




**STAFF REPORT TO THE CITY COUNCIL AND HOUSING SUCCESSOR TO THE  
ANTIOCH DEVELOPMENT AGENCY OF THE CITY OF ANTIOCH**

**DATE:** Regular Meeting of June 25, 2024

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Teri House, CDBG/Housing Consultant

**APPROVED BY:** Tasha Johnson, Public Safety and Community Resources Director 

**SUBJECT:** Public Hearing to Review the FY 2024-25 Action Plan for Expending Federal Community Development Block Grants (“CDBG”), Local Housing Successor, Permanent Local Housing Allocation (“PLHA”) and Energy Efficiency and Conservation Block Grant (“EECBG”) funding and Amending the FY 2024-25 Budget

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**RECOMMENDED ACTIONS**

It is recommended that:

- 1) The City of Antioch as the Housing Successor to the Antioch Development Agency approve the funding recommendations of the CDBG Committee and adopt the resolution approving \$4,050,000 in Housing Successor funding for homeless services and development of affordable housing outlined in the FY 2024-25 Annual Action Plan and authorizing the necessary FY 2024/25 budget adjustments (Staff Report Attachment A).
- 2) The City Council approve the funding recommendations of the CDBG Committee and adopt the resolution approving the substantial amendments to the FY 2023-24 Action Plan Downtown Roadway Project to reallocate \$395,346.34 and the FY 2021-22 Action Plan to reallocate \$215,549.85 of remaining funds in the Downtown Roadway Project for a total of \$610,896.19 to be utilized for the development of affordable supportive housing for extremely low-income and homeless households and authorizing the necessary FY 2024/25 budget adjustments (Staff Report Attachment B).
- 3) The City Council approve the funding recommendations of the CDBG Committee and adopt the resolution approving the FY 2024-25 City of Antioch Action Plan, which encompasses CDBG Entitlement funds, prior year reallocated funds, use of CDBG Corona Virus (“CDBG-CV”) funds, PLHA, EECBG and Housing Successor funds totaling \$6,454,180 to address identified high priority needs of lower income residents of the City of Antioch and

authorizing the necessary FY 2024/25 budget adjustments (Staff Report Attachment C).

### **FISCAL IMPACT**

All actions below authorize amendment of the City's Operating Budgets in the amounts approved by the above referenced resolutions, and total \$6,454,180 in funding from the federal Department of Housing and Urban Development (HUD) for CDBG and CDBG-CV funds, and Department of Energy (DOE) for EECBG funding, as well as the State Department of Housing and Community Development (HCD) for PLHA funding.

Action #1: The recommended action has no impact on the General Fund but commits a total of \$4,050,000 in Housing Successor Low Income Housing funds for FY 2024-25 to address identified high priority needs for unhoused residents and loans to construct new affordable permanent supportive housing for unhouse and lower income households.

Action #2: The recommended action has no impact on the General Fund but substantially amends the FY 2023-24 Action Plan, Downtown Roadway Project to reallocate \$395,436.34 and the FY 2021-22 Action Plan to reallocate \$215,549.85 remaining funds in the Downtown Roadway Project toto commit a total of \$610,896.19 to be utilized for the development of affordable supportive housing for extremely low-income and homeless households.

Action #3: The recommended action has no impact on the General Fund but commits a variety of funding sources including those previously acted upon separately which in total comprise the FY 2024-25 Action Plan, including \$879,893 in CDBG entitlement funds, \$610,896 in reallocated CDBG funds, \$184,970 in previously approved CDBG-CV funds, \$4,050,000 in Housing Successor funds, \$645,614 in PLHA funds, and \$82,807 in EECBG funds.

### **BACKGROUND**

The City of Antioch belongs to the Contra Costa County HOME Consortium, comprised of the cities of Antioch, Concord, Walnut Creek, Pittsburg, and the County on behalf of the other cities and areas. Each jurisdiction within the Consortium receives a separate allocation of Community Development Block Grant ("CDBG") funds from the federal government for housing and community development activities, and HOME funds for affordable housing development. The Consortium members pool their allocations of HOME funds with the County for administration to create a larger pool to help leverage the greatest amount of funds possible to create affordable housing in the County.

To receive federal funds, the Consortium must submit a strategic plan of three or five years, known as the Consolidated Plan. The Consolidated Plan outlines the existing and future housing and community development needs and sets forth the strategies the Consortium will undertake and prioritize for using federal funds to address those needs. The City of Antioch and all Consortium jurisdictions approved the five-year 2020-2025 Contra Costa Consortium Consolidated Plan in May 2020.

The five-year Consolidated Plan is divided into a two-year funding cycle, followed by a three-year funding cycle. FY 20-21 and 21-22 comprise the two-year cycle, and FY 22-23, 23-24, and 24-25 comprise the three-year cycle. This year's Action Plan for FY 2024-25 is the third year of the three-year funding and final year of the Consolidated Plan. In this year, no new applications for funding were accepted and contracts are eligible for renewal at the discretion of the City Council.

#### Public Comment

In accordance with HUD regulations, a public notice was published on May 25, 2024 in the East Bay Times providing availability of the FY 2024-25 Action Plan and funding, allowing 30 days for public comment on the Action Plan. The CDBG Standing Committee also received public comments at its two meetings. Public comment from the CDBG Committee meetings and those received by this writing are included in Attachment D.

#### Affordable Housing Funding and Projects

This year the City collaborated with the County to put out a joint Request for Proposals (RFP) for affordable housing projects. The RFP was made available in September 2023 and proposals were received in December. The County received over \$100 million in requests but had only \$23,888,923 available across all funding sources.

The City of Antioch received three proposals, one of which was incomplete and withdrawn. The two remaining proposals were from Hope Solutions and Novin Development, which requested a total of \$9.5 million in City of Antioch funding. The Housing division initially expected to make available up to \$6 million in Housing Successor and PLHA funds. That changed due to various factors that affect the demand for Housing Successor and PLHA funding. After examining all permitted uses over all currently available funding streams, the current recommendation of the CDBG Committee is for \$3 million in Housing Successor funding and \$1,064,810 in CDBG for a total of \$4,064,810 for affordable housing development at this time, with further CDBG funding that will be recommended in the next five-year Consolidated Plan period.

Following is an outline of the two proposals:

1. **Hope Solutions for Hope Village Antioch** at 3195 Contra Loma Blvd, proposed new construction of permanent supportive housing
  - Total 22 unit village on 2.17 acre parcel, with 11 one-bedroom, 10 two-bedroom, and 1 three-bedroom units for unhoused families and singles at or below 50% AMI, including 5 units affordable at 30% AMI. Additional auxiliary building for office and community space as well as a two-bedroom live-in residential manager unit. Units will be factory built to complete project quickly.
  - Developer is purchasing land from First Family Church
  - Total project estimated at \$12,747,638. Request is for \$1,980,205 County Measure X, \$2 million Antioch Housing Successor, and \$2 million Antioch

- PLHA, total \$8,177,740 combined city/county request, \$4 million Antioch funding.
- Expected construction start date if all funding is obtained early 2026 with expected completion late 2026.
  - Professional services provided by Hope Solutions
2. **Novin Development for Grace Commons** at 3415 Oakley Road, proposed new construction of permanent supportive rental housing.
- Total 80 units with 43 restricted to households with incomes at 30% of the Area Median Income (AMI), 11 units at 50% AMI, and 25 units at 60% AMI plus 1 manager unit.
  - Project is partnership with Grace Bible Fellowship with a 99-year ground lease at \$1/year on a 1.3 acre parcel, part of a 9 acre campus owned by the church.
  - Total project estimated at \$50,871,308. Request was for \$2 million County Measure X, \$3 million Antioch Housing Successor, \$2.5 million Antioch PLHA, total \$7.5 million combined city/county request, \$5.5 million Antioch funding.
  - Expected construction start date if all funding is obtained – 4/30/2025, with expected completion 10/31/2026.
  - Developer requests \$750,000 of the City funding as project predevelopment grant or loan to support soft costs related to civil, architecture, environmental, traffic engineering, and legal counsel related to project entitlement, as well as community engagement, to prepare for June 2024 Super NOFA application.

County Funding – Although Hope Solutions was recommended for funding for one project in another city, and Novin Development for two projects in other cities, neither of their Antioch projects were recommended. Securing local (City of Antioch) funding is considered by all funders, including the County, to be a baseline of project preparedness and all Antioch projects scored low in this category without approved funding. With local funding secured, both projects will be much more competitive for next year's County funding application as well as for other funding sources from the State and other entities. The Board of Supervisors will be making their decision on allocations on June 25, 2024.

#### CDBG Standing Committee

Council Members Tamisha Torres-Walker (District 1) and Mike Barbanica (District 2) comprised the CDBG Standing Committee, which met on March 28 and June 13, 2024. At the first meeting the federal allocations had not yet been announced. This delayed the County's announcement of the awards for affordable housing projects, for which both Antioch project proponents had applied. It also meant that the Committee could not consider the 2024-25 funding allocations. Instead, they reviewed the two housing

applications and heard 10-minute presentations from Hope Solutions and Novin Development for their proposed housing projects as well as public comments.

At the second meeting, Committee members received an update on the County's recommendations and revised staff recommendations, brief updates from the Hope Solutions and Novin teams, and again heard public comments.

### **Action #1 – Housing Successor funding for affordable housing production and resolution**

The CDBG Standing Committee recommends that Council approve Housing Successor funding most of those units, with an allocation of \$1.5 million to Hope Solutions for Hope Village and \$1.5 million to Novin Development for Grace Commons. This Housing Successor funding will not be able to be expended until January 2025 to meet MTC/TOC requirements, but the funding commitment will allow the developers to more successfully compete for other funding sources in the next two years.

The Committee also recommends that Council approve the maximum permitted amount of \$250,000 in Housing Successor funding for homeless services including the Safe Parking Program, legal services, homeless CORE dispatch and 2-1-1 homeless services, as well as emergency rental and housing assistance, as well as up to the maximum of \$250,000 for administration/staffing of the housing programs, for a total of \$4,050,000.

#### **Recommended Action**

It is recommended that the City of Antioch as the Housing Successor to the Antioch Development Agency approve the funding recommendations of the CDBG Committee and adopt the Resolution approving \$4,050,000 in Housing Successor funding for homeless services, administration, and development of affordable housing outlined in the FY 2024-25 Annual Action Plan (Attachment A).

### **Action #2 – Substantial Amendment to Reallocate CDBG funds**

The CDBG Standing Committee recommends that Council repurpose \$610,896 in unspent prior year CDBG funds awarded to the Downtown Roadway Project which constitutes a Substantial Amendment to the prior year Action Plan.

In 2023 the Downtown Roadway project received an extra \$550,000 from the Housing Revolving Loan Fund, increasing the allocation for that project to \$1,485,988. The City had to spend these funds or it would exceed the amount of CDBG funds permitted to be unexpended as of May 1<sup>st</sup> each year. This would have triggered sanctions from HUD. Those housing funds were utilized for the Roadway project in March and April 2023. This action was approved by Council on February 28, 2023. Repurposing roadway funds for housing purposes allows the City to honor the original intent of the housing funds that had

to be reallocated. Using for Housing also means that the funds become a loan, not a grant, which will enable further projects to be funded in the future.

- The reallocated funds to be used for Affordable Housing would have to be utilized by April 30, 2025 to keep the City from exceeding the maximum cap, just as before.
- The City has been allocating funding to the Downtown roadway project for almost 20 years, and Mr. Buenting has indicated that most of the reconstruction work has now been accomplished.
- CDBG funds are NOT eligible to be used for roadway maintenance, only for roadway reconstruction and accompanying curb cuts.
- Various Councilmembers have indicated an eagerness to use the CDBG funding for other purposes.
- For the new Consolidated Plan for 2025-30, staff will be recommending that CDBG funding be used for affordable housing purposes to the greatest extent possible providing that they can be expended in a timely manner, with Roadway as a second priority when at all possible.

Recommended Action

It is recommended that the City Council approve the funding recommendations of the CDBG Committee and adopt the resolution approving the substantial amendments of the FY 2023-24 Action Plan Downtown Roadway Project to reallocate \$395,436.34 and the FY 2021-22 Action Plan to reallocate \$215,549.85 remaining funds in the Downtown Roadway Project for a total of \$610,896.19 to be utilized for the development of affordable supportive housing for extremely low-income and homeless households (Attachment B).

**Action #3 – 2024-25 Action Plan**

**CDBG Entitlement Funding** - The Committee is recommending \$879,893 in 2024-25 CDBG entitlement funds, \$645,614 in PLHA, and \$82,807 in EECBG funding (total \$1,608,314). This is in addition to \$610,896 in CDBG Reallocated funding from Action #2, \$184,970 approved in a prior year action, and \$4,050,000 from Action #1, for a total of all funds to be committed in 2024-25 of \$6,454,180. The Action Plan represents the entire scope of all funding to be invested by the City in the coming year as it is submitted to HUD to achieve High priority needs and goals for the City. Sources are as follows:

	24-25 CDBG-EN*	Reallo- cated	CV**	PLHA	EECBG	Housing Successor	Total All Funds
Funds Available	879,893	610,896	184,970	645,614	82,807	4,050,000	6,454,180
<b>\$ Recommended</b>	<b>879,893</b>	<b>610,896</b>	<b>184,970</b>	<b>645,614</b>	<b>82,807</b>	<b>4,050,000</b>	<b>6,454,180</b>
Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\*EN = Entitlement

\*\*CV= Corona Virus federal funds

The City of Antioch's federal CDBG allocation for 2024-25 is \$879,893, an increase of \$64,699 from the FY 2023-24 allocation of \$815,194. Of these funds, CDBG Public Services are capped by HUD regulations at 15% of the grant amount plus 15% of the prior year (FY 2023-24) program income which was \$0. Public Service activities are being recommended at \$130,000 and fall within these parameters.

Administration of the CDBG program is capped at 20% of the grant amount which is \$175,979 plus 20% of the grant fiscal year (FY 2024-25) program income (estimated to be \$0.) The allocation for Administration is \$175,979.

**CDBG-CV Funding** – Council has previously approved the allocation of remaining CV funding to provide in-house fair housing, tenant/landlord, and renter assistance. The allocation in the FY 24-25 Action Plan serves to inform Council as to the amount allocated for the year. This includes Fair Housing testing of Antioch apartment complexes including hiring of testers and analysis of data, as well as the robust response to renter and landlord inquiries the City now enjoys from a full-time housing counselor

**Permanent Local Housing Allocation (PLHA)** – PLHA funds in the amount of \$645,614 are being recommended for some of the eligible Homeless services (\$165,000) as well as for Housing Rehabilitation (\$460,000). PLHA funding will have to pick up the majority of Housing Rehabilitation in future years, as the Housing Successor funding will be exhausted by the end of 2028 by design, as the City meets its remaining obligations to the Successor agency to provide affordable housing for lower income residents. However, the annual allocation of PLHA funds is projected to be approximately \$250,000 to \$350,000 annually so additional funds will have to be sought to augment the greater needs for Antioch's aging housing stock.

**Energy Efficiency and Conservation Block Grant Program (EECBG)** – The City is anticipating a grant from the Department of Energy of \$165,614 of which \$82,807 is available each year for two years. Of this, \$75,000 is recommended for use with the housing rehabilitation program to provide energy-related repairs such as HVAC units, roofs, insulation, and other items to improve the energy efficiency of Antioch's housing stock and reduce housing costs for lower income households, while \$7,807 can be used for administration and compliance.

**Housing Successor funding** – As previously mentioned, the Housing Successor funding of \$4,050,000 which was considered in Action 1 supports affordable housing (\$3,000,000), homeless services (\$250,000) and administration (up to \$250,000).

#### Recommended Action

It is recommended that the City Council approve the funding recommendations of the CDBG Committee and adopt the resolution approving the FY 2024-25 City of Antioch Action Plan which encompasses CDBG Entitlement funds, prior year reallocated funds, use of CDBG-CV funds, PLHA, EECBG and Housing Successor funds totaling

\$6,454,180 to address identified high priority needs of lower income residents of the City of Antioch including homeless services, general public services, services for seniors and disabled persons, for abused and neglected youth, economic development support, fair housing investigation, tenant/landlord and renter support, housing rehabilitation and energy improvements, and first time homebuyers assistance, as well as for administration of all programs (see Attachment “C”).

### **Action Plan Priority Goals and Annual 2024-25 Strategies**

The adopted Priority Needs and Goals for the 2020-25 Consolidated Plan, and the proposed Strategies for 2024-25 are detailed below.

*Homeless Goals (H-1 and H-2) and Strategies:* For 2024-25, Antioch’s homeless strategies focus relatively equally on assisting unhoused persons in the City with outreach, safe parking and emergency shelter, as well as precariously housed residents in their existing housing and out of the homeless system of care, which is struggling to assist the increasing numbers of families. Homeless services are funded by PLHA and Housing Successor funds for a total of \$415,000

**H-1 Goal: Permanent Housing for Homeless.** Further “Housing First” approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability.

**H-1.1 Strategy – CORE Outreach Services, Contra Costa County Health, Housing and Homeless Services (\$30,000 PLHA).** Program serves as an entry point into the coordinated entry system for unsheltered persons and works to identify, engage, stabilize and house chronically homeless individuals and families. The outreach teams will contact homeless individuals in Antioch to provide basic needs, supplies, counseling, benefits assistance, linkages to healthcare, shelter placement, and referrals and transportation to C.A.R.E. Centers. 400 unsheltered Antioch persons to be served.

**H-1.2 Strategy – Emergency Shelter for Battered Women and their Children, STAND! For Families Free of Violence (\$10,000 PLHA).** Program provides emergency shelter for up to 24 women and their children fleeing domestic violence, as well as comprehensive supportive services, including food, clothing, social and legal advocacy, vocational assistance, childcare, housing referrals, and counseling. 10 battered spouses and their children to be served.

**H-1.3 Strategy – Winter Nights Emergency Family Rotating Shelter (\$15,000 PLHA).** Program provides emergency family shelter for up to 30 people in families with children. Services include shelter, food, transportation, case management, housing placement assistance and more. Shelter operates October – June and moves every two weeks to different faith-based locations. 18 unsheltered Antioch residents to be served.



**H-1.4 Strategy – Winter Nights Safe Parking Program Antioch (\$100,000 PLHA, \$70,000 HS).** Program provides overnight parking for unhoused individuals and families living in their vehicles, with services for up to 25 cars/vehicles per night, 7 nights per week. Services include registration and screening of individuals, safe parking with overnight access to bathroom facilities, food, and case management, as well as showers several times a week. Parking program will operate year round. 50 homeless Antioch residents to be served.

**H-2 Goal: Prevention of Homelessness.** Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.

**H-2.1 Strategy – Bay Area Legal Aid, Housing and Homeless Prevention (\$25,000 HS).** To prevent homelessness and preserve affordable housing, BayLegal attorneys provide legal services to clients in Contra Costa County facing illegal evictions, discrimination, foreclosures, substandard habitability issues, and other housing rights violations. 100 at-risk persons to be served.

**H-2.2 Strategy –Crisis/2-1-1 Homeless Services, Contra Costa Crisis Center (\$10,000 HS).** Program provides 24/7 mental health crisis intervention services and a 2-1-1 information and referral service using full-time professional staff & highly trained volunteers and serves as the primary contact and gateway into the homeless coordinated entry system. Antioch funding for homeless-related calls only. 1,000 homeless/at risk individuals to be served.

**H-2.3 Strategy – Nourishing Lives, Feeding Homeless and At-Risk, Loaves and Fishes \$10,000 PLHA).** Program provides hot, nutritious meals Monday through Friday in Antioch dining room, located at 403 West 6<sup>th</sup> Street, in the surrounding lower income areas census tracts of 3050.00, 3060.03, 3071.02, and 3072.02. Partnering with other agencies, clients are also offered safety net services such as medical, shelter, and registration for Cal Fresh. 350 persons to be served.

**H-2.4 Strategy – SHELTER Inc., Homeless Prevention/Rapid Rehousing (\$145,000 HS)** Program prevented homelessness for households at-risk of homelessness and rapidly re-housed households who were homeless by providing short-term financial assistance for move-in costs or past due rent. 200 persons to be assisted

Total of eight (8) programs to address homelessness recommended at \$415,000.

## **Non-Housing Community Development Goals (CD-1 – CD-8) and Strategies**

### **Public Services (CD-1 – CD-5)**

**CD-1 Goal: General Public Services.** Ensure that opportunities and services are provided to improve the quality of life and independence for lower income persons and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.

**CD-1.1 Strategy – Antioch Cancer Support Community (\$10,000 CDBG-EN).** Program provides services at Antioch facility to lower income households with cancer and their family members and other caregivers, as well as survivors, providing psychosocial support, integrative therapies and community navigation. 14 persons to be served.

**CD-1.2 Strategy – Technology Center Training, Opportunity Junction (\$10,000 CDBG-EN).** Program provides low-income workers, jobseekers, and seniors with accessible training in computer applications, English as a Second Language, typing, and Spanish in the evening. The Technology Center operates Monday through Thursday from 5 pm to 9 pm and also offers free access to computers and the Internet. Program is especially geared to persons with limited English proficiency. 75 persons to be served.

**CD-1.3 Strategy – RotaCare Free Medical Clinic, St. Vincent de Paul of Contra Costa County (\$10,000 CDBG-EN).** Program provides a 4-exam room clinic that was built and developed by St. Vincent de Paul, and the clinic provides free urgent and chronic medical care to the uninsured. The clinic is staffed by a full-time clinic operations manager and a part-time Nurse Care Coordinator for patient follow up for patients experiencing chronic diseases. Care is provided by the volunteer Medical Director and additional volunteer medical professionals including physicians, nurses, social workers, health educators. All services are provided free of charge including physician/nurse treatment, pharmaceuticals, lab services, x-rays, MRIs, Ultrasounds, and diagnostics. Patients are referred for free surgical and specialty care. Bilingual support for all services is provided. 240 persons to be served.

Total of three (3) programs for General Public Services recommended at \$30,000.

**CD-2 Goal: Non-Homeless Special Needs.** Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly and frail elderly, victims of domestic violence, persons with HIV/AIDS, persons with mental, physical and developmental disabilities, abused children, illiterate adults and migrant farm workers.

**CD-2.1 Strategy/Seniors & Disabled – Bedford Center Adult Day Health Care, Choice in Aging (\$10,000 CDBG-EN).** Program provides adult day health care to frail elderly, adults with severe mental or physical disabilities, and persons with dementia, allowing respite for family caregivers while client receives individualized nursing care, mental health care, and therapies (physical, occupational, music, and horticultural therapy). 28 disabled persons to be served

**CD-2.2 Strategy/Victims of Domestic Violence (DV) – Navigation for Victims of DV, Abuse Trafficking, CC Family Justice Alliance (\$10,000 CDBG-EN).** Program provides navigation services to victims of domestic violence, sexual assault, child abuse, elder abuse, and human trafficking. Services are provided at the Family Justice Center, which brings public and private providers together under one roof to provide wrap-around services. 300 persons to be served.

**CD-2.3 Strategy/Seniors - Senior Legal Services, Contra Costa Senior Legal Services (\$10,000 CDBG-EN).** Program provides free legal counseling, advice, representation and litigation services to seniors in connection with their housing, income maintenance, consumer and individual rights, and other elder law issues. 100 persons to be served.

**CD-2.4 Seniors/Disabled – Advocacy in Care Facilities, Empowered Aging (\$10,000 CDBG-EN).** Program provides dependent adults and elderly residing in long-term care facilities with access to safe and secure environments through the advocacy of trained and certified Ombudsmen who investigate abuse, ensure compliance of facilities, facilitate & execute advanced health care directives and provide training to nursing home staff. 125 disabled and frail elderly to be served.

**CD-2.5 Strategy/Seniors & Disabled – Independent Living Skills, Lions Center for the Visually Impaired (\$10,000 CDBG-EN).** Program provides in-home independent living skills instruction and training to visually impaired adults so they will maintain their independence and avoid institutionalization. 30 persons to be served.

**CD-2.6 Strategy/Seniors – Care Management, Meals on Wheels Diablo Region (\$10,000 CDBG-EN).** Program provides an array of services to help older adults and their families meet long-term care needs, including assistance in resolving critical issues affecting financial and physical health and wellness to help them live as independently as possible. \$20k in funding provides for emergency pool to be administered by MOWDR and shared by the Cares Program and Contra Costa Senior Legal Services for emergency assistance to vulnerable low-income seniors. 150 seniors to be served.

**CD-2.7 Seniors/Disabled – Meals on Wheels Food Delivery, Meals on Wheels Diablo Region (\$10,000 CDBG-EN).** Program delivers seven nutritious meals each week to frail, home bound seniors and disabled adults to help them live at home in safety, comfort, and with dignity for as long as they can. Seniors benefit from daily health and wellness checks from volunteer drivers and ongoing client monitoring through in-home visits by outreach workers. 300 seniors to be served.

Total of seven (7) programs for Special Needs populations (elderly, disabled, victims of domestic violence) recommended at \$70,000.

**CD-3 Goal: Youth.** Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood. City of Antioch focuses on abused and neglected youth.

**CD-3.1 Strategy/Youth from Homeless Families – Emergency Child Shelter Services, Bay Area Crisis Nursery (\$10,000 CDBG-EN).** provides short-term residential/shelter services and emergency childcare for children ages birth through five years for 30 days within a 6-month period. New daytime crisis childcare provided from 7 am - 7 pm daily with access for 30 days within a 6-month period. 15 youth to be served.

**CD-3.2 Strategy/Abused & Neglected Youth – Child Sexual Assault Intervention through the Children’s Interview Center, Community Violence Solutions (\$10,000 CDBG-EN).** Program provides child sexual assault and physical abuse victims aged 2-17 years and their non-offending family members services including forensic interview, advocacy, case management, and mental health services. 65 abused youth to be served.

**CD-3.3 Strategy/Abused & Neglected Youth – Serving Foster Children, Court Appointed Special Advocates (\$10,000 CDBG-EN).** Program provides advocacy, mentoring and representation services to abused and neglected children who are wards of the County Juvenile Dependency Court to improve access to social services, health care, therapeutic services and a safe and permanent living situation. 40 foster youth to be served.

Total of three (3) programs for abused and neglected youth recommended for \$30,000.

**CD-4 Goal: Fair Housing.** Continue to promote fair housing activities and affirmatively further fair housing to eliminate discrimination in housing choice in the City of Antioch.

**CD-4.1 Strategy – Fair Housing Services, City of Antioch (\$75,000 CDBG-CV Prior Allocation)** Program investigates complaints of alleged housing discrimination and provides fair housing counseling services, including advice, mediation and litigation, and outreach and education to residents and landlords to ensure fair housing opportunity. 50 persons to be served.

**CD-5 Goal: Tenant/Landlord Counseling.** Support the investigation and resolution of disagreements between tenants and landlords, eviction prevention and education for tenants, and education of tenant and landlord rights and responsibilities under federal, state and existing and new City renter protections, to help prevent people from becoming homeless.

**CD-5.1 Strategy – Tenant/Landlord Services, City of Antioch (\$109,970 CV Prior Allocation).** Program provides landlord/tenant counseling services and legal

services to Antioch tenants and landlords on their rights and responsibilities under federal, state and local housing laws. 150 persons to be served.

### **Economic Development (CD-6)**

**CD-6 Goal: Economic Development.** Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low-income residents, and increase the viability of neighborhood commercial areas.

**CD-6.1 Strategy – Road to Success for Childcare Businesses, COCOKids (\$20,000 CDBG-EN).** Program benefits lower income residents by providing microenterprise assistance for those who want to maintain or start stable small businesses as licensed home-based family childcare providers. 18 microenterprises to be served.

**CD-6.2 Strategy – Small Business Support Program, Monument Impact (\$20,000 CDBG-EN).** Program assists Latinx immigrants to formalize and license their small, family-owned businesses by providing highly individualized services that address the language, technology and financial barriers that immigrant entrepreneurs face. 6 microenterprises to receive assistance.

**CD-6.3 Strategy – Administrative Careers Training (ACT) Program, Opportunity Junction (\$60,000 CDBG-EN).** Program trains and places low-income job seekers into administrative careers. ACT integrates computer training with life skills, case management, paid experience, mental health services, career skills, job placement, and long-term alumni follow-up. 2 persons to be trained & placed with hiring partners.

**CD-6.4 Strategy – Entrepreneurship Program, Renaissance Entrepreneurship Center (\$20,000 CDBG-EN).** Program serves English and Spanish speaking low-income residents with intensive small business training, classes, individual consulting, network development, and access to capital services to develop the business skills and acumen, and access the resources and networks needed to create thriving microenterprise small businesses. Train 15 persons and assist a minimum of 2 microenterprises.

### **Administration (CD-9)**

**CD-9 Goal: Administration.** Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector and administer federal grant programs in a fiscally prudent manner.

**CD-9.1 Strategy – Administration of CDBG Program, City of Antioch (\$175,979 CDBG-EN, \$250,000 HS, \$20,614 PLHA, \$7,807 EECBG).** Program supports the development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector

and administering federal grant programs in accordance with HUD regulations, including: competitive and compliant procurement procedures, monitoring of performance and compliance; and effective financial controls and procedures to prevent fraud, waste or abuse.

## **Affordable Housing Goals and Strategies (AH-1 – AH-5)**

**AH-1 Goal: Increase Affordable Rental Housing Supply.** Expand housing opportunities for extremely low-income, very low-income, and low-income households by increasing the supply of decent, safe, and affordable rental housing.

Project funded under Supportive Housing also have units for general rental housing without supportive services, but will be counted under AH-2 goal.

**AH-2 Goal: Increase Affordable Supportive Housing.** Expand housing opportunities for persons with special needs, including seniors, persons with disabilities, persons with HIV/AIDS, veterans, and the homeless, by increasing appropriate and supportive housing.

**AH 2.1 Strategy – Hope Solutions – Hope Village** at 3195 Contra Loma Blvd. (**\$1,064,810 CDBG-EN + \$1,500,000 HS, total \$2,564,810**). Project is new construction 22-unit permanent supportive housing village on 2.17 acre parcel, with 11 one-bedroom, 10 two-bedroom, and 1 three-bedroom units for unhoused families and singles at or below 50% AMI, including 5 units affordable at 30% AMI. Additional auxiliary building for office and community space as well as a two-bedroom live-in residential manager unit. Land purchase from First Family Church. Total project @ \$13 million. Expected start date is late 2026. 22 households with needs for supportive services to be permanently housed annually.

**AH 2.2 Strategy – Novin Development, Grace Commons** at 3415 Oakley Road (**\$1,500,000 HS**), proposed new construction of permanent supportive rental housing and regular rental housing. Total 80 units with 43 restricted to households with incomes at 30% of the Area Median Income (AMI), 11 units at 50% AMI, and 25 units at 60% AMI plus 1 manager unit. Project is partnership with Grace Bible Fellowship with a 99-year ground lease at \$1/year on a 1.3 acre parcel, part of a 9 acre campus owned by the church. Total project @ \$51 million with expected construction start date if all funding is obtained by 2027. 80 households with approximately 54 with supportive services to be permanently housed annually.

**AH-3 Goal: Maintain and Preserve Affordable Housing.** Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households, multi-family units at risk of loss to the market, and housing in deteriorating or deteriorated lower income neighborhoods.

**AH-3.1 Strategy – Antioch Home Ownership Program (AHOP), Bay Area Affordable Homeownership Alliance (\$50,000 HS).** Program helps lower

income Antioch renters, employees of Antioch businesses, and others become Antioch homeowners by providing HUD approved homebuyer education (8 hrs) and counseling, reviewing applications, assistance to identify down payment subsidies including City down payment loans, and connection with lenders. 8 lower income households to purchase homes.

**AH-3.2 Strategy – AHOP Loans and Grants (\$500,000 HS).** Funding will be used to provide closing cost grants and down payment assistance to qualified lower income households wishing to purchase their home in Antioch. HS funds will be utilized for households with incomes up to 80% of area median, and PLHA for households with incomes between 81-120%, Funds augmented by other sources such as WISH funds and other, as these sources become available. 8 lower income households to purchase homes (same households as above AH-3.1).

**AH-3.3 Strategy – Homeowner Housing Rehabilitation, Habitat for Humanity East Bay/Silicon Valley (\$460,000 HS).** Project helps lower income single-family homeowners to rehabilitate their homes and improve accessibility and livability, especially for elderly and disabled homeowners. 15 households (2 loans, 13 grants) to be served.

**AH-4 Goal: Reduce household energy costs.** Increase housing and energy security to make housing more affordable to lower income households by reducing the consumption of energy.

**AH-4.1 Strategy – Homeowner Housing Rehabilitation Energy Improvements, Habitat for Humanity East Bay/Silicon Valley (\$75,000 EECBG).** Project will help lower income homeowners with heating and air conditioning, heat pumps, insulation, and other energy saving repairs, equipment, and remedies through the City's Housing Rehabilitation program, administered by Habitat for Humanity of East Bay/Silicon Valley. Households will be counted in AH-3.3 Housing Rehabilitation above.

**AH-5 Goal: Expand community resilience to natural hazards.** Increase resilience to natural hazards of housing stock occupied by lower income residents.

No strategies recommended for 2024-25.

## **ATTACHMENTS**

- A. Resolution Adopting the 2024-25 Housing Successor Funding Recommendations for the 2024-25 Annual Action Plan
- B. Resolution Adopting the Substantial Amendment to the FY 2021-22 and 2023-24 Action Plans/2020-25 Consolidated Plan
- C. Resolution Adopting the FY 2024-25 City of Antioch Action Plan which encompasses CDBG Entitlement funds, prior year reallocated funds, use of CDBG-CV funds, PLHA, EECBG and Housing Successor funds totaling \$6,454,180.
  - a. Exhibit A – FY 2024-25 Action Plan Funding Recommendations
- D. Public Comments on FY 2024-25 Action Plan

**ATTACHMENT "A"**

**RESOLUTION NO. 2024/\*\***

**RESOLUTION OF CITY OF ANTIOCH AS THE HOUSING SUCCESSOR TO THE ANTIOCH DEVELOPMENT AGENCY APPROVING FUNDING FOR HOUSING AND HOMELESS PROGRAMS FOR FISCAL YEAR 2024-2025 AND AUTHORIZING THE NECESSARY FY 2024/25 BUDGET ADJUSTMENTS**

**WHEREAS**, SB 341 (Chapter 796, Statutes of 2013) modifies expenditure and accounting rules for Housing Successor agencies that have taken over housing functions for former redevelopment agencies, and permits the expenditure of up to \$250,000 per fiscal year on homelessness prevention and rapid rehousing services if the housing successor has fulfilled all replacement, affordable housing production, and monitoring, database compilation and web site publication requirements;

**WHEREAS**, Health and Safety Code § 34176.1(a)(1) specifies, in part, that housing successors may also expend up to \$250,000 to monitor and preserve long-term affordability of units subject to affordability restrictions or covenants and administer certain activities;

**WHEREAS**, the City of Antioch has fulfilled the aforementioned requirements and wishes to help prevent and address the issues of homelessness in the City;

**WHEREAS**, FY 2024-25 is the third year of the FY 2022-25 three-year funding cycle, and the final year of the 2020-2025 Consolidated Plan period, during which extensive outreach was conducted to obtain services to best fill identified high priority needs for housing and services to benefit lower income residents in the City of Antioch;

**WHEREAS**, the Council CDBG Standing Committee carefully considered all programs and made recommendations for funding which constitute the draft 2024-25 Action Plan,

**WHEREAS**, the Committee recommends funding in the amount of \$4,050,000 from the Housing Asset Fund to be used for homeless services not to exceed \$250,000, administration Housing activities, and affordable housing development and preservation as allocated below;

**WHEREAS**, the City of Antioch as the Housing Successor met on June 25, 2024, to consider the Committee's recommendations and solicit public input on the proposed FY 2024-25 Annual Action Plan; and

**WHEREAS**, the Director of Finance has confirmed that there are sufficient, unencumbered funds to take this action.

**NOW, THEREFORE, IT BE RESOLVED** that the City of Antioch as the Housing Successor to the Antioch Development Agency hereby designates \$4,050,000 in Housing Successor (HS) funds for Homeless housing and prevention programs, housing activities



**ATTACHMENT “A”**

and administration as specified below and authorizes the necessary FY 2024/25 budget adjustments:

Priority	Applicant	Project Name	HS Fund
<b>Total funding available:</b>			<b>\$4,050,000</b>
<b>H-1 Permanent Housing for Homeless</b>			
H-1.4	Winter Nights Family Shelter, Inc.	Outreach & Safe Parking Program	70,000
4	<i>Homeless Shelter</i>	<b>Subtotal:</b>	<b>70,000</b>
<b>H-2 Prevention of Homelessness</b>			
H-2.1	Bay Area Legal Aid	Housing & Homelessness Prevention	25,000
H-2.2	Contra Costa Crisis Center	Crisis / 211 Contra Costa	10,000
H-2.4	SHELTER, Inc.	Homeless Prevention Program	145,000
5	<i>Homeless Prevention</i>	<b>Subtotal:</b>	<b>180,000</b>
11	<i>Total Homeless Programs</i>	<b>Subtotal Homelessness funding:</b>	<b>250,000</b>
<b>CD-8 Administration of Homeless &amp; Housing Programs</b>			
CD-8.1	City of Antioch	Administration	250,000
5	<i>Administration</i>	<b>Subtotal:</b>	<b>250,000</b>
<b>AH-2 Affordable Housing Development of Permanent Supportive Housing</b>			
AH-2.1	Hope Solutions & Faith Partnership	Hope Village Antioch – 22 units	1,500,000
AH-2.2	Novin Development & Faith Partnership	Grace Commons – 80 units	1,500,000
<b>AH 3 Maintain and Preserve Affordable Housing</b>			
AH-3.1	Bay Area Affordable Homeownership Alliance	Antioch Home Ownership Program	50,000
AH-3.2	City of Antioch	AHOP Loans and Grants	500,000
3	<i>Housing activities for Low/Mod Households</i>	<b>Subtotal Housing Activities:</b>	<b>3,550,000</b>
<b>TOTAL HOUSING SUCCESSOR FUNDING</b>			<b>\$4,050,000</b>

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch as the Housing Successor to the Antioch Development Agency at a regular meeting thereof, held on the 25th day of June 2024, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**ELIZABETH HOUSEHOLDER  
CITY CLERK OF THE CITY OF ANTIOCH**

## ATTACHMENT "B"

### RESOLUTION NO. 2024/\*\*

#### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH SUBSTANTIALLY AMENDING THE FY 2021-2022 and FY 2023-24 ACTION PLANS FOR THE CITY OF ANTIOCH AND AUTHORIZING THE NECESSARY FY 2024-25 BUDGET ADJUSTMENTS

**WHEREAS**, the City of Antioch has been designated by the U.S. Department of Housing and Urban Development (HUD) as a community entitled to receive, by allocation, Community Development Block Grant Funds to help develop viable urban communities through the provision of decent housing, a suitable living environment, and economic opportunity for lower income residents;

**WHEREAS**, as a condition of funding, HUD requires that recipient jurisdictions prepare a five-year planning document or Consolidated Plan, to detail how funds will be expended to benefit eligible populations during the plan period, and such plan for 2020-25 was approved by the Antioch City Council and submitted by the Contra Costa CDBG/HOME Consortium and approved by HUD;

**WHEREAS**, as a condition of funding, HUD requires recipient jurisdictions to prepare a one-year Action Plan as a subsidiary document to the Consolidated Plan, to indicate how funds will be expended to meet high priority goals and benefit eligible populations in each year of the five-year Consolidated Plan period;

**WHEREAS**, HUD requires recipient jurisdictions to follow the jurisdiction's Citizen Participation Plan which defines the conditions that warrant a Substantial Amendment to the plans and requires notifying the public of changes in the allocation of funding and solicit public comment for a minimum of 30 days prior to Council consideration of the action;

**WHEREAS**, on May 24, 2024 the City advertised its intention to substantially amend the 2020-25 Consolidated Plan and the 2021-22 Action Plan - Downtown Roadway Project to reallocate \$215,549.85 remaining funds, as well as the 2023-24 Action Plan - Downtown Roadway Project to reallocate \$395,436.34 in funding for a total of \$610,896.19 to be allocated in the 2024-25 Action Plan for the development of 22 affordable supportive housing for extremely low-income and homeless households to be provided by Hope Solutions, and solicited public comments for a minimum of 30 days prior to the action; and

**WHEREAS**, the City of Antioch has determined that the expenditure of these funds will have the cumulative effect of advancing the Consolidated Plan objectives in the short and long-term;

**WHEREAS**, no public comment was received on this matter by the time of this staff report, and a summary of all public comment received both prior to and at the Public Hearing before City Council on June 25, 2024 will be submitted to HUD.

**ATTACHMENT "B"**

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ANTIOCH DOES RESOLVE AS FOLLOWS:**

- The City hereby determines that it is appropriate to submit the revised City of Antioch FY 2021-22 and 2023-24 Action Plans submitted to the U.S. Department of Housing and Urban Development (HUD), outlining the City’s priorities for the expenditure of CDBG funds in support of HUD’s national objectives and efforts to affirmatively further fair housing, as follows:

<b>Year</b>	<b>IDIS Activity #</b>	<b>Agency</b>	<b>Program</b>	<b>CDBG Balance Deduction \$</b>	<b>CDBG Revised Reallocation \$</b>
2021-22	741	City of Antioch	Downtown Roadway Project (balance remaining)	\$215,549.85	0
2023-24	778	City of Antioch	Downtown Roadway Project (balance remaining)	\$395,346.34	0
2024-25	None yet	Hope Solutions	Hope Village Antioch		\$610,896.19
				<b>\$610,896.19</b>	<b>\$610,896.19</b>

- The FY 2024/25 City Operating Budget is hereby amended for the necessary adjustments to implement the revised Action Plans.
- The Acting City Manager, or designee, (1) shall be the City representative to submit the draft FY 2024-2025 Action Plan and all understandings and assurances contained therein, (2) is hereby directed and authorized to disburse funds and execute all attendant documents and agreements in a form approved by the City Attorney consistent with the City Council’s designation and approval of the programs, activities and projects as designated in the City of Antioch FY 2024-25 Action Plan, and (3) shall act in connection with the submission and provide such additional information as may be required.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 25<sup>th</sup> day of June, 2024 by the following vote:

**AYES:**  
**NOES:**  
**ABSTAIN:**  
**ABSENT:**

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**ELIZABETH HOUSEHOLDER**  
**CITY CLERK OF THE CITY OF ANTIOCH**

## ATTACHMENT "C"

### RESOLUTION NO. 2024/\*\*

#### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADOPTING THE 2024-25 ACTION PLAN FOR THE CITY OF ANTIOCH AND AUTHORIZING THE NECESSARY FY 2024-25 BUDGET ADJUSTMENTS

**WHEREAS**, the City of Antioch has been designated by the U.S. Department of Housing and Urban Development (HUD) as a community entitled to receive, by allocation, Community Development Block Grant Funds to help develop viable urban communities through the provision of decent housing, a suitable living environment, and economic opportunity for lower income residents;

**WHEREAS**, as a condition of funding, HUD requires that recipient jurisdictions prepare a five-year planning document or Consolidated Plan, to detail how funds will be expended to benefit eligible populations during the plan period;

**WHEREAS**, members of the Contra Costa CDBG/HOME Consortium, including the cities of Antioch, Concord, Pittsburg, Walnut Creek, and the County as representative of the urban cities, have prepared for adoption by each jurisdiction and submission to HUD, the Contra Costa CDBG/HOME Consortium 2020-25 Consolidated Plan (Consolidated Plan);

**WHEREAS**, as a condition of funding, HUD requires recipient jurisdictions to prepare a one-year Action Plan as a subsidiary document to the Consolidated Plan, to indicate how funds will be expended to benefit eligible populations in each year of the five-year Consolidated Plan period;

**WHEREAS**, the City of Antioch has been allocated by HUD the amount of \$879,893 in CDBG-EN (Entitlement) funds for Fiscal Year 2024-25;

**WHEREAS**, the City of Antioch, consistent with HUD's program rules on eligibility, has chosen to allocate all CDBG funds to a number of programs, activities and projects in support of HUD's National Objective to primarily benefit low and moderate-income persons; and

**WHEREAS**, the City of Antioch has determined that the expenditure of these funds will have the cumulative effect of advancing the Consolidated Plan objectives in the short and long-term.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ANTIOCH DOES RESOLVE AS FOLLOWS:**

- The City's FY 2024-25 Operating Budgets are hereby amended for the necessary adjustments in the amounts approved in the Action Plan.
- The City hereby determines that it is appropriate to submit the City of Antioch FY 2024-25 Action Plan to the U.S. Department of Housing and Urban Development

**ATTACHMENT “C”**

(HUD), outlining the City’s priorities for the expenditure of CDBG funds in support of HUD’s national objectives and efforts to affirmatively further fair housing (attached hereto as Exhibit A and incorporated by reference);

- The Acting City Manager, or designee, (1) shall be the City representative to submit the draft FY 2024-2025 Action Plan and all understandings and assurances contained therein, (2) is hereby directed and authorized to disburse funds and execute all attendant documents and agreements in a form approved by the City Attorney consistent with the City Council’s designation and approval of the programs, activities and projects as designated in the City of Antioch FY 2024-25 Action Plan, and (3) shall act in connection with the submission and provide such additional information as may be required.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 25<sup>th</sup> day of June, 2024 by the following vote:

- AYES:**
- NOES:**
- ABSTAIN:**
- ABSENT:**

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**ELIZABETH HOUSEHOLDER  
CITY CLERK OF THE CITY OF ANTIOCH**

Exhibit A – FY 2024-25 Action Plan Funding Recommendations

FY 2024-2025 Community Grant Recommendations of the City of Antioch CDBG Committee										
Priority #	Applicant	Project Name	CDBG-EN	CDBG-EN Reallocated	CDBG-CV	Housing Successor	PLHA	EECBG	Total Funding	
<b>H-1 Permanent Housing for Homeless</b>										
H-1.1	CC Health Services, H3	CORE Homeless Outreach Team					30,000		30,000	
H-1.2	STAND! for Families Free of Violence	R Mullen Ctr Emergency Shelter					10,000		10,000	
H-1.3	Winter Nights Family Shelter, Inc.	Winter Nights Family Shelter, Inc.					15,000		15,000	
H-1.4	Winter Nights Family Shelter, Inc.	Safe Parking Program				70,000	100,000		170,000	
4		<b>Outreach/Shelter Subtotal:</b>				<b>70,000</b>	<b>155,000</b>		<b>225,000</b>	
<b>H-2 Prevention of Homelessness</b>										
H-2.1	Bay Area Legal Aid (BayLegal)	Legal Aid-Homelessness Prevention				25,000			25,000	
H-2.2	Contra Costa Crisis Center	Crisis /211 Contra Costa				10,000			10,000	
H-2.3	Loaves and Fishes of CC	Nourishing Lives in Antioch					10,000		10,000	
H-2.4	SHELTER, Inc.	Homeless Prevention Program				145,000			145,000	
4		<b>Homeless Prevention Subtotal:</b>				<b>180,000</b>	<b>10,000</b>		<b>190,000</b>	
8		<b>TOTAL HOMELESS FUNDING:</b>				<b>250,000</b>	<b>165,000</b>		<b>415,000</b>	
<b>CD-1 General Public Services</b>										
CD-1.1	Cancer Support Community	CSC Antioch Center	10,000						10,000	
CD-1.2	Opportunity Junction	Technology Center	10,000						10,000	
CD-1.3	St. Vincent de Paul of CCC	RotaCare Free Medical Clinic	10,000						10,000	
3		<b>General Public Services Subtotal:</b>	<b>30,000</b>						<b>30,000</b>	
<b>CD-2 NonHomeless Special Needs</b>										
CD-2.1	Choice in Aging	Bedford Center	10,000						10,000	
CD-2.2	CC Family Justice Alliance	Family Justice Navigation Program	10,000						10,000	
CD-2.3	CC Senior Legal Services	Legal Services for Seniors	10,000						10,000	
CD-2.4	Empowered Aging	Ombudsman Services of CC	10,000						10,000	
CD-2.5	Lions Center for Visually Impaired	Independent Living Skills for Blind	10,000						10,000	
CD-2.6	Meals on Wheels Diablo Region	Care Management	10,000						10,000	
CD-2.7	Meals on Wheels Diablo Region	Meals on Wheels (MOW)	10,000						10,000	
7		<b>Special Needs Activities Subtotal:</b>	<b>70,000</b>						<b>70,000</b>	
<b>CD-3 Youth</b>										
CD-3.1	Bay Area Crisis Nursery	Bay Area Crisis Nursery	10,000						10,000	
CD-3.2	Community Violence Solutions	CIC Child Sexual Assault Intervention	10,000						10,000	
CD-3.3	Court Appointed Special Advocates	Serving All Foster Children	10,000						10,000	
3		<b>Youth activities Subtotal:</b>	<b>30,000</b>						<b>30,000</b>	

**Exhibit A – FY 2024-25 Action Plan Funding Recommendations**

Priority #	Applicant	Project Name	CDBG-EN	CDBG-EN Reallocated	CDBG-CV	Housing Successor	PLHA	EECBG	Total Funding
		<b>Total funding available:</b>	<b>879,893</b>	<b>610,896</b>	<b>184,970</b>	<b>4,050,000</b>	<b>645,614</b>	<b>82,807</b>	<b>6,454,180</b>
CD-4	Fair Housing								
CD-4.1	City of Antioch	Fair Housing Services (ref only)			75,000				75,000
1		<b>Fair Housing Activity Subtotal:</b>			<b>75,000</b>				<b>75,000</b>
CD-5	Tenant/Landlord Services								
CD-5.1	City of Antioch	Tenant/Landlord Services (ref. only)			109,970				109,970
1		<b>Tenant/Landlord Activity Subtotal:</b>			<b>109,970</b>				<b>109,970,000</b>
23		<b>Total Public Services:</b>	<b>130,000</b>		<b>184,970</b>	<b>250,000</b>	<b>165,000</b>		<b>729,970</b>
CD-6	Economic Development								
CD-6.1	CoCoKids, Inc.	Road to Success Gap Funding	20,000						20,000
CD-6.2	Monument Impact	Small Business Support Program	20,000						20,000
CD-6.3	Opportunity Junction	Administrative Careers Training	60,000						60,000
CD-6.4	Renaissance Entrepreneurship Ctr	Microenterprise Development	20,000						20,000
4		<b>Economic Development Subtotal:</b>	<b>120,000</b>			<b>-</b>	<b>-</b>		<b>120,000</b>
CD-8	Administration								
CD-8.1	City of Antioch	Administration	175,979			250,000	20,614	7,807	454,400
1		<b>Administration Subtotal:</b>	<b>175,979</b>	<b>-</b>	<b>-</b>	<b>250,000</b>	<b>20,614</b>	<b>7,807</b>	<b>454,400</b>
AH-2	Affordable Housing Development - Permanent Supportive Housing								
AH-2.1	Hope Solutions Partnership	Hope Village Antioch - 22 units	453,914	610,896		1,500,000			2,564,810
AH-2.2	Novin Development	Grace Commons - 80 units				1,500,000			1,500,000
2		<b>AH Development Subtotal:</b>	<b>453,914</b>	<b>610,896</b>	<b>-</b>	<b>3,000,000</b>	<b>-</b>	<b>-</b>	<b>4,064,810</b>
AH 3	Affordable Housing Preservation & Maintenance								
AH-3.1	Bay Area Affordable Homeownership Alliance	Antioch Home Ownership Program				50,000			50,000
AH-3.2	City of Antioch	AHOP Loans and Grants				500,000			500,000
AH-3.3	Habitat for Humanity EB/SV	Habitat Homeowner Rehab Prog.					460,000		460,000
3		<b>AH Preservation Subtotal:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>550,000</b>	<b>460,000</b>	<b>-</b>	<b>1,010,000</b>
AH 4	Affordable Housing Reduce Household Energy Costs								
AH-4.1	Habitat for Humanity EB/SV	Housing Rehab Energy Improvements						75,000	75,000
3		<b>AH Energy Use Reduction Subtotal:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>75,000</b>	<b>75,000</b>
5		<b>Affordable Housing Activities Subtotal:</b>	<b>453,914</b>	<b>610,896</b>	<b>-</b>	<b>3,550,000</b>	<b>460,000</b>	<b>75,000</b>	<b>5,149,810</b>
33		<b>TOTAL FUNDING:</b>	<b>879,893</b>	<b>610,896</b>	<b>184,970</b>	<b>4,050,000</b>	<b>645,614</b>	<b>82,807</b>	<b>6,454,180</b>

## ATTACHMENT “D”

### Public Comments on the FY 2024-25 Action Plan

#### March 28, 2024 CDBG Committee meeting

- No public comment

#### June 13, 2024 CDBG Committee meeting

##### Housing Project Public Comments and Responses (CDBG & Housing Successor Funds)

- Leslie May – Re Hope Solutions, question are they working with Contra Costa Mental Health? How many units, and how many for homeless? How many years do they have to pay back any funds is a concern? Very familiar with Hope Solutions, they have a track record going way back. Don't know track record of Grace Commons. If no track record other than church (housing & services) that concerns me. Also how many years to pay back those funds. Has Novin had prior funding?
- Andrew Becker – Struggle to bring information to the community, feels this is a disconnected approach. City spent money to upgrade the facilities (City Council Chamber) but can't bring on agenda package on the screen? Packet does not have all the information (but hasn't looked in the lobby). Community doesn't know what these projects are. Grace Commons, asking money from the City but they couldn't be here today, is unfair. Need to present better.

##### Questions to staff and presenters from Council clarified the following for public comments:

- Novin and Hope Solutions did detailed presentation last meeting where all details were presented including the number of units at various levels of income, with majority for homeless, veterans.
- Hope Solutions is 22 doors/households, estimate 95 people, won't exceed maximum allowed. Money will be used for development of the units. Total costs are \$17 million in budget, fill gap with capital campaign, going back next year to the County, other sources. Estimated date to build out is 2026, 2027. Need to gain site control and have to have local investment to raise other investments. Agency has done this before in Grace Presbyterian in Walnut Creek, Pittsburg just recommended for funding from County and City of Pittsburg plus vouchers from Housing Authority. Grace Pres (\$2.5 million) project is funded (and going forward. Pittsburg (\$9M for 15 units
  - Council questions to Staff & answers – CDBG funds for purchasing property, tangible asset, HS funds can't be accessed until next year, used to secure additional funds to leverage other funds. Would probably draw when they start needing to pay the city for entitlements. Tabora Gardens took almost 10 years to secure all funds, typical is 5-7



## ATTACHMENT "D"

years. If they secure property with tax payer money, purchase land, our security is a loan, and the land is an asset. The loan agreements are drawn up by legal council. Have 7 previous projects, not one has failed. Need local commitment to gain additional millions of investment in our County. Loan should be secured against property. HS will move as quickly as funds allow as there is urgent need. This is permanent housing with supportive services, no limit on how long they stay. Support if and when they want to move on. Tenant screening will be inclusive of persons who are discharged from prison. Coordinated Entry will be doing the placement, through County system, individuals assessed for vulnerability, case workers determine who is best fit for every unit. Target population is unhoused folks, variety of challenges including legal system contact, mental health, etc. Anyone from County could be placed, not restricted to Antioch residents due to fair housing laws. Likely a high proportion of Antioch residents because of PIT count shows Antioch highest area.

- Grace Commons – 80 units, 200+ people. This is a big project, cost is \$45-50 million, 3 story. Funding is coming from capital campaign by church which has been successful for all structures on the property, County, State applications, federal, large tech companies. Novin Development has 14 projects, 6 in Bay Area, one in Santa Cruz, Pleasanton, has track record to support the scale of the development, which is more easily funded by County & State. Church is committed to the project and fundraising. Separate organization from Concord to do property management and services, with church as secondary provider of services. Land to be leased from Grace for 99 years and has agreement, City agreement is contract to ensure affordability levels for 55 years.

### CDBG Action Plan Public Comment

- Andrew Becker – PLHA funding, why are we not dedicating more PLHA \$ for homeless funding - can amend plan to spend more money on homeless services. Would like dollars for pallet shelters, need more funding. He is frustrated with not getting notification of the meeting as he is on a contact list when agendas are posted. Housing Consultant connecting developers, he isn't getting connected or called back.

### **Public Comments submitted by email or telephone during 30-day public comment period newspaper advertisement that were received as of staff report submission (6/19/24)**

None