


STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of August 9, 2022

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Rosanna Bayon Moore, Assistant City Manager

APPROVED BY: Cornelius H. Johnson, Interim City Manager 

SUBJECT: Unhoused Resident Services – Key Features and Structure for City’s Future Application to Round 3 of the California Department of Housing & Community Development Homekey Program

RECOMMENDED ACTION

It is recommended that the City Council adopt the resolution authorizing the City to commit \$6M in funds by funding source and identify available City owned parcels for interim and/or permanent supportive housing opportunities for Antioch’s unsheltered residents.

FISCAL IMPACT

The total not to exceed expenditure is \$6M of yet to be budgeted.

DISCUSSION

The City of Antioch is seeking to pursue strategies that both respond to the needs of unhoused residents and community concerns about homeless encampments. On May 10, 2022, the City Council authorized staff to pursue a Homekey application for interim housing associated with 515 East 18th Street. Because the City was unable to negotiate acceptable terms for a purchase, Council support is requested for a change in approach to the City’s pursuit of State funds.

The proposed approach involves the City’s solicitation of a developer partner who, once selected, will jointly apply to the State of California for funding to accomplish interim and/or permanent supportive housing in alignment and coordination with Contra Costa County’s homelessness response system. It is noted that a key distinction of interim housing is a 15-year covenant versus a 55-year covenant associated with permanent supportive housing. In either or both arrangements, participation in the Contra Costa County Continuum of Care (CoC) and Coordinated Entry System are required.

Identifying a skilled partner positions the City of Antioch to leverage development expertise and program experience. The solicitation will be structured to open the field to interested parties and invite creative approaches to advance City goals.

The exact location of the Homekey site/s is yet to be determined. At this time, City staff recommends including City owned parcels that a developer may consider for a future site. A developer may also opt to propose a site privately secured if the proponent can reasonably demonstrate delivery within the required timetables.

In prior funding rounds, State law has provided a California Environmental Quality Act (CEQA) exemption with a relatively short effective life. Round 3 funding is expected to be similarly structured.

Table 1: City Owned Parcels

No.	APN	Street Name	Acres	Zoning	Additional Notes
1.	067-341-027	Claudia Court	1.69	R-20: High Density Residential	Vacant
2.	067-342-001	Fitzuren Rd.	0.54	C-2: Medium Low Density Residential	Vacant
3.	067-342-002	Fitzuren Rd.	0.7	C-2: Medium Low Density Residential	Vacant
4.	067-342-013	Fitzuren Rd.	0.539	C-2: Medium Low Density Residential	Vacant
5.	074-080-028	Delta Fair Blvd.	0.494	R-35: High Density Residential with Emergency Shelter Overlay	Vacant
6.	074-080-029	Delta Fair Blvd.	1.117	R-35: High Density Residential with Emergency Shelter Overlay	Existing Billboard Lease, Seasonal Tenants, Parks Revenue Stream
7.	074-080-034	Delta Fair Blvd.	4.79	MCR: Service/Regional Commercial District R-35: High Density Residential with Emergency Shelter Overlay	Vacant, located between County services and Los Medanos College

At this time, staff respectfully requests the City Council consider authorization of a \$6M financial pledge, offer of identified properties and pursuit of a developer partner to deliver interim and/or permanent supportive housing opportunities

ATTACHMENTS

- A. Resolution
- B. Exhibit of City Owned Parcels

RESOLUTION NO. 2022/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH AUTHORIZING KEY FEATURES ASSOCIATED WITH CITY'S FUTURE APPLICATION TO ROUND 3 OF THE CALIFORNIA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT HOMEKEY PROGRAM

WHEREAS, the City of Antioch is seeking to pursue strategies that both respond to the needs of Antioch's unhoused residents and community concerns about homeless encampments;

WHEREAS, on February 22, 2022, the City Council received a presentation regarding potential pursuit of State of California Homekey financing opportunities;

WHEREAS, various scenarios have been evaluated to determine alignment with the anticipated Fall 2022 Homekey Program Notice of Funding Availability;

WHEREAS, on May 10, 2022, the City Council authorized staff to pursue a Homekey application for interim housing associated with 515 East 18th Street and since that time, terms for a purchase of the subject property could not be reached;

WHEREAS, City Council support is now requested for a change in approach to the City's pursuit of State funds in a manner that opens the field to interested parties and invites creative approaches to achieve City goals on City-owned property or alternative sites;

WHEREAS, the City Council recognizes that an experienced partner is critical to a successful pursuit of funding and supports the formal solicitation of a developer partner to provide interim and/or permanent supportive housing opportunities that address unhoused resident needs;

WHEREAS, when coupled with an experienced developer partner, the City of Antioch is best positioned to offer a competitive application for Homekey funding within aggressive State timetables and establish a City supported program;

WHEREAS, once selected, a qualified developer partner will work in collaboration with the City on a Homekey application and the City's local financial contribution will be determined based on the proposals received but no greater than a dedicated subsidy of \$6 million dollars;

WHEREAS, the City Council acknowledges the critical role of the Continuum of Care and Contra Costa County's Health, Housing, and Homeless (H3) Services Program in pursuing viable approaches to unhoused resident needs in coordination with H3; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby authorizes:

1. Pursuit of State of California's Homekey Program Funding;
2. A City pledge of \$6M dollars in local funds; and
3. The potential use of a City owned property to accomplish said goals.

* * * * *

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 9th day of August 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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

City Owned Parcels

