	Apollo Ct	0.6	Eastern Waterfront Employment Focus Area	High-Density Residential	PBC/ Cannabis Overlay	--	R-35	35
052-370-009	Hillcrest Ave	2.13	Office	High-Density Residential	P-D	--	R-35	35
<u>056-120-098</u>	<u>Empire Ave</u>	<u>6.4</u>	<u>East Lone Tree Focus Area</u>	<u>N/A</u>	<u>P-D</u>	<u>--</u>	<u>R-25</u>	<u>25</u>

6. ADEQUATE SITES

TABLE 6-910 REZONING

APN	Address	Acreage	Current General Plan	Proposed General Plan	Current Zoning	Current Maximum Density (du/ac)	Proposed Zoning	Proposed Max Density
051-390-006, 051-390-005, 051-390-004, 051-390-003, 051-390-002, 051-390-001, 051-390-016, 051-390-011, 051-390-010, 051-390-009	3301-3333 Jessica Ct & 3345 Oakley Rd	2.98	Medium-Density Residential	High-Density Residential	P-D	--	R-35	35
076-010-039	Somersville Rd and Buchanan Rd	4.77	Western Antioch Commercial Focus Area - Regional Commercial	Medium-Density Residential	R-20	20	No change¹	No change

Rezoning of these sites will take place prior to January 31, 2023.

¹This parcel currently has a mismatch between its General Plan designation and zoning. The zoning is not proposed to change but clean-up is needed to make the General Plan consistent with the zoning.

Source: City of Antioch, 2022.

TABLE 6-101 REUSED SITES AND REZONING

APN	Address	Acreeage	2015-2023 Element	2007-2015 Element	2022-2030 Housing Element	Current Zoning	Current Allowed Density	Proposed Zoning	Proposed Allowed Density
051-200-037	1841 Holub Ln	4.4	Vacant and single-family residential ^a	N/A	Non-Vacant	R-35	35 du/ac	--	--
065-110-006	810 Wilbur Ave ³	2.86	Non-Vacant: Single-family residential	Vacant	Vacant.	R-25	25 du/ac	--R-35	35-25 du/ac
065-110-007	701 Wilbur Ave	2.5	Non-Vacant: Single-family residential	N/A	Non-Vacant.	R-25	25 du/ac	R-35	35 du/ac
065-262-035	1015 E 18 th St	0.68	Vacant	Vacant	Vacant.	R-20	20 du/ac	--	--
067-103-017	A St	1.77	Vacant	Vacant	Vacant.	C-0	0 du/ac	R-20	20 du/ac
068-252-045	2709 Windsor Dr	0	Vacant	Vacant	Vacant.	R-6	6 du/ac	R-35	35 du/ac
074-080-026	Delta Fair Blvd & Belle Dr	12.26	Vacant	N/A	Non-Vacant.	R-35	35 du/ac	--	--
068-251-012	620 E Tregallas Rd	0.86	Non-vacant. Religious institution	Non-vacant. Church	Non-Vacant. Church	R-25	25 du/ac	R-35	35 du/ac

Notes: -- = no change; BMR = below market rate

^a Included in a consolidated site made up of vacant parcels and non-vacant parcels with single-family residential.

Source: City of Antioch, 2022.

³ During the public review of the dDraft Housing Element, the City of Antioch received a development application on 810 Wilbur Avenue which proposes the development of 74 dwelling units, consistent with the site's existing zoning designation and relevant sState laws. Accordingly, this site is no longer proposed to be rezoned as part of the housing element. It is still included within the Housing Sites Inventory as a pending project.

6. ADEQUATE SITES

Per State law, sites that are reused from previous Housing Element(s) must establish a program to rezone these sites to allow residential use by-right for housing developments in which at least 20 percent of the units are affordable to lower-income households. However, the program is not necessary if sites are rezoned to a higher density as part of a General Plan update. Since five of the eight sites [included within Table 6-101, above](#), are proposed to be rezoned prior to the beginning of the [Planning Period](#), they are treated as new sites and therefore do not need by-right zoning. Three sites are subject to by-right zoning, as listed in [Table 6-112, below](#). By-right programs are established in [Program 54.1.7, Streamlined Approvals of the Housing Element in Chapter 7, Housing Goals, Policies, and Programs](#).

TABLE 6-112 BY-RIGHT SITES

APN	Address	Acreage	2015-2023 Element	2007-2015 Element	2022-2030 Housing Element
051-200-037	1841 Holub Ln	4.4	Vacant and single-family residential ^a	N/A	Non-Vacant. Proposed for lower-income units.
065-262-035	1015 E 18 th St	0.68	Vacant	Vacant	Vacant. Proposed for moderate and above-moderate units given the density, but by-right approval will be required for projects with 20% of units BMR.
074-080-026	Delta Fair Blvd & Belle Dr	12.26	Vacant	N/A	Non-Vacant. Proposed for lower-income units.

^a Included in a consolidated site made up of vacant parcels and non-vacant parcels with single-family residential.

^b Since the adoption of the 2015-2023 Housing Element, this site was developed with solar panels. Because it is now a non-vacant site that has been repeated in two consecutive elements, it is conservatively assumed to be subject to by-right requirements.

Source: City of Antioch and Urban Planning Partners, 2022.

4.3. NON-VACANT SITES

The degree of a site's underutilization was a consideration within the site identification process. This was measured using the land to improvement ratio (also called the improvement ratio) from ABAG's Housing Element Site Selection Tool (HESS). This measurement which was compiled by dividing improvement value by the improvement value added with land value. A lower improvement ratio indicates that a property is underutilized [relative to the property's land values](#), with values less than 1.0 indicating underutilization and [demonstrating potential market interest in future redevelopment for further development](#). All non-vacant sites [on in the inventory Housing Sites Inventory](#) have a land to improvement ratio less than 1.0, with values ranging from 0 to 0.95. The improvement ratios of each non-vacant site [is are](#) included in the discussion of RHNA sites later in this document.

Less than half of the sites included in the [Housing Sites Inventory](#) are non-vacant. As shown in [Table 6-123](#), the majority (53 percent) of the [1,515-166](#) affordable units (i.e., very low- and low-income units) are accommodated on vacant sites. The non-vacant sites identified in the [Housing Sites Inventory](#) were selected based on environmental constraints and infrastructure capacity, existing land uses, developer/property owner interest, and surrounding land uses. The selected non-vacant sites are underutilized based on the existing site use compared to what is allowed under existing or proposed zoning. Non-vacant sites [on the inventory in the Housing Sites Inventory](#) are typically developed with 1) aging single-family homes, 2) religious institutions that are interested in or attractive candidates to add housing to their properties, or 3) minor improvements such as sheds or billboards that would impose an obstacle to redevelopment. Although Antioch does not have recent experience with housing redevelopment (all the projects on [Table 6-67](#) are on vacant sites), the City has made a diligent effort to ensure that non-vacant sites in the [Housing Sites Inventory](#) have the potential to [be redeveloped](#). [The](#)

City and has included programs to assist in the sites' redevelopment, such as programs to facilitate missing middle housing in the Viera and Trembath clusters and programs to facilitate the development of housing on lots owned by religious institutions.

TABLE 6-123 VACANT AND NON-VACANT SITES BREAKDOWN

	On Vacant Parcels	On Non-Vacant Parcels	Total	Percentage Vacant	Percentage Non-Vacant
Very low-income units	515369	452377	967746	5349%	4751%
Low-income units	292206	257214	548420	5349%	4751%
Moderate-income units	562467	385337	947804	5958%	4042%
Above moderate-income units	1,156257	957834	2,113091	5560%	4440%
Total for Affordable Units	806575	709591	1,516,166	53%	47%
Total for All Units	3,344,299	2,760,762	6,094,061	5557%	4543%

Note: Assumes the rezonings shown in Table 6-910. Affordable units include very low- and low-income units.
Source: City of Antioch and Urban Planning Partners, 2022.

5.4. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

All sites shown in the Housing Sites Inventory are infill sites located within urbanized areas of the city and overall, do not have environmental or infrastructure constraints that would preclude future development. This includes any sites in the Housing Sites Inventory which are eCity-owned or dedicated to institutional uses.

INFRASTRUCTURE CONSTRAINTS

The sites either already have infrastructure service or are located close to other properties with existing services. Many sites would require lateral expansions or mainline utility expansions to connect to existing utilities. However, these expansions are a standard and inexpensive component of nearly all housing construction. Capacity issues have not been identified in the locations where lateral expansions or mainline expansion would be required.

As part of the 6th eCycle Housing Element Update process, the eCity commissioned Sherwood Engineers to conduct a wet utility analysis of the city's water, sewer, and stormwater systems. This analysis is contained within an Infrastructure Report from Sherwood Engineers dated May 2022 which evaluated the city's wet system utilities against the eCity's 6th eCycle RHNA obligations. The Infrastructure Report determined that there is sufficient utility capacity to accommodate the City's RHNA obligations. It was determined that any required infrastructure upgrades or improvements that may be required in specific areas of the city to allow for housing site development would include lateral and mainline extensions which are typical requirements of the development process and provided by developers.

There are two areas of the city where greater infrastructure expansion may be necessary to accommodate future development: sites near the intersection of Deer Valley Road and Lone Tree Way (see sites 116-119 in Figure 6-3) and sites along the eastern edge of the city along Highway State Route 4 (see sites 113-115 in Figure 6-3). There have been sewer deficiencies identified in the area around the Deer Valley Road and Lone Tree Way intersection but analysis from Sherwood Engineers indicates that

6. ADEQUATE SITES

they are still feasible sites. Sites near ~~Highway State Route~~ 4 on the west edge of Antioch would require some utility expansions, including potential pump station or force main requirements. This does not preclude development and the ~~City~~City has recently received a development inquiry for one of the ~~Highway State Route~~ 4 sites, indicating there is development interest.

~~Development across the city has demonstrated that infrastructure expansion is not a constraint to development, and it~~ is anticipated that even the sites with larger infrastructure expansions would still be feasible given the recent experience of the AMCAL ~~P~~project, ~~and~~ Wildflower Station, and The Ranch, which included the provision of infrastructure such as water lines, sewer lines, drainage facilities, and/or circulation improvements.

ENVIRONMENTAL CONSTRAINTS

There are various environmental constraints throughout ~~the City of Antioch~~Antioch which must be considered as part of the analysis of adequate sites to ensure feasibility of housing development. Environmental constraints which have the ability to influence or impede development in certain parts of the city are described below.

Flood Zones

The city's location along the San Joaquin River-Sacramento River Delta, as well as its inland creek systems mean portions of the city are located with Federal Emergency Management Agency (FEMA) flood zones and may experience seasonal or regular flooding. While some of the sites are near flood zones, no sites themselves are located within a flood zone. Additionally, future development of housing on these adequate sites will be in compliance with Section 6-9, Stormwater Management and Discharge Control, of the City's Municipal Code which requires compliance with the Contra Costa Clean Water Program Stormwater C.3. Guidebook. The City will also continue cooperative flood management planning with Contra Costa County Flood Control and Water Conservation District (CCCFCWCD) to ensure appropriate flood control improvements are implemented citywide to mitigate any additional storm flows created by the development of adequate sites.

Earthquakes

While there are no active fault lines within Antioch, the city's proximity to various fault lines throughout the larger region leave it vulnerable to dangerous seismic hazards. These hazards may include extreme ground-shaking, soil liquefaction and/or settlement, and subsequent structural damage which poses a hazard to human life. Additionally due to the abundance of earthquake fault lines in the region, a majority of Antioch, as well as the adequate sites, are located within a California Geological Survey (CGS) Liquefaction Zone. During a violent earthquake, these areas are at risk of experiencing liquefaction, a phenomenon where saturated soils take on the characteristic of liquid and no longer can support structures, leading to property damage and potential casualties.

The City of Antioch outlines several actions within its Climate Action and Resilience Plan to mitigate the potential harmful effects of earthquakes which may pose as a constraint to future housing development. These actions focus on proactive measures the ~~City~~city can take to better prepare for earthquakes and that allow the ~~City~~city to adapt and recover from earthquakes more effectively and with minimized losses. These measures include building earthquake resiliency into the City's development code requirements for new developments, retrofitting older structures, and educating the public regarding emergency shelters and evacuation transportation options. These measures are in addition to existing building codes and construction standards established in the California Building Code, the requirements of the City of

Antioch Municipal Code, and City's General Plan which are intended to increase building resiliency to earthquake hazards.

Other Constraints

Other environmental constraints that have the potential to influence development of housing sites. Housing Sites in general may include hazardous material contamination, dedicated easements, and other encumbrances or title conditions, or the presence of sensitive natural habitats or biological resources. To accommodate the City's RHNA obligations and potential site constraints upon individual housing sites, development, the realistic capacity of the Housing Sites inventory is calculated using the minimum permitted density threshold allowed by each Housing Site's zoning district. Accordingly, future residential development of Housing Sites will be able to design around any unique site constraints while still maintaining the development's ability to accommodate the realistic capacity included in the Housing Sites inventory.

6.5. RHNA SITES

As shown in Figure 6-3, the proposed Housing Sites are evenly distributed throughout the city. This section describes the various pockets of sites-Housing Sites that can be categorized based on their proximity to one another. The descriptions in this section reference below median income neighborhoods and environmental justice (EJ) areas. The relationship of the sites-Sites to these and other AFFH factors is described more thoroughly in *Chapter 3, Affirmatively Furthering Fair Housing*.

VIERA SITES



Sites 1-82 (-82 Total Sites)

The area was annexed into Antioch in 2013 and is currently underutilized in regards to housing development. The **sHousing Sites** in this cluster are proposed to be rezoned to the R-20 district with the understanding that increased density could promote housing development in the area and that larger lots in this area have the capacity to redevelop. Although no affordable housing units are planned for this area, these **sites-Housing Sites** will support the development of missing middle housing sites. The rezoning determination was made in consultation with Mogavero Architects. Given there is no minimum density requirement in the R-20 zone, larger properties could develop with medium-density, multi-family projects up to 20 du/acre while smaller **Housing Sites** could utilize the provisions of SB 9 or add ADUs to **more** modestly increase density. **Because-Since** the R-20 district allows multiple building typologies, property owners will be able to assess the market for what makes the most sense on their property.

As mentioned under Realistic Capacity earlier in this chapter, the **Housing Sites** to the south around Bown Avenue and Vine Lane are more densely developed and are assumed to have a realistic capacity of zero. Other **Housing Sites** in this area are conservatively assumed to develop with a density of 6 du/acre, which is equivalent to 30 percent of the allowed density in the R-20 zone.



Aerial view of typical non-vacant sites along Viera Ave.

Non-Vacant (81 Sites) (1-69, 71-82)



Aerial view of typical non-vacant sites along Viera Ave.

These **sHousing Sites** are **currently** residential lots occupied primarily by single-family residences. The **Housing Ssites** are located north of State Route 4 and east of State Route 160. The **Housing Ssites** in this area are currently zoned **asS: Zoning Study District(S) District**, with areas to the west zoned **PBC: Planned Business Center (PBC)**, **M-2-Heavy Industrial (M-2)** to the north, **PBC: Planned Business Center (PBC)** to the east, and **P-D: Planned Development (P-D) District** to the south.

The **Housing Ssites** range in size from 0.2 acres to 1.6 acres and the improvement ratios range from 0.13 to 0.89. The few buildings within this area with documented building ages listed with the County Assessor

6. ADEQUATE SITES

list them as being built between 1950-1953. The age of the homes, underutilization of many sites, and access to infrastructure and utilities make these [Housing Sites](#) suitable for redevelopment.



Site 70 / APN: 051-082-010

Vacant (1 Site) (70))

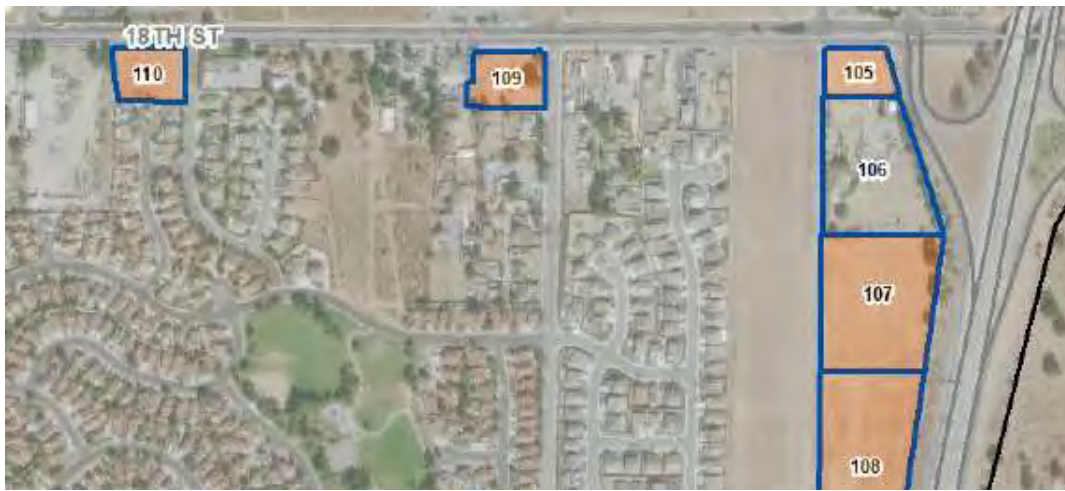


Site 70 (~~APN: 051-082-010~~)

~~Site number~~Site 70 is vacant. The Viera information from earlier is consistent with this [Housing Site](#), with the only difference is that this is the only [Housing Site](#) within this area that is vacant. As a 0.43-acre lot, this ~~site~~[Housing Site](#) is anticipated to develop with two units.



18TH STREET AREA



Sites 105-110, 125-127, 130-133, 165 (-14 Total Sites)

18th Street is major road in Antioch located north of State Route 4 and east of State Route 160. The street runs horizontally, from west to east, cutting through low-income neighborhoods and **environmental justice (E)** neighborhoods in the western half. The **Housing Sites** in this area are currently zoned P-D, R-

6. ADEQUATE SITES

20, R-35, C-2, and R-6. Areas to the north and south of the street, near the east are largely zoned C-3, PBC, and S: ~~Zoning Study District~~. As the street progresses west, the area takes on commercial and residential zoning districts such as C-1, C-2, and R-20.

The proposed zoning for these ~~Housing Ssites~~ will primarily be R-20 except for ~~sites-Housing Sites~~ farther east that are outside of or on the periphery of the EJ area. The R-20 zoning will promote the development of medium-density units for moderate- and above moderate-income households. Sites 125 and 133 (APNs 065-161-025 and 068-082-057) are both surrounded by single-family homes on most sides and are smaller ~~sitesHousing Sites~~. For these reasons, a density of 12 du/acre was used to calculate a realistic capacity of 2 units and 6 units for ~~sSites~~ 125 and 133, respectively. All other R-20 ~~sHousing Sites~~ in the East 18th Street Area utilized a density of 20 du/acre to calculate their allowed capacity and a yield of 80 percent of that capacity was conservatively used to calculate the realistic capacity. The ~~Housing Ssites~~ that utilized 20 du/acre for their capacity calculations are typically better-served by transit and services and farther and/or easier to buffer from existing single-family homes than their R-20 townhome counterparts that used 12 du/acre in their calculation.

Non-Vacant (3 Sites) (106, 125, 165)

The non-vacant ~~sites-Housing Sites~~ along 18th Street are occupied by single-family residences and a parking lot. The ~~Housing Ssites~~ range in size from 0.3 acres to 4.4 acres.

Site 106, 1841 Holub Ln, was included in the previous ~~housing-Housing elementElement~~. It is currently zoned R-35 and will keep that zoning designation. Its improvement ratio is 0.67. Projects with 20 percent of units designated as below-market-rate would therefore be allowed by-right. The ~~site-Housing Site~~ is 4.4 acres and currently developed with a single-family residence, giving it a high degree of underutilization (a minimum of 132 units would apply should the site redevelop).

Site 125 is currently developed with a surface parking lot. This is a smaller 0.31-acre ~~site-Housing Site~~ surrounded by a mix of single-family residential and commercial uses, ~~and its~~ improvement ratio is 0.56. Given its size and location, a density of 12 du/ac was used to conservatively calculate up to 2 units on the ~~Housing Ssite~~.



~~Housing Site 165 (+1018 E 18th Street)~~

Site 165 is currently developed with a single-family residence built in 1941 and has an improvement ratio of 0.58. The proposed density of 30-35 du/acre for this 0.84-acre ~~Housing Ssite~~ allows for the development of affordable housing to be more financially feasible. It is in the EJ neighborhood but it is the

northwesternmost parcel within the EJ boundaries, indicating it may be impacted less than other EJ sites. The [Housing Site](#) is near commercial uses and bus service on East 18th Street and Hillcrest and abuts a preschool to the south.

Vacant Sites (11 Sites) (105, 107-110, 126-127, 130-133)

The 11 vacant [Housing Sites](#) in the East 18th St Area range in size from 0.08 acres to 5.71 acres. The existing zoning for these [sites-Housing Sites includeincludes](#) P-D, R-35, R-20, and C-2. The surrounding land uses for these vacant [sites-Housing Sites](#) is consistent with the information for the non-vacant [sites-Housing Sites](#) above.

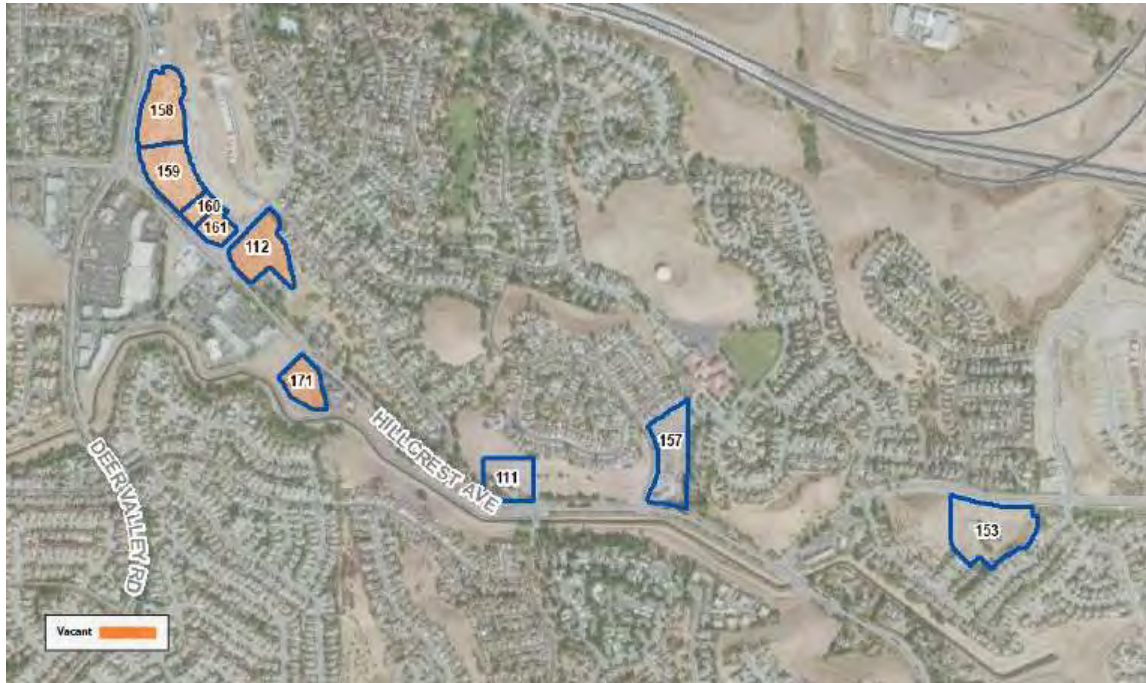
From these 11 vacant [Housing Sites](#), 4 will be capable of supporting affordable housing units. Two of these [Housing Sites](#)—~~sites~~ Site 105 (051-200-076) and 109 (051-230-028)—~~will~~ will be rezoned from P-D to R-35 to accommodate affordable housing. The other two have existing zonings of R-35 and will maintain that zoning.



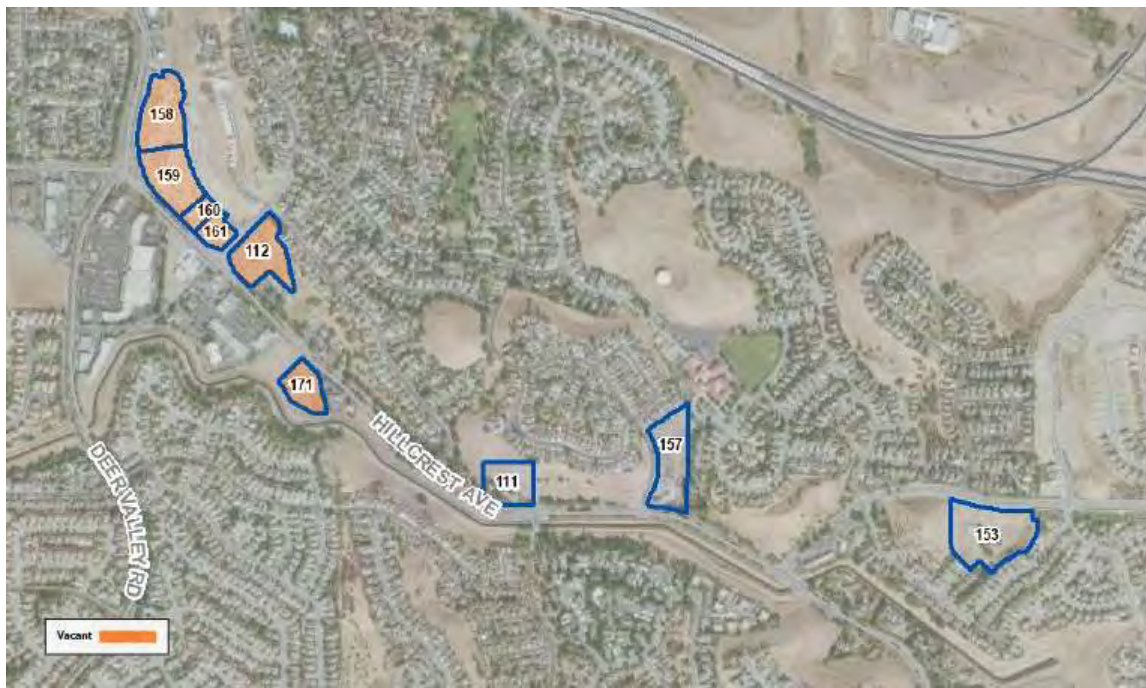
Site 105 (~~APN: 051-200-076~~)

Site 127, 1015 E 18th Street, currently zoned R-20, was included in the previous two [housing-Housing elementsElements](#). This [sHousing Site](#) will keep its R-20 zoning designation and therefore future project on this [Housing Site](#) with 20 percent of units designated as below-market-rate would be allowed by-right.

6. ADEQUATE SITES



HILLCREST AVENUE



Sites 111, 112, 153, 156-161, 171 (10 Total Sites)

The Housing Sites in this area are located near Hillcrest Avenue, south of State Route 4 and east of State Route 160. Overall, the area primarily has a residential typology.

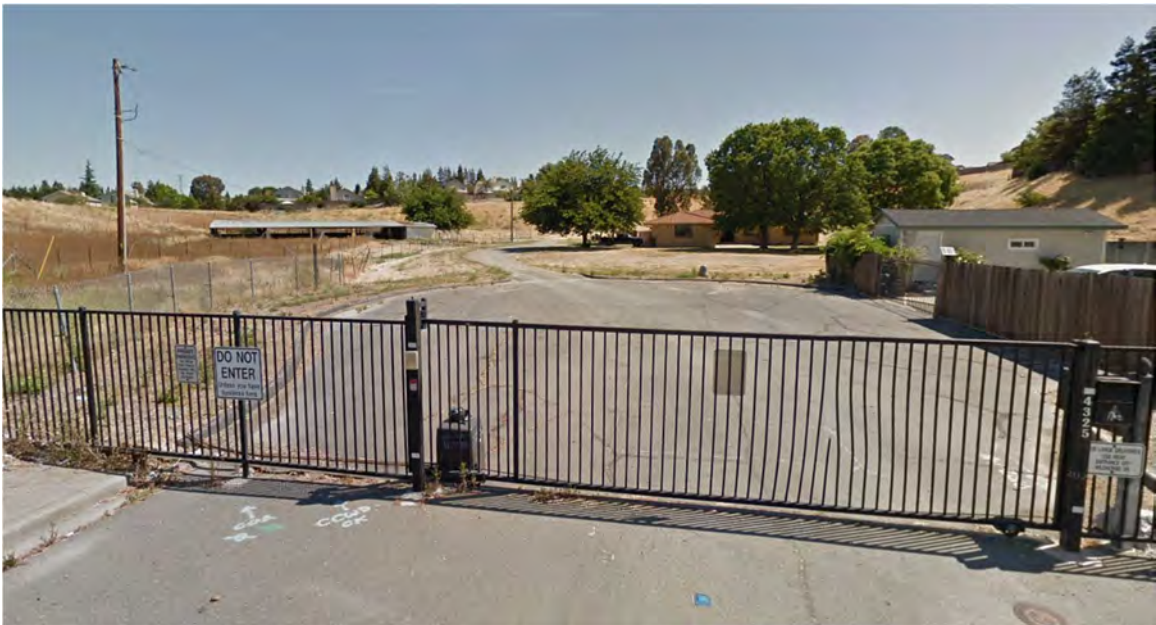
Non-Vacant (4 Sites) (111, 153, 156-157)

The non-vacant [sites-Housing Sites](#) in the Hillcrest Avenue Area are residential lots each developed with a single-family house. The existing residences were built between 1956-1979 with improvement ratios ranging from 0.28 to 0.8. The [sites-Housing Sites](#) range in size from 0.9 acres to 5 acres. Two of these [Housing sSites](#), [site-Site](#) 111 (052-042-044) and [site-Site](#) 153 (052061053) are zoned P-D, with the remaining two zoned S, ([site-Site](#) 156 [052-061-014]) and R-6 ([site-Site](#) 157 [052-042-037]). The area around these [sites-Housing Sites](#) is primarily zoned P-D with an area north of these sites being zoned [HPD](#): Hillside Planned Development ([HPD](#)).

All four of these [sites-Housing Sites](#) will be rezoned to R-35 placing them at a density this financially feasible for affordable housing. Single-family residences are the main use currently occupying each lot. Given the age of the homes (approximately 45 to 65 years old) and the degree of underutilization (improvement ratios of 0.8 and lower), the existing uses are not anticipated to prevent redevelopment.

Vacant (6 Sites) (112, 158-161, 171)

Currently [all-ofall these-sHousing Sites](#), except for 112, are zoned P-D. Site 112 is zoned R-6. Sites 158-161 will be rezoned R-25 and the others ([sites-Sites](#) 112 and 171) will be rezoned to R-35. Most of these [Housing sites-Sites](#) comprise the Wildflower Station project. The City has stated that the developer of the Wildflower project is interested in pursuing residential development, specifically condominiums at densities consistent with the R-25 zoning district, instead of the commercial uses it had previously proposed.



Site 153 (~~4~~4325 Berryessa Court)

Located near the intersection of three major roads and just south of the Antioch BART Station, these [sites-Housing Sites](#) have access to ample transportation options. From the six vacant [Housing Ssites](#) in this area, two will be eligible for affordable housing given their sizes and allowed densities, [Ssite](#) 112 (052-342-010) and 171 (052-370-009).

6. ADEQUATE SITES



Site 112 (APN: [7-052-342-010](#))



TREMBATH

LANE



6. ADEQUATE SITES

Sites 83-104 (22 Total Sites)

These ~~sites-Housing Sites~~ are clustered along East 18th Street between Trembath Lane and St Claire Drive. East 18th Street is a major road in Antioch located north of State Route 4 and east of State Route 160. The street runs horizontally, from west to east, Trembath Lane and St Claire Drive are not public streets and do not have sewer connections. Lateral expansions are required to provide sewer service to these sites. However, there are no prior capacity issues identified for this area, and ~~s-~~-based input from Sherwood Engineers, these ~~sites-Housing Sites~~ are considered viable for future housing development.

Non-Vacant (22 Sites) (83-104)

The non-vacant ~~sites-Housing Sites~~ along 18th Street west of the Viera area are largely occupied by single-family residences. The ~~Housing Sites~~ range in size from 0.3 acres to 8 acres and the improvement ratios range from 0 to 0.95. The ~~sites-Housing Sites~~ in this area are zoned C-2, R-35, R-6, and S. Areas to the north and south of the street, near the east are largely zoned C-3, PBC, and S-~~Zoning Study District~~. As the street progresses west, the area takes on commercial and residential zoning types such as C-1, C-2, and R-20.



Site 85 (~~#-1710 Trembath Lane~~)

The ~~sites-Housing Sites~~ are being rezoned to R-20. The ~~sites-Housing Sites~~ are underutilized and are primarily developed with single-family residences. Given the infrastructure expansion needed to serve these ~~sites-Housing Sites~~ and the allowed density of 20 du/acre, it is anticipated that only moderate- and above-moderate units would develop here.



Site 85 / 1710 Trembath Lane

6. ADEQUATE SITES

EAST LONE TREE FOCUS AREA



Sites 113-115, 162 (-4 Total Sites)

This cluster is located near the southeastern boundary of Antioch. Site 162 in particular is right at the Antioch boundary with Brentwood. This area is not within a below median income or EJ neighborhood.

Non-Vacant (1 Site) (162)

This non-vacant site, 162 (056-120-096), is developed with a residence built in 1976 with an improvement ratio of 0.65. It is currently zoned P-D and will be rezoned to R-35. Currently the site is surrounded by rural land and large retail centers such as JCPenny, Office Depot, and Best Buy. Higher-density housing is proposed here because of the size of the site, surrounding uses, and location in the city. The R-35 zoning district would make the site conducive for affordable housing. This site is neither in a below median income area nor in an EJ area, making it an attractive site to target for affordable housing.



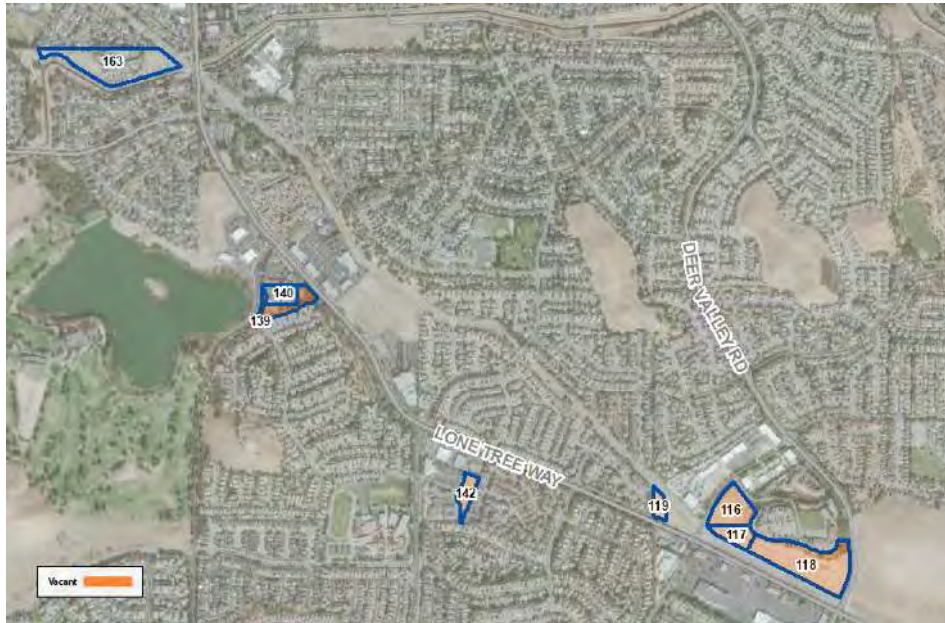
Site 162 (2721 Empire Avenue)

Vacant (3 Sites) (113-115)

These sites are located just west of State Route 4 in a vacant area with single-family development located roughly 0.5 miles west and south of the sites. These sites range in size 0.5 to 7.2 acres. These sites are in the East Lone Tree Specific Plan Focus Area and are zoned S-P. They will be rezoned to R-35, placing them at a density feasible for affordable units. To upzone these sites, the specific plan will be amended.

6. ADEQUATE SITES

LONE TREE WAY



Sites 116-119, 139-142, 163 (-9 Total Sites)

These sites are located south of State Route 4 and just west of Lone Tree Way, a major road that goes north/south through Antioch.

Non-Vacant (2 Sites) (140 & 163)

The area around these two non-vacant sites is primarily single-family residential with Sutter Delta Medical Center nearby.

Site 140 (072-400-039) is located adjacent to the Antioch Municipal Reservoir and is a non-vacant site with a single-family residence built in 1926. This 2-acre site is currently zoned P-D and will be rezoned to R-35. This site is anticipated to accommodate affordable housing. The age of the house and degree of underutilization (improvement ratio of 0.36) make redevelopment more attractive at this location.

Site 163 (072-011-052) is located north of site 140, on Lone Tree Way and is currently being used as a Senior Living Facility built in 1999. This 9.22-site was recently subdivided. The new parcels, which are vacant and total approximately 4.2 acres, can be used for residential development. The site is currently zoned P-D/S-H and will be rezoned to R-35. This site will also accommodate affordable housing.



Site 163 (±3950 Lone Tree Way)

Vacant (7 Sites) (116-119, 139-142)

Sites 116-119 are located near the intersection of Deer Valley Rd and Lone Tree Way and sites 139-142 are located slightly more north along Lone Tree Way. All these sites are currently zoned P-D and will all be rezoned to R-35, except for site 119 which will be zoned R-20. A density of 12 du/ac was utilized to calculate the capacity of site 119 given the anticipation of townhome-style development on this parcel given the neighborhood context.

Sites 116-118 are large vacant sites adjacent to a church and Hilltop Christian School.

6. ADEQUATE SITES



Site 116 (APN: [+055-071-106](#))

HEIDORN RANCH



Site 121 (1 Total Site)

Non-Vacant (1 Site) (121)

Site 121 (056-130-011) is located along the southeastern boundary of Antioch on Heidorn Ranch Road, east of State Route 4 and south of Lone Tree Way. This site is currently zoned P-D and has a single-family residence on the property. The improvement ratio of the site is 0.56. The site is approximately 5.05 acres. Areas around the property are primarily agricultural and single-family residential. The site will be rezoned to R-35 and will also accommodate affordable housing units.



Site 121 (5320 Heidorn Ranch Road)

A STREET



Sites 122, 128, 129 (3 Total Sites)

Non-Vacant (1 Site) (122)

Site 122 (065-071-020) is located at 1205 A Street, north of the State Route 4. This site is 0.3 acres and is located in an EJ and below median income area. It is currently zoned C-0 and is occupied by a building built in 1964 that has been boarded up and appears to be not in use. The building previously burned and has been vacant for a few years. Given the state of the existing structure, it appears ripe for redevelopment, as evident in its improvement ratio of 0.67. Along A Street, adjacent to the property, are commercial uses. To the rear of the property are single-family residential homes. This downtown location will be rezoned to R-20 and will help support the development of housing for moderate- and above moderate-income households. A density of 12 du/ac was used to conservatively assume a capacity of 2 units on the site.

Vacant (3 Sites) (128, 129)

Sites 128 (067-093-022), 129 (067-103-017), are also located along A Street, north of State Route 4. Similar to the non-vacant sites, these sites are also located within a below median income and EJ area.



Site 122 (~~APN: J-1205 A Street~~)

Site 128 is on the corner of A Street and Park Lane. The site is 0.32 acres and surrounded by primarily single-family uses. Adjacent to the site on A Street is Antioch Convalescent Hospital. To the rear of the site are the single-family uses. The site will be rezoned to R-20 and will help support the development of medium-density housing for moderate- and above-moderate income households. A density of 20 du/ac at 80 percent yield would enable 4 units on the site, which is appropriate given its context and location.

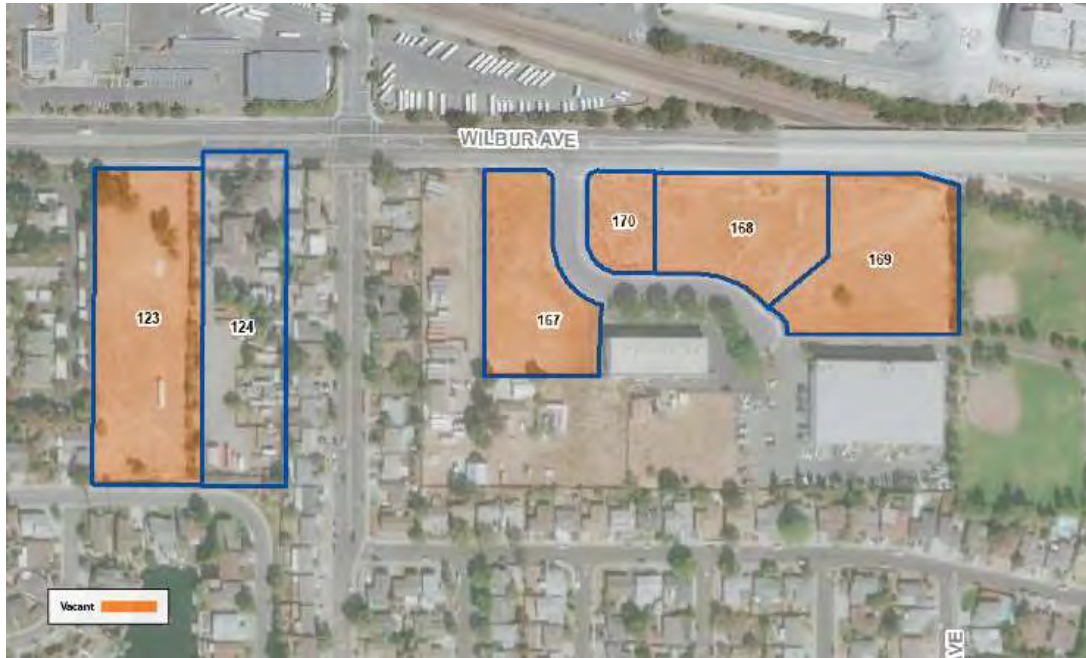


Site 128 (APN: J-067-093-022)

Site 129 is located near the corner of A Street and W 16th. The site is 1.7 acres and is neighboring small commercial business along A St such as a car stereo store, hair salon, shoe store, and a restaurant. To the rear of the site are single-family residential properties. This site was also included in the previous two housing elements. However, because the site is currently zoned C-0, it will be rezoned to R-20 to allow residential uses and would count as a new site. By-right approval will not be applicable to the site if the rezoning is completed before the beginning of the Planning Period, as intended. Given its adjacency to single-family homes, it is anticipated that townhomes could be developed here and a density of 12 du/ac was used to assume the realistic capacity.

6. ADEQUATE SITES

WILBUR AVENUE



Sites 123-124, 167-170 (-6 Total Sites)

Non-Vacant (1 Site) (124)

Site 124 (065-110-007) is located at 701 Wilbur Avenue. This site is north of the State Route 4 and is within a below median income area. This long site is 2.5 acres, designated for high-density residential in the General Plan, and currently zoned R-25. The site currently has a single-family residence on the property at the north and is being used for storage in the south. It has an improvement ratio of 0.44. To the west side of the lot is a vacant property (site 123) and to the east are single-family residential lots. To the front of the lot, on the opposing side of Wilbur Avenue are Tri Delta Transit offices, along with other M-I Light Industrial uses (i.e., uses that are not potentially hazardous).

This site was included in the previous housing element and is being rezoned to R-35 to accommodate the development of affordable units. Given that the rezoning is anticipated to be completed by January 2023, the site will not be eligible for by-right approval of projects with 20 percent of their units below-market-rate.

Vacant (5 Sites) (123, 167-170)

Sites 123 (065-110-006), 167 (065-122-023), 168 (061-122-029), 169 (061-122-030), and 170 (061-122-028) are all located along Wilbur Avenue. These sites are zoned PBC with a Cannabis Overlay, except for Site 123 which is zoned R-25. They range in size from 0.6 to 2.8 acres. Similar to site 124, opposite to these sites, across the street on Wilbur Avenue, there are Light Industrial uses with M-2 Heavy industrial uses appearing as you move eastward. All these vacant sites will be rezoned to R-35 and are anticipated to support the development of affordable housing units.

Site 123, 810 Wilbur Ave, had an entitlement; however, nothing has been built so far. Currently the site is fenced off with some debris on the site but no actual structures. This site, currently zoned R-25, was included in the previous two housing elements. However, the site is anticipated to be rezoned to R-35 by

January 2023, and so the site will not be eligible for by-right approval of projects with 20 percent of their units below-market-rate.



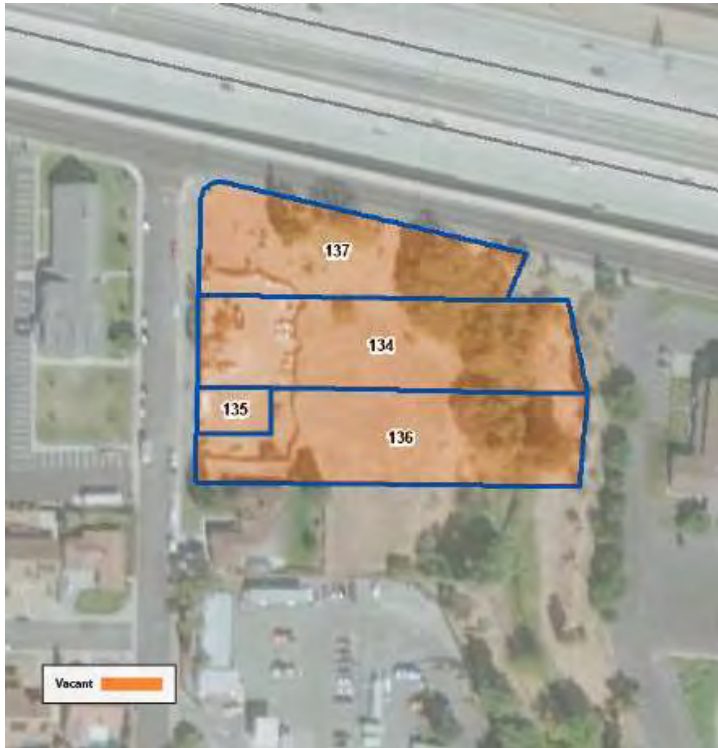
Site 124 (+701 Wilbur Avenue)



Site 123 (+810 Wilbur Avenue)

6. ADEQUATE SITES

TREGALLAS ROAD



All sites in this cluster are vacant with some car storage on the site in the aerial image.

Sites 134-137 (4 Total Sites)

Vacant (4 Sites) (134-137)

Sites 134 (068-252-041), 135 (068-252-042), 136 (068-252-043), and 137 (068-252-045) are just south of the State Route 4. The neighboring uses are primarily residential with the State Route 4 across the street from the properties.

These sites are within a below median income area and EJ area. The sites are zoned R-6 and have a large creek setback which constrains the developable area. The City received a previous application for high-density residential on the sites, which had calculated a developable acreage of 1.57 acres across the sites. This is the acreage used in the realistic capacity calculation for these consolidated sites. These sites will all be rezoned to R-35 and are anticipated to accommodate affordable housing development.

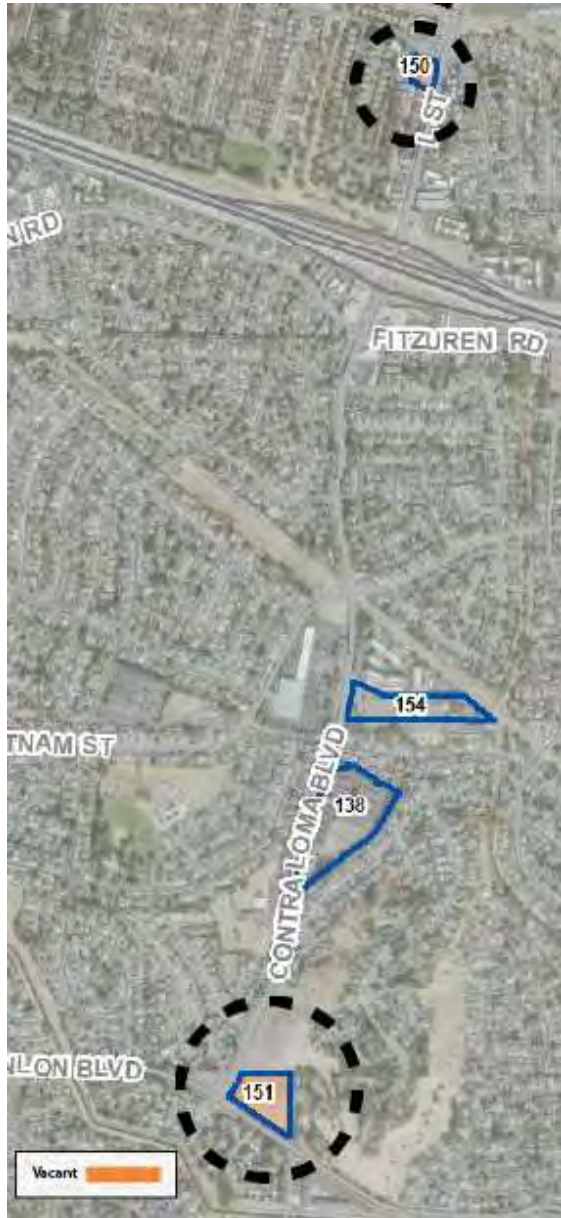
Site 137, 2709 Windsor Dr, was identified in the previous housing element. However, with the anticipated rezoning, the site conditions would be different and by-right approvals would not apply.



Site 134 (~~H~~-2721 Windsor Drive)

6. ADEQUATE SITES

CONTRA LOMA BOULEVARD / L STREET



Sites 150-151 (2 Total Sites)

Both sites in this area are vacant and described below.

Vacant (2 Sites) (150-151)

Site 150 (074-343-034) is located at 2100 L Street, north of State Route 4. The site is zoned C-1 and is surrounded by a combination of uses, with R-10 and R-20 zones to the rear, and C-1 and R-6 single-family residential to the front and side. This site located approximately 0.25 miles from Antioch High School and will be rezoned to R-20, which will help support the development of moderate- and above-moderate

income housing. The City anticipates townhome development on this site given its context, and therefore a density of 12 du/ac was used to calculate the realistic capacity

Site 151 (075-460-001) is located south of site 154, an existing church, along Contra Loma Boulevard. This site is located in a below median income area on the corner of Contra Loma Boulevard and James Donlon Boulevard south of State Route 4. The site is zoned C-1 will be rezoned to R-25. It is surrounded by P-D, R-20, and R-4 zoning districts.



Site 150 ~~(+2100 L Street)~~

DELTA FAIR BOULEVARD



Sites 143-149 (7 Total Sites)

Non-Vacant (2 Sites) (143, 145)

Site 143 (074-080-026) and 145 (074-080-029) are located along the northwestern boundary of the city, near Los Medanos College, just south of State Route 4. The sites are both currently zoned R-35 and will maintain that zoning. Surrounding sites are zoned MCR Service/Regional Commercial, R-35, and R-6. Currently both sites are developed with a billboard and solar panels and have improvement ratios of 0.0.

Site 143 has Solar Panels occupying roughly 4 acres of the 12-acre site. This site was identified in the previous Housing Element and would be subject to by-right approval for projects with 20 percent of units below-market-rate. Site 145 is approximately 1 acre and has a billboard. These minor uses are not anticipated to dampen the feasibility of housing development and high-density housing could be developed while retaining the existing uses given the size of the sites and extent of the existing development. Both of these sites are publicly-owned, site 143 by the Fire Department and site 145 by the City. Sites currently under public ownership are not know to be encumbered by any potential constraints to redevelopment. Thus, both sites can support affordable housing units. Even though site 145 is larger than 10 acres, given the City's history with developers such as AMCAL, affordable housing is feasible.

Vacant (5 Sites) (144, 146-149)

These sites are all located near the northwestern boundary of the city, south of State Route 4 and west of Somerville Road. Site 144 (074-080-028) is 0.49 acres and site 146 (074-080-030) is 5.5 acres. Both are

currently zoned R-35 with an emergency shelter overlay and will keep that zoning designation. These sites are surrounded by MCR Service/Regional Commercial and R-35 zones. Both sites are owned by the City.

Sites 147 (074-122-016), 148 (074-123-004), 149 (074-123-005) are all located within the Western Antioch Commercial Focus Area and are zoned C-3. Sites 148 and 149 will be rezoned to R-35 and will support the development of affordable housing. Site 147 on Delta Fair Boulevard will be rezoned to R-20; given its shape and dimensions, it was not considered feasible for development with affordable, multi-family units. Given its context near a bus stop and with a creek providing a natural buffer to the adjacent single-family homes, a density of 20 du/ac (with an 80 yield) was used to calculate the realistic capacity of this site.



Site 143 (~~APN: 074-080-026~~) and ~~Site 146 (APN: 074-080-030)~~

6. ADEQUATE SITES

BUCHANAN ROAD



Sites 152 (1 Total Site)

Vacant (1 Site) (152)

Site 152 (076-010-039) is located near the corner of Somerville Rd and Buchanan Rd, south of State Route 4. This site is located within a below median income area and is approximately 4.7 acres. Site clean-up has occurred at and around the site and it was determined that a neighboring parcel was not suitable for residential uses due to contamination. However, site 152 is suitable for residential development and development would comply with all State and regional standards and codes to ensure the safety of future residents.

The surrounding parcels are zoned R-20 to the west, R-10 to the south and west, and C-3 to the north. The site is near existing mobile homes and duplexes. The site is zoned R-20 and will keep this zoning designation. The City has been approached about residential development on the site even though the General Plan designation for the site is currently Commercial. Given the adjacent multi-family housing and ability to provide bulk and mass reductions given the site's size and dimensions, a density of 20 du/ac (with an 80 yield) was utilized to calculate a realistic capacity of 76 units on this site.



Site 152 (APN: 076-010-039)

JESSICA COURT

**Sites 164, 172-182 (-11 Total Sites)**

This area is along the eastern boundary of the city, near State Route 160, and is within a neighborhood below the median income. These sites are currently zoned P-D and were subdivided and previously planned for a community of single-family homes that never got built. The area that was anticipated for the roundabout is included as a site. This area is under one ownership and treated as one consolidated, 2.98-acre site for the purposes of calculating realistic capacity. All sites would be rezoned to R-35 and would support the development of affordable housing.

Non-Vacant (1 Site) (177)

Site 177 (051-390-001) is located at 3321 Jessica Court and is currently developed with an unidentified building on the property, likely a shed. The existing structure/shed is not anticipated to dampen the feasibility of redevelopment given its size and value, as exemplified by its improvement ratio of 0.02

Vacant (10 Sites) (172-182)

Sites 172-182 are currently vacant and range in size from 0.1 to 2.9 acres. These sites, including site 182, which refers to the land previously identified to build a driveway and roundabout, will be rezoned to R-35 and will support the development of affordable housing similar to the non-vacant Jessica court sites.

6. ADEQUATE SITES



Jessica Court Area

PLACES OF WORSHIP

Sites 120, 138, 154, 155, 164, 166
 (6 Total Sites)

Sites 120, 138, 154, 155, 164, and 166 of the site inventories are non-vacant sites, presently developed with churches and other places of worship. The City of Antioch has received interest from these churches that would like to add infill housing units to their properties. All sites in this section include vacant or underutilized portions of the property and accordingly the realistic capacity calculations have been applied only to these vacant developable areas and not the existing churches. Given that housing would be added in addition to the existing uses, the existing uses are not anticipated to impede the development of housing.



Accordingly, the City of Antioch has included a Program 2.1.7 in the Policy Program of this Housing Element, located in Chapter 7, Housing Goals, Policies, and Programs to facilitate these projects housing developments on sites owned by places of worship. This program states the City will work with the Multi-Faith ACTION Coalition (MFAC) and Hope Solutions (Formerly Contra Costa Interfaith Housing (CCIH)), local housing organizations, to rezone sites to allow housing on properties owned by religious institutions identified by the site inventory. To this end, the City of Antioch is presently working with both organizations, to advance equitable housing policies identified by this Housing Element and utilizing the housing sites identified in this section. This work is being facilitated through a \$500,000 Breakthrough Grant from the Partnership for the Bay's Future and managed by the San Francisco Foundation. All sites in this section include vacant or underutilized portions of the property and the realistic capacity calculations

Site 120 (056-130-014), 5200 Heidorn Ranch, is located along the southeastern boundary of Antioch on Heidorn Ranch Road, east of State Route 4 and south of Lone Tree Way. It is currently zoned P-D and will be rezoned to R-35, making the density high enough to accommodate affordable housing units. The church, built in 1990, is supportive of their property being included as a site in the Housing Element. Most of this church's property is vacant; the vacant portions of the lot roughly occupy 1.95 acres.

6. ADEQUATE SITES



Site 120 | 5200 Heidorn Ranch Road

~~have been applied only to these areas and not the existing church. Given that housing would be added in addition to the existing uses, the existing uses are not anticipated to impede the development of housing.~~

Site 138 (071-370-026), 3351 Contra Loma Boulevard, is the current site of St. Ignatius of Antioch. This site is located within a below median income area. It is currently zoned R-6 and will be rezoned to R-20 before January 2023. Approximately 1 acre of the total 8-acre site is vacant and was used to determine the realistic capacity. A density of 20 du/ac (with a yield of 80 percent) was utilized to calculate a realistic capacity of 16 units on the site.



Site 138 | 3351 Contra Loma Boulevard



Site 138 | 3351 Contra Loma Boulevard



Site 154 | 3195 Contra Loma Boulevard

Site 154 (071-130-026) is located at 3195 Contra Loma Boulevard, south of the State Route 4, along Contra Loma Boulevard, a major north-south road within Antioch. The site is within a below median income area. The surrounding zones include C-2, R-20, and R-6. The site is currently zoned R-20 and would be rezoned to R-35 given the proximity of higher-density housing directly north of the site.

The exiting church was built in 1967 and does not occupy the entire lot area, with most of the property being undeveloped. Approximately 2.9 acres of the lot are vacant and used to calculate the realistic capacity.



Site 154 | 3195 Contra Loma Boulevard

Site 155 is located at 620 E Tregallas Road just south of the State Route 4 and is within a below median income and EJ area. The church on site was built in 1968. The church currently has vacant portions of the property in the rear, which make up approximately 0.8 acres of the total 2.5 acres of the site. This site

6. ADEQUATE SITES



Site 155 | 620 E Tregallas Road

was identified in the previous housing element. It will be rezoned from R-25 to R-35 and will support the development of affordable units.

Site 164 (051-200-065) is located at 3415 Oakley Road. This site is located along the eastern boundary of the city, near State Route 160. This site is located within a below median income area and currently zoned as P-D. The church on this property has inquired about adding tiny homes or other housing on the site. This site will be rezoned to R-35 to support the development of affordable housing, consistent with the church's vision.



Site 155 | 620 E Tregallas Road

Site 164 (051-200-065) is located at 3415 Oakley Road. This site is located along the eastern boundary of the city, near State Route 160. This site is located within a below median income area and currently zoned as P-D. The church on this property has inquired about adding tiny homes or other housing on the site. This site will be rezoned to R-35 to support the development of affordable housing, consistent with the church's vision.



Site 164 | 3415 Oakley Road

Site 166 (076-231-007) is located south of State Route 4, near the western portion of the city within an area that is below the median income. The site is located southwest of Deltafair Shopping Center and Somersville Towne Center. The site is approximately 3.3 acres and zoned P-D with surrounding zones consisting of C-0, P-D, and R-6. The site will be rezoned to R-35 and will support the development of affordable housing units. Housing would be developed on approximately 1.5 acres that are not in use by the church.



Site 166 | 1919 Buchanan Road

6. ADEQUATE SITES



Site 166 (1919 Buchanan Road)

7

HOUSING GOALS, POLICIES, AND PROGRAMS

California Government Code Section 65583(b)(1) requires the Housing Element to contain “a statement of goals, quantified objectives, and policies relative to the maintenance, preservation, and development of housing.” The policies and programs directly address the housing needs and constraints identified and analyzed in this Housing Element and are based on State law.

Five goals are presented below pursuant to [Department of Housing and Community Development \(HCD\)](#) requirements for the 6th Cycle, corresponding to the following topics:

- Improve and Conserve Existing Housing Stock
- Address and Remove (or Mitigate) Housing Constraints
- Assist in the Development of Housing
- Identify Adequate Sites
- Preserve Units At-Risk of Conversion to Market Rates
- Equal Housing Opportunities

As required by law, quantified objectives have been developed for housing production, rehabilitation, and conservation. ~~These are presented at the end of this chapter.~~ The quantified objectives provide metrics for evaluating the effectiveness of the [Housing Element](#) and are presented at the end of this Chapter.

Three types of statements are included in this ~~chapter~~[Chapter](#): goals, policies, and programs. Goals express broad, long-term statements for desired outcomes. Each goal is followed by multiple policies. The policies are intended to guide decision makers, staff, and other City representatives in the day-to-day operations of the City. They are statements that describe the City’s position on specific housing issues. Some policies, but not all, require specific programs to ensure their effective implementation. The link between each program and its corresponding policy or policies is noted at the end of the program.

A. GOALS, POLICIES, AND IMPLEMENTING PROGRAMS^[SW1]

Goal 1: Improve and Conserve Existing Housing Stock

Conserve and improve the existing housing supply to provide adequate, safe, and decent housing for existing Antioch residents.

Policy 1.1 Safe Housing. Ensure the supply of safe, decent, and sound housing for all residents.

Policy 1.2 Housing Rehabilitation. Continue to participate in housing rehabilitation programs and pursue funding to rehabilitate older housing units.

Policy 1.3 Reducing Home Energy Costs. Provide incentives to reduce residential energy and water use to conserve energy/water and reduce the cost of housing.

B. IMPLEMENTING PROGRAMS

~~1.1.1~~ ~~1.1.1~~ — **Monitor and Preserve At-Risk Projects.** The City has identified 54 multi-family rental units at-risk of converting from income-restricted to market-rate within the next 10 years. To preserve affordability of these units, the City shall:

- ~~proactively~~ **Proactively** meet with the property owners and identify funding sources and other incentives to continue income-restrictions.
- The City shall develop strategies to act quickly should the property owners decide not to continue income restrictions. The strategy program may include, but is not limited to, identifying potential funding sources and organizations and agencies to purchase the property. If preservation is not possible, the City shall ensure that tenants of at-risk units opting out of low-income use restrictions are properly noticed and informed of resources available to them for assistance.
- Comply with Government Code Sections 65863.10-13 which contain a series of noticing provisions designed to give tenants sufficient time to understand and prepare for potential rent increases, as well as to provide local governments and potential preservation buyers with an opportunity to preserve the property

Responsible Agency: City of Antioch, ~~Public Safety and Community Resources~~, Housing Program

Implementation Schedule: The Housing Coordinator will contact management of ~~the ANKA + Hope Solutions~~ MHSAs and Antioch Rivertown Senior buildings by 2028 (earliest conversion date is 2032) to start looking at funding sources and other incentives.

Quantified Objective: Retention of existing affordable housing stock through early action regarding 54 “at-risk” units.

Funding Source: ~~CDBG-Housing Successor, PLHA,~~ and General Fund

Implements: Policy 1.1

1.1.2 ~~Housing Rehabilitation Program~~ Maintain and Preserve Affordable Housing sStock. ~~Continue to contribute funds for and promote the Housing Rehabilitation Program administered by Habitat for Humanity East Bay/Silicon Valley (HHEBSV). This program provides home repair services to improve housing safety and health conditions, assist residents to age in place, and prevent displacement for low-income mobile home and single-family homeowners. Assistance is provided through zero and low-interest loans and grants to extremely low-, low-, and moderate-income households. The eCity provides information about the program on the eCity website and at City Hall and refers homeowners to Habitat to complete the application. Continue to contribute funds for and promote the Housing Rehabilitation Program (previously the Neighborhood Preservation Program (NPP)) administered by Contra Costa County. This program provides zero and low-interest loans to low- and moderate-income households for housing rehabilitation. The Citycity will continue to provide information about the program on the Citycity website and at City Hall and refer homeowners to the County.~~

~~Responsible Agency: Housing & CDBG programs, Contra Costa County Habitat for Humanity East Bay/Silicon Valley~~

~~Implementation Schedule: Ongoing, and funded annually with grant funding-, currently at \$510,000/yr.~~

~~Quantified Objective: Annually serve 19 lower income residents through the provision of at least four (4) loans of up to \$75,000 and ten (10) grants of up to \$15,000. Adequate assistance to provide loans and grants to 3-4 homeowners per year.~~

~~Funding Source: City of Antioch Housing Successor and PLHA funding to Habitat for Humanity EBSV/CDBG-~~

~~Implements: Policy -1.1-, 1.2~~

1.1.3 ~~Expand aAffordable hHousing for eOwnership.~~ Provide financial down payment and closing cost assistance to lower income households to aid in the purchase of a home in the Ccity through the Antioch Homeowner Program (AHOP). Targeted population outreach includes households currently residing or working in Antioch, those who are first-time home buyers, Section 8 renter voucher participants, and those being displaced.

~~Responsible Agency: Housing & CDBG programs, Bay Area Affordable Homeownership Alliance (BAAHA)~~

~~Implementation Schedule: Annually grant funding to program, currently \$500,000 per /year for loans and grants, and \$60,000 for program administration.~~

~~Quantified Objective: Annually serve 7seven lower income households to become Antioch homeowners through the provision of at least seven (7)-loans of up to \$75,000 and five (5)-grants (as needed) of up to \$20,000 for closing and other costs.~~

~~Funding Source: City of Antioch Housing Successor and PLHA funding~~

~~Implements: Policy -1.3~~

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1.1.4 Reduce Household Energy costs to Increase Housing Affordability. Increase housing and energy security for lower income households by reducing energy consumption by providing grants for increased insulation, weatherstripping, replacing single-paned windows, replacing failing HVAC systems with energy star units, and other energy saving measures as needed for lower income homeowners.

Responsible Agency: Housing & CDBG programs, Habitat for Humanity

Implementation Schedule: Annual grant funding to program.

Quantified Objective: Annually serve five extremely and very low-income (0-59% AMI) homeowners through the provision of at least five (5) grants annually of up to \$20,000.

Funding Source: City of Antioch Housing Successor and PLHA funding

Implements: Policy —1.1.4, Policy 1.1.2

1.1.65 Affordable Housing Search Assistance. Assist extremely and very low-income renters with information about affordable housing resources, rental assistance, utility assistance, and other housing information through the provision of two Affordable Housing pamphlets, one for seniors and one for the general population, and a recorded training provided on the website and in-person assistance through classes at the Senior Center.

Responsible Agency: Housing and CDBG program staff.

Qualified Objective: Annually provide a minimum of six (6) in-person trainings at the Antioch Senior Center; respond to an estimated 50 email or telephone inquiries about finding affordable housing.

Funding Source: City of Antioch Housing and CDBG administration funds.

Implements: Policy 1.1.6

1.1.63 Community Education Regarding the Availability of Rehabilitation Antioch Housing Programs, Fair Housing, and Tenant/Landlord services. Continue to provide information to extremely low-, very low-, low- and moderate-income homeowners, other homeowners with special needs, and owners of rental units occupied by lower-income and special needs households regarding the availability of ~~rehabilitation~~all of the City's housing programs, fair housing rights and investigation, and tenant/landlord rights and responsibilities and counseling programs funded by the City. ~~programs through neighborhood and community organizations and through the media.~~ Disseminate information developed and provided by the Housing Authority of Contra Costa County and Contra Costa County's Department of Conservation and Development to Antioch residents. Continue to use the ~~city's~~City's website and social media ~~advertising~~ to advertise the programs.

Responsible Agency: City of Antioch CDBG & Housing Program

Implementation Schedule: ~~Ongoing~~

- ~~Social media outreach (Facebook, Next Door) six times per year.~~
- ~~City Manager Newsletter twice per year.~~
- ~~Email blasts to faith communities, service organizations, 2-1-1, and nonprofit agencies two times per year. Tabling at special events four times per year.~~
- ~~Tabling targeted to limited English proficiency speakers of Spanish and Tagalog two times per year.~~
- ~~Update to City website two times per year.~~
- ~~Presentation before City Council on programs two times per year.~~

Non-Quantified Objective: Through public education, ~~and city implementation of the above outreach activities~~, the public's ability to use programs will be enhanced and ~~h~~Housing eElement objectives will be easier to achieve. Conduct outreach twice annually with community-based organizations and other potential community partners that are working with lower-income community members.

Funding Source: City of Antioch CDBG ~~and Housing Successor Administration funding to the County's Neighborhood Preservation and the Housing Authority of Contra Costa County's Rental Rehabilitation programs~~

Implements: Policy I.1, I.2, ~~I.3, I.4, I.5, I.6~~

I.1.47 Code Enforcement. Enforcement of planning and building codes is important to protect Antioch's housing stock and ensure the health and safety of those who live in the city, especially ~~in neighborhoods identified within city's Environmental Justice Element for lower-income households~~. Typical code enforcement actions relate to life safety and public health violations, unpermitted construction, and deteriorated buildings. Code enforcement is performed on a survey and complaint basis, with staff responding to public inquiries as needed.

Responsible Agency: ~~Community Development Neighborhood Improvement Services~~

Implementation Schedule:

- ~~Ongoing routine enforcement survey activities and complaint basis, with staff responding to public inquiries as needed.~~
- ~~On Annually survey multi-family developments in the environmental justice neighborhoods for life safety and public health violations.~~

Non-Quantified Objective: Monitor the housing conditions in the ~~City-city~~ and respond to complaints. Inform violators of available rehabilitation assistance. Through remediation of substandard housing conditions, return approximately six units/year to safe and sanitary condition, thereby keeping people in their homes and preventing displacement.

Funding Source: General Fund

Implements: Policy I.1

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I.1.85 Safe Housing Outreach. Continue to provide information on the City's website on safe housing conditions and tools to address unhealthy housing conditions, including information on County programs and resources like the Lead Poisoning Prevention Program. Collaborate with local community organizations to outreach and provide assistance to city residents facing unhealthy housing conditions. Consistent with the City's [Environmental Justice](#) policies currently under development, safe housing outreach will be ~~concentrated~~ ~~targeted~~ in northwestern Antioch where there are higher concentrations of cost-burdened households and lead exposure.

Responsible Agency: ~~Neighborhood Improvement Services~~ [Community Development Department](#)

Implementation Schedule:

- [Continue to provide information on the city's website regarding the city's Housing Rehabilitation Program in partnership with Habitat for Humanity East Bay/ Silicon Valley.](#)
- [Develop and provide informational brochures related to safe housing resources available to residents, including but not limited to materials from Costa County's Lead Poisoning Prevention Program, and the city's Housing Rehabilitation Program. Ongoing](#)

Non-Quantified Objective: ~~Safer housing stock~~ [Annually assist a minimum of 10 households in applying for Housing Rehabilitation Program grants to address unsafe housing conditions within Antioch's Environmental Justice Neighborhoods.](#)

Funding Source: General Fund

Implements: Policy I.1

I.1.96 Infrastructure to Support Housing for Extremely Low-, Very Low-, Low-Income, and Large Households. Continue to utilize available federal, State, and local housing funds for infrastructure improvements that support housing for Antioch's extremely low-, very low-, low-income, and large households. The City uses CDBG funds for street improvements and handicapped barrier removal within low-income census tracts. The City will ensure that the Capital Improvement Program includes projects needed to correct existing infrastructure deficiencies, including infrastructure to combat chronic flooding, and to help finance and facilitate the development of housing for special needs groups. This will ensure that the condition of infrastructure does not preclude lower-income housing development. The City will coordinate and promote these improvements with non-profit housing development programs. In addition, improvements and resources are promoted on the City's website, local newspapers, at the senior center, and through televised public City meeting and hearings. Furthermore, as a result of amendments to the General Plan and Zoning Ordinance in 2014, the City has increased opportunities for developing housing for lower-income households and persons with special needs in areas that are already adequately served by infrastructure.

Responsible Agency: City of Antioch CDBG & Housing Programs, Public Works - Capital Improvement Department

Implementation Schedule: Annually, as funds are available.

Quantified Objective: Provide infrastructure improvements necessary to accommodate the City's lower-income RHNA need of 1,248 dwelling units.

Funding Source: Federal, State and Local funds, CDBG

Implements: Policy I.I

- I.I.107 **Condominium Conversion.** Continue to implement the condominium conversion ordinance, which establishes regulations for the conversion of rental units to owner-occupied units. The ordinance requires that any displaced tenants who choose not to purchase and who are handicapped, have minor children in school, or are age 60 or older be given an additional six months in which to find suitable replacement housing according to the timetable or schedule for relocation approved in the conversion application.

Responsible Agency: Community Development Department

Implementation Schedule: ~~Ongoing, project-based.~~ Continue to implement process as approached by property owners seeking to convert rental multi-family units to owner occupied condominiums.

Non-Quantified Objective: Conservation of rental units currently being rented by lower-income households and tenants with special needs when units are proposed to the city to be converted to ownership.

Funding Source: Developers proposing to conversions

Implements: Policy I.I

- I.I.118 **Foreclosure Prevention.** Continue and expand partnerships between various governmental, public service, and private agencies and advocacy organizations to provide ongoing workshops and written materials to aid in the prevention of foreclosures. The City will continue to provide information about foreclosure resources on the City website and at City Hall. The City will also continue to refer persons at-risk of foreclosure to public and private agencies that provide foreclosure counseling and prevention services.

Responsible Agency: City of Antioch CDBG & Housing Programs Implementation, ECHO Housing; Bay Area Legal Aid, Centro Legal de la Raza, Contra Costa Senior Legal Services.

Schedule: Ongoing

Non-Quantified Objective: Foreclosure prevention.

Funding Source: CDBG

Implements: Policy I.I

- I.I.129 **Water Conservation Program.** As part of the development review process, ensure that new residential development meets City standards and guidelines for conserving water through provision of drought-tolerant landscaping, and the utilization of reclaimed wastewater when feasible. Continue to encourage water conservation through City's Water Efficient Landscape Ordinance (WELO) that conforms to the State's model ordinance. Encourage water utilities to

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participate in BayREN's Water Upgrade \$aves Program in order to make water efficiency improvements availability to residents at no up-front cost.

Responsible Agency: Community Development Department, City Engineer, and Building Official

Implementation Schedule: Ongoing, [as project applications are received for design review.](#)

Non-Quantified Objective: Conservation of water resources.

Funding Source: General Fund

Implements: Policy I.3

I.1.130 Encourage Energy Conservation. Continue to pursue funding sources and program partnerships for energy saving and conservation. Encourage developers to utilize energy-saving designs and building materials, including measures related to the siting of buildings, landscaping, and solar access. The City will continue to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects.

The City will post and distribute information to residents and property owners on currently available weatherization and energy conservation programs, including annual mailing in [City-city](#) utility billings. The [City-city](#) will refer individuals interested in utility assistance to the appropriate local provider and to nonprofit organizations that may offer utility assistance. City efforts could include the following:

- Provide information regarding incentives for energy efficiency and electrification, rebate programs, and energy audits available through Pacific Gas and Electric (PG&E), BayREN, and other relevant organizations.
- Refer residents and businesses to energy conservation programs such as Build It Green and LEED for Homes.
- Develop incentives, such as expedited plan check, for developments that are utilizing green building.
- Promote funding opportunities for green buildings, including available rebates and funding through the California Energy Commission.
- Provide resource materials regarding green building and conservation programs on the [City-city](#) website and at the Planning and Building Counter.

Responsible Agency: City Building Official, Community Development Department, in association with energy providers

Implementation Schedule: Ongoing

Non-Quantified Objective: Increase energy efficiency, lower energy and construction cost burdens on housing for lower-income and special needs households, increase public awareness and information on energy conservation opportunities and assistance programs for new and existing residential units, and comply with State energy conservation requirements. Make information available on the City's website and in public places, such as City Hall, by March 2023.

Funding Source: General Fund, developers, energy providers

Implements: Policy I.3

I.1.14+ **Green Building Encouragement.** Continue to encourage “green building” practices in new and existing housing development and neighborhoods. The City will continue to provide information on green building programs and resources on the City website and at City Hall. The City shall continually analyze current technologies and best practices and update the informational material as necessary. The City will continue to promote the Energy Upgrade California program, which provides incentives for energy-saving upgrades to existing homes.

Responsible Agency: Community Development Department

Implementation Schedule: Annually reviewing local building codes to ensure consistency with State-mandated green buildings standards. Make updated information available on the City’s website and in public places, such as City Hall, by March 2023.

Non-Quantified Objective: Encourage green building practices

Funding Source: General Fund

Implements: Policy I.3

Goal 2: Assist in the Development of Housing

Facilitate the development of a broad array of housing types to meet the City’s fair share of regional housing needs and accommodate new and current Antioch residents of diverse ages and socioeconomic backgrounds.

Policy 2.1 Development Capacity. Provide adequate residential sites for the production of new for-sale and rental residential units for existing and future residents.

Policy 2.2 New Housing Opportunities. Facilitate the development of new housing for all economic segments of the community, including lower-income, moderate-, and above moderate-income households.

Policy 2.3 Housing Funding. Actively pursue and support the use of available County, State, and federal housing assistance programs.

Policy 2.4 Developer Engagement. Proactively assist and cooperate with non-profit, private, and public entities to maximize opportunities to develop affordable housing and to spread affordable housing throughout the city rather than concentrate it in one portion of the community.

C. IMPLEMENTING PROGRAMS

- 2.1.1 **Inventories.** Using the City’s GIS database, create and maintain an inventory that identifies sites planned and zoned for residential development for which development projects have yet to be approved. This database shall also have the ability to identify sites that have the potential for development into emergency shelters, or mixed-use areas.

Responsible Agency: Community Development Department and GIS staff

Implementation Schedule: Database to be developed within six months of Housing Element adoption; to be updated and maintained on a regular basis.

Non-Quantified Objective: Maintenance of an inventory of available sites for use in discussions with potential developers and evaluating the City’s ability to meet projected future housing needs.

Funding Source: General Fund

Implements: Policy 2.1

- 2.1.2 **Adequate Sites for Housing; No Net Loss.** The City has identified adequate sites to accommodate its fair share of extremely low-, very low-, and low-income housing for this Housing Element planning period. The inventory includes sites where multi-family residential development at a minimum net density of 30 du/ac and up to 35 du/ac is permitted by right. The City will support construction of new housing for homeownership and rental units on vacant and non-vacant sites identified in the sites inventory.

Per Government Code Section 65863, which limits the downzoning of sites identified in the Housing Element unless there is no net loss in capacity and the community can still identify “adequate sites” to address the regional housing need, the City shall ensure that any future rezoning actions do not result in a net loss in housing sites and/or capacity to meet its RHNA. To ensure compliance with SB 166, the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining RHNA.

Responsible Agency: Community Development Department (Planning Division)

Implementation Schedule: Ongoing

Non-Quantified Objective: Prevention of net loss of housing sites and capacity for extremely low-, very low-, low-, and moderate-income housing. Provide the sites inventory on City website and update the inventory at least semi-annually. Develop procedure for monitoring No Net Loss by the end of 2023.

Funding Source: General Fund

Implements: Policy 2.1

2.1.3 **Meet with Potential Developers.** Facilitate the development of a range of housing types and opportunities to meet the need for providing both affordable and above moderate-income housing. Meet with prospective developers as requested, both for profit and non-profit, on the City of Antioch’s development review and design review processes, focusing on City requirements and expectations. Discussion will provide ways in which the City’s review processes could be streamlined without compromising protection of the public health and welfare, and funding assistance available in the event the project will meet affordable housing goals. The ~~City~~ will use feedback from developer discussions to understand developers’ experiences with the City’s permitting process and where there are points of friction.

Responsible Agency: Community Development Department~~;~~

Implementation Schedule: ~~Ongoing meetings as requested.~~

- ~~Develop post-entitlement survey by end of January 2023, which will be distributed to applicants of housing development projects following completion of project construction.~~
- ~~Schedule at least five (5) meetings per year with developers to identify ways to potentially improve the city’s development review and/or building permitting processes.~~

Non-Quantified Objective: To facilitate the development review process by ensuring a clear understanding on the part of developers as to City expectations for their projects and timeline. Discussion is also anticipated to function as a feedback loop, and assist the City in minimizing the costs of the development review process to new residential development.

Funding Source: General Fund

Implements: Policy 2.2, ~~Policy 2.4~~

2.1.4 **Promote Loan Programs.** Although the City no longer funds its own first-time homebuyers loan program, it will provide information to eligible buyers about loan programs offered by the California Housing Finance Agency and any other similar programs that may become available.

Responsible Agency: City of Antioch (Housing Coordinator)

Implementation Schedule: The Housing Coordinator will prepare a “fact sheet” annually to hand out to the inquiring public. The fact sheet is updated annually after July 1.

Non-Quantified Objective: Increase awareness of funds available for eligible first-time homebuyers.

Funding Source: City of Antioch CDBG & Housing Programs

Implements: Policy 2.3

2.1.5 **Affordable Housing Program Inventory; Pursue Available Projects.** Explore and inventory the variety of potential financial assistance programs from both the public and private sectors to provide more affordable housing units. The Housing Coordinator will provide

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assistance to the City in preparation of applications for potential financial assistance programs. Additionally, the Housing Coordinator, on an annual basis, will specify which programs the City should apply for. All available local, State, federal, and private affordable housing programs for new housing and for the conservation and/or rehabilitation of existing housing will be pursued, including, but not limited to the following:

- County Mortgage Revenue Bond program (proceeds from the sale of bonds finances the development of affordable housing).
- County Mortgage Credit Certificate Program (buy down of interest rates for lower-income households).
- Calhome Program (to assist in the development of for-sale housing for lower-income households).
- FDIC Affordable Housing Program (assistance for rehabilitation costs and closing costs for lower-income households).
- HELP Program (for preservation of affordable housing and rehabilitation of housing).
- Home Investment Partnerships Program (HOME) (for rehabilitation of lower-income and senior housing).
- HUD Single-Family Property Disposition Program (for rehabilitation of owner-occupied housing).
- Loan Packaging Program (for development and rehabilitation of affordable housing for lower-income households and seniors).
- Low-Income Housing Tax Credit Programs (for development of rental housing and preservation of existing affordable housing for large family units).
- McAuley Institute (for new housing or rehabilitation of housing for lower-income households).
- Mercy Loan Fund (for new housing or for rehabilitation of housing for the disabled and lower-income households).
- Neighborhood Housing Services (for rehabilitation of housing for lower-income households).
- Section 8 Housing Assistance (rent subsidies for very low-income households).
- Section 223(f) Mortgage Insurance for Purchase/Refinance (for acquisition and development of new rental housing).
- Section 241(a) Rehabilitation Loans for Multi-Family Projects (for energy conservation and rehabilitation of apartments).
- Neighborhood Stabilization Program (acquire and redevelop foreclosed properties).

Responsible Agency: City of Antioch (Housing Coordinator)

Implementation Schedule:

- ~~The Housing Coordinator will maintain, and annually review an ongoing list of reviews—potential funding opportunities available to affordable housing developments—on an annual basis—with budget review.~~
- ~~Additionally, the Coordinator will assist the city in pursuit of federal, state, and private funding for low- and moderate-income housing by applying for state and federal monies annually for direct support~~

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of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households.

Non-Quantified Objective: Maximize access to governmental and private housing programs, and thereby facilitate achievement of other Housing Element objectives.

Funding Source: CDBG, General Fund; funding from programs pursued

Implements: Policy 2.2, [Policy 2.3](#)

- 2.1.6 **Housing for Extremely Low-Income Households.** Encourage the development of housing units for households earning less than 30 percent of the Median Family Income (MFI) for Contra Costa County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing. The City will encourage development of housing for extremely low-income households through a variety of activities such as targeted outreach to for-profit and non-profit housing developers; providing financial or in-kind technical assistance, fee support, land-write downs, and/or expedited/priority processing; identifying grant and funding opportunities; and/or offering additional incentives to supplement density bonus provisions in State law. With implementation of the Housing Element, more sites will be zoned to densities up to 35 units per acre, which will offer additional opportunities to provide housing for extremely low-income households.

Responsible Agency: City of Antioch CDBG & Housing Programs

Implementation Schedule: Outreach to developers on at least an annual basis; apply for or support applications for funding on an ongoing basis; review and prioritize local funding at least twice in the planning period.

Quantified Objective: Encourage and facilitate construction of 175 units affordable to extremely low-income households to meet RHNA.

Funding Source: CDBG

Implements: Policy 2.2

- 2.1.7 **Support Non-Profit Housing Sponsors.** Support qualified non-profit corporations with proven track records in their efforts to make housing more affordable to lower and moderate-income households and for large families. This effort will include:

- Continue to pursue federal, state, and private funding for supportive services and housing opportunities for special needs individuals by applying for state and federal monies annually for direct support of housing construction and rehabilitation, specifically for development of housing affordable to special needs households served by non-profit housing sponsors.
- Providing funding, as available, and supporting grant applications for the development of housing affordable to lower income, and/or special needs households
- Identifying available sites for housing development, and City involvement in the development of such sites.

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- ~~W~~The City will also work with the Multi-Faith ACTION Coalition and Hope Solutions (Formerly Contra Costa Interfaith Housing (CCIH)) to rezone ~~sites to allow housing on~~ properties owned by religious institutions, as identified in the sites inventory, to allow for infill residential development as described within Program 3.1.4.
- Continue focused outreach efforts to non-profit organizations on an annually, and on an ongoing as requested basis to develop partnerships for housing development affordable to lower income and/or special needs households.

~~In addition, the City will promote affordable development by encouraging developers to use the State and City density bonus program. Recent amendments to the Zoning Ordinance modified development standards and other regulations to make it easier to develop on infill parcels.~~

~~Responsible Agency: City of Antioch CDBG & Housing Programs~~

~~Implementation Schedule: Ongoing Meet with (3)three non-profit organizations annually, to discuss upcoming funding opportunities, and potential opportunity sites for the development of housing affordable to lower income and/or special needs households.~~

~~Non-Quantified Objective: By supporting these entities in their efforts, increase the production of affordable housing to meet other objectives of the Housing Element.~~

~~Funding Source: Private sources, CDBG~~

~~Implements: Policy 2.3, Policy 2.4~~

- 2.1.8.a Promote Development of ADUs as Affordable Housing.** Continue to promote and facilitate the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) throughout the City of Antioch to accommodate the City's RHNA obligations.

~~Annually monitor the production and affordability of ADUs and JADUs to evaluate the progress made towards assumptions made within the City's Housing Site Inventory. As necessary, take alternative actions (i.e., further ADU incentives, or rezonings) as appropriate within six months of evaluation if assumptions are not met.~~

~~Responsible Agency: Community Development Department (Planning Division)~~

~~Implementation Schedule:~~

- ~~Resources currently provided to residents on the City's website;~~
- ~~Annually monitor and review ADU/JADU production in relation to assumptions of Housing Site Inventory;~~
- ~~Take appropriate alternative actions as necessary within 6 months of annual review if assumptions of Housing Site Inventory are not met;~~

~~Quantified Objective: Permitting of 17 ADUs annually, totaling 136 ADUs over the entirety of the planning period.~~

~~Funding Source: General Fund~~

~~Implements: Policy 2.2~~

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2.1.8.b ADU/JADU Loans. Partner with Habitat for Humanity to create an ADU/JADU loan product to assist homeowners in constructing ADUs/JADUs for rental housing. The program design could provide loans to homeowners to construct ADUs or JADUs with public money that would be repaid with the rental income from the completed ADU/JADU.

Responsible Agency: Community Development Department (Planning Division) and Housing Coordinator

Implementation Schedule: Program design completed by 2025 and program launch by 2026. Funding and approvals granted for five ~~(5)~~ ADUs by December 2026 and then five ~~(5)~~ ADUs annually thereafter.

Quantified Objective: Achievement of objectives for development of new housing for lower- and moderate-income households potentially in the city's higher opportunity areas. Generation of economic opportunities for homeowners.

Funding Source: Housing Successor Funds or PLHA for construction loan and General Fund for marketing the program

Implements: Policy 2.2

2.1.9 **Housing and Resources for Unhoused Populations/Individuals.** Encourage the provision of housing opportunities and resources for unhoused individuals, through a variety of actions, including:

- Continue to advertise city and county resources available to unhoused individuals on the city's website, including available cooling and warming centers, shower and laundry services, community food and produce resources, emergency shelter facilities, and community service providers.
- Continue to collaborate with Contra Costa County on the provision of shelter and services for unsheltered individuals including participation in the County's Emergency Solutions Grant (ESG) Review and Ranking Committee which determines the allocation of State ESG funds intended to provide housing and services to unhoused persons.
- Continue to support operation of the Don Brown Shelter at 1401 West 4th Street in the City which provides emergency shelter to 20 individuals living with severe mental illness and provides them with counseling and supportive services through Anka Behavioral Health to provide Continuum of Care to provide participate work to connect unhoused residents to available resources as appropriate.
- Continue discussion with the County Continuum of Care staff and nonprofit affordable housing agencies to support realize the vision of a potential development of a CARE Center/Homeless Housing project on a 5-acre site with Emergency Shelter Overlay that the City sold to the County in 2020. The project would provide permanent supportive housing for extremely- and very low-income individuals and could include SROs or studio apartments given Contra Costa County's lack of this type of housing product currently.
- Amend the Zoning Ordinance by the end of January 31, 2023, to allow "supportive housing" as defined by AB 2162 (2018) within all zoning districts which allow for multi-family development. Supportive housing uses shall be reviewed consistent with the review of residential uses within the same zoning district.
- Amend the Zoning Ordinance by the end of January 31, 2023, to rezone approximately 46 parcels to the City's R-35 zoning district which allows for development of multi-family uses between 25 and 35

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dwelling units per acre, at and above that of the city's default density necessary to accommodate housing for lower-income residents.

- Amend the Zoning Ordinance to allow for "low barrier navigation centers" as defined by AB 101 (2019) within mixed use and non-residential zoning districts which allow for multi-family development, and permitted through a streamlined, ministerial process.

Responsible Agency: Housing Coordinator

Implementation Schedule:

- Refer and connect 10 unhoused residents to available resources per year.
- Meet with County Continuum of Care staff by June 2023 to discuss County plans for the 5-acre site located within the City's Emergency Shelter Overlay.
- Amend the Zoning Ordinance to ensure compliance with AB 2162 (2018) by the end of January 31, 2023.
- Amend the Zoning Ordinance to ensure compliance with AB 101 (2019) by the end of January 31, 2023. On-Going

Quantified Objective:

Development of 30-50 units for extremely low- and very low-income households during the planning period.

Funding Source: Available Grant Funding

Implements: Policy 2.2, [Policy 2.3](#)

2.1.10 **Inclusionary Housing.** Initiate a feasibility study for an inclusionary housing ordinance for City Council consideration. The ordinance would generally require that the development of new market-rate housing units include a percentage of units that are affordable at specific income levels or that in-lieu payment be made. The revenue generated from in-lieu fees would be used to generate funding for the development of affordable housing in the city. Funds collected from in-lieu fees could be used for the following purposes:

- New construction of affordable housing.
- Acquisition/rehabilitation of housing and addition of affordability covenants.
- Permanent supportive housing/transitional and emergency shelters.
- Down payment assistance program.
- Rental assistance programs.

Responsible Agency: Community Development Department / Public Safety and Community Resources Department

Implementation Schedule: Initiate public engagement and outreach by December 2023

Quantified Objective: Development of 30-50 units for extremely low- very low-, and/or low-income households during the planning period.

Funding Source: General Funds

Implements: Policy 2.2, [Policy 2.3](#)

- 2.1.11 **Missing Middle Housing.** Review [the](#) development standards, [including but not limited to- especially relative to](#) height, FAR/density, lot size, [parking requirements](#), and lot coverage to [determine if any development standards are a constraint to the development of facilitate](#) missing middle housing [which refers to a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.](#) [These types provide diverse housing options along a spectrum of affordability, including duplexes, fourplexes, and bungalow courts-](#)

Develop objective [design](#) standards for [duplexes, triplexes, and quads](#) [missing middle typologies](#) and consider financial incentives for missing middle housing projects [\(e.g., property tax abatement, permitting fee support, waiving public improvement requirements\)](#). Incentives could be limited to the Viera area where missing middle housing is envisioned in this Housing Element.

Responsible Agency: Community Development Department (Planning Division)

Implementation Schedule:

- [Development of standards review and](#) objective standards [to be](#) completed by March 2023.
- [Review of development standards and financial incentives by June 2024.](#)

Quantified Objective: Development of 60 units of missing middle housing by end of planning [period.](#)

Funding Source: General Fund

Implements: Policy 2.1, [Policy 2.2](#)

- 2.1.12 **Prioritize Very Low- and Low-Income Housing Development.** The City will encourage water providers to give priority to very low- and low-income housing developments in case of a water shortage pursuant to Government Code Section 65589.7. The City will also provide a copy of the 2023–2031 Housing Element upon its adoption to local water providers and the operators of the public sewer system and encourage them to give priority to very low- and low-income housing developments pursuant to Government Code Section 65589.7.

Responsible Agency: Community Development Department (Planning Division)

Implementation Schedule: Providers provided Housing Element withing 30 days of its adoption.

Quantified Objective: None.

Funding Source: General Fund

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Implements: Policy 2.1

Goal 3: Special Needs Housing

Facilitate the development of special purpose housing to meet the needs of the elderly, persons with disabilities, large families, female-headed households, and the unhoused.

Policy 3.1 Maximize Housing Opportunities. Identify and maximize opportunities to expand housing opportunities for those residents of the city who have special housing needs, including the elderly, disabled, large families, female-headed households, and the unhoused.

Policy 3.2 Senior Housing. Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or the community.

Policy 3.3 Persons with Disabilities. Address the special needs of persons with disabilities, including developmental disabilities, through provision of supportive and accessible housing that allows persons with disabilities to live independent lives.

Policy 3.4 Housing and Services for the Unhoused. Implement the Contra Costa Interagency Council on Homelessness strategic plan to prevent and end homelessness and work cooperatively with local agencies to provide a continuum of care for the homeless, including interim/emergency housing, permanent supportive affordable housing, and access to services.

D. IMPLEMENTING PROGRAMS

3.1.1 **Housing Opportunities for Special Needs Groups.** Expand housing opportunities to meet the special housing needs of the elderly; persons with disabilities, including those who have developmental disabilities; large families; female-headed households; farmworkers, and ~~the~~ unhoused individuals. Encourage the development of housing opportunities which typically serve special needs groups by facilitating the development of emergency shelters, transitional housing, single room occupancy (SRO) units, ADUs and JADUs, residential care facilities, and high-density multi-family housing, including:

- Continue to support affordable housing development for special-needs groups throughout the city, including in areas that are predominantly single-family residential. Special needs groups include seniors; persons with disabilities, including developmental disabilities; female-headed households; and homeless persons, to reduce the displacement risk for these residents from their existing homes and communities.
- Continue to promote the use of the density bonus ordinance, and application process streamlining, to encourage affordable housing, with an emphasis on encouraging affordable housing in high-resource areas and areas with limited rental opportunities currently
- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development
- Develop a program by April 30, 2024, to prioritize City funding proposals to affordable housing developments that are committed to supporting special needs residents (e.g., unhoused populations, extremely low income, seniors, disabled populations, single-female households).

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- Amend the Zoning Ordinance by the end of January 31, 2023, to allow “supportive housing” as defined by AB 2162 (2018) within all zoning districts which allow for multi-family development. Supportive housing uses shall be reviewed consistent with the review of multi-family uses within the same zoning district.
- Amend the Zoning Ordinance by January 31, 2023, to allow for “low barrier navigation centers” as defined by AB 101 (2019) as a permitted use, by-right within mixed use and non-residential zoning districts which allow for multi-family development and subjected to streamlined review and approval.
- Amend the Zoning Ordinance by January 31, 2023, to rezone 46 parcels to the city’s R-35 zoning district which allows for the by-right development of multi-family uses between 25 and 35 dwelling units per acre, at and above that of the city’s default density necessary to accommodate housing for lower-income residents.
- Develop and adopt Multi-family Residential Objective Design Standards by the end of January 31, 2023, to simplify and facilitate the review, permitting and development of multi-family residential uses within the City’s R-10, R-20, R-25, and R-35 zoning districts.
- Amend the Zoning Ordinance by September 30, 2023, to allow for residential care facilities and group homes for 7 or more persons within zoning districts that permit residential development.
- Amend the Zoning Ordinance by September 30, 2023, to allow for “transitional housing” as defined, as a permitted use in zones allowing residential uses, subject to the standards and procedures of residential uses in the same zone.
- ~~Consistent with State law, the Zoning Ordinance will help increase housing opportunities for special needs groups by facilitating the development of emergency shelters, transitional housing, single room occupancy (SRO) units, ADUs and JADUs, residential care facilities, and high density multi family housing. Transitional housing is now explicitly defined and listed as a residential use and SRO units are defined as a form of multi family housing subject to the standards and requirements applicable to comparable multi-unit residential facilities. Residential care facilities serving six or fewer people are permitted as a residential use. Facilities serving seven or more residents may be subject to a use permit, but any standard requirements or conditions imposed on such facilities must be comparable to those imposed on other group residential facilities. Additionally, densities up to 35 units per acre are now permitted in high density residential districts. This will offer additional opportunities to provide housing for special needs groups.~~
- ~~The City shall also develop sources of predevelopment financing through available Federal, State, and private sources (i.e., HOME and CDBG) to assist non-profit developers.~~

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing

- Amend the Zoning Ordinance by January 31, 2023, to allow for “low barrier navigation centers” as defined by AB 101 (2019)
- Amend the Zoning Ordinance by the end of January 31, 2023, to allow “supportive housing” as defined by AB 2162 (2018)
- Amend the Zoning Ordinance by January 31, 2023, to rezone 46 parcels to the city’s R-35 zoning district

7. HOUSING GOALS, POLICIES, AND PROGRAMS

- [Develop a program by April 30, 2024, to prioritize City funding proposals to affordable housing developments that serve special needs individuals](#)

Non-Quantified Objective: Maximize opportunities to address the housing needs of special needs groups within the city.

Funding Source: State and Federal housing funds, CDBG, NSP

Implements: Policy 3.1, [Policy 3.2](#), [Policy 3.3](#), [Policy 3.4](#)

- 3.1.2 **Senior Housing.** The City will seek opportunities to develop affordable senior housing when collaborating with affordable housing developers in proximity to, and accessible to, commercial and civic services and public transit. The City will also strive to allow older adults to age in place. The City will partner with the Antioch Senior Center and service providers such as AARP to promote home rehabilitation programs to seniors on fixed incomes.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based.

Non-Quantified Objective: Facilitate housing that is affordable for lower-income seniors.

Funding Source: General Fund

Implements: Policy 3.1, [Policy 3.2](#)

- 3.1.3 **Incentives for Special Needs Housing.** Enable special needs groups to access appropriate housing through the reasonable accommodation ordinance. This ordinance gives persons with disabilities the opportunity to request reasonable accommodation from zoning laws when they are a barrier to equal housing access pursuant to State and federal law. The City has approved such requests such as reducing the number of required parking stalls in order to accommodate a handicap van parking stall at the Don Brown [Homeless-Emergency](#) Center, which provides services to the homeless and disabled populations. The City has also approved the conversion of a bedroom into a semi-independent living space for a person with a disability without requiring the provisions of Section 9-5.3904 as it pertains to second units.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing [as projects are proposed.](#)

Non-Quantified Objective: Continue to provide reasonable accommodations to encourage the development of specialized housing for persons with disabilities.

Funding Source: General Fund

Implements: Policy 3.1, [Policy 3.3](#)

- 3.1.4 **Coordination with Agencies Serving the Unhoused Population.** Continue to [cooperate-coordinate](#) with public and private agencies [and service providers](#), such as the Contra Costa

7. HOUSING GOALS, POLICIES, AND PROGRAMS

Continuum of Care, ~~which to~~ develop housing ~~(including transitional housing), and provide services to unhoused residents family counseling, and employment programs~~, including:

- ~~— for the unhoused population. The City will e~~Continue to pursue federal, state, and private funding for supportive services and housing opportunities for unhoused individuals by applying for state and federal monies annually for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households.
- ~~fund services for the unhoused through CDBG. The City shall monitor~~ Annually monitor statistics from police, County agencies, and private organizations regarding shelter needs to ~~determine routinely evaluate if Antioch is meeting~~ the needs of ~~its Antioch's~~ unhoused ~~population residents~~.
- ~~A~~The City will assist the County as needed to implement ~~the County's~~ Built for Zero ~~commitment, which aims to functionally eliminate homelessness through the creation and regular updating of including assisting in the created of~~ a By-Name List of homeless veterans and the chronically homeless individuals in the community to ~~help communities get provide~~ a clearer picture of ~~who needs help, how many people are being housed and how many people are entering or returning to homelessness each month~~ the housing needs of unhoused residents.
- ~~The City will also work~~Coordinate with ~~and support~~ Multi-Faith ACTION Coalition and Hope Solutions, formerly Contra Costa Interfaith Housing (CCIH) in ~~the~~ implementation of ~~its their~~ scattered-site permanent housing program. ~~This program seeks~~ to provide ~~housing for~~ 48 chronically homeless adults struggling with mental health and other complex issues. In addition to obtaining affordable permanent housing, residents in this program receive intensive support from a mobile service team of case managers and mental health clinicians who visit them in their homes. Case managers partner with residents to set goals specific to their unique needs including mental health, sobriety, and employment needs, and access to essentials such as food and primary health care. This supportive housing model is cost-effective and successful in preventing high-cost emergency room visits, hospitalizations, and incarceration, while offering dignity and support to chronically homeless adults. This is a new housing model for CCIH, which already provides permanent housing and/or supportive services at four affordable housing sites, serving more than 1,000 formerly homeless and very low-income Contra Costa residents.

Responsible Agency: City of Antioch CDBG & Housing Programs, Contra Costa County Health Services Department, and public service agencies

Implementation Schedule: Ongoing

- ~~The Housing Coordinator will maintain, and annually review an ongoing list of funding opportunities available to affordable housing developments, including those targeted for extremely low income and unhoused residents.~~
- ~~Additionally, the Coordinator will assist the city in pursuit of federal, state, and private funding for low- and moderate-income housing by applying for state and federal monies annually for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households and unhoused residents.~~

Non-Quantified Objective: Develop housing self-sufficiency for those who are currently unhoused by working with appropriate agencies to implement housing and employment programs.

Quantified Objective: Forty ~~(40)~~ percent reduction in number of unsheltered persons counted in Antioch during the 2030 PIT count.

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Funding Source: HUD, HCD, CDBG, and private funds

Implements: Policy 3.1, [Policy 3.4](#)

- 3.1.5: **Emergency Shelters and Supportive and Transitional Housing.** ~~Continue to implement the Zoning Ordinance to accommodate emergency shelters, and transitional and supportive housing for homeless individuals and families and persons with disabilities. In June 2014, the City established a new Emergency Shelter Overlay District in June 2014 that complies with the requirements of State law by providing for the by-right approval of establishment of emergency shelters which comply with objective design standards included within Section 9-5.3839 of the Zoning Ordinance, without discretionary zoning approval, within the city's emergency shelter overlay district.~~ ^[SW2] To maintain compliance with State Law (SB 2) related to ~~implement the Zoning Ordinance to accommodate emergency shelters, and transitional and supportive housing for homeless individuals and families and persons with disabilities. In June 2014, the City established a new Emergency Shelter Overlay District in June 2014 that complies with the requirements of State law by providing for the by-right approval of establishment of emergency shelters which comply with objective design standards included within Section 9-5.3839 of the Zoning Ordinance, without discretionary zoning approval, within the city's emergency shelter overlay district.~~
- ~~To retain compliance with state law, the city will revise Section 9-5.1703.1 of the Zoning Code Off-Street Parking Requirements by Use, to remove the per-bed parking stall requirement associated with emergency shelters. With this amendment, the City has sites with sufficient capacity to meet the local need for emergency shelters.~~
 - Amend the Zoning Ordinance by the end of January 31, 2023, to allow "supportive housing" as defined by AB 2162 (2018) within all zoning districts which allow for multi-family development. Supportive housing uses shall be reviewed consistent with the review of multi-family uses within the same zoning district.
 - Amend the Zoning Ordinance by September 30, 2023, to allow for "transitional housing" as defined, as a permitted use in zones allowing residential uses, subject to the standards and procedures of residential uses in the same zone.

The ~~City~~City will also continue to monitor implementation of the Zoning Code to determine if further changes are needed to meet applicable requirements of State and federal law.

Responsible Agency: Community Development Department, CDBG & Housing Programs

Implementation Schedule: ~~Ongoing. Review Zoning Ordinance for consistency with AB 2162 and AB 101 by July 2023. Amend Section 9-5.1703.1 of the Zoning Code Off-Street Parking Requirements by Use, to remove the per-bed parking stall requirement associated with emergency shelters y September 30, 2023.~~

Non-Quantified Objective: Compliance with SB 2 ~~and AB 2162.~~

Funding Source: General Fund

Implements: Policy 3.1, [Policy 3.4](#)

- 3.1.6 **Zoning for Employee Housing.** Amend the Zoning Ordinance to explicitly define and provide zoning provisions for employee housing in accordance with California Health and Safety Code Sections 17021.5, 17021.6, and 17021.8. Specifically, the Ordinance shall be amended to do the following:

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- Any employee housing providing accommodations for six or ~~fewer employees~~fewer employees shall be deemed a single-family structure. Employee housing shall not be included within the definition the definition of a boarding house, rooming house, hotel, dormitory, or other similar term.
- No conditional use permit, zoning variance or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.
- Any employee housing consisting of 12 units or 36 beds or less designed for use by a family or household shall be deemed an agricultural use.
- No conditional use permit, zoning variance, or other discretionary zoning clearance shall be required of this employee housing for up to 12 units or 36 beds that is not required of any other agricultural activity in the same zone.

Responsible Agency: Community Development Department

Implementation Schedule: Within 18 months of Housing Element adoption.

Non-Quantified Objective: Compliance with Health and Safety Code regarding Employee Housing.

Funding Source: General Fund

Implements: Policy 3.1

~~3.1.7 **Farmworker Housing.** Ensure affordable units for extremely-, very-low, and low-income households made available to farmworkers, including seasonal, monolingual, migrant workers, and their families. The City will also participate in the Bay Area Regional Agricultural Plan as appropriate. The Bay Area Regional Agricultural Plan has the following objectives: (1) explore regional strategies for the conservation of agricultural land, (e.g., joint powers authority, financing mechanisms, land trust) thus reducing the greenhouse gas emissions associated with urbanization; (2) help local governments plan land use strategies to protect agricultural land that might otherwise be developed; and (3) explore farmworker housing including programs, policies, and legislation. By working together, public agencies can leverage each other's knowledge, advocate regionally and on a State level for legislative changes, and partner on funding opportunities~~

~~Responsible Agency: Community Development Department and Housing Coordinator~~

~~Implementation Schedule: Identify and reach out to Bay Area Regional Agricultural Plan to be on their contact list with in 1 year of Housing Element adoption.~~

~~Non-Quantified Objective: Compliance with State and regional objectives to support California's agricultural industry and the employees who are a critical part of the Bay Area's economy, geography, and history.~~

~~Funding Source: General Fund~~

~~Implements: Policy 3.1~~

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3.1.87 **Rental Assistance.** Continue to leverage local, State, and federal funding, as available, to maintain and continue rental assistance and financial assistance programs that were created to keep individuals housed and prevent homelessness during and following the COVID-19 pandemic and beyond.

Responsible Agency: City of Antioch CDBG & Housing Programs, Contra Costa County Health Services Department, and public service agencies

Implementation Schedule: Ongoing

Non-Quantified Objective: Homelessness prevention

Funding Source: HUD, CDBG, Housing Successor, and private funds

Implements: Policy 3.1, Policy 3.4

3.1.98 **Housing and Services for ~~those~~ Those with Disabilities.** The city will support and encourage the development of housing for individuals and households with disabilities, including persons with developmental disabilities to increase housing mobility opportunities for such households including but not limited to:

- Continue focused outreach efforts to non-profit organizations, such as the Regional Center of the East Bay, on an annual, and on an ongoing as requested basis to develop partnerships for housing development affordable to individuals with disabilities
- Continue to coordinate with the Regional Center of the East Bay to inform Antioch households of individuals with developmental disabilities, of the resources available to them
- Continue to support affordable housing development for special-needs groups, including those with developmental disabilities, throughout the city, including in areas that are predominantly single-family residential.
- Continue to pursue federal, state, and private funding for supportive services and housing opportunities for special needs individuals by applying for state and federal monies annually for direct support of housing construction and rehabilitation, specifically for development of housing affordable to special needs households, including those with developmental disabilities, served by non-profit housing sponsors.
- Providing funding, as available, and supporting grant applications for the development of housing affordable to individuals with developmental disabilities
- ~~To the extent practicable, use affordable housing funds for the construction of permanent supportive housing in developments in which 10-25% of units are set aside for persons with disabilities. Affirmatively market units to individuals with intellectual and developmental disabilities, their families, and service providers, such as the Regional Center of the East Bay. Explore funding options for continuing community-based services for possible expansion of services, particularly for persons with psychiatric disabilities.~~

Responsible Agency: Community Development Department, CDBG and Housing Coordinator

Implementation Schedule: Ongoing. Coordinate with regional offices and developers at least annually to pursue housing opportunities.

Non-Quantified Objective: Maximize opportunities to address the housing needs of special needs groups within the ~~City~~city.

Funding Source: State and Federal housing funds, CDBG, NSP

Implements: Policy 3.1, ~~Policy~~ 3.3

Goal 4: Elimination of Government Constraints

Remove governmental constraints inhibiting the development of housing required to meet identified needs in Antioch.

Policy 4.1 Procedures Refinement. Review and modify standards and application processes to ensure that City standards do not act to constrain the production of affordable housing units.

Policy 4.2 Zoning Code Amendments. The City will review and rezone sites assumed to meet the RHNA to ensure zoning and general plan designations are compatible and comply with State law.

Policy 4.3 Monitoring. Consistently monitor and review the effectiveness of the Housing Element programs and other City activities in addressing the housing need.

E. IMPLEMENTING PROGRAMS

4.1.1 Maintain a Streamlined, Affordable Application Process. Continue efforts to identify ways to streamline and improve the development review process, as well as eliminate any unnecessary delays and restrictions in the processing of development applications, consistent with maintaining the ability to adequately review proposed projects. The City will utilize input received from developers to assist in identifying means to implement this program, which will include the development and launch of online permitting software. Undertake a regular review to ensure that development review fees are the minimum necessary to recover costs. The City will review development review procedures and fee requirements on an annual basis. If, based on its review, the City finds development review procedures or fees unduly impact the cost or supply of housing, the City will make appropriate revisions to ensure the mitigation of these identified impacts. The City could utilize a committee of relevant stakeholders to review the approval process and identify improvements. Potential improvements could include:

- Continue to provide one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across City approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.
- Publicly posting status updates on project permit approvals on the City's website.
- Establishing priority permit processing or reduced plan check times for high priority projects, such as ADUs/JADUs, multi-family housing, or homes affordable to lower- or moderate-income households.
- Consolidating fee schedules across departments to simplify administration and allow people to obtain schedules and documentation in one location. This would include gathering information from outside agency fees.

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Amendments to the Zoning Ordinance will also make it possible to further streamline and improve the process by permitting certain developments by right. The City will also continue to implement SB 35, SB 330, and other State laws to ensure ministerial review for eligible projects.

Responsible Agency: Community Development Department, City Engineer, and Building Official

Implementation Schedule: Annual review, revisions as found appropriate. Launch of online permitting software by Fall 2023.

Non-Quantified Objective: Minimize the costs of residential development within Antioch attributable to the time it takes to review development applications and plans.

Funding Source: General Fund

Implements: Policy 4.1

- 4.1.2 **Residential Development Impact Fee Ordinances.** Ensure that new residential development is adequately served by public facilities and services by continuing to implement the Development Impact Fee Program. Based on the findings of an impact fee study completed in April 2022 by the County Costa County Planning Collaborative, typical impact fees in Antioch are lower than other jurisdictions in the county, both as a raw number and as a share of total project fees. Antioch's impact fees equate to approximately 30 percent of the countywide average for both single-family and multi-family projects. The study found that single-family homes in Antioch are typically subject to impact fees in the amount of \$15,370 per unit and multi-family projects are subject to approximately \$6,530 per unit. The Development Impact Fee Ordinance provides certainty of fees for developers. The fee was based on the projected costs of capital facility, equipment and infrastructure improvements necessary to serve the new development within the City.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based.

Non-Quantified Objective: Continually ensure provision of adequate public facilities and services to new and existing residential development.

Funding Source: General Fund

Implements: Policy 4.1, [Policy 4.3](#)

- 4.1.3 **Density Bonus Ordinance.** The ~~city will review the~~ Zoning Ordinance annually and amend, as needed, was amended to bring City's requirements into compliance with State law. ~~Continue to monitor implementation to identify further changes that may be required.~~

Responsible Agency: Community Development Department

Implementation Schedule: ~~Ongoing~~ Review annually and amend as necessary for compliance

Non-Quantified Objective: Ensure that City density bonus provisions comply with State requirements.

Funding Source: General Fund

Implements: Policy 4.3

- 4.1.4 **Pre-Application Conferences.** Continue pre-application conferences for applicants to assist developers in meeting City requirements and development expectations.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based.

Non-Quantified Objective: Minimize development review time and costs for new residential projects.

Funding Source: General Fund

Implements: Policy 4.1

- 4.1.5 **Development Standards Handouts.** Regularly update handouts on development standards and provide the public information on the application requirements and permitting process.

Responsible Agency: Community Development Department

Implementation Schedule: Update handouts on a semiannual basis and when development standards are modified.

Non-Quantified Objective: Minimize development review time and costs for new residential projects.

Funding Source: General Fund

Implements: Policy 4.1

- 4.1.6 **Review and Revise Residential Parking Requirements.** Conduct a comprehensive study of best practices ~~for related to parking requirements to~~ evaluate the city's parking requirements and identify, as appropriate and dependent on the Study's findings, potential amendments to the City's Zoning Ordinance ~~depending on the findings.~~ Additionally:

- Continue ~~to~~ The City recently amended the City's Zoning Ordinance to allow reduction of parking requirements that may constrain residential development. The amendments established procedures broadening the authority of by the Zoning Administrator and the Planning Commission to allow approve reductions in parking requirements for senior housing developments, developments of less than 50 units and within 0.5 miles of a major transit stop, infill developments of less than 30 units, and developments reusing historic structures, without approval of a variance.
- Continue to promote the use of the State density bonus, including design waivers and concessions related to parking requirements to encourage the development of affordable housing.

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- ~~Amend the City's Zoning Ordinance by the end of September 30, 2023, to ensure compliance with AB 2097 (2022) which prohibits minimum parking requirements for eligible housing developments within half a mile of a major transit stop~~
- ~~to a project's normally required number of parking spaces and modifications to development standards for parking areas. The amended provisions allow modification to parking requirements without requiring approval of a variance. However, many applicants continue to elect to provide all required parking, indicated the need to better understand the market conditions and best practices for cities like Antioch.~~

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing

- ~~Amend the City's Zoning Ordinance by the end of September 30, 2023, to ensure compliance with AB 2097(2022)~~
- ~~Conduct comprehensive study of parking requirements and consider potential amendments to parking requirements by December 31, 2024.~~

Non-Quantified Objective: Allow a reduction or amendment to the parking requirements of projects as appropriate.

Funding Source: General Fund

Implements: Policy 4.3

- 4.1.7 **Streamlined Approvals.** Implement the recommendation of the City's Strategic Infill Housing Study, completed in early 2021, to allow certain commercial sites to develop residential uses through a streamlined, non-discretionary process. The City will also continue to ministerially approve projects with 50 percent of their units affordable to lower-income households, consistent with State law, and will develop an application for SB 35 projects. The City shall also allow housing developments with at least 20 percent affordable housing by-right on lower-income housing sites that have been counted in previous Housing Element cycles, consistent with Government Code Section 65583.2(c).

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing. Commercial Infill Housing Objective Design Standards adopted in April 2022. Establishment of SB 35 application and by-right rezonings complete by beginning of 6th Cycle planning period.

Non-Quantified Objective: Minimize the use of discretionary review by permitting with by-right review.

Funding Source: General Fund

Implements: Policy 4.1, Policy 4.2, Policy 4.3

- 4.1.8 **Monitor Effects of Regional Fees.** Like other jurisdictions in the county, Antioch is subject to regional transportation impact fees levied by Contra Costa County. The City shall monitor the effects of these fees on housing costs and production, and continue to work with the East Contra Costa County Regional Fee and Financing Authority (ECCCRFFA), a Joint Powers Authority (JPA) that levies the fee and operates through the TRANSPLAN Committee, County to ensure that the fees are equitable and appropriately applied and adjusted. The City shall also support, and work with the ECCCRFFA County to pursue, a fee reduction or exemption for high-density housing near transit, and affordable housing developments, as feasible.

Responsible Agency: Community Development Department

Implementation Schedule: Periodic and ongoing, as fees are reevaluated.

Non-Quantified Objective:

- Continue to appoint one City Council Member and one Planning Commissioner to represent the City of Antioch on the ECCCRFFA.
- Continue to participate in regular meetings of the JPA, and work with the other members of the ECCRFFA to pursue and support reductions to the regional fee for higher-density residential uses near major transit stops and affordable housing developments.
- ~~Ensure that the Regional Transportation Impact Fee does not overly burden housing production in Antioch, particularly affordable and/or high-density housing.~~

Funding Source: General Fund

Implements: Policy 4.3

- 4.1.9 **Missing Middle Permitting Process.** Establish middle housing densities and building types in the Zoning Code through a forthcoming zoning action and allow these products by-right in certain zones, subject to objective development standards. The intent of this program is to ensure that approval for middle housing is no more difficult than approval for a single-family home.

Responsible Agency: Community Development Department

Implementation Schedule: Establish of middle housing densities and definition in Zoning Code by 2024.

Quantified Objective: Streamlined approval process and facilitate development of 60 moderate-income housing units.

Funding Source: General Fund

Implements: Policy 4.1, Policy 4.3

- 4.1.10 **R-35 Zone.** Remove the inconsistency currently in the R-35 section of the Zoning Ordinance that requires a minimum density of 30 du/acre but also allows projects less than 30 du/acre. Revise the Zoning Ordinance to remove the provision allowing projects less than 30 du/acre.

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Responsible Agency: Community Development Department

Implementation Schedule: Zoning Ordinance updated by March 2023.

Non-Quantified Objective: Facilitate the development of diverse housing types and address land use controls that are a constraint to development.

Funding Source: General Fund

Implements: Policy 4.2

- 4.1.11 **CEQA Streamlining.** Continue to allow eligible projects to use CEQA streamlining provisions, such as Infill Exemptions, Class 32 Exemptions, and Community Plan Exemptions (15183).

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing

Non-Quantified Objective: Streamline housing development.

Funding Source: General Fund

Implements: Policy 4.1

- 4.1.12 **Removing Barriers to Rehabilitation Programs.** Remove the two-year lien requirement for homeowners participating in the City's home rehabilitation program in partnership with Habitat for Humanity East Bay/Silicon Valley.

Responsible Agency: Housing

Implementation Schedule: January 2025

Non-Quantified Objective: Remove barriers to housing conservation

Funding Source: General Fund

Implements: Policy 4.1

- 4.1.13 **Multi-family Objective ~~Development-Design~~ Standards.** Develop city-wide objective ~~development-design~~ standards to utilize for review of ~~multi-family~~ residential projects instead of subjective design review processes. The objective ~~development-design~~ standards will be posted on the ~~City's-city's~~ website for developers and other stakeholders to easily reference and will not be overly cumbersome to implement.

Responsible Agency: Community Development Department

Implementation Schedule: Adoption of the objective standards will be ~~concurrent with the adoption of the Housing Element, and will be implemented as part of the review process in-~~

~~tandem with adoption of the Housing Element, and they will be used for project review~~ by June 2023.

Non-Quantified Objective: Streamline housing development.

Funding Source: General Fund

Implements: Policy 4.1

- 4.1.14 **Rezoning and Specific Plan and General Plan Amendments.** Perform the rezonings and amendments to the General Plan and applicable specific plans/focus area plans (e.g., East Lone Tree Specific Plan, Eastern Waterfront Employment Focus Area) to allow residential development on sites identified in the Housing Sites Inventory. The required rezonings and amendments are identified in Table 6-10 of the Housing Element.

Responsible Agency: Community Development Department

Implementation Schedule: Adoption of the rezoning and amendments will be in tandem with adoption of the Housing Element. Sites will be rezoned by the beginning of the Planning Period.

Quantified Objective: Ensure availability of sites for up to 810 new units of housing.

Funding Source: General Fund

Implements: Policy 4.2

Goal 5: Fair Housing

Provide equal housing opportunities for all existing and future Antioch residents.

Policy 5.1 Ending Housing Discrimination. Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

Policy 5.2 Increased Integration and Opportunity. Increase available financial resources for affordable housing in order to better fund efforts to foster stable residential integration and increased access to opportunity. Increase integration by increasing the supply of affordable housing for families in higher opportunity areas.

Policy 5.3 Affordable Housing. Provide for the production of additional affordable housing through market incentives and improvements.

Policy 5.4 Anti-Displacement. Reduce the displacement of low-income communities of color by enhancing protections for vulnerable tenants and homeowners and preserving affordable housing in areas that are gentrifying or at risk of gentrification.

Policy 5.5 Improved information-sharing and coordination. Improve communications and coordination between jurisdictions, service providers, and agencies in the County.

F. IMPLEMENTING PROGRAMS

5.1.1 **Fair Housing Services.** Continue to contract with [ECHO Housing](#) and Bay Area Legal Aid or other similar organizations to provide fair housing counseling and tenant/landlord counseling. Continue to refer cases and questions to the appropriate fair housing service provider for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing. ~~Provide~~ ~~Additionally, the City will create~~ written materials in English, ~~and~~ Spanish ~~and Tagalog~~, explaining how complaints can be filed. The materials will be available at City Hall in the ~~Community Development Department~~ [Public Safety and Community Resources Department](#), City Manager's office, the City's website and throughout the community in places such as ~~bus stops~~, public libraries, community centers, local social centers, and other public locations. ~~In addition, the City can assist the Contra Costa County Consortium with the following efforts:~~ Efforts will include:

- Educate landlords on criminal background screening in rental housing (using HUD fair housing guidance) and explore the feasibility of adopting ordinances.
- Develop and disseminate a best-practices guide to credit screening in the rental housing context in order to discourage the use of strict FICO score cut-offs and overreliance on eviction records.
- Develop and distribute informational brochure on inclusionary leasing practices, including with licenses where applicable.
- Increase outreach to LGBTQ and immigrant stakeholder groups to provide "know your rights" materials regarding housing discrimination.
- Continue and increase outreach and education activities for all protected classes.
- Include education on new requirements of the Right to a Safe Home Act in outreach activities to both landlords and the public.
- For publicly supported housing, develop protocols to ensure responsiveness to reasonable accommodation requests.

Responsible Agency: City of Antioch CDBG & Housing Programs, [ECHO Housing](#)

Implementation Schedule: [The City maintains annual contracts with ECHO Housing and Bay Area Legal Aid.](#) Referrals are ongoing. The written materials are completed and available.

Non-Quantified Objective: City assistance to eliminate housing discrimination within the community.

- Provide Fair Housing services to a minimum of 50 Antioch tenants and landlords annually who require information regarding fair housing and discrimination, or complainants alleging discrimination based on federal, state, and local protected classes.
- Conduct Fair Housing testing of a minimum of five apartment complexes annually based on complaints received.

Funding Source: CDBG

Implements: Policy 5.1

- 5.1.2 **Implement ~~Americans Withwith DisabilititesDisabilities Act (ADA) Fair Housing Act?~~**. Continue to use local permitting and approval processes to ensure all new multi-family construction meets the accessibility requirements of the federal and relevant State Fair Housing Actsregulations.

Responsible Agency: Community Development

Implementation Schedule: Ongoing on a project basis

Non-Quantified Objective: Ensuring accessibility of new housing

Funding Source: General Fund

Implements: Policy 5.1

- 5.1.3 **Incentivize Accessible Units.** Incentivize developers through development standards concessions or fee waivers/reductions to increase the number of accessible units beyond the federal requirement of 5% for subsidized developments.

Responsible Agency: Community Development Department

Implementation Schedule: Menu of incentives created by January 2024 and outreach to developers by June 2024

Non-Quantified Objective: Encouraging new housing choices and affordability for populations with special needs housing.

Quantified Objective: Two projects that go beyond the federal minimum of 5% accessible units for subsidized projects.

Funding Source: General Fund

Implements: Policy 5.2, Policy 5.3

~~5.1.4 — **Prioritize Funding for Hard to Serve Residents.** Develop a program to prioritize City funding proposals for City-funded affordable housing that are committed to supporting hard to serve residents (e.g., unhoused populations, extremely low income, special needs).~~

~~Responsible Agency: City of Antioch, Housing~~

~~Implementation Schedule: Program designed-completed by April 2024.~~

~~Non-Quantified Objective: Encouraging new housing choices and affordability for populations with special needs housing.~~

~~Quantified Objective: Reduce unsheltered unhoused population by 40%. Construction of 190 units of housing for extremely low income individuals.~~

7. HOUSING GOALS, POLICIES, AND PROGRAMS

~~Funding Source: Program creation provided by General Fund. Potential City funding is indeterminate (see Program 5.1.13).~~

~~Implements: Policy 5.2, Policy 5.3~~

5.1.54 **Environmental Justice.** Develop and implement Environmental Justice policies to improve quality of life in EJ neighborhoods. EJ policies are being developed in conjunction with the Housing Element.

Responsible Agency: City of Antioch, Housing

Implementation Schedule: Adoption of EJ policies by ~~February-March~~ 2023.

Non-Quantified Objective: Alleviate disparate impacts experienced by households living in EJ neighborhoods, especially impacts related to environmental outcomes.

Quantified Objective: Improve CalEnviroScreen composite score in EJ area by 10 percent.

Funding Source: General Fund

Implements: Policy 5.2, Policy 5.3

5.1.65 **Home Repairs.** Continue to fund minor home repairs and implement a preference for projects in the following order:

- 1) Projects in the Sycamore neighborhood (i.e., Antioch's ethnically concentrated area of poverty)
- 2) Projects in EJ neighborhoods
- 3) Projects in census tracts with lower median incomes

The City will affirmatively market the home repair program to residents in these areas, such as through a targeted mailings and posting of flyers in the subject census tracts in English, Spanish, and Tagalog.

Responsible Agency: City of Antioch, Housing

Implementation Schedule: Conduct publicity campaign for the program once annually in addition to hosting information on City website.

Non-Quantified Objective: Conserve and improve assets in areas of lower opportunity and concentrated poverty.

Quantified Objective: Rehabilitation of 40 homes in target neighborhoods.

Funding Source: CDBG and General Fund?

Implements: Policy 5.2, Policy 5.4

- 5.1.76 **Monitor At-Risk Projects.** Monitor affordable housing projects that are at risk of conversion to market rate. Support regional and local efforts to examine displacement of affordable housing and lower income households. Assist with the retention of special needs housing that is at risk of expiring affordability requirements.

Responsible Agency: City of Antioch ~~Housing Dept.~~ Public Safety and Community Resources Department, Housing Program.

Implementation Schedule: Preservation strategies established and outreach to non-profit partners by January 2031.

Non-Quantified Objective: Preserve existing affordable housing.

Quantified Objective: Preservation of 54 units before 2032.

Funding Source: General Fund

Implements: Policy 5.2, Policy 5.3

- 5.1.87 **Economic Development in EJ Neighborhoods.** Promote economic development in the EJ neighborhoods and Sycamore neighborhood in particular. The City will prioritize economic development and infrastructure expenditures in and around lower-income and environmental justice neighborhoods, to enhance business and housing opportunities. This could include facade improvements and small business grant recipients. The City will explore methods for providing low-interest loans and below-market leases for tax-foreclosed commercial properties to low-income residents seeking to start businesses within the EJ neighborhoods.

Responsible Agency: City of Antioch, Economic Development, Public Works, and Planning

Implementation Schedule: Ongoing

Non-Quantified Objective: Place-based strategies to encourage community conservation and revitalization.

Funding Source: General Fund

Implements: Policy 5.2

- 5.1.98 **Tenant Protections.** Pursue the development of citywide tenant protection policies for consideration by the City Council. These policies would address, but not necessarily be limited to, anti-harassment, just cause eviction, Tenant Opportunity to Purchase Act (TOPA), Community Opportunity to Purchase Act (COPA) and rent stabilization. The process would include inclusive public outreach with tenants, community-based organizations, landlords and other interested community members. The goal of this effort is to prepare and present an implementing ordinance for City Council consideration. ~~This needs to be updated as this ordinance has passed and enforcement will be through the City Attorney's office, not housing. Do you need specifics?~~ In Fall 2022 the City of Antioch City Council adopted a Rent Stabilization Ordinance which caps rental increases at the lesser of 3%, or 60% of annual CPI increase.

7. HOUSING GOALS, POLICIES, AND PROGRAMS

Responsible Agency: City of Antioch ~~City Attorney's Office~~ ~~Public Safety and Community Resources~~

~~Department~~

Implementation Schedule: Initiate public engagement and outreach process by June 2023.

Non-Quantified Objective: Protect approximately 13,509 households from displacement and preserve housing affordability.

Funding Source: General Fund

Implements: Policy 5.4

- 5.1.~~109~~ **Fair Housing Training.** ~~Through~~ ~~Partner with~~ ECHO Housing and/or Bay Area Legal Aid, continue to perform fair housing training for landlords and tenants. Attendance at a fair housing training will become a condition for approval of landlords' business licenses. ~~The training would include~~ information on reasonable accommodation and source of income discrimination, as well as other fair housing information with emphasis on certain topics driven by housing complaint data and information from stakeholders.

Responsible Agency: ECHO Housing and/or Bay Area Legal Aid in partnership with the City

Implementation Schedule: Program design to track attendance and condition business license approval completed by January 2024. Program launch March 2024.

Non-Quantified Objective: Protect existing residents from displacement and enforce ~~Fair-fair~~ Housing housing laws

Quantified Objective: Conduct ~~2-3~~ 4 to 6 ~~four to six~~ workshops per year on fair housing rights, ~~and resources.~~

Funding Source: General Fund

Implements: Policy 5.1

- 5.1.~~110~~ **Fair Housing Webpage.** Continue to maintain a webpage specific to fair housing including resources for residents who feel they have experienced discrimination, information about filing fair housing complaints with HCD or HUD, and information about protected classes under the Fair Housing Act.

Responsible Agency: City of Antioch ~~Public Safety and Community Resources, Housing program~~ in partnership with ECHO Housing and/or Bay Area Legal Aid

Implementation Schedule: Ongoing

Non-Quantified Objective: Enforce Fair Housing laws

Quantified Objective: Increase participants in fair housing programs by ~~5~~ **five** percent.

Funding Source: ~~General Fund~~ CDBG

Implements: Policy 5.1

5.1.~~12~~**11** **Right to Reasonable Accommodations.** Ensure that all multi-family residential developments contain signage to explain the right to request reasonable accommodations for persons with disabilities as a condition of business license approval. Make this information available and clearly transparent on the City's website in English, Spanish, and Tagalog and fund landlord training and outreach on reasonable accommodations.

Responsible Agency: City of Antioch

Implementation Schedule: Information added to City website by January 2024.

Non-Quantified Objective: Enforce Fair Housing laws.

Quantified Objective: Increased reasonable accommodation requests and fulfilled requests by ~~10~~ **ten** percent.

Funding Source: General Fund

Implements: Policy 5.1

5.1.~~13~~**12** **Financial Resources.** Support the County's exploration of a countywide affordable housing bond issuance that would support efforts to develop permanent supportive housing, to build affordable housing for families, and to preserve affordable housing in areas undergoing gentrification and displacement. Efforts to support a bond issue could include the posting of informational materials regarding the need for affordable housing and the possible uses of bond proceedings on government agency websites. _

Responsible Agency: CDBG and Housing Coordinator

Implementation Schedule: Earliest option for a bond measure would be on the 2024 ballot. Implementation of *Program 5.1.15, Promote ADUs as Affordable Housing* would also help with implementation of this program.

Non-Quantified Objective: Assistance for the City to achieve their very low- and low-income RHNA units

Funding Source: CDBG and General Fund

Implements: Policy 5.3

5.1.~~14~~**13** **Enhancing Housing Mobility Strategies.** Consistent with the ~~Housing sites~~ **Sites inventory**, rezone sites throughout the city to permit multi-family units in areas where it was not previously allowed, including areas with relatively higher median incomes and relatively newer housing stock.

7. HOUSING GOALS, POLICIES, AND PROGRAMS

Responsible Agency: Community Development Department

Implementation Schedule: By January 2023

Non-Quantified Objective: Remove barriers to housing in areas of opportunity and strategically enhancing access.

Funding Source: CDBG and General Fund

Implements: Policy 5.2, Policy 5.3

5.1.15 **14 Inter-Agency and Inter-Jurisdictional Coordination.** Continue funding and supporting multi-agency collaborative efforts for legal services, including organizations that do not receive Legal Services Corporation funding and are able to represent undocumented residents. Explore and participate in an ongoing working group of representatives from Consortium, PHA, and local housing and community development staff, along with representatives of local and regional transportation, education, climate/energy, and health agencies.

Responsible Agency: Community Development ~~Department, -and Public Safety and Community Resources Department,~~ and Housing Coordinator.

Implementation Schedule: Ongoing.—

Non-Quantified Objective: Assistance for the City to achieve preservation goals.

Funding Source: CDBG and General Fund

Implements: Policy 5.1

5.1.16 **15 Promote ADUs as Affordable Housing.** ~~Finance construction of JADU units to provide rental income or caregiver/other housing for lower income homeowners through the provision of lower interest loans to be paid with rental income.~~ This program complements ~~Implementation Program 2.1.8.b, ADU/JADU Loans,~~ in which the ~~City~~City partners with Habitat for Humanity to create an ADU/JADU loan product to assist homeowners in constructing ADUs/JADUs for rental housing. Loan recipients would be required to affirmatively market their ADU to populations with disproportionate housing needs, including persons with disabilities, Hispanic households, Black households, and female-headed households. This would include translation of materials into Spanish and sharing information with community organizations that serve these populations, such as legal service or public health providers.

Responsible Agency: ~~Housing & CDBG programs, Habitat for Humanity, ECHO Housing (Tenant/Landlord and Fair Housing Education), City Partnership with Habitat for Humanity~~

Implementation Schedule:

- ~~Program design completed by June 2025.~~
- ~~Annual grant funding to program proposed at \$500,000.~~

7. HOUSING GOALS, POLICIES, AND PROGRAMS

- Funding and approvals granted for ~~five~~5 ADUs by Dec 2026 and then ~~5-five~~ ADUs annually thereafter.

Non-Quantified Objective:

~~Annually increase housing stock by 4-5four to five units by providing extremely and very low-income (0-50 percent% AML) homeowners with low-interest loans, design and construction management assistance, and education on landlord and tenant laws and responsibilities. Increase housing mobility by generating wealth for low-income homeowners and by facilitating the development of ADUs that are affordable to lower income households in areas with relatively higher incomes—~~

Quantified Objective: Subsidized development of 25 ADUs by the end of the ~~Planning planning Periodperiod.~~

Funding Source:- Housing Successor Funds ~~or and~~ PLHA

Implements: Policy 5.3

5.1.~~47~~**16 Schools.** Increase and stabilize access to proficient schools supporting regular lines of communications between Antioch school district school boards and school district staff with the Housing Authority of Contra Costa County to ensure that districts take into account the needs of low-income residents in redistricting and investment decisions, particularly for residents of public and assisted housing in the region. To the extent possible, focus the development of new family-friendly affordable housing in school districts and school zones with lower rates of school-based poverty concentration, and incentivize new market-rate multi-family development in high performing school zones to include more bedrooms in affordable apartments for families with children.

Responsible Agency: Community Development ~~Department~~ and Housing Coordinator

Implementation Schedule: Ongoing

Non-Quantified Objective: Increased opportunities for low-income residents

Funding Source: CDBG

Implements: Policy 5.2

5.1.~~48~~**17 Encouraging New Housing Choices.** Require affordable housing developments be affirmatively marketed to households with disproportionate housing needs, including persons with disabilities, Hispanic households, Black households, and female-headed households. This would include translation of materials into Spanish and Tagalog and sharing information with community organizations that serve these populations, such as legal service or public health providers. All marketing plans would include strategies to reach groups with disproportionate housing needs.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing. Marketing plans are submitted at time of building inspection.

Non-Quantified Objective: Encouraging new housing choices and affordability.

7. HOUSING GOALS, POLICIES, AND PROGRAMS

Quantified Objective: Affordable housing projects and available affordable units are advertised to at least 3 community organizations.

Funding Source: CDBG

Implements: Policy 5.3

G. QUANTIFIED OBJECTIVES

Table 7-1 summarizes the quantified objectives for the 2023-2031 planning period.

TABLE 7-1 QUANTIFIED OBJECTIVES: 2023-2031

Program/Income Level	Quantified Objective (Dwelling Units or Households)
New Construction	
Extremely and Very Low-Income	132
Low-Income	340
Moderate-Income	190
Above Moderate-Income	400
Total	1,705
Rehabilitation	
Extremely and Very Low-Income	0
Low-Income	20
Moderate-Income	10
Above Moderate-Income	--
Total	30
Preservation/Conservation	
Extremely Low-Income	20
Very Low-Income	21
Low-Income	41
Moderate-Income	--
Above Moderate- Income	--

8

PARTICIPATION

This Housing Element has been shaped by community feedback throughout all phases of its development. A variety of in-person and digital tools were used to solicit input, including surveys, community meetings, and interviews. This ~~chapter~~ [Chapter](#) describes the community participation activities conducted during the development of the ~~draft~~ [Draft](#) Housing Element and the adoption of the ~~final~~ [Final](#) Housing Element.

A. DEVELOPMENT OF THE DRAFT HOUSING ELEMENT

To avoid meeting fatigue and avoid duplicating efforts where appropriate, it was important to draw from prior planning efforts. As part of the Contra Costa County Consortium, Antioch was involved with the County's adoption of the 2020-2025 Consolidated Plan in May 2020 and the 2020-2025 Analysis of Impediments/Assessment to Fair Housing Choice in June 2019. Both these efforts included robust community engagement, including stakeholder meetings; six community meetings, including one in Antioch in June 2018; four meetings with housing choice voucher participants and public housing residents, including one in Antioch in August 2018; and a survey that garnered 297 responses. The Housing Element drew from these prior plans and their community engagement results as a starting point.

Community engagement specific to the Housing Element update reached a wide range of stakeholders, including City staff from other departments, residents, employees, housing advocates, developers, service agencies, and other organizations addressing housing and special needs. Key stakeholders, agencies, and organizations were contacted individually for input to ensure that the Housing Element accurately reflects a broad spectrum of the community and prioritizes needs appropriately. In addition, a dedicated website hosted by the City was used throughout the entirety of the project. The page was updated with public-facing materials on a rolling basis and included information on the project schedule, upcoming outreach opportunities, and drafts of deliverables available for public review and comment. Key documents were translated into Spanish and the City's built-in web translation tool can be used to translate all web content into Spanish, Chinese, and Filipino.

See [Appendix E, Public Engagement Input](#) for more information on the public participation process. Engagement was carried out in three phases, as described below.

B. PHASE 1 — INTRODUCE PROJECT

The first phase of the engagement process sought to introduce to the community what a Housing Element is and what it seeks to accomplish. Materials were also publicized to explain the Environmental Hazards Element Update and Environmental Justice (EJ) requirements triggered by the Housing Element Update. This phase sought to empower the community with the vocabulary and knowledge to provide meaningful input throughout the update process. Interviews were conducted with three community-based organizations (CBOs) who were consulted to identify the best methods to engage the populations they serve.

WHAT WE HEARD — PHASE 1 INTRODUCTION PROJECT

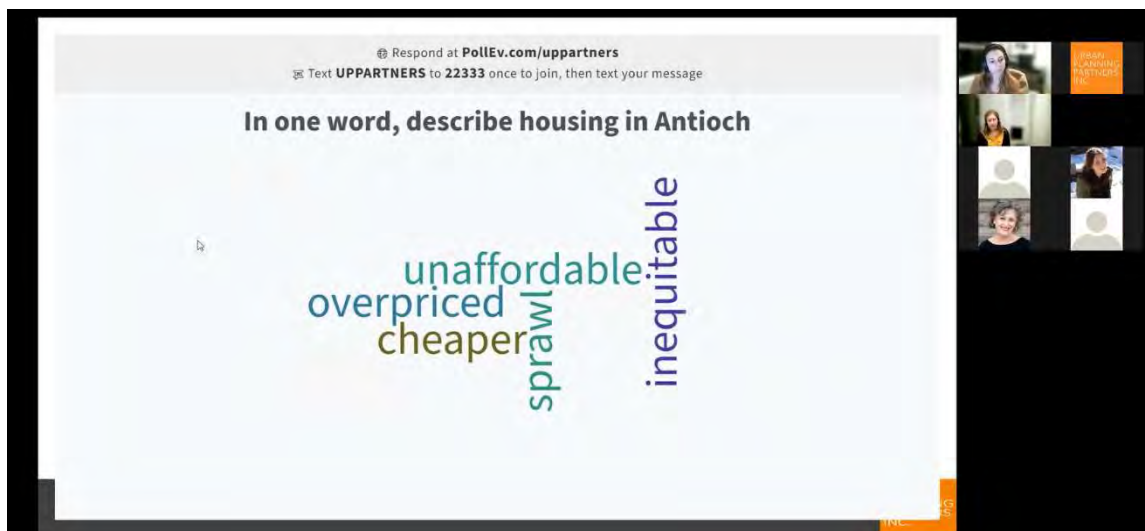
- Regional groups in East Contra Costa County identified Antioch as one of the highest need areas.
- Affordability and habitability/safety are consistently cited as the top concerns related to housing in Antioch, especially related to people with disabilities, low-income families with children, and Antioch’s unhoused population.

C. PHASE 2 — UNDERSTAND EXISTING CONDITIONS

In the second phase, the focus was on soliciting community and stakeholder input on housing constraints, resources, opportunities, and housing needs, including needs for special populations. The City conducted four interviews, two housing groups Four interviews; two focus groups, (one with housing and homelessness organizations and one with Spanish-speaking residents); and a community meeting were used to understand constraints and opportunities for residential development and Antioch’s most pressing housing needs. By establishing a strong on-the-ground understanding of Antioch’s existing conditions, the City was able to pragmatically propose feasible solutions. This

WHAT WE HEARD — PHASE 2 UNDERSTAND EXISTING CONDITIONS

- There is a lack of affordable housing with adequate amenities, including access to transit, safety features, case management for fair housing on-site, and childcare.
- CBOs and residents see a need for more tenant protections, including discrimination and harassment protection, just cause policies, and rent control.
- There are barriers for low-income homeowners to access rehabilitation funding.
- Potential development is highly dependent on the quality of existing infrastructure and environmental constraints.



on-the-ground understanding was informed by talking to City staff, community leaders, CBOs, and residents.

D. PHASE 3 — EXPLORE AND ~~REFINE~~ REFINE SOLUTIONS

The final phase of engagement was used to formulate realistic and community-supported solutions to address housing challenges in the community. Working sessions with City staff and stakeholders, two public meetings (one in English and one bilingual English/Spanish), and an online survey in English and Spanish were all part of this phase. The survey garnered 35 responses across both languages, as detailed in *Appendix E, Public Engagement Input*.

In addition, the Public Review draft was widely publicized for public comment, included via emails to project followers and stakeholders, and posted on the project website. The Public Review draft was ~~made~~ available for a the 30-day public comment period between May 12, 2022, and June 11, 2022, consistent with Assembly Bill (AB) 215 requirements.

**WHAT WE HEARD – PHASE 3
EXPLORE AND REFINE SOLUTIONS**

- Residents are concerned about being priced out of their homes.
- Residents are concerned about tenant harassment and unlawful housing discrimination.
- Residents are interested in city-assisted down payment programs to allow for more opportunities for homeownership.

E. AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Changes in Housing Element Law since the last cycle require the careful consideration of populations who have historically been excluded from planning processes and deliberate and proactive actions to remove

What's Changing in Our General Plan?

Antioch's General Plan is a long-term vision that guides growth and reflects community priorities and values. It is divided by topics (called "elements") that include land use, circulation, housing, and environmental hazards. As community priorities change and in accordance with State law, the City must periodically update these elements.

This year, Antioch is updating the **Housing Element and Environmental Hazards Element** and will be incorporating new **Environmental Justice** policies into the General Plan.

HOUSING ELEMENT UPDATE

The Housing Element is part of the City's General Plan and lays out a blueprint for how the City will meet its housing goals. At its core, a Housing Element is an opportunity for community members and policy makers to address local housing challenges and find solutions. It contains detailed information on local housing needs, existing resources and constraints, and an inventory of sites that are suitable for new housing.

Why is Antioch updating its Housing Element?

Under State law, each jurisdiction in California must update their Housing Element every eight years. The Housing Element must demonstrate how the jurisdiction will accommodate a certain number of dwelling units anticipated by the State (known as the Regional Housing Needs Allocation, or RHNA). The RHNA also stipulates how many units are needed at different levels of affordability to meet the community demand.

The updated Housing Element must be approved by the California Department of Housing and Community Development (HCD), but should ultimately reflect the vision and priorities of the community. If the Housing Element is not updated and certified, jurisdictions may be ineligible for certain grants; fined; subject to litigation; and/or lose the right to deny certain projects.

Key Features in a Housing Element

- Goals, policies, objectives, resources, and constraints that support housing across all income levels.
- Analysis of special housing needs and existing affordable housing
- Inventory of sites suitable and available for new housing
- Strategies to affirmatively further fair housing

Antioch's RHNA is 3,016 units (59% of units below market rate)

ENVIRONMENTAL JUSTICE POLICIES

The City of Antioch is incorporating new policies into the General Plan that will seek to advance the principles of **Environmental Justice (EJ)** and achieve the following goals:

- All community members receive the same degree of protection from environmental and health hazards.
- There is equal access to the decision-making process to have a healthy environment in which to live, learn, and work.

The new policies will address environmental and health hazards that disproportionately burden certain areas and communities in the city (referred to as "disadvantaged communities"). Although the term "disadvantaged community" is not preferred by EJ communities, it is commonly used in State policy and will thus be used in this guide.

The EJ policies will also include engagement strategies to ensure that community members have meaningful and effective opportunities to participate in future policy and planning decisions, and prioritize the development of programs and improvements that address local needs.

Why is Antioch creating Environmental Justice policies?

Disadvantaged communities bear the brunt of environmental impacts and health hazards, often as a result of policy and planning decisions. Under State law, a jurisdiction must incorporate EJ policies into the General Plan when two or more elements are being revised, and if there are disadvantaged communities within that jurisdiction. Because the City of Antioch is updating both the Housing and Environmental Hazards Element, the City must comply with this requirement.

What does "Environmental Justice" mean?

"The fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies."

Gov. Code § 65040.12

Key Topics Addressed by Environmental Justice Policies

- Exposure to pollution
- Availability of public facilities
- Food access
- Safe and sanitary homes
- Physical activity
- Any unique or compounded health risks
- Opportunities for civic engagement
- Improvements and programs to address community needs

General Plan Updates Timeline

The timeline shows the following key milestones:

- Summer 2021:** Info Gathering and Analysis, Environmental Compliance
- Fall 2021:** Draft Housing Element Updates, Draft Safety Element Updates, Draft Environmental Justice Policies
- Winter 2022:** Public Comment & City Review
- Spring 2022:** Initial State Review
- Fall 2022:** Final State Review & Certification

8. PARTICIPATION

barriers to participation. Consistent with [the Department of Housing and Community Development \(HCD\)](#) guidance, the following best practices were utilized to include public participation from all economic segments of the community.

Consultations with CBOs [were held](#) to determine the methods, locations, messaging, and hours most conducive to engaging historically excluded communities, including low-income households and those with disabilities. [A summary of the methods is as follows:](#)

- Public meetings scheduled outside of working hours.
- Closed captioning and on-call tech support provided at virtual public meetings.
- Robust and diverse meeting publicity implemented digitally and in person.
- Interviews, focus groups, and a community meeting conducted completely in Spanish to make participants feel more comfortable sharing their stories, ideas, and perceptions in their native language.
- Publication of a Housing Guide one pager (shown above) explaining terms to avoid jargon and make information more accessible.
- Partnership with First Five to conduct Spanish-language meeting with their members in a format comfortable and familiar to participants.
- Use of stipends and incentives to remove barriers to participation among lower-income households.

F. SUMMARY OF OUTREACH ACTIVITIES

This section summarizes key outreach activities. See [Appendix E, Public Engagement Input](#) for more information.

1. NEEDS ASSESSMENT

The 2020-2025 Consolidated Plan for the Contra Costa County Consortium included a needs assessment that evaluated disproportionate housing needs. The plan was informed by feedback from local and regional stakeholders, such as residents and organizations involved in affordable housing, fair housing, homeless programs, and other community development activities. The process ensured outreach and opportunities for the involvement of affected persons including lower-income persons and families, persons living in lower-income areas, people of color, non-English speaking persons, and persons with disabilities. The Consortium also sought input from other public and private agencies that provide emergency housing for those who are homeless, assisted housing for special needs populations, transitional housing, health services, mental health services, social services, infrastructure needs, as well as those agencies who provide fair housing and tenant/landlord services and ensure compliance with Civil Rights laws and regulations.

2. STAKEHOLDER INTERVIEWS AND FOCUS GROUPS

See Table 8-1 for information on stakeholder interviews and focus groups conducted as part of the Housing Element update.

On February 19, 2022, InterEthnica and Urban Planning Partners led a focus group for Spanish speakers. The purpose of the meeting was to outline Housing Element and [EJ Element environmental justice](#)-updates and to gain feedback from participants regarding their experience in Antioch. Many of the participants

spoke of the rising cost of housing and stated that access to safe affordable housing was one of the most important issues facing them and others in Antioch. Additionally, participants discussed the lack of youth services within the city. In total, seven community members participated in the focus group.

8. PARTICIPATION

TABLE 8-1 STAKEHOLDER INTERVIEWS AND FOCUS GROUPS

Organization	Interview Date	Interview Topic(s)
Independent Living Resources	October 20, 2021	Housing needs, engagement best practices
Antioch First 5 Center	October 25, 2021	Housing needs, engagement best practices
ECHO Fair Housing	October 25, 2021	Fair housing, engagement best practices
AMCAL Multi-Housing Inc.	December 3, 2021	Developer perspective: Housing-housing constraints and opportunities, economic feasibility, city's processes, potential policies
CBO Focus Group including: <ul style="list-style-type: none"> ▪ ECHO Fair Housing ▪ Shelter Inc ▪ Contra Costa Senior Legal Services ▪ Bay Area Legal Aid (BALA) ▪ Habitat for Humanity East Bay/Silicon Valley ▪ Saint Vincent de Paul Most Holy Rosary Conference ▪ East Bay Housing Organizations (EBHO) 	December 13, 2021	Fair housing, housing needs, segregation, housing choice
CityVentures	December 22, 2021	Developer perspective: Housing-housing constraints and economic feasibility, potential policies
Spanish Speakers Focus Group	February 19, 2022	Housing needs, fair housing, and environmental justice
Contra Costa Health Services	April 5, 2022	Environmental justice and climate change
Antioch First 5	April 19, 2022	Environmental justice and engagement best practices
Contra Costa Health Services	April 25, 2022	Environmental justice and community health

Source: Urban Planning Partners and InterEthnica, 2021-2022.

3. CITY-WIDE COMMUNITY MEETINGS

The City of Antioch, along with the consultant team, Urban Planning Partners, held three community meetings throughout the Housing Element update process. The first Community Engagement Meeting was on February 17, 2022. The purpose of the meeting was to outline the Housing Element updates ~~and~~, ~~discuss~~ the incorporation of ~~Environmental JusticeEJ~~ policies, and to gain feedback from the community on ~~additional needs and~~ their vision for the city. The meeting was held virtually and utilized breakout rooms and a live poll to gather community feedback. The brief presentation about the contents and goals of the Housing Element update and ~~Environmental JusticeEJ~~ policies, including the findings to date about related trends and needs and a draft of the site inventory, was followed by a breakout room discussion to receive feedback. Following the discussion, groups reconvened to share what each group discussed and receive any additional ideas. ~~Nineteenth (19)~~ ~~There were 19~~ community members ~~who~~ participated virtually in addition to 12 representatives of ~~housing-housing-related~~ nonprofit ~~organizations~~ and City staff observers.

The second community meeting was held on April 13, 2022. The purpose of the workshop was to gain feedback from the community on goals identified within the Housing Element update. The meeting was held virtually and utilized live polls and discussion to gather community feedback. The presentation contained information about the contents and goals of the Housing Element update, alongside an update on ~~findings related to environmental justiceEJ findings~~. The presentation was followed by a discussion.

During the discussion, community members shared their personal stories regarding housing in Antioch and provided feedback regarding the five goals of the Housing Element update. Ten community members participated virtually in addition to six representatives of housing related nonprofits and City staff observers.

On May 4, 2022, a bilingual English-Spanish virtual community meeting was held in partnership with First Five. First Five is a trusted community organization in the Latinx community and has been active in identifying housing issues for its members and advocating for solutions. ~~Twenty-one (21)~~ At its peak, 21 people attended the meeting ~~at its peak~~. This workshop was designed to ensure voices of the Latinx community were heard and the content and format of the April meeting was refined in collaboration with First Five with this in mind. Whiteboard exercises were used at the beginning and end of the meeting to collect feedback on housing needs in Antioch and to get feedback on draft goals and programs. After a brief presentation, robust discussion followed primarily centered on fair housing concerns and potential solution.

4. POLICY SURVEY

Following the community meeting, a survey was publicized by the City and distributed to community members and organizations, with the intent to reach more members of the community than were represented during the meeting. The questionnaire included questions on which housing policies and strategies residents were most interested in, including strategies for promoting new housing development, increasing housing affordability, and addressing fair housing concerns. Participants were asked to rate potential strategies by their level of support for each one.

SURVEY RESULTS: KEY FINDINGS

- Respondents are interested in a variety of housing types, especially housing for seniors, interim/transitional housing for people looking to transition from homelessness and reserving multi-family units for low-income residents.
- Antioch needs more of both rental and ownership units.
- Respondents hope for more programs that help people experiencing homelessness and financial assistance programs for people who cannot afford housing.
- There is a need for more affordable housing near transit and jobs and better infrastructure in underserved neighborhoods.
- Respondents are concerned about tenant harassment and unlawful housing discrimination.

5. STUDY SESSIONS AND PUBLIC HEARINGS

Study sessions occurred with the Planning Commission and City Council on Wednesday, October 6, 2021, and Tuesday, October 26, 2021, respectively, to ~~introduction-introduce~~ the project and the community engagement strategy. Commissioners were particularly interested in Antioch's EJ neighborhoods and understanding the metrics behind that determination. Councilmembers were supportive of efforts to meet people where they are to ensure engagement efforts reach Antioch's diverse community.

A Planning Commission study session focused on EJ was held on November 17, 2021. The Planning Commission was interested in the effect that the ~~environmental justice~~ EJ designation would have on the businesses within the identified areas. Commissioners wanted to ensure that proper engagement was being conducted to reach seniors and immigrant communities.

PUBLIC REVIEW DRAFT HOUSING ELEMENT

The Public Review Draft Housing Element was available for public review and comment for 30 days between May 16, 2022, and June 15, 2022. Consistent with AB 215, the availability of the ~~draft~~ Draft Housing Element was publicized online and all project followers were emailed. The Planning Commission

8. PARTICIPATION

received a presentation on the Public Review Draft Housing Element on May 18, 2022, ~~and~~ City Council ~~also~~ received a presentation on and discussed the Public Review Draft Housing Element at Study Sessions held on June 14, 2022, and June 28, 2022.

PLANNING COMMISSION STUDY SESSIONS

At the Planning Commission Study Session for the Public Review Draft Housing Element held on May 18, 2022, comments from the public, which included several members of First 5 Contra Costa's East County Regional Group, focused on the need for tenant protections inclusive but not limited to rent control measures and just cause and anti-harassment ordinances. These protections, according to the public, are necessary to prevent the displacement of renters in Antioch who are experiencing substantial rent increases, harassment from landlords, and cost burden. Following public comment, Planning Commissioners inquired on what protections the ~~city~~ City currently has in place for renters, and whether the various protections mentioned during public comment could be utilized to satisfy HCD AFFH requirements of the Housing Element. Several Commissioners supported the additional exploration and analysis of tenant protections by ~~s~~~~s~~~~s~~~~s~~~~s~~ staff. Other Commissioners expressed concern that such tenant protections were not long-term solutions to housing supply and affordability in the community but supported additional analysis and exploration into the protections. Planning Commission approved the Public Review Draft Housing Element to be reviewed by City Council but did request an additional Study Session to be scheduled with Planning Commissioners for June 1, 2022.

A second Planning Commission Study Session for the Public Review Draft Housing Element was held on June 1, 2022, at the request of Planning Commissioners. No members of the public signed up to speak at this Study Session. At this Study Session Commissioners requested clarification on a number of miscellaneous items throughout the Public Review Draft, including the distribution of affordable housing sites throughout the city, in relation to ~~environmental justice~~ EJ areas identified within the Element, and what housing measures the City presently has in place. Commissioners expressed a desire to explore more tenant and community right to own provisions, rent-deposit alternatives, down-payment assistance programs and universal income programs – especially for households in ~~environmental justice~~ EJ areas. No action was taken by Commissioners at this Study Session.

CITY COUNCIL STUDY SESSIONS

At the City Council Study Session for the Public Review Draft Housing Element held on June 14, 2022, many residents and members of community benefit organizations (CBOs), including but not limited to First 5 Contra Costa's East County Regional Group, Monument Impact, and ACCE offered public comment on the Public Review Housing Element Draft. Speakers from the public requested that the Public Review Draft Housing Element, specifically proposed ~~Policy-Program 5.1.9. Tenant Protections~~, be revised to include more robust and proactive tenant protection measures. Speakers emphasized the prevalence of steep rental increases and instances of extreme cost-burden by households throughout the city, as well as instances of landlord harassment including unjustified threats of eviction, and general neglect of maintenance requests and property upkeep. Speakers requested additional protections, beyond, and more inclusive than, those offered by the State's AB 1482 including the exploration and adoption of rent control measures, and anti-harassment and just cause ordinances. Additionally, public comment was received which requested that the Public Review Draft Housing Element, specifically proposed ~~Policy~~ ~~[SJS3]~~~~[SW4]~~ 2.1.10, *Inclusionary Housing*, be revised to include more comprehensive language regarding the City of Antioch's commitment to initiate a feasibility study for an inclusionary housing ordinance.

Following Public Comment, the Mayor and City Council members discussed providing a recommendation to staff to explore the tenant protection measures mentioned by the Public for inclusion within the Draft Housing Element. As part of discussion many Council Members expressed disapproval for the ~~City's-city's~~

rapidly rising rents, and the cost burdening and displacement of Antioch residents, but did state they ~~would~~ need to see ordinance language prior to supporting any tenant protection measures. Staff advised Council Members that staff can analyze tenant protection measures mentioned by the public, and revise policy language within the Housing Element to address public comments. Staff further advised that while staff can provide revised policy language within the Draft Housing Element regarding tenant protections, the City cannot adopt these protections through the Housing Element update process. Such tenant protections would have to be developed, informed through public input, and subsequently heard and adopted by City Council, separate from the Housing Element process. The meeting adjourned with City Council authorizing staff to revise policy language within the Draft Housing Element related to tenant protections and inclusionary housing, for further discussion at a City Council Study Session to be held on June 28, 2022.

Based on the public comments heard at the June 14, 2022, Study Session, staff revised the Draft Housing Element to include additional language within proposed policies regarding Tenant Protections and Inclusionary Housing. These revised policies are contained within *Chapter 7, Housing Goals, Policies, and Programs of this Element* and were presented at the June 28, 2022, City Council Study Session.

At the City Council Study Session on June 28, 2022, several residents and members of community benefit organizations (CBOs), including but not limited to First 5 Contra Costa's East County Regional Group, ACCE and Monument Impact, offered public comment on the Public Review Housing Element Draft. Public comments echoed what was heard at the June 14, ~~2022~~2022, Session with many members of the public expressing concern regarding skyrocketing rents, threats of eviction from landlords, and neglect of properties by landlords at various rental properties across the ~~City~~city. While many members of the public supported the revised policy language within the Draft ~~Housing~~ Housing Element regarding tenant protections, they also expressed a desire and need for an accelerated timeline for adoption of these tenant protections. Following public comment, the mayor addressed the Meeting Chambers and advised that the public's sentiments were heard and understood, and that the City was looking into how to expedite the drafting, review and adoption of tenant protection measures, sooner than the timelines mentioned in the Draft Housing Element. The mayor reiterated that it is the City's intent to explore these tenant protection measures, and that future policy language proposed ~~to be included in such protections~~ would be brought before the City Council ~~at a later date~~ for consideration. The Study Session adjourned with a vote to transmit the Public Draft Housing Element to ~~the Department of Housing and Community Development (HCD)~~ for review.

Note: In September 2022, the City of Antioch adopted a Rent Stabilization Ordinance, as discussed within Program 5.1.8. Tenant Protections. This Ordinance has been codified within Section 11-1 of the City's Municipal Code.

It is anticipated that the ~~final~~Final Housing Element will be heard for adoption by the Planning Commission and City Council at public hearings in ~~November/December~~January 20222023.