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July 1, 2022

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2020 W. El Camino Ave, Suite 500  
Sacramento, CA 95833

**RE: City of Antioch Draft HOUSING ELEMENT UPDATE**

Dear HCD,

We are pleased to submit the draft 2023–2031 City of Antioch Housing Element for review. This Housing Element describes the City’s plan for addressing the housing needs of its residents through the year 2031. This is a draft element.

The City of Antioch is committed to working with the California Department of Housing and Community Development (HCD) to ensure that this Housing Element obtains certification to maintain eligibility for grant funding programs, to ensure the legal adequacy of the General Plan, and to preserve local control of land use decisions.

We look forward to hearing from your office. Please do not hesitate to contact me with any questions regarding the Housing Element at [cbanks@up-partners.com](mailto:cbanks@up-partners.com) or 650-464-4743.

Sincerely,

A handwritten signature in black ink, appearing to read 'Curtis Banks', is written over a light gray rectangular background.

Curtis Banks  
Urban Planning Partners

cc: Anne Hersch, Planning Manager, City of Antioch

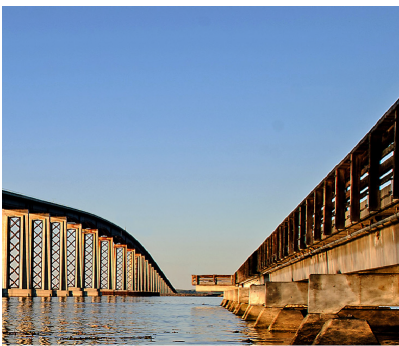
**Attached:**

City of Antioch Draft Housing Element



# City of Antioch

## 2023-2031 Housing Element Update



Prepared for:  
City of Antioch

HCD Review Draft  
July 2022

URBAN  
PLANNING  
PARTNERS  
INC.







City of  
**Antioch**

**2023-2031 Housing Element Update**

Prepared for:

City of Antioch

HCD Review Draft

July 2022

The logo for Urban Planning Partners Inc. consists of an orange square containing the text "URBAN PLANNING PARTNERS INC." in white, uppercase, sans-serif font, arranged in four lines.

URBAN  
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# INTRODUCTION

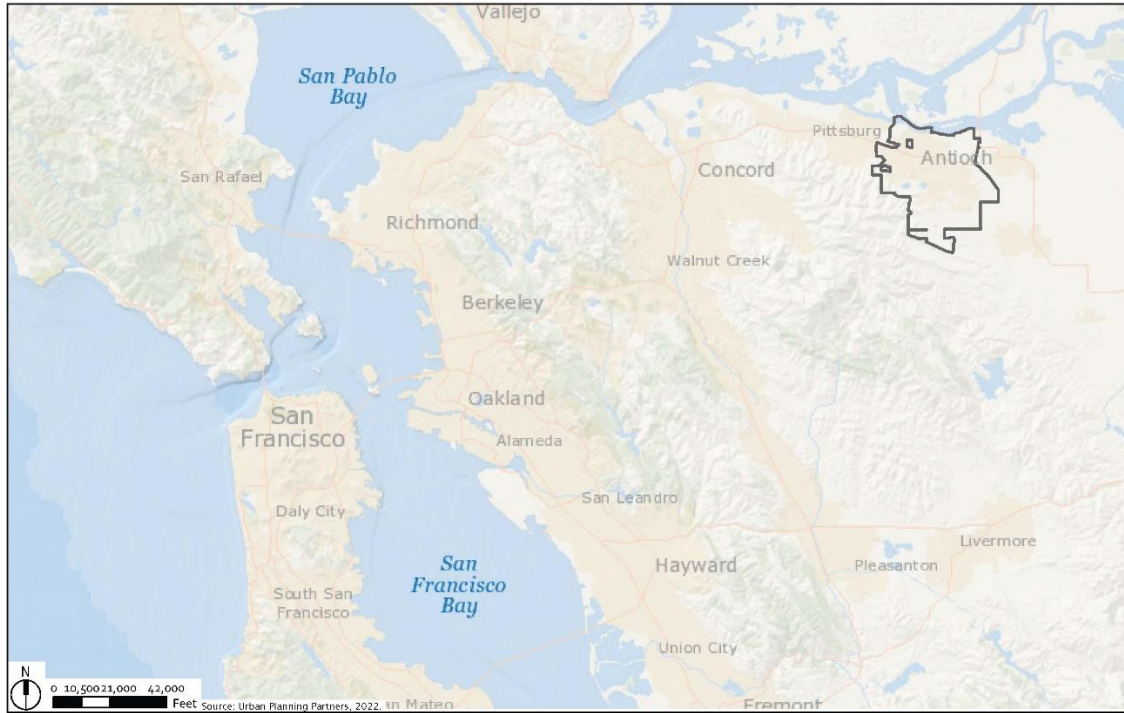
## A. PURPOSE AND CONTENT

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 the City of Oakley to the east, the City of Brentwood to the south and east, unincorporated Contra Costa County to the south, the City of 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.



**Figure 1-1 City Location**

*Source: Urban Planning Partners, 2022.*

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## 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 currently face the City. This Housing Element update covers the planning period from January 31, 2023 through January 31, 2031.

Community engagement has been 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 of the Housing Element.

## 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 have been 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 incentivize the development of accessory dwelling units (ADUs) through streamlined permits, reduced 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.** Require 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; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and fostering and maintaining 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.

#### 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 assisting 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

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- **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, 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 General Plan. These Environmental Hazard and EJ components 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 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 the regulatory and penal ordinances and certain administrative ordinances of the City, 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 does propose 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 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 AFFH considerations shaped the sites inventory and the community engagement process.
4. **Constraints [Chapter 4].** The Constraints chapter 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 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.



## I. INTRODUCTION

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6. **Adequate Sites [Chapter 6].** This chapter describes and maps the land suitable for residential development to accommodate the City's RHNA.
7. **Goals, Policies, and Implementing Programs [Chapter 7].** This chapter identifies the City's housing goals and provides policies and programs to address the City's housing needs.
8. **Participation [Chapter 8].** The Participation chapter 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: Sites Inventory
- Appendix D: Review of Housing Element Past Performance Program Accomplishments
- Appendix E: Public Engagement Input

# 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 an analysis of housing needs, which include population characteristics, household characteristics, and employment and housing stock conditions. For the Assessment of Fair Housing required under California’s Assembly Bill 686 of 2018, please see Appendix B.

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 all local jurisdictions to plan for their ‘fair share’ of housing units at all affordability levels. The Regional Housing Needs Plan (RHNP) is part of the Association of Bay Area Governments’ (ABAG) 6<sup>th</sup> Cycle RHNA, sometimes referred to as the “Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area” covering the period from 2023 to 2031 and assigning housing need allocations to cities and towns within the nine-county region. These counties are Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.

## 2. HOUSING NEEDS ASSESSMENT

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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 to be planned for this cycle is 3,016 units, a slated increase from the last cycle. The allocation 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%
<b>Total</b>	<b>3,016</b>	<b>100.0%</b>

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, Antioch will provide a mix of sites to accommodate a variety of housing opportunities at various densities, including multi-family, as well as accessory dwelling units, along with programs to accommodate the RHNA allocation for all income levels.

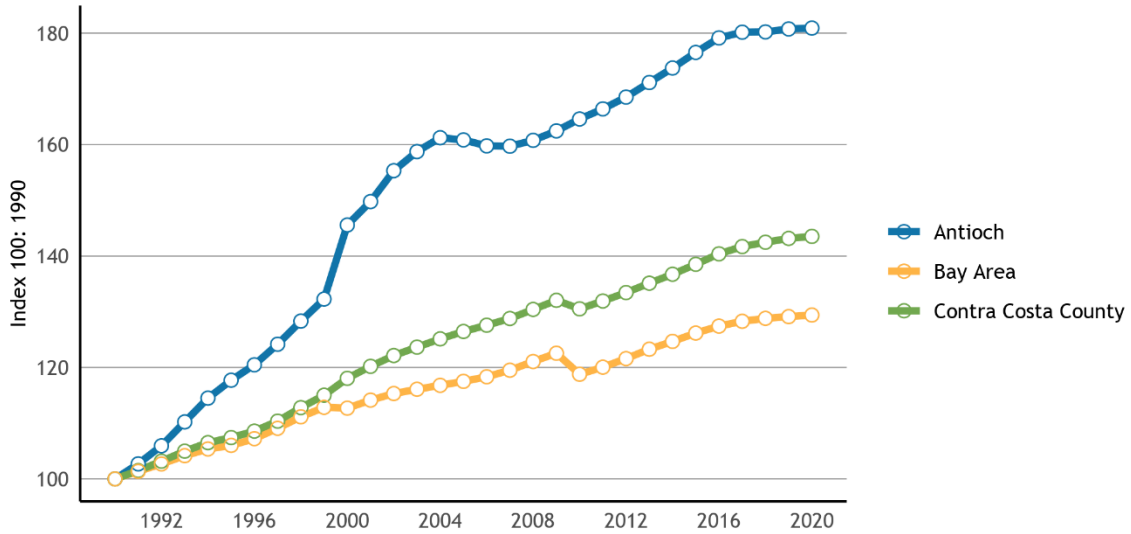
## B. COMMUNITY PROFILE

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.

## C. POPULATION CHARACTERISTICS AND TRENDS

### 1. 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%

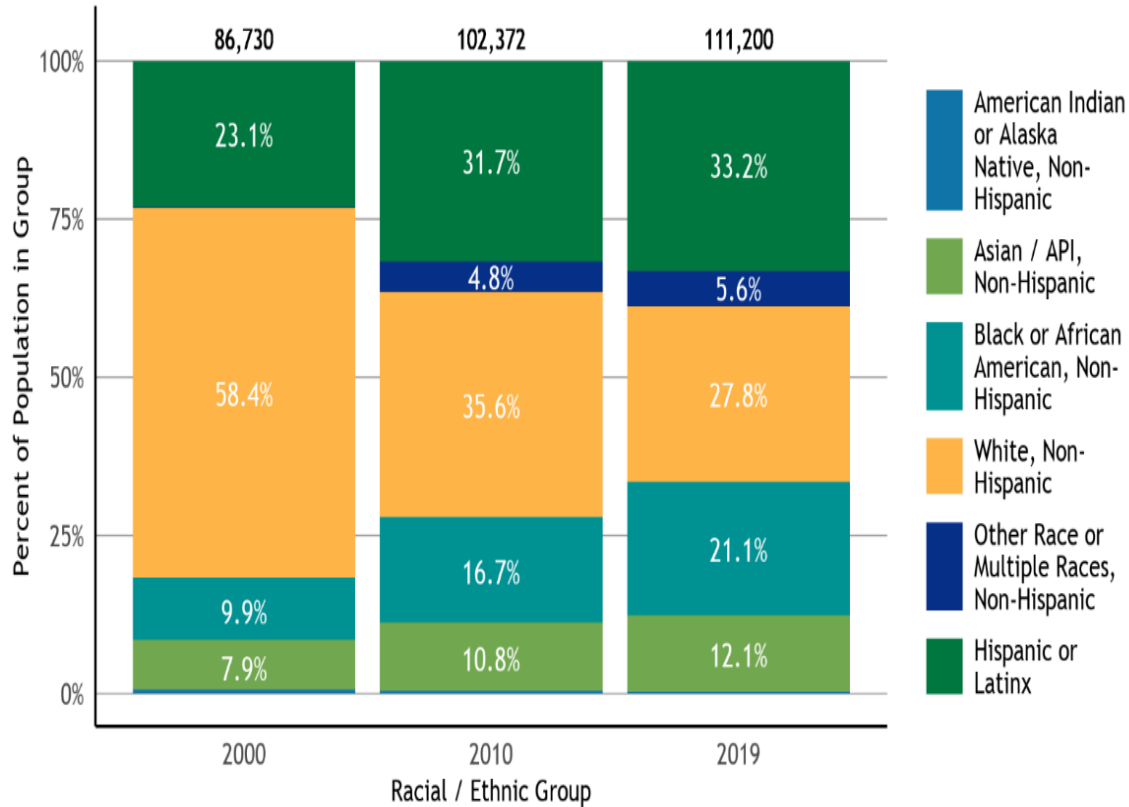
Source: Department of Finance, Report E-5, 2021.

**2. RACE AND ETHNICITY**

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**

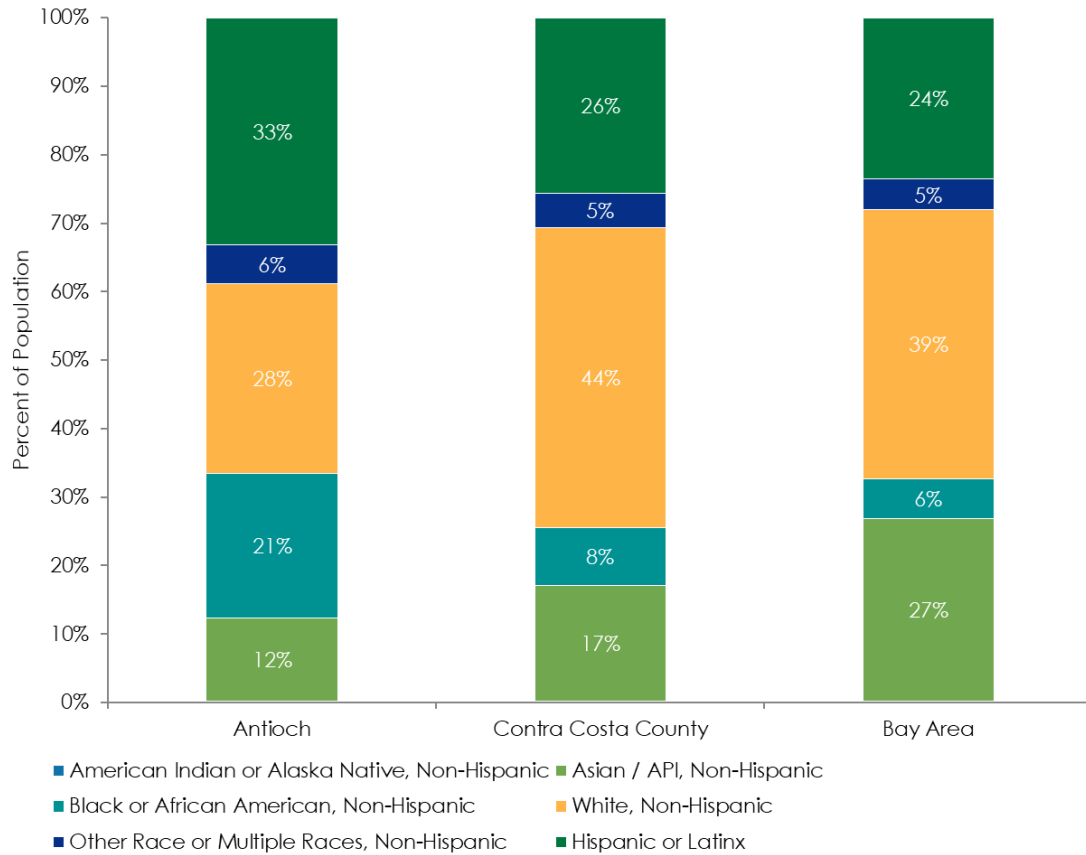
*Notes:*

- 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 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.

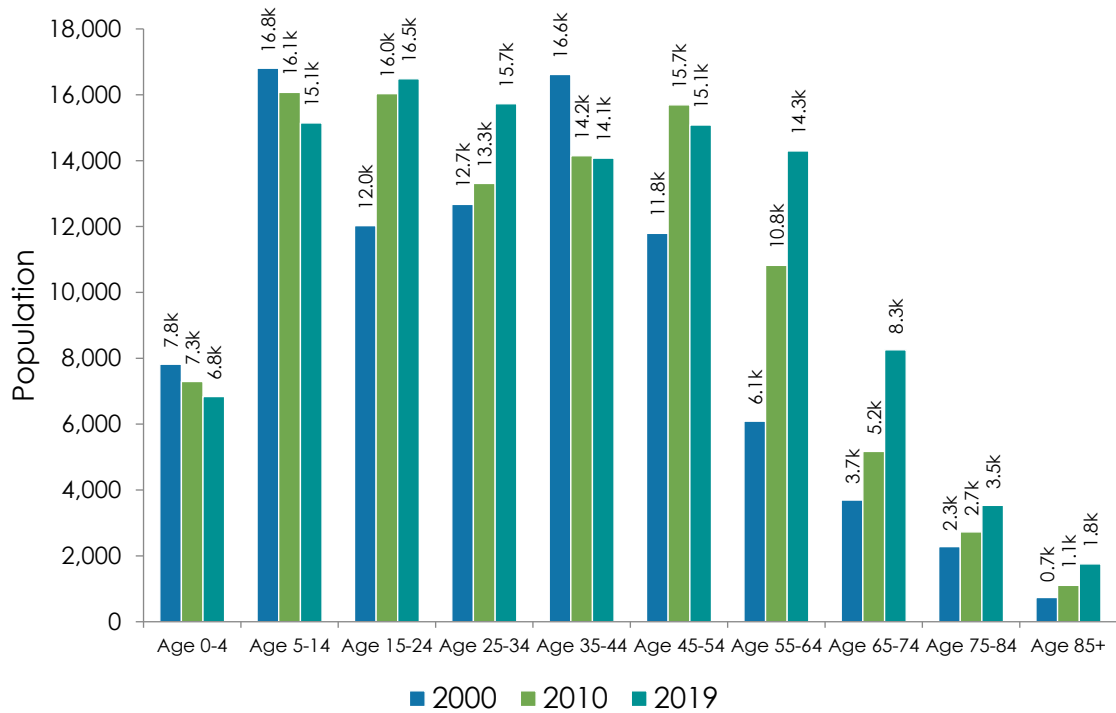
### 3. AGE COMPOSITION

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 older population may indicate that there is a developing need for more senior housing options. There has also been a move by many 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).



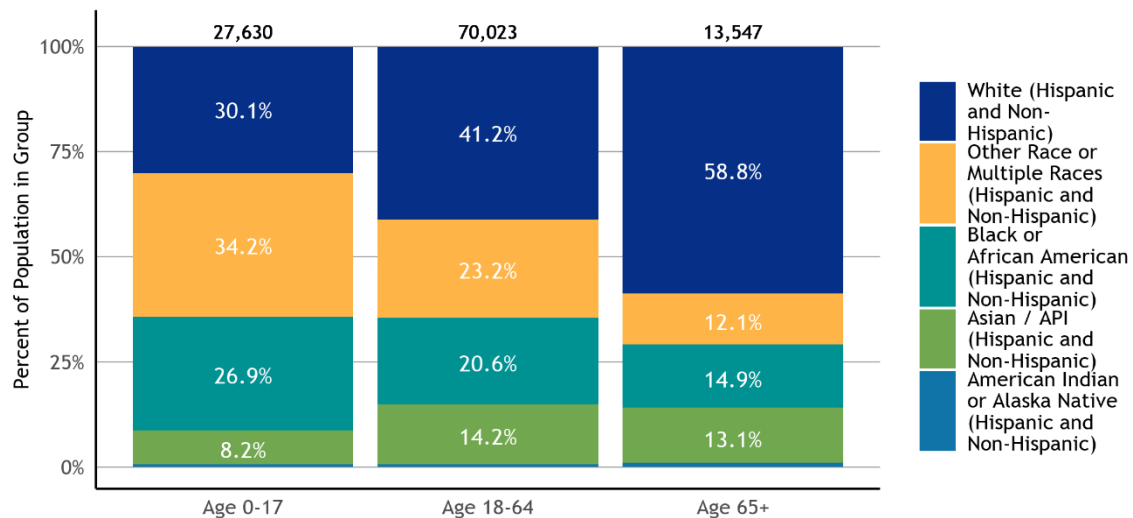
## 2. HOUSING NEEDS ASSESSMENT



**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.



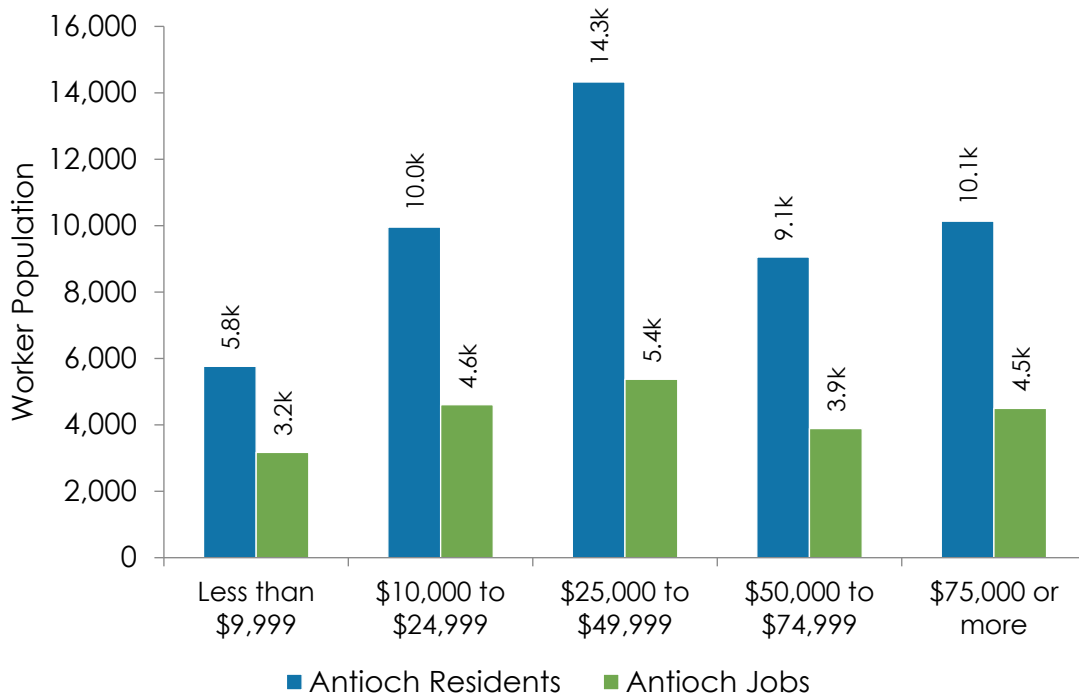
**Figure 2-5 Senior and Youth Population by Race**

Universe: Total population.

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

## D. 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 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.*

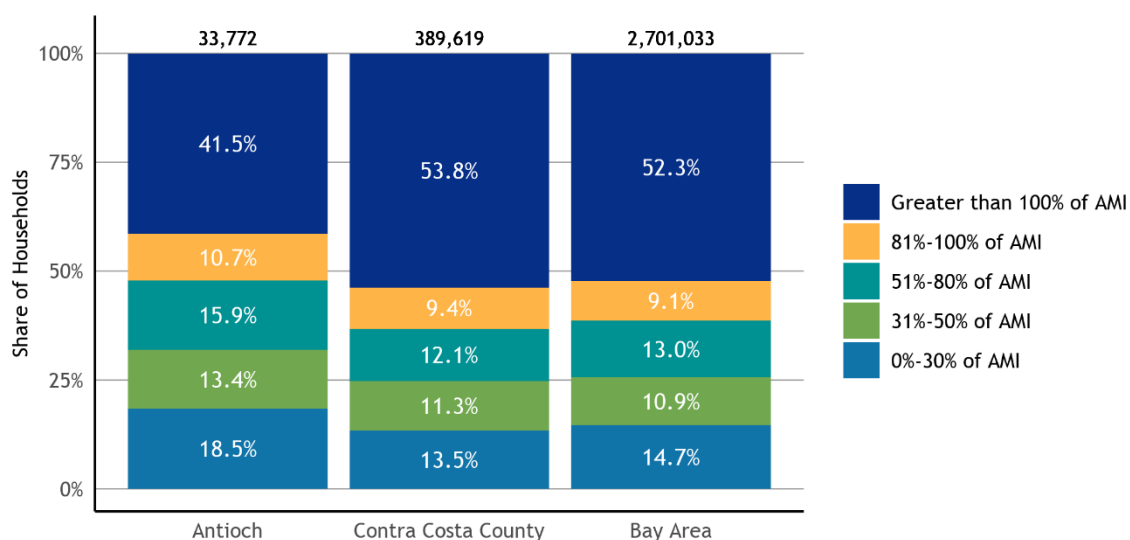
Economic activity in Antioch is increasing though—from January 2010 to January 2021 the unemployment rate in Antioch decreased by 5.1 percentage points. Since 2010, the number of jobs located in the City increased by 3,450 (17.9 percent).

## 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 more than the Area Median Income (AMI),<sup>1</sup> 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.



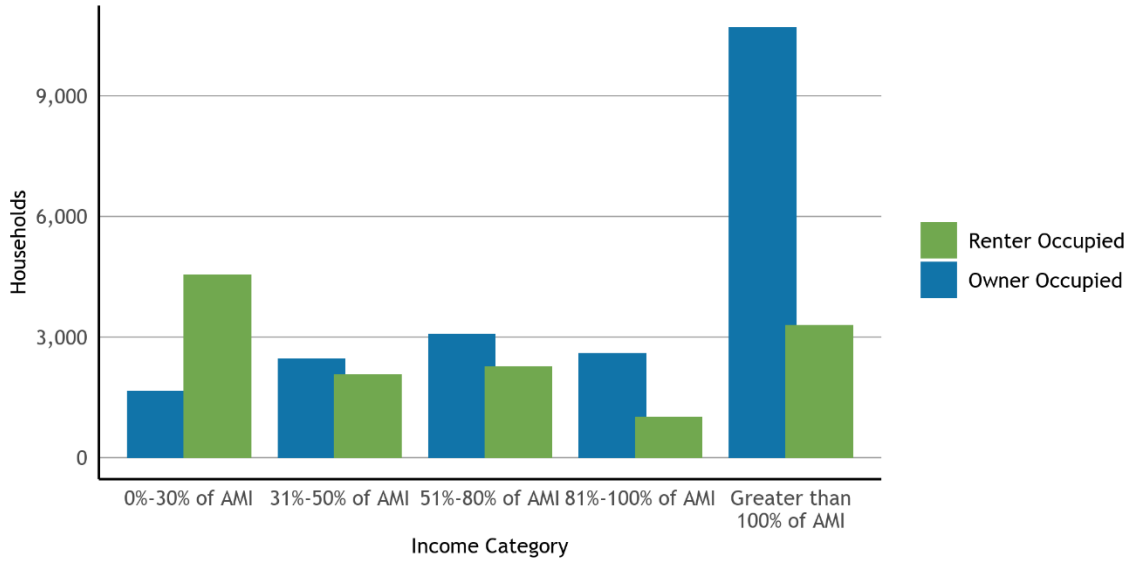
**Figure 2-7 Households by Household Income Level**

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, the largest proportion of renters falls in 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 2-8).

<sup>1</sup> 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.



**Figure 2-8 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, 2013-2017 release.*

## E. HOUSING STOCK CHARACTERISTICS AND TRENDS

### 1. 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.

### 2. HOUSING COSTS AND COST BURDEN

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 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 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.

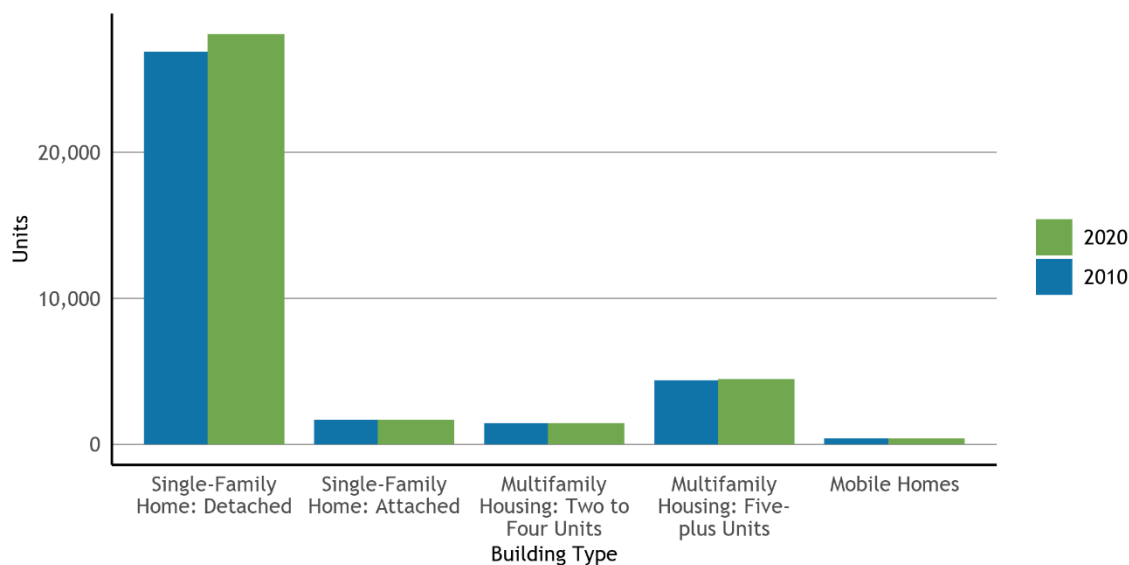
## 2. HOUSING NEEDS ASSESSMENT

- **Rental Prices** – The typical contract rent for an apartment in Antioch was \$1,610 in 2019. Rental prices increased by 50.8 percent from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make \$64,560 per year.<sup>2</sup>

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, while another 20.8 percent of households are severely cost burdened and use the majority of their income for housing.

## 3. 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 2-9). 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 opportunity is on sites designated for multi-family and mixed use which will lead to an increase the availability of multi-family units in Antioch.



**Figure 2-9 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 two percent for ownership housing is generally considered a healthy balance between supply

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

and demand. A low vacancy rate may 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 – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly 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.<sup>3</sup> 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 fewer residents rent than own their homes: 39.7 percent rent versus 60.3 percent 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 overcrowded conditions. In Antioch, for large households with 5 or more persons, most units (54.3%) 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.<sup>4</sup> 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. 6.8 percent of households in Antioch live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.

#### 4. HOUSING CONDITION

Generally, there is limited data on the extent of substandard housing issues in a community. However, Census Bureau data gives a sense of some of the substandard conditions that may be present 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.

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<sup>3</sup> 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.

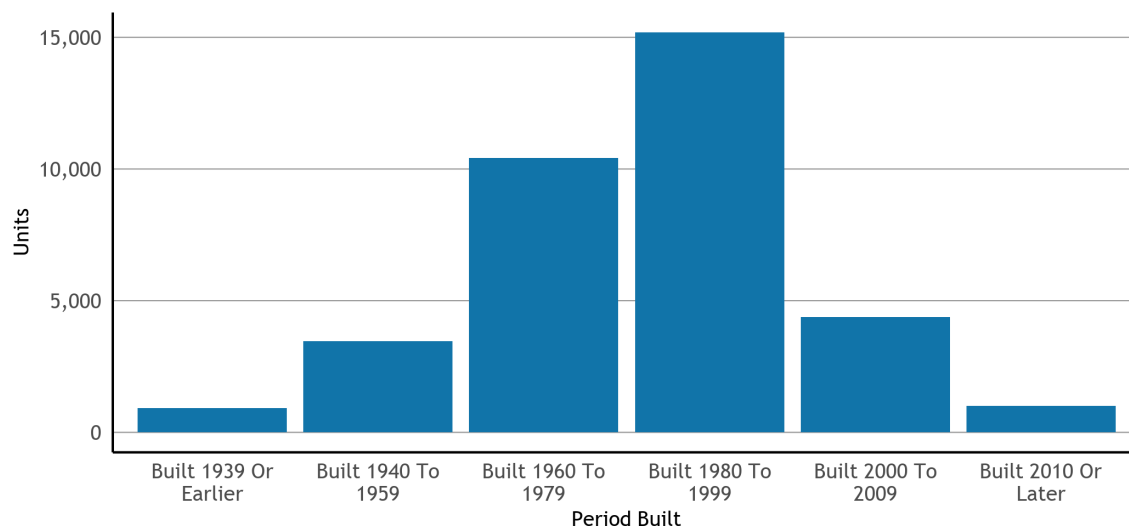
<sup>4</sup> For more information on the “opportunity area” categories developed by HCD and the California Tax Credit Allocation Committee, see this website: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>. The degree to which different jurisdictions and neighborhoods have access to opportunity 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.



## 2. HOUSING NEEDS ASSESSMENT

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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, 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 2-10). With the majority of the City's housing stock built prior to or approaching the 30-year benchmark, it is a priority of the City to ensure that housing units are maintained and in compliance with health and safety codes.



**Figure 2-10 Housing Units by Year Structure Built**

Universe: Housing units

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

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## 5. ANALYSIS OF AT-RISK HOUSING

While there is an immense 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 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 development of programs aimed at their preservation. An inventory of assisted units in the 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

**TABLE 2-3 ASSISTED UNITS INVENTORY**

Projects	Type of Units	Total Units	Assisted Units	Funding Source	Earliest Date of Conversion	Risk Level
<b>Hope Solutions</b> 1601 Francisco Ct.	<b>Supportive</b>	<b>4</b>	<b>4</b>	<b>CalHFA</b>	<b>02/01/32</b>	<b>Moderate</b>
<b>Antioch Rivertown Senior</b> 1400 A St	<b>Senior</b>	<b>50</b>	<b>50</b>	<b>HUD</b>	<b>08/30/32</b>	<b>Low</b>
<b>Hillcrest Terrace</b> 3420 Deer Valley Rd	Senior	65	64	HUD	03/31/40	Low
<b>Casa Del Rio Senior Housing</b> 615 West 7 <sup>th</sup> St	Senior	82	82	LIHTC; CalHFA; HCD	06/05/54	Low
<b>West Rivertown Apartments</b> 811 West 4 <sup>th</sup> St	Family	57	56	LIHTC	2057	Low
<b>Rivertown Place</b> 7121 I Street	Family	40	39	LIHTC	2062	Low
<b>Riverstone Apartments</b> 2200 Sycamore Dr	Family	136	134	LIHTC	2062	Low
<b>Hudson Townhouse Manor</b> 3421 Hudson Ct	Family	122	121	LIHTC; HUD	2066	Low
<b>Delta View Apartments</b> 3915 Delta Fair Blvd.	Family	205	203	LIHTC	2069	Low
<b>Tabora Gardens Senior Apartments</b> 3701 Tabora Dr	Senior	85	84	LIHTC; HCD	2070	Low
<b>Delta Pines Apartments</b> 2301 Sycamore Dr	Family	186	185	LIHTC	2070	Low
<b>Casa Blanca Apartments</b> 1000 Claudia Ct	Family	115	114	LIHTC	2070	Low
<b>Antioch Scattered Site Renovation</b> (Site A- Pinecrest Apartments) 1945 Cavallo Rd	Family	56	54	LIHTC	2072	Low
<b>Villa Medanos</b> 2811 Cadiz Ln	Family	112	111	LIHTC	2073	Low
<b>Antioch Senior and Family Apartments</b> 3560 East 18 <sup>th</sup> 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 Antioch Rivertown Senior are at moderate or low risk of conversion, respectively, within 10 years.

The Hope Solutions is a four-bedroom house – each 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.

## 2. HOUSING NEEDS ASSESSMENT

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Antioch Rivertown is affordable to very low-income seniors, owned by a stable nonprofit developer, with almost no risk of turnover after 2032. 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 to replace 50 units would be approximately \$22,500,000.

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.

## F. SPECIAL NEEDS POPULATIONS

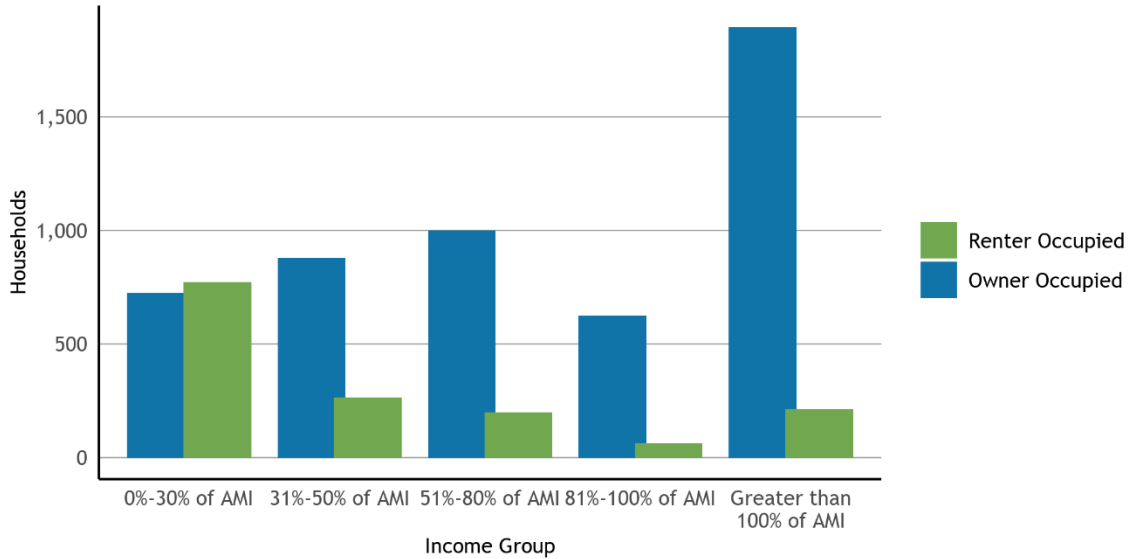
Finally, some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. For resources available for these special needs populations, see Chapter 5, Resources.

### 1. SENIOR HOUSEHOLDS

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. 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 *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 2-11).



**Figure 2-11 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.

## 2. PERSONS WITH DISABILITIES

Persons with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people with disabilities live on fixed incomes and 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 that may require accessible housing, which is a higher percentage than the 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, 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.

## 2. HOUSING NEEDS ASSESSMENT

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### DEVELOPMENTAL DISABILITIES

Persons with disabilities 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, 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 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%) 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 /guardian. Table 6, in Appendix A, shows the population with developmental disabilities by residence

### 3. LARGE HOUSEHOLDS

Large family households often have special housing needs due to a lack of 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.

### 4. 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 (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.

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

### 5. 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 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.

### 6. EXTREMELY LOW-INCOME HOUSEHOLDS

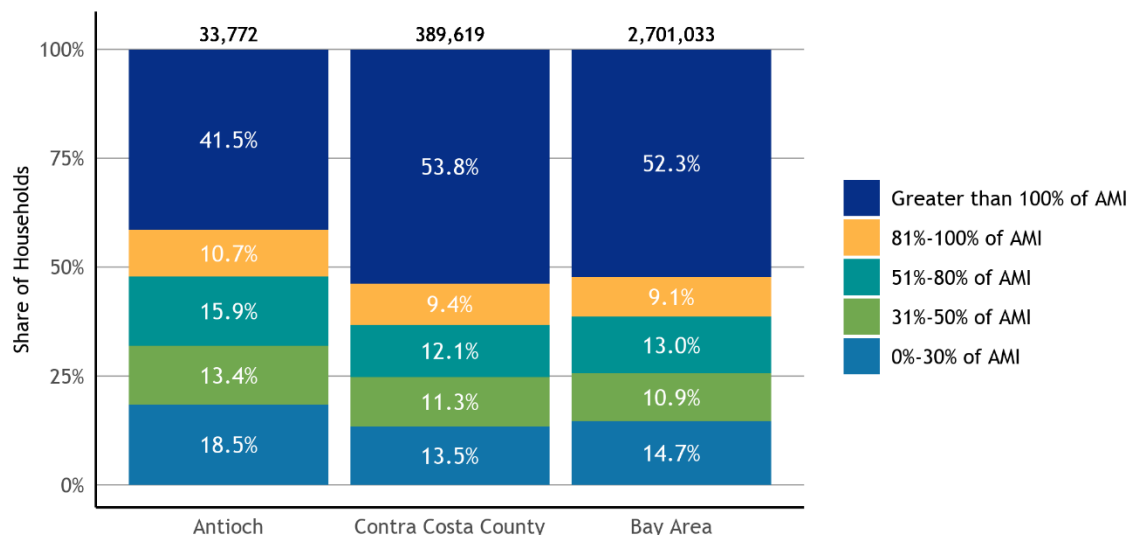
In Antioch, 41.5 percent of households make more than 100% of the AMI,<sup>5</sup> compared to 18.5 percent making less than 30 percent of AMI, which is considered extremely low-income and is a higher percentage than the region or Contra Costa County (see Figure 2-12).

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

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<sup>5</sup> 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. This is then adjusted for household size.

## 2. HOUSING NEEDS ASSESSMENT



**Figure 2-12 Households by Household Income Level**

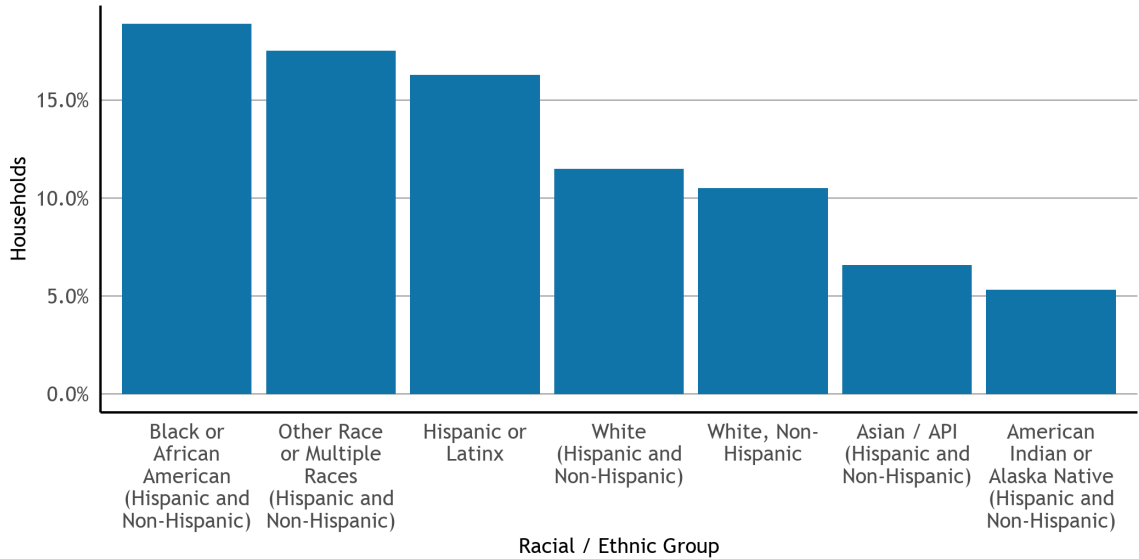
Universe: Occupied housing units

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 6<sup>th</sup> 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 federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.<sup>6</sup> These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Antioch, Black or African 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 2-13).

<sup>6</sup> Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.



**Figure 2-13 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).*

## 7. PERSONS EXPERIENCING HOMELESSNESS

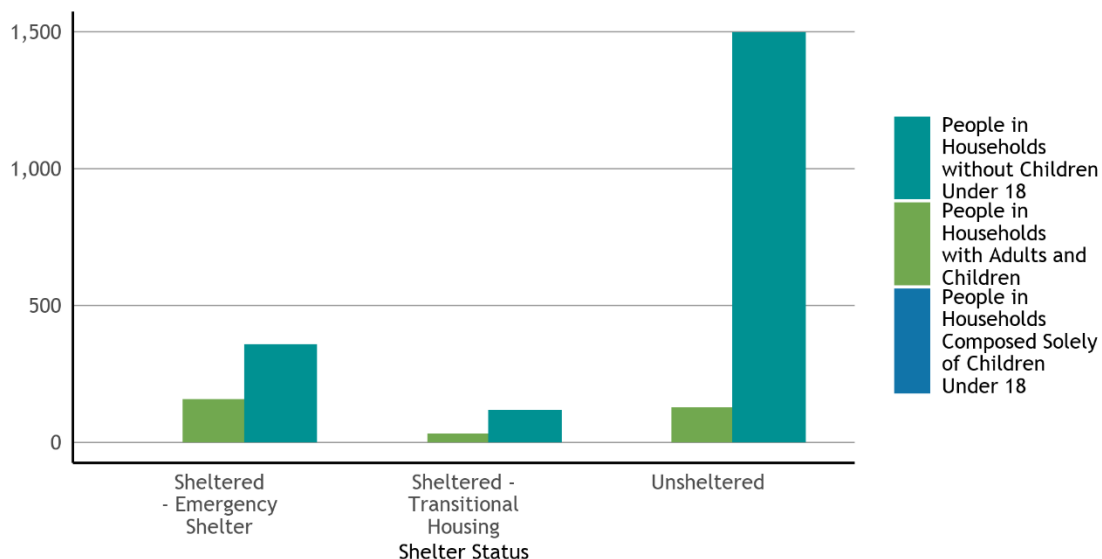
Persons experiencing homelessness remains an urgent challenge throughout the region, reflecting a range of social, economic, and psychological factors. Addressing the specific housing needs for the unhoused population remains a priority for the City of Antioch, particularly since homelessness is disproportionately 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 2-14).

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 Figure 2-15).

More information on each of these population groups can be found in Appendix A.



## 2. HOUSING NEEDS ASSESSMENT



**Figure 2-14 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).

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

**Figure 2-15 Number of Unsheltered Individuals by Contra Costa County Cities**

Universe: Population experiencing homelessness

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 and 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 elements are now required to include the following:

- Summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction’s fair housing enforcement and outreach capacity;
- 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;
- Assessment of the contributing factors for the fair housing issues identified in the analysis;
- Identification 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 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 the most important findings and contributing factors of fair housing issues in Antioch. It then describes how the sites 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 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
<b>Total</b>	<b>148</b>	<b>94</b>	<b>26</b>	<b>21</b>	<b>18</b>	<b>26</b>

Percentage of Total Filed Cases

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

63.5%      17.5%      14.2%      12.2%      17.6%

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, ECHO Housing and Bay Area Legal Aid, to provide fair housing services. 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 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
<b>Differential Treatment (Percentage of Total)</b>	<b>0%</b>	<b>0%</b>	<b>8%</b>	<b>17%</b>

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 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.”<sup>1</sup> 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**

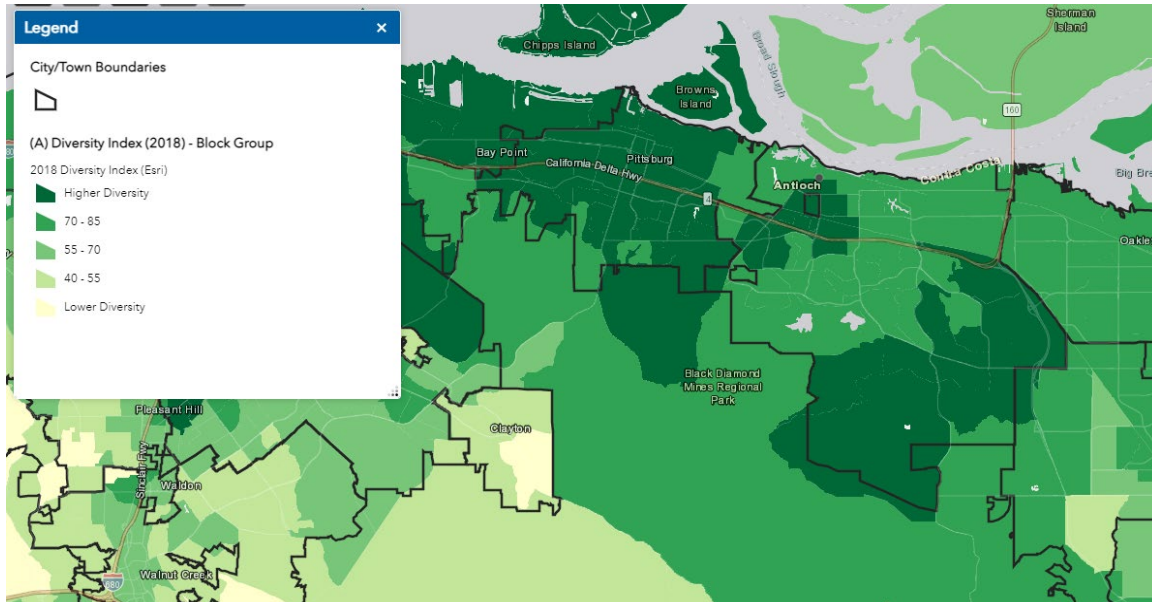
The racial and ethnic composition of Antioch diverges significantly from those of the County and the Region and has changed significantly over time. In particular, Antioch has much higher Black and Hispanic population concentrations than both the County and the Region and lower non-Hispanic White and Asian or Pacific Islander population concentrations. The growth in the Black population stands in stark contrast to a County with 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 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 serve as a barrier for many low- and moderate-income households.

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

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

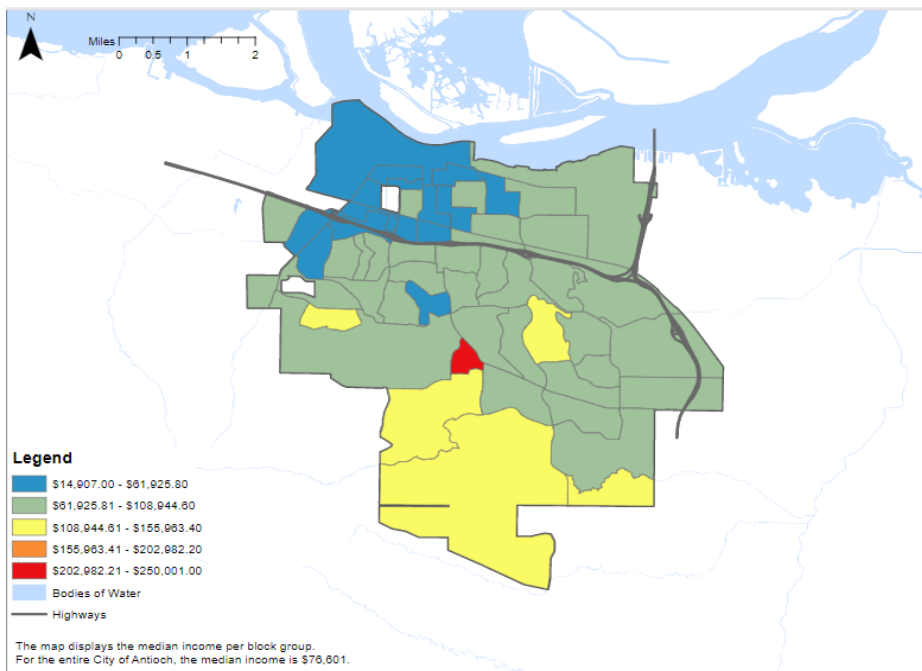
### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING

the areas from which they are disproportionately excluded are other parts of the County and Region, 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 Route 4 is an area of the city with concentrations of lower-income households, poverty, and persons with disabilities, as shown in Figures 3-2 through 3-4.



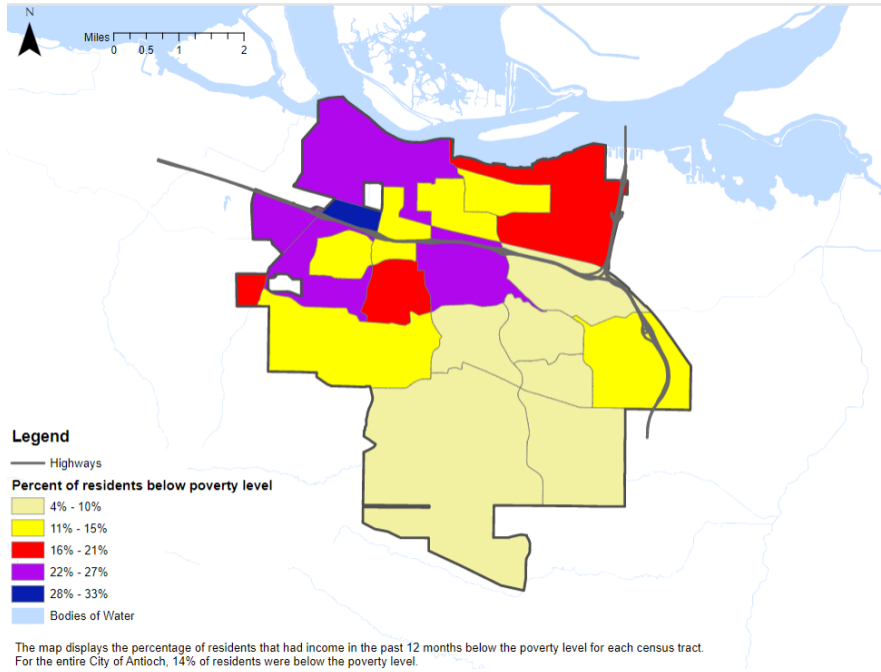
**Figure 3-1 Diversity Index Score, 2018**

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



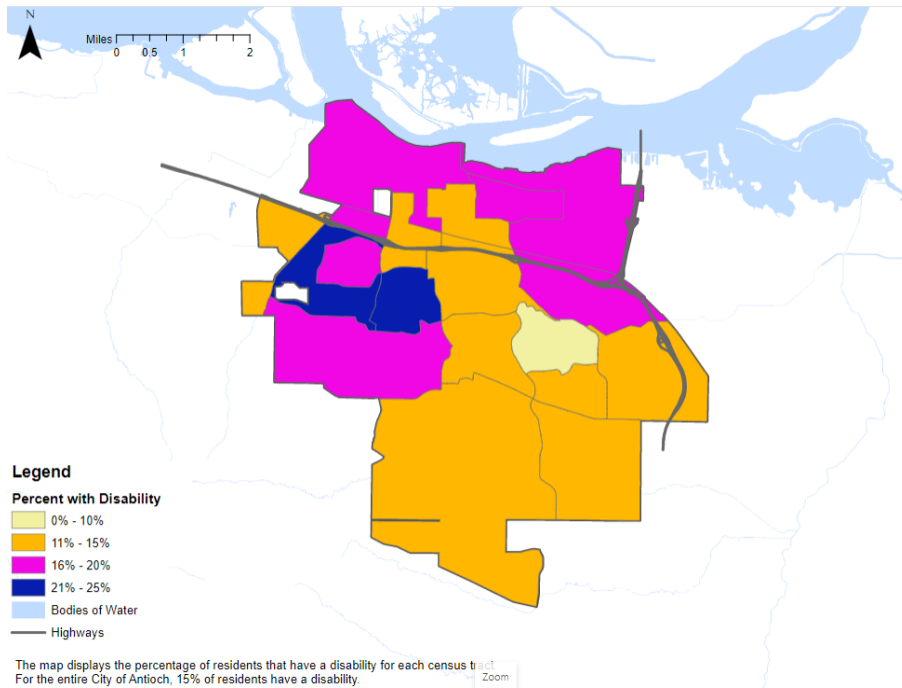
**Figure 3-2 Median Income per Block Group, 2019**

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.



**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. 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 rectangle just north of State Route 4 in Figure 3-3. When comparing this area to the racial dot map in Figure 3-5, it becomes evident that this neighborhood has higher portions of Latino and Black residents.

According to data from the Urban Institute,<sup>2</sup> the Sycamore neighborhood (i.e., census tract 307202) has 680 extremely low-income renters and is in the 96<sup>th</sup> percentile statewide for housing instability risk.<sup>3</sup> It is in 97<sup>th</sup> 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 US. According to City staff, the renters in this neighborhood are predominantly Black, Indigenous, and people of color (BIPOC) women with children.<sup>4</sup> Local organizations cited the age and condition of housing stock in this area as a contributing factor; the homes near Highway 4 are older, smaller, and less expensive in this area and neighborhoods with newer housing stock are often resistant to welcoming residents with lower 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

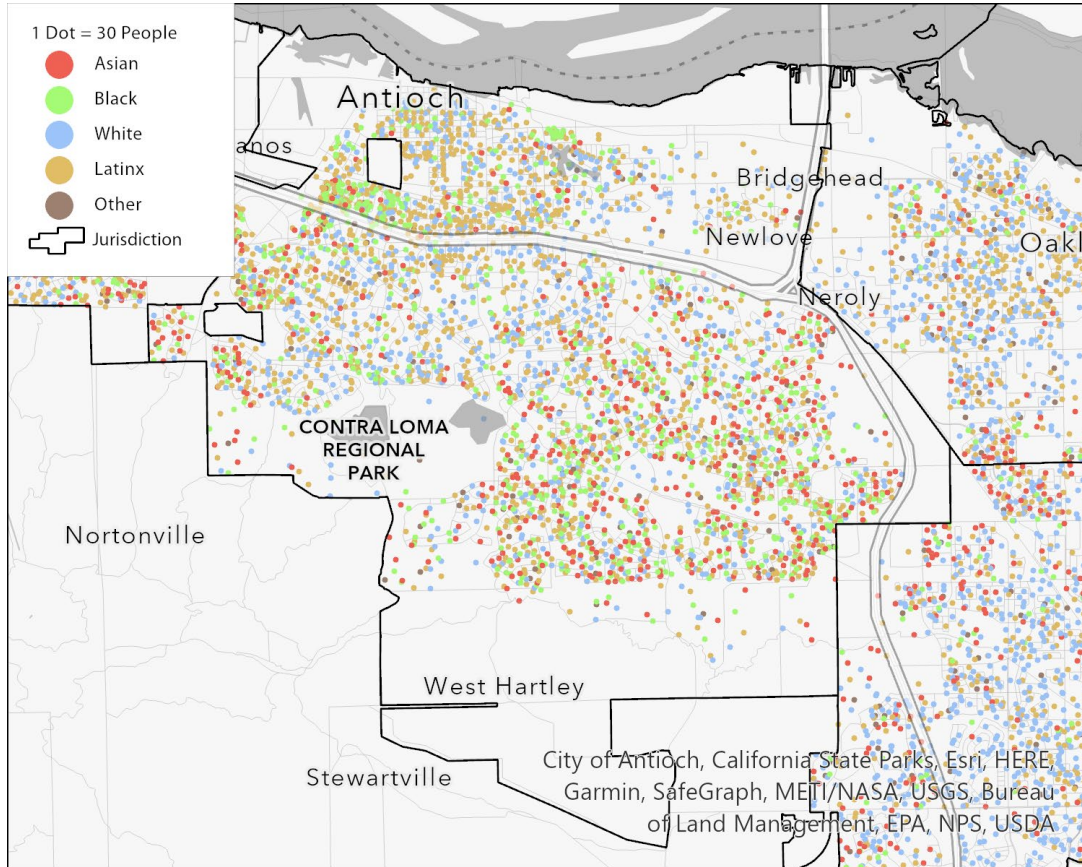
- 1) Have a non-White population of 50 percent or more, and
- 2) Have poverty rates of 25 percent or more.

<sup>2</sup> 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](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.

<sup>3</sup> 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.

<sup>4</sup> House, Teri, CDBG & Housing Consultant, City of Antioch. 2021. Personal communication with Urban Planning Partners, July 15.





**Figure 3-5 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. 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.



### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING

As shown in Figure 3-6, 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. Compared to the rest of the County and Region, the TCAC score shows that Antioch has lower opportunity areas and lower access to resources for its residents. This is related to several factors, including the relative lack of high-quality transit 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.

### 5. DISPROPORTIONATE HOUSING NEEDS

There are significant disparities in the rates of renter and owner-occupied housing by race/ethnicity in Contra Costa County, although Antioch has significantly higher homeownership rates for Hispanic and Black residents than in the County as a whole. Renters are more cost-burdened than owners. In Antioch, approximately 25 percent of renters spend 30 to 50 percent of their income on housing compared to 20.6 percent of those that own. Additionally, 34.3 percent of renters spend 50 percent or more of their income on housing, while 12.5 percent of owners are severely cost-burdened. Overcrowding is also more prevalent in rental households.

As lower-income residents have been displaced from more expensive parts of the Bay Area, poverty in Eastern Contra Costa County has increased dramatically. From 2000-2014, the increase in poverty in Antioch was among the highest in the Bay Area. Displacement is thus perpetuating segregation as low-income people of color increasingly concentrate in east County. The University of California, Berkeley found that in Antioch, 31.3 percent of households live in neighborhoods that are susceptible to or experiencing displacement and 19.2 percent live in neighborhoods at risk of or undergoing gentrification.

#### 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% 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

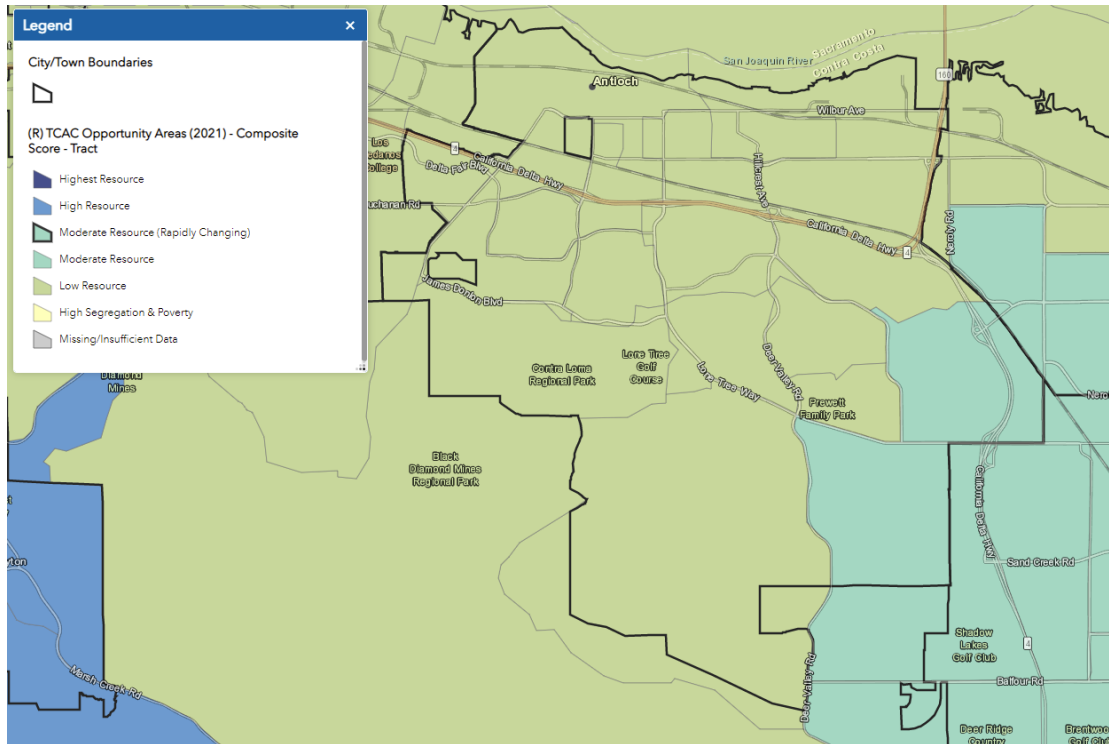
##### Environmental

- CalEnviroScreen 4.0 Pollution indicators

##### Education

- Percentage of 4th graders who meet or exceed math proficiency standards
- Percentage of 4th 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>



**Figure 3-6 2021 TCAC/HCD Opportunity Map by Census Tract, Antioch**

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

## 6. CONTRIBUTING FACTORS

Based on local knowledge obtained through community outreach and the findings of the 2020 AI, the following factors have contributed to the fair housing issues summarized above:

- **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 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.
- **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.

### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING

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- **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 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.

## B. SITES INVENTORY

The section describes how the 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 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, including displacement risk.

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

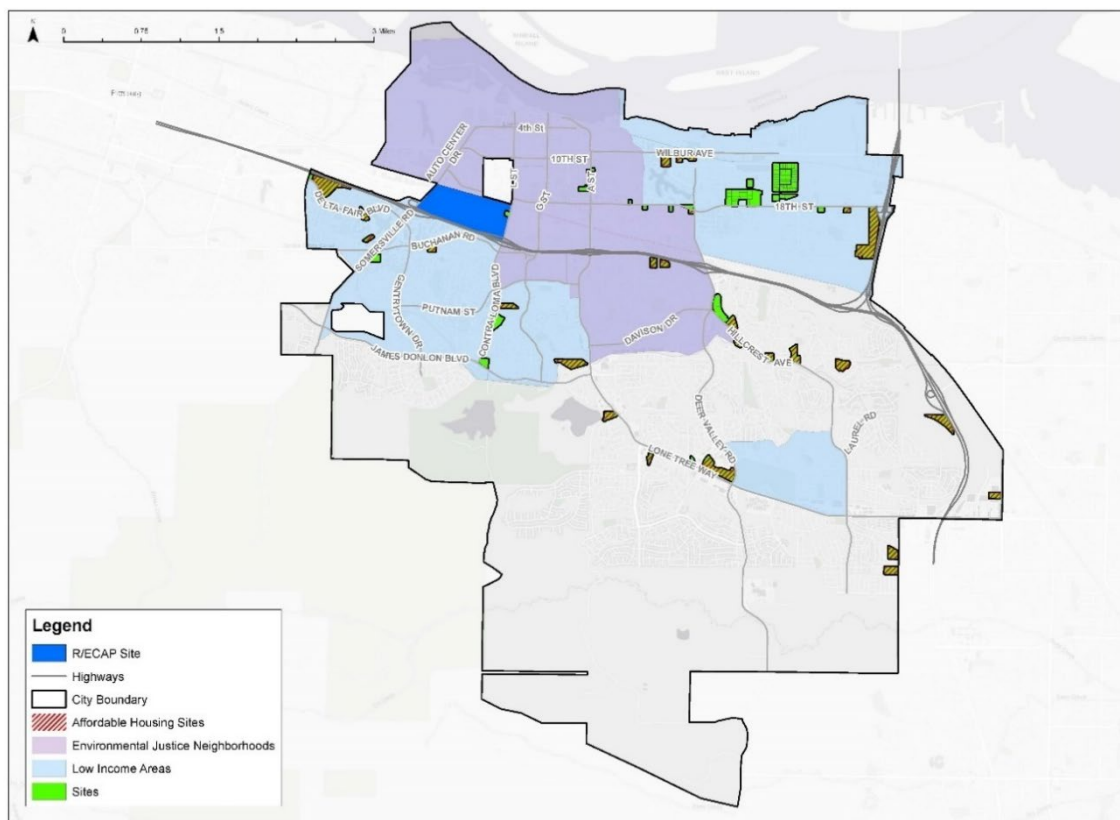
As mentioned above, Antioch does not have any high-opportunity areas; the vast majority of the city is considered Low Resource by TCAC except for neighborhoods on the easternmost edge of the city. Additionally, while there are no R/ECAPs using HCD’s definition, Antioch does include one census tract known as the Sycamore neighborhood (census tract 307202) 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 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.

### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING

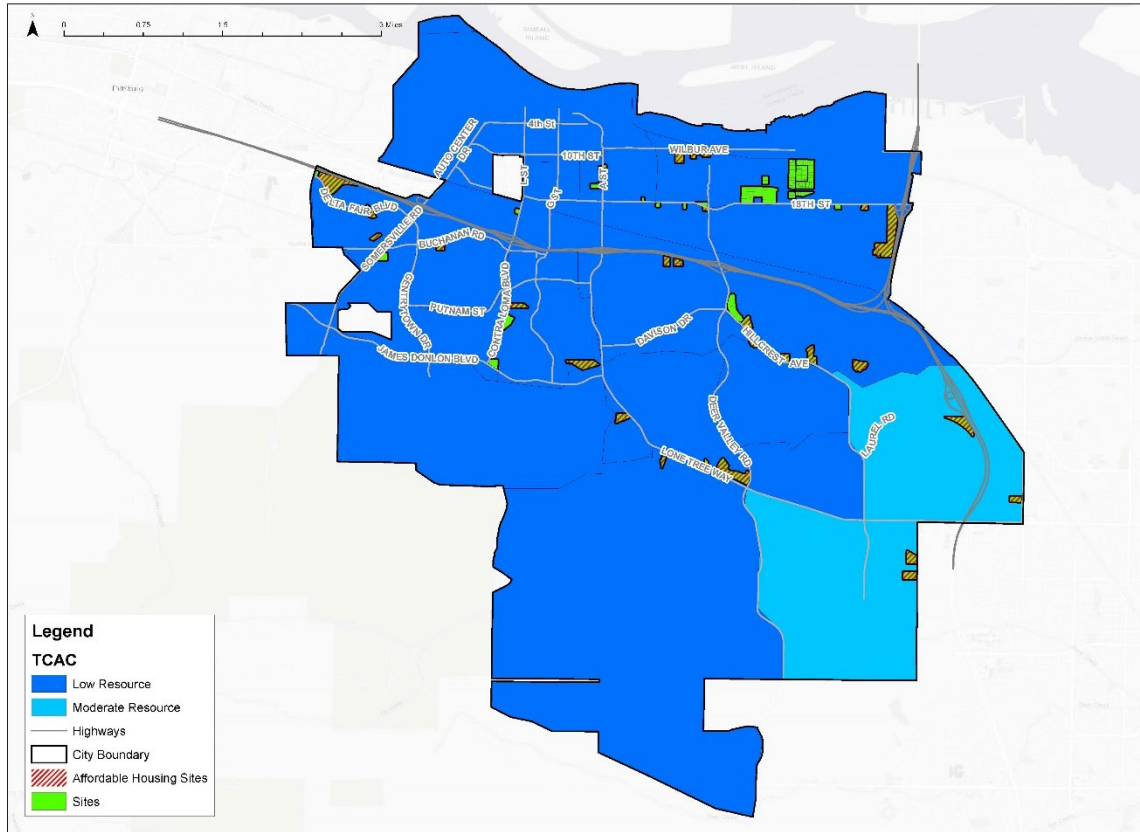
In addition to generally spreading the RHNA equally across the city, special attention was made to avoid placing low-income units in the EJ and low-income neighborhoods. Figure 3-7 shows the distribution of sites on top of the EJ neighborhoods (in purple) and low-income areas (in blue). The R/ECAP Sycamore neighborhood is shown in a darker blue and is included in the area of land that is considered an EJ neighborhood. Sites that would include affordable units (referred to as affordable housing sites) are shown in hatching.<sup>5</sup> As shown in Figure 3-7, affordable housing sites are not identified in the Sycamore neighborhood and are sparingly identified in the EJ neighborhoods so as to avoid concentrating low-income persons in one part of town and exacerbating economic segregation. Figure 3-8 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. Six affordable housing sites are located in the City's two moderate resource census tracts.



**Figure 3-7 RHNA Distribution and EJ, R/ECAP and Low-Income Areas**

<sup>5</sup> 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.

### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING



**Figure 3-8 RHNA Distribution and Access to Opportunity**

Table 3-3 shows the distribution of sites and units across these neighborhoods compared to the city at large. As shown in the table, 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, 18 percent of the city 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, 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 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 3-7, affordable housing sites are dispersed throughout the city. Moreover, approximately 3,400 acres on the City's southern edge are undeveloped and given the City'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 inventory. The dispersion rate of 55 percent of affordable units being 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 affordable units that are in the low-income neighborhoods is a reasonable

### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING

dispersion given the availability of limited availability of land and the wide expanse of low-income neighborhoods in the city and that the low-income census tracts are often near 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	55%
In EJ neighborhoods	18%	4	10%	62	4%
Outside low-income and EJ neighborhoods*	45%	11	27%	445	29%
In Moderate Resource Neighborhoods	14%	6	15%	241	16%
Citywide	100%	41	100%	1,515	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

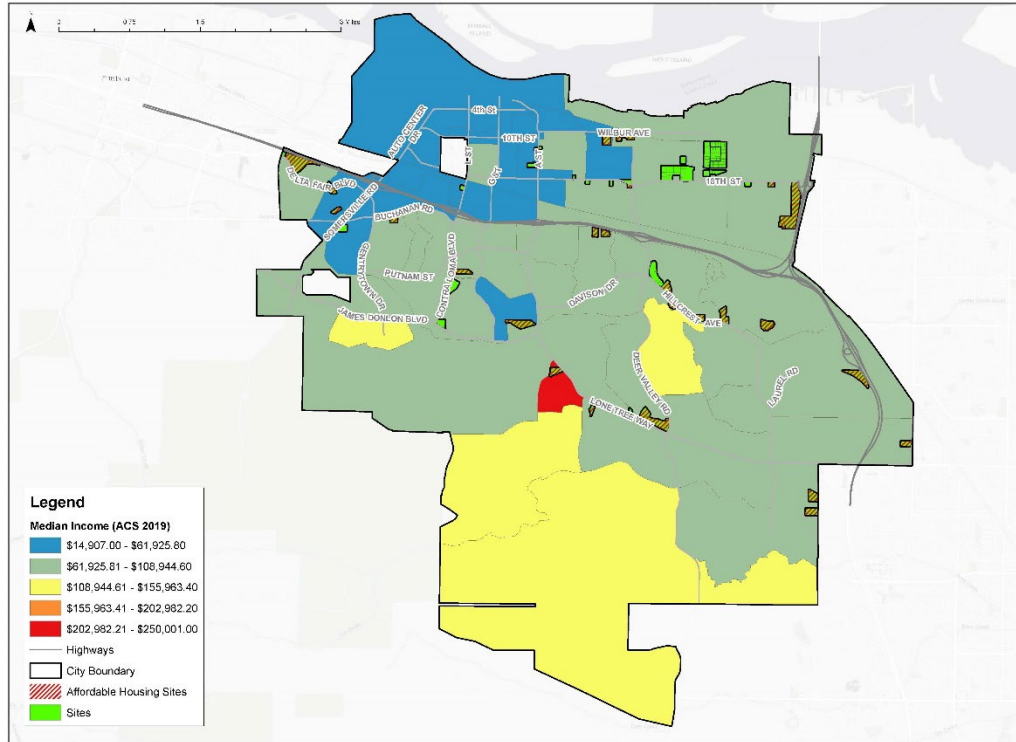
As discussed above, the primary racial segregation Antioch exhibits is a regional and inter-city phenomenon, meaning that BIPOC residents in Antioch (especially Black residents) are excluded from other parts of the Region but are not concentrated in neighborhoods within Antioch. The city does exhibit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

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

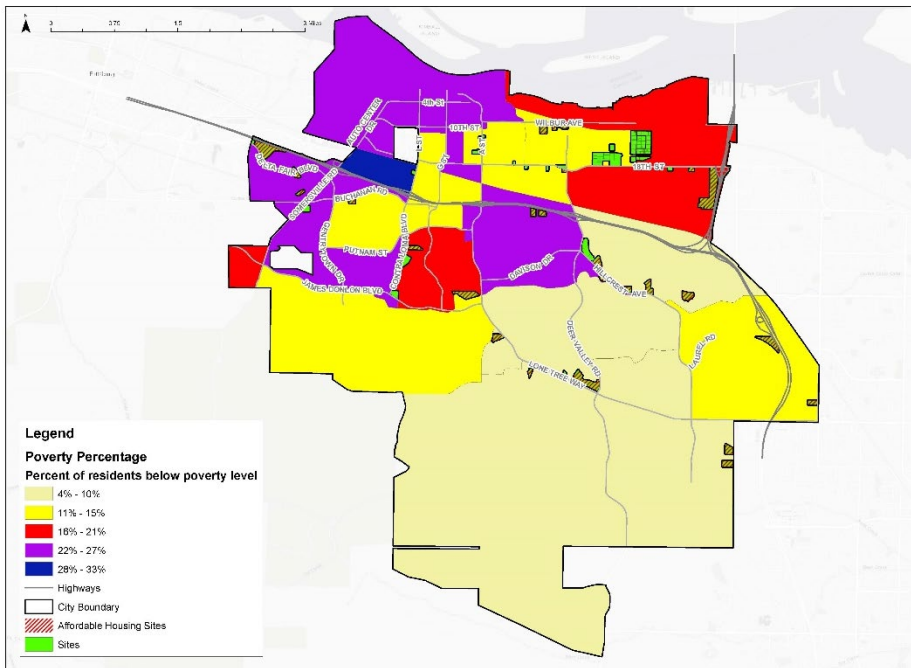
- The one census tract with the highest median income includes one site and it is an affordable housing site.
- The census tracts with the lowest median incomes have a mix of affordable and market-rate sites to bring a balanced approach of adding investment in these communities while also providing anchors against displacement risk where it is highest in northwestern Antioch.
- 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 inventory includes one market-rate site here. It does not site low-income units in areas with a greater concentration of low-income households.



### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING



**Figure 3-9 Sites Inventory and Median Income per Block Group, 2019**



**Figure 3-10 Sites Inventory and Percent of Households in Poverty per Block Group, 2019**

- 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

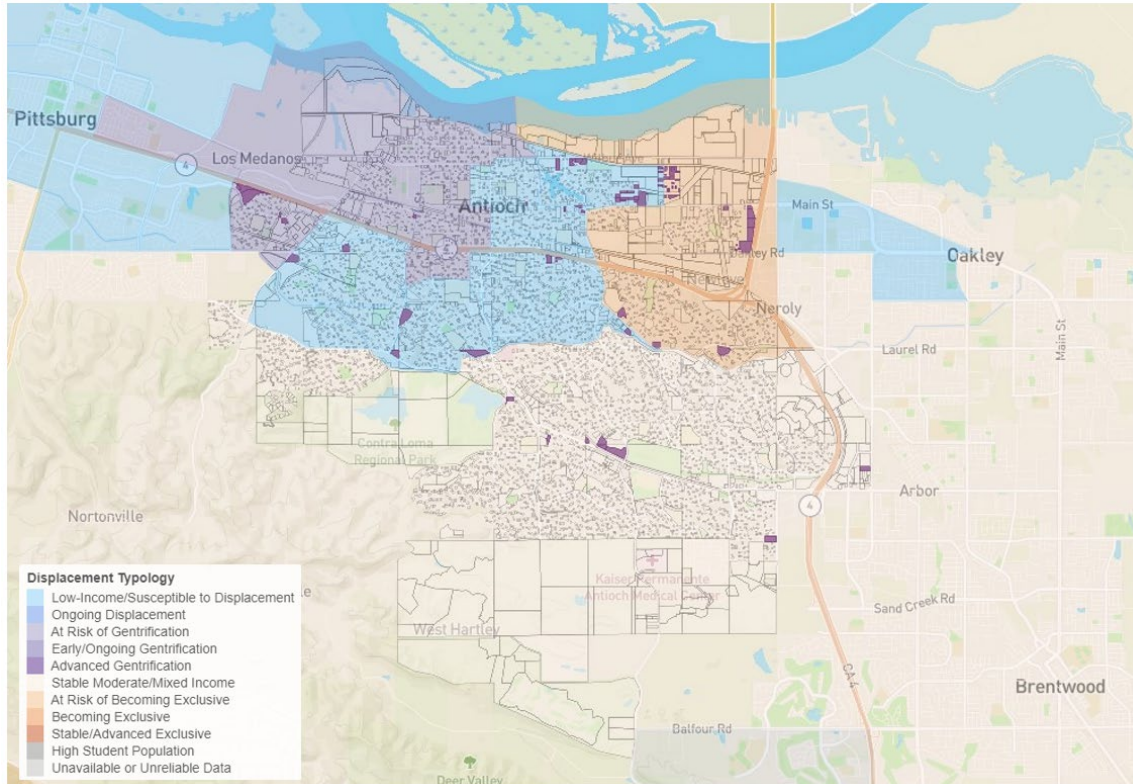
As previously discussed, renters are disproportionately affected by housing needs including overpayment, overcrowding, and displacement risk. With implementation of the Housing Element, there is some potential to ease overcrowding and cost burden as there will be more housing options available for a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

Figure 3-11 shows the inventory of sites on top of gentrification and displacement typology, as mapped by the Urban Displacement Project. As shown in Figure 3-11, 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 EJ issues also concentrated 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 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 18<sup>th</sup> 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.



### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING



**Figure 3-11 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.*

## 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 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 1-2 below summarizes the fair housing issues, contributing factors, and implementation programs included in the Housing Element to affirmatively further fair housing in Antioch.

**TABLE 3-4 FAIR HOUSING ACTION PLAN**

Actions	Fair Housing Issues	Contributing Factors	Implementation
<b>Action Area 1. Enhancing housing mobility strategies</b>			
<p><b>Action 1.1:</b> Consistent with the 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.</p>	<p>Persons with disabilities and Hispanic and Black households are concentrated in census tracts with low median incomes and older housing stock.</p>	<p>Lack of high opportunity areas; lack of affordable housing; lack of accessible affordable units.</p>	<p><b>Objectives:</b> Remove barriers to housing in areas of opportunity and strategically enhancing access</p> <p><b>Quantified Objectives:</b> Rezoning six sites in the City’s Moderate Resource census tracts</p> <p><b>Responsible Party:</b> Community Development Department</p>
<p><b>Action 1.2:</b> 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, 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.</p>	<p>Persons with disabilities have disproportionate housing needs.</p>	<p>Lack of high opportunity areas; lack of affordable rental housing; lack of accessible affordable units.</p>	<p><b>Timeline:</b> January 2023</p> <p><b>Objectives:</b> 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><b>Quantified Objectives:</b> Subsidized development of 25 ADUs by the end of the Planning Period</p> <p><b>Responsible Party:</b> City Partnership with Habitat for Humanity</p> <p><b>Timeline:</b> Program design completed by June 2025. Funding and approvals granted for 5 ADUs by Dec 2026 and then 5 ADUs annually thereafter</p>

### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Actions	Fair Housing Issues	Contributing Factors	Implementation
<b>Action Area 2. Encouraging new housing choices and affordability in high resource areas and outside of areas of concentrated poverty.</b>			
<p><b>Action 2.1:</b> 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.</p>	<p>Persons with disabilities and Hispanic and Black households are concentrated in census tracts with low median incomes and older housing stock.</p>	<p>Lack of high opportunity areas; Lack of affordable housing and especially affordable housing in high opportunity areas; Lack of accessible affordable units.</p>	<p><b>Objectives:</b> Encouraging new housing choices and affordability</p> <p><b>Quantified Objectives:</b> Affordable housing projects and available affordable units are advertised to at least 3 community organizations</p> <p><b>Responsible Party:</b> Community Development Department</p> <p><b>Timeline:</b> Ongoing. Marketing plans are submitted at time of building inspection</p>
<p><b>Action 2.2:</b> Incentivize developers through direct subsidies, development standards concessions, or fee waivers/reductions to increase the number of accessible units beyond the federal requirement of 5% for subsidized developments.</p>	<p>Persons with disabilities have disproportionate housing needs and persons with disabilities are most likely to file fair housing complaints.</p>	<p>Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts.</p>	<p><b>Objectives:</b> Encouraging new housing choices and affordability for populations with special needs housing</p> <p><b>Quantified Objectives:</b> Two projects that go beyond the federal minimum of 5% accessible units for subsidized projects</p> <p><b>Responsible Party:</b> City of Antioch, Planning Dept</p> <p><b>Timeline:</b> Menu of incentives created by January 2024 and outreach to developers by June 2024</p>
<p><b>Action 2.3:</b> 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)</p>	<p>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.</p>	<p>Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts.</p>	<p><b>Objectives:</b> Encouraging new housing choices and affordability for populations with special needs housing</p> <p><b>Quantified Objectives:</b> Reduce unsheltered unhoused population by 40%. Construction of 190 units of housing for extremely low-income individuals</p>

### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Actions	Fair Housing Issues	Contributing Factors	Implementation
<b>Responsible Party:</b> City of Antioch, Housing			
<b>Timeline:</b> Program designed completed by April 2024			
<b>Action Area 3. Improving place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing.</b>			
<b>Action 3.1:</b> Develop and implement EJ policies to improve quality of life in EJ neighborhoods.	Hispanic households are concentrated in EJ neighborhoods.	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.	<p><b>Objectives:</b> Alleviate disparate impacts experienced by households living in EJ neighborhoods, especially related to environmental outcomes</p> <p><b>Quantified Objectives:</b> Improve CalEnviroScreen composite score in EJ area by 10%</p> <p><b>Responsible Party:</b> City of Antioch, various departments</p> <p><b>Timeline:</b> Adoption of EJ policies by February 2023</p>
<p><b>Action 3.2:</b> Continue to fund minor home repairs and implement a preference for projects in the following order:</p> <ol style="list-style-type: none"> <li>1) Projects in the Sycamore neighborhood (i.e., Antioch's ethnically concentrated area of poverty)</li> <li>2) Projects in EJ neighborhoods</li> <li>3) Projects in census tracts with lower median incomes</li> </ol> <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>	Hispanic households are concentrated in EJ neighborhoods.	Lack of affordable housing in high opportunity areas; Lack of high opportunity areas; Concentration of NOAH (i.e., older housing stock) in EJ neighborhoods.	<p><b>Objectives:</b> Conserve and improve assets in areas of lower opportunity and concentrated poverty</p> <p><b>Quantified Objectives:</b> Rehabilitation of 40 homes in target neighborhoods</p> <p><b>Responsible Party:</b> City of Antioch Housing Dept</p> <p><b>Timeline:</b> Conduct publicity campaign for the program once annually in addition to hosting information on City website</p>
<b>Action 3.3:</b> 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.	Hispanic and Black households and persons with disabilities have disproportionate housing needs.	Historic discrimination and continued mortgage denials; Concentration in low opportunity census tracts; High housing costs and low wages	<p><b>Objectives:</b> Preserve existing affordable housing</p> <p><b>Quantified Objectives:</b> Preservation of 54 units before 2032</p>

### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Actions	Fair Housing Issues	Contributing Factors	Implementation
<p><b>Action 3.4:</b> 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. Through implementation of the Downtown Specific Plan, which includes policies and programs to reduce or eliminate regulatory obstacles to development in the Downtown and to facilitate the development of high-quality market-rate and affordable housing, 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. Through the redevelopment of the Downtown, and the Rivertown Area in particular, the additional high-density housing could also provide a variety of housing types, including affordable housing. 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.</p>	<p>Persons with disabilities and Hispanic and Black households are concentrated in census tracts with low median incomes and older housing stock.</p>	<p>Lack of high opportunity areas; Lack of access to economic opportunity; Concentration of NOAH (i.e., older housing stock) in EJ neighborhoods.</p>	<p><b>Responsible Party:</b> City of Antioch, Housing</p> <p><b>Timeline:</b> Preservation strategies established and outreach to non-profit partners by January 2031</p> <p><b>Objectives:</b> Place-based strategies to encourage community conservation and revitalization</p> <p><b>Responsible Party:</b> City of Antioch, Economic Development, Public Works, and Planning</p> <p><b>Timeline:</b> Ongoing. Adoption of EJ policies by February 2023</p>
<p><b>Action Area 4. Protecting existing residents from displacement</b></p>			
<p><b>Action 4.1:</b> Establish tenant protections that further the intent of AB 1482 with potential measures related to rent control, anti-harassment, just cause and right-to-counsel ordinances; as well as relocation, documentation, and right to return policies in eviction cases.</p>	<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.</p>	<p>Lack of 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><b>Objectives:</b> Protect residents from displacement and preserve housing affordability</p> <p><b>Responsible Party:</b> City of Antioch, Housing Dept.</p>

### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Actions	Fair Housing Issues	Contributing Factors	Implementation
<p><b>Action 4.2:</b> Partner with ECHO Housing and/or Bay Area Legal Aid 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.</p>	<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.</p>	<p>Lack of accessible affordable units; Lack of understanding of reasonable accommodation requirements by landlords and property owners.</p>	<p><b>Timeline:</b> Staffing plan and program design established by April 2024.</p> <p><b>Objectives:</b> Protect existing residents from displacement and enforce Fair Housing laws</p> <p><b>Quantified Objectives:</b> Conduct 2-3 workshops per year on fair housing rights and resources</p> <p><b>Responsible Party:</b> ECHO Housing and/or Bay Area Legal Aid in partnership with the City</p> <p><b>Timeline:</b> Program design to track attendance and condition business license approval completed by January 2024. Program launch March 2024</p>
<p><b>Action 4.3:</b> 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.</p>	<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.</p>	<p>Lack of accessible affordable units; Lack of understanding of reasonable accommodation requirements by landlords and property owners.</p>	<p><b>Objectives:</b> Enforce Fair Housing laws</p> <p><b>Quantified Objectives:</b> Increase participants in fair housing programs by 5%</p> <p><b>Responsible Party:</b> City of Antioch in partnership with ECHO Housing and/or Bay Area Legal Aid</p> <p><b>Timeline:</b> Ongoing</p>
<p><b>Action 4.4:</b> 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.</p>	<p>Persons with disabilities have disproportionate housing needs and are most likely to file fair housing complaints with HUD.</p>	<p>Lack of accessible affordable units; Concentration in low income and low opportunity census tracts; Lack of understanding of reasonable accommodation requirements by landlords and property owners.</p>	<p><b>Objectives:</b> Enforce Fair Housing laws</p> <p><b>Quantified Objectives:</b> Increased reasonable accommodation requests and fulfilled requests by 10%</p> <p><b>Responsible Party:</b> City of Antioch</p> <p><b>Timeline:</b> Information added to City website by January 2024</p>

# 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 6 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 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, including review by multiple agencies and permitting requirements, may delay the approval process and increase the cost of development.

#### 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.



## 4. CONSTRAINTS

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### 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 consistent 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 have risen since the Great Recession in 2008, especially in expensive, metro areas like the Bay Area. During the Recession and the recovery period that followed, many 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. Labor costs are not a governmental constraint. However, 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.

## 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 and 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. 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 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

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 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 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 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 are now allowed in areas designated high-density residential. This change made it possible for the Council to also establish a new high-density residential district as discussed below.

### Zoning Code

The Zoning Code is the primary tool for implementing the General Plan. It is designed to protect and promote public health, safety, and welfare.

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 the single-family residential zones, except for R-10 and MCR where a use permit is required. In order 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. 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 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 a use permit to allow multi-family projects with more than 20 units per acre in the Medium-Density, High-Density, and Mixed-Use districts.

There is a discrepancy in the R-35 District that needs to be addressed. The R-35 District established a minimum density of 30 units per acre, 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 to amend the code and remove this provision in the R-35 District.

## 4. CONSTRAINTS

**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	U	P	U
R-20 – Medium-Density Residential District	P <sup>a</sup>	U	P	U
R-25 – High-Density Residential District	P <sup>a</sup>	P, U <sup>b</sup>	P	U
R-35 – High-Density Residential District	P <sup>a</sup>	P, U <sup>b</sup>	P	U
MCR – Mixed Commercial/Residential District	U	U	U	U

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

<sup>a</sup> Single-family dwellings existing prior to the effective date of the Zoning Code or Amendment to the Zoning 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.

<sup>b</sup> Up to 20 units/acre permitted by-right subject to compliance with all other applicable standards.

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 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.

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 (Government Code Section 65915). Since the 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. 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 use. 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.

*Hillside Planned Development District (HPD)*

This is an overlay district applicable to hillside areas where slopes of 10 percent or more predominate that 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 forms by promoting a more harmonious visual and functional relationship between the existing natural environment and the needs of a growing community.

*Transit-Oriented Development District (TOD)*

This 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*

The Planning Area boundaries of Downtown Antioch are generally the San Joaquin River to the north, Fulton Shipyard Road to the east, 10<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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: 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/acre.
- Each of the districts have their own standards for building height, floor area ratio and setbacks. Heights for residential uses range from 2 to 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 18<sup>th</sup> Street*

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

## 4. CONSTRAINTS

**TABLE 4-3 RESIDENTIAL DEVELOPMENT STANDARDS**

Zone	Maximum Height (ft) <sup>a</sup>	Minimum Building Site (ft <sup>2</sup> )	Minimum Lot Width (ft)		Maximum Lot Coverage	Minimum-Density Required <sup>b</sup>	Maximum-Density Allowed <sup>c</sup>	Front Yard Minimum <sup>^</sup>	Minimum Side Yard Required (ft) <sup>d</sup>		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 <sup>^</sup>
R-35	45	20,000	70	70	50%	30 du/acre	35 du/acre	*	*	5	10 <sup>^</sup>
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>								

<sup>a</sup> 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 the specified height limitation are detailed in the Zoning Ordinance.

<sup>b</sup> In units per gross developable.

<sup>c</sup> In units per gross developable acre; See Zoning Ordinance for definition of maximum developable gross acreage.

<sup>d</sup> 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

<sup>^</sup> 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.

*East Lone Tree*

The East Lone Tree Area is comprised of roughly 800 acres bounded by Lone Tree Way on the south; 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 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 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 units per acre) to high (5.0-7.2 units per 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 (SR 160) and nearby the Antioch BART station which opened in 2018. The area is a major opportunity site for transit-oriented development—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 to clarify the procedure. The 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 transportation demand management measures, projects on infill sites, historic structures 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-mile 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.

## 4. CONSTRAINTS

**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 permit in the following zones: R-10, R-20, R-25, R-35, C-0, C-1, and MCR. 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, 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.

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 has adopted the 2019 California Building Code. The California Building Code 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 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.

## 4. CONSTRAINTS

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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 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-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 – 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 and 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 element cycle and City staff report that the development allocation system did 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.

## 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. 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 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 \$22,150 per unit, compared to the countywide average of approximately \$58,330. Antioch’s total development fees for 10-unit and 100-unit multi-family projects of \$103,950 and \$813,910, respectively, 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. The fees per unit for a single-family home in Antioch total approximately \$22,150, which is greater than the total fees of approximately \$10,395 per unit for a small multi-family project and \$8,140 per unit for a large multi-family project.

## 4. CONSTRAINTS

**TABLE 4-5 TYPICAL DEVELOPMENT FEES – CITY OF ANTIOCH**

Site Information	Single-Family <sup>a</sup>			Single-Family Subdivision <sup>b</sup>			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				
	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
<b>Entitlement Fees<sup>c</sup></b>												
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
<b>Total Entitlement Fees</b>			<b>\$0</b>			<b>\$13,832</b>			<b>\$10,772</b>			<b>\$9,921</b>
<b>Building Fees</b>												
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
<b>Total Building Fees</b>			<b>\$6,775.56</b>			<b>\$1,309,780</b>			<b>\$150,868.67</b>			<b>\$64,796.31</b>
<b>Impact Fees</b>												
School District Fee	\$3.79	SF	\$9,854	\$3.79	SF	\$2,584,780	\$3.79	SF	\$303,200	\$3.79	SF	\$303,200
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
<b>Total Impact Fees</b>			<b>\$15,370.68</b>			<b>\$3,875,993</b>			<b>\$652,782</b>			<b>\$338,158.20</b>

<sup>a</sup> Individual single-family residential developments do not require entitlement applications.

<sup>b</sup> 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.

<sup>c</sup> 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.

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	\$103,950.44	\$813,910.78
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
<b>Countywide Average</b>	<b>\$58,327.09</b>	<b>\$290,877.67</b>	<b>\$2,621,978.09</b>

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

## 4. CONSTRAINTS

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 5.1.7 of the Housing Element is included to maintain the City’s commitment to streamlined approvals for SB 35 projects.

The purpose of design review is to promote orderly and harmonious development in the city. Design review plans are 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 regulating the architectural style of the dwelling.

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 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.

Table 4-7 outlines the estimated time for development review.

**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.

### 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 and applying for a building permit. Once a project is approved by the city, such as the Planning Commission or City Council, it is the applicant's responsibility to submit an application 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 construction drawings and any necessary technical studies, quality and thoroughness of the plans, 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 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	<b>42 Days:</b> 5-14-2019 to 6-25-2019
Almond Knolls Multi-Family	<b>150 Days:</b> 7-25-2017 to 12-22-2017
Oakley Knolls Single-Family	<b>4 Years (1,491 Days):</b> 4-10-2017 to 10-5-2021 *Submitted for site grading 4-13-2021, 1464 days after entitlement.
Quail Cove Single-Family	<b>400 Days:</b> 10-09-2018 to 11-13-2019 *Submitted for site grading 2-27-2019, days after entitlement.
Heidorn Village Single-Family	<b>2 Years (734 Days):</b> 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 500<sup>th</sup> 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 600<sup>th</sup> building permit.

#### FUNDING

Contra Costa County and the 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.

## 4. CONSTRAINTS

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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 in the surrounding area that requires filing a lien in order to 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. Generally new development is required to pay for its own infrastructure improvements and the City utilizes assessment districts as a means of financing public infrastructure. A 2006 study on the Rivertown Waterfront Development prepared by Arcadis indicated that while most of the current infrastructure network would be able to accommodate the proposed redevelopment for the area, some improvements such as additional booster pumps for taller buildings and an expansion of the water treatment plant might be necessary.

#### Water

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 treated water booster stations, and three 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 maintains the sewer lines within Antioch. The City 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.

#### 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 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 only 7.9 percent of above moderate-income households were denied.

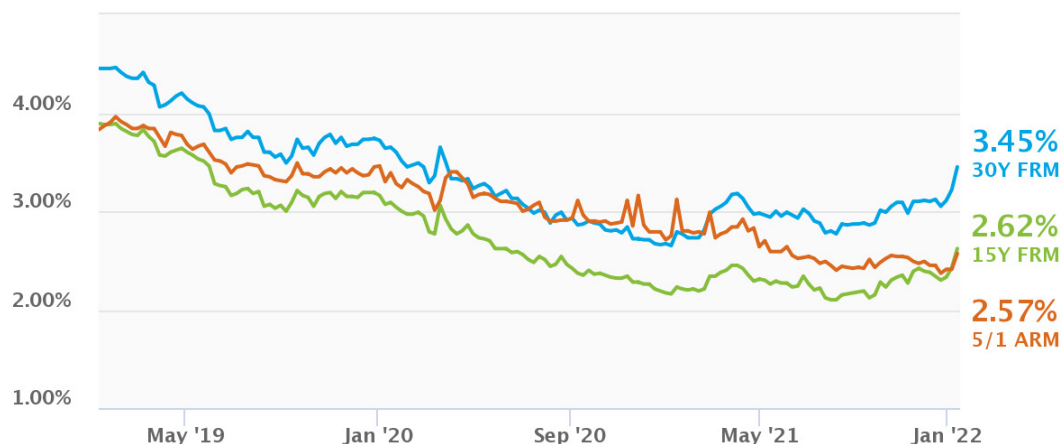
## 4. CONSTRAINTS

**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%
<b>Total</b>	<b>259,056</b>	<b>171,563</b>	<b>26,829</b>	<b>10.4%</b>

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**

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 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 SR 4 and SR 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 SR 4 and SR 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 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 that has been proposed in other cities is requiring air filtration systems for residential developments within 500 feet of a freeway.

**4. CONSTRAINTS**

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# 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 Consortia cities and the Urban County.<sup>1</sup> 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.

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<sup>1</sup> 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

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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 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'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 *Funding Resources*. 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 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 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

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 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
<b>Federal Programs</b>	
Brownfields Grant Funding Program	Resources available for the cleanup of eligible publicly- or privately-held properties to facilitate the reuse/redevelopment of contaminated sites.
Choice Neighborhoods Implementation Grant Program	Support 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 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 very low-income families, the elderly, and the disabled to afford housing through rental subsidies that pays 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 countywide for supportive social services, affordable housing development, and rental assistance to persons living with HIV/AIDS.
Housing Preservation Grants	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	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	Direct loans for construction or rehabilitation of affordable, rural multi-family rental housing.
Section 108 Loan Guarantee Program	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	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.
Section 502 Direct Loan Program	USDA Section 502 Direct Loan Program 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 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.
<b>State Programs</b>	
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	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	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)	Grants for activities to assist persons experiencing or at-risk of homelessness.
California Self-Help Housing Program	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)	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)	Short-term loans (up to five-years) to developers for affordable housing acquisition or preservation.
Homekey	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.
Housing for a Healthy California (HHC)	Funding for supportive housing opportunities intended to create supportive housing for individuals who are recipients of or eligible for health provided through Medi-Cal.



**TABLE 5-1 FEDERAL AND STATE FUNDING PROGRAMS**

<b>Program</b>	<b>Description</b>
Housing Navigators Program	\$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)	Grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects.
Joe Serna, Jr., Farmworker Housing Grant (FWHG)	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)	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)	Low-interest loans for the preservation of affordable mobile-home parks.
Mortgage Credit Certificate (MCC) Program	Income tax credits to first-time homebuyers to buy new or existing homes.
Multi-Family Housing Program (MHP)	Low-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)	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)	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	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	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)	Low-interest loans to developers of permanent affordable rental housing that contain supportive housing units.
Transformative Climate Communities (TCC) Program	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)	Low-interest loans and grants for rental housing that includes affordable units near transit.
Transitional Housing Program (THP)	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.

## 5. RESOURCES

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**TABLE 5-1 FEDERAL AND STATE FUNDING PROGRAMS**

Program	Description
Veterans Housing and Homelessness Prevention Program (VHHP)	Long-term loans for development or preservation of rental housing for very low- and low-income veterans and their families.
Workforce Housing Program	Government bonds issued to cities to acquire and convert market-rate apartments to housing affordable to moderate-/middle-income households, generally households earning 80% to 120% of AMI.

Source: Urban Planning Partners, 2022.

## C. LOCAL NON-PROFIT RESOURCES

A number of non-profit organizations and support agencies currently work in Antioch or in Contra Costa County. These agencies serve as resources in meeting the housing needs of the City, 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 that implement State Density Bonus Law. As required by State law, Antioch's Density Bonus program (Article 35 of the Zoning Ordinance) grants an 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. 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.

## 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, reflecting the needs of the elderly population and providing 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 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 units (ADUs) or Junior accessory dwelling 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 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.

## 5. RESOURCES

**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 <sup>b</sup> (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 <sup>c</sup>			Full kitchen required		
Parking	None	None	None	One spot, generally <sup>d</sup>	None	

**TABLE 5-2 ANTIOCH ADU REQUIREMENTS**

	Junior ADU	Single-Family ADU	Multi-Family ADU
<b>Deed Restrictions</b>	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.	
<b>Short Term Rentals</b>		Prohibited	
<b>Impact Fees</b>	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.	

<sup>a</sup> 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.

<sup>b</sup> 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.

<sup>c</sup> 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.

<sup>d</sup> 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

State law (SB 2) requires that cities identify one or more zoning districts that allow emergency shelter 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 as a by-right use in certain districts. Program 3.1.5 is included to amend the Antioch Zoning Ordinance to allow LBNCs.

### 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.

## 5. RESOURCES

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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 conditional use 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 use 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 3.1.6 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 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 (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 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.
- **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 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 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.
- 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 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. 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 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, 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) 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 the Bay Area must plan for between 2023 and 2031. It represents the number of 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

## 6. ADEQUATE SITES

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 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 jurisdictions, and other 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 must then 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. 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 a household spends no more than 30 percent of their income on housing.

**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%
<b>Total</b>	<b>3,016</b>	<b>100%</b>

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 sites inventories to meet their RHNA. In the event that 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 "6<sup>th</sup> 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 (91 very low-income units, 299 low-income units, and 4 above moderate-income units), which are expected to be constructed during the 6<sup>th</sup> cycle production period. These units were issued building permits in November 2020 and are currently under construction.

## 6. ADEQUATE SITES

**TABLE 6-2 APPROVED UNITS UNDER CONSTRUCTION**

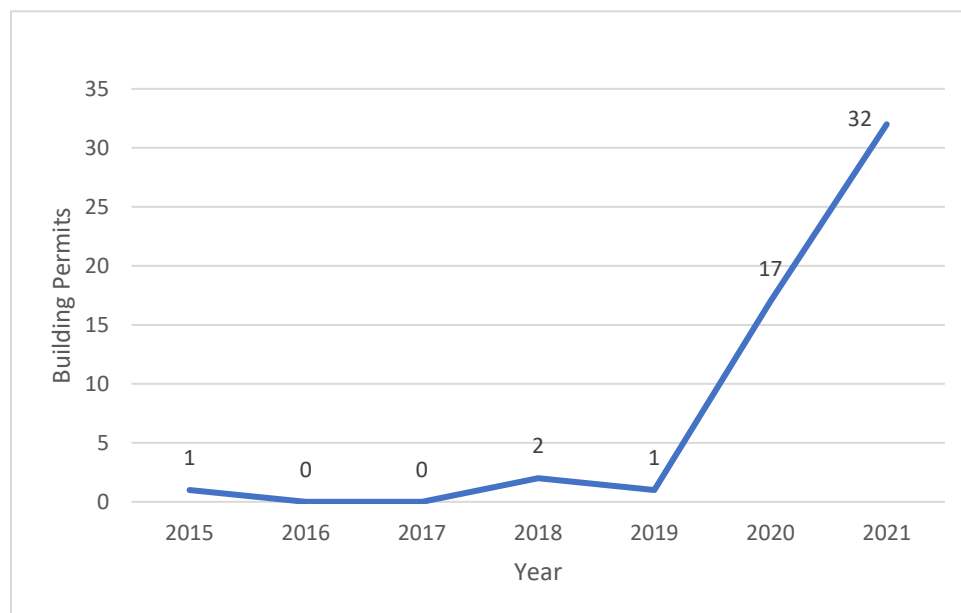
Project Name	Address	Description	Status	Income Level	Number of Units
AMCAL	3560 E. 18 <sup>th</sup> St.	Affordable housing development with mix of family and senior units on a previously vacant, approximately 15-acre site. Senior housing density bonus used to reach a density of 26.5 units/acre.	Approved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

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

The City does not have any active applications for pending projects.

### 2. 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 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 2.5.2 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 many ADUs are made available to family members, often at no rent. 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 6-3 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 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 6-3 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
<b>Total</b>	<b>100%</b>	<b>136</b>

Notes: AMI = Area Median-Income.

Source: Association of Bay Area Governments, 2021.

### 3. RHNA CREDITS SUMMARY

As shown in Table 6-4, 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 sites inventory. The following section describes how the City has land availability to accommodate the remaining RHNA.

## 6. ADEQUATE SITES

**TABLE 6-4 RHNA CREDITS**

	Very Low-Income Units	Low-Income Units	Moderate- Income Units	Above Moderate- Income Units	Total Units
<b>RHNA</b>	<b>792</b>	<b>456</b>	<b>493</b>	<b>1,275</b>	<b>3,016</b>
Pipeline Units	91	299		4	394
Projected ADUs	41	41	41	13	316
<i>Subtotal: RHNA Credits</i>	<i>132</i>	<i>340</i>	<i>41</i>	<i>17</i>	<i>530</i>
<b>Remaining RHNA</b>	<b>660</b>	<b>116</b>	<b>452</b>	<b>1,258</b>	<b>2,486</b>

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

## C. SITES INVENTORY METHODOLOGY

The 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 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 has experienced several multi-family projects in recent years, including the AMCAL project, a 100 percent affordable housing project. Table 6-5 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 of 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 zones, these examples may not accurately reflect development trends. In

**TABLE 6-5 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
Creeside 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.

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 High-Density Residential District: 20-25 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 the capacity calculations.

## 2. REALISTIC CAPACITY

All sites in the sites inventory have an existing or proposed zoning district of R-20, R-25, or R-35. As shown in Table 6-6, 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.

## 6. ADEQUATE SITES

**TABLE 6-6 RESIDENTIAL ZONING DISTRICTS AND DENSITY REQUIREMENTS**

Zoning District	Minimum Density (du/ac)	Maximum Density (du/ac)	Density Used for Realistic Capacity	Notes
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	35	30	Required minimum density utilized for capacity calculations per HCD guidance.

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 18<sup>th</sup> 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/ac, to enable small infill and missing middle projects. In consultation with Mogavero Architects, it was determined that some of these sites would not redevelop 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 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/ac 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/ac to be a viable building typology in Antioch from a financial feasibility perspective.<sup>1</sup> This density is consistent with feedback from local developers, who cited ranges of 15-30 du/ac as the “sweet spot” for development in Antioch. However, townhome projects are typically designed between 12 and 14 du/ac. Therefore, in order to be conservative, the sites inventory used a density of 12 du/ac to calculate the realistic capacity of sites where townhome type development is anticipated. This is a conservative assumption given that 12 du/ac 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

<sup>1</sup> BAE Urban Economics, 2021. Antioch Infill Housing Financial Feasibility Analysis, July.

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 Adequate Sites section of this chapter,

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/ac 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/ac 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 6-5 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 the Adequate Sites section.

### 3. DENSITIES AND AFFORDABILITY

In general, in order to make it feasible to develop housing that is affordable to 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/ac. This means that sites that allow denser development of at least 30 du/ac 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 du/ac and a maximum of 35 du/ac.

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

### 4. SITE SIZE

Consistent with HCD guidance, sites used to accommodate lower-income housing are between 0.5 acres and 10 acres, with some exceptions explained below.

#### 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 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 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.

## 6. ADEQUATE SITES

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### LARGE SITES

As shown in Table 6-5, the AMCAL 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 site's 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 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

Figure 6-3 shows all housing opportunity sites within the City of Antioch and Table 6-7 summarizes how the City will meet its RHNA. Based on pipeline and pending projects, projected ADU production, and the realistic capacity of the sites inventory, the City has capacity to accommodate 4,715 housing units, including 1,597 lower-income units. The development capacity within Antioch illustrated in the 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.

Table 6-8 shows the realistic yield by zoning district. The City will accommodate its lower-income units on sites between 0.5 and 10 acres<sup>2</sup> in the R-35 zoning district, where a minimum density of 30 du/ac applies. As shown in Table 6-8, there are 57 sites totaling over 130 acres that are identified to housing extremely low-, very low-, and low-income households in the R-35 district. Moderate- and 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).

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<sup>2</sup> Except for one 12.3-acre site (APN 074-080-026), as explained earlier under *Large Sites*.

**Figure 6-2 Consolidated Sites**

## 6. ADEQUATE SITES

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**Figure 6-3 Adequate Sites**



**TABLE 6-7 SUMMARY OF RESIDENTIAL SITES INVENTORY**

	Very Low-Income Units	Low- Income Units	Moderate- Income Units	Above Moderate- Income Units	Total Units
<b>2023-2031 RHNA</b>	<b>792</b>	<b>456</b>	<b>493</b>	<b>1,275</b>	<b>3,016</b>
Pipeline Units	91	299	0	4	394
Projected ADUs	41	41	41	13	136
Future Multi-Family Development	967	548	947	2,113	4,575
<b>Total</b>	<b>1,099</b>	<b>888</b>	<b>988</b>	<b>2,130</b>	<b>5,105</b>
Surplus	307	432	495	855	2,089
Buffer Percentage	39%	95%	100%	67%	69%

Source: ABAG 2021; City of Antioch and Urban Planning Partners, 2022.

**TABLE 6-8 RESIDENTIAL CAPACITY BY ZONING**

Zoning District	Number of Parcels	Acreage	Realistic Yield				Total
			Very Low	Low	Mod.	Above Mod.	
R-20	121	85.3	0	0	207	323	530
R-25	5	13.5	0	0	133	133	266
R-35	57	130.8	967	548	607	1,657	3,779
<b>Total</b>	<b>182</b>	<b>229.6</b>	<b>967</b>	<b>548</b>	<b>947</b>	<b>2,113</b>	<b>4,575</b>

Note: Assumes the rezonings shown in Table 6-9.

Source: ABAG 2021; City of Antioch and Urban Planning Partners, 2022.

## 1. REZONING

As shown in Figure 6-4, the sites inventory includes sites that will upzoned to allow greater residential density as well as sites that will be rezoned to allow residential uses. All rezonings are anticipated to be completed before the beginning of the Planning Period in January 2023. The properties that are being rezoned and their residential capacities are listed in Table 6-9.

## 2. BY-RIGHT SITES

State legislation requires special treatment for non-vacant sites that are repeated from the 5<sup>th</sup> cycle Housing Element and vacant sites that are repeated from the 4<sup>th</sup> and 5<sup>th</sup> 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 2015-2023 Housing Element. Table 6-10 provides an overview of the eight recycled sites

## 6. ADEQUATE SITES

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**Figure 6-4** Rezoned Sites

TABLE 6-9 REZONING

APN	Address	Acreage	Current General Plan	Proposed General Plan	Current Zoning	Current Maximum Density (du/ac)	Proposed Zoning	Proposed Max Density
Multiple sites in Viera and Trembath areas		68.9	Medium Low Density Residential and Medium-Density Residential	Medium-Density Residential	S	--	R-20	20
051-200-076	Holub Ln & E 18 <sup>th</sup> St	1.08	Convenience Commercial	High-Density Residential	P-D	--	R-35	35
051-230-028	3200 E 18 <sup>th</sup> 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 <sup>th</sup> 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-o	25	R-20	20

## 6. ADEQUATE SITES

**TABLE 6-9 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 <sup>th</sup> 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 <sup>th</sup> 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
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

**TABLE 6-9 REZONING**

APN	Address	Acreage	Current General Plan	Proposed General Plan	Current Zoning	Current Maximum Density (du/ac)	Proposed Zoning	Proposed Max Density
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
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 <sup>th</sup> 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

## 6. ADEQUATE SITES

**TABLE 6-9 REZONING**

APN	Address	Acreage	Current General Plan	Proposed General Plan	Current Zoning	Current Maximum Density (du/ac)	Proposed Zoning	Proposed Max Density
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
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 change <sup>1</sup>	No change

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

<sup>1</sup> This 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 6-10 REUSED SITES AND REZONING

APN	Address	Acreege	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 <sup>a</sup>	N/A	Non-Vacant	R-35	35 du/ac	--	--
065-110-006	810 Wilbur Ave	2.86	Non-Vacant: Single-family residential	Vacant	Vacant.	R-25	25 du/ac	R-35	35 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 <sup>th</sup> 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

<sup>a</sup> Included in a consolidated site made up of vacant parcels and non-vacant parcels with single-family residential.

Source: City of Antioch, 2022.

## 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 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 6-11 below. By-right programs are established in Program 5.1.7 of the Housing Element.

**TABLE 6-11 BY-RIGHT SITES**

APN	Address	Acres	2015-2023 Element	2007-2015 Element	2022-2030 Housing Element
051-200-037	1841 Holub Ln	4.4	Vacant and single-family residential <sup>a</sup>	N/A	Non-Vacant. Proposed for lower-income units.
065-262-035	1015 E 18 <sup>th</sup> 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.

<sup>a</sup> Included in a consolidated site made up of vacant parcels and non-vacant parcels with single-family residential.

<sup>b</sup> 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.

## 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, with values less than 1.0 indicating underutilization and demonstrating potential for further development. All non-vacant sites on the 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 included in the discussion of RHNA sites later in this document.

Less than half of the sites included in the sites inventory are non-vacant. As shown in Table 6-12, the majority (53 percent) of the 1,515 affordable units (i.e., very low- and low-income units) are accommodated on vacant sites. The non-vacant sites identified in the 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 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 6-6 are on vacant sites), the City has made a diligent effort to ensure that non-vacant sites in the inventory have the potential to redevelop 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 6-12 VACANT AND NON-VACANT SITES BREAKDOWN**

	On Vacant Parcels	On Non-Vacant Parcels	Total	Percentage Vacant	Percentage Non-Vacant
Very low-income units	515	452	967	53%	47%
Low-income units	291	257	548	53%	47%
Moderate-income units	562	385	947	59%	41%
Above moderate-income units	1,156	957	2,113	55%	45%
<b>Total for Affordable Units</b>	<b>806</b>	<b>709</b>	<b>1,515</b>	<b>53%</b>	<b>47%</b>
<b>Total for All Units</b>	<b>3,344</b>	<b>2,760</b>	<b>6,094</b>	<b>55%</b>	<b>45%</b>

Note: Assumes the rezonings shown in Table 6-9. Affordable units include very low- and low-income units.  
Source: City of Antioch and Urban Planning Partners, 2022.

#### 4. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

All sites shown in the 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.

##### 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.

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 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 they are still feasible sites. Sites near Highway 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 has recently received a development inquiry for one of the Highway 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 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 which must be considered as part of the analysis of adequate sites to ensure feasibility of housing development. Environmental

## 6. ADEQUATE SITES

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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 can take to better prepare for earthquakes and that allow the 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.

## 5. RHNA SITES

As shown in Figure 6-3, the proposed sites are evenly distributed throughout the city. This section describes the various pockets of 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 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 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 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/ac while smaller sites could utilize the provisions of SB 9 or add ADUs to more modestly increase density. Because 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 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

## 6. ADEQUATE SITES

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sites in this area are conservatively assumed to develop with a density of 6 du/ac, which is equivalent to 30 percent of the allowed density in the R-20 zone.

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

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



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

The sites 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 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 sites suitable for redevelopment.



**Vacant (1 Site) (70)**

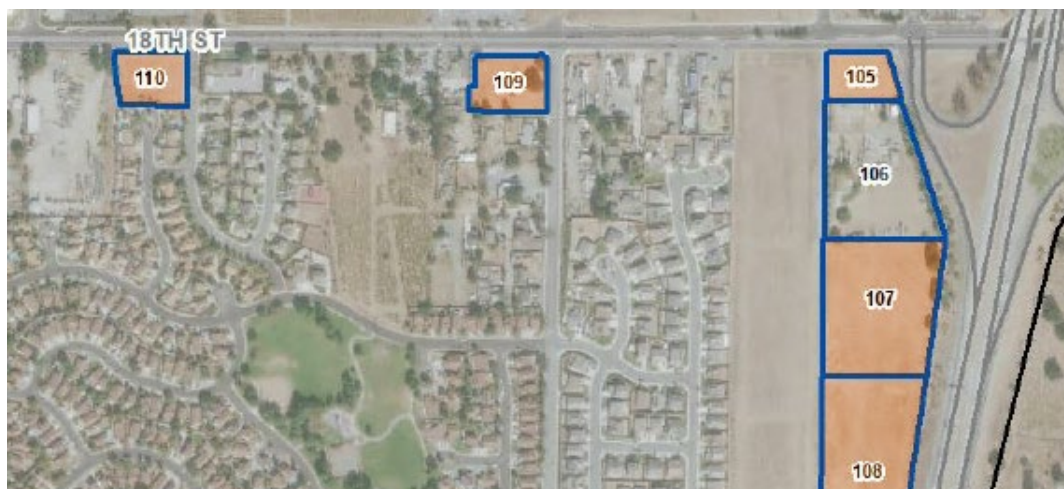
Site number 70 is vacant. The Viera information from earlier is consistent with this site, with the only difference is that this is the only site within this area that is vacant. A 0.43-acre lot, this site is anticipated to develop with two units.



Site 70 / APN: 051-082-010

## 6. ADEQUATE SITES

### EAST 18<sup>TH</sup> STREET AREA



#### Sites 105-110, 125-127, 130-133, 165. 14 Total Sites

18<sup>th</sup> 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 (EJ) neighborhoods in the western half. The sites in this area are currently zoned P-D, R-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 sites will primarily be R-20 except for 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 sites. For these reasons, a density of 12 du/ac was used to calculate a realistic capacity of 2 units and 6 units for sites 125 and 133, respectively. All other R-20 sites in the East 18<sup>th</sup> Street Area utilized a density of 20 du/ac to calculate their allowed capacity and a yield of 80 percent of that capacity was conservatively used to calculate the realistic capacity. The sites that utilized 20 du/ac 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/ac in their calculation.

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

The non-vacant sites along 18<sup>th</sup> Street are occupied by single-family residences and a parking lot. The sites range in size from 0.3 acres to 4.4 acres.

Site 106, 1841 Holub Ln, was included in the previous housing element. 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 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 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 site.

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 site 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 site is near commercial uses and bus service on East 18<sup>th</sup> Street and Hillcrest and abuts a preschool to the south.



Site 165 / 1018 E 18<sup>th</sup> Street

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

The 11 vacant sites in the East 18<sup>th</sup> St Area range in size from 0.08 acres to 5.71 acres. The existing zoning for these sites include P-D, R-35, R-20, and C-2. The surrounding land uses for these vacant sites is consistent with the information for the non-vacant sites above.

From these 11 vacant sites, 4 will be capable of supporting affordable housing units. Two of these sites – site 105 (051-200-076) and 109 (051-230-028) – 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.

## 6. ADEQUATE SITES

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Site 127, 1015 E 18<sup>th</sup> Street, currently zoned R-20, was included in the previous two housing elements. This site will keep its R-20 zoning designation and therefore future project on this site with 20 percent of units designated as below-market-rate would be allowed by-right.



Site 105 / APN: 051-200-076 I



## HILLCREST AVENUE



### Sites 111-112, 153, 156-161, 171. 10 Total Sites

The 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 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 range in size from 0.9 acres to 5 acres. Two of these sites, site 111 (052-042-044) and site 153 (052061053) are zoned P-D, with the remaining two zoned S, (site 156 [052-061-014]) and R-6 (site 157 [052-042-037]). The area around these sites is primarily zoned P-D with an area north of these sites being zoned HPD: Hillside Planned Development.

All four of these 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 of these 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 112 and 171) will be rezoned to R-35. Most of these 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.

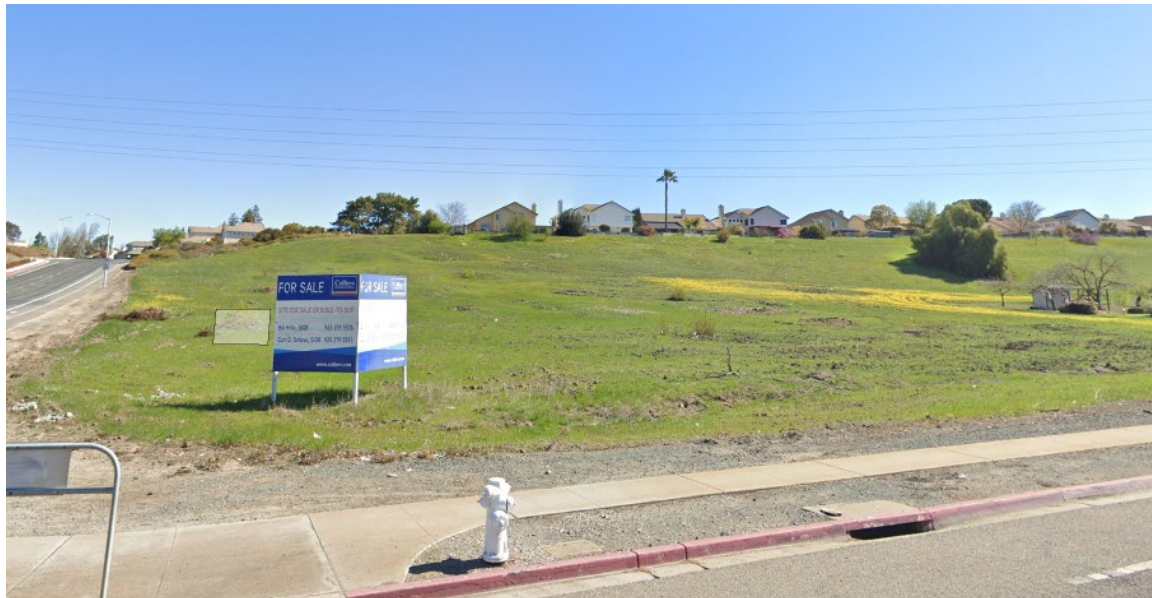
## 6. ADEQUATE SITES

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



Site 153 / 4325 Berryessa Court



Site 112 / 052-342-010



## TREMBATH LANE

**Sites 83-104. 22 Total Sites**

These sites are clustered along East 18<sup>th</sup> Street between Trembath Lane and St Claire Drive. East 18<sup>th</sup> 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, based input from Sherwood Engineers, these sites are considered viable for future housing development.

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

The non-vacant sites along 18<sup>th</sup> Street west of the Viera area are largely occupied by single-family residences. The sites range in size from 0.3 acres to 8 acres and the improvement ratios range from 0 to 0.95. The 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.

## 6. ADEQUATE SITES

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



Site 85 / 1710 Trembath Lane

## 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.



## 6. ADEQUATE SITES

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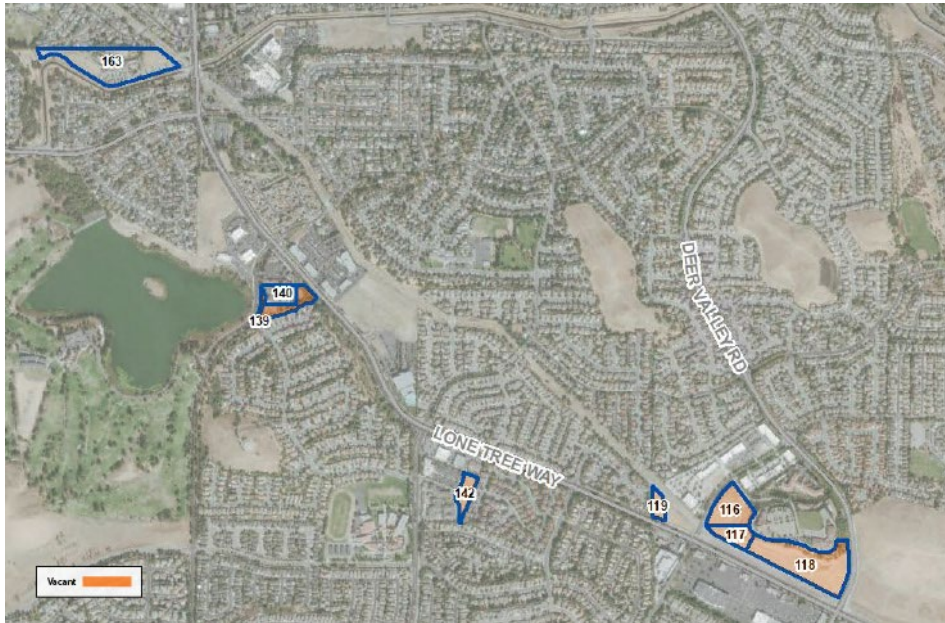


Site 162 / 2721 Empire Avenue

### **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.

## 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.



## 6. ADEQUATE SITES



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.





Site 116 / 055-071-106

## 6. ADEQUATE SITES

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### 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 appear 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.

## 6. ADEQUATE SITES

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Site 122 / 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 129 is located near the corner of A Street and W 16<sup>th</sup>. 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.

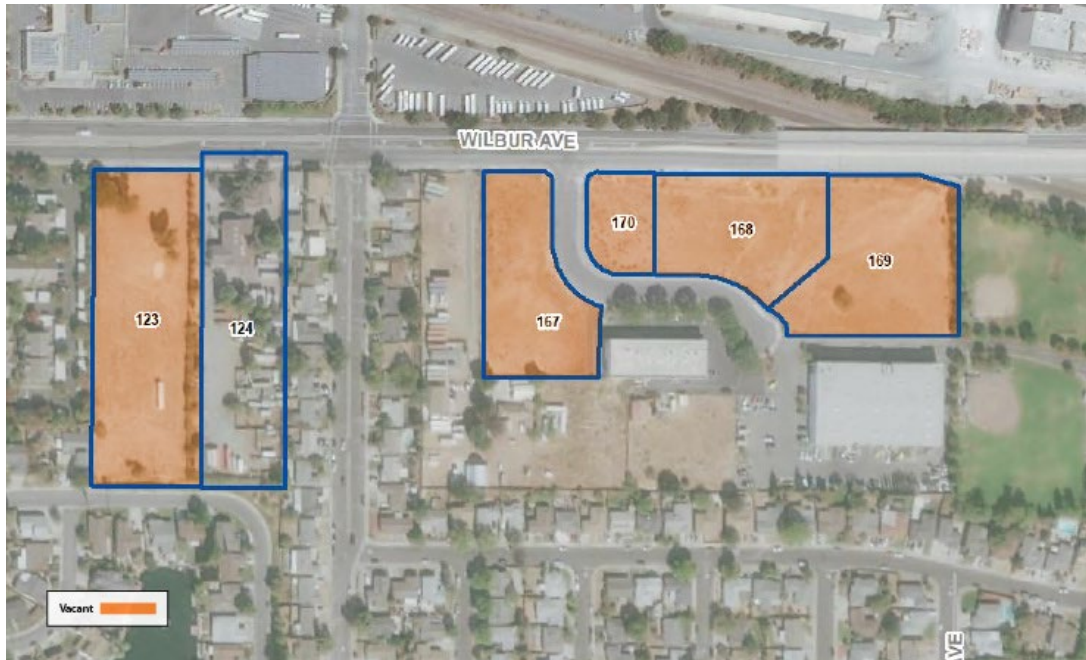




Site 128 / 067-093-022

## 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

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### 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.

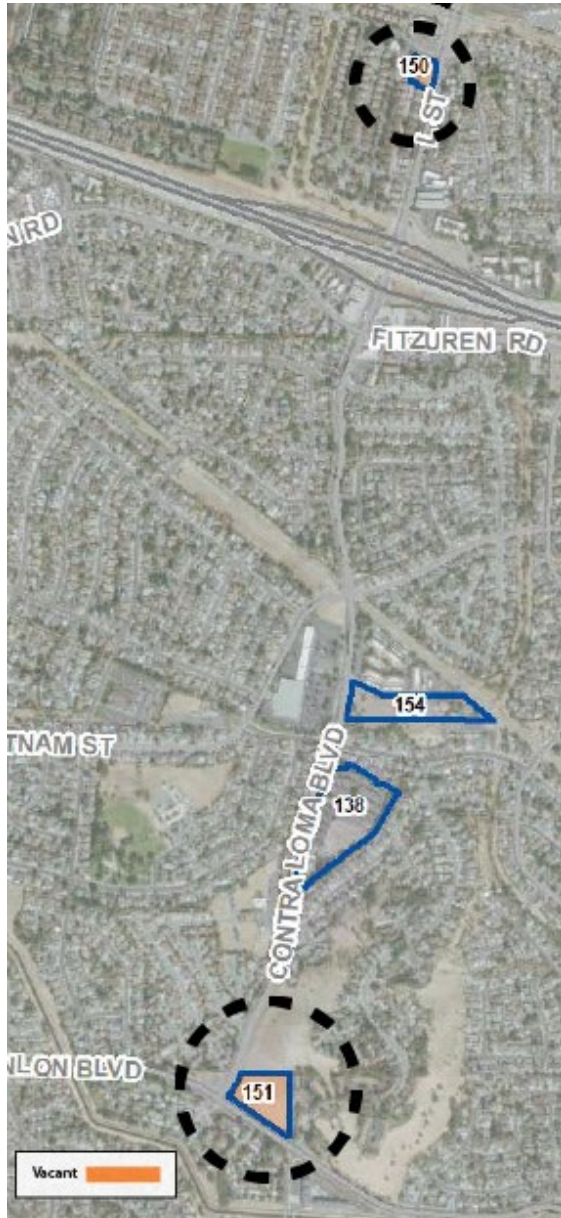




Site 134 / 2721 Windsor Drive

## 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) (160-151)

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-I will be rezoned to R-25. It is surrounded by P-D, R-20, and R-4 zoning districts.

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 1560 / 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. 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 Somersville 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 | 074-080-026 & Site 146 | 074-080-030

## 6. ADEQUATE SITES

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### BUCHANAN ROAD



#### Sites 152. 1 Total Site

#### Vacant (1 Site) (152)

Site 152 (076-010-039) is located near the corner of Somersville 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 | 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

The City has received interest from churches that would like to add housing to their properties and has included a program in the Housing Element to facilitate these projects. All sites in this section include vacant or underutilized portions of the property and the realistic capacity calculations 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.

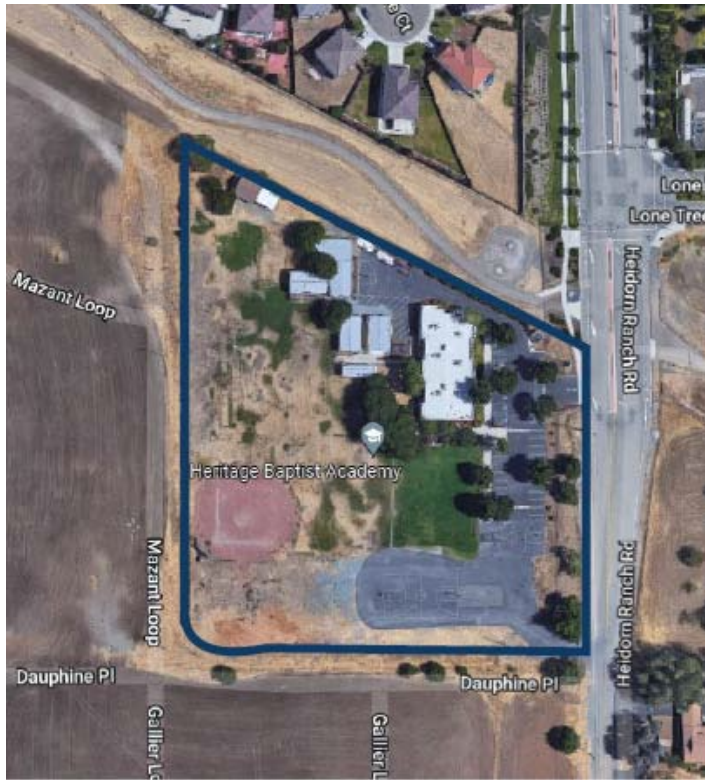


Site 138 | 3351 Contra Loma Boulevard

## 6. ADEQUATE SITES

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.

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.



Site 138 | 3351 Contra Loma Boulevard



Site 120 | 5200 Heidorn Ranch Road





Site 154 | 3195 Contra Loma Boulevard

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 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 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 154 | 3195 Contra Loma Boulevard

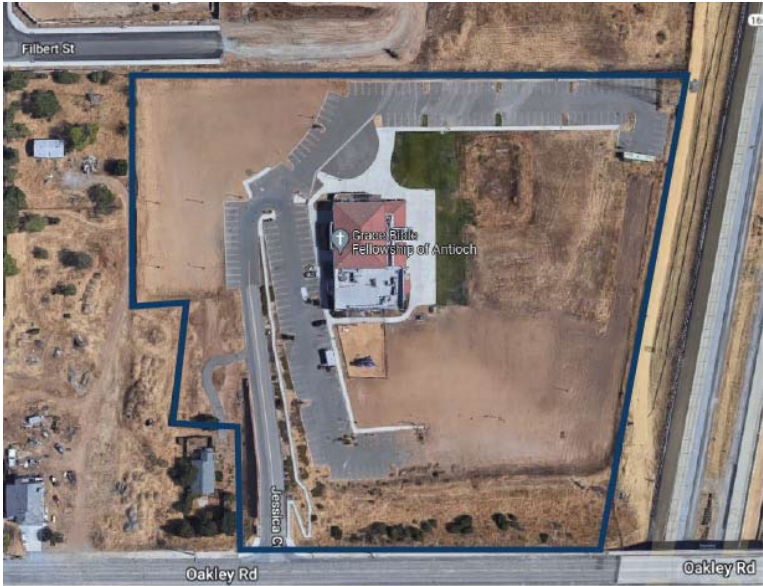


Site 155 | 620 E Tregallas Road

6. ADEQUATE SITES



Site 155 | 620 E Tregallas Road



Site 164 | 3415 Oakley Road





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

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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 HCD requirements for the 6<sup>th</sup> 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 Element.

Three types of statements are included in this 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

#### 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

**I.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 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.

Responsible Agency: City of Antioch

Implementation Schedule: The Housing Coordinator will contact management of the ANKA I MHS 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 and General Fund

Implements: Policy 1.1

**I.1.2 Housing Rehabilitation Program.** 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 City will continue to provide information about the program on the City website and at City Hall and refer homeowners to the County.

Responsible Agency: Housing & CDBG programs, Contra Costa County

Implementation Schedule: Ongoing

Quantified Objective: Adequate assistance to provide loans and grants to 3-4 homeowners per year.

Funding Source: CDBG

Implements: Policy I.1, I.2

- I.1.3 Community Education Regarding the Availability of Rehabilitation Programs.** 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 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 website and social meeting to advertise the program.

Responsible Agency: City of Antioch CDBG & Housing Program

Implementation Schedule: Ongoing

Non-Quantified Objective: Through public education, the public's ability to use programs will be enhanced and other specific quantified 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 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.1.4 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 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: Neighborhood Improvement Services

Implementation Schedule: Ongoing

Non-Quantified Objective: Monitor the housing conditions in the 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.

## 7. HOUSING GOALS, POLICIES, AND PROGRAMS

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Funding Source: General Fund

Implements: Policy I.1

- I.1.5 **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 EJ policies currently under development, safe housing outreach will be concentrated in northwestern Antioch where there are higher concentrations of cost-burdened households and lead exposure.

Responsible Agency: Neighborhood Improvement Services

Implementation Schedule: Ongoing

Non-Quantified Objective: Safer housing stock

Funding Source: General Fund

Implements: Policy I.1

- I.1.6 **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.1

- I.1.7 **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.

Non-Quantified Objective: Conservation of rental units currently being rented by lower-income households and tenants with special needs.

Funding Source: Developers proposing to conversions

Implements: Policy I.1

- I.1.8 **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

Schedule: Ongoing

Non-Quantified Objective: Foreclosure prevention.

Funding Source: CDBG

Implements: Policy I.1

- I.1.9 **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 participate in BayREN's Water Upgrade Saves 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, project-based.

Non-Quantified Objective: Conservation of water resources.

## 7. HOUSING GOALS, POLICIES, AND PROGRAMS

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Funding Source: General Fund

Implements: Policy I.3

- I.1.10 **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 utility billings. The 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 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.1.11 **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.

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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.

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, 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 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).

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- 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 reviews potential funding opportunities on an annual basis with budget review. In addition, pursue funds on an ongoing basis as available, based on specific program application requirements.

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, 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 providing funding, supporting grant applications, identifying available sites for housing development, and City involvement in the development of such sites. The City will also work with the Multi-Faith ACTION Coalition and Contra Costa Interfaith Housing (CCIH) to rezone sites to allow housing on properties owned by religious institutions, as identified in the sites inventory.

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. The City will continue focused outreach efforts to non-profit organizations on an ongoing basis to develop partnerships for housing development.

Responsible Agency: City of Antioch CDBG & Housing Programs

Implementation Schedule: Ongoing

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, 2.4

- 2.1.8 **Promote ADUs as Affordable Housing.** 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 ADUs by December 2026 and then five ADUs annually thereafter.

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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 for Unhoused Populations.** Continue discussion with the County Continuum of Care staff and nonprofit affordable housing agencies to realize the vision of a potential 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.

Responsible Agency: Housing Coordinator

Implementation Schedule: 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, 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, 2.3

- 2.1.11 **Missing Middle Housing.** Review development standards, especially relative to height, FAR/density, lot size, and lot coverage to facilitate missing middle housing. Develop objective standards for duplexes, triplexes, and quads 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 standards review and objective standards completed by March 2023.

Quantified Objective: Development of 60 units of missing middle housing by end of planning period.

Funding Source: General Fund

Implements: Policy 2.1, 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 within 30 days of its adoption.

Quantified Objective: None.

Funding Source: General Fund

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.

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- 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; and the unhoused. 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, project-based.

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, 3.2, 3.3, 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, 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 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, project-based.

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, 3.3

- 3.1.4 **Coordination with Agencies Serving the Unhoused Population.** Continue to cooperate with public and private agencies, such as the Contra Costa Continuum of Care, to develop housing (including transitional housing), family counseling, and employment programs for the unhoused population. The City will continue to fund services for the unhoused through CDBG. The City shall monitor statistics from police, County agencies, and private organizations regarding shelter needs to determine if Antioch is meeting the needs of its unhoused population. The City will assist the County as needed to implement Built for Zero, including assisting in the creation of a By-Name List of homeless veterans and the chronically homeless in the community to help communities get 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 City will also work with Contra Costa Interfaith Housing (CCIH) in implementation of its scattered-site permanent housing program 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

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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

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.

Funding Source: HUD, HCD, CDBG, and private funds

Implements: Policy 3.1, 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 that complies with the requirements of State law by providing for establishment of emergency shelters without discretionary zoning approval. With this amendment, the City has sites with sufficient capacity to meet the local need for emergency shelters. The City will revise the Zoning Ordinance to allow transitional and supportive housing in all zoning districts in the city in the same way other residential uses are allowed in each zoning district, as required by State law, including AB 2162. Language identifying transitional housing and supportive housing as permitted uses and subject to the same standards as other residential dwellings of the same type will be included in the Zoning Ordinance, including allowing these uses by-right in the R-25 and R-35 zoning districts. The City will also revise the Zoning Ordinance to define and allow eligible Low Barrier Navigation Centers (LBNCs) by right consistent with AB 101. Eligible LBNCs would be permitted by right where multi-family uses are allowed, including in the R-25 and R-35 zones.

The 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.

Non-Quantified Objective: Compliance with SB 2 and AB 2162.

Funding Source: General Fund

Implements: Policy 3.1, 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:

- Any employee housing providing accommodations for six or 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.

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Funding Source: General Fund

Implements: Policy 3.1

- 3.1.8 **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, and private funds

Implements: Policy 3.1, 3.4

- 3.1.9 **Housing and Services for those with 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

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, 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.

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

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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, 4.3

- 4.1.3 **Density Bonus Ordinance.** The Zoning Ordinance 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

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 parking to identify and amend the City's Zoning Ordinance depending on the findings. 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 the Zoning Administrator and the Planning Commission to allow reductions 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

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

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Implementation Schedule: Ongoing. Establishment of SB 35 application and by-right rezonings complete by beginning of planning period.

Non-Quantified Objective: Minimize the use of discretionary review by permitting more things by right.

Funding Source: General Fund

Implements: Policy 4.1, 4.2, 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 County to ensure that the fees are equitable and appropriately applied and adjusted. The City shall also work with the County to pursue a fee reduction or exemption for high-density housing near transit.

Responsible Agency: Community Development Department

Implementation Schedule: Periodic and ongoing, as fees are reevaluated.

Non-Quantified Objective: 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, 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/ac but also allows projects less than 30 du/ac. Revise the Zoning Ordinance to remove the provision allowing projects less than 30 du/ac.

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 **Objective Development Standards.** Develop city-wide objective development standards to utilize for review of residential projects instead of subjective design review processes. The objective development standards will be posted on the 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 in tandem with adoption of the Housing Element and they will be used for project review by June 2023.

## 7. HOUSING GOALS, POLICIES, AND PROGRAMS

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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 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 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. Additionally, the City will create written materials in English and Spanish, explaining how complaints can be filed. The materials will be available at City Hall in the Community Development 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:

- 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

Implementation Schedule: Referrals are ongoing. The written materials are completed and available.

Non-Quantified Objective: City assistance to eliminate housing discrimination within the community.

Funding Source: CDBG

Implements: Policy 5.1

- 5.1.2 **Implement 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 State Fair Housing Acts.

Responsible Agency: Community Development

Implementation Schedule: Ongoing on a project basis

Non-Quantified Objective: Ensuring accessibility of new housing

Funding Source: General Fund

## 7. HOUSING GOALS, POLICIES, AND PROGRAMS

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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.

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

- 5.1.5 **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 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

5.1.6 **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

5.1.7 **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.

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.

## 7. HOUSING GOALS, POLICIES, AND PROGRAMS

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Funding Source: General Fund

Implements: Policy 5.2, Policy 5.3

- 5.1.8 **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

- 5.1.9 **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.

Responsible Agency: City of Antioch 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

- 5.1.10 **Fair Housing Training.** Partner with ECHO Housing and/or Bay Area Legal Aid 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 Housing laws

Quantified Objective: Conduct 2-3 workshops per year on fair housing rights and resources.

Funding Source: General Fund

Implements: Policy 5.1

- 5.1.11 **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 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 percent.

Funding Source: General Fund

Implements: Policy 5.1

- 5.1.12 **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 percent.

## 7. HOUSING GOALS, POLICIES, AND PROGRAMS

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Funding Source: General Fund

Implements: Policy 5.1

- 5.1.13 **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 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 **Enhancing Housing Mobility Strategies.** Consistent with the 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.

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 **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 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 **Promote ADUs as Affordable Housing.** This program complements Implementation Program 2.1.8, in which the 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: City Partnership with Habitat for Humanity

Implementation Schedule: Program design completed by June 2025. Funding and approvals granted for 5 ADUs by Dec 2026 and then 5 ADUs annually thereafter.

Non-Quantified Objective: 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 Period.

Funding Source: Housing Successor Funds or PLHA

Implements: Policy 5.3

- 5.1.17 **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 and Housing Coordinator

Implementation Schedule: Ongoing

Non-Quantified Objective: Increased opportunities for low-income residents

Funding Source: CDBG

Implements: Policy 5.2

## 7. HOUSING GOALS, POLICIES, AND PROGRAMS

5.1.18 **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.

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)
<b>New Construction</b>	
Extremely and Very Low-Income	132
Low-Income	340
Moderate-Income	190
Above Moderate-Income	400
<b>Total</b>	<b>1,705</b>
<b>Rehabilitation</b>	
Extremely and Very Low-Income	0
Low-Income	20
Moderate-Income	10
Above Moderate-Income	--
<b>Total</b>	<b>30</b>
<b>Preservation/Conservation</b>	
Extremely Low-Income	20
Very Low-Income	21
Low-Income	41

## 7. HOUSING GOALS, POLICIES, AND PROGRAMS

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Program/Income Level	Quantified Objective (Dwelling Units or Households)
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 describes the community participation activities conducted during the development of the draft Housing Element and the adoption of the 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 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

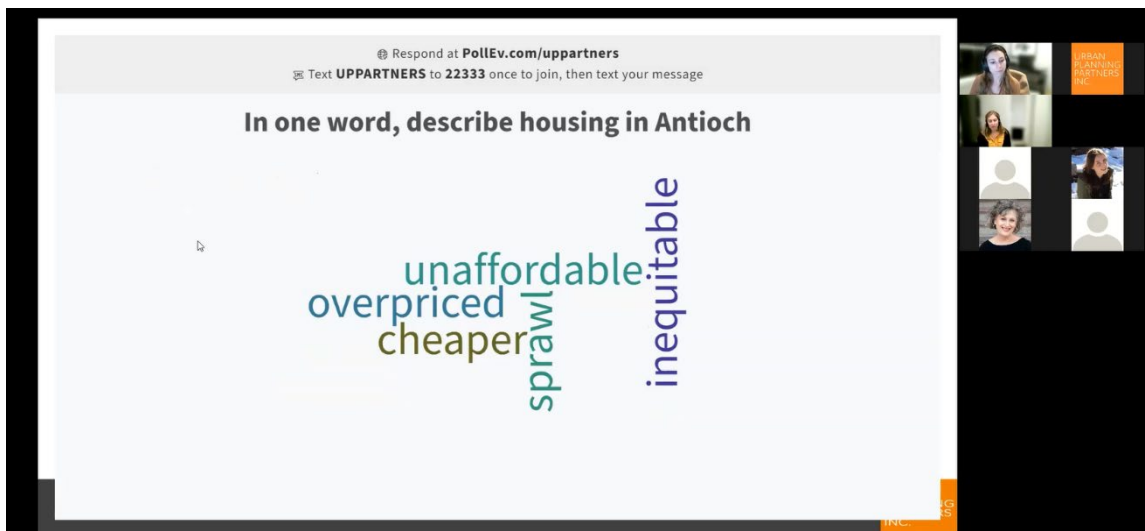
- Regional groups in East Contra Costa County identified Antioch as one of the highest need areas.
- Affordability and habitability/safety are consistently cited as the top concerns related to housing in Antioch, especially related to people with disabilities, low-income families with children, and Antioch’s 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. 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 on-the-ground understanding was informed by talking to City staff, community leaders, CBOs, and residents.

#### 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.



## D. PHASE 3 — EXPLORE AND 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.

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 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 barriers to participation. Consistent with HCD guidance, the following best practices were utilized to include public participation from all economic segments of the community.

### 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.

#### Topics in the Environmental Hazards Element

- Geology and Seismicity
- Flooding
- Fire
- Noise
- Hazardous Materials
- Disaster Response

#### ENVIRONMENTAL HAZARDS UPDATE

California communities are often exposed to natural and man-made hazards, which jurisdictions must identify and try to mitigate. The Environmental Hazards Element implements policies to minimize the risks these hazards might pose to community members' physical safety, property, and business.

#### Why is Antioch updating its Environmental Hazards Element?

Under recent State law, the Environmental Hazards Element (referred to in State law as a "safety element") must incorporate climate adaptation and resiliency strategies. Climate impacts include wildfire, flooding, and extreme heat, among others. As environmental trends change, the City must make sure that the Environmental Hazards Element contains accurate data, community input, and policies.

#### 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





## 8. PARTICIPATION

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Consultations with CBOs to determine the methods, locations, messaging, and hours most conducive to engaging historically excluded communities, including low-income households and those with disabilities.

- 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 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 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.

**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	Housing constraints and opportunities, economic feasibility, city's processes, potential policies
CBO Focus Group including:		
<ul style="list-style-type: none"> <li>▪ ECHO Fair Housing</li> <li>▪ Shelter Inc</li> <li>▪ Contra Costa Senior Legal Services</li> <li>▪ Bay Area Legal Aid (BALA)</li> <li>▪ Habitat for Humanity East Bay/Silicon Valley</li> <li>▪ Saint Vincent de Paul Most Holy Rosary Conference</li> <li>▪ East Bay Housing Organizations (EBHO)</li> </ul>	December 13, 2021	Fair housing, housing needs, segregation, housing choice
CityVentures	December 22, 2021	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 the incorporation of Environmental Justice 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 Justice 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) community members participated virtually in addition to 12 representatives of housing related nonprofits 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 justice. The presentation was followed by a discussion. During the discussion, community members shared their personal stories regarding housing in Antioch and provided

## 8. PARTICIPATION

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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) 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 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. Planning Commission was interested in the effect that the environmental justice 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 Housing Element was publicized online and all project followers were emailed. The Planning Commission 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 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 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 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 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 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 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 rapidly rising rents, and the cost burdening and displacement of Antioch residents, but did state they'd

## 8. PARTICIPATION

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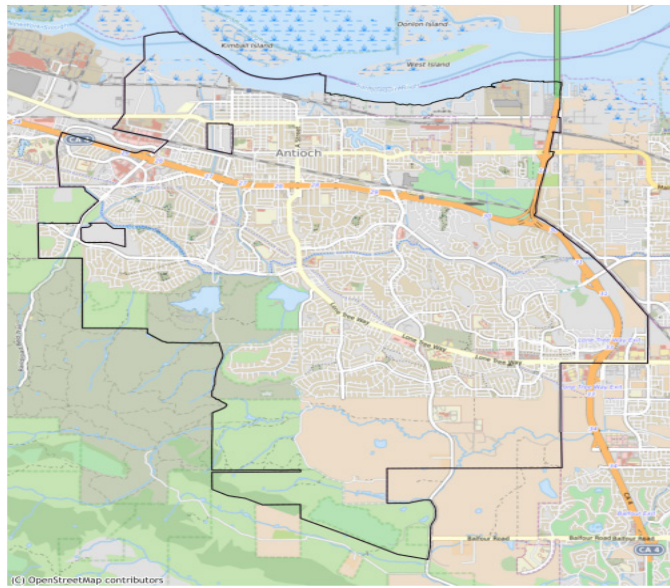
need to see ordinance language prior to supporting any tenant protection measures. Staff advised Council Members that Staff can analyze tenant protection measures mentioned by the public, and revise policy language within the Housing Element to address public comments. Staff further advised that while 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 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 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. While many members of the public supported the revised policy language within the Draft 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.

It is anticipated that the final Housing Element will be heard for adoption by the Planning Commission and City Council at public hearings in November/December 2022.

# HOUSING NEEDS DATA REPORT: ANTIOCH



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION



Technical Assistance  
for Local Planning  
**HOUSING**





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# 1 SUMMARY OF KEY FACTS

This section is a more in-depth version of Chapter 2: Housing Needs. The majority of this appendix comes from the Association of Bay Area Governments (ABAG) / Metropolitan Transportation Commission (MTC) Data Packets prepared for each jurisdiction in the Bay Area.

- **Population** - Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Antioch increased by 24.3% from 2000 to 2020, which is above the growth rate of the Bay Area.
- **Age** - In 2019, Antioch's youth population under the age of 18 was 27,630 and senior population 65 and older was 13,547. These age groups represent 24.8% and 12.2%, respectively, of Antioch's population.
- **Race/Ethnicity** - In 2020, 27.8% of Antioch's population was White while 21.1% was African American, 12.1% was Asian, and 33.2% was Latinx. People of color in Antioch comprise a proportion above the overall proportion in the Bay Area as a whole.<sup>1</sup>
- **Employment** - Antioch residents most commonly work in the *Health & Educational Services* industry. 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 jurisdiction increased by 3,450 (17.9%). Additionally, the jobs-household ratio in Antioch has increased from 0.55 in 2002 to 0.67 jobs per household in 2018.
- **Number of Homes** - The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Antioch increased, 3.7% from 2010 to 2020, which is *below* the growth rate for Contra Costa County and *below* the growth rate of the region's housing stock during this time period.
- **Home Prices** - A diversity of homes at all income levels creates opportunities for all Antioch residents to live and thrive in the community.
  - **Ownership** The largest proportion of homes had a value in the range of \$250k-\$500k in 2019. Home prices increased by 122.4% from 2010 to 2020.
  - **Rental Prices** - The typical contract rent for an apartment in Antioch was \$1,610 in 2019. Rental prices increased by 50.8% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make \$64,560 per year.<sup>2</sup>
- **Housing Type** - 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% of homes in Antioch were single family detached, 4.7% were single family attached, 4.1% were small multifamily (2-4 units), and 12.4% were medium or large multifamily (5+ units). Between 2010 and 2020, the number of single-family units increased more

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<sup>1</sup> The Census Bureau's American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source.

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





than multi-family units. Generally, in Antioch, the share of the housing stock that is detached single family homes is above that of other jurisdictions in the region.

- **Cost Burden** - The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” In Antioch, 20.3% of households spend 30%-50% of their income on housing, while 20.8% of households are severely cost burden and use the majority of their income for housing.
- **Displacement/Gentrification** - According to research from The University of California, Berkeley, 31.3% of households in Antioch live in neighborhoods that are susceptible to or experiencing displacement, and 19.2% live in areas at risk of or undergoing gentrification. 6.8% of households in Antioch live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.
- **Neighborhood** - No residents in Antioch live in neighborhoods identified as “Highest Resource” or “High Resource” areas by State-commissioned research, while 89.6% 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 covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.<sup>3</sup>
- **Special Housing Needs** - Some 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. In Antioch, 15.2% of residents have a disability of any kind and may require accessible housing. Additionally, 18.7% of Antioch households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 20.4% of households are female-headed families, which are often at greater risk of housing insecurity.

**Note on Data**

*Many of the tables in this report are sourced from data from the Census Bureau’s American Community Survey or U.S. Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (CHAS) data, both of which are samples and as such, are subject to sampling variability. This means that data is an estimate, and that other estimates could be possible if another set of respondents had been reached. We use the five-year release to get a larger data pool to minimize this “margin of error” but particularly for the smaller cities, the data will be based on fewer responses, and the information should be interpreted accordingly.*

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<sup>3</sup> 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.

## 2 POPULATION, EMPLOYMENT AND HOUSEHOLD CHARACTERISTICS

### 2.1 Population

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, Antioch’s population has increased by 24.3%; this rate is above that of the region as a whole, at 14.8%. In Antioch, roughly 13.2% of its population moved during the past year, a number 0.2 percentage points smaller than the regional rate of 13.4%.

In 2020, the population of Antioch was estimated to be 112,520 (see Table 1). From 1990 to 2000, the population increased by 45.6%, while it increased by 13.1% during the first decade of the 2000s. In the most recent decade, the population increased by 9.9%. The population of Antioch makes up 9.8% of Contra Costa County.<sup>4</sup>

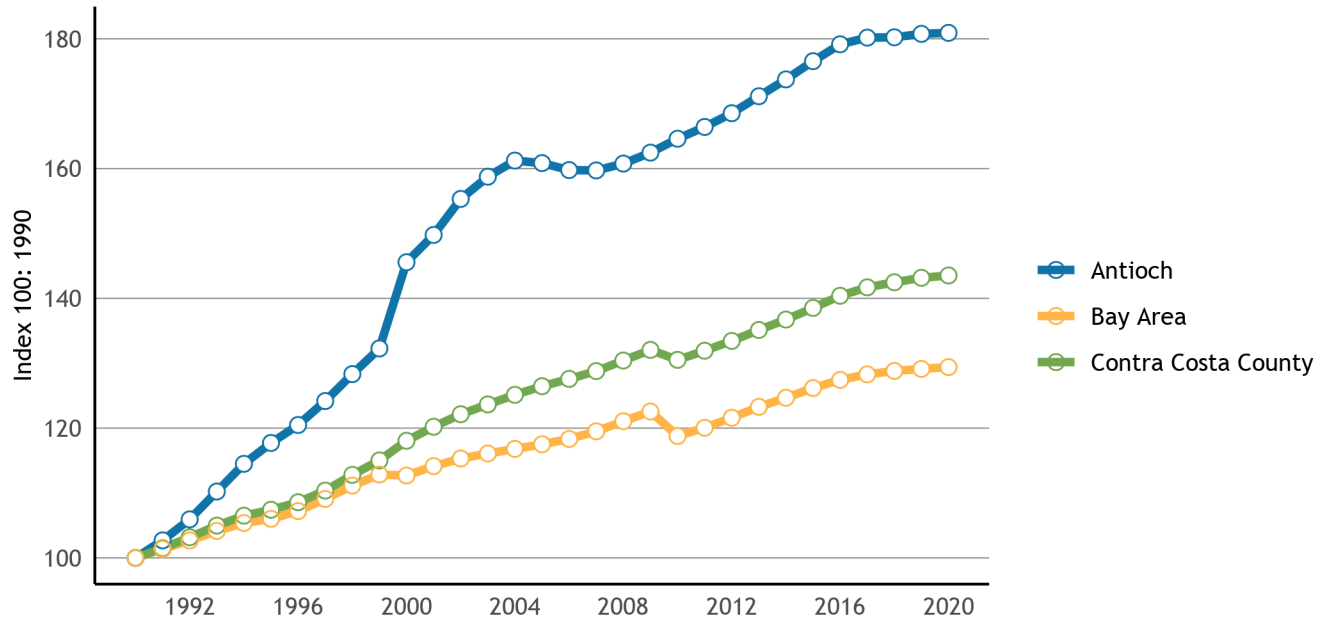
Table 1: Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Antioch	62,195	73,209	90,532	100,035	102,372	109,804	112,520
Contra Costa County	803,732	863,335	948,816	1,016,372	1,049,025	1,113,341	1,153,561
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

Universe: Total population

Source: California Department of Finance, E-5 series

<sup>4</sup> To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e. percent change) in each of these geographies relative to their populations in 1990.



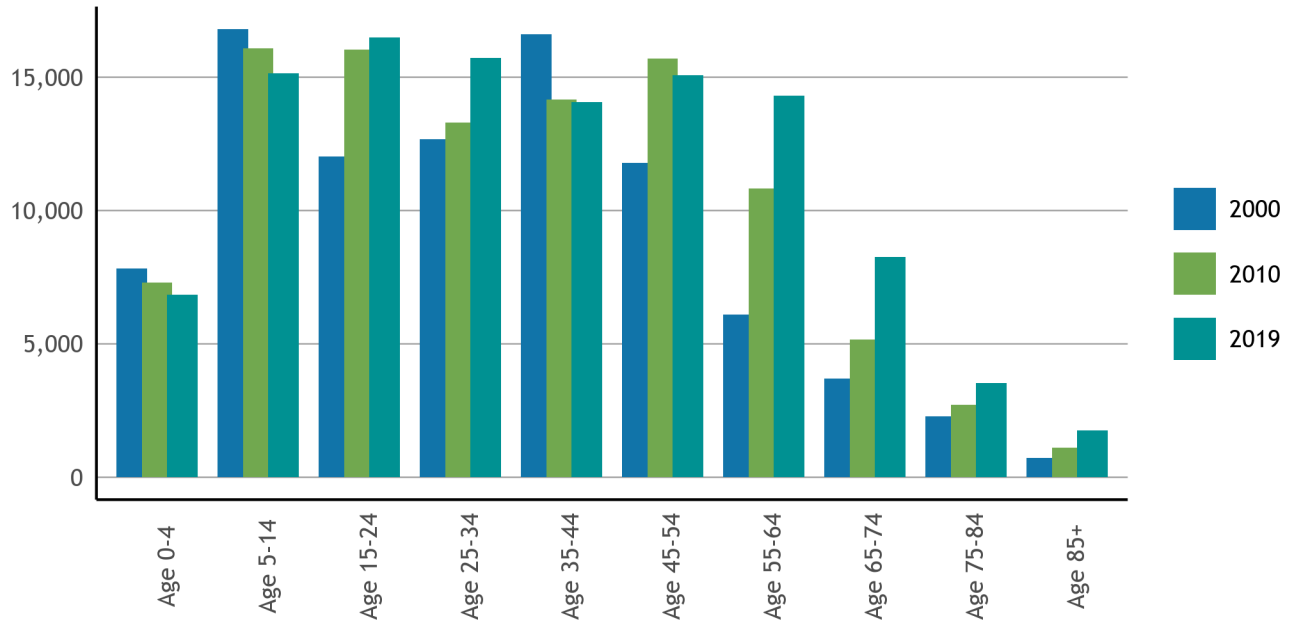
**Figure 1: Population Growth Trends**

Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year. For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates.

## 2.2 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In Antioch, the median age in 2000 was 31.1; by 2019, this figure had increased, landing at around 36 years. More specifically, the population of those under 14 has decreased since 2010, while the 65-and-over population has increased (see Figure 2).



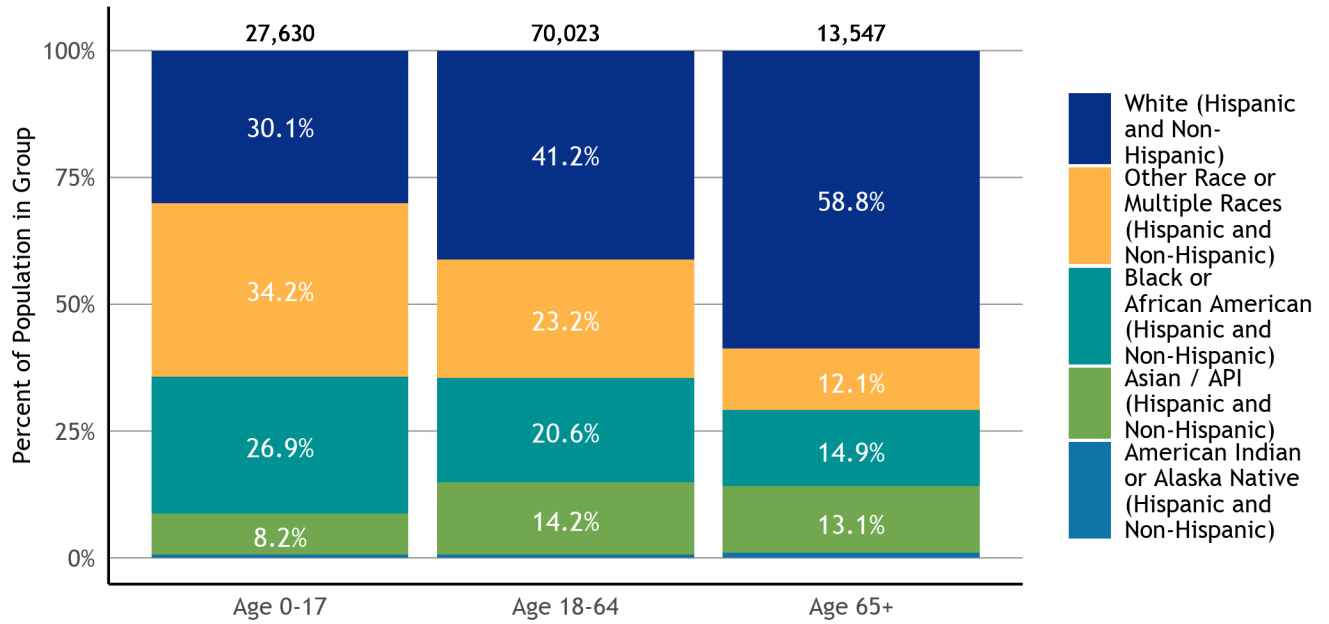
**Figure 2: Population by Age, 2000-2019**

*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*

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color<sup>5</sup> make up 41.2% of seniors and 69.9% of youth under 18 (see Figure 3).

<sup>5</sup> Here, we count all non-white racial groups



**Figure 3: Senior and Youth Population by Race**

*Universe: Total population*

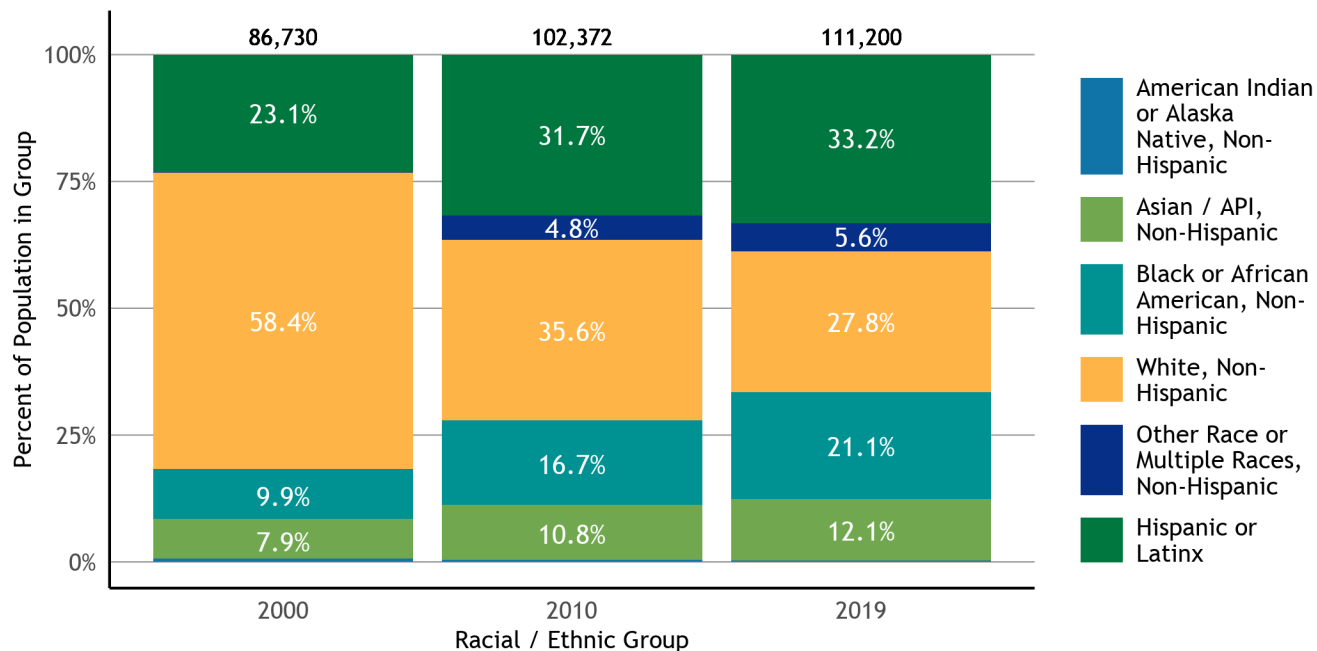
*Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.*

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

## 2.3 Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today<sup>6</sup>. Since 2000, the percentage of residents in Antioch identifying as White has decreased - and by the same token the percentage of residents of all *other* races and ethnicities has *increased* - by 30.6 percentage points, with the 2019 population standing at 30,883 (see Figure 4). In absolute terms, the *Hispanic or Latinx* population increased the most while the *White, Non-Hispanic* population decreased the most.

<sup>6</sup> 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.



**Figure 4: Population by Race, 2000-2019**

*Universe: Total population*

*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, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002*

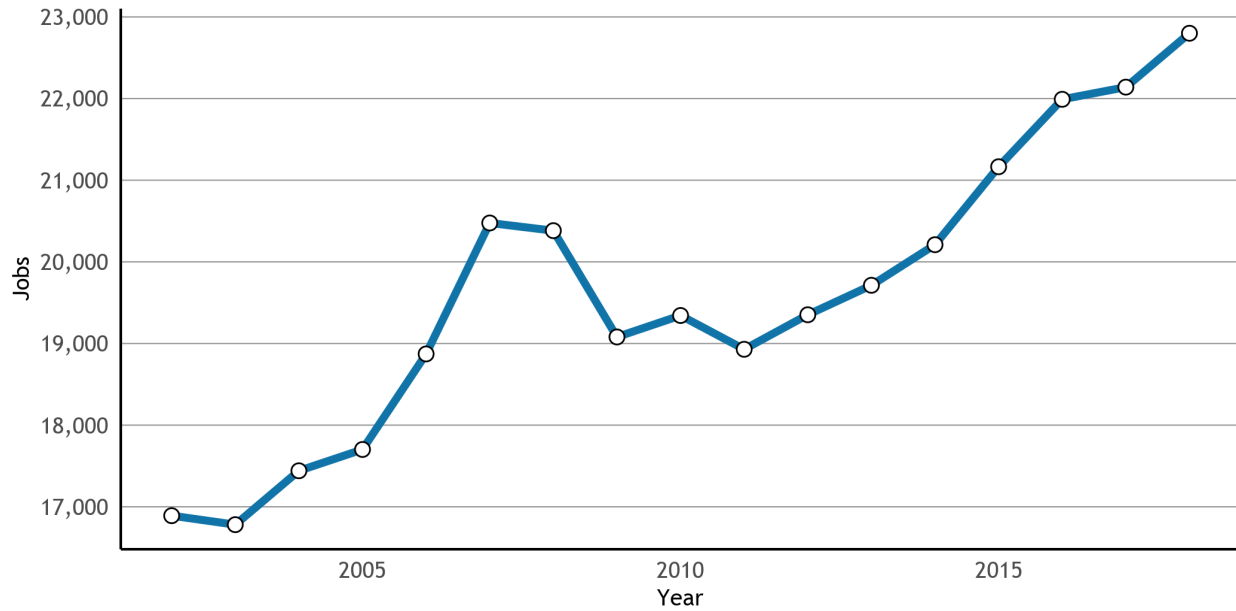
## 2.4 Employment Trends

### 2.4.1 Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region’s core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers “exports” workers to other parts of the region, while a city with a surplus of jobs must conversely “import” them. Between 2002 and 2018, the number of jobs in Antioch increased by 35.0% (see Figure 5).





**Figure 5: Jobs in a Jurisdiction**

*Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment*

*Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.*

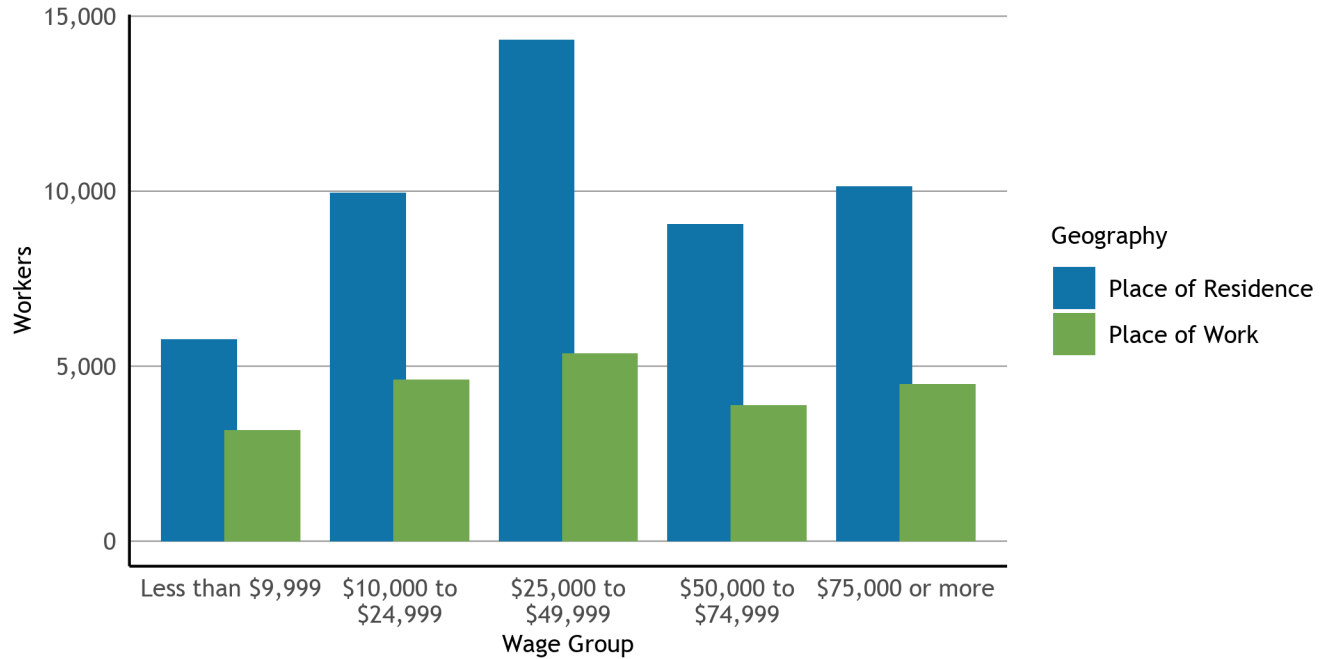
*Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018*

There are 49,236 employed residents, and 21,541 jobs<sup>7</sup> in Antioch - the ratio of jobs to resident workers is 0.44; Antioch is a *net exporter of workers*.

Figure 6 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Antioch has more low-wage *residents* than low-wage *jobs* (where low-wage refers to jobs paying less than \$25,000). At the other end of the wage spectrum, the city has more high-wage *residents* than high-wage *jobs* (where high-wage refers to jobs paying more than \$75,000) (see Figure 6).<sup>8</sup>

<sup>7</sup> Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

<sup>8</sup> The source table is top-coded at \$75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

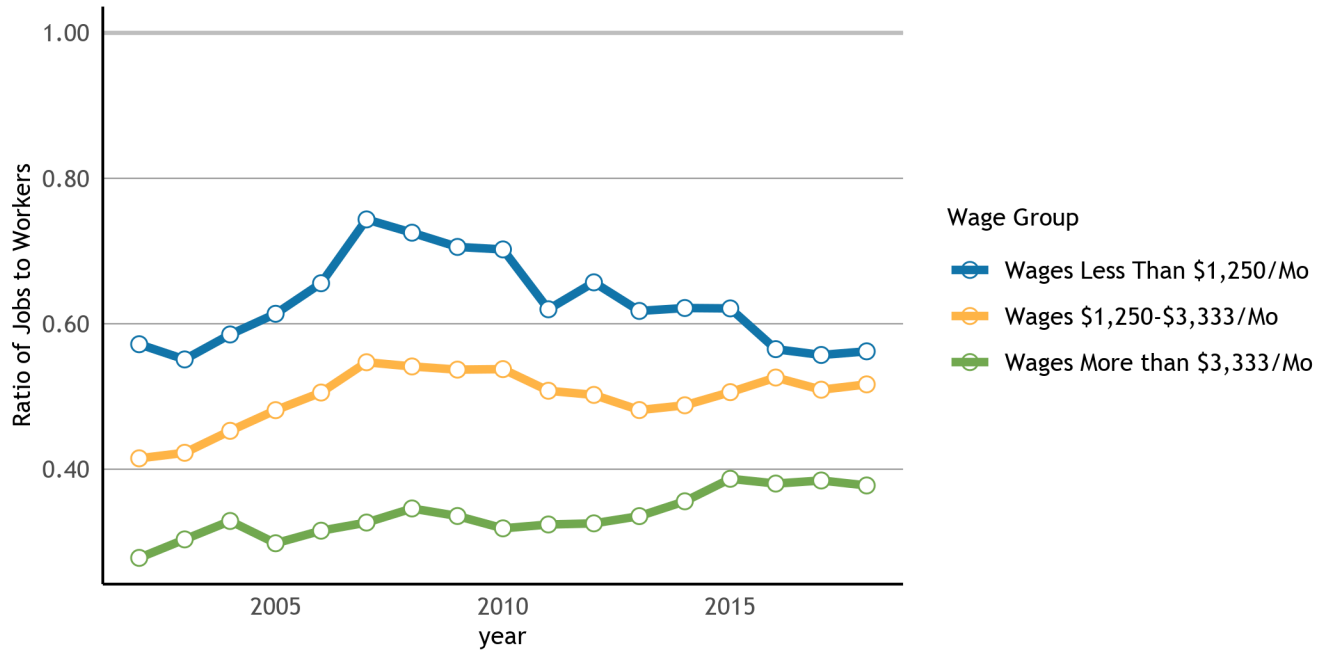


**Figure 6: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence**

*Universe: Workers 16 years and over with earnings*

*Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519*

Figure 7 shows the balance of a jurisdiction’s resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (see Figure 7).



**Figure 7: Jobs-Worker Ratios, By Wage Group**

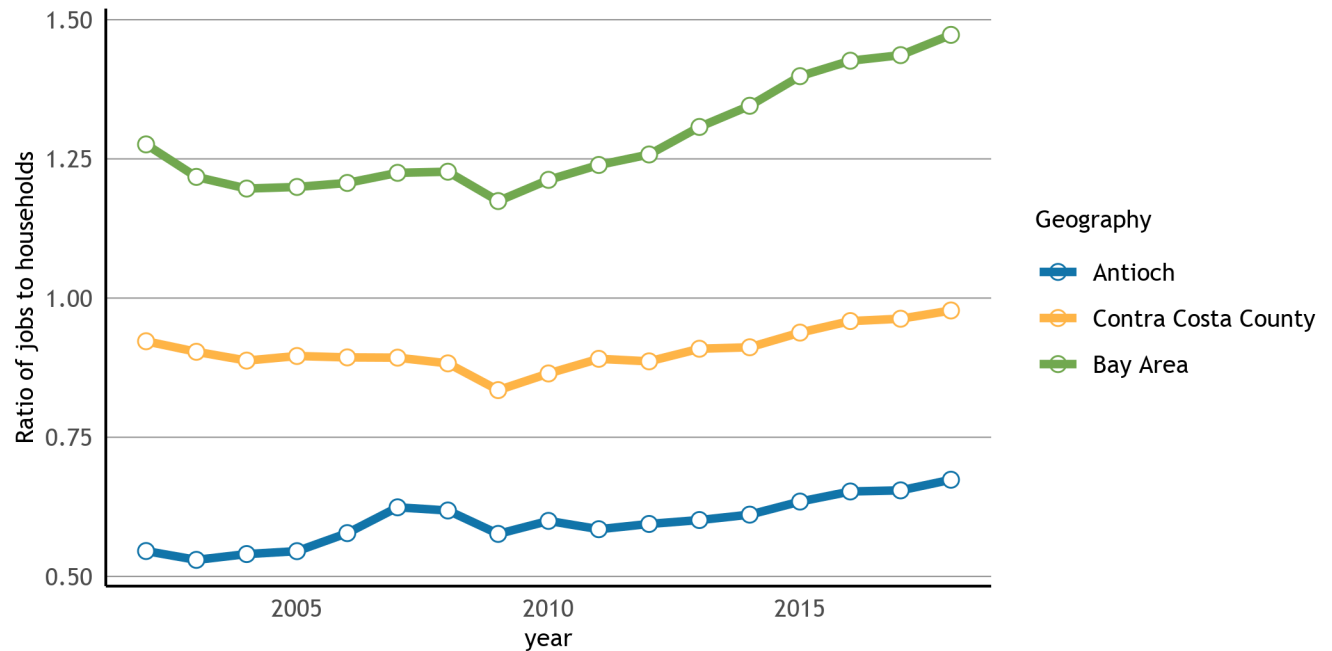
*Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment*

*Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.*

*Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018*

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs to household ratio. Thus bringing housing into the measure, the *jobs-household ratio* in Antioch has increased from 0.55 in 2002, to 0.67 jobs per household in 2018 (see Figure 8).



**Figure 8: Jobs-Household Ratio**

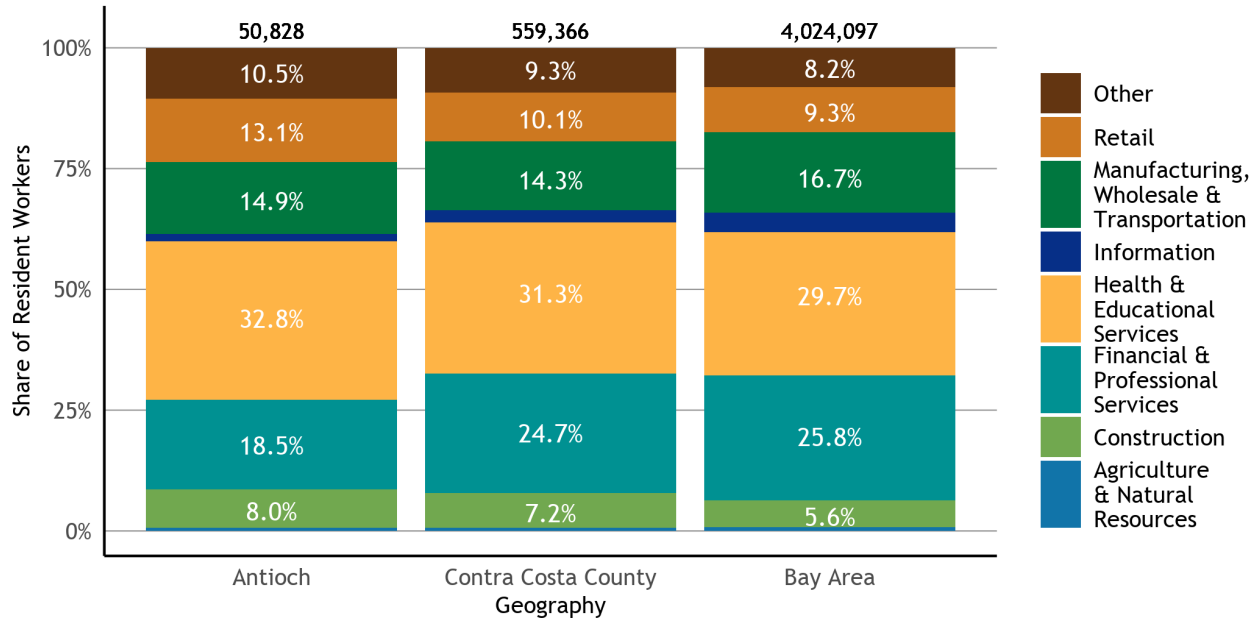
*Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction*

*Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction’s jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.*

*Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)*

## 2.4.2 Sector Composition

In terms of sectoral composition, the largest industry in which Antioch residents work is *Health & Educational Services*, and the largest sector in which Contra Costa residents work is *Health & Educational Services* (see Figure 9). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.



**Figure 9: Resident Employment by Industry**

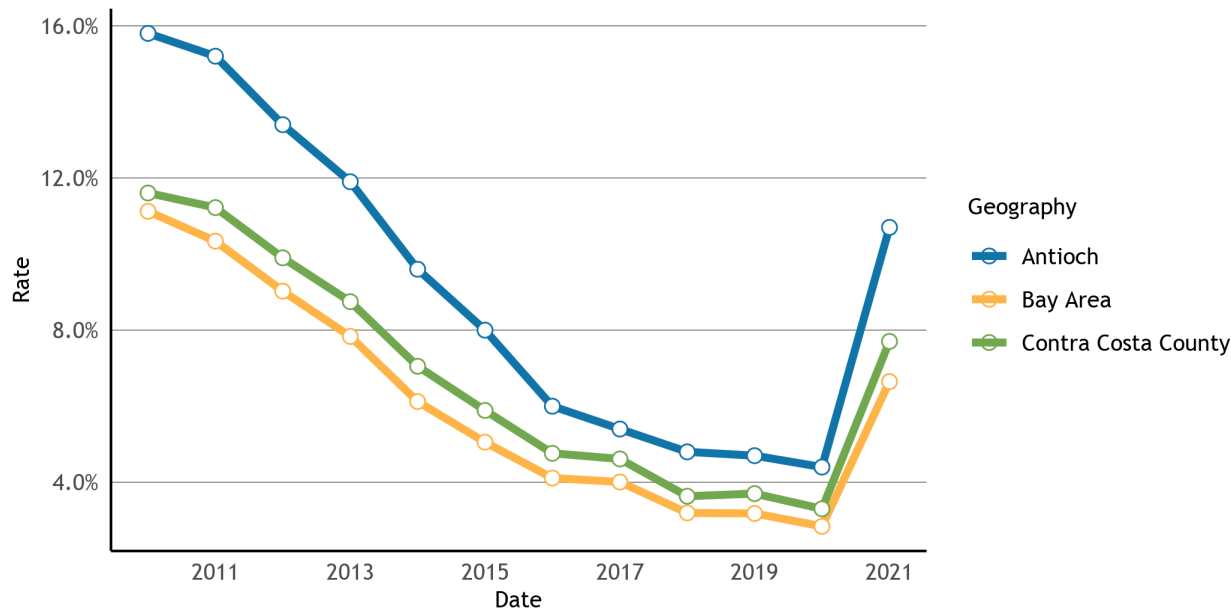
*Universe: Civilian employed population age 16 years and over*

*Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030\_003E, C24030\_030E; Construction: C24030\_006E, C24030\_033E; Manufacturing, Wholesale & Transportation: C24030\_007E, C24030\_034E, C24030\_008E, C24030\_035E, C24030\_010E, C24030\_037E; Retail: C24030\_009E, C24030\_036E; Information: C24030\_013E, C24030\_040E; Financial & Professional Services: C24030\_014E, C24030\_041E, C24030\_017E, C24030\_044E; Health & Educational Services: C24030\_021E, C24030\_024E, C24030\_048E, C24030\_051E; Other: C24030\_027E, C24030\_054E, C24030\_028E, C24030\_055E*

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030*

### 2.4.3 Unemployment

In Antioch, there was a 5.1 percentage point decrease in the unemployment rate between January 2010 and January 2021 (see Figure 10). Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.



**Figure 10: Unemployment Rate**

Universe: Civilian noninstitutional population ages 16 and older

Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs.

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

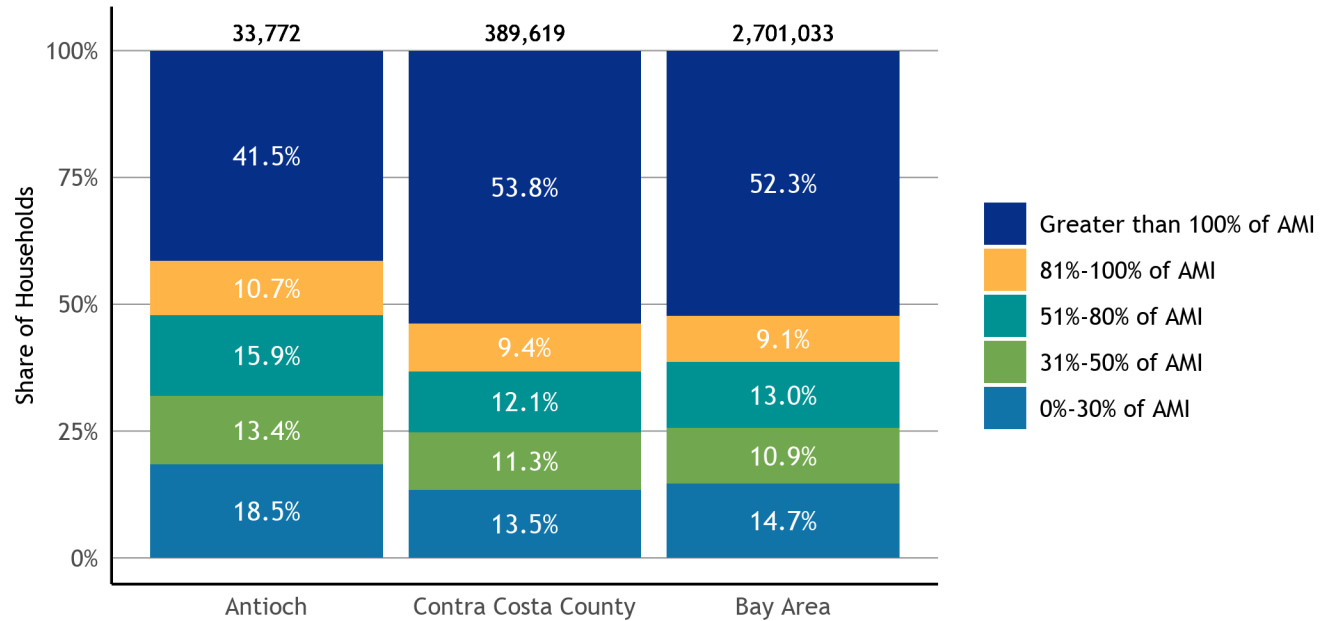
## 2.5 Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.<sup>9</sup>

In Antioch, 41.5% of households make more than 100% of the Area Median Income (AMI),<sup>10</sup> compared to 18.5% making less than 30% of AMI, which is considered extremely low-income (see Figure 11).

<sup>9</sup> Bohn, S. et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.

<sup>10</sup> 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. This is then adjusted for household size.



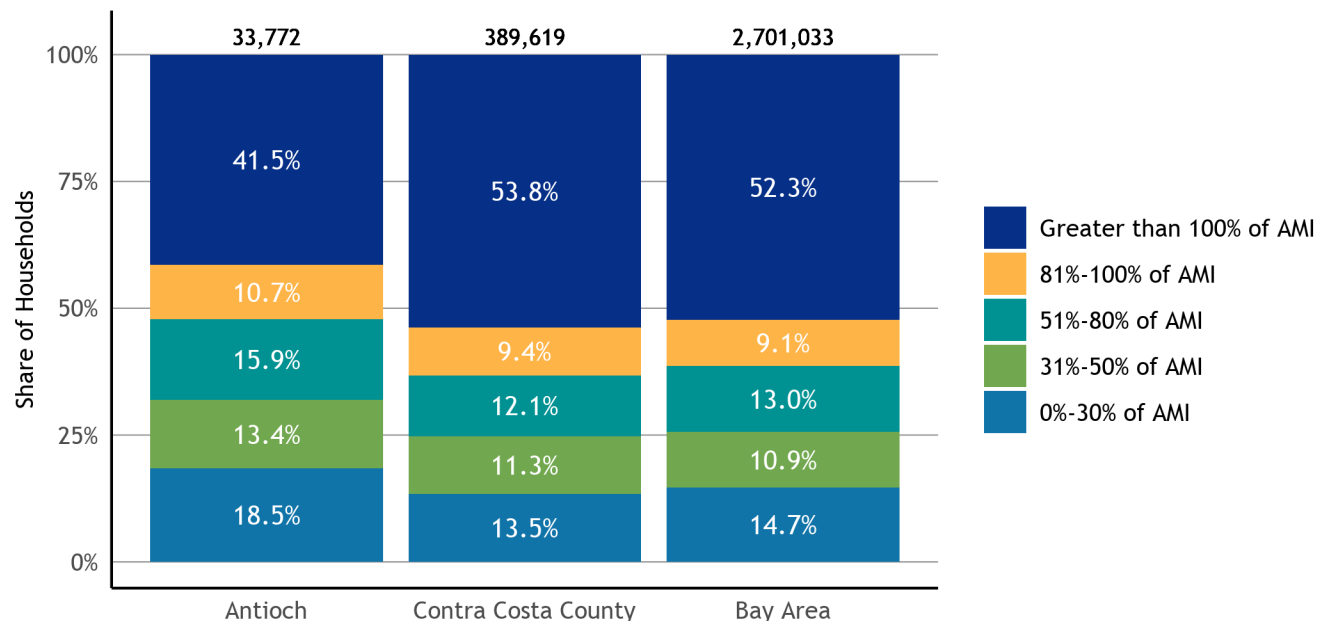
**Figure 11: Households by Household Income Level**

*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 RHNA numbers.*

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





**Figure 12: 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.*

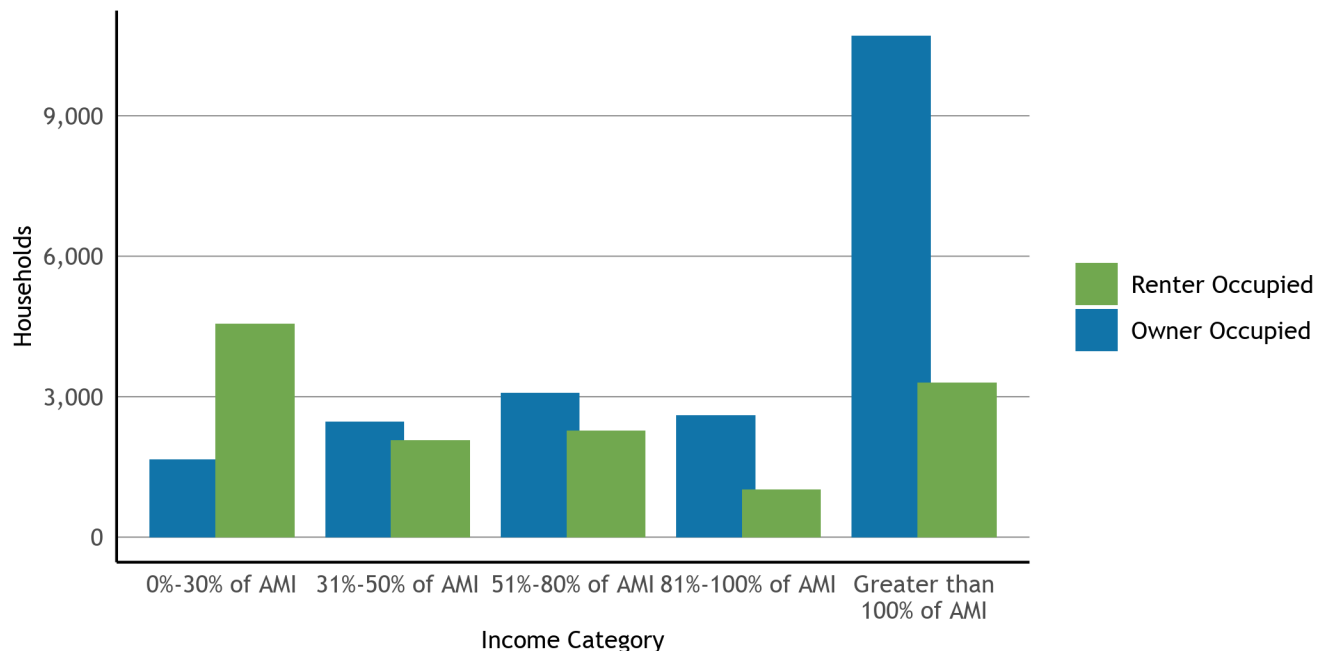
*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*

Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. In Contra Costa County, 30% AMI is the equivalent to the annual income of \$34,850 for a family of four. Many households with multiple wage earners - including food service workers, full-time students, teachers, farmworkers and healthcare professionals - can fall into lower AMI categories due to relatively stagnant wages in many industries.

HCD's guidance notes that instead of using U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, local jurisdictions can presume that 50% of their RHNA for very low-income households qualifies for extremely low-income households. In Antioch, the RHNA for very low-income households is 792, which means that half, or 396 units, will qualify for extremely low-income households.

Throughout the region, there are 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, the largest proportion of renters falls in the *0%-30% of AMI* income group, while the largest proportion of homeowners are found in the *Greater than 100% of AMI* group (see Figure 13).



**Figure 13: Household Income Level by Tenure**

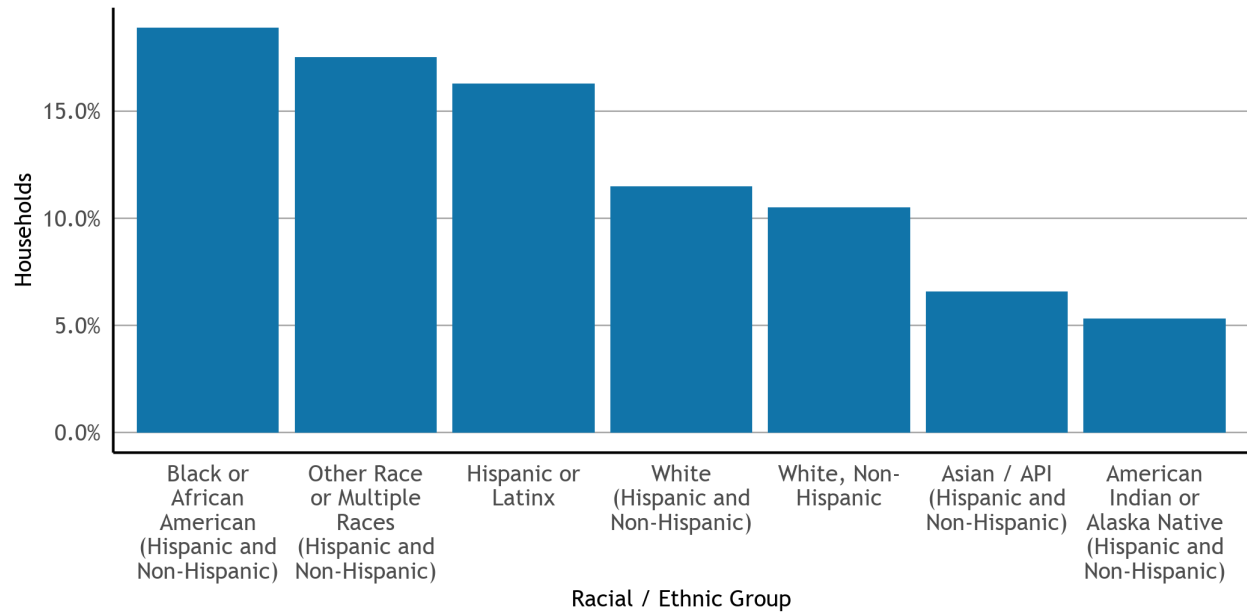
*Universe: Occupied housing units*

*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.*

*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 federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.<sup>11</sup> These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Antioch, Black or African 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 14).

<sup>11</sup> Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.



**Figure 14: Poverty Status by Race**

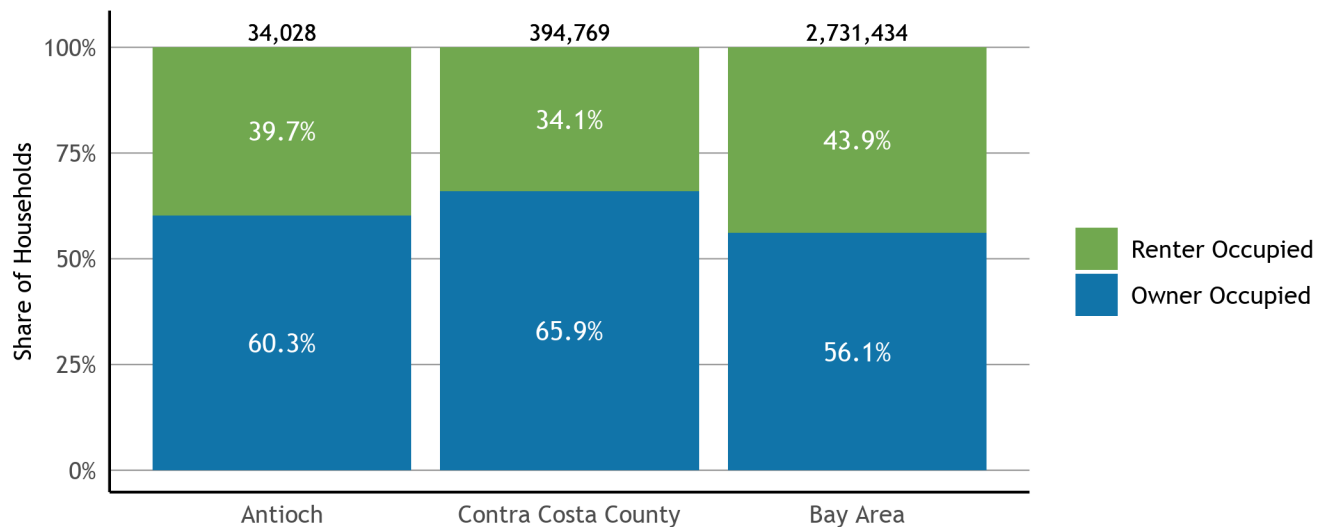
*Universe: Population for whom poverty status is determined*

*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)*

## 2.6 Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity - ability for individuals to stay in their homes - in a city and region. Generally, renters may be displaced more quickly if prices increase. In Antioch there are a total of 34,028 housing units, and fewer residents rent than own their homes: 39.7% versus 60.3% (see Figure 15). By comparison, 34.1% of households in Contra Costa County are renters, while 44% of Bay Area households rent their homes.



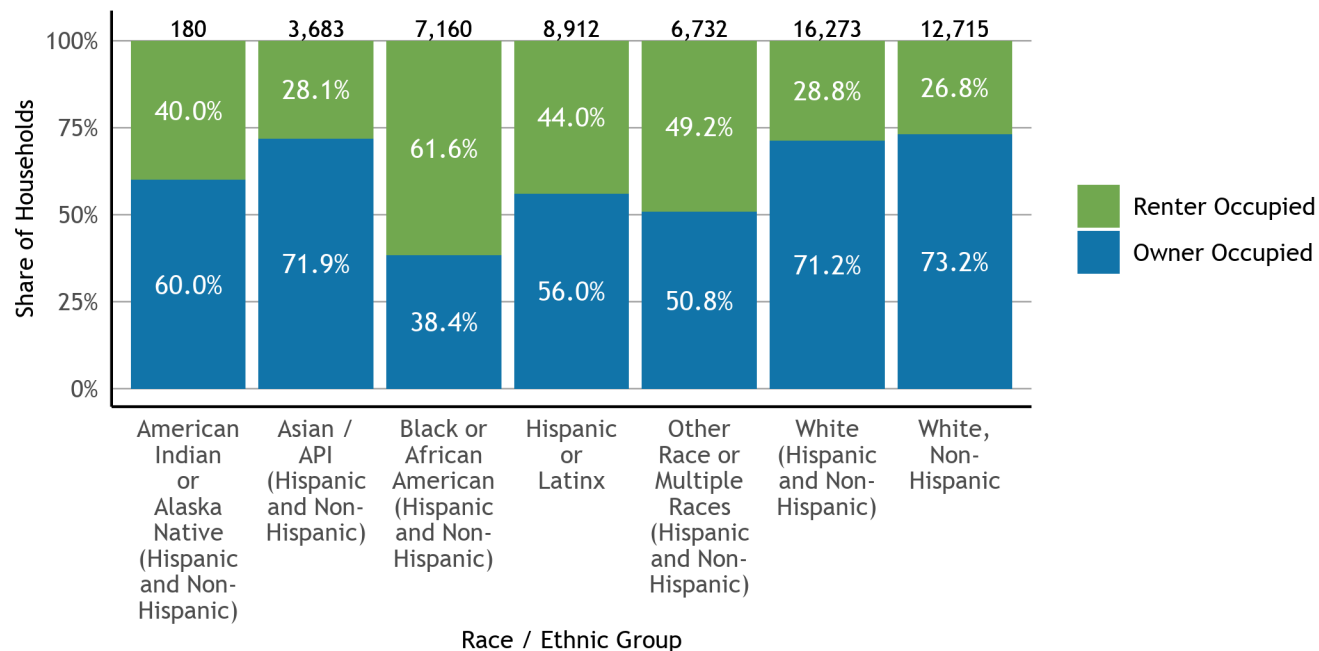
**Figure 15: Housing Tenure**

*Universe: Occupied housing units*

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

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.<sup>12</sup> In Antioch, 38.4% of Black households owned their homes, while homeownership rates were 71.9% for Asian households, 56.0% for Latinx households, and 71.2% for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

<sup>12</sup> 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.



**Figure 16: Housing Tenure by Race of Householder**

*Universe: Occupied housing units*

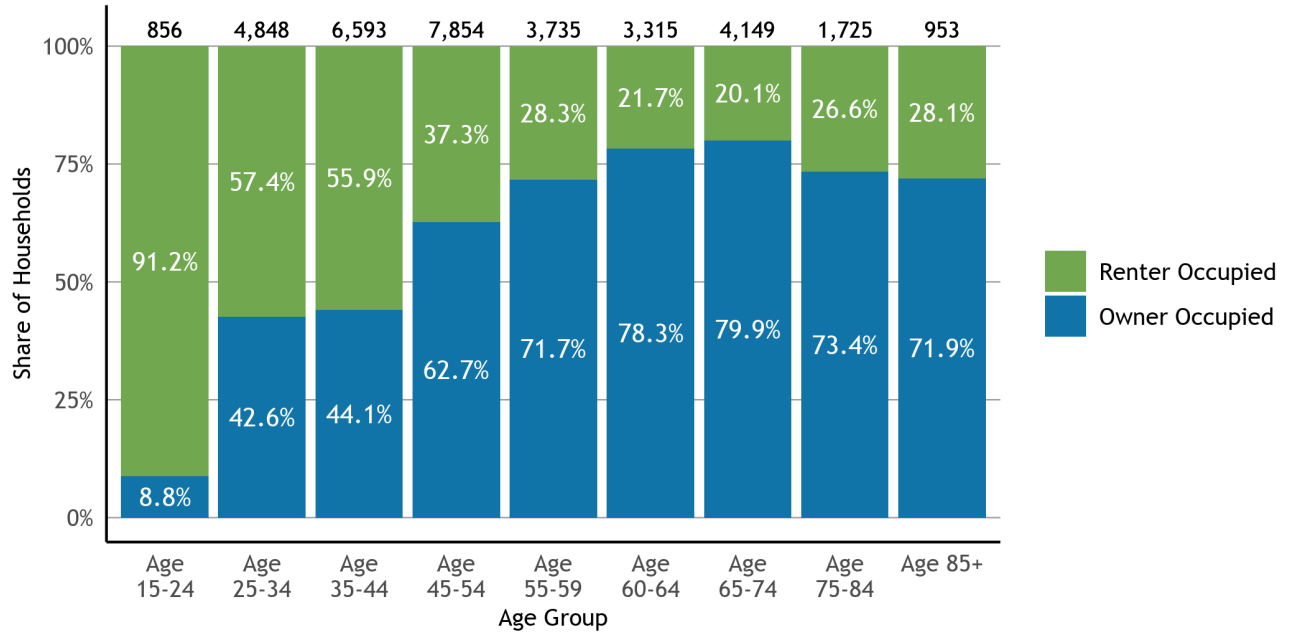
*Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences 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 total number of occupied housing units 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 total number of occupied housing units.*

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

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Antioch, 56.5% of householders between the ages of 25 and 44 are renters, while 22.8% of householders over 65 are (see Figure 17).

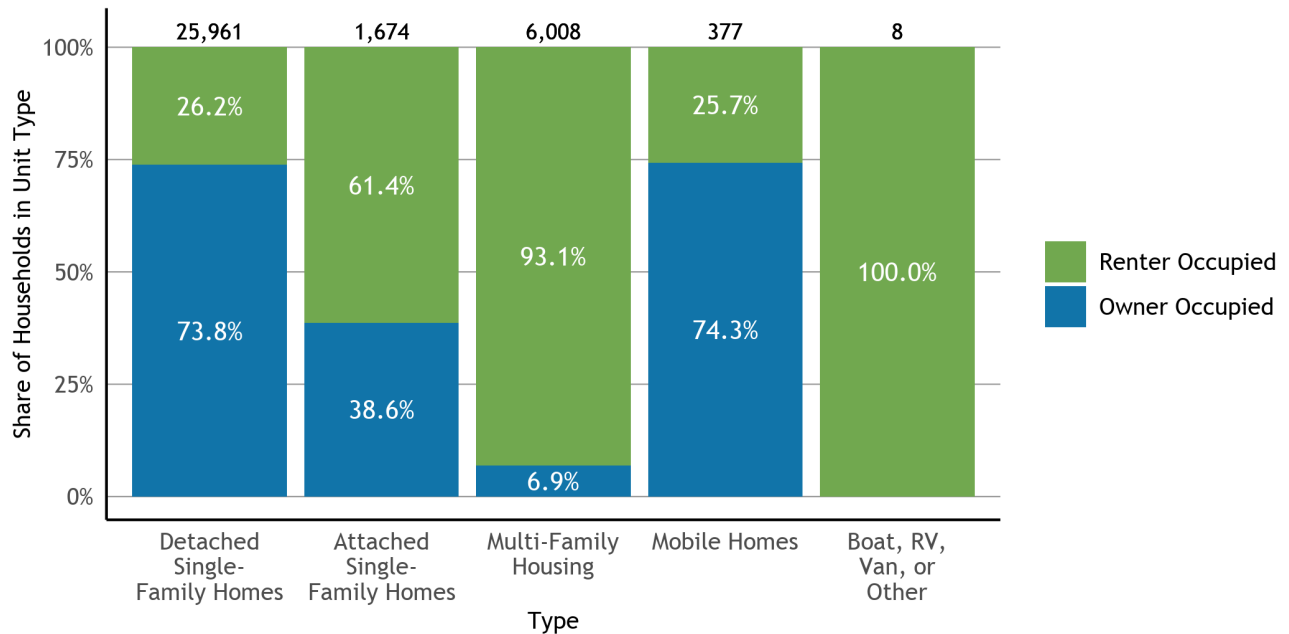
In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Antioch, 73.8% of households in detached single-family homes are homeowners, while 6.9% of households in multi-family housing are homeowners (see Figure 18).



**Figure 17: Housing Tenure by Age**

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007



**Figure 18: Housing Tenure by Housing Type**

Universe: Occupied housing units

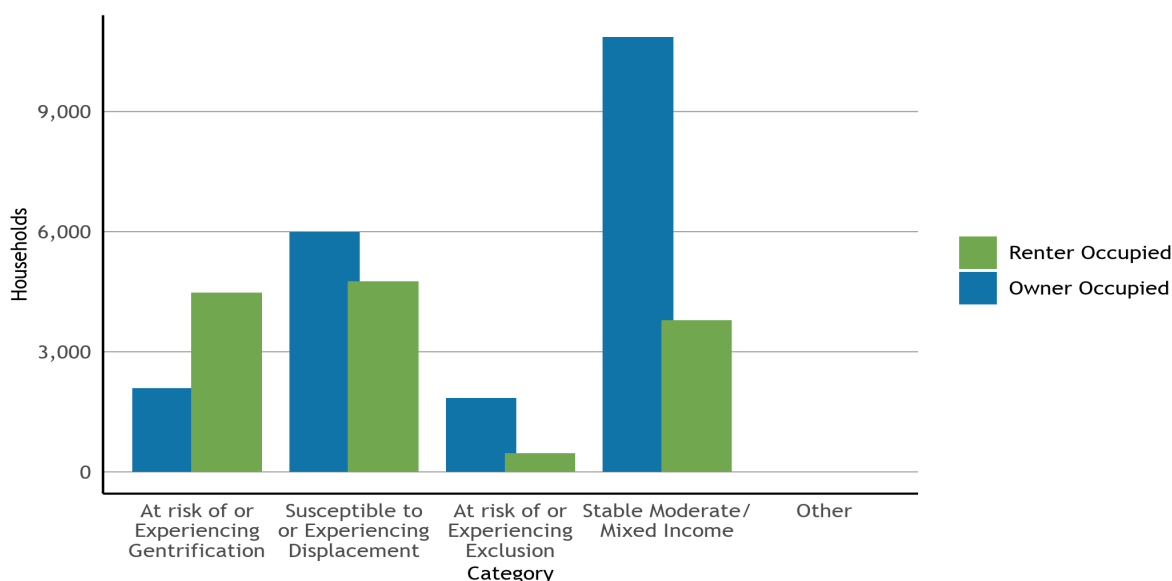
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032

## 2.7 Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area (see Figure 19). Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Antioch 31.3% of households live in neighborhoods that are susceptible to or experiencing displacement and 19.2% live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 6.8% of households in Antioch live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.<sup>13</sup>



**Figure 19: Households by Displacement Risk and Tenure**

Universe: Households

Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.

<sup>13</sup> More information about this gentrification and displacement data is available at the Urban Displacement Project’s webpage: <https://www.urbandisplacement.org/>. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: [https://www.urbandisplacement.org/sites/default/files/typology\\_sheet\\_2018\\_0.png](https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png). Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: <https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement>

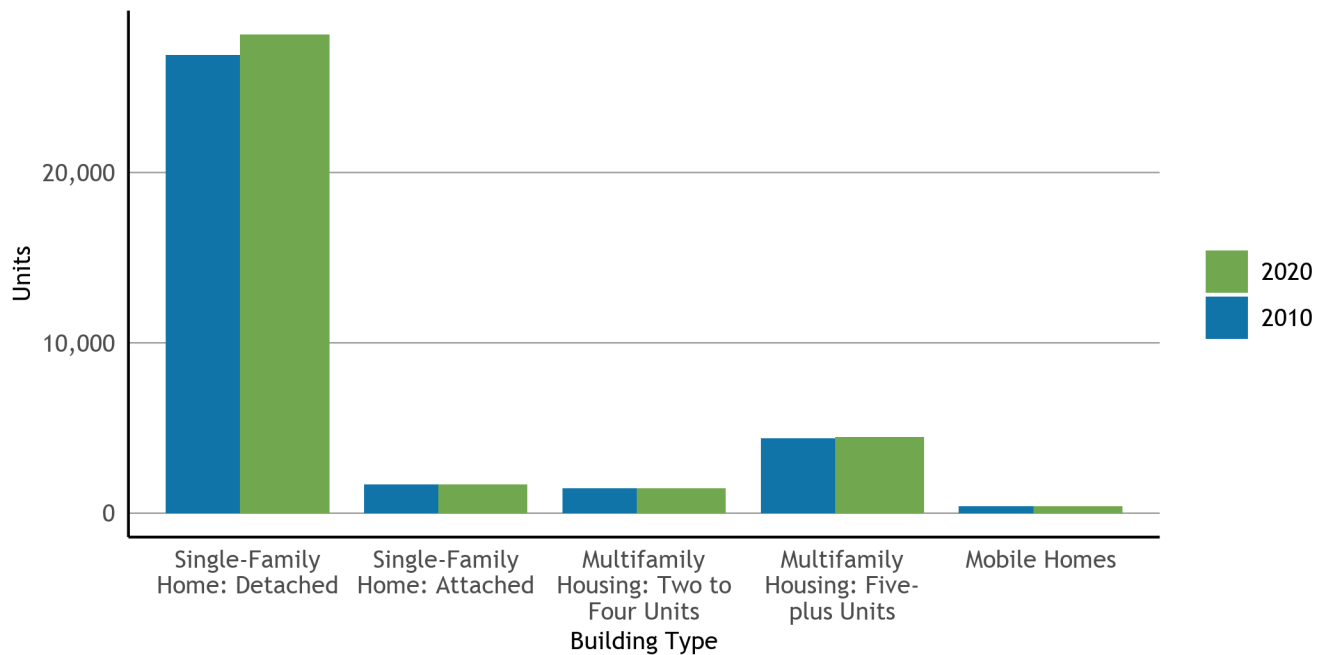


### 3 HOUSING STOCK CHARACTERISTICS

#### 3.1 Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing” - including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Antioch in 2020 was made up of 77.7% single family detached homes, 4.7% single family attached homes, 4.1% multifamily homes with 2 to 4 units, 12.4% multifamily homes with 5 or more units, and 1.1% mobile homes (see Figure 20). In Antioch, the housing type that experienced the most growth between 2010 and 2020 was *Single-Family Home: Detached*.

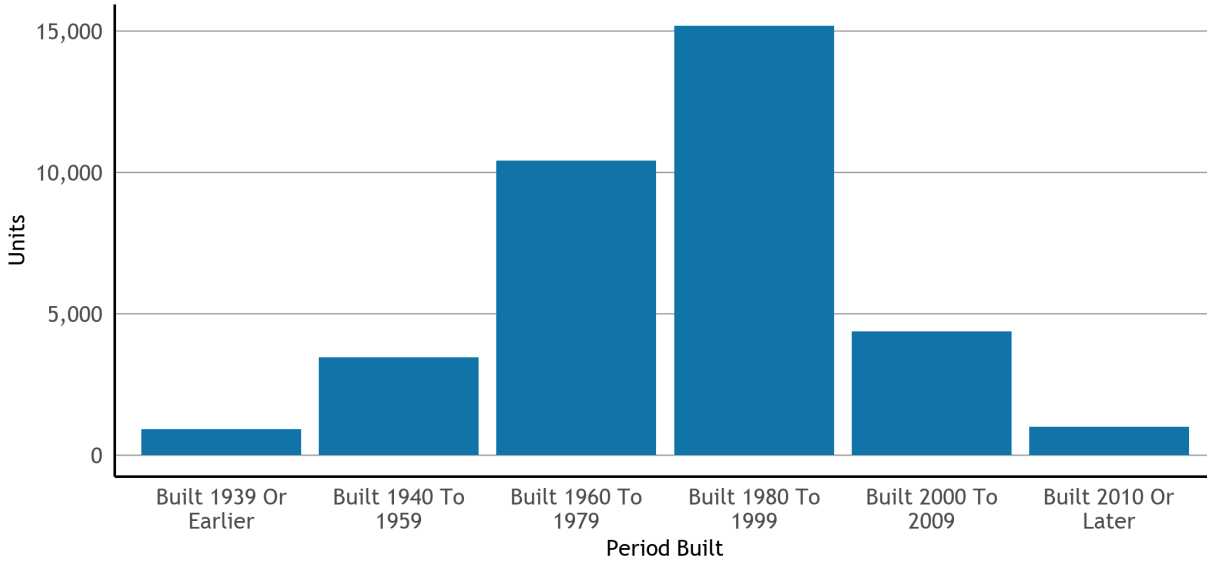


**Figure 20: Housing Type Trends**

Universe: Housing units

Source: California Department of Finance, E-5 series

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Antioch, the largest proportion of the housing stock was built 1980 to 1999, with 15,182 units constructed during this period (see Figure 21). Since 2010, 2.9% of the current housing stock was built, which is 1,012 units.



**Figure 21: Housing Units by Year Structure Built**

Universe: Housing units

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

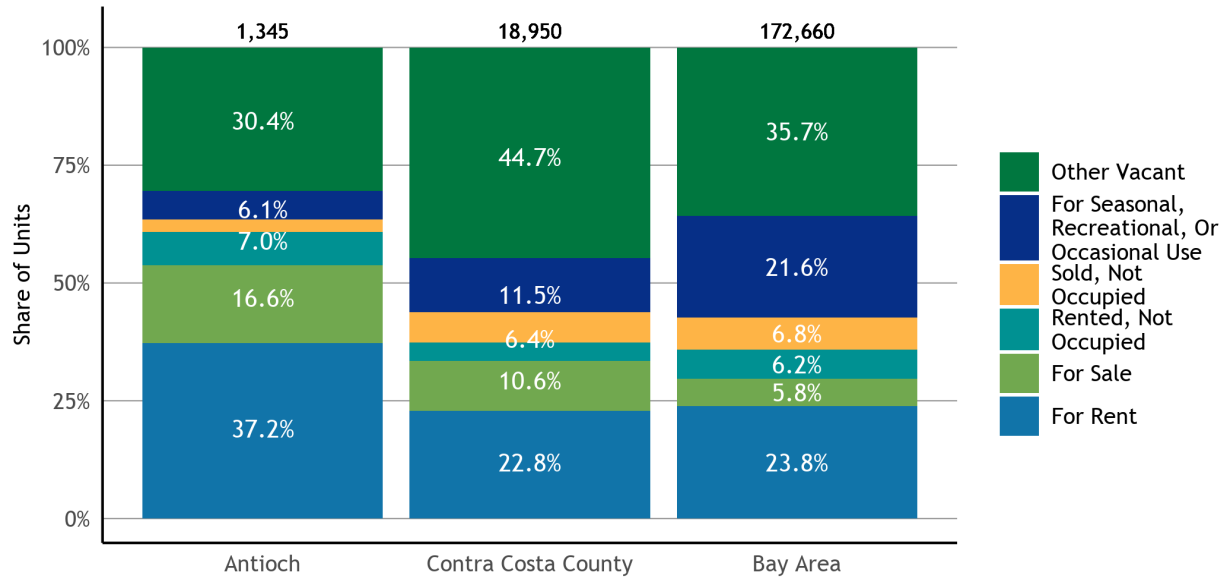
Vacant units make up 3.8% of the overall housing stock in Antioch. The rental vacancy stands at 4.2%, while the ownership vacancy rate is 1.2%. Of the vacant units, the most common type of vacancy is *For Rent* (see Figure 22).<sup>14</sup>

Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as “for recreational or occasional use” are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.<sup>15</sup> In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the “other vacant” category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of “other vacant” units in some jurisdictions.<sup>16</sup>

<sup>14</sup> The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (3.8%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant *other vacant*.

<sup>15</sup> For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: <https://www.census.gov/housing/hvs/definitions.pdf>.

<sup>16</sup> See Dow, P. (2018). *Unpacking the Growth in San Francisco’s Vacant Housing Stock: Client Report for the San Francisco Planning Department*. University of California, Berkeley.



**Figure 22: Vacant Units by Type**

Universe: Vacant housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004

Between 2015 and 2019, 882 housing units were issued permits in Antioch. 79.6% of permits issued in Antioch were for above moderate-income housing, 10.1% were for moderate-income housing, and 10.3% were for low- or very low-income housing (see Table 2).

**Table 2: Housing Permitting**

Income Group	Value
Above Moderate Income Permits	702
Very Low Income Permits	90
Moderate Income Permits	89
Low Income Permits	1

Universe: Housing permits issued between 2015 and 2019

Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

### 3.2 Assisted Housing Developments At-Risk of Conversion

While there is an immense 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.

The data in Table 3 below comes from the California Housing Partnership’s Preservation Database, the state’s most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, and there are subsidized units and at-risk units that are not captured in this data table. There are 1,301 assisted units in Antioch in the Preservation Database. Of these units, none are at *High Risk* or *Very High Risk* of conversion.<sup>17</sup> However, there are 4 units that are at moderate risk and 50 units at low risk at converting within the next 10 years. These units are discussed in Chapter 2, Housing Needs.

**Table 3: Assisted Units at Risk of Conversion**

Income	Antioch	Contra Costa County	Bay Area
Low	1301	13403	110177
Moderate	0	211	3375
High	0	270	1854
Very High	0	0	1053
Total Assisted Units in Database	1301	13884	116459

*Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.*

*Notes: While California Housing Partnership’s Preservation Database is the state’s most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.*

*Source: California Housing Partnership, Preservation Database (2020)*

<sup>17</sup> California Housing Partnership uses the following categories for assisted housing developments in its database: **Very-High Risk:** affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

**High Risk:** affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

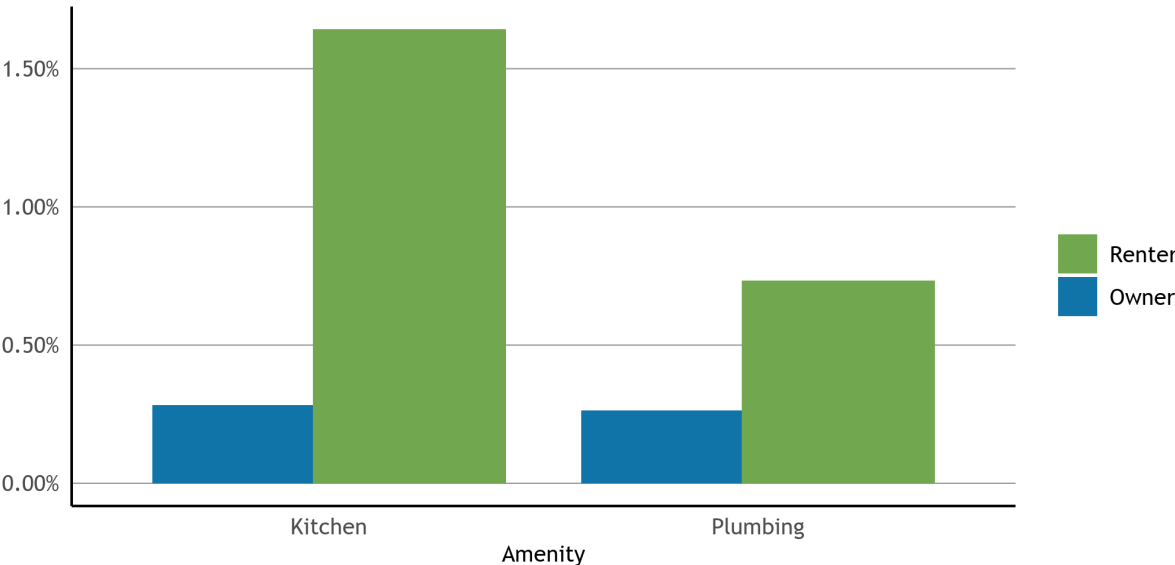
**Moderate Risk:** affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

**Low Risk:** affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

### 3.3 Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Housing conditions are an important indicator of quality of life. Like any asset, housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Thus, maintaining and improving housing quality is an important goal for communities.

Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Antioch. For example, 1.6% of renters in Antioch reported lacking a kitchen and 0.7% of renters lack plumbing, compared to 0.3% of owners who lack a kitchen and 0.3% of owners who lack plumbing.



**Figure 23: Substandard Housing Issues**

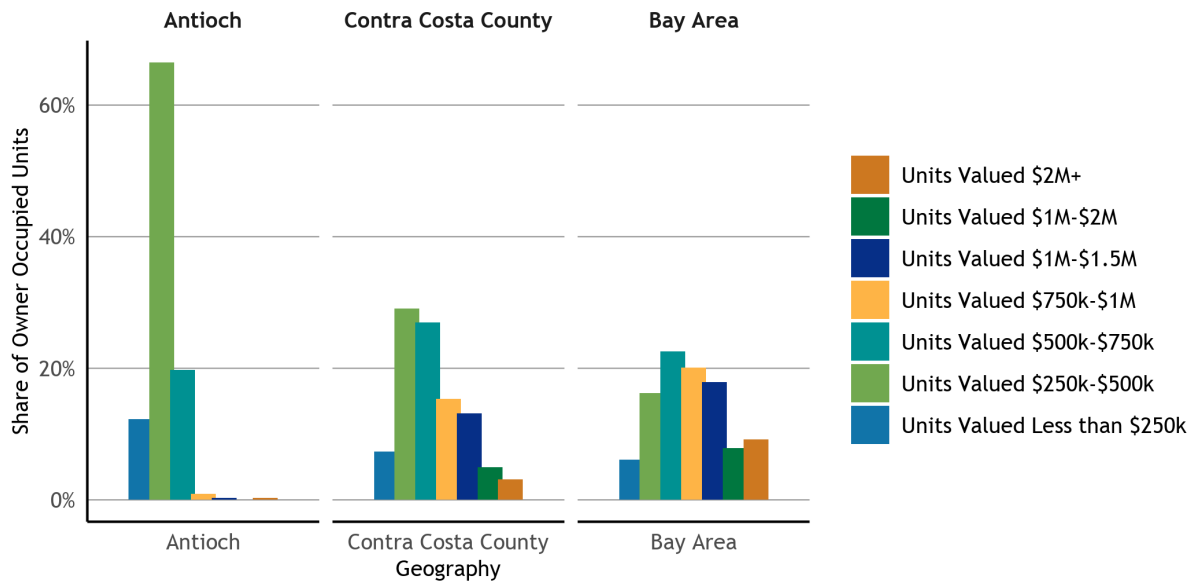
*Universe: Occupied housing units*  
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049*

An indication of the quality of the housing stock is its general age. Typically, housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs. Among the housing stock, 59.1 percent of the housing units in Antioch were built since 1990. The remaining 40.9 percent of the housing stock is over 30 years old, meaning rehabilitation needs could be necessary in certain homes. In addition, the City’s Code Enforcement Division estimates that approximately 10-15% percent of the housing stock needs rehabilitation.

### 3.4 Home and Rent Values

Home prices reflect a complex mix of supply and demand factors, including an area’s demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Antioch was estimated at \$524,890 by December of 2020, per data from Zillow. The largest

proportion of homes were valued between \$250k-\$500k (see Figure 24). By comparison, the typical home value is \$772,410 in Contra Costa County and \$1,077,230 the Bay Area, with the largest share of units valued \$250k-\$500k (county) and \$500k-\$750k (region).

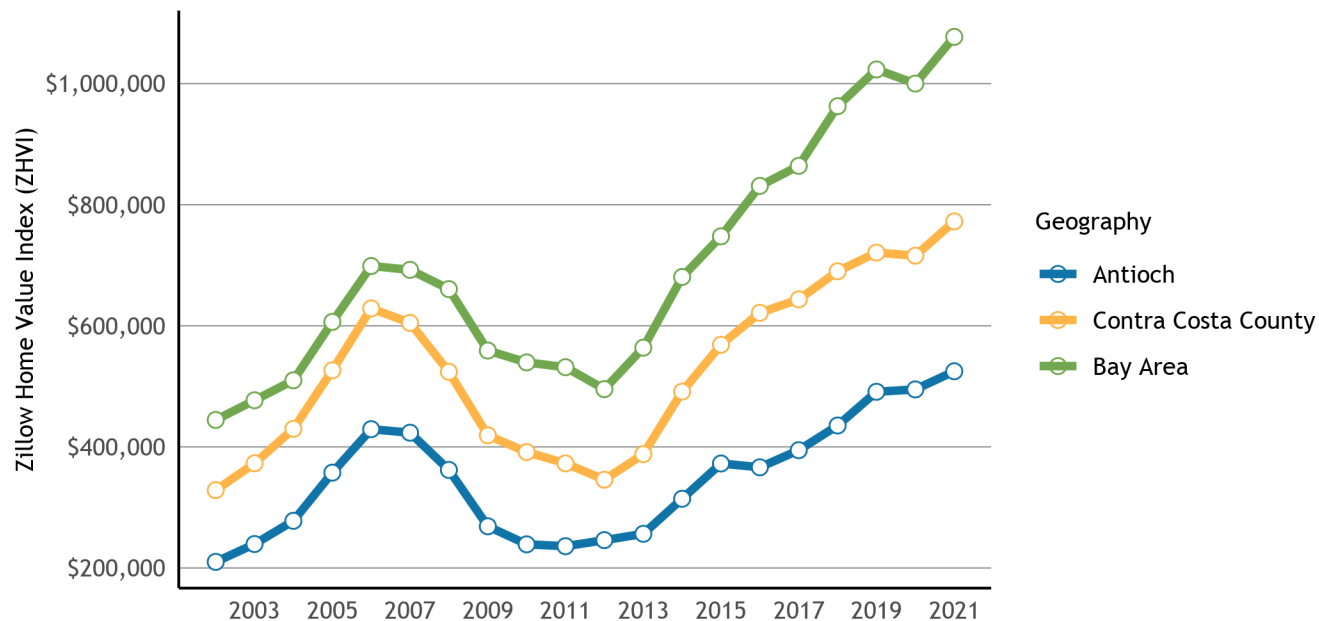


**Figure 24: Home Values of Owner-Occupied Units**

Universe: Owner-occupied units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075

The region’s home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 149.9% in Antioch from \$210,060 to \$524,890. This change is above the change in Contra Costa County, and above the change for the region (see Figure 25).



**Figure 25: Zillow Home Value Index (ZHVI)**

*Universe: Owner-occupied housing units*

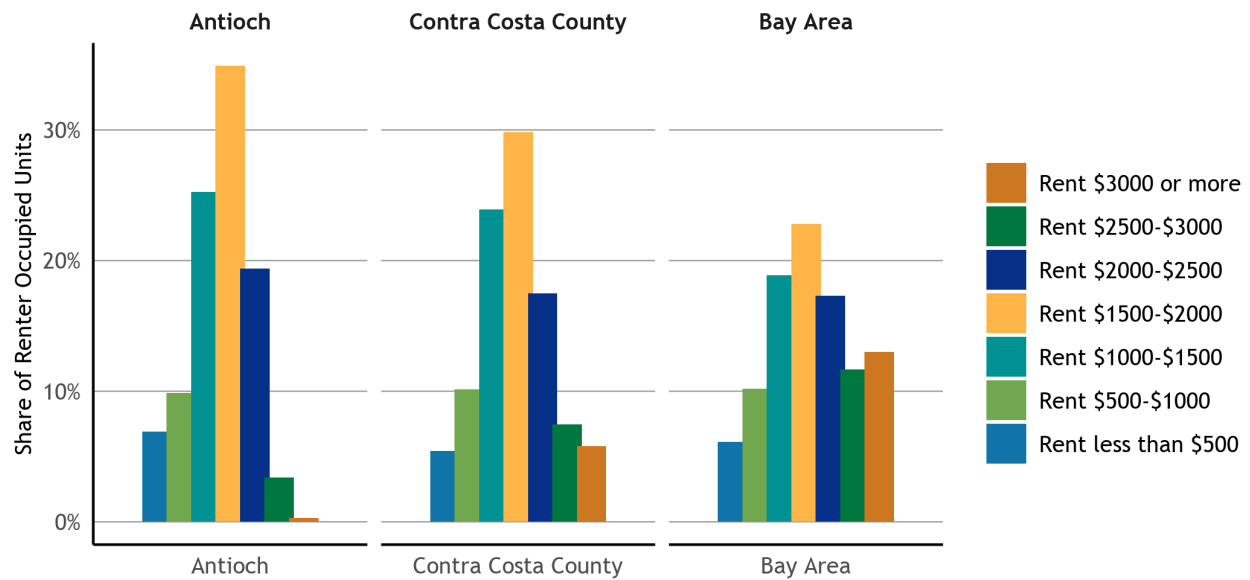
*Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.*

*Source: Zillow, Zillow Home Value Index (ZHVI)*

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Antioch, the largest proportion of rental units rented in the *Rent \$1500-\$2000* category, totaling 34.9%, followed by 25.3% of units renting in the *Rent \$1000-\$1500* category (see Figure 26). Looking beyond the city, the largest share of units is in the *rent for \$1500-\$2000* category.





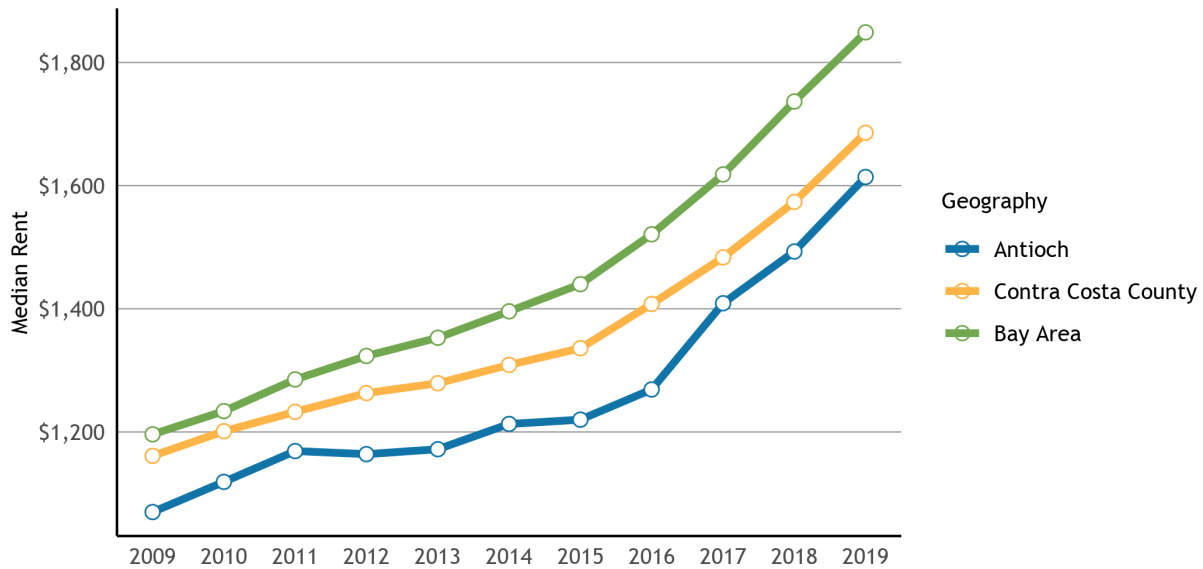
**Figure 26: Contract Rents for Renter-Occupied Units**

*Universe: Renter-occupied housing units paying cash rent*

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056*

Since 2009, the median rent has increased by 50.8% in Antioch, from \$1,210 to \$1,610 per month (see Figure 27). In Contra Costa County, the median rent has increased 28.8%, from \$1,300 to \$1,680. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, a 54% increase.<sup>18</sup>

<sup>18</sup> While the data on home values shown in Figure 25 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the rent data in this document comes from the U.S. Census Bureau’s American Community Survey, which may not fully reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.



**Figure 27: Median Contract Rent**

*Universe: Renter-occupied housing units paying cash rent*

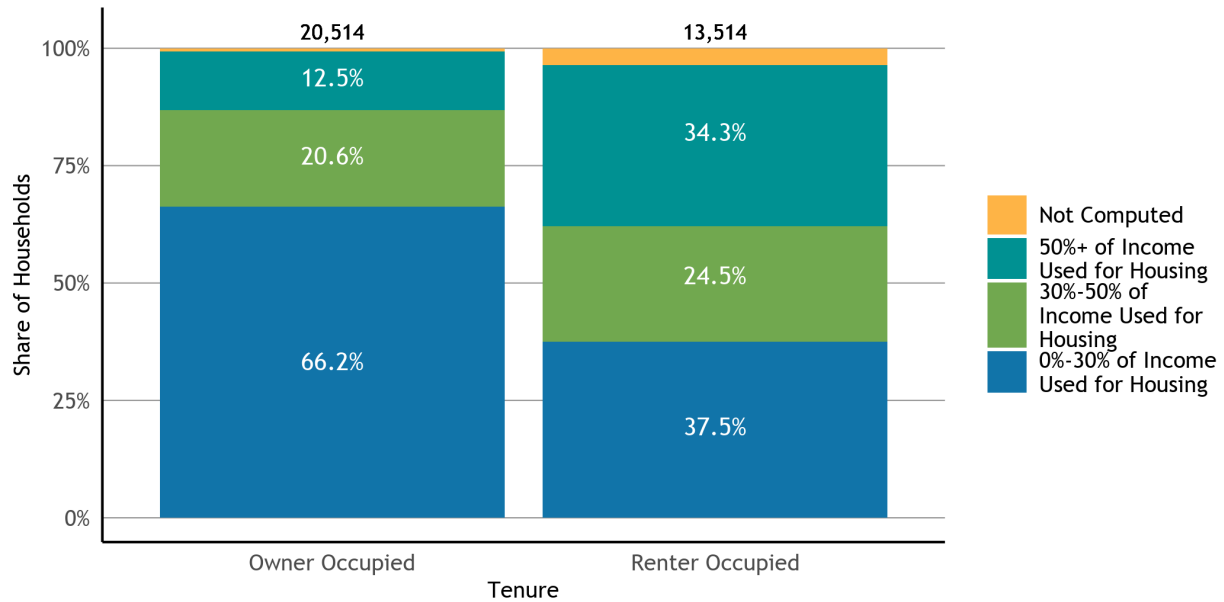
*Notes: For unincorporated areas, median is calculated using distribution in B25056.*

*Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.*

### 3.5 Overpayment and Overcrowding

A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Antioch, 24.5% of renters spend 30% to 50% of their income on housing compared to 20.6% of those that own (see Figure 28). Additionally, 34.3% of renters spend 50% or more of their income on housing, while 12.5% of owners are severely cost-burdened.



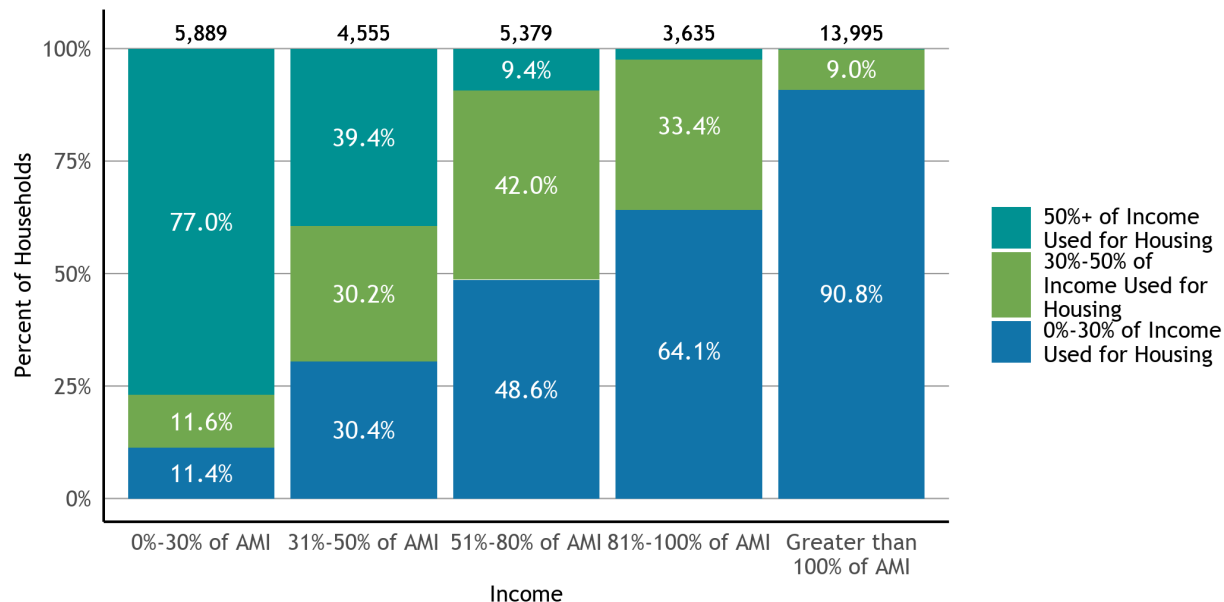
**Figure 28: Cost Burden by Tenure**

*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*

In Antioch, 20.8% of households spend 50% or more of their income on housing, while 20.3% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 29). For example, 77.0% of Antioch households making less than 30% of AMI spend the majority of their income on housing. For Antioch residents making more than 100% of AMI, just 0.2% are severely cost-burdened, and 90.8% of those making more than 100% of AMI spend less than 30% of their income on housing.



**Figure 29: Cost Burden by Income Level**

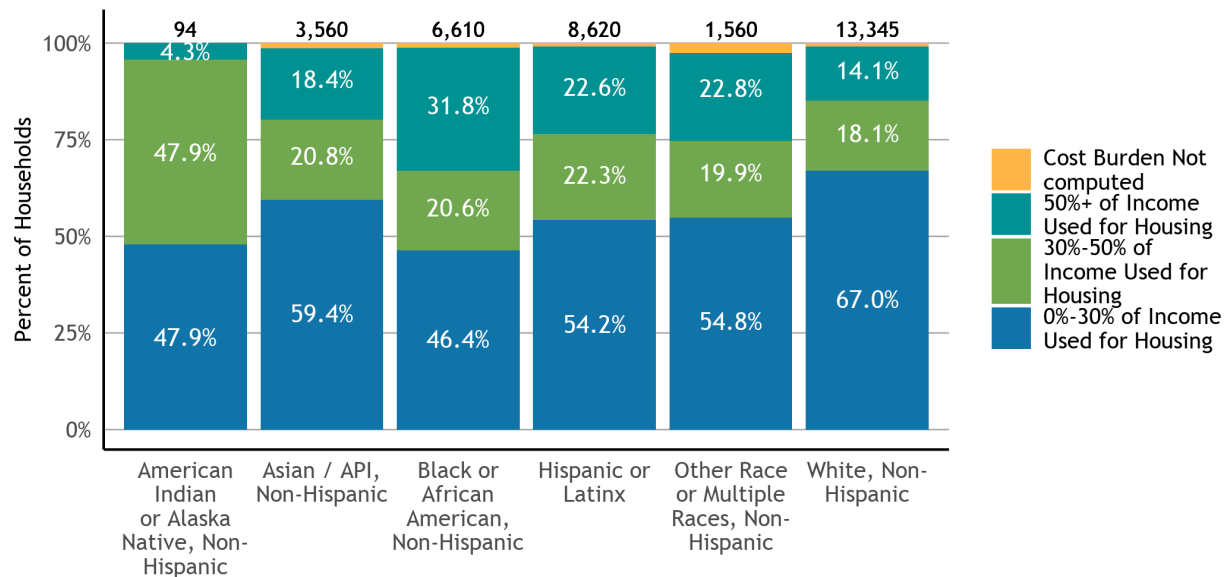
*Universe: Occupied housing units*

*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*

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

*American Indian or Alaska Native, Non-Hispanic* residents are the most cost burdened with 47.9% spending 30% to 50% of their income on housing, and *Black or African American, Non-Hispanic* residents are the most severely cost burdened with 31.8% spending more than 50% of their income on housing (see Figure 30).



**Figure 30: Cost Burden by Race**

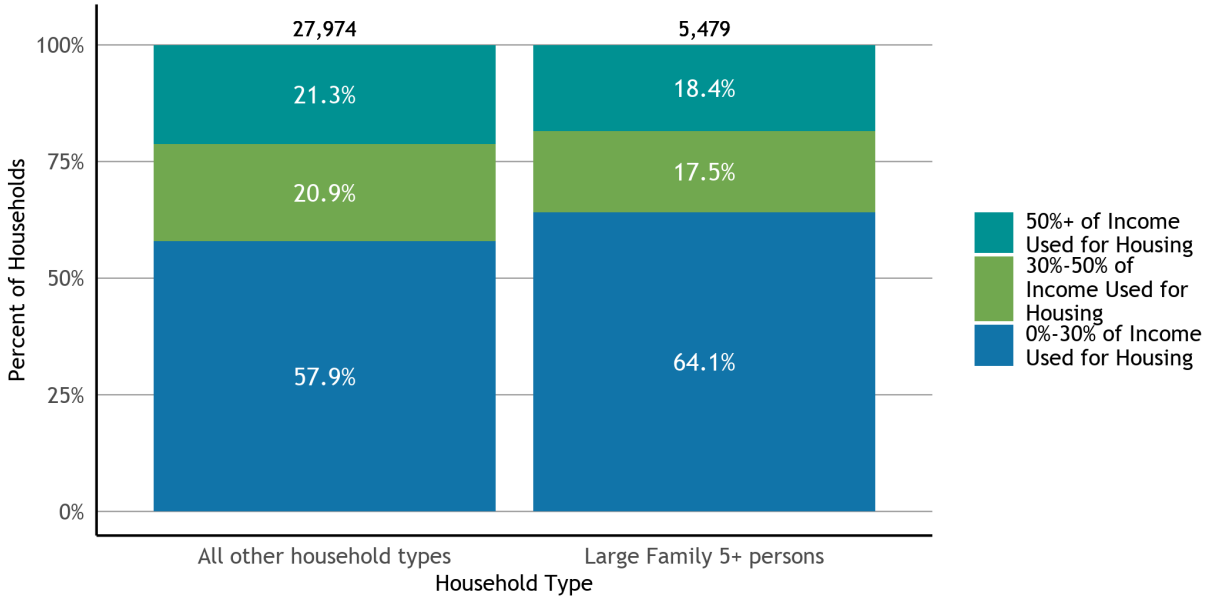
Universe: Occupied housing units

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

Large family households often have special housing needs due to a lack of 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% of large family households experience a cost burden of 30%-50%, while 18.4% of households spend more than half of their income on housing. Some 20.9% of all other households have a cost burden of 30%-50%, with 21.3% of households spending more than 50% of their income on housing (see Figure 31).



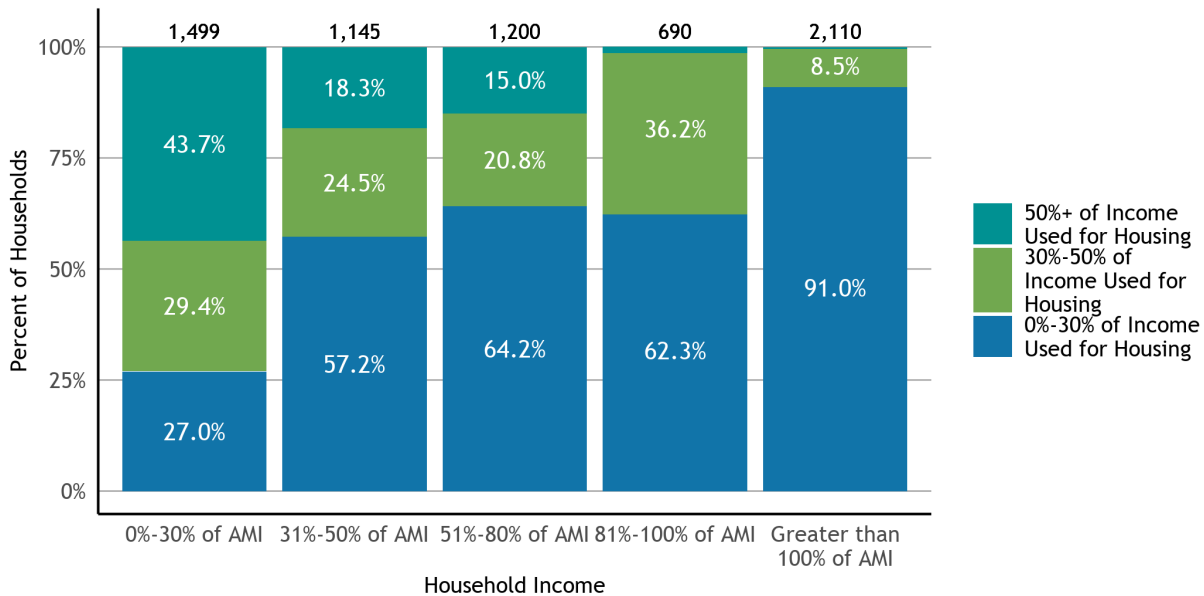
**Figure 31: Cost Burden by Household Size**

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

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 43.7% of seniors making less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 91.0% are not cost-burdened and spend less than 30% of their income on housing (see Figure 32).



**Figure 32: Cost-Burdened Senior Households by Income Level**

*Universe: Senior households*

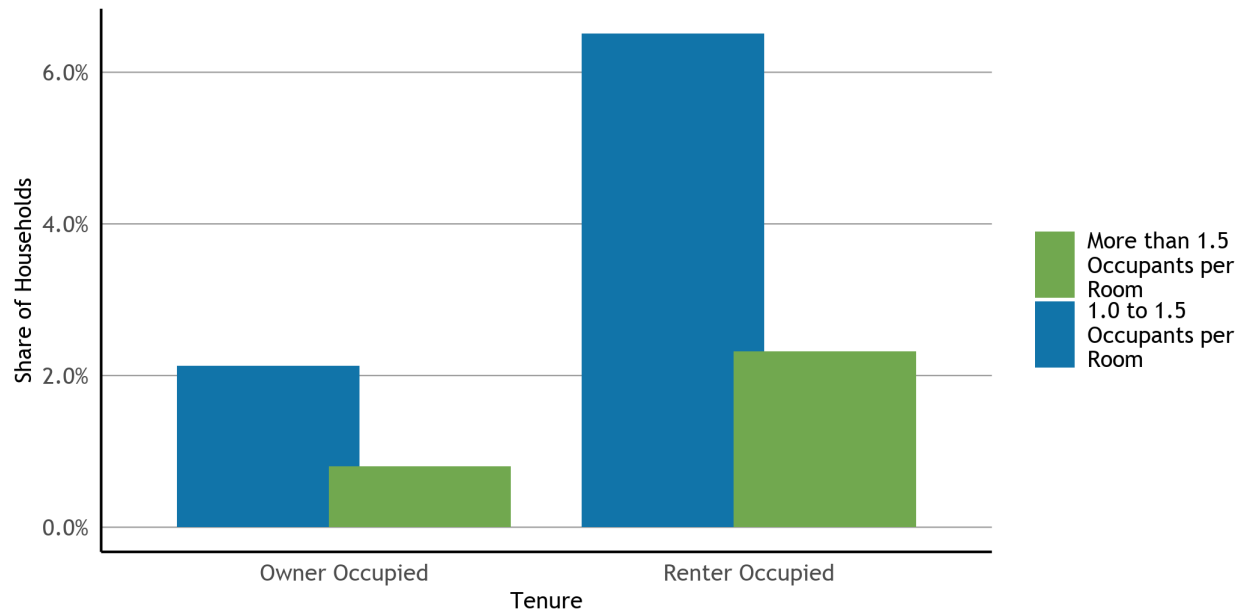
*Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, 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*

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Antioch, 2.3% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.8% of households that own (see Figure 33). In Antioch, 6.5% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 2.1% for those own.





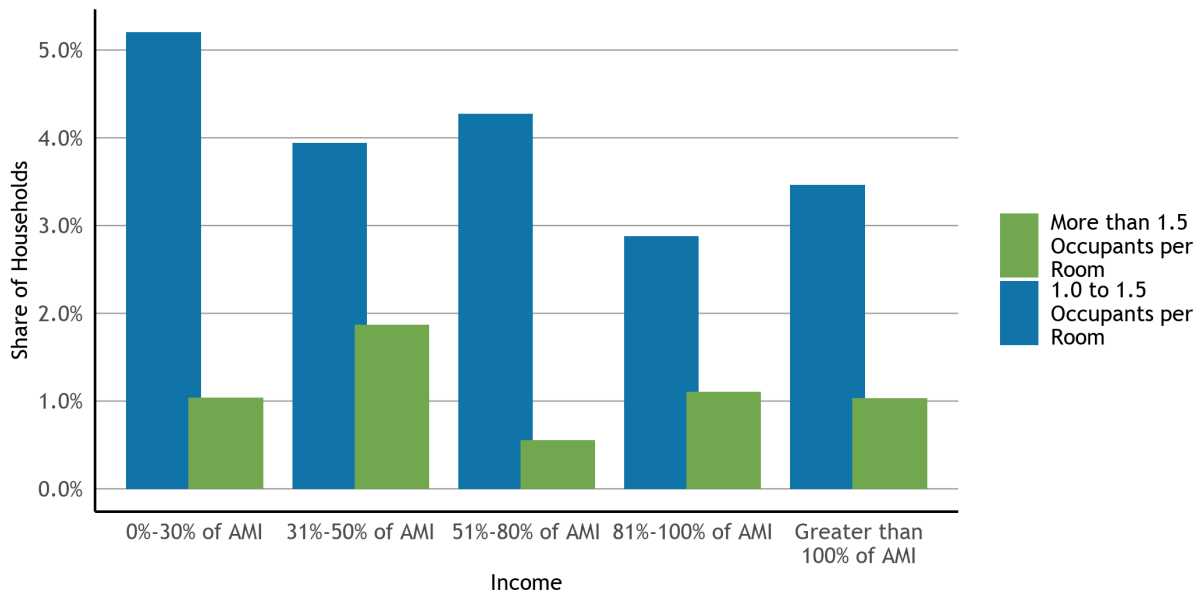
**Figure 33: Overcrowding by Tenure and Severity**

*Universe: Occupied housing units*

*Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.*

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

Overcrowding often disproportionately impacts low-income households. As shown in Figure 34, the income group that experiences the most overcrowding are households making 31-50% of the AMI.



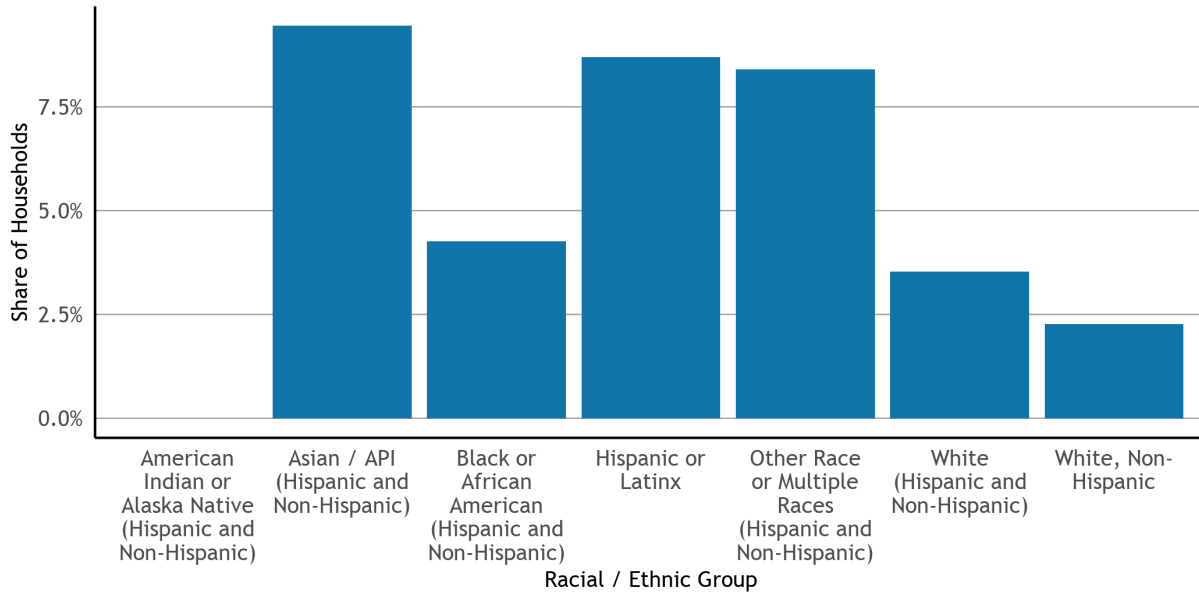
**Figure 34: Overcrowding by Income Level and Severity**

*Universe: Occupied housing units*

*Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. 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*

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Antioch, the racial group with the largest overcrowding rate is *Asian / API (Hispanic and Non-Hispanic)* (see Figure 35).



**Figure 35: Overcrowding by Race**

*Universe: Occupied housing units*

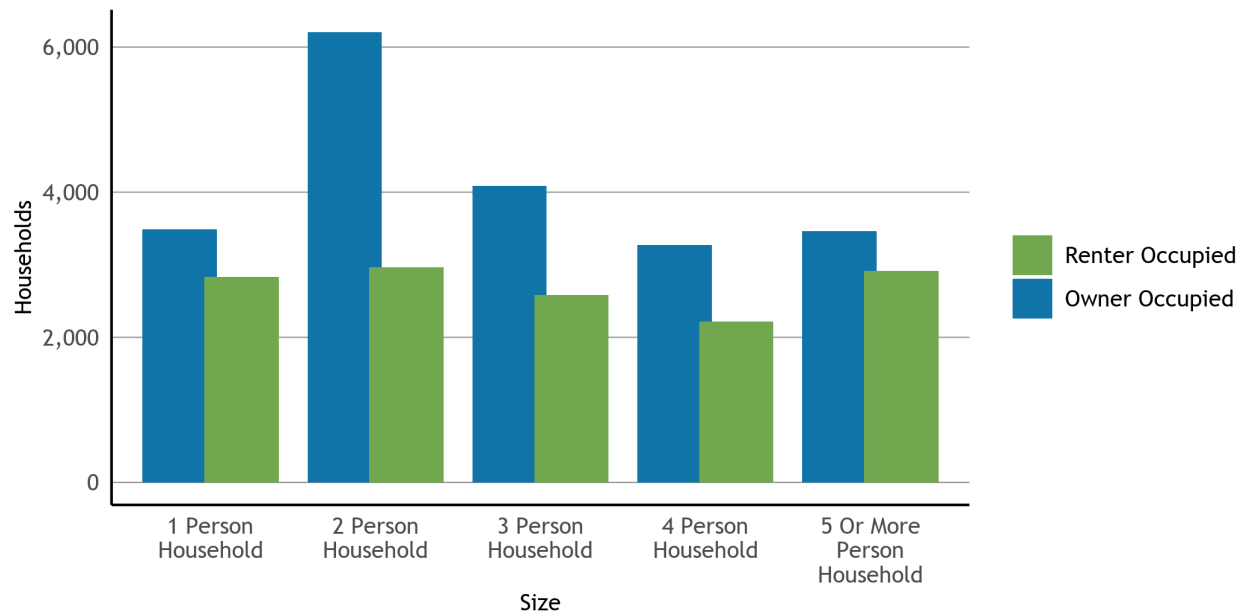
*Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx 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 total number of occupied housing units 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 total number of occupied housing units.*

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014*

## 4 SPECIAL HOUSING NEEDS

### 4.1 Large Households

Large households often have different housing needs than smaller households. 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%) are owner occupied (see Figure 36). In 2017, 25.5% of large households were very low-income, earning less than 50% of the area median income (AMI).

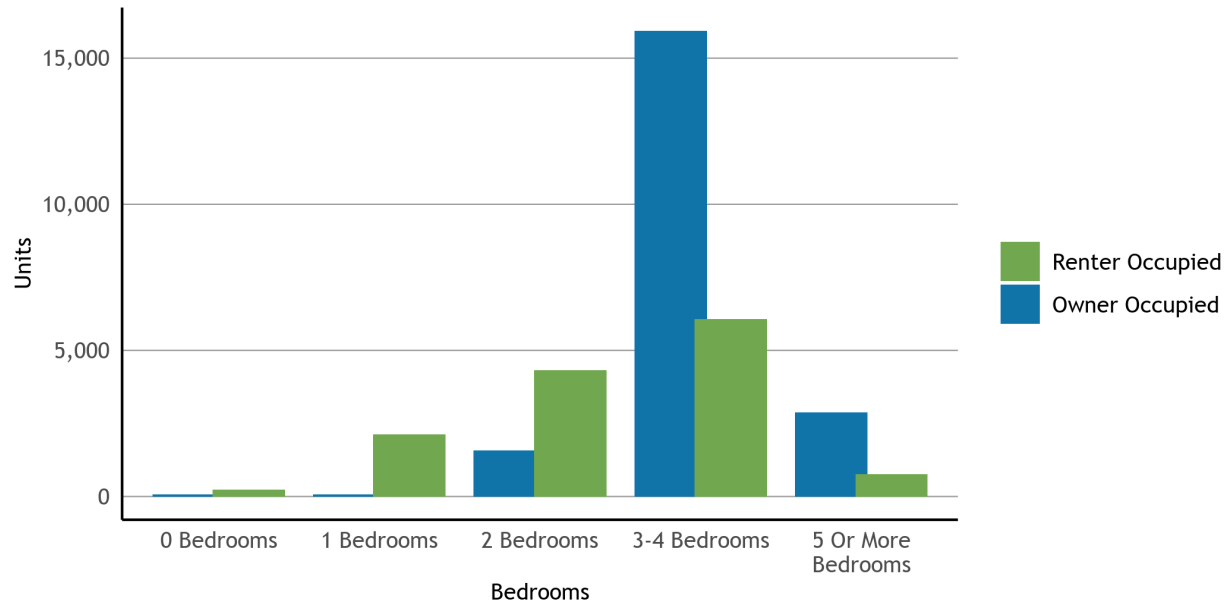


**Figure 36: Household Size by Tenure**

*Universe: Occupied housing units*

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009*

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 25,651 units in Antioch. Among these large units with 3 or more bedrooms, 26.6% are owner-occupied and 73.4% are renter occupied (see Figure 37).



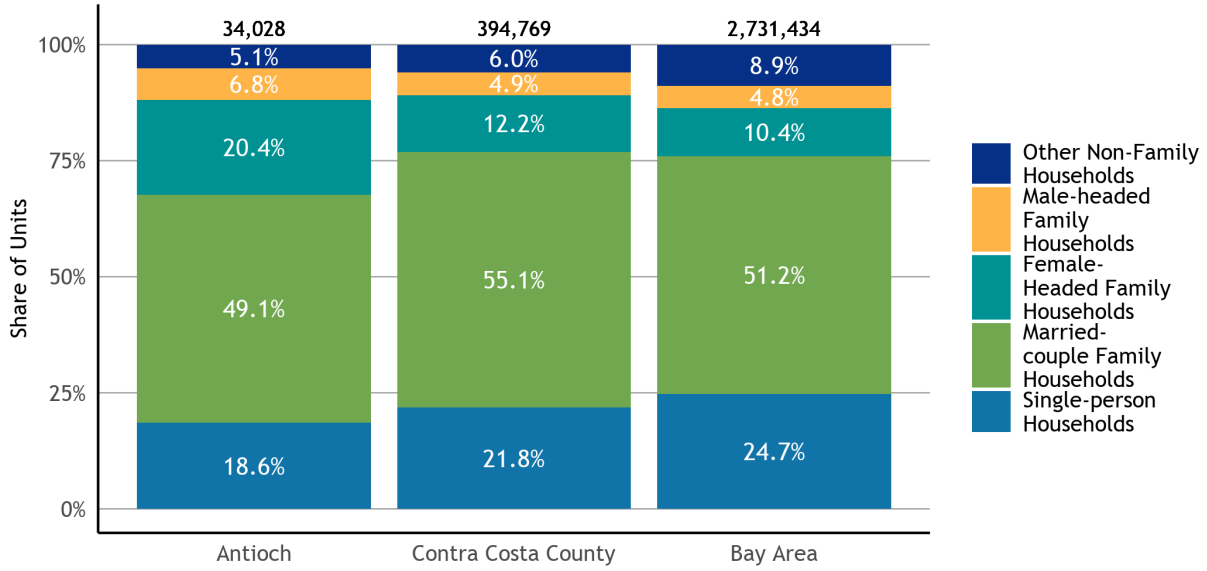
**Figure 37: Housing Units by Number of Bedrooms**

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

## 4.2 Female-Headed 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% of total, while *Female-Headed Households* make up 20.4% of all households.



**Figure 38: Household Type**

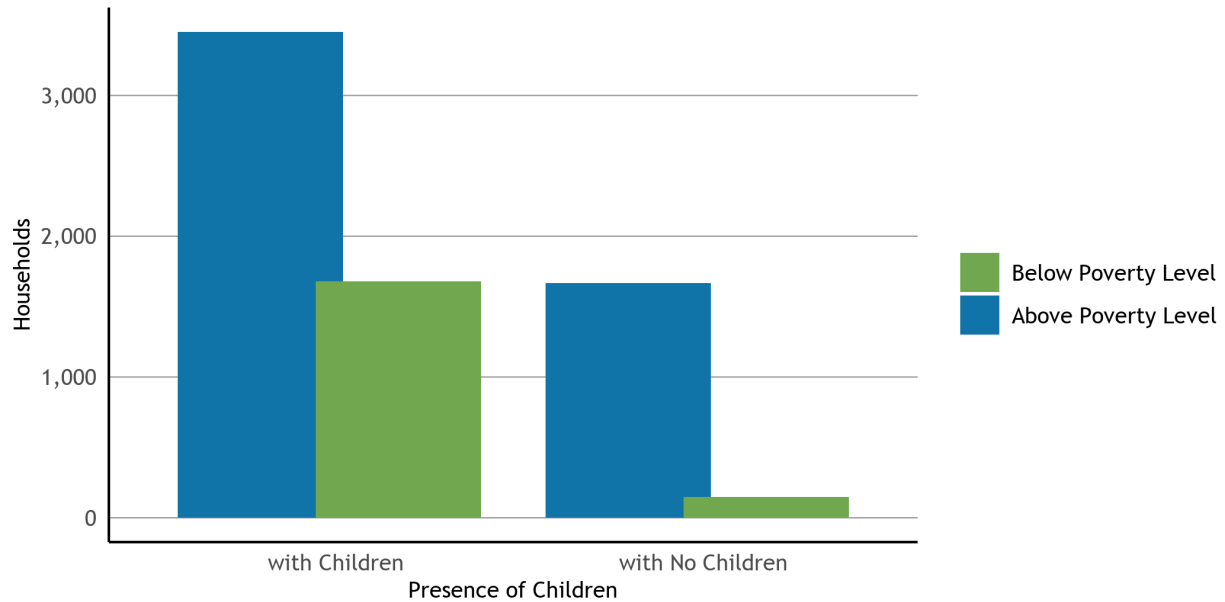
Universe: Households

Notes: For data from the Census Bureau, a “family household” is a household where two or more people are related by birth, marriage, or adoption. “Non-family households” are households of one person living alone, as well as households where none of the people are related to each other.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

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% of female-headed households with children fall below the Federal Poverty Line, while 8.1% of female-headed households *without* children live in poverty (see Figure 39).



**Figure 39: Female-Headed Households by Poverty Status**

*Universe: Female Households*

*Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.*

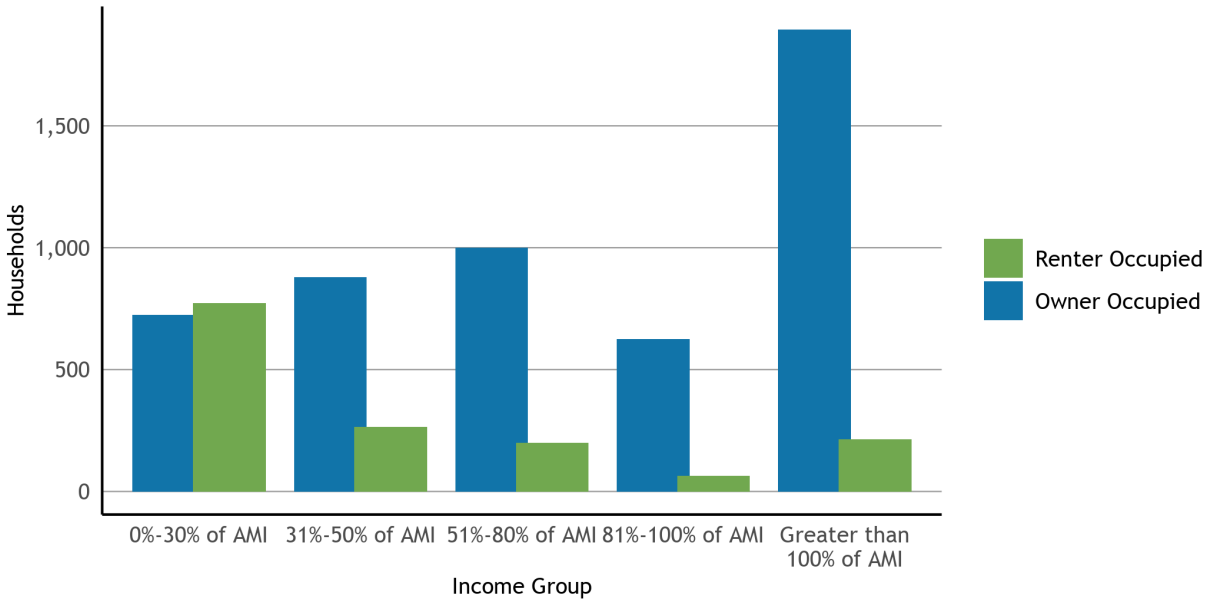
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012*

### 4.3 Seniors

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

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 0%-30% of AMI, while the largest proportion of senior households who are homeowners falls in the income group Greater than 100% of AMI (see Figure 40).





**Figure 40: 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.*

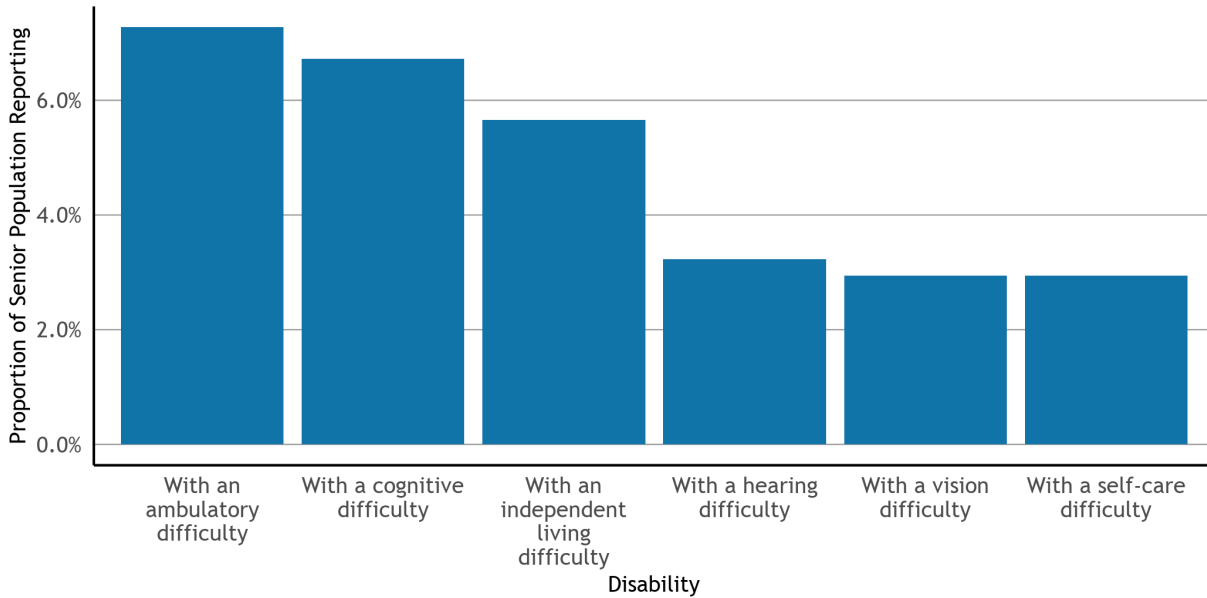
*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*

#### 4.4 People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities 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 41 shows the rates at which different disabilities are present among residents of Antioch. Overall, 15.2% of people in Antioch have a disability of any kind that may require accessible housing, which is a higher percentage than the County (11.1 percent) and the region (9.6 percent).<sup>19</sup>

<sup>19</sup> These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.



**Figure 41: Disability by Type**

*Universe: Civilian noninstitutionalized population 18 years and over*

*Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor’s office or shopping.*

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.*

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down’s Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. 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.<sup>20</sup>

In Antioch, of the population with a developmental disability, children under the age of 18 make up 41.4%, while adults account for 58.6%.

<sup>20</sup> For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

**Table 4: Population with Developmental Disabilities by Age**

Age Group	Value
Age 18+	816
Age Under 18	576

*Universe: Population with developmental disabilities*

*Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.*

*Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020)*

The most common living arrangement for individuals with disabilities in Antioch is the home of parent/family/guardian.

**Table 5: Population with Developmental Disabilities by Residence**

Residence Type	Value
Home of Parent /Family /Guardian	980
Community Care Facility	233
Independent /Supported Living	73
Intermediate Care Facility	62
Foster /Family Home	31
Other	5

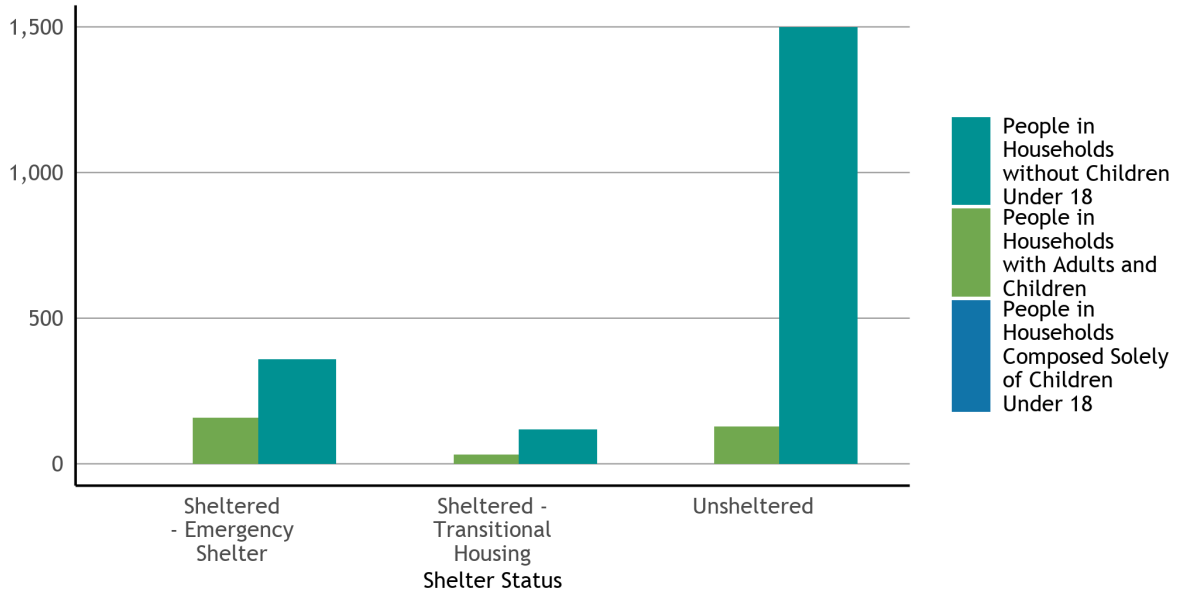
*Universe: Population with developmental disabilities*

*Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.*

*Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)*

## 4.5 Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people 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% are unsheltered. Of homeless households with children, most are sheltered in emergency shelter (see Figure 42).



**Figure 42: 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.*

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

Contra Costa County is commonly divided into West County, Central County, and East County regions. There were modest regional shifts in the number of unsheltered people sleeping in each region of the county from 2018 to 2020. In 2020, there was an almost even split across the three regions. People were identified in 30 incorporated cities and unincorporated jurisdictions across the county during the PIT count. Antioch and Richmond each had 15% of the unsheltered population, the highest percentages in the County (see Figure 42).

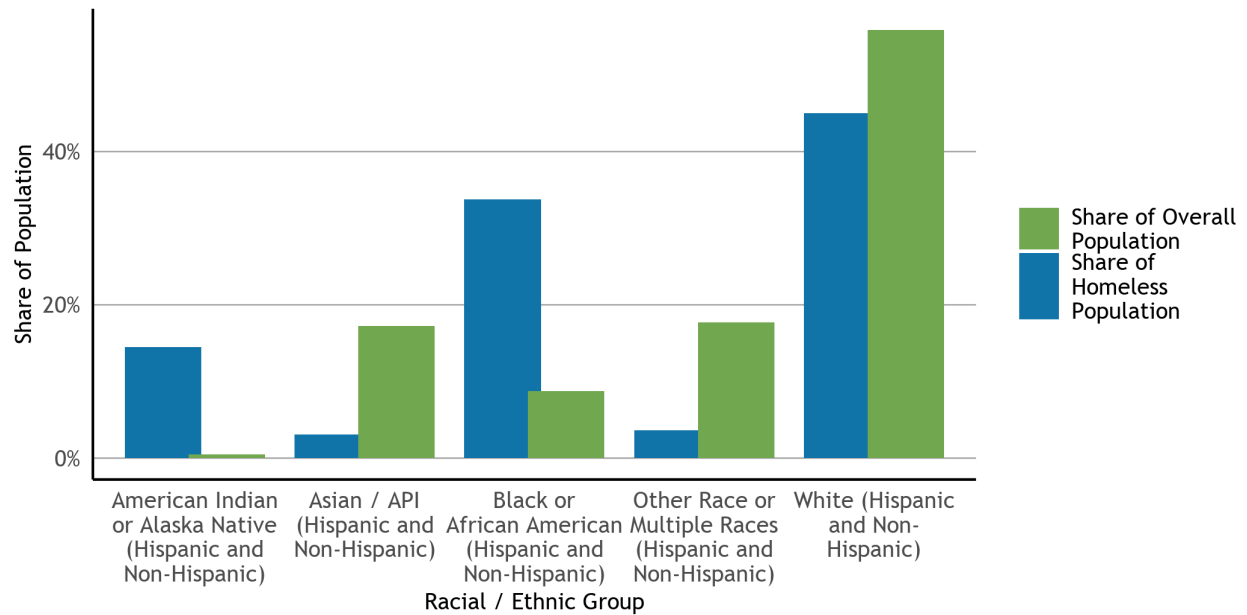
West County		Central County		East County	
Location	#	Location	#	Location	#
Crockett	35	Alamo	2	Antioch	238
El Cerrito	24	Blackhawk	6	Bay Point	49
El Sobrante	9	Clayton	2	Bayview	2
Hercules	7	Concord	160	Bethel Island	2
North Richmond	22	Danville	7	Brentwood	80
Pinole	7	Lafayette	3	Discovery Bay	2
Richmond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

**Figure 43: Number of Unsheltered Individuals by Contra Costa County Cities**

*Universe: Population experiencing homelessness*

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

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Contra Costa County, Black (Hispanic and Non-Hispanic) residents represent 33.8% of the homeless population but only 8.7% of the overall population of Contra Costa County (see Figure 44).



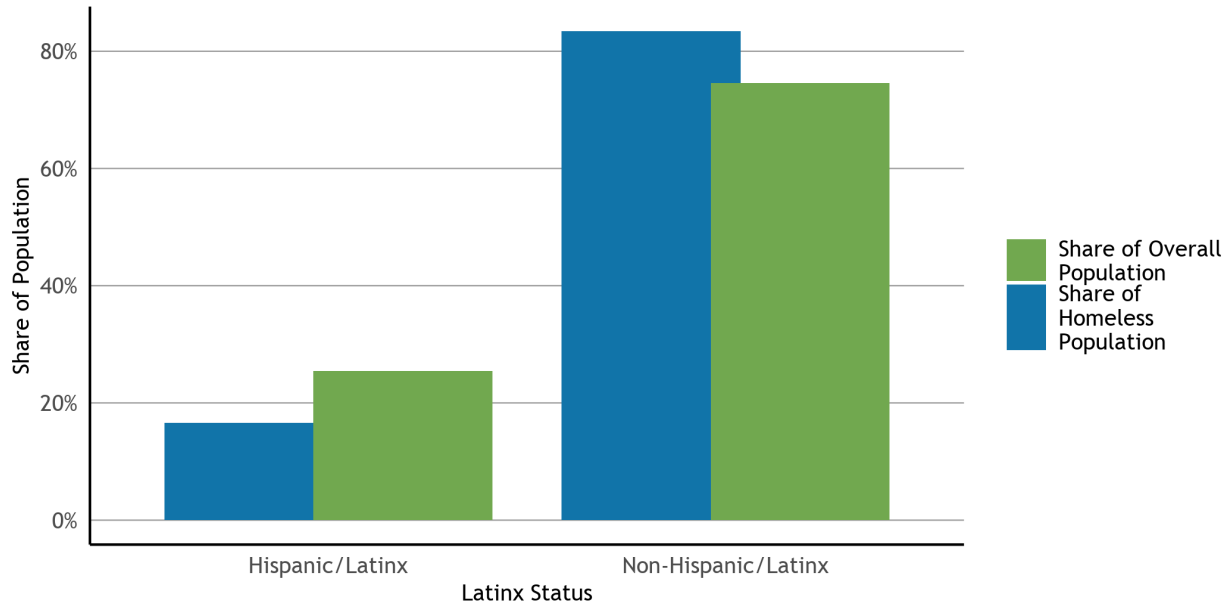
**Figure 44: Racial Group Share of General and Homeless Populations, Contra Costa County**

*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. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.*

*Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-1)*

In Contra Costa, Latinx residents represent 16.6% of the population experiencing homelessness, while Latinx residents comprise 25.4% of the general population (see Figure 45).



**Figure 45: Latinx Share of General and Homeless Populations, Contra Costa County**

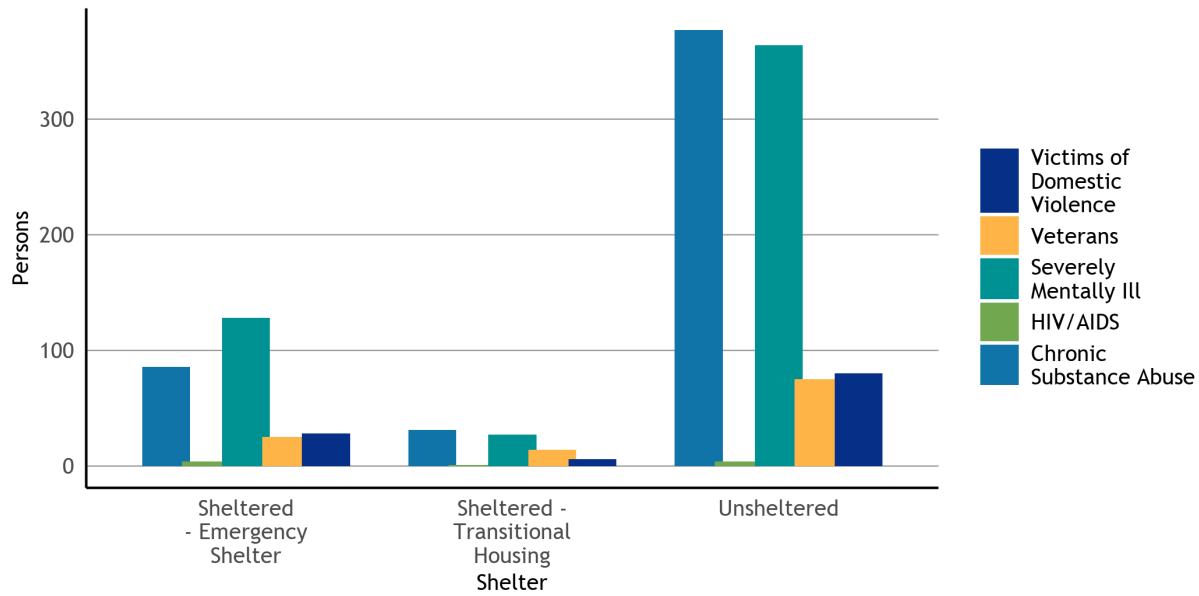
*Universe: Population experiencing homelessness*

*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. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.*

*Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)*

Many of those experiencing homelessness are dealing with severe issues - including mental illness, substance abuse and domestic violence - that are potentially life threatening and require additional assistance. In Contra Costa County, homeless individuals are commonly challenged by severe mental illness, with 519 reporting this condition (see Figure 13). Of those, some 70.1% are unsheltered, further adding to the challenge of handling the issue.





**Figure 46: Characteristics for the Population Experiencing Homelessness, 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. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.*

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

In Antioch, the student population experiencing homelessness totaled 409 during the 2019-20 school year and increased by 9.1% since the 2016-17 school year. By comparison, Contra Costa County has seen a 4.4% increase in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

The number of students in Antioch experiencing homelessness in 2019 represents 18.5% of the Contra Costa County total and 3.0% of the Bay Area total.

**Table 6: Students in Local Public Schools Experiencing Homelessness**

Academic Year	Antioch	Contra Costa County	Bay Area
2016-17	375	2,116	14,990
2017-18	276	2,081	15,142
2018-19	397	2,574	15,427
2019-20	409	2,209	13,718

*Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools*

*Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.*

*Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)*

#### 4.6 Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers are generally considered a special housing needs group due to their limited income and the often-unstable nature of their employment. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. While many traditional affordable housing programs and policies will assist farmworkers, there are unique needs and circumstances for agricultural workers that need to be considered and explored.

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 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. Per the USDA, farmworkers often commute long distances to work for various employers but are considered permanent workers and residents in their home communities. For these permanent or settled farmworkers, the USDA estimates that these workers commute up to 75 miles for work and then return to their homes.

- **SETTLED/PERMANENT** -- Today’s farmworkers are more settled and typically live in one location.
- **COMMUTE UP TO 75 MILES** -- 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.
- **FAMILIES** - Farmworkers today are more likely to have families and are looking for schools, employment for a spouse/partner and a location to live in the provides a community.

Farmworkers and day laborers are an essential component of California’s agriculture industry. 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.



**Table 7: Farm Operations and Farm Labor by County**

		2002	2007	2012	2017	County (%)	Bay Area (%)
Alameda	Permanent	577	465	355	305	51%	1.8%
	Seasonal	369	737	449	288	49%	1.6%
	<b>Totals</b>	<b>946</b>	<b>1,202</b>	<b>804</b>	<b>593</b>	<b>100%</b>	<b>1.7%</b>
Contra Costa	Permanent	730	578	509	450	34%	2.6%
	Seasonal	1,874	1,295	1,540	860	66%	4.7%
	<b>Totals</b>	<b>2,604</b>	<b>1,873</b>	<b>2,049</b>	<b>1,310</b>	<b>100%</b>	<b>3.7%</b>
Napa	Permanent	2,916	2,631	3,732	4,290	43%	24.8%
	Seasonal	7,855	5,202	6,125	5,734	57%	31.4%
	<b>Totals</b>	<b>10,771</b>	<b>7,833</b>	<b>9,857</b>	<b>10,024</b>	<b>100%</b>	<b>28.2%</b>
Marin	Permanent	245	130	510	697	55%	4.0%
	Seasonal	246	59	562	577	45%	3.2%
	<b>Totals</b>	<b>491</b>	<b>189</b>	<b>1,072</b>	<b>1,274</b>	<b>100%</b>	<b>3.6%</b>
San Mateo	Permanent	2,226	1,697	1,320	978	74%	5.7%
	Seasonal	852	911	402	343	26%	1.9%
	<b>Totals</b>	<b>3,078</b>	<b>2,608</b>	<b>1,722</b>	<b>1,321</b>	<b>100%</b>	<b>3.7%</b>
Santa Clara	Permanent	1,696	2,842	2,243	2,418	58%	14.0%
	Seasonal	3,760	2,747	1,994	1,757	42%	9.6%
	<b>Totals</b>	<b>5,456</b>	<b>5,589</b>	<b>4,237</b>	<b>4,175</b>	<b>100%</b>	<b>11.7%</b>
San Francisco	Permanent	0	0	0	0	0%	0.0%
	Seasonal	0	0	0	0	0%	0.0%
	<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0.0%</b>
Solano	Permanent	2,735	1,474	1,387	1,453	58%	8.4%
	Seasonal	2,921	1,339	1,459	1,060	42%	5.8%
	<b>Totals</b>	<b>5,656</b>	<b>2,813</b>	<b>2,846</b>	<b>2,513</b>	<b>100%</b>	<b>7.1%</b>
Sonoma	Permanent	5,597	5,458	5,900	6,715	47%	38.8%
	Seasonal	9,870	8,341	7,810	7,664	53%	41.9%
	<b>Totals</b>	<b>15,467</b>	<b>13,799</b>	<b>13,710</b>	<b>14,379</b>	<b>100%</b>	<b>40.4%</b>
Bay Area	Permanent	16,722	15,275	15,956	17,306	49%	100.0%
	Seasonal	27,747	20,631	20,341	18,283	51%	100.0%
	<b>Totals</b>	<b>44,469</b>	<b>35,906</b>	<b>36,297</b>	<b>35,589</b>	<b>100%</b>	<b>100.0%</b>

*Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)*

*Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.*

*Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor*

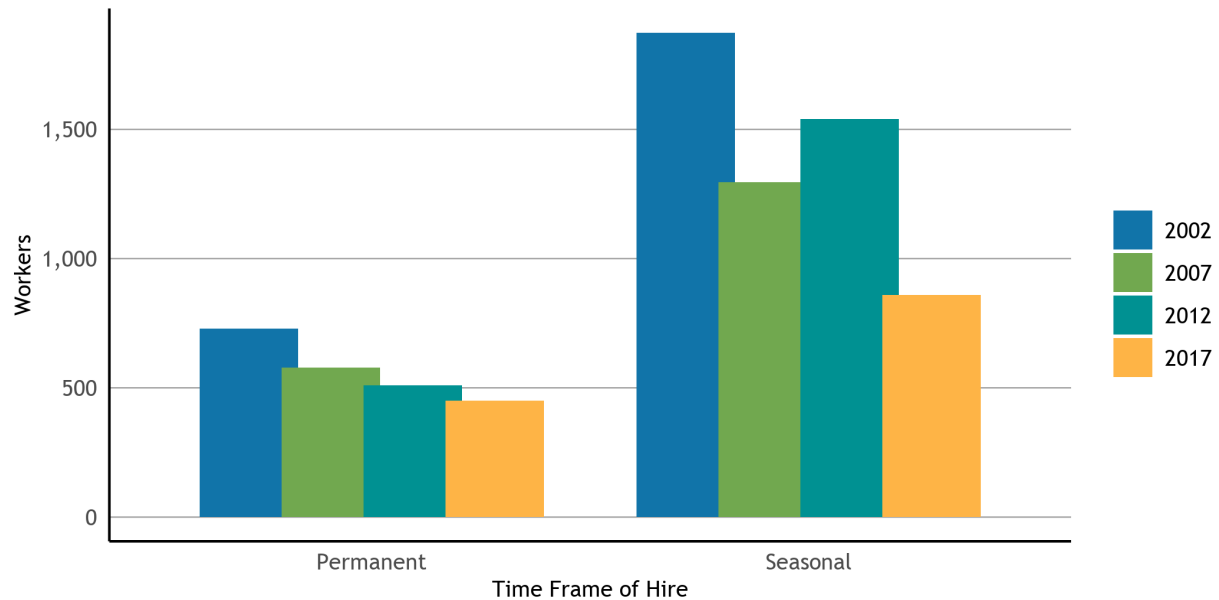
Farmworker households are often compromised of extended family members and, as a result, many farmworker households tend to have difficulties securing safe, decent, and affordable housing. Far too often, farmworkers are forced to occupy substandard homes or live in overcrowded situations. Additionally, farmworker households:

- tend to have high rates of poverty;
- live disproportionately in housing that is in the poorest condition;
- have extremely high rates of overcrowding;
- have low homeownership rates.

Based on recent farmworker studies in the greater Bay Area (San Mateo and Monterey County), these are some of the key issues/trends affecting farmworkers.

- ✓ High unmet needs for agricultural workforce housing; often housing in poor repair and overcrowding.
- ✓ Financial needs to support small agricultural producers/employers and employees that can't afford market rate housing.
- ✓ Difficult to attract and retain employees due to the lack of housing availability.
- ✓ Flow of foreign agricultural workers into the U.S. has declined sharply. The Bay Area is seeing a shift to more permanent workers versus seasonal workers. (2002 permanent workers equaled 38%; 2017 permanent workers equal 49%.)
- ✓ Desire for housing to be decoupled from employment and housing for families with most farmworkers living in urban communities.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Contra Costa County has decreased since 2002, totaling 450 in 2017, while the number of seasonal farm workers has decreased, totaling 860 in 2017 (see Figure 47).



**Figure 47: Farm Operations and Farm Labor by County, Contra Costa County**

*Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)*

*Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.*

*Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor*

In Antioch and Contra Costa County, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year.

**Table 8: Migrant Worker Student Population**

Academic Year	Antioch	Contra Costa County	Bay Area
2016-17	0	0	4,630
2017-18	0	0	4,607
2018-19	0	0	4,075
2019-20	0	0	3,976

*Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools*

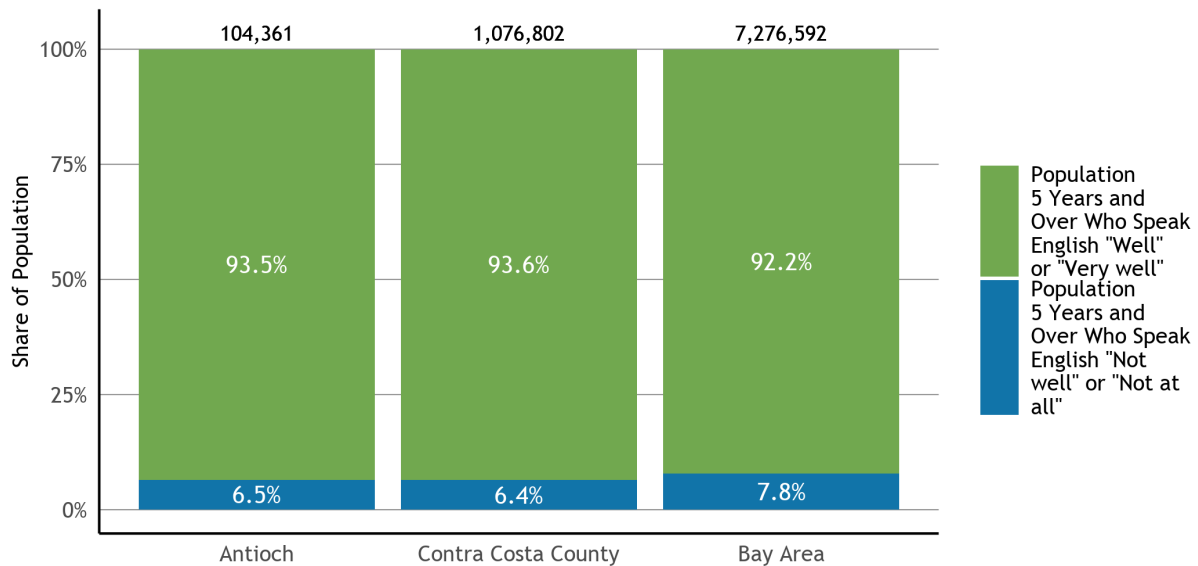
*Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.*

*Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)*

*This table is included in the Data Packet Workbook as Table FARM-01.*

## 4.7 Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In Antioch, 6.5% of residents 5 years and older identify as speaking English not well or not at all, which is above the proportion for Contra Costa County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.



**Figure 48: Population with Limited English Proficiency**

Universe: Population 5 years and over

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005





# APPENDIX B: AFFIRMATIVELY FURTHERING FAIR HOUSING

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## INTRODUCTION AND OVERVIEW OF AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes.

### ANALYSIS REQUIREMENTS

All Housing Elements adopted on or after January 1, 2021, must contain an Assessment of Fair Housing consistent with the core elements of the federal Affirmatively Furthering Fair Housing Final Rule of July 16, 2015, and California Assembly Bill 686 (2018). The Assessment of Fair Housing must include the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity, an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and identification and prioritization of fair housing goals and actions.

Under State law, affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” These characteristics can include, but are not limited to race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis compares the City of Antioch to both Contra Costa County (County) and the wider nine-county Bay Area Region (Region) for the purposes of promoting more inclusive communities.

### SOURCES OF INFORMATION

The primary data sources for the AFFH analysis are:

- Data Packets and Segregation Reports provided by the Association of Bay Area Governments (ABAG) in collaboration with UC Merced.
- U.S. Census Bureau’s Decennial Census (referred to as “Census”) and American Community Survey (ACS).
- Contra Costa County Analysis of Impediments to Fair Housing Choice January 2020-2025 (2020 AI). (referred to as “the 2020 AI” or “Contra Costa County AI”).
- Local Knowledge (e.g., Findings or reports from City departments or community-based organizations).

The 2020 AI is a collaborative effort by a number of local governments and public housing authorities in Contra Costa County. The AI identifies impediments that may prevent equal housing access and develops solutions to mitigate or remove such impediments. Due to the population of Antioch, fair housing issues are typically handled as part of larger county consortium rather than on the local level, but the following analysis does provide a local analysis of fair housing within Antioch. Additionally,

there are local, regional, and state assistance and resources available to residents looking for affordable housing within Antioch.

In addition, the State Department of Housing and Community Development (HCD) has developed a statewide AFFH Data Viewer which consists of map data layers from various data sources and provides options for addressing each of the components within the full scope of the assessment of fair housing. The data source and time frame used in the AFFH mapping tools may differ from the ACS data in the 2020 AI. While some data comparisons may have different time frames (often different by one year), the differences do not affect the identification of possible trends.

## SUMMARY OF FAIR HOUSING ISSUES

This section includes a high-level summary of each of the AFFH topics required by HCD. The topics are analyzed in more detail in section C.

### FAIR HOUSING ENFORCEMENT AND CAPACITY

The City of Antioch does not provide direct mediation services, but it partners with ECHO Housing and Bay Area Legal Services to provide mediation and other services, provides resources on the City website, and directs residents to appropriate agencies and resources 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 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.”<sup>1</sup> Additionally, while Antioch reported significant new outreach programming for people experiencing homelessness (as well as production of additional housing units), it also faces a severe continuing lack of available funding and services to support this population. It also supported the activities of ECHO Housing, which has engaged in testing, audits, public education, and outreach (in English and Spanish) within the city.

### 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. The growth in the Black population stands in stark contrast to a County with 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 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

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

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 serve as a barrier for many low- and moderate-income households.

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 and Region, not other neighborhoods within Antioch). Antioch is one of the most diverse jurisdictions in the region. 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 Route 4 is an area that the city should target resources towards.

### **RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY**

Identifying Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) facilitates an understanding of entrenched patterns of segregation and poverty due to the legacy effects of historically racist and discriminatory housing laws. In Contra Costa County, the only area that meets the official HUD definition of a R/ECAP is in Concord. However, according to the 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. According to data provided by the City based on data from the Urban Institute,<sup>2</sup> the Sycamore neighborhood (i.e., census tract 307202) has 680 extremely low-income renters and is in the 96<sup>th</sup> percentile statewide for housing instability risk.<sup>3</sup> It is in 97<sup>th</sup> 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 US. According to City staff, the renters in this neighborhood are predominantly BIPOC women with children.<sup>4</sup> Local organizations cited the age and condition of housing stock in this area as a contributing factor; the homes near Highway 4 are older, smaller, and less expensive in this area and neighborhoods with newer housing stock are often resistant to welcoming residents with lower incomes (e.g., voucher holders).

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<sup>2</sup> 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\\_ainfo=&&utm\\_source=urban\\_EA&utm\\_medium=email&&utm\\_campaign=prioritizing\\_rental\\_assistance&&utm\\_term=lab&&utm\\_content=coc\\_hudgrantees](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_ainfo=&&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.

<sup>3</sup> 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.

<sup>4</sup> House, Teri, CDBG & Housing Consultant, City of Antioch. 2021. Personal communication with Urban Planning Partners, July 15.



## ACCESS TO OPPORTUNITY

Most tracts within Antioch are identified as being Low Resource, with a few in the southeast bordering with Brentwood and Oakley as Moderate Resource. Compared to the rest of the County and Region, the TCAC Composite score shows that Antioch has lower opportunity areas and lower access to resources for its residents.

### TCAC and Access of Opportunity

The California Tax Credit Allocation Committee (TCAC) measures access to opportunity in order to place affordable housing in locations where residents can have access to resources. TCAC utilizes data on economic mobility, educational achievement, and environmental health to create an access to opportunity index. TCAC identifies areas from highest to lowest resource by assigning scores between 0-1 for each domain by census tracts where higher scores indicate higher "access" to the domain or higher "outcomes." Refer to Table 12 for a list of domains and indicators for measuring access to opportunity. Composite scores are a combination score of the three domains that do not have a numerical value but rather rank census tracts by the level of resources (low, moderate, high, highest).

## DISPROPORTIONATE HOUSING NEEDS AND DISPLACEMENT RISK

There are significant disparities in the rates of renter and owner-occupied housing by race/ethnicity in Contra Costa County, although Antioch has significantly higher homeownership rates for Hispanic and Black residents than in the County as a whole. Renters are more cost-burdened than owners. In Antioch, approximately 25 percent of renters spend 30 to 50 percent of their income on housing compared to 20.6 percent of those that own. Additionally, 34.3 percent of renters spend 50 percent or more of their income on housing, while 12.5 percent of owners are severely cost-burdened. Overcrowding is also more prevalent in rental households.

As lower-income residents have been displaced from more expensive parts of the Bay Area, poverty in Eastern Contra Costa County has increased dramatically. From 2000-2014, the increase in poverty in Antioch was among the highest in the Bay Area. Displacement is thus perpetuating segregation as low-income people of color increasingly concentrate in east County. The University of California, Berkeley found that in Antioch, 31.3 percent of households live in neighborhoods that are susceptible to or experiencing displacement and 19.2 percent live in neighborhoods at risk of or undergoing gentrification.

## OUTREACH

In addition to fair housing enforcement, it is critical that the community participation process in Antioch also reflects community conditions, and that the goals and strategies to address fair housing issues are both targeted and feasible. 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. Table B-1 below shows key findings related to AFFH from our stakeholder meetings and surveys.

In addition to the outreach done specifically for this Housing Element update, the Contra Costa Consortium and public housing authorities engaged a wide range of stakeholders and members of the community in the process of creating the 2020 AI. Outreach efforts included the dissemination of a survey, in-person meetings with an array of stakeholders and agencies, and community meetings to engage with residents across Contra Costa County. While we are able to utilize many of these findings in the Housing Element, we also reached out to additional stakeholders and spoke to some of the same organizations to follow up on issues specific to Antioch in 2021.

For the two community-wide meetings held on February 17, 2022, and April 13, 2022, a diligent effort was made to include all economic segments of the community and/or their representatives. A detailed description of this effort is described in Appendix E: Public Engagement Output.

The City of Antioch reported in its 2017-18 Consolidated Annual Performance Evaluation Report (CAPER) that the City 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.” Additionally, 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. It also supported the activities of ECHO housing, which has engaged in testing, audits, public education, and outreach (in English and Spanish) within the city.

## Summary

The City has engaged key stakeholders throughout its Housing Element update, including but not limited to housing and community development providers, lower-income community members, members of protected classes, representative advocacy organizations, fair housing agencies, independent living centers, and homeless service agencies. As described in Chapter 8 and Appendix E, proactive methods were used to reach a broad and diverse audience, and feedback from the community shaped the findings related to housing constraints and the Assessment of Fair Housing as well as the policies and programs included in Chapter 7.

**TABLE B-1: STAKEHOLDER INTERVIEW AND FOCUS GROUP FINDINGS, CITY OF ANTIOCH 2021**

Stakeholder	Summary of Findings
<p><b>Independent Living Resources</b> Through educational empowerment and advocacy, ILRs’ main goal is to incorporate those with disabilities into the community. ILR offers free services for persons with disabilities and seniors, their families and the agencies which serve them.</p>	<ul style="list-style-type: none"> <li>▪ The biggest issue regionally and in Antioch is a lack of affordable housing. Some people are living in cars, having a hard time paying application fees. Application fees are a huge issue as people aren’t able to cover that. Credit reports are also an issue.</li> <li>▪ People living on social security can’t afford housing.</li> <li>▪ There is a need for more project-based vouchers.</li> </ul>
<p><b>First 5 Center</b> Serves families with prenatal babies through 5 years old, and in Antioch they are about 50% Hispanic Latinos and Spanish-speakers.</p>	<ul style="list-style-type: none"> <li>▪ Antioch Change, a regional group of community parents, identified Antioch as one of the highest need areas in East County in terms of housing disparities. Preliminary findings from recent data collection directly from First 5 families found that the top two concerns related to housing in Antioch are: <i>affordability</i> - close to half of families listed <i>affordability</i> as their biggest concern. <i>Habitability and safety</i> related to the housing that is available to those interviewed was the second concern.</li> <li>▪ Residents in Antioch worry most about rent increases and paying back any debt they have (to the landlord).</li> <li>▪ A successful housing program addresses lifestyle amenities that allow for the elderly and families to have access to safe open spaces, like parks, and security and adequate lighting in their neighborhoods, access to transit, and allows people to be proud of living there, not afraid of walking outside and connecting with people. Childcare is also crucial.</li> <li>▪ It is important to ensure that landlords create a non-hostile space and fix things that are broken.</li> </ul>
<p><b>ECHO Fair Housing</b> Educates tenants and landlords about their housing rights, state, federal, and local laws, especially related to building codes. Intervenes when the landlord or tenant breaks housing laws. ECHO’s role is to advocate not for the landlord or tenant specifically but rather the housing law.</p>	<ul style="list-style-type: none"> <li>▪ Availability of affordable housing is the biggest concern, especially in regards to disparities between groups of people and opportunities they are offered.</li> <li>▪ Successful housing projects require strong community outreach; raise awareness, education, communication—communities need more information and resources made available to them.</li> <li>▪ Calls that come to us from Antioch come disproportionately from people with disabilities.</li> <li>▪ Collaborating across nonprofits in regards to ensuring people receive the information about their rights and resources is important.</li> <li>▪ There is opportunity for Antioch to lead the region to push for more federal funds to help promote homeownership.</li> </ul>
<p><b>Shelter Inc</b> Integrates case management to help address the root causes of homelessness. Services include eviction prevention, and multiple housing solutions including interim and long-term housing.</p>	<ul style="list-style-type: none"> <li>▪ Veterans who have experienced trauma during their military service become very selective about where they want to live. They do not want to be around people with addiction problems.</li> <li>▪ Many senior veterans are losing their homes due to not having a rent control system.</li> <li>▪ If the landlord does nothing to fix a home that’s falling apart, they sometimes evict people instead of fixing it.</li> <li>▪ The homeless near the lake have a limited perimeter of where they are able to walk to, but there are transportation options within their walkable perimeter.</li> <li>▪ There is a need for a living facility with wraparound services for the unhoused.</li> <li>▪ The pandemic has left a gap where in-person resource fairs used to help people find housing and job information,</li> </ul>

**TABLE B-1: STAKEHOLDER INTERVIEW AND FOCUS GROUP FINDINGS, CITY OF ANTIOCH 2021**

Stakeholder	Summary of Findings
<p><b>CC Senior Legal Services</b> A non-profit organization dedicated to providing free civil legal services to Contra Costa County residents who are 60 or older.</p>	<ul style="list-style-type: none"> <li>▪ technical training, and computer skills.</li> <li>▪ There is a perception that more growth in terms of housing leads to a risk of additional crime and the city is growing too fast.</li> </ul>
<p><b>Bay Area Legal Aid</b> Provide low-income clients with free civil legal assistance, including legal advice and counsel, effective referrals, and legal representation. The largest civil legal aid provider serving seven Bay Area counties.</p>	<ul style="list-style-type: none"> <li>▪ For seniors on fixed incomes, rents go up during market cycles and Social Security does not keep up. If they do get evicted it is hard to find something comparable and affordable, which is increasingly tough at their age.</li> <li>▪ Outreach methods are not driven by data on what works. Providers need to determine how people get information, especially people who aren't currently aware of resources. Someone went door to door and found that most people are not aware of the senior services currently provided.</li> <li>▪ Without strong rent control, people are being priced out and evicted not just for non-payment. In Antioch, tenants can be evicted for no reason, and once that happens many landlords do not accept people who have evictions on their record.</li> <li>▪ The strongest way to protect people with a changing environment in Antioch (i.e. the new BART station) is to implement a just cause eviction policy.</li> </ul>
<p><b>Habitat for Humanity East Bay/Silicon Valley</b> Partnered with The City of Antioch to provide health and safety, property maintenance, energy efficiency, and disability accommodation repairs to low and moderate-income homeowners within the city limits.</p>	<ul style="list-style-type: none"> <li>▪ Low-income homeowners are not able to repair their homes so they are living in tender conditions and there is a barrier to accessing any funding.</li> <li>▪ In order to access federal funding for home repairs, if you live in a flood zone, you need flood insurance which is cost prohibitively expensive for many homeowners.</li> <li>▪ Mobile homes cannot secure loans for home repairs because they are not considered real property.</li> <li>▪ Antioch's grant and loan program requires that a lien be placed on a home for two years. There is a fear that folks will use the funding to fix up their homes and then turn around and sell, but in the 11 jurisdictions where Habitat administers programs, they do not see that happening. Antioch is the only city that requires filing a lien in order to issue a grant for repairs. It turns people off because they are scared by a lien, and the amount of time it takes to administer is too long.</li> </ul>
<p><b>Saint Vincent de Paul Most Holy Rosary Conference</b> A group funded by the parishioners of Most Holy Rosary and St. Ignatius of Antioch Catholic Churches. They help with rent, deposits, utility bills and furniture.</p>	<ul style="list-style-type: none"> <li>▪ There is some natural economic segregation between north of the freeway and south of the freeway because we have an old area with smaller, cheaper homes and the newer areas are more expensive. The racial mix over all though is pretty well mixed up.</li> <li>▪ Better outreach so people know where to get resources is crucial. At a minimum need to make sure people know to call 211 for information.</li> <li>▪ Displacement affects Antioch most in the sense that people are being priced out of other parts of the Bay and coming to Antioch, not that they're getting priced out from Antioch.</li> <li>▪ The population growth has meant that there are multiple families in one single-family home, which has consequences for parking. A lack of affordable housing in other regions has caused overcrowding in Antioch.</li> </ul>
<p><b>East Bay Housing Organizations</b> EBHO brings together community members,</p>	<ul style="list-style-type: none"> <li>▪ It is important to make sure affordable housing opportunities are distributed throughout the community</li> </ul>

**TABLE B-1: STAKEHOLDER INTERVIEW AND FOCUS GROUP FINDINGS, CITY OF ANTIOCH 2021**

Stakeholder	Summary of Findings
public officials, nonprofit housing developers, residents, service providers, planners, professionals, and advocates to work together to ensure everyone has a safe, healthy, and affordable place to call home.	<p>and are not segregated to only particular neighborhoods or sections of the city.</p> <ul style="list-style-type: none"><li>▪ In Contra Costa County, funding for affordable housing is constrained because the County does not have an adequate vehicle for a local match (affordable housing bond or other local resources that can provide a local match). Without this, projects are less competitive for the federal tax credits.</li><li>▪ Transportation options are limited for those without a private vehicle and leads to employment challenges. Long commutes also decrease the quality of life, and every area of the Bay needs to do its share to build more housing. Just because other communities are not doing it doesn't mean Antioch should stop. We have a big regional need.</li><li>▪ There are not enough strong tenant protections in Antioch and East Contra Costa County. Just cause, rent control, or even a tenant anti-harassment ordinance is needed.</li><li>▪ The moratorium on evictions has made EBHO aware of landlords harassing their tenants to constructively evict individuals and families from their homes when they could not use other means.</li></ul>

Source: City of Antioch and Urban Planning Partners, 2021.

## ASSESSMENT OF FAIR HOUSING

This Assessment of Fair Housing analyzes fair housing issues in Antioch and compares Antioch to the County and Region.

### FAIR HOUSING ENFORCEMENT AND CAPACITY

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. Fair housing issues that may arise in any jurisdiction include but are not limited to:

- Housing design that makes a dwelling unit inaccessible to an individual with a disability.
- Discrimination against an individual based on race, national origin, familial status, disability, religion, sex, or other characteristic when renting or selling a housing unit.
- Disproportionate housing needs including cost burden, overcrowding, substandard housing, and risk of displacement.

Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code." These characteristics are commonly referred to as protected classes. The Fair Employment and Housing Act and the Unruh Civil Rights Act are the primary fair housing laws in California. California State law extends anti-discrimination protections in housing to several classes that are not covered by the federal Fair Housing Act of 1968, including prohibiting discrimination on the basis of sexual orientation.

The City of Antioch does not provide direct mediation services, but it does provide resources on the City website and directs residents to appropriate agencies and resources for fair housing assistance. Fair housing outreach and education is imperative to ensure that those experiencing discrimination know when and how to seek help. Several organizations provide fair housing, social, and legal services in Antioch and/or Contra Costa County, as shown in Table B-2. Also included in Table B-2 is an assessment of how accessible the website and services are to persons with Limited English Proficiency (LEP).

**TABLE B-2: LOCAL HOUSING, SOCIAL SERVICES, AND LEGAL SERVICE ORGANIZATIONS IN CONTRA COSTA COUNTY**

Name	Focus Areas	Service Area	Website Accessibility	Address	Phone	Website
Eden Council of Hope & Opportunity (ECHO) Fair Housing	Housing counseling agency that provides education and charitable assistance. In Contra Costa County, ECHO Fair Housing provides fair housing services, first-time home buyer counseling and education, and tenant/landlord services (rent review and eviction harassment programs are available only in Concord).	Alameda, Contra Costa, and Monterey Counties, and the Cities of Alameda, Antioch, Concord, Hayward, Livermore, Monterey, Oakland, Pleasanton, Richmond, Salinas, San Leandro, Seaside, Union City, & Walnut Creek	Navigating the ECHO website may be difficult for the limited-English proficient (LEP) population due to the website being predominantly English. However, the website has some options to translate the homepage to other languages.	301 W. 10th St Antioch, CA 94509	(925) 732-3919	<a href="http://www.echofairhousing/">http://www.echofairhousing/</a>
Bay Area Legal Aid	Largest civil legal aid provider serving seven Bay Area counties. Has a focus area in housing preservation and homelessness task force to provide legal services and advocacy for those in need.	San Rafael, Napa, Richmond, Oakland, San Francisco, Redwood City, & San Jose	The organization provides translations for their online resources to over 50 languages and uses volunteer interpreters/translators to help provide language access. Its legal advice line provides counsel and advice in different languages. Specific to Contra Costa County, tenant housing resources are provided in English and Spanish.	1735 Telegraph Ave Oakland, CA 94612	(510) 663-4755	<a href="https://baylegal.org/">https://baylegal.org/</a>
Shelter Inc.	Provides case management services, employment assistance, and housing search assistance to low-income households at risk of experiencing homelessness and people with disabilities.	Contra Costa, Solano, and Sacramento counties.	Navigating the Shelter Inc website may be difficult for the limited-English proficient (LEP) population due to the website being in English and lacking options to translate.	P.O. Box 5368 Concord, CA 94524	(925) 335-0698	<a href="https://shelterinc.org/">https://shelterinc.org/</a>
Contra Costa Senior Legal Services	A non-profit organization dedicated to providing free civil legal services to Contra	Contra Costa County	The website can be translated to Chinese, Filipino, and Spanish.	2702 Clayton Rd #202 Concord, CA 94519	(925) 609-7900	<a href="https://www.ccsls.org/">https://www.ccsls.org/</a>



Name	Focus Areas	Service Area	Website Accessibility	Address	Phone	Website
	Costa County residents who are 60 or older.		Linked resources are primarily offered in English and Spanish.			
Pacific Community Services, Inc. (PCSI)	Private non-profit housing agency that serves East Contra Costa County (Bay Point, Antioch, and Pittsburg). Programs include Foreclosure Prevention, Homeownership Counseling, Rental Counseling, Tenant and Landlord Rights, and Fair Housing Education and Outreach.	Bay Point, Antioch, & Pittsburg	Though promising overall, the website lacks contact information, resources, and accessibility on their website.	329 Railroad Ave, Pittsburg, CA 94565	(925) 439-1200	<a href="http://pacomserve.org/">http://pacomserve.org/</a>
Fair Housing Advocates of Northern California (FHANC)	Non-profit agency that provides fair housing information and literature in a number of different languages.	Primarily serves Marin, Sonoma, and Solano County but also has resources to residents outside of the above geographic areas. Fair housing services provided to residents outside of Marin, Sonoma, or Solano County include foreclosure prevention services & information, information on fair housing law for the housing industry, and other fair housing literature	Majority of the fair housing literature is provided in Spanish and English, with some provided in Vietnamese and Tagalog.	1314 Lincoln Ave. Suite A San Rafael, CA 94901	(415)457-5025	<a href="https://www.fairhousingnocal.org/">https://www.fairhousingnocal.org/</a>

Source: Alameda County 2020 AI; C4 (Contra Costa County Collaborative), 2022; and Urban Planning Partners personal communication with Teri House, CDBG & Housing Consultant and Shelter Inc, Contra Costa Legal Services, Bay Area Legal Aid, and ECHO, 2022.

## Fair Housing Enforcement

California’s Department of Fair Employment and Housing (DFEH) has statutory mandates to protect the people of California from discrimination pursuant to the California Fair Employment and Housing Act (FEHA), Ralph Civil Rights Act, and Unruh Civil Rights Act (with regards to housing), as listed below.

- **FEHA.** Prohibits discrimination and harassment on the basis of race, color, religion, sex (including pregnancy, childbirth, or related medical conditions), gender, gender identity, gender expression, sexual orientation, marital status, military or veteran status, national origin, ancestry, familial status, source of income, disability, and genetic information, or because another person perceives the tenant or applicant to have one or more of these characteristics.
- **Unruh Civil Rights Act (Civ. Code, Section 51).** Prohibits business establishments in California from discriminating in the provision of services, accommodations, advantages, facilities and privileges to clients, patrons and customers because of their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status.
- **Ralph Civil Rights Act (Civ. Code, Section 51.7).** Guarantees the right of all persons within California to be free from any violence, or intimidation by threat of violence, committed against their persons or property because of political affiliation, or on account of sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, immigration status, or position in a labor dispute, or because another person perceives them to have one or more of these characteristics.

Fair housing complaints can be used as an indicator to identify characteristics of households experiencing discrimination in housing. Based on DFEH Annual Reports, Table B-3 shows the number of housing complaints filed by Contra Costa County to DFEH between 2015 and 2020. A slight increase in the number of complaints precedes the downward trend from 2016 to 2020.

**TABLE B-3: NUMBER OF DFEH HOUSING COMPLAINTS IN CONTRA COSTA COUNTY (2020)**

Year	Housing	Unruh Civil Rights Act
2015	30	5
2016	32	2
2017	26	26
2018	22	2
2019	22	2
2020	20	1

Note that fair housing cases alleging a violation of FEHA can also involve an alleged Unruh violation as the same unlawful activity can violate both laws. DFEH creates companion cases that are investigated separately from the housing investigation.

Source: California Department of Fair Employment and Housing, 2021.

The Department of Housing and Urban Development’s Office of Fair Housing and Equal Opportunity (HUD FHEO) enforces fair housing by investigating complaints of housing discrimination. Table B-4 shows the number of FHEO Filed Cases by Protected Class in Contra Costa County between 2015 and

2020. A total of 148 cases were filed within this time period, with disability being the top allegation of basis of discrimination followed by familial status, race, national origin, and sex. These findings are consistent with national trends stated in FHEO’s FY 2020 State of Fair Housing Annual Report to Congress where disability was also the top allegation of basis of discrimination.

**TABLE B-4: 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
<b>Total</b>	<b>148</b>	<b>94</b>	<b>26</b>	<b>21</b>	<b>18</b>	<b>26</b>
Percentage of Total Filed Cases						
*Note that cases may be filed on more than one basis.		63.5%	17.5%	14.2%	12.2%	17.6%

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

Table B-4 indicates that the highest number of fair housing complaints are due to discrimination against those with disabilities, followed by income source, race, and national origin.

ECHO Fair Housing provides additional fair housing services in Contra Costa County and at times provides mediation to households facing housing discrimination before these actions are reported to public authorities. Therefore, it is important to include their analysis as well. A summary of ECHO’s Fair Housing Complaint Log on fair housing issues, actions taken, services provided, and outcomes can be found in Tables B-5 and B-6. Services that were not provided include case tested by phone; case referred to HUD; and case accepted for full representation. As shown in Tables B-5 and B-6, the most common action(s) taken or services provided are providing clients with counseling, followed by sending testers for investigation, and conciliation with landlords. Regardless of actions taken or services provided, almost 45 percent of cases are found to have insufficient evidence, and only about 12 percent of all cases resulted in successful mediation.

### Fair Housing Testing

Fair housing testing is a randomized audit of property owners’ compliance with local, state, and federal fair housing laws. Initiated by the Department of Justice’s Civil Rights Division in 1991, fair housing testing involves the use of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws.

**TABLE B-5: ECHO FAIR HOUSING COMPLAINT LOG - ACTION(S) TAKEN/SERVICES PROVIDED**

Protected Class	Testers Sent for Investigation	Referred to Attorney	Conciliation with Landlord	Client Provided with Counseling	Client Provided	Grand Total
					with Brief Service	
Race	21	0	0	2	0	23
Marital Status	0	0	0	1	0	1
Sex	0	0	0	0	0	0
Religion	0	0	0	0	0	0
Familial Status	0	0	0	3	0	3
Sexual Orientation	0	0	0	0	0	0
Sexual Harassment	0	0	0	1	0	1
Income Source	15	0	1	7	1	24
Disability	7	1	14	33	5	60
National Origin	13	0	0	1	0	14
Other	0	0	1	11	5	17
<b>Total</b>	<b>56</b>	<b>1</b>	<b>16</b>	<b>59</b>	<b>11</b>	<b>143</b>

Source: ECHO Fair Housing (2020-2021).

**TABLE B-6: ECHO FAIR HOUSING COMPLAINT LOG – OUTCOMES**

Protected Class	Counseling	Counseling	Education	Insufficient Evidence	Preparing Site Visit	Referred to DFEH/HUD	Successful Mediation	Grand Total
	Provided to Landlord	Provided to Tenant	to Landlord					
Race	0	0	2	20	0	1	0	23
National Origin	0	0	1	13	0	0	0	14
Marital Status	0	0	0	1	0	0	0	1
Sex	0	0	0	0	0	0	0	0
Disability	2	25	2	12	0	4	15	60
Religion	0	0	0	0	0	0	0	0
Sexual Orientation	0	0	0	0	0	0	0	0
Familial Status	0	3	0	0	0	0	0	3
Income Source	3	3	0	16	1	0	1	24
Sexual Harassment	0	8	2	2	1	4	0	17
Other	0	0	0	0	0	1	0	1
<b>Total</b>	<b>5</b>	<b>39</b>	<b>7</b>	<b>64</b>	<b>2</b>	<b>10</b>	<b>16</b>	<b>143</b>

Source: ECHO Fair Housing (2020-2021).

ECHO conducts fair housing investigations in several jurisdictions through Contra Costa County. Every year they conduct an audit of rental properties in local communities to see how well they are conforming to fair housing laws. A different protected class is selected each year as the focus of the audit. Table B-7 reveals that there was differential treatment found in Antioch in the Fiscal Year 2019-

2020 (when testing discrimination based on racial voice identification) and Fiscal Year 2020-2021 (when testing discrimination based on the use of Housing Choice Vouchers to pay rent). Based on the information from ECHO, the City of Antioch had less discrimination based on racial voice identification (8 percent of cases) than Concord (40 percent) or the unincorporated County (15 percent). However, it had more source of income discrimination than any of the other three jurisdictions tested.

**TABLE B-7: ECHO FAIR HOUSING FAIR HOUSING AUDIT RESULTS**

	Fiscal Year 2017-2018	Fiscal Year 2018-2019	Fiscal Year 2019-2020	Fiscal Year 2020-2021
<b>Antioch</b>				
Differential Treatment	0	0	1	2
No Differential Treatment	13	13	11	10
<b>Antioch Differential Treatment (Percentage of Total)</b>	<b>0%</b>	<b>0%</b>	<b>8%</b>	<b>17%</b>
<b>Concord</b>				
Differential Treatment	3	0	2	0
No Differential Treatment	2	5	3	5
<b>Concord Differential Treatment (Percentage of Total)</b>	<b>60%</b>	<b>0%</b>	<b>40%</b>	<b>0%</b>
<b>Contra Costa County</b>				
Differential Treatment	0	0	3	1
No Differential Treatment	17	17	17	21
<b>County Differential Treatment (Percentage of Total)</b>	<b>0%</b>	<b>0%</b>	<b>15%</b>	<b>5%</b>
<b>Walnut Creek</b>				
Differential Treatment	0	0	0	0
No Differential Treatment	5	5	5	5
<b>Walnut Creek Differential Treatment (Percentage of Total)</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>

Source: ECHO Fair Housing Fair Housing Audit Reports.

The 2020 Contra Costa County AI did not report any findings on fair housing testing on the county level. However, the 2020 AI did identify that private discrimination is a problem in Contra Costa County that continues to perpetuate segregation. Based on fair housing testing conducted in the City of Richmond, it was found that there was significant differential treatment in favor of White testers over Black testers in 55 percent of phone calls towards 20 housing providers with advertisements on Craigslist. Because Whites receive better services, they tend to live in neighborhoods apart from minority groups.

## Conclusion

Fair housing outreach and education is imperative to ensure that those experiencing discrimination know when and how to seek help. While the City of Antioch does not provide direct mediation services, it does provide resources on the City website and directs residents to several organizations throughout the County that do and to resources for fair housing assistance. In Contra Costa County and Antioch, similar to national trends, disability is the top allegation of basis of discrimination. Antioch has also

been found to have differential treatment in the private housing market by landlords, specifically due to perceptions of race and the use of Housing Choice Vouchers.

## SEGREGATION AND INTEGRATION

This section begins with background information and then analyzes racial segregation first at the neighborhood level within Antioch and then at a larger scale to compare regional trends in Contra Costa County and Bay Area region to Antioch. It then examines income segregation at the neighborhood level and then regional level. The section closes out with the geographic distribution of persons with special housing needs, including persons with disabilities, familial status (large families, female-headed no-spouse/no-partners households), and households using Housing Choice Vouchers (HCVs).

### Definition of Terms – Segregation Types

Neighborhood level segregation (within a jurisdiction, or intra-city): Segregation of race, income, or other groups can occur from neighborhood to neighborhood within a city. For example, if a local jurisdiction has a population that is 20% Latinx, but some neighborhoods are 80% Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.

City level segregation (between jurisdictions in a region, or inter-city): Race, income, and other divides also occur between jurisdictions in a region. A region could be very diverse with equal numbers of white, Asian, Black, and

The majority of the information in this section is provided by the Association of Bay Area Governments (ABAG) in collaboration with UC Merced, and a regional Contra Costa County analysis provided by C4. Therefore, parenthetical references are used in the same manner as they were quoted in the reports they were pulled from, as opposed to footnotes.

## Background

### Defining Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. Segregation can exist wholly within a particular city where certain neighborhoods have concentrations of protected class members. Segregation can also exist between municipalities and even across County boundaries within a broader metropolitan area such as the Bay Area.

Segregation is not only a racial matter. For example, for persons with disabilities, segregation also includes residence in congregate and/or institutional facilities that allow for limited interaction with people who do not have disabilities, regardless of where those dwellings are located. Segregation can also occur by income level, familial status, age, or by households who use subsidized Housing Choice Vouchers. However, segregation by race has been studied the most and has the most available data.

This section examines two spatial forms of segregation: neighborhood level segregation *within* a local jurisdiction and city level segregation *between* jurisdictions in the Bay Area.

There are many factors that have contributed to the generation and maintenance of segregation. 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 (Rothstein 2017). Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation by race, income, and other characteristics has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety (Trownstine 2015). This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates (Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013).

Integration, by contrast, consists of both relative dispersion or lack of concentration of protected class members and, for persons with disabilities, residence in settings like permanent supportive housing that provide opportunities for interaction with persons who do not have disabilities. As the passage of the Fair Housing Act by Congress in 1968 was, in large measure, a response to pervasive patterns of residential racial segregation to which government action contributed significantly, segregation and integration are essential topics in any fair housing planning process.

There are several ways to measure segregation in a given jurisdiction or region, many of which will be defined and used throughout this analysis.

### **Segregation Patterns in the Bay Area**

Across the San Francisco Bay Area, White residents and above moderate-income residents are significantly more segregated from other racial and income groups. The highest levels of racial segregation occur between the Black and White populations when examining the whole Bay Area. The amount of racial segregation both *within* Bay Area cities and *across* jurisdictions in the region has decreased since the year 2000.<sup>5</sup> This finding is consistent with recent research from the Othering and Belonging Institute at UC Berkeley, which concluded that “[a]lthough 7 of the 9 Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, racial residential segregation in the region appears to have peaked around the year 2000 and has generally declined since.”<sup>6</sup> However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups and other protected characteristics (e.g., disability, familial status). Additionally, there is more racial segregation *between* Bay Area cities compared to other regions in the state.

### **Segregation and Land Use**

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood and these land use regulations in turn impact demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the

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<sup>5</sup> UC Merced Urban Policy Lab and ABAG/MTC Staff, 2022. *AFFH Segregation Report: Antioch*.

<sup>6</sup> For more information, see <https://belonging.berkeley.edu/most-segregated-cities-bay-area-2020>.



wealth of the people who live in the community, and where within the community they reside (Trounstine 2018). Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups (Bayer, McMillan, and Reuben 2004).<sup>7</sup>

While some people of color have benefited greatly from the tech and property boom in the Bay Area, they remain overrepresented in communities like Antioch, which struggled with foreclosure and bankruptcy since the Great Recession and are underrepresented in the areas that have experienced high property appreciation. Antioch's history has included many instances of racism and exclusion — it is a former "sundown town" where Chinese residents were banned from walking city streets after sunset, and African Americans in the postwar era knew they were largely unwelcome after dark. And as Alex Schafran, author of *The Road to Resegregation: Northern California and the Failure of Politics*, explains, "Antioch is thus simultaneously the radical face of integration and a key example of twenty-first-century resegregation. Like all forms of segregation, the racialized and stratified landscapes in which this crisis has played out are not simply products of market forces, demographic change, or economic shifts. They are products of the culmination of innumerable political decisions... on land use, housing, transportation, environmental protection, and much more, decisions about how and for whom to build cities and towns and regions and neighborhoods... some of which were outright racist or classist."

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<sup>7</sup> Using a household-weighted median of Bay Area county median household incomes, regional values were \$61,050 for Black residents, \$122,174 for Asian/Pacific Islander residents, \$121,794 for white residents, and \$76,306 for Latinx residents. For the source data, see U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B19013B, Table B19013D, B19013H, and B19013I.

## Definition of Terms - Geographies

**Neighborhood:** In this section, “neighborhoods” are approximated by tracts.<sup>1</sup> Tracts are statistical geographic units defined by the U.S. Census Bureau for the purposes of disseminating data. In the Bay Area, tracts contain on average 4,500 residents. Nearly all Bay Area jurisdictions contain at least two census tracts, with larger jurisdictions containing dozens of tracts.

**Jurisdiction:** Jurisdiction is used to refer to the 109 cities, towns, and unincorporated county areas that are members of ABAG. Though not all ABAG jurisdictions are cities, this section also uses the term “city” interchangeably with “jurisdiction” in some places.

**Region:** The region is the nine-county San Francisco Bay Area, which is comprised of Alameda County, Contra Costa County, Marin County, Napa County, San Francisco County, San Mateo County, Santa Clara County, Solano County, and Sonoma County.

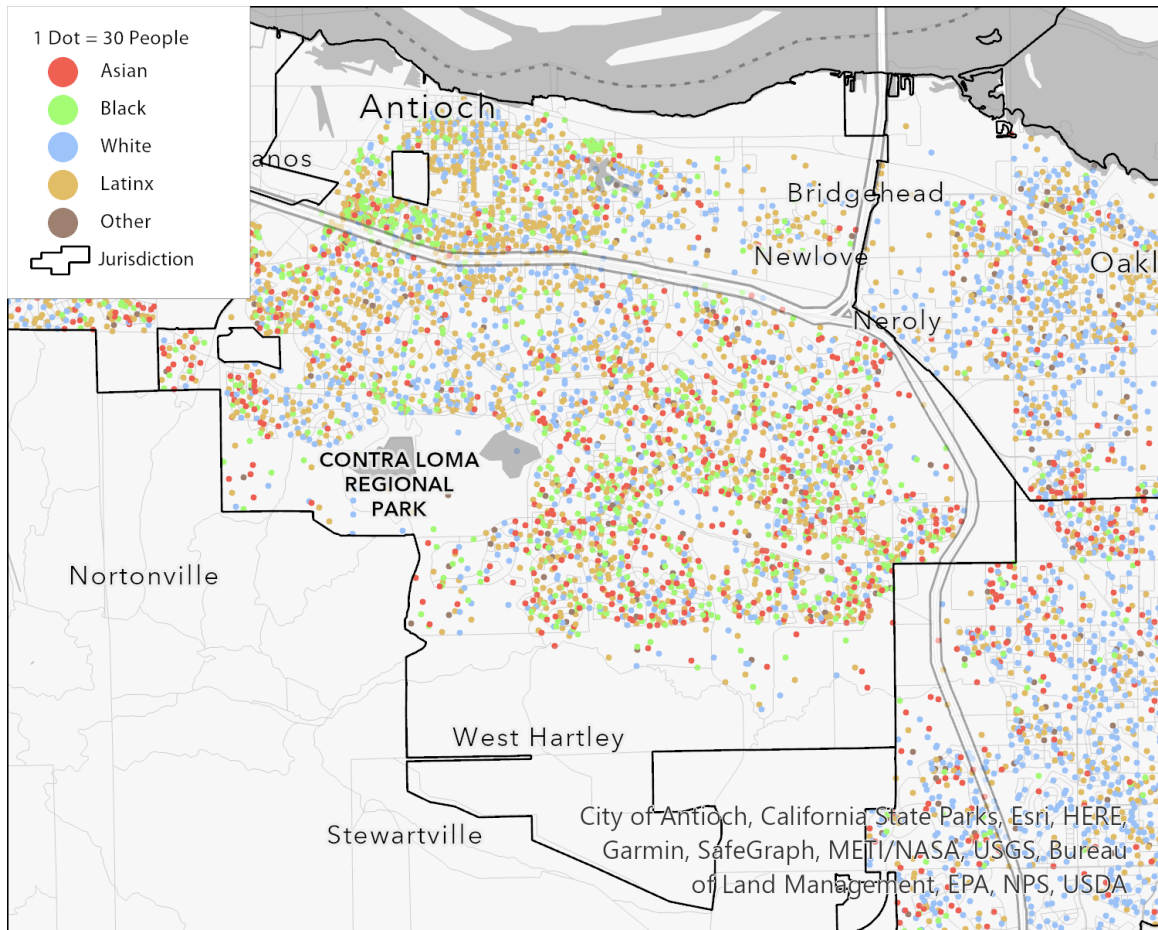
<sup>1</sup> Throughout this section, neighborhood level segregation measures are calculated using census tract data. However, the racial dot maps in Figure 1 and Figure 5 use data from census blocks, while the income group dot maps in Figure 8 and Figure 12 use data from census block groups. These maps use data derived from a smaller geographic scale to better show spatial differences in where different groups live. Census block groups are subdivisions of census tracts, and census blocks are subdivisions of block groups. In the Bay Area, block groups contain on average 1,500 people, while census blocks contain on average 95 people.

## Racial Segregation

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Prior studies have identified socioeconomic status, generational care needs, and cultural preferences as factors associated with “doubling up”—households with extended family members and non-kin. These factors have also been associated with ethnicity and race. Other studies have also found minorities tend to congregate in metropolitan areas though their mobility trend predictions are complicated by economic status (minorities moving to the suburbs when they achieve middle class) or immigration status (recent immigrants tend to stay in metro areas/ports of entry).

### Neighborhood Level Racial Segregation (within Antioch)

Racial dot maps are useful for visualizing how multiple racial groups are distributed within a specific geography. The racial dot map of Antioch in Figure B-**Error! Reference source not found.** below offers a visual representation of the spatial distribution of racial groups within the jurisdiction. Generally, when the distribution of dots does not suggest patterns or clustering, segregation measures tend to be lower. Conversely, when clusters of certain groups are apparent on a racial dot map, segregation measures may be higher. As shown in Figure B-1 and consistent with feedback from community members, races appear fairly integrated within Antioch and there are no glaring concentrations of one race or ethnicity in one geographic area.



**Figure B-1: 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.*

## Isolation Index

There are many ways to quantitatively measure segregation. Each measure captures a different aspect of the ways in which groups are distributed within a community. One way to measure segregation is by using an **isolation index**. **An isolation index is a measurement of segregation, based on the exposure members of each racial group in a jurisdiction can expect to have with members of other racial groups.** Isolation indexes measure the “experience” of members of different racial groups within the neighborhoods of a community by measuring what percentage of their neighborhood is comprised of individuals of the same racial group.

Within the City of Antioch, the most isolated racial group is Latinx residents. Antioch’s isolation index of 0.384 for Latinx residents means that the average Latinx resident lives in a neighborhood that is 38.4 percent Latinx. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in Antioch for the years 2000, 2010, and 2020 can be found in Table B-8 below. Among all racial groups in this jurisdiction, the White population’s isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.

The “Bay Area Average” column in Table B-8 provides the average isolation index value across Bay Area jurisdictions for different racial groups in 2020.<sup>8</sup> The data in this column can be used to compare the levels of segregation experienced by racial groups in the city of Antioch to that of the overall Bay Area. However, it is important to note that while isolation indices are useful segregation measurements, they provide a more accurate evaluation of segregation trends when analyzed in conjunction with the overall demographics of an area. For example, Table B-8 indicates the Bay Area average isolation index value for Black/African American residents is 0.053, meaning that the average Black/African American Bay Area resident lives in a neighborhood that is 5.3 percent Black/African American. The isolation index for Black/African American residents in the city of Antioch is 0.22, meaning the average Black/African American resident in Antioch lives in a neighborhood that is 22 percent Black/African American. While initial comparison of these two indices might suggest greater racial isolation and therefore segregation among Black/African American residents in the city versus the Bay Area, these higher indices values in Antioch are likely related to Antioch’s greater level of demographic diversity than that of the larger Bay Area region. While Black/African American residents make up just 5.6 percent of the Bay Area’s

### Isolation Index

The isolation index compares each neighborhood's composition to the jurisdiction's demographics as a whole.

This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups.

Isolation indices indicate the potential for contact between different groups. The index can be interpreted as the experience of the average member of that group. For example, if the isolation

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<sup>8</sup> This average only includes the 104 jurisdictions that have more than one census tract, which is true for all comparisons of Bay Area jurisdictions' segregation measures in this report. The segregation measure is calculated by comparing the demographics of a jurisdiction's census tracts to the jurisdiction's demographics, and such calculations cannot be made for the five jurisdictions with only one census tract (Brisbane, Calistoga, Portola Valley, Rio Vista, and Yountville).

regional population, they make up over 21 percent of the city of Antioch’s population, nearly 4 times that of the Bay Area. The proportionately larger percentage of Black/African American residents within the city of Antioch, compared to that of the Bay Area, is therefore likely why Black residents in Antioch are more likely to see other Black residents in their neighborhoods.

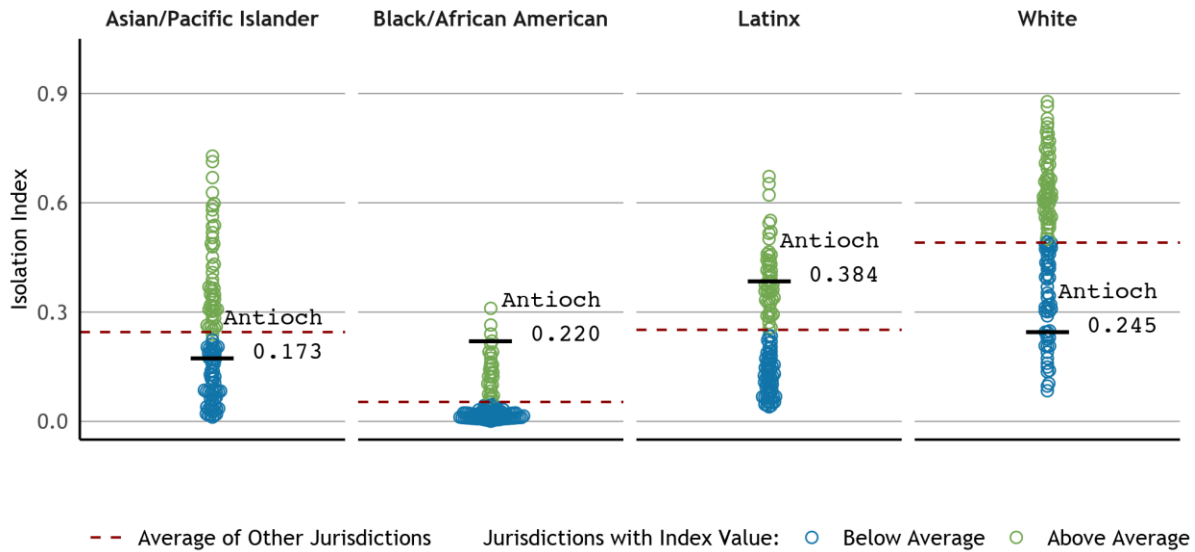
**TABLE B-8: RACIAL ISOLATION INDEX VALUES FOR SEGREGATION WITHIN ANTIOCH**

Race	Antioch			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander	0.101	0.141	0.173	0.245
Black/African American	0.119	0.183	0.220	0.053
Latinx	0.246	0.338	0.384	0.251
White	0.581	0.390	0.245	0.491

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure B-2 below shows how racial isolation index values in Antioch compare to values in other Bay Area jurisdictions. In this figure, each dot represents a Bay Area jurisdiction. For each racial group, the spread of dots represents the range of isolation index values among Bay Area jurisdictions. Additionally, the black line within each racial group notes the isolation index value for that group in Antioch, and each dashed red line represents the Bay Area average for the isolation index for that group. According to the chart below, the city has isolation indices for Asian/Pacific Islander and White residents that are below the Bay Area averages, indicating lower levels of isolation among these groups within Antioch. Conversely, the city’s isolation indices for Black/African American and Latinx residents are above that of the Bay Area average. Rather than these indices representing greater levels of isolation and segregation within the city of Antioch, they’re likely due to the city’s demographic population which is comprised of larger proportions of these racial groups than the Bay Area region as a whole, as explained above.



**Figure B-2: Racial Isolation Index Values for Antioch Compared to Other Bay Area Jurisdictions (2020)**

Universe: Bay Area Jurisdictions.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

### Dissimilarity Index

Another way to measure segregation is by using a **dissimilarity index**, which measures the percentage of a certain group’s population that would have to move to a different census tract in order to be evenly distributed with a city or metropolitan area in relation to another group.

According to the 2020 AI, segregation in Antioch is primarily an inter-jurisdictional rather than an intra-jurisdictional phenomenon, meaning it is more apparent when comparing Antioch to other jurisdictions rather than *within* Antioch. Antioch has a high concentration of people of color and those residents live across the cities’ neighborhoods. This qualified, yet predominant trend of inter-city, rather than intra-city, segregation explains why the County and the region have relatively high levels of segregation as measured by the Dissimilarity Index, but the County’s cities generally do not. This is consistent with the isolation index data analyzed as part of this Assessment.

#### Dissimilarity Index:

The dissimilarity index ranges from 0 to 1. Higher values indicate that groups are more unevenly distributed (e.g., they tend to live in different neighborhoods).

This index measures how evenly any two groups are distributed across neighborhoods relative to their representation in a city overall. The dissimilarity index at the jurisdiction level can be interpreted as the share of one group that would have to move neighborhoods to create perfect integration for these two groups.

For example, if a city’s Black/White Dissimilarity Index was 0.65, then 65 percent of Black residents would need to move to another neighborhood in order for Blacks and Whites to be evenly distributed across all neighborhoods in the city. An index score above 0.6 is considered high, while 0.3 to 0.6 is considered moderate, and below 0.3 is

Table B-9 below provides the dissimilarity index values indicating the level of segregation in Antioch between White residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also provides the dissimilarity index between White residents and all residents of color in the jurisdiction, and all dissimilarity index values are shown across three time periods (2000, 2010, and 2020). Racial dissimilarity has decreased between 2000 and 2020 for all comparisons, with the greatest decrease occurring in the Black/African American vs. White dissimilarity index. In Antioch, the highest levels of segregation, as measured by this index, is between Asian and White residents. Antioch’s Asian/White dissimilarity index of 0.281 means that 28.1 percent of Asian (or White) residents would need to move to a different neighborhood to create perfect integration between Asian residents and White residents. This is the opposite of the Bay Area Average, which shows that Asian/Pacific Islander vs. White dissimilarity index is the lowest of all racial comparisons for the region. Except for the Asian/Pacific Islander vs. White index, all other dissimilarity indices are lower in Antioch than the rest of the Region. This trend is also shown visually in Figure B-3 where each dot represents a Bay Area jurisdiction, the black line notes the dissimilarity index values in Antioch, and the dashed red lines represent the Bay Area averages.

**TABLE B-9: RACIAL DISSIMILARITY INDEX VALUES FOR SEGREGATION WITHIN ANTIOCH**

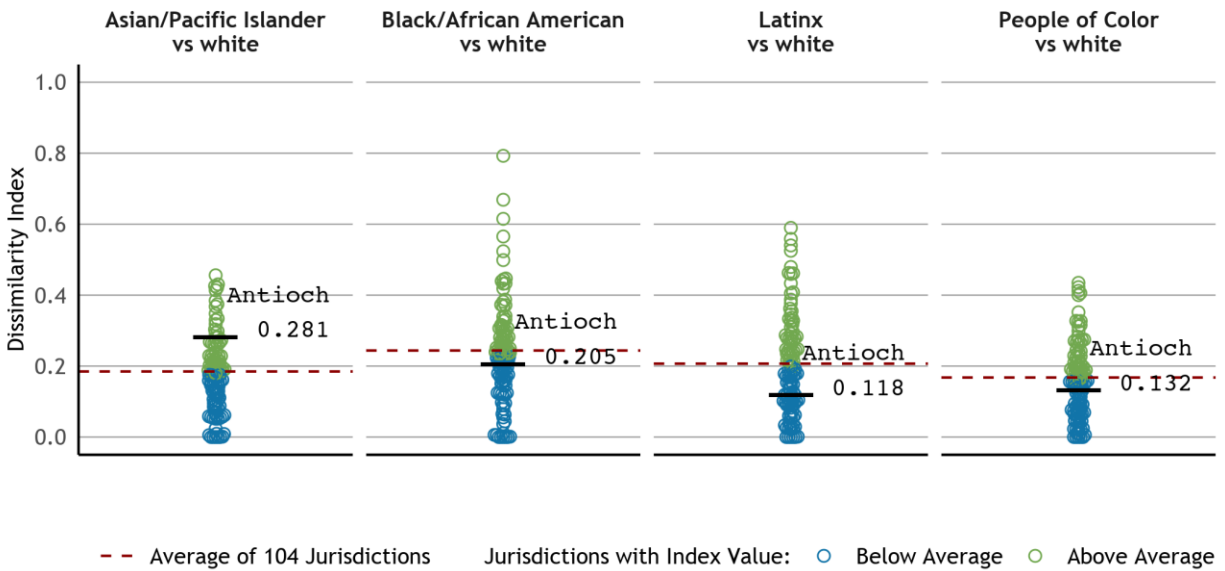
Race	Antioch			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander vs. White	0.304	0.332	0.281	0.185
Black/African American vs. White	0.283	0.247	0.205	0.244
Latinx vs. White	0.171	0.151	0.118	0.207
People of Color vs. White	0.164	0.171	0.132	0.168

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Shown another way, Figure B-B-3 compares dissimilarity index values in City of Antioch to regional averages. In this chart, each dot represents a Bay Area jurisdiction. For each racial group pairing, the spread of dots represents the range of dissimilarity index values among Bay Area jurisdictions. Additionally, the black line within each racial group pairing notes the dissimilarity index value in Antioch, and each dashed red line represents the Bay Area average for the dissimilarity index for that pairing.





**Figure B-3: Racial Dissimilarity Index Values for Antioch Compared to Other Bay Area Jurisdictions (2020)**

Universe: Bay Area Jurisdictions.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

### Theil's H Index

The **Theil's H Index** can be used to measure segregation between all groups within a jurisdiction.

The Theil's H Index values for neighborhood racial segregation in Antioch for the years 2000, 2010, and 2020 can be found in Table B-10 below. Between 2010 and 2020, the Theil's H Index for racial segregation in Antioch declined, suggesting that there is now less neighborhood level racial segregation within the jurisdiction. In 2020, the Theil's H Index for racial segregation in Antioch was lower than the average value for Bay Area jurisdictions, indicating that neighborhood level racial segregation in Antioch is less than in the average Bay Area city.

**Theil's H Index:**

This index measures how diverse each neighborhood is compared to the diversity of the whole city. Neighborhoods are weighted by their size, so that larger neighborhoods play a more significant role in determining the total measure of segregation.

The index ranges from 0 to 1. A Theil's H Index value of 0 would mean all neighborhoods within a city have the same demographics as the whole city. A value of 1 would mean each group lives exclusively in their own, separate neighborhood.

For jurisdictions with a high degree of diversity (multiple racial groups comprise more than 10% of the population), Theil's H offers the clearest summary of overall segregation.

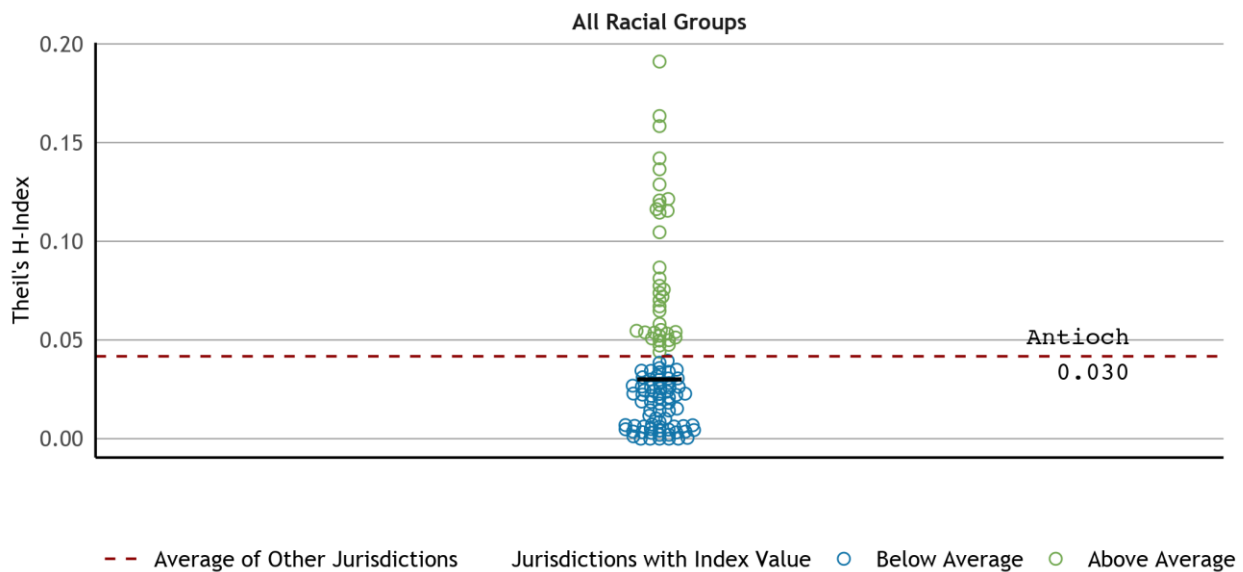
**TABLE B-10: THEIL'S H INDEX VALUES FOR RACIAL SEGREGATION WITHIN ANTIOCH**

Index	Antioch			Bay Area Average
	2000	2010	2020	2020
Theil's H Multi-racial	0.039	0.038	0.030	0.042

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure B-4 below shows how Theil's H index values for racial segregation in Antioch compare to values in other Bay Area jurisdictions in 2020. In this chart, each dot represents a Bay Area jurisdiction. Additionally, the black line notes the Theil's H index value for neighborhood racial segregation in Antioch, and the dashed red line represents the average Theil's H index value across Bay Area jurisdictions.



**Figure B-4: Theil's H Index Values for Racial Segregation in Antioch Compared to Other Bay Area Jurisdictions (2020)**

Universe: Bay Area Jurisdictions.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

The following Table B-11 combines the three indices presented thus far. In general, Antioch has lower isolation levels for Asian/Pacific Islander and White persons, but higher for Black/African American and Latinx persons, and lower dissimilarity levels for all categories except Asian/Pacific Islander. Theil's H Multi-racial index has decreased over time and is less than the Bay Area average.

**TABLE B-11: NEIGHBORHOOD RACIAL SEGREGATION LEVELS IN ANTIOCH**

Index	Race	Antioch			Bay Area Average
		2000	2010	2020	2020
Isolation	Asian/Pacific Islander	0.101	0.141	0.173	0.245
	Black/African American	0.119	0.183	0.220	0.053
	Latinx	0.246	0.338	0.384	0.251
	White	0.581	0.390	0.245	0.491
Dissimilarity	Asian/Pacific Islander vs. White	0.304	0.332	0.281	0.185
	Black/African American vs. White	0.283	0.247	0.205	0.244
	Latinx vs. White	0.171	0.151	0.118	0.207
	People of Color vs. White	0.164	0.171	0.132	0.168
Theil's H Multi-racial	All	0.039	0.038	0.030	0.042

Universe: Population.

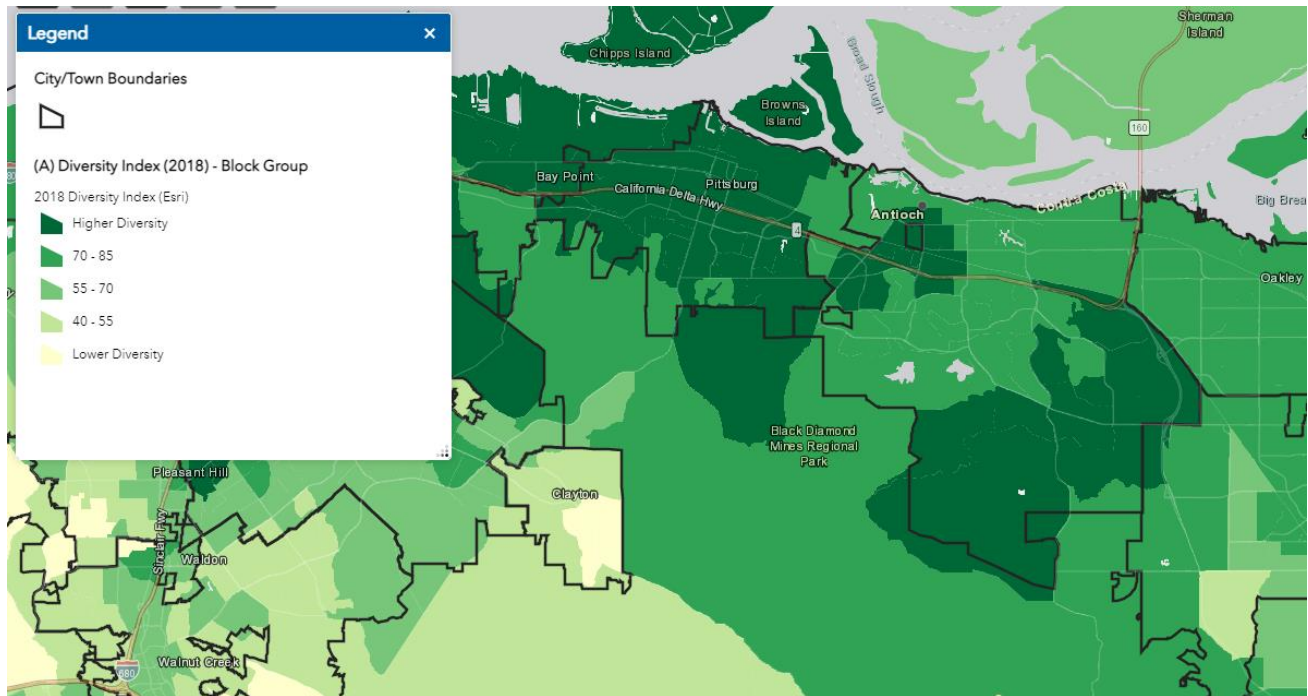
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

### Diversity Index

One final way to measure segregation is by using a diversity index. Figure B-5 shows the diversity index score by Census Block Group in Antioch and the surrounding region. The diversity index provides a summary of racial and ethnic diversity and measures the likelihood (expressed as a percent) that two people chosen at random from each area will belong to different racial or ethnic groups. The figure shows that most of Antioch has a diversity index score of over 70, meaning that there is more than a 70 percent chance that two residents from each Block Group will belong to different racial or ethnic groups, depending on the Block Group. There are several Block Groups in the southeast and northwest portions of the city that have the highest level of diversity index, at above 85. There are no Block Groups with diversity index scores below 70. Compared to the wider region, Figure B-5 shows that Antioch, along with Pittsburgh, has significantly more areas with particularly high diversity index scores above 85. Taken together, these trends suggest that Antioch is more diverse than the surrounding region.

**Diversity Index**  
Measures the likelihood (expressed as a percent) that two people chosen at

In Antioch, Isolation, Dissimilarity, Theil's H, and Diversity Index data confirms that, with regard to segregation in the city, the primary dynamic of segregation in Antioch is between the city of Antioch and other communities in the County and Region, not between neighborhoods in Antioch. This is consistent with Figure B-6, which shows the percent of total non-White residents per block group. As shown in Figure B-6, most block groups in Antioch are at least 61 percent non-White. The average resident of each race or ethnicity lives in a Census Tract that is between 32.9 percent and 38.1 percent White, between 17.2 percent and 21.1 percent Black, between 27.0 percent and 33.8 percent Hispanic,



**Figure B-5: Diversity Index Score, 2018**

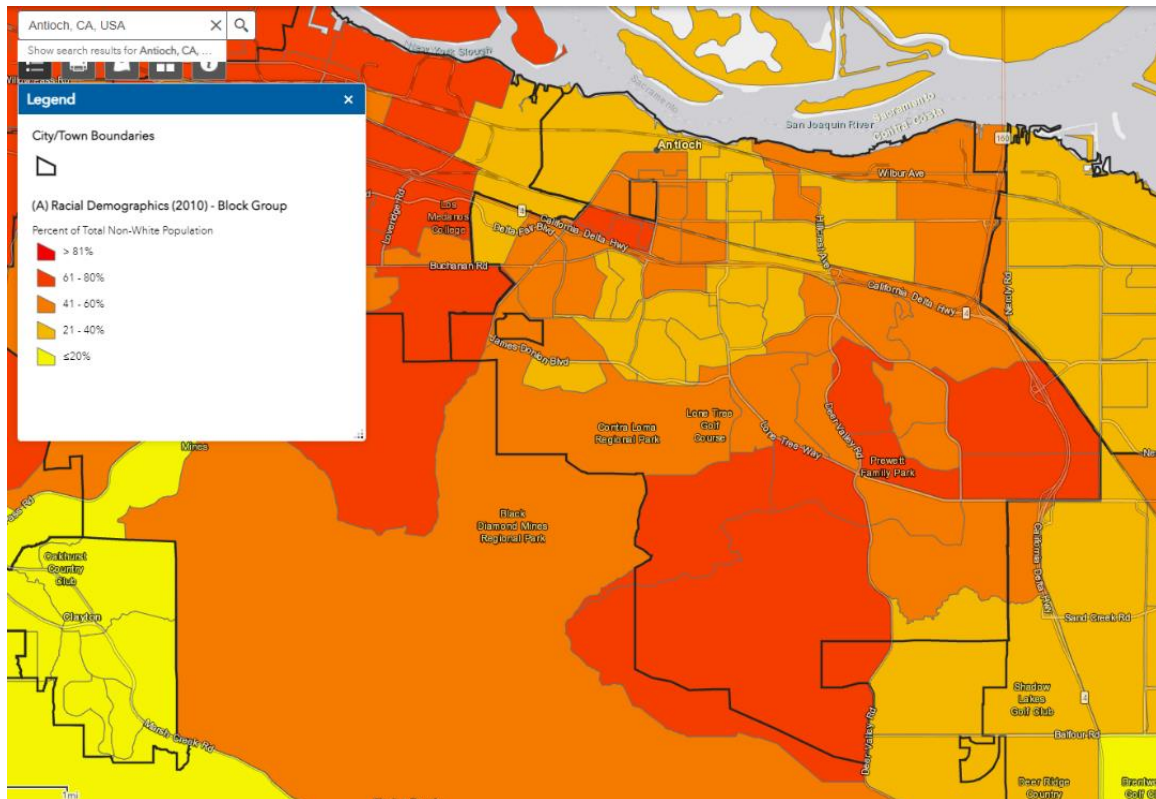
*Source: California Department of Housing and Community Development (HCD) AFFH Data Viewer.*

and between 11.8 percent and 16.7 percent Asian. These are relatively narrow bands. One aspect of residential patterns in the City of Antioch that is unique from those of the Region is that Asian exposure to Blacks is actually higher than Black isolation. This cuts against the regional trend of relatively greater overlap between White and Asian concentration.

The 2020 regional AI concluded that, in the city of Antioch, levels of segregation are low for all groups, but Asians and Pacific Islanders face the lowest levels of segregation, followed by Blacks. Hispanics are, by far, the least segregated group. This data is instructive of the manner in which segregation is a regional and inter-municipal phenomenon. Black residents in particular are segregated in Antioch, but the areas from which they are disproportionately excluded are other municipalities and unincorporated areas throughout the County and the Region, not other neighborhoods within the City of Antioch.

While segregation is lower in Antioch than in other jurisdictions nearby, there are still some geographic trends in regards to race and ethnicity that are important to highlight. Within the City of Antioch, the 2020 AI found the following:

- Asians and Pacific Islanders do not have heavy concentrations in Antioch but are primarily located south of State Route 4 and, in particular, in the southeastern portion of Antioch, as well in a few census tracts in the northwest (Figure B-7).
- There is a concentration of Black residents in the northwestern portion of City of Antioch along both sides of State Route 4 (Figure B-8). The 2020 AI also concluded that there are concentrations of Black residents in more recently built subdivisions in the southeastern portion of the city.



**Figure B-6: Racial Demographics by Block Group, Percent of Total Non-White Population, 2018**

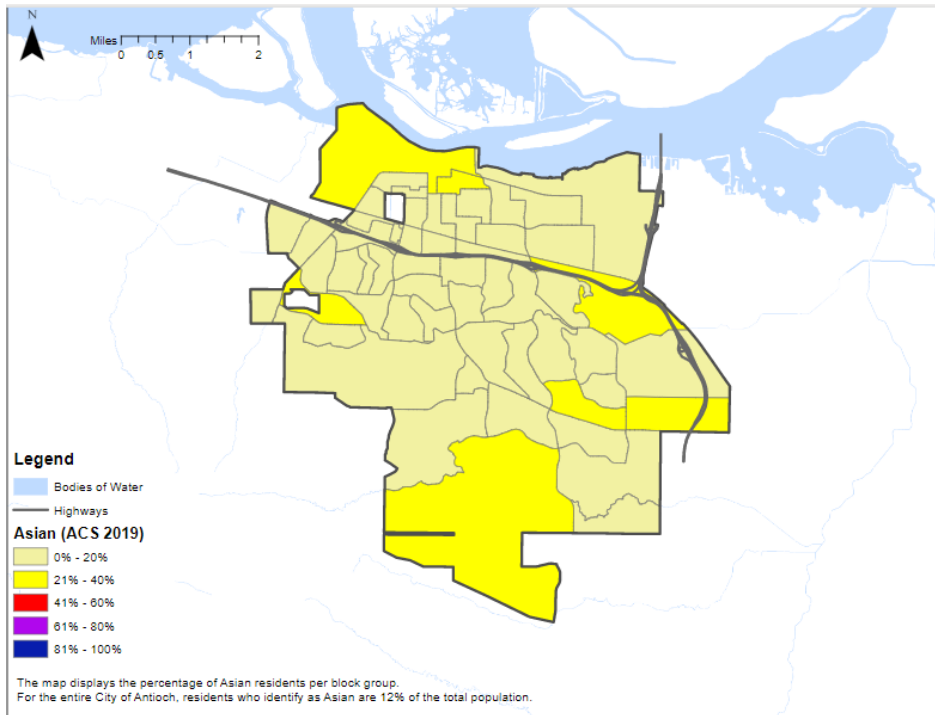
Source: California Department of Housing and Community Development (HCD) AFFH Data Viewer.

- Hispanic residents are spread throughout Antioch but appear to be more highly concentrated along State Route 4, especially north of State Route 4 (Figure B-9).
- Non-Hispanic White residents are spread throughout Antioch. It is worth noting that even in the census tracts in Antioch with higher concentrations of Non-Hispanic White residents, the proportion of White residents is still lower than the White population share in the region (Figure B-10).
- American Indian and Alaska Native and Native Hawaiian and Other Pacific Islander Residents do not have a large enough population to draw conclusions on segregation within the city (Figures B-11 and B-12).

The AI also found that within Antioch, there is a concentration of individuals of:

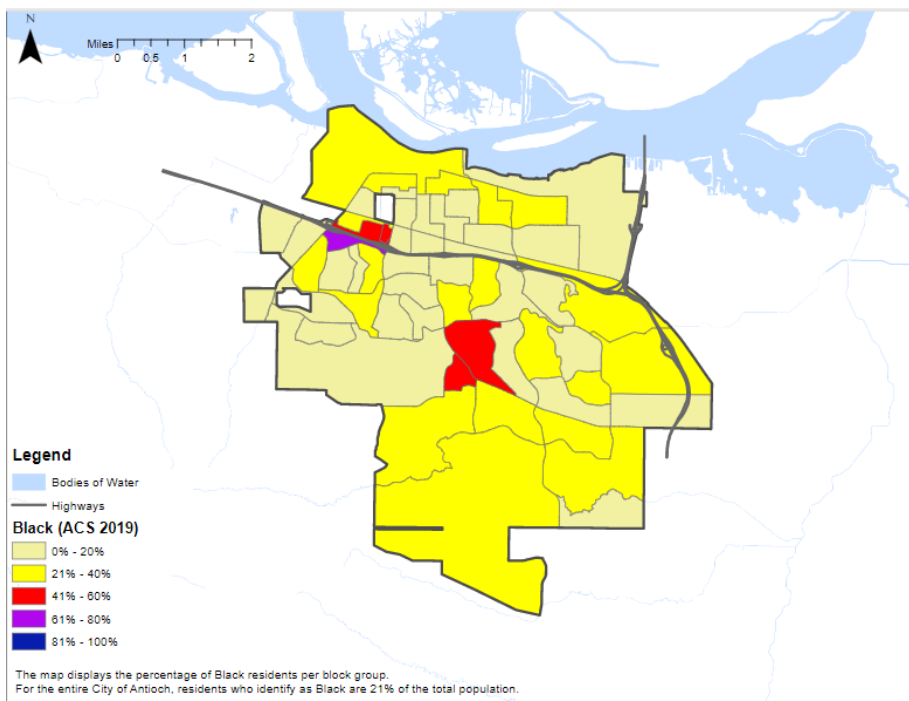
- Mexican national origin relatively concentrated in the northern and, in particular, the northwestern portions of the City of Antioch.
- Filipino national origin largely concentrated in the central and southern portions of the city.
- Nigerian-Americans largely concentrated in the central and southern portions of the city.

There are no apparent areas of concentration for individuals of El Salvadoran and Nicaraguan national origin.



**Figure B-7: Asian Residents per Block Group, 2019**

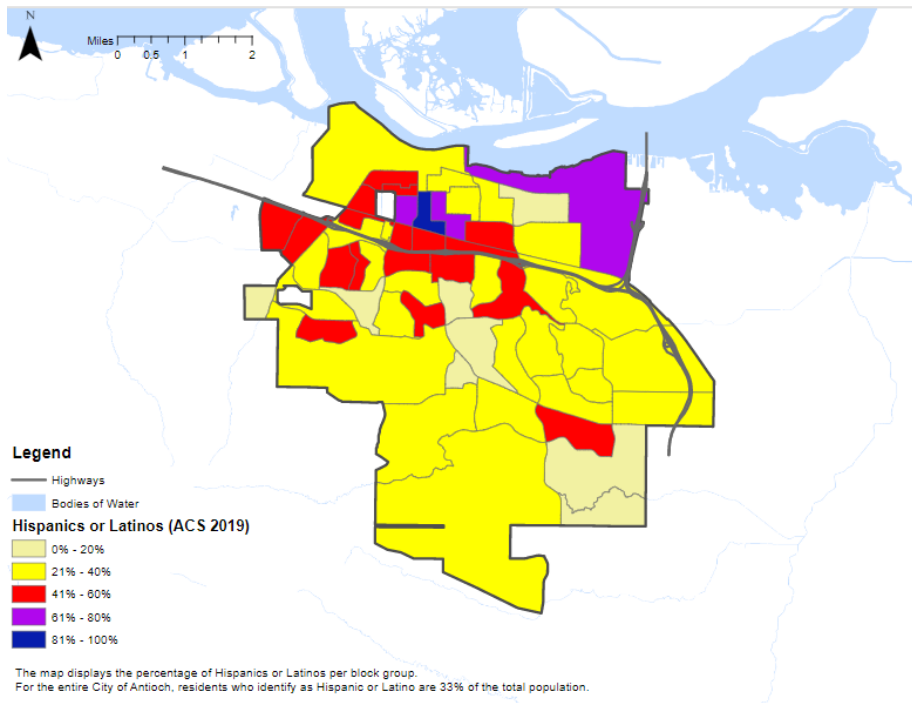
Source: ACS 2019 5-year estimates, Table B02001.



**Figure B-8: Black Residents per Block Group, 2019**

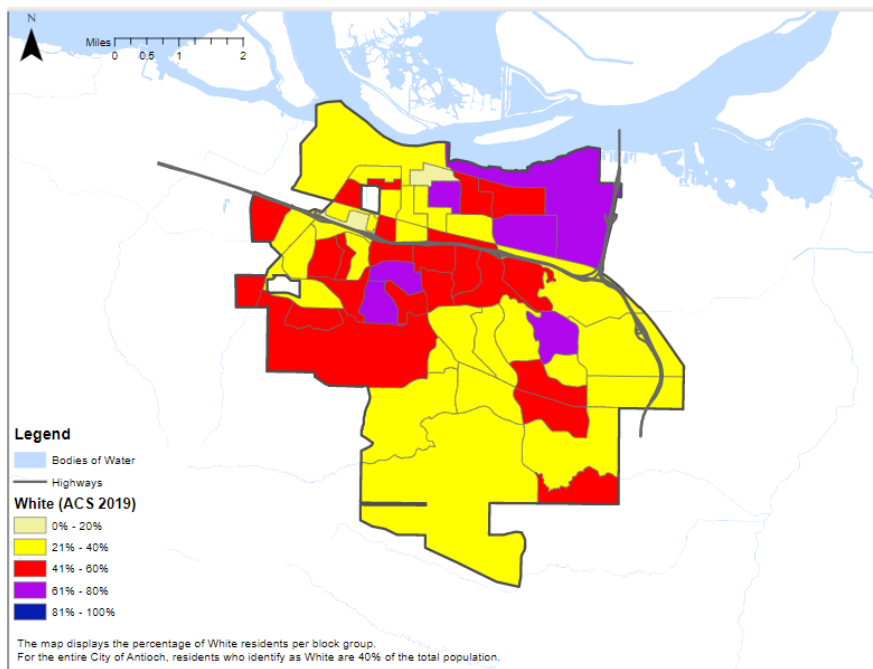
Source: ACS 2019 5-year estimates, Table B02001.





**Figure B-9: Hispanic or Latino Residents per Block Group, 2019**

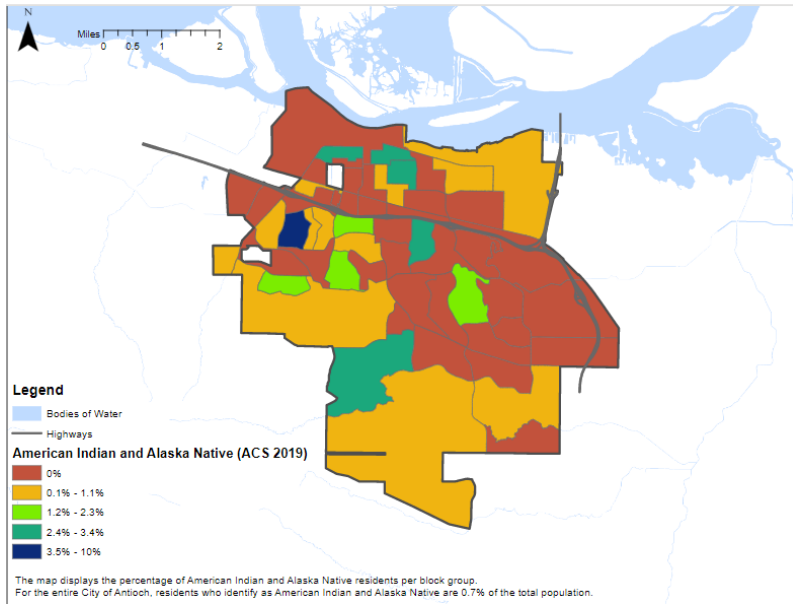
Source: ACS 2019 5-year estimates, Table B03002.



**Figure B-10: White Residents per Block Group, 2019**

Source: ACS 2019 5-year estimates, Table B02001.

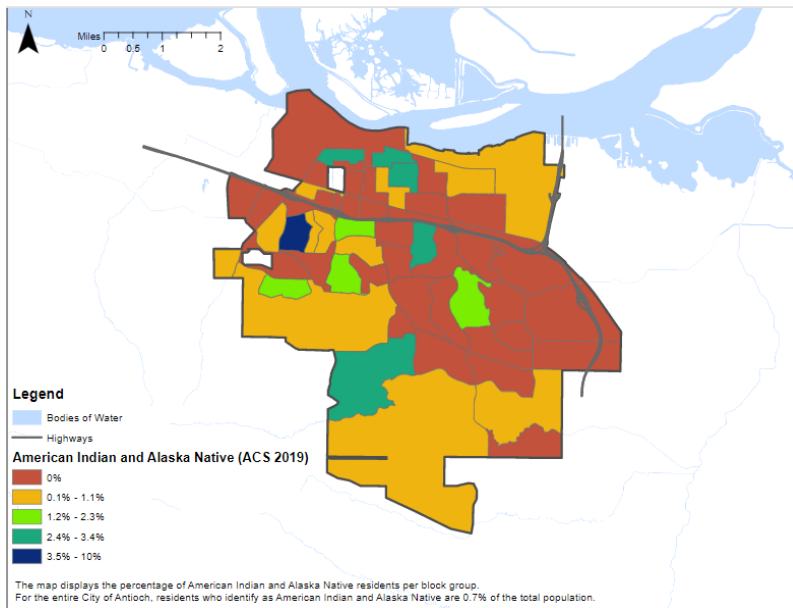




**Figure B-11: American Indian and Alaska Native Residents per Block Group, 2019**

*Note: This map uses different percentage groups than the previous maps due to the relatively low proportion of American Indian and Alaska Native residents in Antioch compared to other racial groups.*

*Source: ACS 2019 5-year estimates, Table B02001.*



**Figure B-12: Native Hawaiian and Other Pacific Islander Residents per Block Group, 2019**

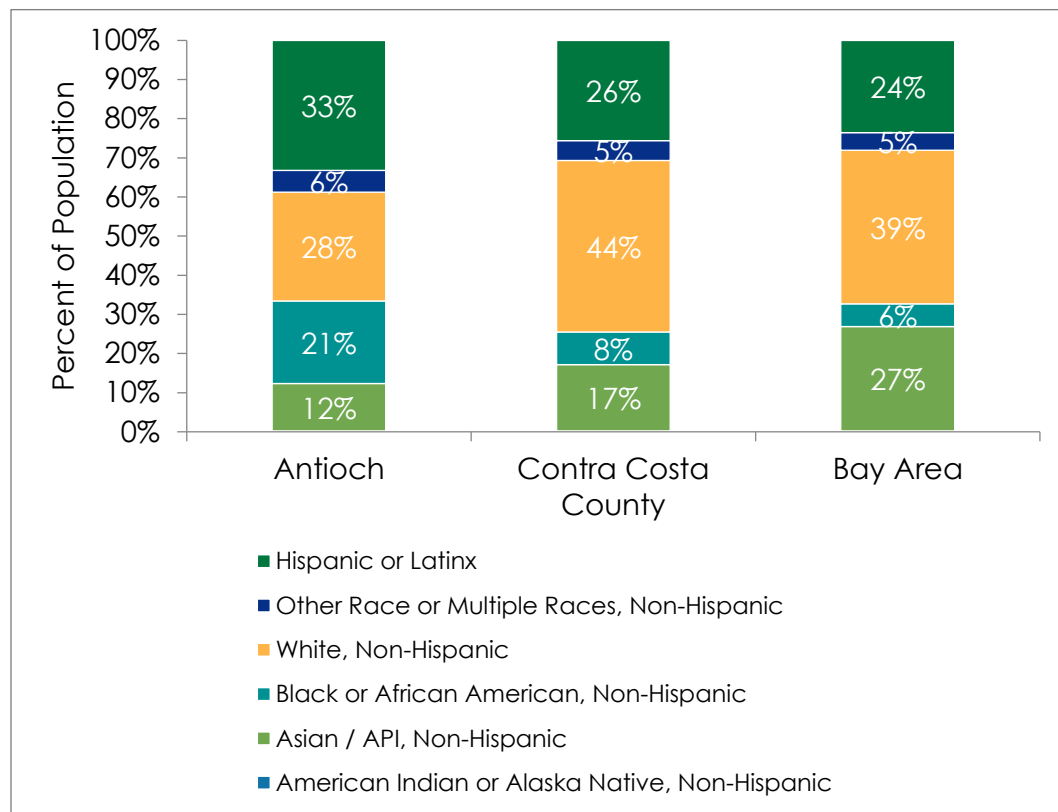
*Note: This map uses different percentage groups than the previous maps due to the relatively low proportion of Native Hawaiian and Other Pacific Islander residents in Antioch compared to other racial groups.*

*Source: ACS 2019 5-year estimates, Table B02001.*

## Regional Racial Segregation (between Antioch and other jurisdictions)

At the regional level, segregation is measured between *cities* instead of between *neighborhoods*. This section compares Antioch to the County and the Region.

Figure B-13 demonstrates population trends by showing the racial composition of Antioch, Contra Costa County, and the Bay Area. The racial and ethnic composition of Antioch diverges significantly from the composition of the County and the Region and has changed significantly over time. In particular, Antioch has much greater Black and Hispanic population concentrations than both the County and the Region and lower non-Hispanic White and Asian or Pacific Islander population concentrations. The Native American population concentration is also slightly higher. Trends in Hispanic and Asian or Pacific Islander population over time roughly mirror those in the County and the Region despite a slightly faster rate of Hispanic population growth than in the Region and a lower baseline Asian or Pacific Islander population in 1990. The growth in the Black population, however, stands in stark contrast to a County with flat Black population and a region with declining Black population. Antioch accounts for a majority of total Black population growth in the County since 1990.



**Figure B-13: 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.

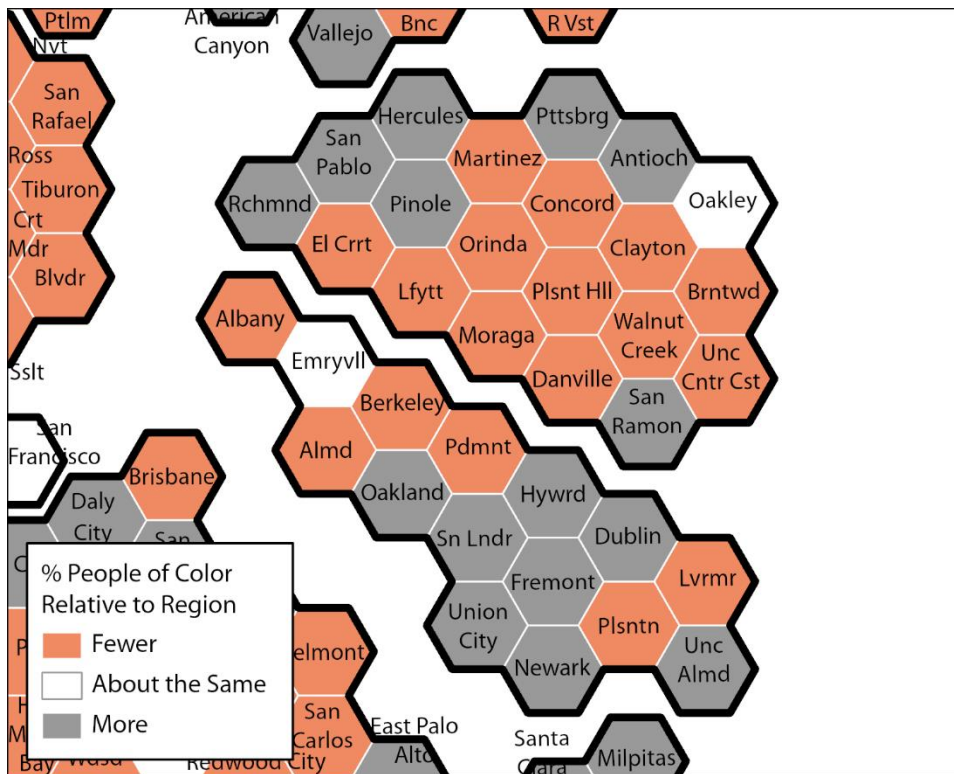
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

*Antioch and the Region*

The map in Figure B-14 below also illustrates regional differences in racial composition among Bay Area jurisdictions. This map demonstrates how the percentage of people of color in Antioch and surrounding jurisdictions compares to the Bay Area as a whole:

- Jurisdictions shaded orange have a share of people of color that is less than the Bay Area as a whole, and the degree of difference is greater than five percentage points.
- Jurisdictions shaded white have a share of people of color comparable to the regional percentage of people of color (within five percentage points).
- Jurisdictions shaded grey have a share of people of color that is more than five percentage points greater than the regional percentage of people of color.

Antioch’s populations is made of up a greater share of people of color than the Bay Area’s general composition.



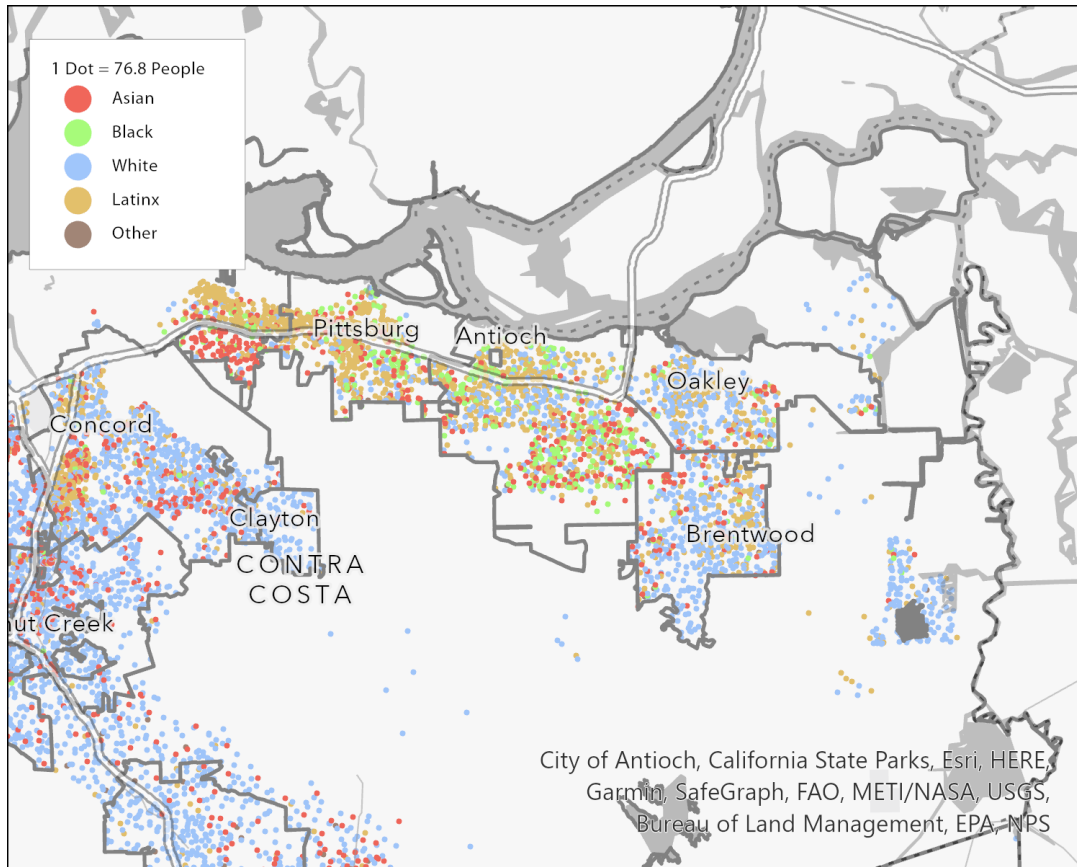
**Figure B-14: Comparing the Share of People of Color in Antioch and Vicinity to the Bay Area (2020)**

*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: People of color refer to persons not identifying as non-Hispanic white. The nine-county Bay Area is the reference region for this map.*

Racial dot maps can also be used to explore the racial demographic differences between different jurisdictions in the region. Figure B-15 below presents a racial dot map showing the spatial distribution of racial groups in Antioch as well as in nearby Bay Area cities.



**Figure B-15: Racial Dot Map of Antioch and Surrounding Areas (2020)**

*Universe: Population.*

*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.*

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

### *Antioch and the County*

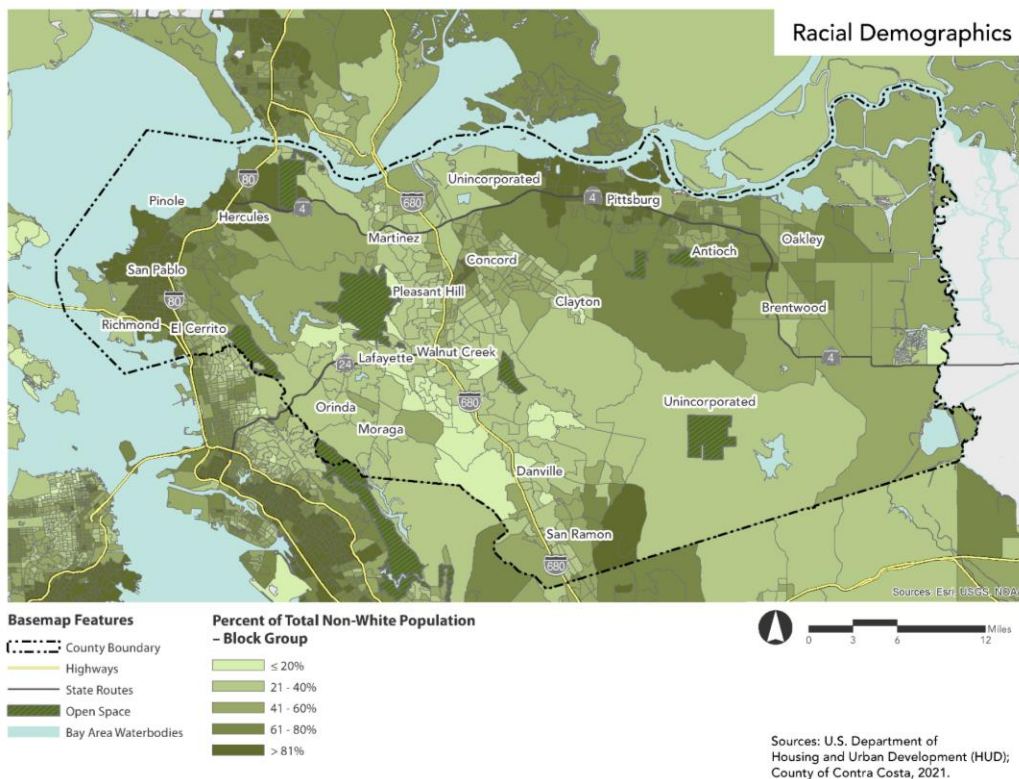
Contra Costa County is a large, diverse jurisdiction in which people of color comprise a majority of the population. However, diversity and integration are not synonymous, and the County has areas of racial and ethnic concentration as well as more integrated cities and neighborhoods.

The racial and ethnic demographics of the County are similar but not identical to those of the broader Bay Area Region. Overall, the County is slightly more heavily non-Hispanic White and slightly more heavily Hispanic than the region. The region is more heavily non-Hispanic Asian or Pacific Islander than the County. For all other racial or ethnic groups, the demographics of the County and the Region mirror each other.

According to the 2020 AI, the areas of segregation found throughout Contra Costa County include:

- Black residents concentrated in the cities of Antioch, Hercules, Pittsburg, and Richmond and the unincorporated community of North Richmond.
- Hispanic residents concentrated in the cities of Pittsburg, Richmond, and San Pablo; in specific neighborhoods within the cities of Antioch, Concord, and Oakley; and in the unincorporated communities of Bay Point, Montalvin Manor, North Richmond, and Rollingwood.
- Asians and Pacific Islanders concentrated in the Cities of Hercules and San Ramon, unincorporated communities of Camino Tassajara and Norris Canyon, and within neighborhoods in the cities of El Cerrito and Pinole.
- Non-Hispanic White residents concentrated in the cities of Clayton, Lafayette, Orinda, and Walnut Creek; in the Town of Danville; and in the unincorporated communities of Alamo, Alhambra Valley, Bethel Island, Castle Hill, Diablo, Discovery Bay, Kensington, Knightsen, Port Costa, Reliez Valley, San Miguel, and Saranap.
- There are also concentrations of non-Hispanic Whites within specific neighborhoods in the cities of Concord, Martinez, and Pleasant Hill. In general, the areas with the greatest concentrations of non-Hispanic Whites are located in the southern portions of central County.

HCD's AFFH Data viewer provides information on the proportion on non-white residents at the block group level (Map 1) and illustrate the trends listed above from the 2020 AI.



**Map 1: Minority Concentrated Areas**

## Income Segregation

In addition to racial segregation, this Assessment of Fair Housing analyzes income segregation within Antioch and between Antioch and the County and Region.

### *Neighborhood Level Income Segregation within Antioch*

#### Definition of Terms - Income Groups

When analyzing segregation by income, this report uses income group designations consistent with the Regional Housing Needs Allocation and the Housing Element:

**Very low-income:** individuals earning less than 50% of Area Median Income (AMI)

**Low-income:** individuals earning 50%-80% of AMI

**Moderate-income:** individuals earning 80%-120% of AMI

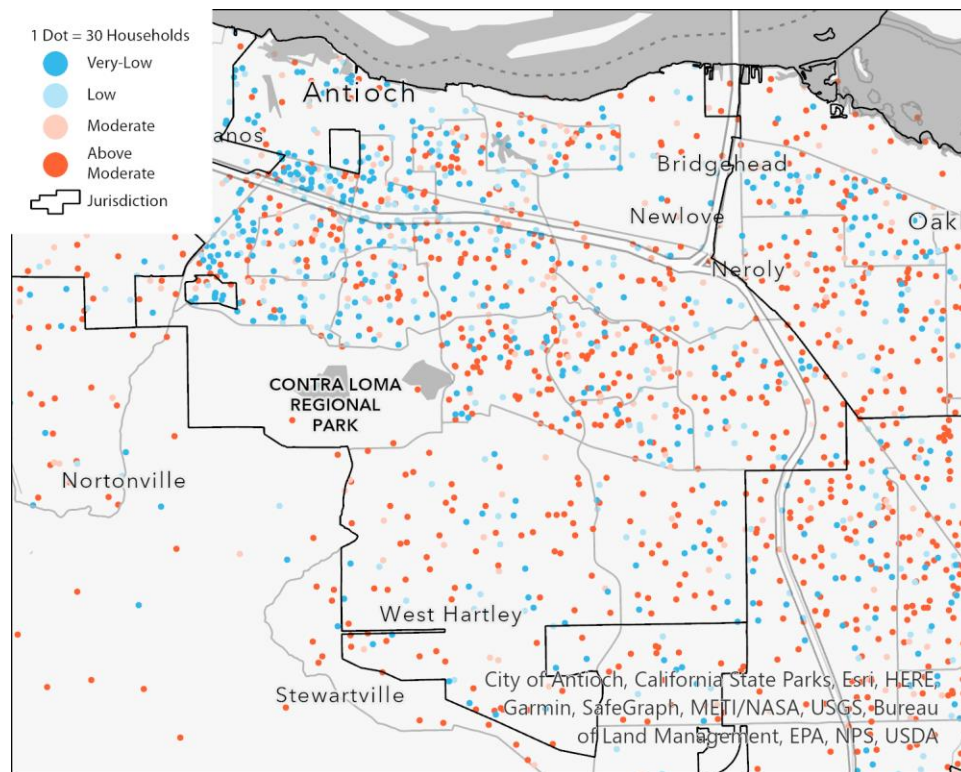
**Above moderate-income:** individuals earning 120% or more of AMI

Additionally, this report uses the term “lower-income” to refer to all people who earn less than 80% of AMI, which includes both low-income and very low-income individuals.

The income groups described above are based on U.S. Department of Housing and Urban Development (HUD) calculations for 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).

Income segregation can be measured using similar indices as racial segregation. Income dot maps are useful for visualizing segregation between multiple income groups at the same time. The income dot map of Antioch in Figure B-16 below offers a visual representation of the spatial distribution of income groups within the jurisdiction. As with the racial dot maps, when the dots show lack of a pattern or clustering, income segregation measures tend to be lower, and conversely, when clusters are apparent, the segregation measures may be higher as well.





**Figure B-16: Income Dot Map of Antioch (2015)**

*Universe: Population.*

*Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.*

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

### Isolation Index

The isolation index values for all income groups in Antioch for the years 2010 and 2015 can be found in Table B-12 below.<sup>9</sup> Very low-income residents are the most isolated income group in Antioch. Antioch’s isolation index of 0.432 for these residents means that the average very low-income resident in Antioch lives in a neighborhood that is 43.2 percent very low-income. Among all income groups, the very low-income population’s isolation index has changed the most over time, becoming more segregated from other income groups between 2010 and 2015. Antioch’s isolation of very low-income residents (0.432) is greater than the isolation of these residents in the Bay Area on average (0.269). Antioch does not experience as much isolation of wealth as the Bay Area on average. The Bay Area, on average, has a high isolation index of .507 for above-moderate income households, meaning higher income households live in neighborhoods where over half of the population is also higher income. In Antioch,

<sup>9</sup> This report presents data for income segregation for the years 2010 and 2015, which is different than the time periods used for racial segregation. This deviation stems from the [data source recommended for income segregation calculations](#) in HCD’s AFFH Guidelines. This data source most recently updated with data from the 2011-2015 American Community Survey 5-year estimates. For more information on HCD’s recommendations for calculating income segregation, see [page 32 of HCD’s AFFH Guidelines](#).



the above moderate-income households are in neighborhoods where 37.3 percent of the households are also above-moderate income.

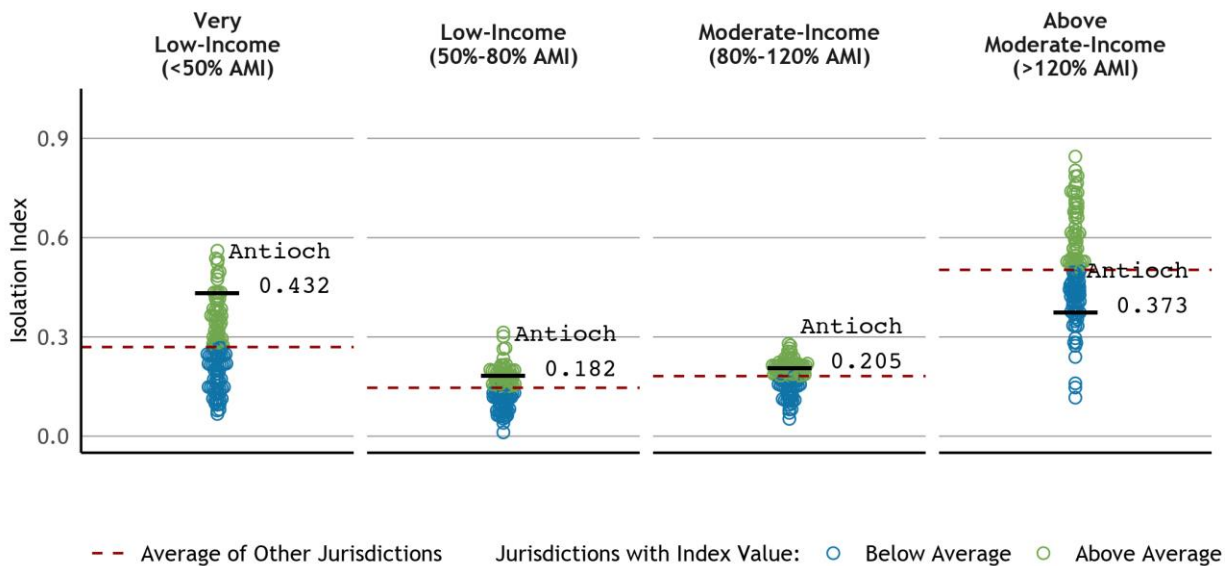
**TABLE B-12: INCOME GROUP ISOLATION INDEX VALUES FOR SEGREGATION WITHIN ANTIOCH**

Income Group	Antioch		Bay Area Average
	2010	2015	2015
Very Low-Income (<50% AMI)	0.358	0.432	0.269
Low-Income (50%-80% AMI)	0.183	0.182	0.145
Moderate-Income (80%-120% AMI)	0.211	0.205	0.183
Above Moderate-Income (>120% AMI)	0.428	0.373	0.507

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure B-17 below shows how income group isolation index values in Antioch compare to values in other Bay Area jurisdictions.



**Figure B-17: Income Group Isolation Index Values for Antioch Compared to Other Bay Area Jurisdictions (2015)**

Universe: Bay Area Jurisdictions.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

### Dissimilarity Index

Table B-13 below provides the dissimilarity index values indicating the level of segregation in Antioch between residents who are lower-income (earning less than 80 percent of AMI) and those who are not lower-income (earning above 80 percent of AMI), consistent with the requirements described in HCD’s AFFH Guidance Memo.<sup>10</sup> Segregation in Antioch between lower-income residents and residents who are not lower-income increased between 2010 and 2015. Additionally, Table B-13 shows dissimilarity index values for the level of segregation in Antioch between residents who are very low-income (earning less than 50 percent of AMI) and those who are above moderate-income (earning above 120 percent of AMI). This supplementary data point provides additional nuance to an analysis of income segregation, as this index value indicates the extent to which a jurisdiction’s lowest and highest income residents live in separate neighborhoods.

Table B-13 and Figure B-18 illustrate income dissimilarity within Antioch and the region. As shown in Table B-13, the average dissimilarity index between lower-income residents and other residents in a Bay Area jurisdiction is 0.198, so on average 19.8 percent of lower-income residents in an average Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect income group integration in that jurisdiction. In 2015, the income segregation in Antioch between lower-income residents and other residents was higher than the average value for Bay Area jurisdictions. This means that the lower-income residents are more segregated from other residents within Antioch compared to other jurisdictions in the region.

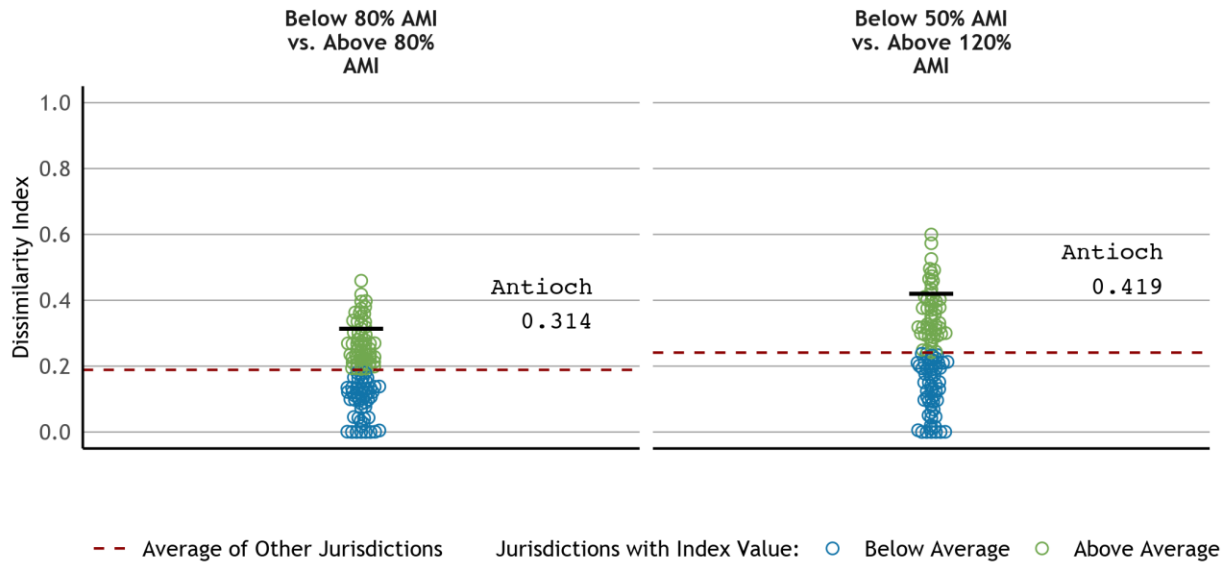
**TABLE B-13: INCOME GROUP DISSIMILARITY INDEX VALUES FOR SEGREGATION WITHIN ANTIOCH**

Income Group	Antioch		Bay Area Average
	2010	2015	2015
Below 80% AMI vs. Above 80% AMI	0.288	0.314	0.198
Below 50% AMI vs. Above 120% AMI	0.404	0.419	0.253

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

<sup>10</sup> For more information, see page 32 of HCD’s AFFH Guidance Memo.



**Figure B-18: Income Group Dissimilarity Index Values for Antioch Compared to Other Bay Area Jurisdictions (2015)**

*Universe: Bay Area Jurisdictions.*

*Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.*

### Theil's H Index

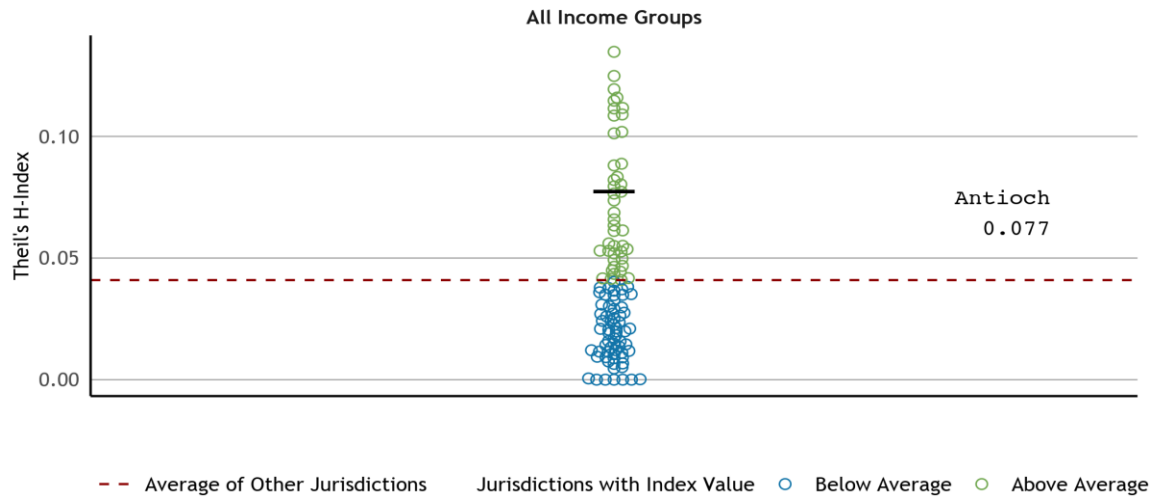
The Theil's H Index values for neighborhood income group segregation in Antioch for the years 2010 and 2015 can be found in Table B-14 below. By 2015, the Theil's H Index value for income segregation in Antioch was about the same amount as it had been in 2010. As shown in Figure B-19, in 2015, the Theil's H Index value for income group segregation in Antioch was higher than the average value for Bay Area jurisdictions, indicating there is more neighborhood level income segregation in Antioch than in the average Bay Area city.

**TABLE B-14: THEIL'S H INDEX VALUES FOR INCOME SEGREGATION WITHIN ANTIOCH**

Index	Antioch		Bay Area Average
	2010	2015	2015
Theil's H Multi-income	0.069	0.077	0.043

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.



**Figure B-19: Income Group Theil's H Index Values for Antioch Compared to Other Bay Area Jurisdictions (2015)**

Universe: Bay Area Jurisdictions.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

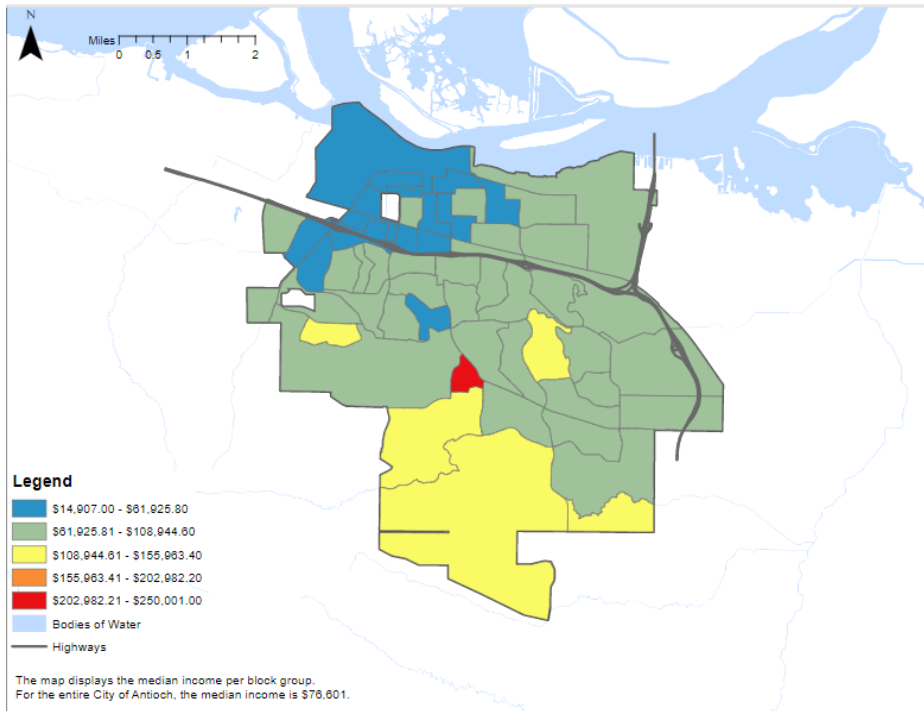
Table B-15 compares all three measures of economic segregation within Antioch and the Region. The conclusion from this table, that Antioch is experiencing economic segregation and at levels greater than the Regional average, is consistent with local knowledge from community organizations that neighborhoods closer to State Route 4 tend to be lower income than newer houses in the southern area of the city. In particular, neighborhoods north of State Route 4 have been identified as neighborhoods where lower income residents are concentrated. This pattern is also clear on the following maps (Figures B-20 and B-21) which show that, spatially, lower-income households and households experiencing poverty are concentrated in the northwest. Additionally, higher income households are concentrated in the south, where there are very few instances of households in poverty.

**TABLE B-15: NEIGHBORHOOD INCOME SEGREGATION LEVELS IN ANTIOCH**

Index	Income Group	Antioch		Bay Area Average
		2010	2015	2015
Isolation	Very Low-Income (<50% AMI)	0.358	0.432	0.269
	Low-Income (50%-80% AMI)	0.183	0.182	0.145
	Moderate-Income (80%-120% AMI)	0.211	0.205	0.183
	Above Moderate-Income (>120% AMI)	0.428	0.373	0.507
Dissimilarity	Below 80% AMI vs. Above 80% AMI	0.288	0.314	0.198
	Below 50% AMI vs. Above 120% AMI	0.404	0.419	0.253
Theil's H Multi-racial	All	0.069	0.077	0.043

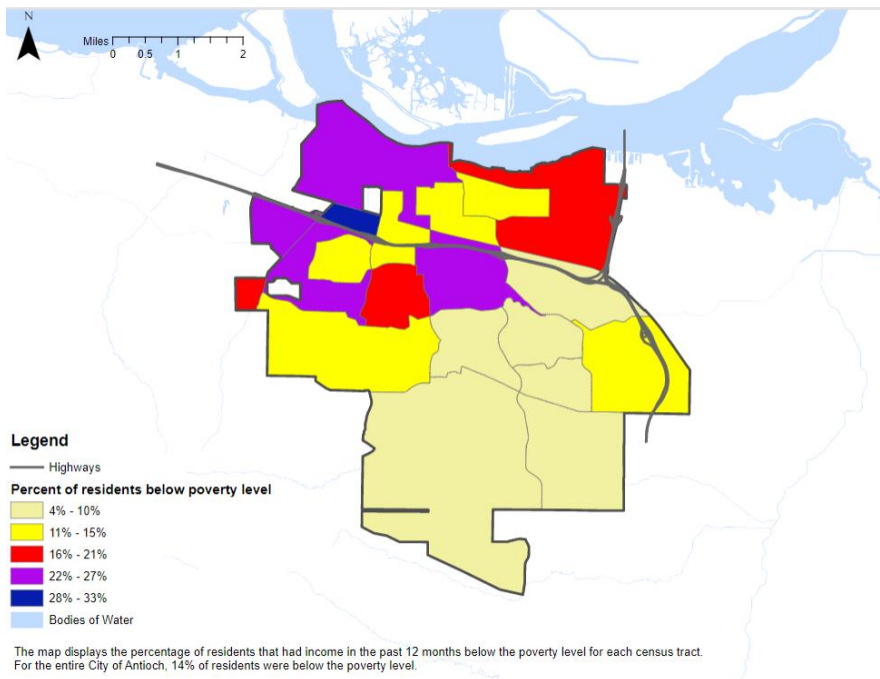
Universe: Population.

Source: Income data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.



**Figure B-20: Median Income per Block Group, 2019**

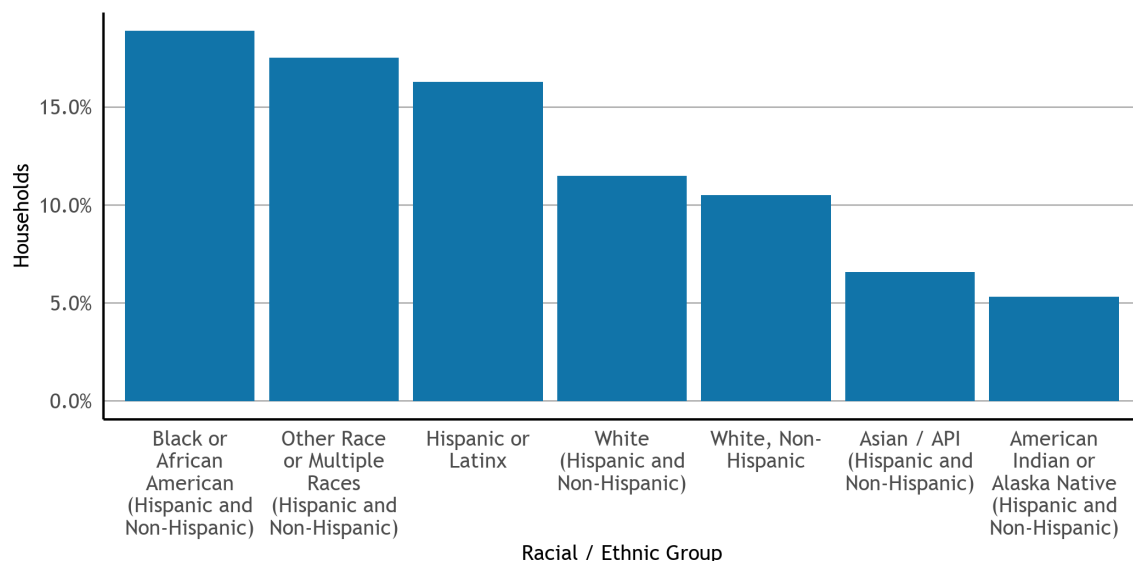
Source: ACS 2019 5-year estimates, Table B19013.



**Figure B-21: Percent of Households in Poverty per Block Group, 2019**

Source: ACS 2019 5-year estimates, Table B17001

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents.<sup>11</sup> These economic disparities also leave communities of color at higher risk for housing insecurity, displacement, or homelessness. In Antioch, Black or African 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 B-22).



**Figure B-22: 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-1).*

## Regional Income Segregation (between Antioch and other jurisdictions)

### Regional Context

Income segregation between jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Table B-16 presents dissimilarity index, isolation index, and Theil’s H index values for income segregation for the entire nine-county Bay Area in 2010 and 2015. These measures were calculated by comparing the income demographics of local

<sup>11</sup> Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

jurisdictions to the region's income group makeup. For example, looking at 2015 data, Table B-16 shows the regional isolation index value for very low-income residents is 0.315 for 2015, meaning that on average very low-income Bay Area residents live in a jurisdiction that is 31.5 percent very low-income. The regional dissimilarity index for lower-income residents and other residents is 0.194 in 2015, which means that across the region 19.4 percent of lower-income residents would need to move to a different jurisdiction to create perfect income group integration in the Bay Area as a whole. The regional value for the Theil's H index measures how diverse each Bay Area jurisdiction is compared to the income group diversity of the whole region. A Theil's H Index value of 0 would mean all jurisdictions within the Bay Area have the same income demographics as the entire region, while a value of 1 would mean each income group lives exclusively in their own separate jurisdiction. The regional Theil's H index value for income segregation decreased slightly between 2010 and 2015, meaning that income groups in the Bay Area are now slightly less separated by the borders between jurisdictions.

**TABLE B-16: REGIONAL INCOME SEGREGATION MEASURES**

Index	Group	2010	2015
Isolation Index Regional Level	Very Low-Income (<50% AMI)	0.277	0.315
	Low-Income (50%-80% AMI)	0.157	0.154
	Moderate-Income (80%-120% AMI)	0.185	0.180
	Above Moderate-Income (>120% AMI)	0.467	0.435
Dissimilarity Index Regional Level	Below 80% AMI vs. Above 80% AMI	0.186	0.194
	Below 50% AMI vs. Above 120% AMI	0.238	0.248
Theil's H Multi-income	All Income Groups	0.034	0.032

Universe: Population.

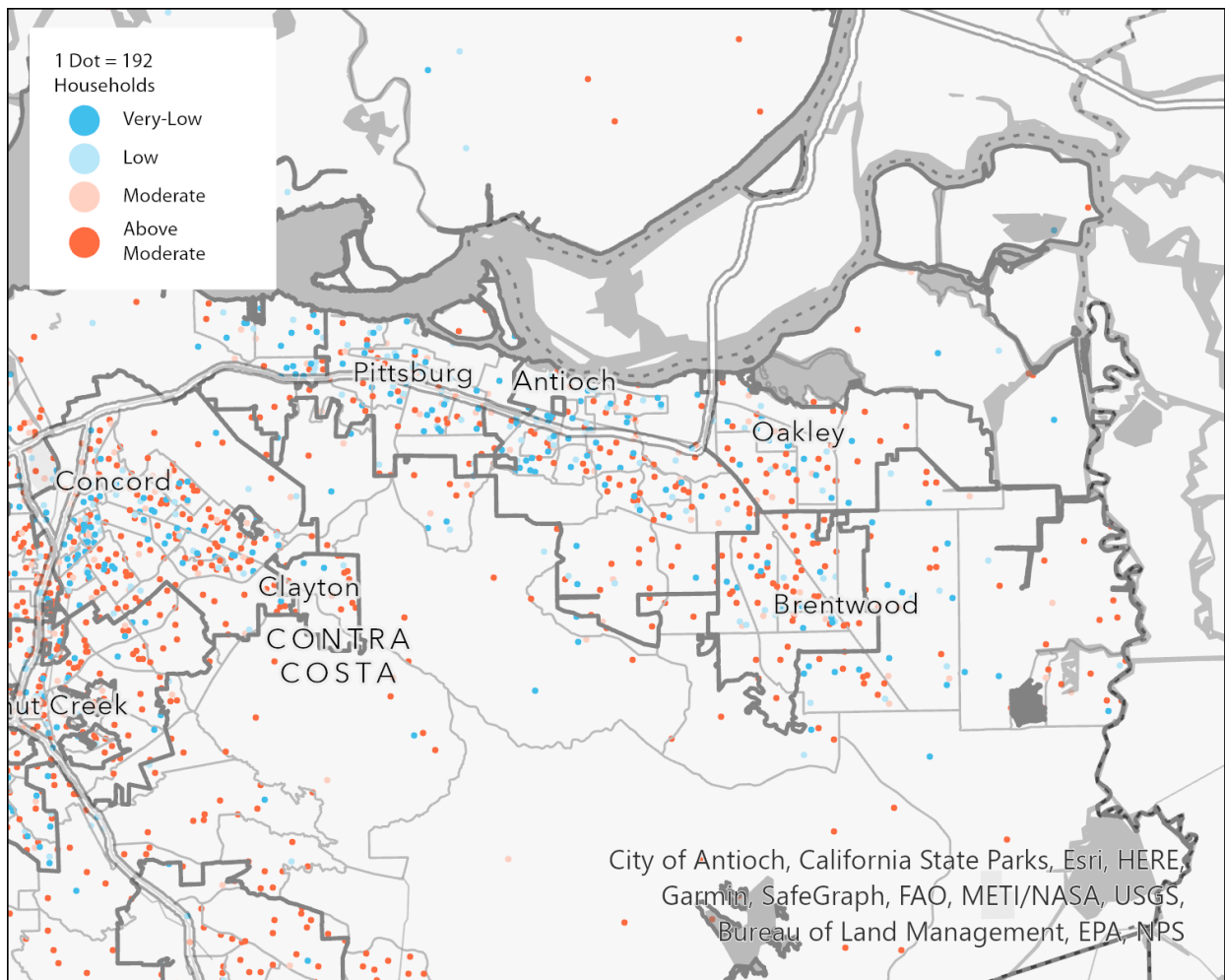
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

### *Income Level*

Figure B-23 below presents an income dot map showing the spatial distribution of income groups in Antioch as well as in nearby Bay Area jurisdictions.

Each year, HUD receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. Known as the "CHAS" data (Comprehensive Housing Affordability Strategy), it demonstrates the number of households in need of housing assistance by estimating the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30, 50, and 80 percent of median income). HUD defines a Low to Moderate Income (LMI) area as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI).





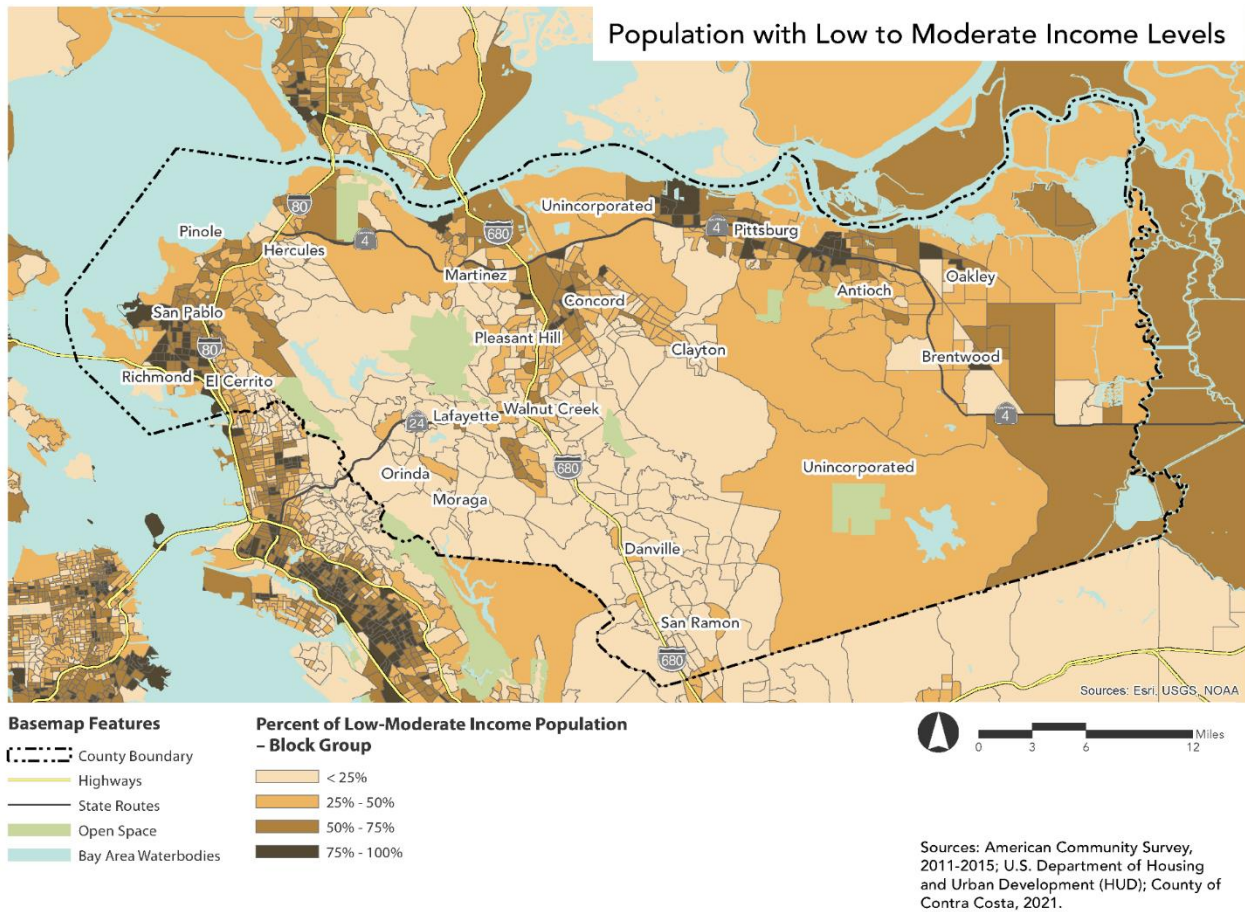
**Figure B-23: Income Dot Map of Antioch and Surrounding Areas (2015)**

*Universe: Population.*

*Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.*

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

Map 2 shows the LMI areas in Contra Costa County by block group. Most of central Contra Costa County has less than 25 percent of LMI populations. Block groups with high concentrations of LMI (between 75 and 100 percent of the population) can be found clustered around Antioch, Pittsburg, Richmond, and San Pablo. There are also small pockets with high percentages of LMI population around Concord. Other areas of the county have a moderate percentage of LMI population (25–75 percent).



**Map 2: Distribution of Percentage of Population with Low to Moderate Income Levels**

The income demographics in Antioch for the years 2010 and 2015 can be found in Table B-17 below. The table also provides the income composition of the nine-county Bay Area in 2015. As of that year, Antioch had a higher share of very low-income residents than the Bay Area as a whole, a higher share of low-income residents, a higher share of moderate-income residents, and a lower share of above moderate-income residents.

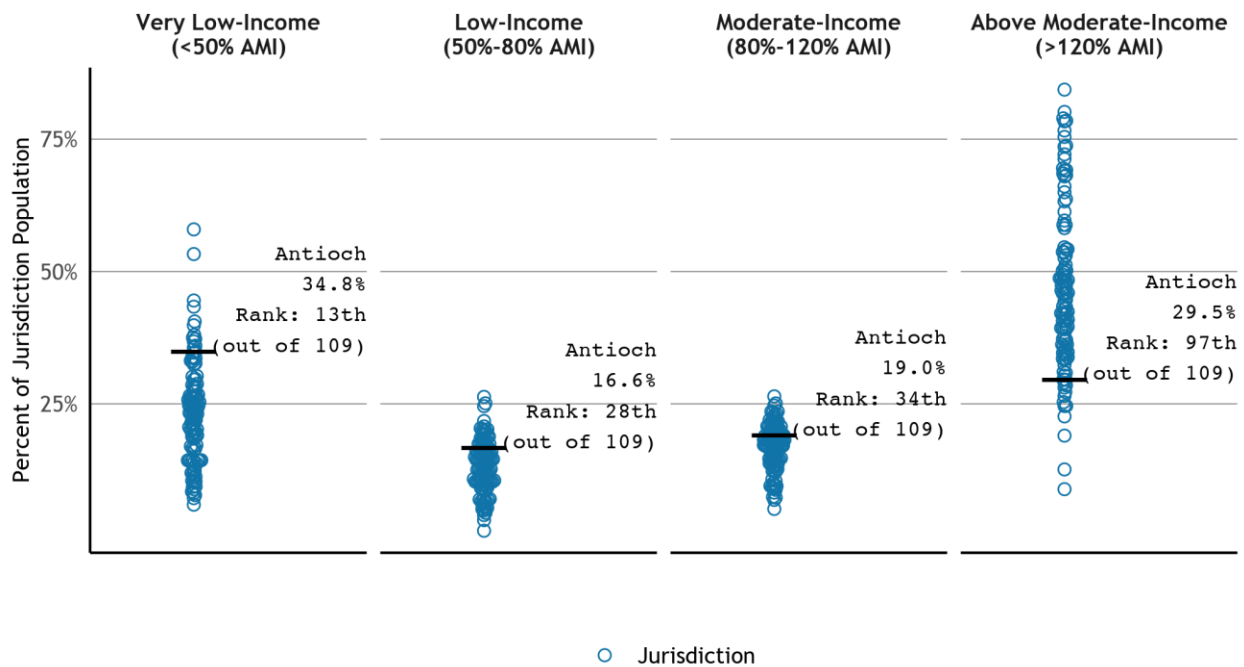
**TABLE B-17: POPULATION BY INCOME GROUP, ANTIOCH, AND THE REGION**

Income Group	Antioch		Bay Area
	2010	2015	2015
Very Low-Income (<50% AMI)	28.49%	34.82%	28.7%
Low-Income (50%-80% AMI)	16.22%	16.63%	14.3%
Moderate-Income (80%-120% AMI)	20.34%	19%	17.6%
Above Moderate-Income (>120% AMI)	34.95%	29.55%	39.4%

Universe: Population.

Source: Data for 2015 is from Housing U.S. Department of and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure B-24 below compares the income demographics in Antioch to other Bay Area jurisdictions.<sup>12</sup> Each dot represents a Bay Area jurisdiction. For each income group, the spread of dots represents the range of that group’s representation among Bay Area jurisdictions. The smallest range is among jurisdictions’ moderate-income populations, while Bay Area jurisdictions vary the most in the share of their population that is above moderate-income. Additionally, the black lines within each income group note the percentage of Antioch population represented by that group and how that percentage ranks among other jurisdictions. Antioch’s share of very low-income residents is much higher than other jurisdictions, ranking 13<sup>th</sup> out of 109. Conversely, it has one of the lowest concentrations of above-moderate income households, ranking 97<sup>th</sup> out of 109.



**Figure B-24: Income Demographics of Antioch Compared to Other Bay Area Jurisdictions (2015)**

Universe: Bay Area Jurisdictions.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

Income Segregation by Tenure

Table B-18 lists Contra Costa County households by income category and tenure. Based on the above definition, 38.7 percent of Contra Costa County households are considered LMI as they earn less than 80

<sup>12</sup> While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

percent of the HUD Area Median Family Income (HAMFI). Almost 60 percent of all renters are considered LMI compared to only 27.5 percent of owner households.

**TABLE B-18: HOUSEHOLDS BY INCOME CATEGORY AND TENURE IN CONTRA COSTA COUNTY**

Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI	7.53%	26.95%	14.40%
Household Income >30% to <=50% HAMFI	8.85%	17.09%	11.76%
Household Income >50% to <=80% HAMFI	11.12%	15.16%	12.55%
Household Income >80% to <=100% HAMFI	8.98%	9.92%	9.31%
Household Income >100% HAMFI	63.52%	30.89%	51.98%
<b>Total Population</b>	<b>248,670</b>	<b>135,980</b>	<b>384,645</b>

Source: HUD Office of Policy Development and Research (PD&R) CHAS Data, 2011–2015 ACS.

## Geographic Distribution of Special Needs Populations

As mentioned at the beginning of the section on Segregation and Integration, segregation is not solely a racial matter. Segregation can also occur by familial status or for persons with disabilities who have limited interaction outside of congregate and/or institutional facilities. This section evaluates segregation of these segments of the population.

### Persons with Disabilities

#### *Background*

In 1988, Congress added protections against housing discrimination for persons with disabilities through the FHA, which protects against intentional discrimination and unjustified policies and practices with disproportionate effects. The FHA also includes the following unique provisions to persons with disabilities: (1) prohibits the denial of requests for reasonable accommodations for persons with disabilities, if necessary, to afford an individual equal opportunity to use and enjoy a dwelling; and (2) prohibits the denial of reasonable modification requests. With regards to fair housing, persons with disabilities have special housing needs because of the lack of accessible and affordable housing, and the higher health costs associated with their disability. In addition, many may be on fixed incomes that further limit their housing options.

#### *Disability Status in Antioch, the County, and Region*

According to the 2015-2019 American Community Survey (ACS) 5-year estimates, 118,603 residents (10.9 percent of Contra Costa County’s population) reported having one of six disability types listed in the ACS (hearing, vision, cognitive, ambulatory, self-care, and independent living). The percentage of residents detailed by disability are listed in Table B-19 below. Though Contra Costa County has a higher percentage of population with disabilities, the county’s overall disability statistics are fairly consistent with the greater Bay Area, with ambulatory disabilities making up the greatest percentage of disabilities, followed by independent living, cognitive, hearing, self-care, and vision disabilities. Across the Bay Area and Contra Costa County, the percentage of individuals with disabilities also increases

with age, with the highest percentage of individuals being those 75 years and older. Refer to Table B-20 for the distribution of percentages by age.

**TABLE B-19: PERCENTAGE OF POPULATIONS BY DISABILITY TYPES**

Disability Type	City of Antioch	Contra Costa County	Bay Area*
Hearing	3.2%	2.9%	2.6%
Vision	2.9%	1.8%	1.7%
Cognitive	6.7%	4.4%	3.9%
Ambulatory	7.3%	5.9%	5.4%
Self-Care Difficulty	2.9%	2.4%	2.4%
Independent Living Difficulty	5.7%	5.2%	5.1%
Percentage of Total Population with Disability	15.2%	10.9%	9.8%

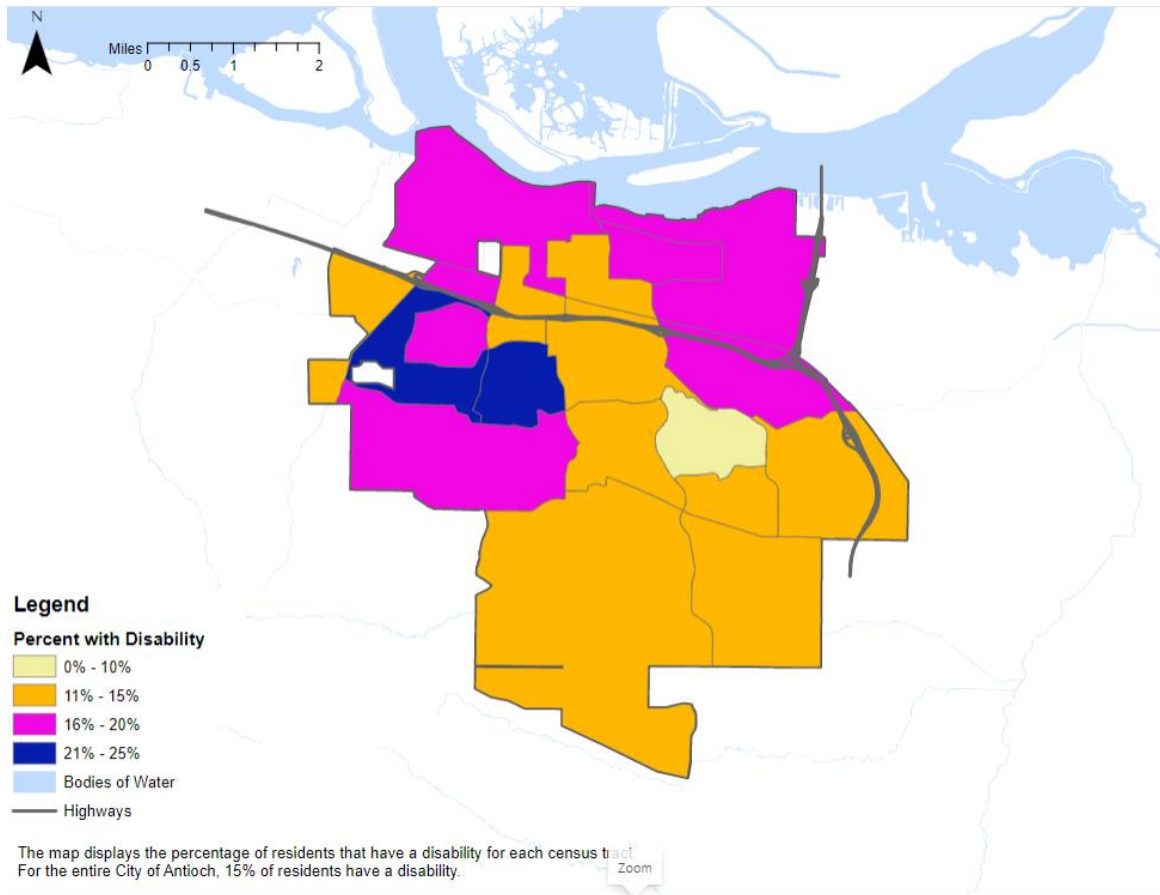
\* Bay Area refers to San Francisco-Oakland-Berkeley, CA Metro Area.  
Source: 2019 ACS 5-year Estimates.

**TABLE B-20: PERCENTAGE OF POPULATION WITH DISABILITIES BY AGE**

Age	City of Antioch	Contra Costa County	Bay Area*
Under 5 years	0.7%	0.8%	0.6%
5 - 17 years	5.7%	4.9%	3.7%
18 - 34 years	6.6%	6.2%	4.3%
35 - 64 years	12.5%	9.7%	8.7%
65 - 74 years	24.4%	21.5%	20.5%
75 years and over	48.1%	51.2%	50.0%

\* Bay Area refers to San Francisco-Oakland-Berkeley, CA Metro Area.  
Source: 2019 ACS 5-year Estimates.

As shown in the tables above, Antioch has higher concentrations of persons with disabilities across all categories than both the County and the Region. The gap is particularly large for persons with cognitive disabilities. Figure B-25 shows that there are some concentrations of persons with disabilities in the northern half of the city and particularly in northwest parts of Antioch. This finding raises questions about whether there may be concentrations of congregate settings for persons with intellectual and developmental disabilities in Antioch, such as group homes, because of the combination of relatively low housing costs combined with a concentration of detached single-family homes.

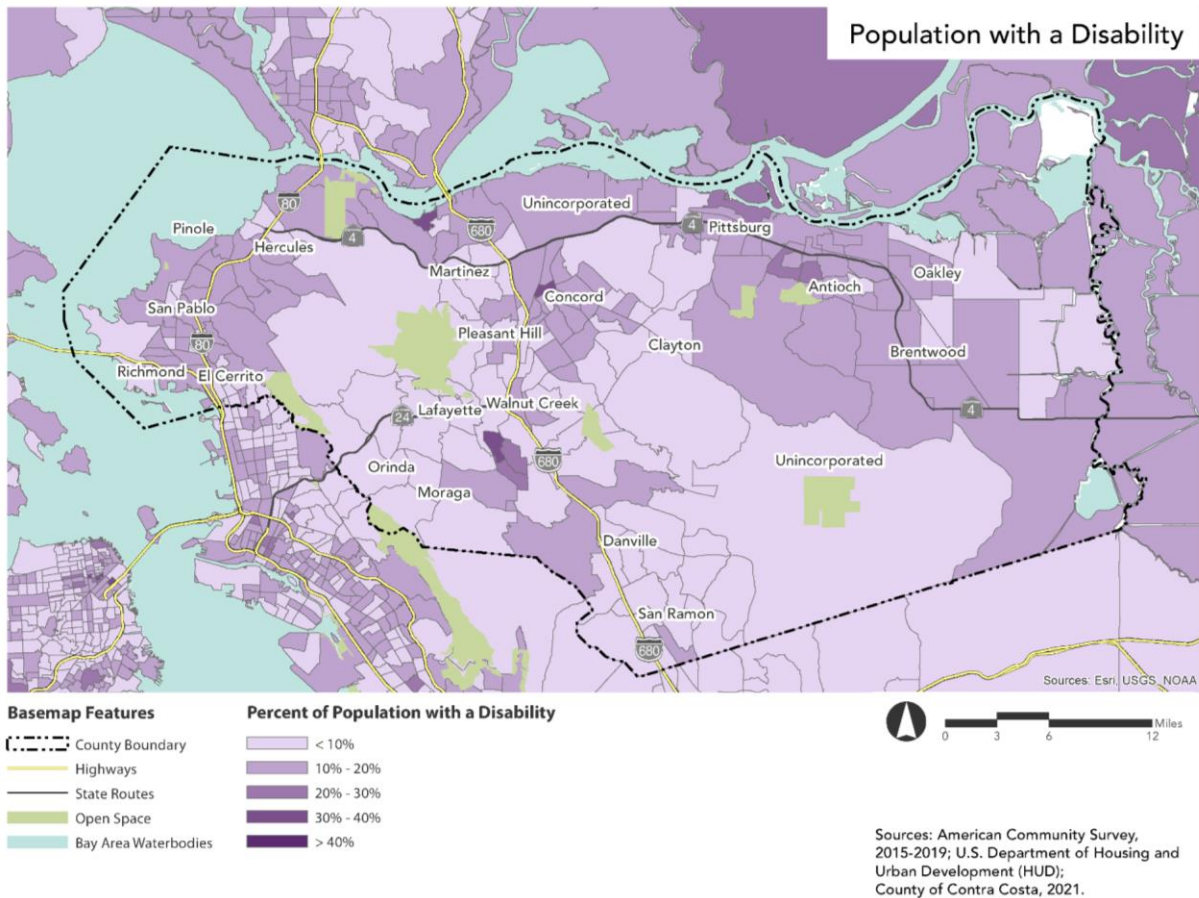


**Figure B-25: Percent of Persons with a Disability per Block Group, 2019**

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

In terms of geographic dispersal across the County, there is a relatively homogenous dispersal of persons with a disability, especially in Central Contra Costa County, where most census tracts have less than 10 percent of individuals with disabilities. Towards Eastern Contra Costa County, the Western boundary, and parts of Southern Contra Costa County, however, the percentage of population with disabilities increases to 10–20 percent. Pockets where over 40 percent of the population has disabilities can be observed around Martinez, Concord, and the outskirts of Lafayette. Comparing Map 3 and Map 4, note that areas with a high percentage of populations with disabilities correspond with areas with high housing choice voucher (HCV) concentration (24 percent of people who utilize HCVs in Contra Costa County have a disability). Though use of HCVs does not represent a proxy for actual accessible units, participating landlords remain subject to the FHA to provide reasonable accommodations and allow tenants to make reasonable modifications at the tenant’s expense. Areas with a high percentage of persons with disabilities also correspond to areas with high percentages of low- and moderate-income communities.





**Map 3: Distribution of Population with a Disability**

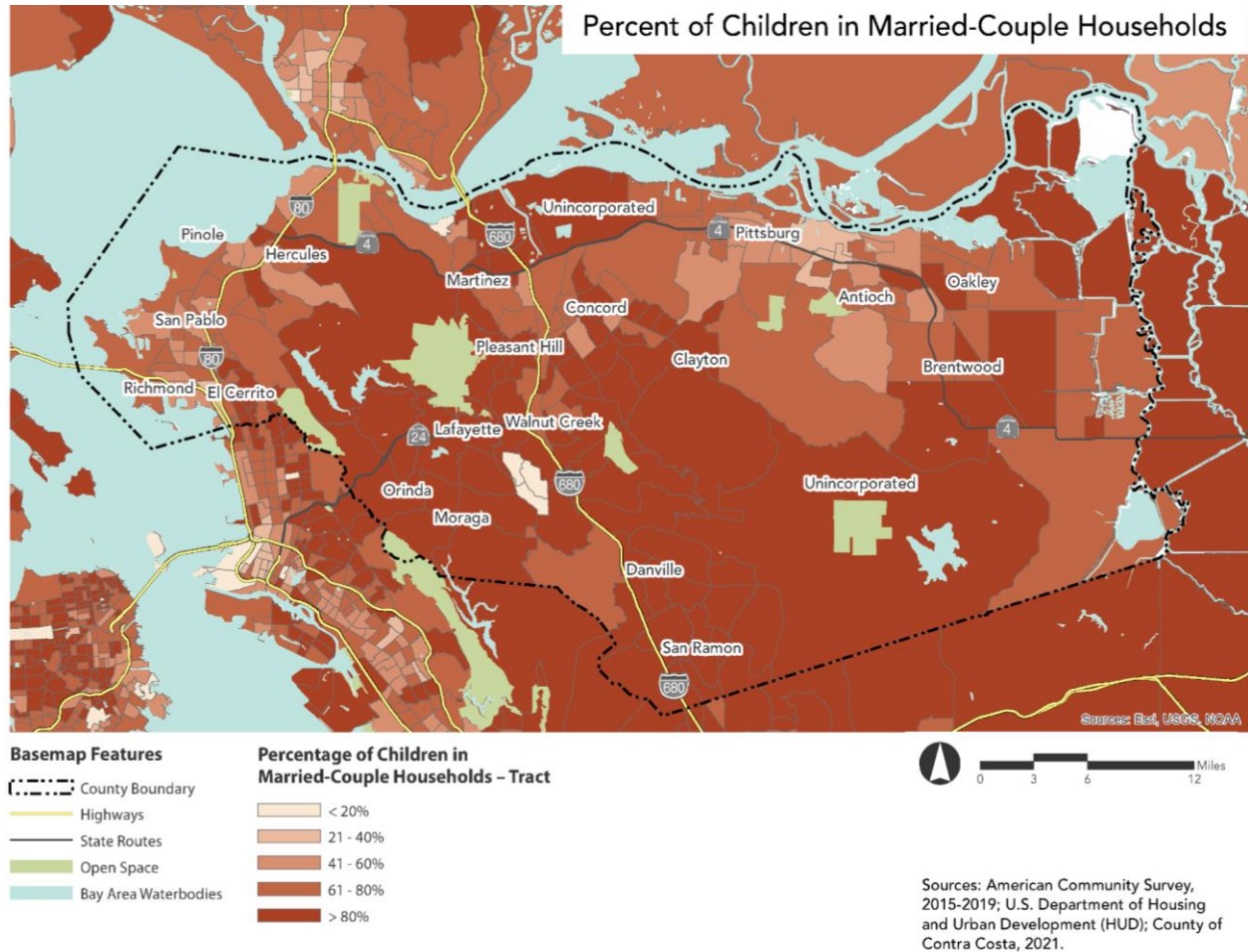
### Familial Status

Under the FHA, housing providers (e.g., landlords, property managers, real estate agents, property owners) may not discriminate because of familial status. Familial status refers to the presence of at least one child under 18 years old, pregnant persons, or any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children; evicting families once a child joins the family (through birth, adoption, or custody); enforcing overly restrictive rules regarding children’s use of common areas; requiring families with children to live on specific floors, buildings, or areas; charging additional rent, security deposit, or fees because a household has children; advertising a preference for households without children; and lying about unit availability.

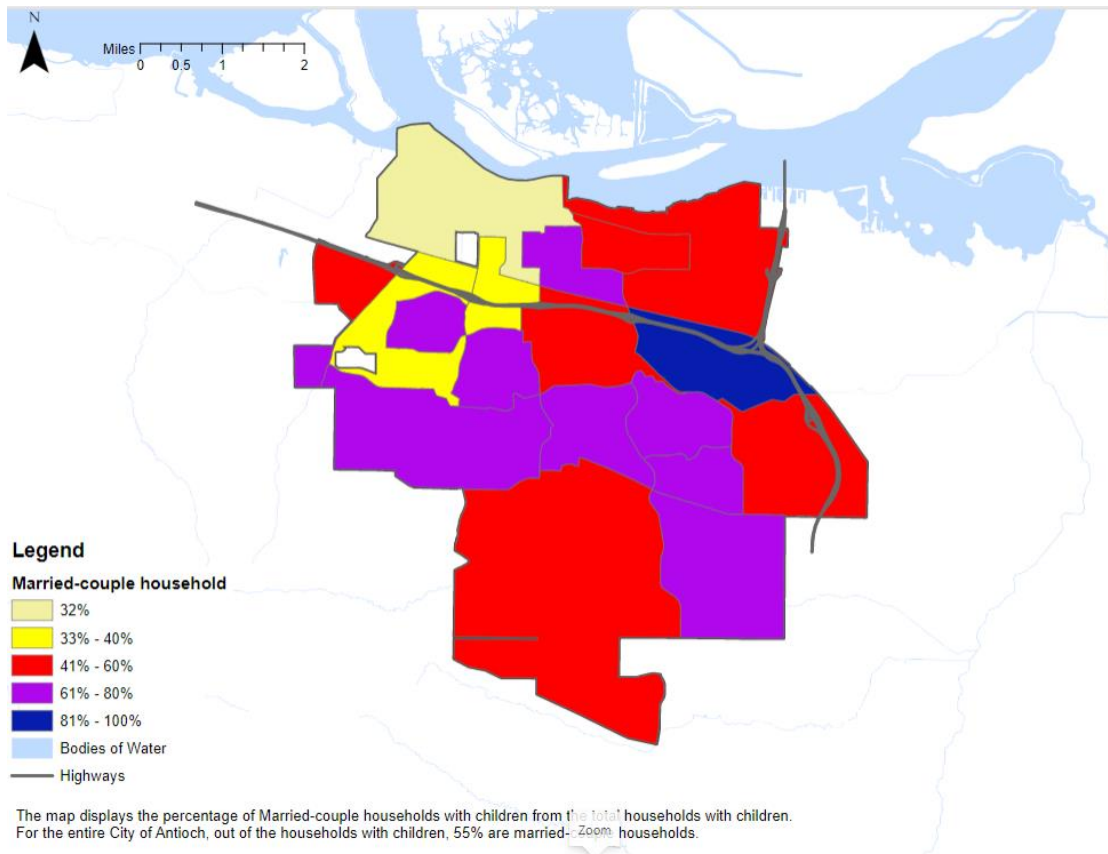
Families with children often have special housing needs due to lower per capita income, the need for affordable childcare, the need for affordable housing, or the need for larger units with three or more bedrooms. Single parent households are also protected by fair housing law. Of particular consideration are female-headed households, who may experience greater housing affordability challenges due to typically lower household incomes compared to two-parent households. Often, sex and familial status intersect to compound the discrimination faced by single mothers.



Map 4 indicates that most children living in Contra Costa County live in married-couple households, especially in central parts of the county where the percentage of children in such households exceeds 80 percent. Census tracts adjacent to these areas also have relatively high percentages of children living in married-couple households (60 - 80 percent). Compared to most of the County, Antioch has fewer children in married-couple households. As shown in Map 4 and Figure B-26, census tracts with single parent households families are concentrated in the northwest part of the city.



**Map 4: Distribution of Percentage of Children in Married-Couple Households**

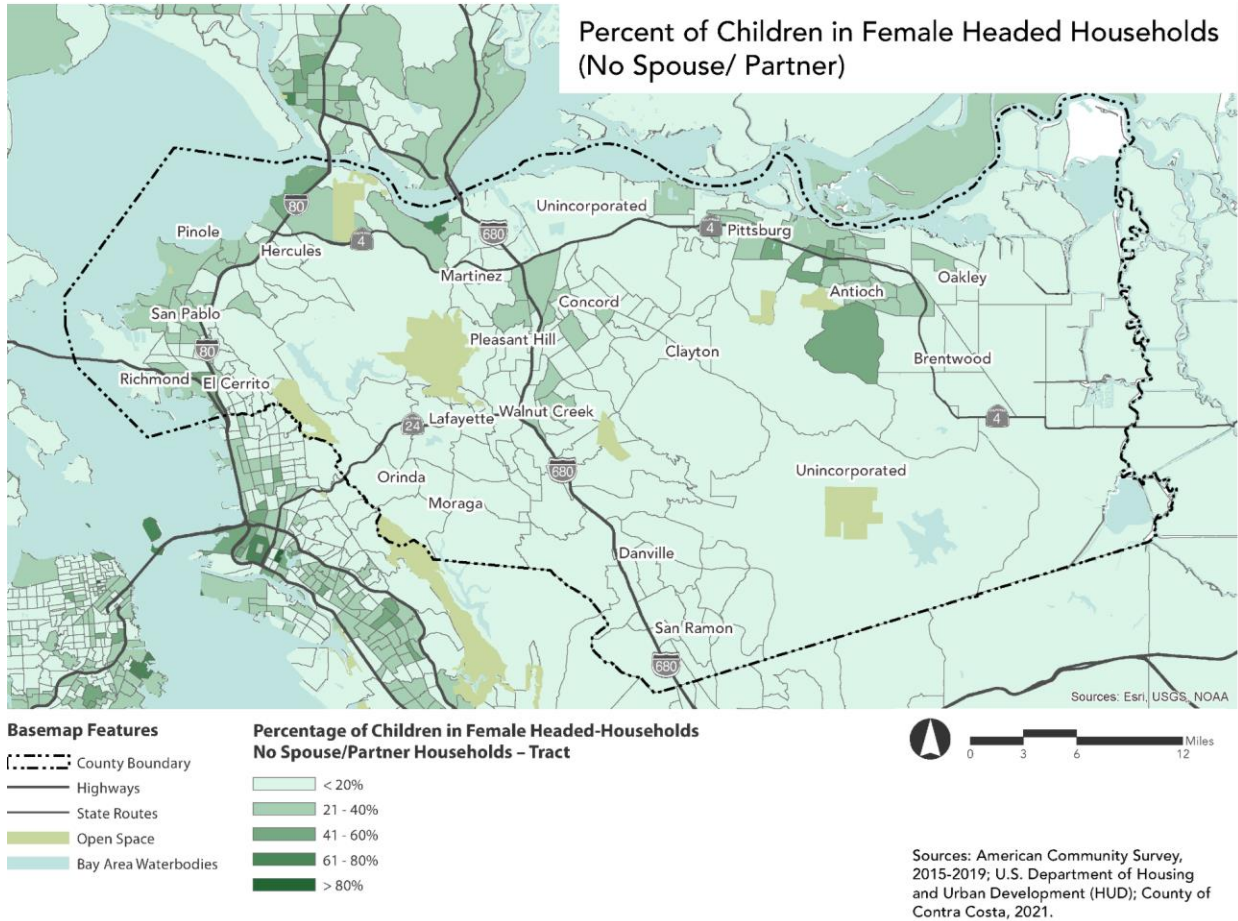


**Figure B-26: Percent of Children in Married Couple Households per Block Group, 2019**

*Source: ACS 2019 5-year estimates, Table B09005.*

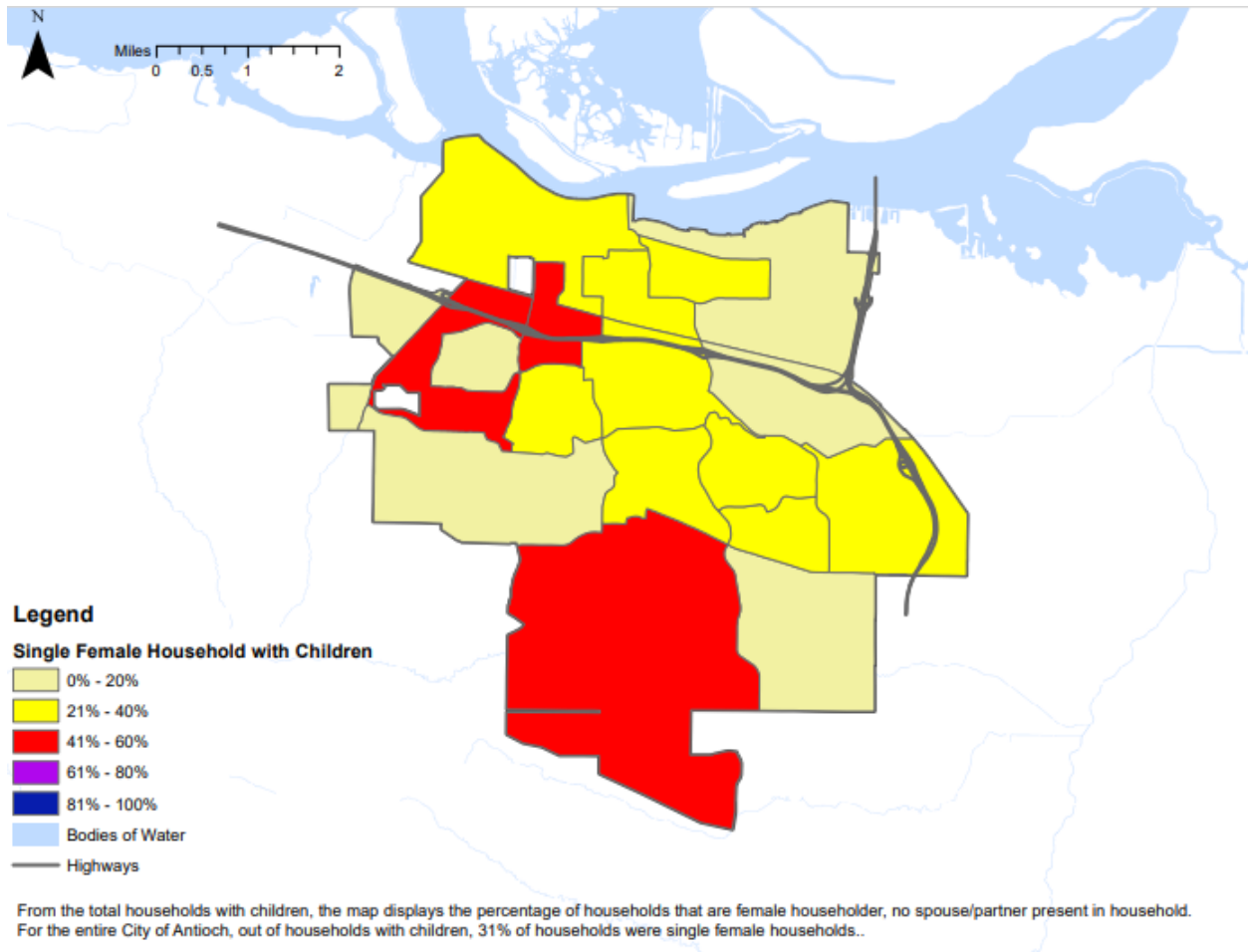
Map 5 depicts the concentration of households headed by single mothers in the County by Census Tract. Areas of concentration include Antioch, as well as Richmond, San Pablo, Rodeo, Bay Point, Pittsburg, and the unincorporated county west of Concord. Those communities are also areas of high minority populations. By contrast, central County, in general, and the portions of central County south of Concord have relatively low concentrations of children living in female-headed households (less than 20 percent). These tend to be more heavily White or White and Asian and Pacific Islander communities.

As shown in Map 5, there is some concentration of single female-headed households in Antioch around Highway 4, and in one census tract towards the south of the city. The area near Highway 4 is also the area with the most single-parent households, as shown in Map 5. Almost one-third (31 percent) of Antioch’s households with children are in single female-headed households (Figure B-27).



**Map 5: Distribution of Percentage of Children in Female-Headed, No-Spouse or No-Partner Households**

In Antioch, the female percentage of the population exceeds that of the County and the Region, and the trend over time, also in contrast to the County and the Region, has been toward a more heavily female population. The City's increasing Black population share may partially explain this trend. As of the 2012-2016 ACS 5-Year Estimates, 52.1 percent of Black residents in the Region were female as opposed to just 50.7 percent of all residents of the Region. Antioch also has had a much higher share of children residing within its boundaries than either the County or the Region and a lower share of elderly individuals since 1990. The City of Antioch follows the same broad regional trend of increasing youth population (and declining working age adult population) between 1990 and 2000 followed by a reversal of that pattern. The elderly population has undergone slow but steady growth, albeit from a lower baseline than in the County and the Region.



**Figure B-27: Percent of Children in Single Female-Headed Households per Block Group, 2019**

Source: ACS 2019 5-year estimates, Table B09005.

### Housing Choice Vouchers (HCV)

HCVs are a form of HUD rental subsidy issued to a low-income household that promises to pay a certain amount of the household’s rent. Prices, or payment standards, are set based on the rent in the metropolitan area, and voucher households must pay any difference between the rent and the voucher amount. Participants of the HCV program are free to choose any rental housing that meets program requirements.

An analysis of the trends in HCV concentration can be useful in examining the success of the program in improving the living conditions and quality of life of its holders. One of the objectives of the HCV program is to encourage participants to avoid high-poverty neighborhoods and encourage the recruitment of landlords with rental properties in low-poverty neighborhoods. HCV programs are managed by Public Housing Agencies (PHAs), and the programs assessment structure (Section Eight Management Assessment Program) includes an “expanding housing opportunities” indicator that

shows whether the PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration.

A study using US Census data conducted by HUD's Office of Policy Development and Research found a positive association between the HCV share of occupied housing and neighborhood poverty concentration, and a negative association between rent and neighborhood poverty.<sup>13</sup> This means that HCV use was concentrated in areas of high poverty where rents tend to be lower. In areas where these patterns occur, the program has not succeeded in moving holders out of areas of poverty.

In Contra Costa County, the Housing Authority of Contra Costa County (HACCC) administers approximately 7,000 units of affordable housing under the HCV program (and Shelter Care Plus program). Northwest Contra Costa County is served by the Richmond Housing Authority (RHA) that administers approximately 1,851 HCVs. North-central Contra Costa County is served by the Housing Authority of the City of Pittsburg (HACP), which manages 1,118 tenant-based HCVs.

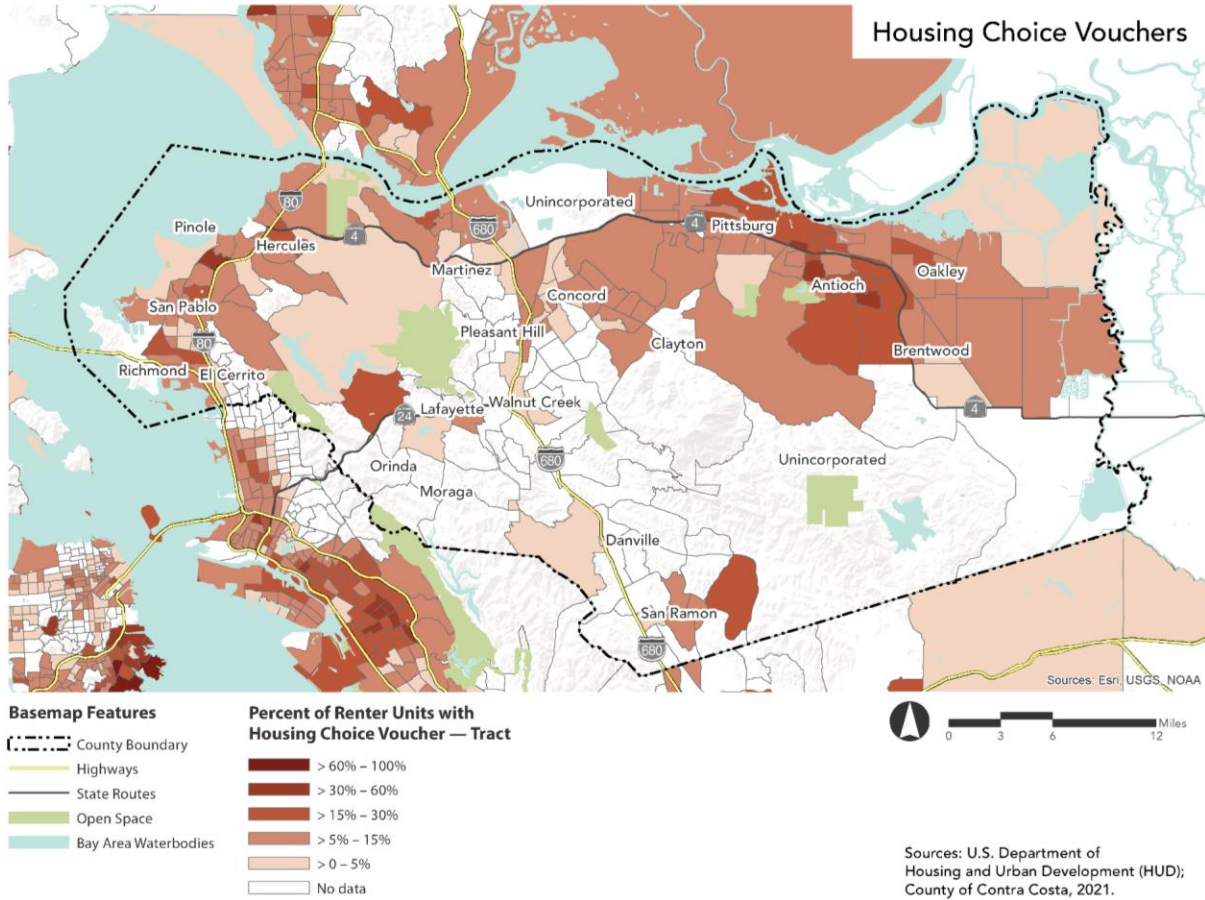
The HCV program serves as a mechanism for bringing otherwise unaffordable housing within reach of low-income populations. As shown in Map 6, the program appears to be most prominent in heavily Black and Hispanic areas in western Contra Costa County and in predominantly Black, Hispanic, and Asian areas in the northeast of the County. Central Contra Costa County largely has no data on the percentage of renter units with HCVs. The correlation between low rents and a high concentration of HCV holders holds true for Antioch, as well as in the areas around San Pablo, Richmond, Martinez, and Pittsburg. As previously discussed, Antioch is a racially diverse city that is relatively more integrated than much of the Bay Area. There does not appear to be a pattern between higher concentration of HCV holders and race; the census tracts with the highest concentration of HCVs holders in Antioch are *not* in census tracts that have the fewest White people.

The prevailing standard of affordability in the United States is paying 30 percent or less of a family's income on housing. However, this fails to account for transportation costs, which have grown significantly as a proportion of household income since this standard was established. According to the Bureau of Labor Statistics, in the 1930s, American households spent just 8 percent of their income on transportation. Since then, as a substantial proportion of the U.S. population has migrated from center cities to surrounding suburbs and exurbs and come to rely more heavily (or exclusively) on cars, that percentage has steadily increased, peaking at 19.1 percent in 2003. As of 2013, households spent on average about 17 percent of their annual income on transportation, second only to housing costs in terms of budget impact. And for many working-class and rural households, transportation costs actually exceed housing costs.

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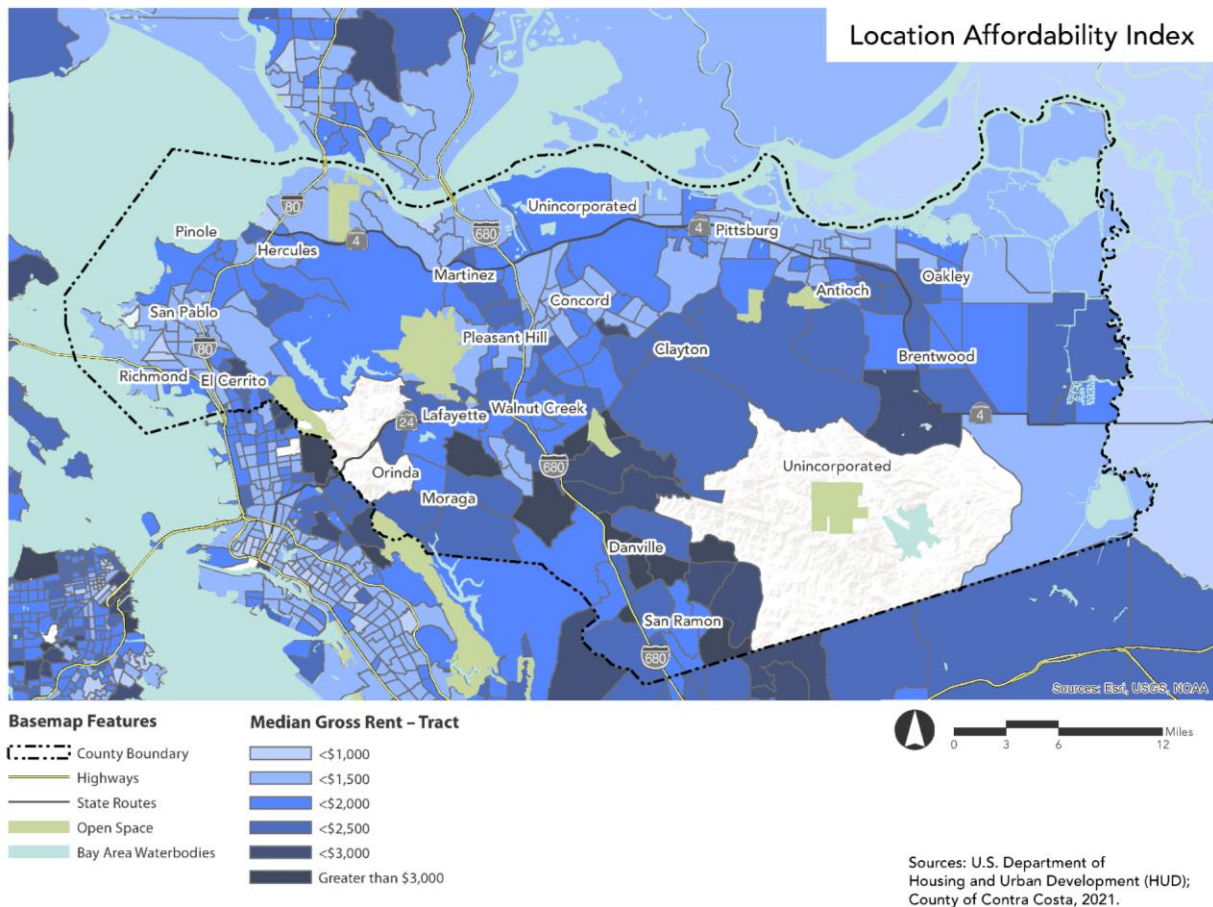
<sup>13</sup> US Department of Housing and urban Development Office of Policy Development and Research, 2003. *Housing Choice Voucher Location Patterns: Implications for Participants and Neighborhood Welfare*. [https://www.huduser.gov/publications/pdf/location\\_paper.pdf](https://www.huduser.gov/publications/pdf/location_paper.pdf)





**Map 6: Distribution of Percentage of Renter Units with Housing Choice Vouchers**

Map 7 shows the Location Affordability Index in Contra Costa County. The Index was developed by HUD in collaboration with DOT under the federal Partnership for Sustainable Communities. This index provides estimates of household housing and transportation costs at the neighborhood level, indicated as “gross rent” in Map 7. As shown in Map 7, the majority of Contra Costa County has a median gross rent of \$2,000–\$2,500. Central Contra County (areas between Danville and Walnut Creek) have the highest rents around \$3,000 or more. The most affordable tracts in the county are along the perimeter of the County in cities like Richmond, San Pablo, Pittsburg, and Martinez.



**Map 7: Location Affordability Index**

The more affordable areas in Antioch are those in the north of city, which corresponds to where the city’s older housing stock is located. Antioch’s comparatively low-cost housing market and fast pace of growth likely contributes to the continued differences between Antioch and the 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 serve as a barrier for many low- and moderate-income households.

The AI also found that, in Antioch, homeownership rates are highest in the southern and northeastern portions of the city and are lowest in the northwestern and central parts. The southern portion of the city is more heavily Asian and Pacific Islander

**TCAC Opportunity Maps**

TCAC Opportunity Maps display areas by highest to lowest resources by assigning scores between 0–1 for each domain by census tracts where higher scores indicate higher “access” to the domain or higher “outcomes.” Refer to Table 12 for a list of domains and indicators for opportunity maps. Composite scores are a combination score of the three domains that do not have a numerical value but rather rank census tracts by the level of resources (low, moderate, high, highest, and high poverty and segregation). The opportunity maps also include a measure or “filter” to identify areas with novertv and racial segregation.



than the city as a whole while northeastern Antioch is more heavily White than the city as a whole. Areas with low homeownership rates are predominantly Black and Hispanic. These patterns of homeownership loosely resemble patterns of single-parent households (see Map 5 and Figure B-27), indicating that single-parent households are more likely to be in neighborhoods with more renters. This is also important to recognize as it can be hard to support children with only one income. The exception of this is the most southern block group, which has relatively high rates of single female-headed homes.

Through the community outreach process, it was clear that residents and service providers of Antioch are aware of some level of economic segregation between north of the freeway and south of the freeway. This is due to differences in the era of the housing stock. For example, older and smaller homes are predominate north of the freeway and newer subdivisions are located in the southern parts of the city. The area northwest of the highway is a particularly important area towards which to target policies and funding given the concentration of lower-income residents there. Additionally, there are areas where people with disabilities are concentrated all around the freeway, and particularly to the south of it, so the city should ensure that those areas are well equipped for accessibility.

## **Conclusion**

The City of Antioch does not face significant issues with racial segregation within the City, as races appear fairly integrated throughout the City. The city's isolation indices for Black/African American and Latinx residents are above that of the Bay Area average, but this is likely due to the city's demographic population which is comprised of larger proportions of these racial groups than the Bay Area region as a whole. In 2020, the Theil's H Index for racial segregation in Antioch was lower than the average value for Bay Area jurisdictions, indicating that neighborhood level racial segregation in Antioch is less than in the average Bay Area city. Levels of segregation are low for all groups, but Asians and Pacific Islanders face the lowest levels of segregation, followed by Blacks. Generally, racial segregation in Antioch is primarily an inter-jurisdictional rather than an intra-jurisdictional phenomenon, meaning it is more apparent when comparing Antioch to other jurisdictions rather than within Antioch. The population of non-White population groups has grown rapidly in Antioch compared to many other parts of the Bay Area, especially in regards to the Black population which is declining in most cities across the region. While Black residents are concentrated in Antioch, as well as Hispanic residents in certain neighborhoods, Asians and Pacific Islander and Non-Hispanic Whites are concentrated in other cities mostly in Central Contra Costa County.

However, Antioch does face some issues with income segregation, as lower-income households and households experiencing poverty tend to live in the northwest portion of the City above or near the highway. There are also more households with lower incomes in Antioch generally compared to many other cities in the region, as well as persons with disabilities, households headed by single mothers, and households paying rent using Housing Choice Vouchers.

## **DISPARITIES IN ACCESS TO OPPORTUNITY**

AB 686 requires the needs assessment to include an analysis of access to opportunities to approximate the link between place-based characteristics (e.g., education, employment, safety, the environment) and critical life outcomes (e.g., health, wealth, life expectancy). Ensuring access to opportunity means

both improving the quality of life for residents of low-income communities, as well as supporting residents' mobility and access to 'high resource' neighborhoods.

### California Tax Credit Allocation Committee (TCAC) Opportunity Maps

TCAC Maps are opportunity maps created by the California Fair Housing Task Force (a convening of HCD and TCAC) to provide research and evidence-based policy recommendations to further HCD's fair housing goals of (1) avoiding further segregation and concentration of poverty and (2) encouraging access to opportunity through land use policy and affordable housing, program design, and implementation. These opportunity maps identify census tracts with highest to lowest resources, segregation, and poverty and are used by TCAC to distribute funding for affordable housing in areas with the highest opportunity through the Low-Income Housing Tax Credit (LIHTC) Program.

**TABLE B-21: DOMAINS AND LIST OF INDICATORS FOR OPPORTUNITY MAPS**

Domain	Indicator
Economic	Poverty
	Adult Education
	Employment
	Job Proximity
	Median Home Value
Environmental	CalEnviroScreen 3.0 Pollution Indicators and Values
Education	Math Proficiency
	Reading Proficiency
	High School Graduation Rates
	Student Poverty Rates

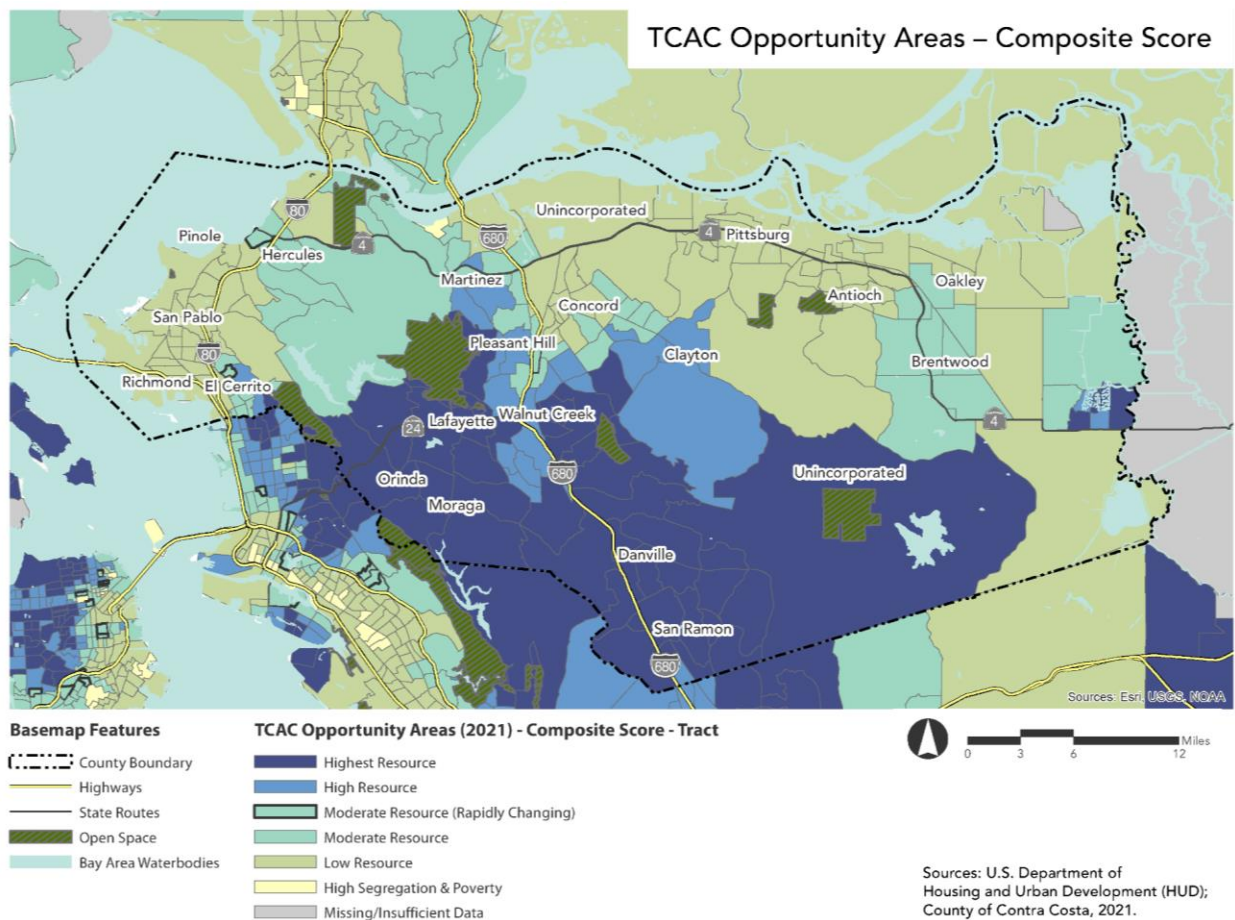
Source: California Fair Housing Task Force, 2020. Methodology for the 2021 TCAC/HCD Opportunity Maps, December.

The maps identify areas within every region of the state “whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families – particularly long-term outcomes for children.”<sup>14</sup> High resource areas have high index scores for a variety of opportunity indicators such as high employment rates, low poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards. High resource tracts are areas that offer low-income residents the best chance of a high quality of life, whether through economic advancement, high educational attainment, or clean environmental health. Moderate resource areas have access to many of the same resources as the high resource areas but may have fewer job opportunities, lower performing schools, lower median home values, or other factors that lower their indexes across the various economic, educational, and environmental indicators. Low resource areas are characterized as having fewer opportunities for employment and education, or a lower index for other economic, environmental, and educational indicators. These areas have greater quality of life needs and should be prioritized for future investment to improve opportunities for current and future residents.

<sup>14</sup> California Fair Housing Task Force. December 2020. *Methodology for the 2021 TCAC/HCD Opportunity Map*. Available at: <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>

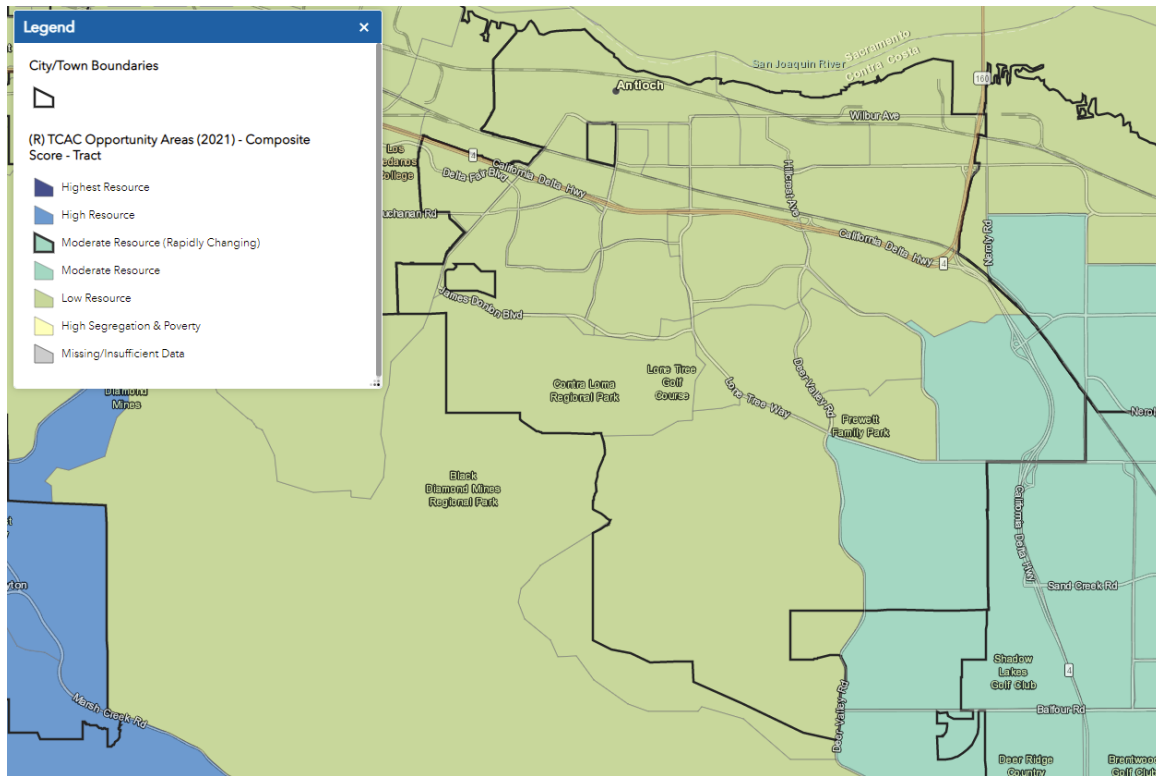
Information from opportunity mapping can help highlight the need for housing policies and programs that would help to remediate conditions in low resource areas or areas of high segregation and poverty, and to encourage better access for low- and moderate-income and BIPOC households to housing in high resource areas.

Map 8 provides a visual representation of TCAC Opportunity Areas in Contra Costa County based on a composite score, where each tract is categorized based on percentile rankings of the level of resources within the region. The only census tract in Contra Costa County considered an area of high segregation and poverty is located in Martinez. Concentrations of low resource areas are located in the northwestern and eastern parts of the county (Richmond to Hercules and Concord to Oakley, including Antioch); census tracts with the highest resources are located in central and southern parts of the county (San Ramon, Danville, Moraga, and Lafayette).



**Map 8: Composite Score of TCAC Opportunity Areas in Contra Costa County**

As illustrated in Map 8 and Figure B-28, most tracts within Antioch are identified as being Low Resource, with a few in the southeast bordering with Brentwood and Oakley as Moderate Resource. Compared to the rest of the County and Region, the TCAC Composite score shows that Antioch has lower opportunity areas and lower access to resources for its residents.



**Figure B-28: 2021 TCAC/HCD Opportunity Map by Census Tract, Antioch**

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

## Opportunity Indices

This section presents the HUD-developed index scores based on nationally available data sources to assess residents' access to key opportunity assets in comparison to the County. Table B-22 provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the index value, the higher the school system quality is in a neighborhood.*
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the index value, the higher the labor force participation and human capital in a neighborhood.*
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e., the Core-Based Statistical Area (CBSA)). *The higher the transit trips index value, the more likely residents in that neighborhood utilize public transit.*

- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. *The higher the index value, the lower the cost of transportation in that neighborhood.*
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the index value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.*

Each index score is broken down by race for three geographic areas—Antioch, Contra Costa County, and the Region—in Table B-22 and then discussed in the following subsections.

**TABLE B-22: OPPORTUNITY INDICATORS, BY RACE/ETHNICITY**

Jurisdiction	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
<b>ANTIOCH, CA CDBG</b>						
<b>Total Population</b>						
White, Non-Hispanic	22.56	30.15	24.46	83.09	7.95	59.95
Black, Non-Hispanic	25.66	33.09	25.50	82.19	9.49	60.45
Hispanic	20.35	27.88	25.74	84.22	10.14	59.64
Asian or Pacific Islander, Non-Hispanic	31.67	38.48	23.85	79.69	7.59	60.92
Native American, Non-Hispanic	20.82	28.62	25.02	84.02	8.65	59.67
<b>Population Below Federal Poverty Line</b>						
White, Non-Hispanic	16.02	23.23	25.14	85.39	11.06	58.81
Black, Non-Hispanic	17.14	25.53	27.98	86.06	10.09	60.06
Hispanic	18.56	25.69	26.54	85.51	11.31	59.96
Asian or Pacific Islander, Non-Hispanic	18.71	37.27	27.15	82.35	4.46	59.50
Native American, Non-Hispanic	30.59	25.01	23.29	82.43	7.71	55.86
<b>CONTRA COSTA COUNTY, CA CDBG</b>						
<b>Total Population</b>						
White, Non-Hispanic	74.72	74.56	27.41	84.84	44.18	44.10
Black, Non-Hispanic	36.81	45.07	59.18	88.47	28.03	13.85
Hispanic	40.36	44.93	48.70	87.28	26.61	24.31
Asian or Pacific Islander, Non-Hispanic	65.80	72.19	39.54	85.69	37.71	33.05
Native American, Non-Hispanic	54.84	57.48	37.81	86.12	32.53	33.29

Jurisdiction	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
<b>Population Below Federal Poverty Line</b>						
White, Non-Hispanic	60.31	62.04	33.74	86.08	39.30	35.94
Black, Non-Hispanic	26.40	33.02	65.33	90.19	29.63	9.03
Hispanic	25.79	32.96	57.37	88.77	23.69	16.25
Asian or Pacific Islander, Non-Hispanic	50.76	54.83	51.09	88.76	38.63	20.53
Native American, Non-Hispanic	19.34	33.06	69.36	89.92	25.71	3.71
<b>SAN FRANCISCO-OAKLAND-HAYWARD, CA REGION</b>						
<b>Total Population</b>						
White, Non-Hispanic	68.00	77.73	61.60	89.61	53.62	52.77
Black, Non-Hispanic	35.49	48.24	73.95	91.57	44.97	41.29
Hispanic	40.70	53.14	68.52	90.88	43.12	49.42
Asian or Pacific Islander, Non-Hispanic	60.11	69.56	74.80	91.16	43.83	52.24
Native American, Non-Hispanic	49.78	59.51	65.61	90.75	47.17	47.91
<b>Population Below Federal Poverty Line</b>						
White, Non-Hispanic	59.40	70.03	68.91	91.45	52.89	47.27
Black, Non-Hispanic	28.72	41.04	78.75	92.91	48.54	39.75
Hispanic	30.99	44.75	72.07	91.86	43.84	46.32
Asian or Pacific Islander, Non-Hispanic	53.44	62.02	82.72	93.88	54.16	42.80
Native American, Non-Hispanic	38.58	53.06	81.90	93.24	52.00	44.54

Note: American Community Survey Data are based on a sample and are subject to sampling variability.

Source: AFFHT Data Table 12; Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA.

## Education

Housing and school policies are mutually reinforcing, which is why it is important to analyze access to educational opportunities when assessing fair housing. At the most general level, school districts with the greatest amount of affordable housing tend to attract larger numbers of LMI families (largely composed of minorities). Test scores tend to be a reflection of student demographics with Black/Hispanic/Latino students routinely scoring lower than their White peers, meaning less diverse schools with higher test scores tend to attract higher-income families to the school district. This is a fair housing issue because as higher-income families move to the area, the overall cost of housing rises and an exclusionary feedback loop is created, leading to increased racial and economic segregation across districts as well as decreased access to high-performing schools for non-White students.

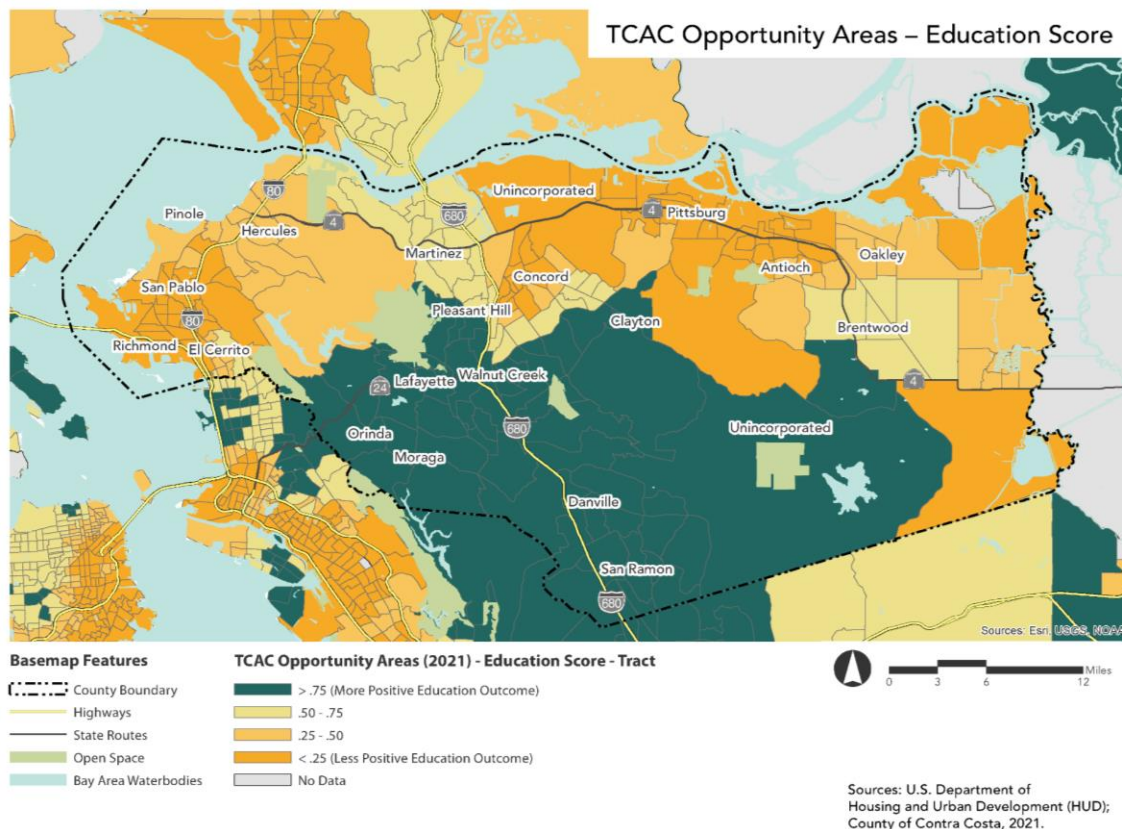
According to the Contra Costa County AI, academic outcomes for low-income students are depressed by the presence of high proportions of low-income classmates; similarly situated low-income students perform at higher levels in schools with lower proportions of low-income students. The research on racial segregation is consistent with the research on poverty concentration: positive levels of school



integration led to improved educational outcomes for all students. Thus, it is important wherever possible to reduce school-based poverty concentration and to give low-income families access to schools with lower levels of poverty and greater racial diversity.

The 2021 TCAC Opportunity Areas Education Composite Score for a census tract is based on math and reading proficiency, high school graduation rate, and student poverty rate indicators. The score is broken up by quartiles, with the highest quartile indicating more positive education outcomes and the lowest quartile signifying fewer positive outcomes.

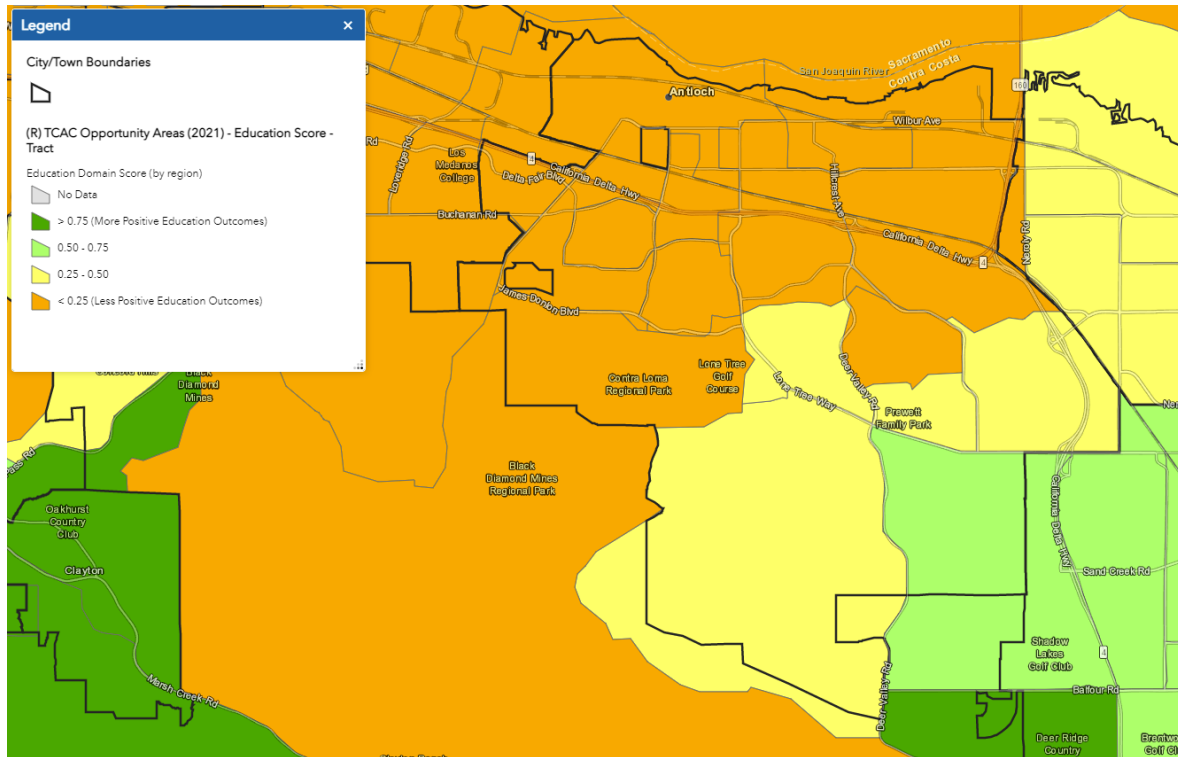
There are 19 public school districts in Contra Costa County, in addition to 124 private schools and 19 charter schools. Map 9 shows that the northwestern and eastern parts of the county have the lowest education domain scores (less than 0.25) per census tracts, especially around Antioch, Richmond, San Pablo, Pittsburg, the unincorporated County east of Clayton, and Concord and its northern unincorporated areas. Census tracts with the highest education domain scores (greater than 0.75) are in central and southern parts of the county (bounded by San Ramon on the south; Orinda and Moraga on the west; and Lafayette, Walnut Creek, Clayton, and Brentwood on the north). Overlaying Map 8 and Map 9 reveals that areas with lower education scores correspond with areas with lower income households (largely composed of minorities) and vice versa. With reference to Table B-22, we also see that index values for school proficiency are higher for White residents, indicating a greater access to high quality schools regardless of poverty status.



**Map 9: TCAC Opportunity Areas' Education Score in Contra Costa County**



The scores for education range from the least positive outcome in the northern tracts of Antioch, to the second least positive outcome approaching the southeast, and one census tract bordering Brentwood in the second quartile (see Figure B-29). Antioch does not have any census tracts with educational outcomes in the highest quartile.



**Figure B-29: 2021 TCAC/HCD Education Score by Census Tract, Antioch**

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

## Transportation

Access to public transit is of paramount importance to households affected by low incomes and rising housing prices, especially because lower-income households are often transit dependent. Public transit should strive to link lower-income persons, who are often transit dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage and increase housing mobility, which enables residents to locate housing outside of traditionally low-income neighborhoods.

Transportation opportunities are depicted by two indices: (1) the transit trips index and (2) the low transportation cost index. The transit trips index measures how often low-income families in a neighborhood use public transportation. The index ranges from 0 to 100, with higher values indicating a higher likelihood that residents in a neighborhood utilize public transit. The low transportation cost index measures cost of transportation and proximity to public transportation by neighborhood. It too varies from 0 to 100, and higher scores point to lower transportation costs in that neighborhood.

Neither index, regardless of poverty level, varies noticeably across racial/ethnic categories. All races and ethnicities score highly on both indices with values close in magnitude. If these indices are accurate depictions of transportation accessibility, it is possible to conclude that all racial and ethnic classes have high and relatively equal access to transportation at both the jurisdiction and regional levels. If anything, both indices appear to take slightly higher values for non-Hispanic Blacks and Hispanics, suggesting better access to transit and lower costs for these protected groups.

Contra Costa County is served by rail, bus, and ferry transit but the quality of service varies across the county. Much of Contra Costa County is connected to other parts of the East Bay as well as to San Francisco and San Mateo County by Bay Area Rapid Transit (BART) rail service. The Richmond-Warm Springs/South Fremont and Richmond-Daly City/Millbrae Lines serve El Cerrito and Richmond during peak hours while the Antioch-SFO Line extends east from Oakland to serve Orinda, Lafayette, Walnut Creek, Contra Costa Center/Pleasant Hill, Concord, and the Pittsburg/Bay Point station. An eastward extension, commonly known as eBART, began service on May 26, 2018. The extension provides service beyond the Pittsburg/Bay Point station to the new Pittsburg Center and Antioch stations. BART is an important form of transportation that helps provide Contra Costa County residents access to jobs and services in other parts of the Bay Area. The Capitol Corridor route provides rail service between San Jose and Sacramento and serves commuters in Martinez and Richmond.

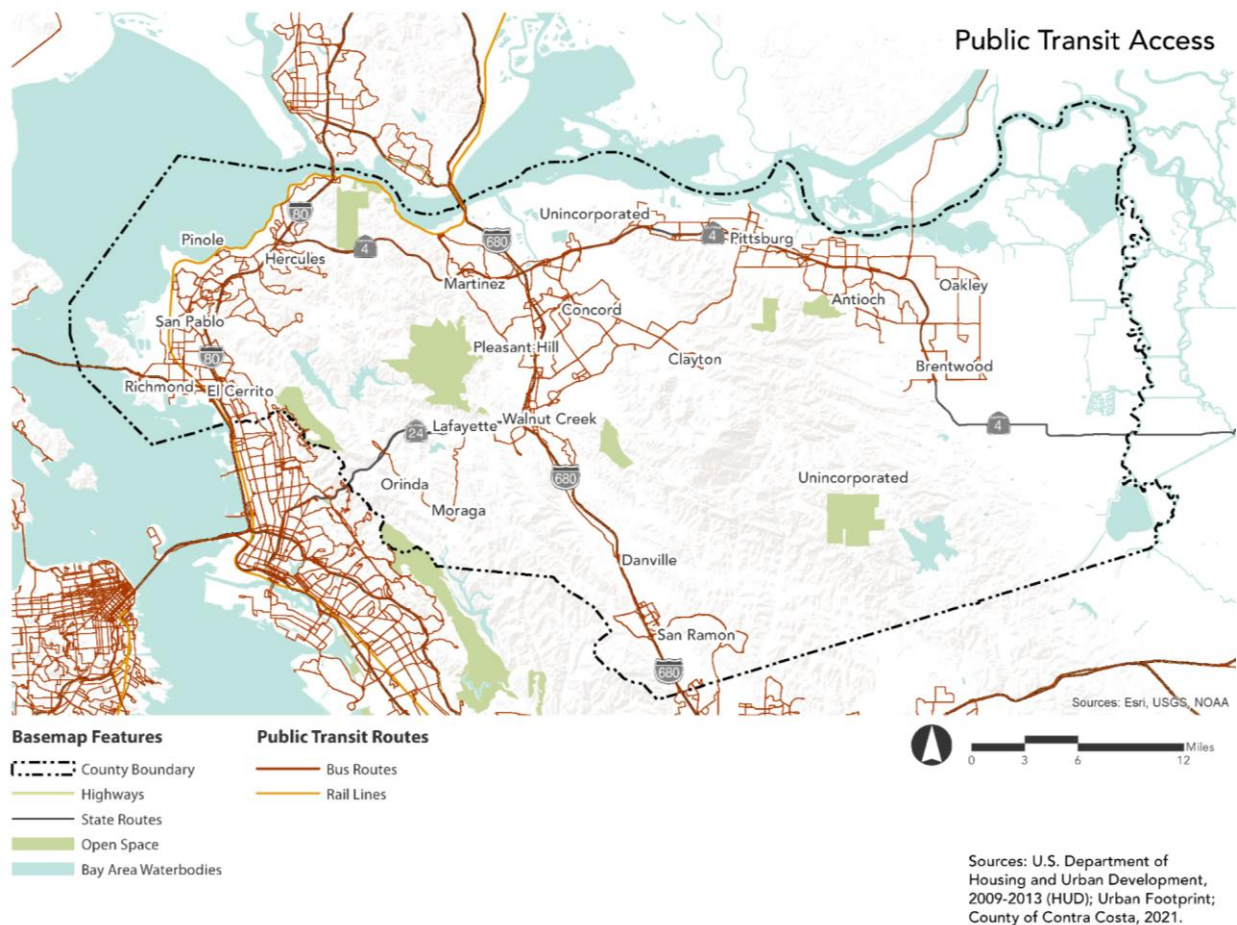
In contrast to rail transportation, bus service is much more fragmented in the County and regionally. Several different bus systems including Tri-Delta Transit, AC Transit, County Connection, and WestCAT provide local service in different sections of the County. In the Bay Area, there are 18 different agencies that provide bus service. The lack of an integrated network can make it harder for transit riders to understand how to make a trip that spans multiple operators and add costs during a daily commute. For example, an East Bay Regional Local 31-Day bus pass is valid on County Connection, Tri-Delta Transit, and WestCAT, but cannot be used on AC Transit. Additionally, these bus systems often do not have frequent service. In central Contra Costa, County Connection buses may run as infrequently as every 45 to 60 minutes on some routes.

Within Contra Costa, transit is generally not as robust in east County despite growing demand for public transportation among residents. The lack of adequate public transportation makes it more difficult for lower-income people in particular to access jobs. Average transit commutes in Pittsburg and Antioch exceed 70 minutes. In Brentwood, average transit commute times exceed 100 minutes.

Transit agencies that service Contra Costa County include County Connection, Tri Delta Transit, WestCAT, AC Transit, and BART. The County Connection Bus (CCCTA) is the largest bus transit system in the county that provides fixed-route and paratransit bus service for communities in Central Contra Costa. Other non-Contra Costa agencies that provide express service to the County include the following:

- San Francisco Bay Ferry (Richmond to SF Ferry Building)
- Golden Gate Transit (Line 40)
- WHEELS Livermore Amador Valley Transit Authority (Route 70x)
- SolTrans (Route 80/82 and the Yellow Line)
- Capitol Corridor (Richmond/Martinez to cities between Auburn and San Jose)
- Fairfield & Suisun Transit (Intercity express routes)

- Altamont Corridor Express (commute-hour trains from Pleasanton)
- Napa Vine Transit (Route 29)



**Map 10: Public Transit Routes in Contra Costa County**

Longer commute times may result from a lack of proximate jobs or from poor transportation access. Higher percentages of workers have longer commute times in northeastern Contra Costa County. Average percentages of workers with long commutes are generally highest in the census tract quintiles throughout Contra Costa County with large populations of protected groups. For instance, on average, 37.7 percent of workers in the quintile of census tracts with “Very High” non-Hispanic Black populations have long commutes, whereas less than 29 percent have long commutes in the quintile of tracts with the smallest (i.e., “Very Low”) Black populations. Zero (0.0) percent of jobs in Antioch are within a half mile of high-frequency transit. Similar differences are evident when examining the percentage of low-income households within a half mile of high-frequency full-day or rush-hour transit.

In Antioch, 0.0 percent of low-income households live near high-frequency transit. This is likely due to the lack of high-frequency transit in Antioch. BART does provide high-quality transit with headways of 15 minutes on weekdays. However, the Antioch BART Station is primarily surrounded by vacant land

and parking lots (it is an end-of-the-line station that many commuters use). Access to BART is crucial for Antioch residents for job accessibility. Antioch's BART service frequency is 15 minutes on the weekdays and 20 minutes for nights and weekends. The average duration of a trip to San Francisco from Antioch BART station is about 1 hour and 15 minutes. However, unforeseeable major delays in BART schedules and maintenance heavily increase commute times from departing from Antioch.<sup>15</sup> Overall, access to employment and services can be hindered for some County residents because of existing transportation infrastructure.

## Economic Development

Employment opportunities are depicted by two indices: (1) the labor market engagement index and (2) the jobs proximity index. The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood, taking into account the unemployment rate, labor-force participation rate, and percent with a bachelor's degree or higher. The index ranges from 0 to 100, with higher values indicating higher labor force participation and human capital. The jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region by measuring the physical distances between jobs and places of residence. It too varies from 0 to 100, and higher scores point to better accessibility to employment opportunities.

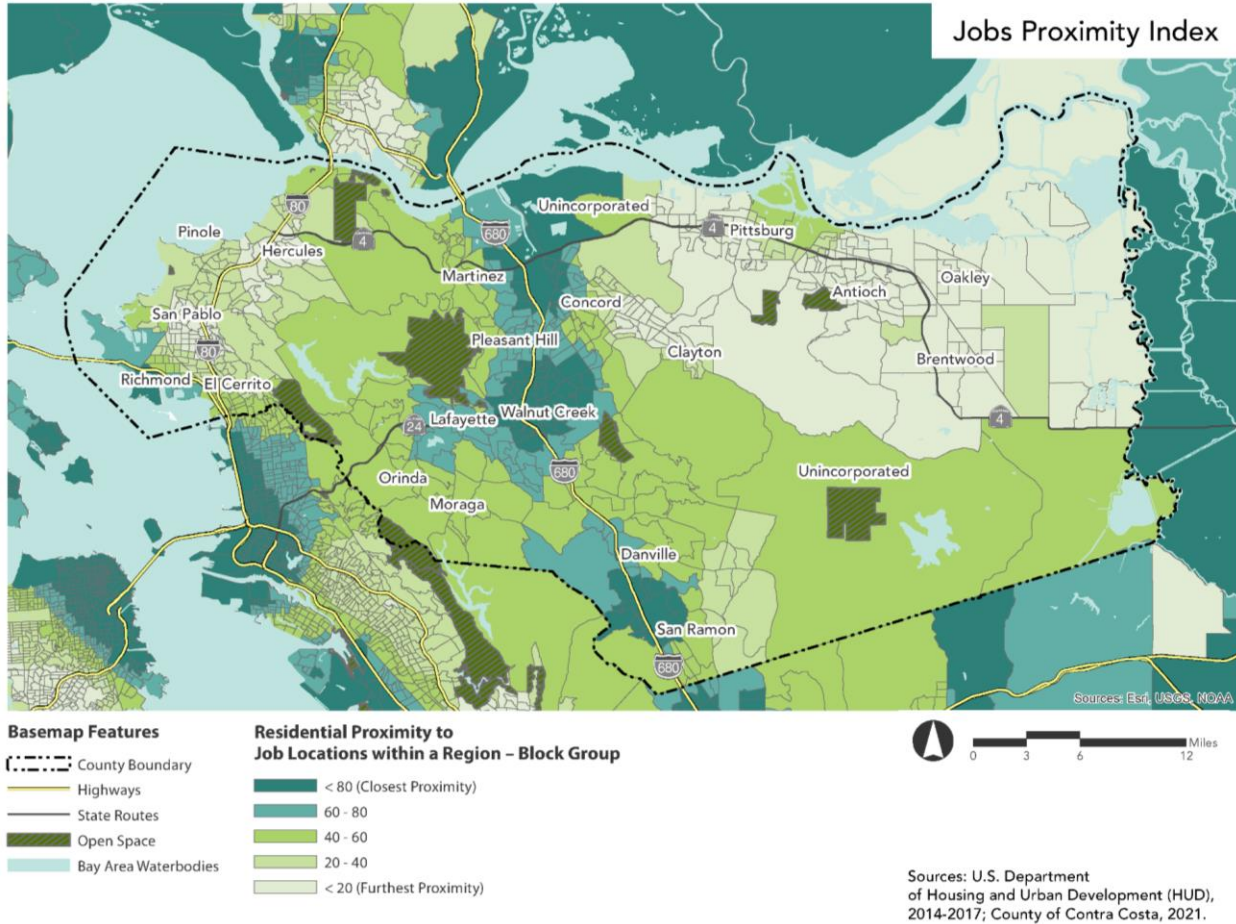
In Contra Costa County, non-Hispanic Whites and non-Hispanic Asians/Pacific Islanders are at the top of the labor market engagement index with scores of 74.56 and 72.19 respectively. Non-Hispanic Blacks and Hispanics score the lowest in the county with scores around 45 overall, and 33 for those living below the federal poverty line. (Refer to Table B-22 for a full list of indices.) Antioch is consistent with this trend, with its labor market index score ranging from a low of 27.88 for Hispanics and a high of 38.48 for non-Hispanic Asian or Pacific Islanders. In Antioch, non-Hispanic Blacks have a higher labor market index (33.09) than non-Hispanic Whites (30.15). However, Antioch's scores (ranging from 27.88 to 38.48) are substantially lower than the County's (ranging from 44.93 to 74.56) and the Region's (ranging from 48.24 to 77.73). Even Antioch's highest score – for non-Hispanic Asians/Pacific Islanders – is still substantially less than the lowest score for the County and the Region. Based on this index, Antioch therefore has less labor force participation and human capital than its peers.

Map 11 shows the spatial variability of jobs proximity in Contra Costa County. Tracts extending north from Lafayette to Martinez and its surrounding unincorporated areas have the highest index values followed by its directly adjacent areas. Cities like Pittsburg, Antioch, Brentwood, Oakley, and Hercules have the lowest index scores (less than 20). Hispanic residents have the least access to employment opportunities with an index score of 26.61 whereas White residents have the highest index score of 44.18. In the City of Antioch, the jobs proximity index numbers are significantly lower, ranging from

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<sup>15</sup> Bay Area Rapid Transit, 2018. *BART to Antioch: What riders need to know about our new service*, May 25, <https://www.bart.gov/news/articles/2018/news20180525#:~:text=How%20ofrequent%20is%20service%3F,weekends%20which%20are%2020%20minutes>.

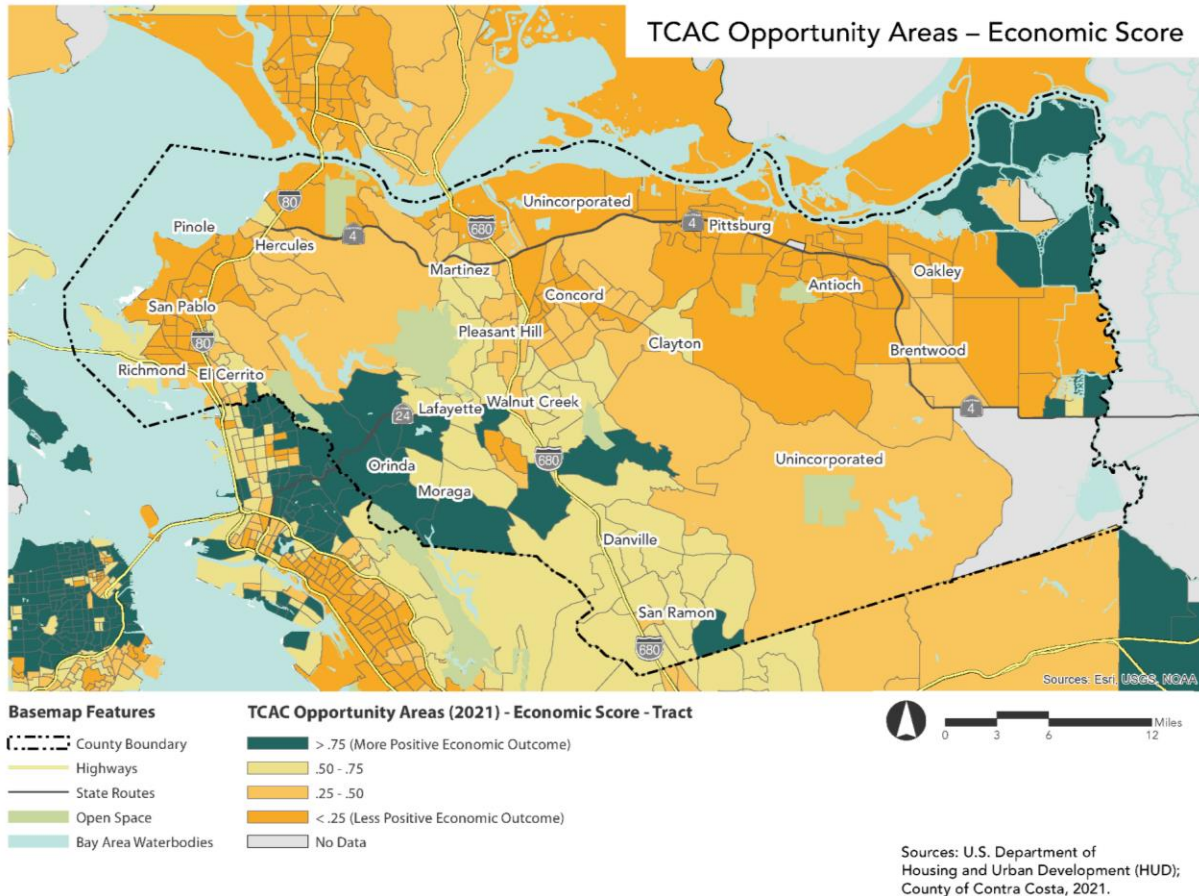
7.59 for Asian or Pacific Islanders (4.46 for those below the federal poverty line) to 10.14 for Hispanics. This is in stark contrast to the County overall where Asians or Pacific Islanders experience relatively high jobs proximity and Hispanics face the lowest. In the Bay Area region, scores are much higher than the County and the city of Antioch ranging from Hispanics with scores around 43 to non-Hispanics Whites at 53.62.



**Map 11: Residential Proximity to Job Locations in Contra Costa County**

The TCAC Economic scores, shown in Map 12, are the least positive outcome in all tracts of Antioch, likely due to the low job proximity reflected in the opportunity indices. This is also true for many of the surrounding jurisdictions, with the exception of some tracts in Oakley, Brentwood, and Concord which have slightly higher scores. The most positive economic outcome scores for TCAC in the region are closer to the job hubs of Oakland and San Francisco.





**Map 12: TCAC Opportunity Areas' Economic Score in Contra Costa County**

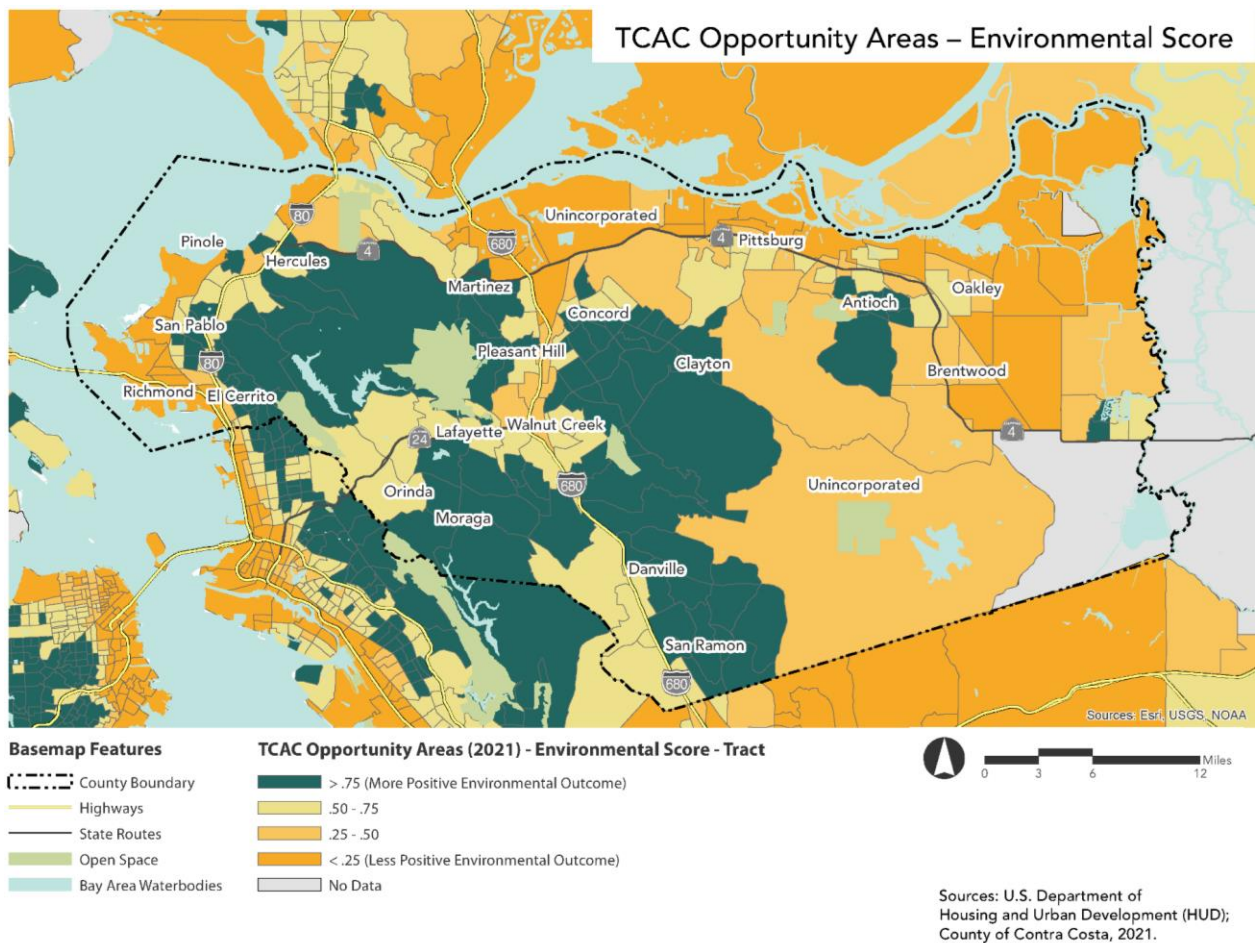
## Environment

The Environmental Health Index summarizes potential exposure to harmful toxins at a neighborhood level. Index values range from 0 to 100 and the higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group. There are modest differences across racial and ethnic groups in neighborhood access to environmental quality. Racial/ethnic groups in the County have scores ranging from low 13.85 to mid-40s. Non-Hispanic Blacks and Hispanics have the lowest scores amongst all residents in Contra Costa County with scores of 13.85 and 24.31 respectively; whereas non-Hispanic Whites have the highest scores (44.10) amongst all residents in Contra Costa County. Asian/Pacific Islanders and Native American residents have scores around 33 (refer to Table B-22). These scores are much lower than in the City of Antioch, where the Environmental Health Index ranges from 55.86 to 60.92 for all racial groups, including those below the federal poverty line. In the San Francisco-Oakland-Hayward Region, scores range from 39.75 (Black, Non-Hispanic below the poverty line) to 52.77 (White, Non-Hispanic above poverty line).

CalEnviroScreen was developed by the California Environmental Protection Agency (CalEPA) to evaluate pollution sources in a community while accounting for a community's vulnerability to the adverse effects of pollution. Measures of pollution burden and population characteristics are combined

into a single composite score that is mapped and analyzed. Higher values on the index indicate higher cumulative environmental impacts on individuals arising from these burdens and population factors. This means that, unlike the Environmental Health Index analyzed above, higher CalEnviroScreen values indicate worse environmental outcomes. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also considers socioeconomic factors such as educational attainment, linguistic isolation, poverty, and unemployment.

Map 13 below displays the Environmental Score for Contra Costa County based on CalEnviroScreen 3.0 Pollution Indicators and Values that identify communities in California disproportionately burdened by multiple sources of pollution and face vulnerability due to socioeconomic factors. The census tracts scoring in the highest 25 percent of census tracts were designated as disadvantaged communities. Several census tracts in northern Antioch are counted among these disadvantaged communities, as are census tracts in North Richmond, Richmond, Pittsburg, San Pablo, Rodeo, and Oakley.

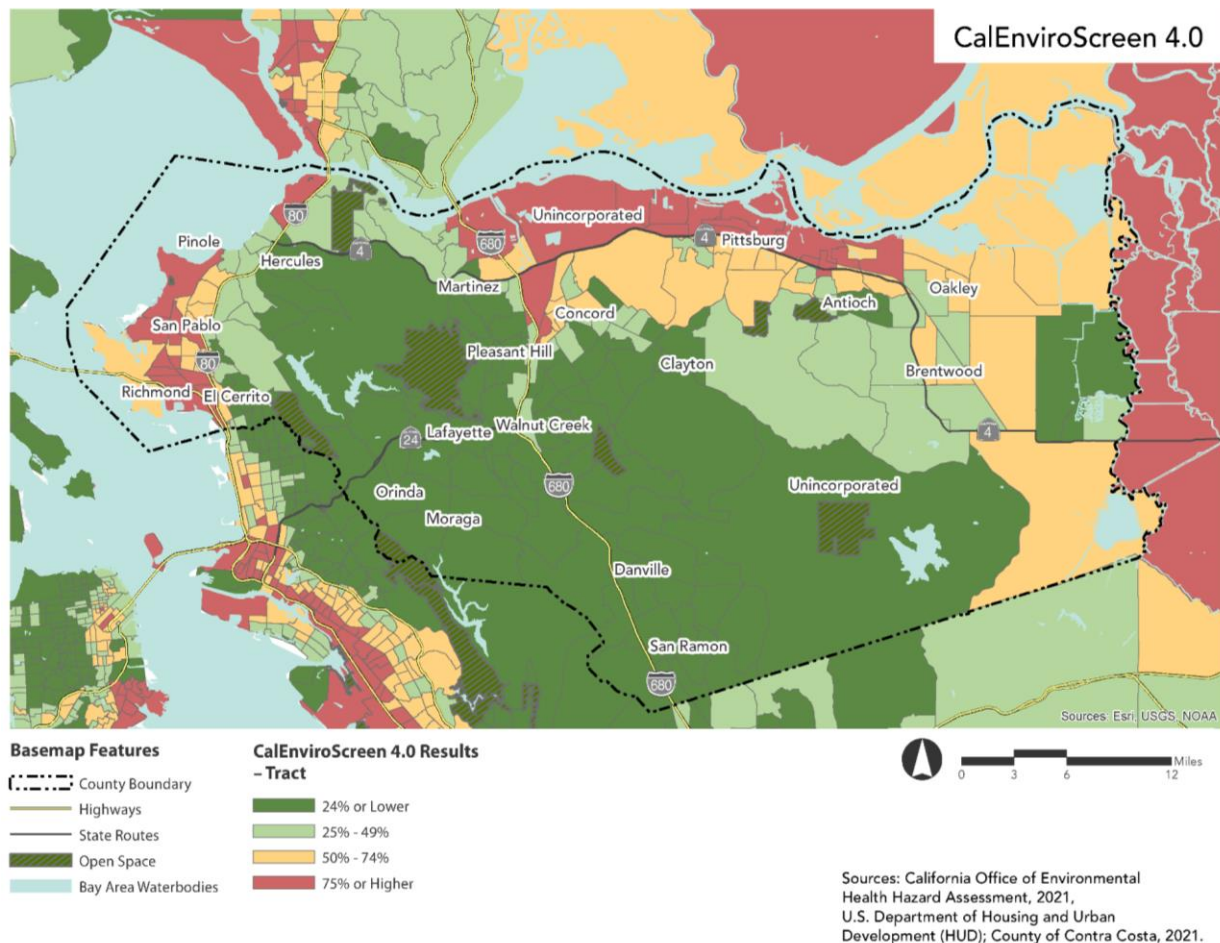


**Map 13: TCAC Opportunity Areas' Economic Score in Contra Costa County**



Map 14 shows updated scores for CalEnviroScreen 4.0 released by the California Office of Environmental Health Hazard Assessment. Generally speaking, adverse environmental impacts are concentrated around the northern border of the county (Bay Point to Pittsburg) and the western border of the county (Richmond to Pinole). Areas around Concord to Antioch have moderate scores and the rest of the county have relatively low scores. From central Contra Costa County, we see an almost radial gradient effect of green to red (least to most pollution) moving to the outer parts of the county.

Within Antioch, census tracts located in northern half of the city, typically around or north of the State Route 4 highway, tend to score higher on CalEnviroScreen 4.0. The northern most census tract in the city, 6013305000, has the highest overall percentile score at 93 and a pollution burden percentile of 74. These northern neighborhoods are primarily comprised people of color, older homes, and a younger population than southern portions of the city. Additionally, the northern part of the city is primarily where industrial sites have historically been located.

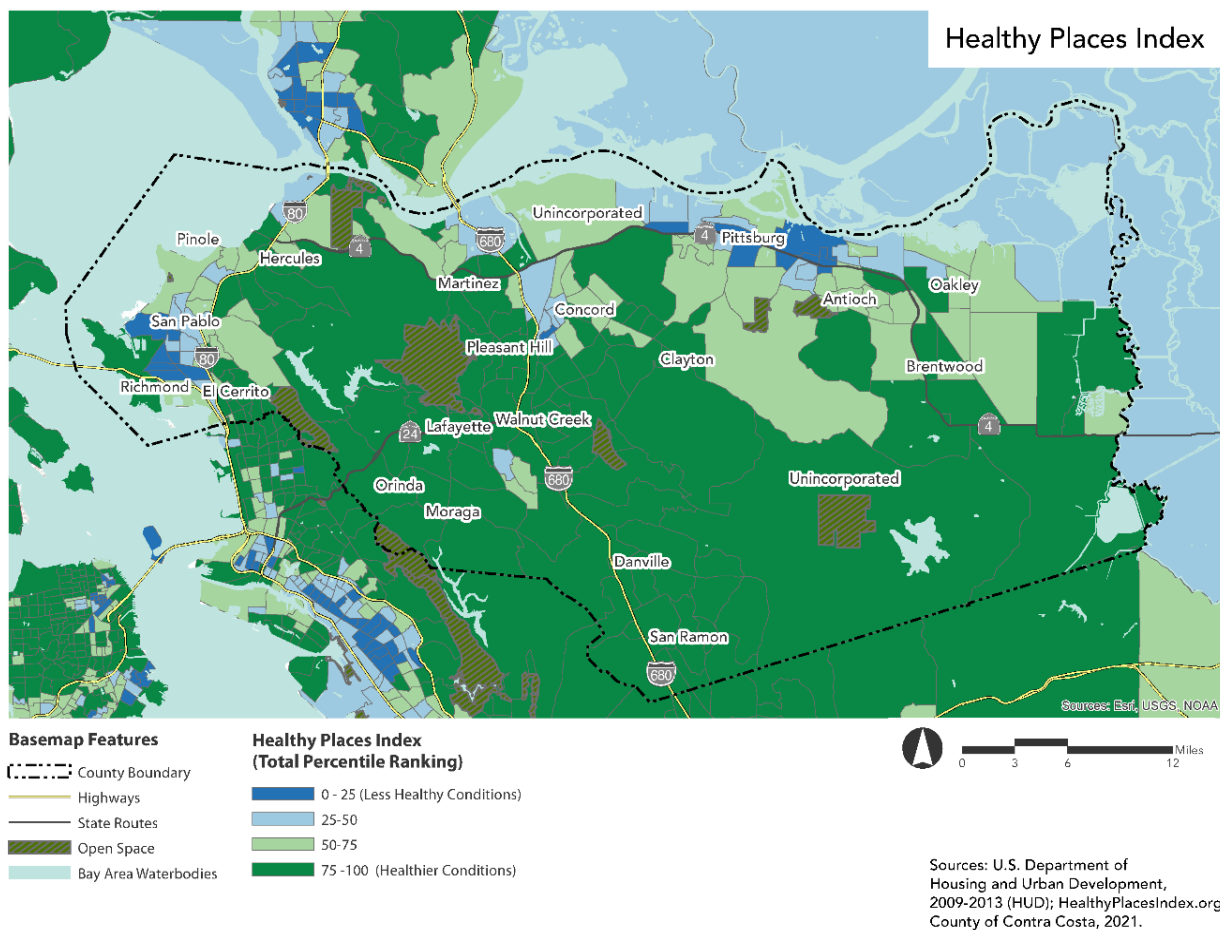


**Map 14: CalEnviroScreen 4.0 Results in Contra Costa County**

## Health and Recreation

Residents should have the opportunity to live a healthy life and live in healthy communities. The Healthy Places Index (HPI) is a tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state. The HPI tool combined 25 characteristics related to housing, education, economic, and social factors into a single indexed HPI Percentile Score, where lower percentiles indicate less positive health and recreation conditions.

Map 15 shows the HPI percentile score distributions for Contra Costa County. The majority of the County falls in the highest quarter, indicating healthier conditions. These areas have a lower percentage of minority populations and higher median incomes. Cities with the lowest percentile ranking, which indicates less healthy conditions, are Pittsburg, San Pablo, and Richmond. These areas have higher percentages of minority populations and lower median incomes.



**Map 15: Healthy Places Index in Contra Costa County**

Within Antioch, there tends to be poorer health outcomes in the northern portion of the city. On CalEnviroScreen 4.0, many census tracts north or near State Route 4 score 55 or above for pollution burden percentile, with the northernmost census tract scoring at 74 (mentioned earlier). Nearly all census tracts located north of the highway have a score of 99 for Asthma.

## Home Loans

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly considering the continued impacts of the lending/credit crisis. In the past, credit market distortions and other activities such as “redlining” were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants.

However, lending discrimination continues to be a contributing factor to disproportionate housing needs, as class groups who struggle to obtain access to loans are more likely to experience housing problems such as cost burdens, overcrowding, and substandard housing, and are more likely to be renters rather than homeowners. When banks and other financial institutions deny loan applications from people of color, they are less likely to achieve home ownership and instead must turn to the rental market. As Contra Costa’s rental housing market grows increasingly unaffordable, Blacks and Hispanics are disproportionately impacted. Table B-23 below shows that home loan applications by Black/Hispanic/Latino individuals are uniformly denied at higher rates than those of Whites or Asians. Because Blacks and Hispanics in the region are denied loans at far higher rates than Whites and Asians, their families are far more likely to have less access to quality education, healthcare, and employment.

When minorities are unable to obtain loans, they are far more likely to be relegated to certain areas of the community. While *de jure* segregation (segregation that is created and enforced by the law) is currently illegal, the drastic difference in loans denied between Whites and minorities perpetuates *de facto* segregation, which is segregation that is not created by the law, but which forms a pattern as a result of various outside factors, including former laws.

**TABLE B-23: HOME LOAN APPLICATION DENIAL RATES BY RACE/ETHNICITY IN CONTRA COSTA COUNTY**

Race/Ethnicity	FHA, FSA/RHA, and VA Home-Purchase Loans	Conventional Home-Purchase Loans	Refinance Loans	Home Improvement Loans	Multi-Family Homes
White, non-Hispanic	9.2%	8.0%	16.6%	19.5%	9.5%
Black, non-Hispanic	14.8%	13.5%	27.1%	34.6%	29.4%
Asian, non-Hispanic	13.1%	9.8%	15.2%	19.3%	12.3%
Hispanic	11.3%	12.0%	22.3%	31.0%	28.6%

Source: Contra Costa County AI (2020).

## Conclusion

Overall, Antioch faces the challenge of generally having lower opportunity areas and lower access to resources, jobs, and transportation for its residents compared to other parts of the County and Region. However, Antioch does provide the opportunity for more lower cost housing compared to many other parts of the Region. In addition to the quantitative data provided in this analysis, qualitative approaches to understanding local knowledge for this Housing Element (e.g., focus groups, interviews) have made it clear that there is a need in Antioch for housing programs that address lifestyle amenities that allow for the elderly and families to have access to safe open spaces like parks; security and adequate lighting in their neighborhoods; access to transit; and amenities and services that allow people to be proud of living in Antioch, not afraid of walking outside and connecting with people. Childcare is also crucial.

## DISPROPORTIONATE HOUSING NEEDS

The following subsection assesses the extent to which protected classes, particularly members of racial and ethnic minority groups, experience disproportionate housing needs and are at risk for displacement. Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Contra Costa County. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom).

According to the Contra Costa County AI, a total of 164,994 households (43.9 percent) in the County experience any one of the above housing problems; 85,009 households (22.6 percent) experience severe housing problems. Based on relative percentage, Hispanic households experience the highest rate of housing problems regardless of severity, followed by Black households and 'Other' races. Table B-24 lists the demographics of households with housing problems in the County.

**TABLE B-24: DEMOGRAPHICS OF HOUSEHOLDS WITH HOUSING PROBLEMS IN CONTRA COSTA COUNTY**

	Total Number of Households	Households with Housing Problems	Households with Severe Housing Problems
White	213,302	80,864 37.91%	38,039 17.83%
Black	34,275	19,316 56.36%	10,465 30.53%
Asian/Pacific Islander	51,353	21,640 42.14%	10,447 20.34%
Native American	1,211	482 39.80%	203 16.76%
Other	10,355	5,090 49.15%	2,782 26.87%
Hispanic	65,201	37,541 57.58%	23,002 35.28%
<b>Total</b>	<b>375,853</b>	<b>164,994 43.90%</b>	<b>85,009 22.62%</b>

Source: Contra Costa County AI (2020).

The 2020-2025 Contra Costa County Consolidated Plan found that 1,930 owners and 2,320 renters need housing assistance in Antioch, due to housing problems such as lacking complete plumbing or kitchen facilities, overcrowding, housing cost burden greater than 30 percent of household income, or zero/negative income.

There are significant disparities between the rates of housing problems that larger families (households of five or more people) experience and the rates of housing problems that families of five or fewer people experience. Larger families tend to experience housing problems more than smaller families. Non-family households in Contra Costa experience housing problems at a higher rate than smaller family households, but at a lower rate than larger family households. Table B-25 lists the number of households with housing problems according to household type.

**TABLE B-25: HOUSEHOLD TYPE AND SIZE**

Household Type	No. of Households with Housing Problems
Family Households (< 5 people)	85,176
Family Households (> 5 people)	26,035
Non-family Households	53,733

Source: Contra Costa County AI (2020).

## Homeownership Rates

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.<sup>16</sup> The subprime foreclosure crisis also hit multiple communities in Contra Costa County extremely hard. Cities that had concentrations of Black and Hispanic populations when the foreclosure crisis hit experienced areas of concentrated foreclosure activity at the height of the foreclosure crisis. Concentrated foreclosures in predominantly Black and Hispanic communities wiped out significant wealth among Black and Hispanic homeowners, both those who lost their homes to foreclosure and those whose home equity was diminished by declining home values. This loss of wealth imposed an additional barrier to Black and Hispanic homeowners using their accumulated wealth to purchase homes in and relocate to affluent communities with small Black and Hispanic populations in central County.

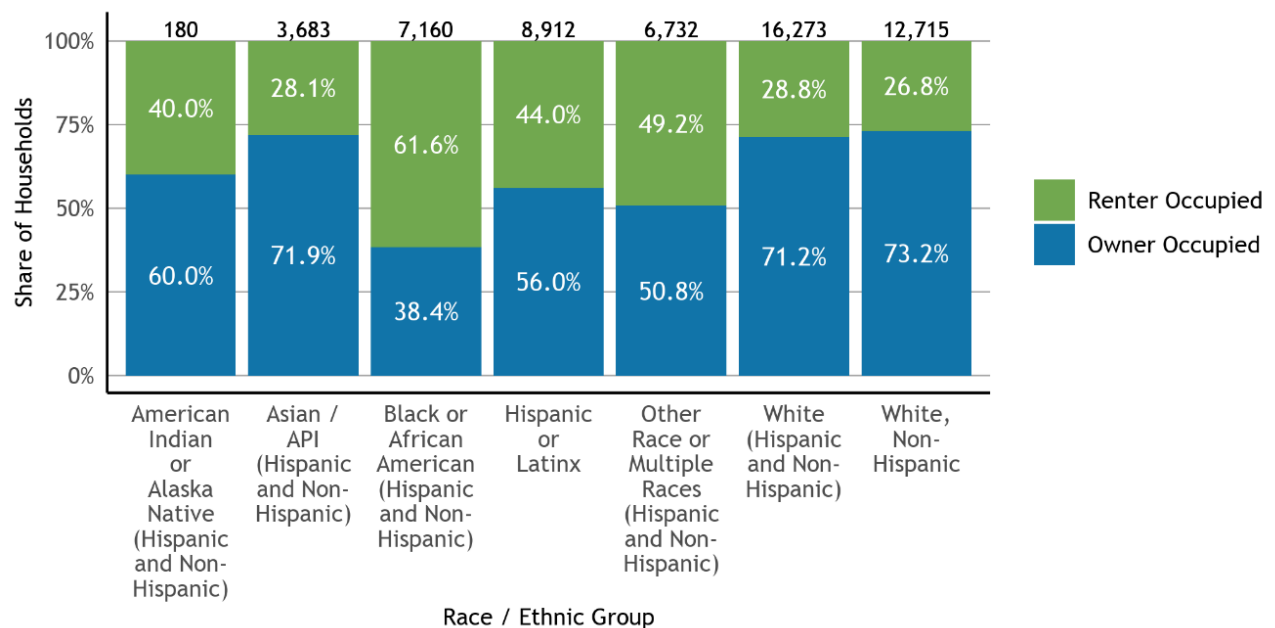
In addition, the nationally documented trend of poor maintenance of real estate owned (REO) properties following foreclosure, particularly in communities of color, resulted in the deterioration of

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<sup>16</sup> 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.

the physical condition of neighborhoods in a manner that, in the demographically changing communities of east County, could accelerate White Flight (the movement of White residents from cities to predominantly White suburbs). Many owners of REO properties opted not to bring those homes back to the market for sale, instead choosing to rent out single-family homes. This trend has accelerated patterns of racial succession in east County and undermined stable integration. Disparities in housing tenure by race and ethnicity continue throughout the region. Antioch, which has undergone starker and less stable demographic change than any other community in the County, is a prime example of this phenomenon. Between the 2005-2007 American Community Survey 3-Year Estimates and the 2016 American Community Survey 1-Year Estimates, the homeownership rate in the city of Antioch dropped from 72.9 percent to 61.5 percent while the percentage of occupied housing units that are in structures with five or more units barely increased from 12.2 percent to 13.0 percent.

Today, there are significant disparities in the rates of renter and owner-occupied housing by race/ethnicity in Contra Costa County, although Antioch has significantly higher homeownership rates by Hispanic and Black residents than in the County as a whole. In Antioch, 38.4 percent of Black households owned their homes, while homeownership rates were 71.9 percent for Asian households, 71.2 percent for White households, and 56.0 percent for Latinx households (see Figure B-30).



**Figure B-30: Housing Tenure by Race of Householder**

Universe: Occupied housing units

Notes: 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 total number of occupied housing units 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 total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003 (A-1).



## Substandard Housing

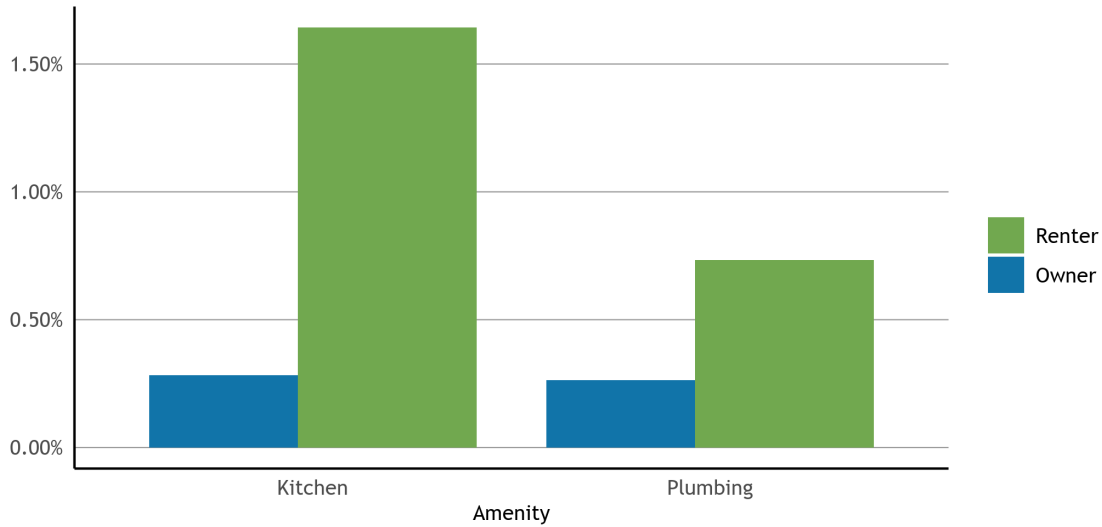
Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in Figure B-31 below gives a sense of some of the substandard conditions that may be present in Antioch. For example, 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. While these percentages are low, they are higher than the overall trend in Contra Costa County, where 0.86 percent of households lack complete kitchen facilities and 0.39 percent of households lack complete plumbing facilities.

Code enforcement data can also be used to evaluate substandard housing issues. Code enforcement in Antioch is complaint-driven, meaning the Code Enforcement Division investigates properties when a complaint has been filed and therefore only sees a portion of potential code violations that may exist. Within the period from January 1, 2016 to October 25, 2021 there were also 1,126 code enforcement violation cases opened and investigated in the City of Antioch. Of these cases, 16 percent were related to work done without a building permit and approximately 6 percent were related to fences. The remaining cases range widely, but approximately 9 percent of all cases were issued by tenants. Key word searches of the complaints found that many of the cases mention mold (182 mentions), vermin (63 mentions of “vermin” and 30 for mice or rats), leaks (79), general disrepair or dilapidation (46), and/or cockroaches (43). Approximately 4 percent of all cases mentioned safety, either by the inspector or the person who filed the complaint.<sup>37</sup> Safety issues included but were not limited to collapsing roofs, unsafe wiring or electrical, mold, unlit or unsafe staircases, and gas leaks.

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<sup>37</sup> Note that the same word could appear more than once related to one complaint. These findings provide a general but imprecise understanding of the content of the complaints.





**Figure B-31: Substandard Housing Issues**

*Universe: Occupied housing units*

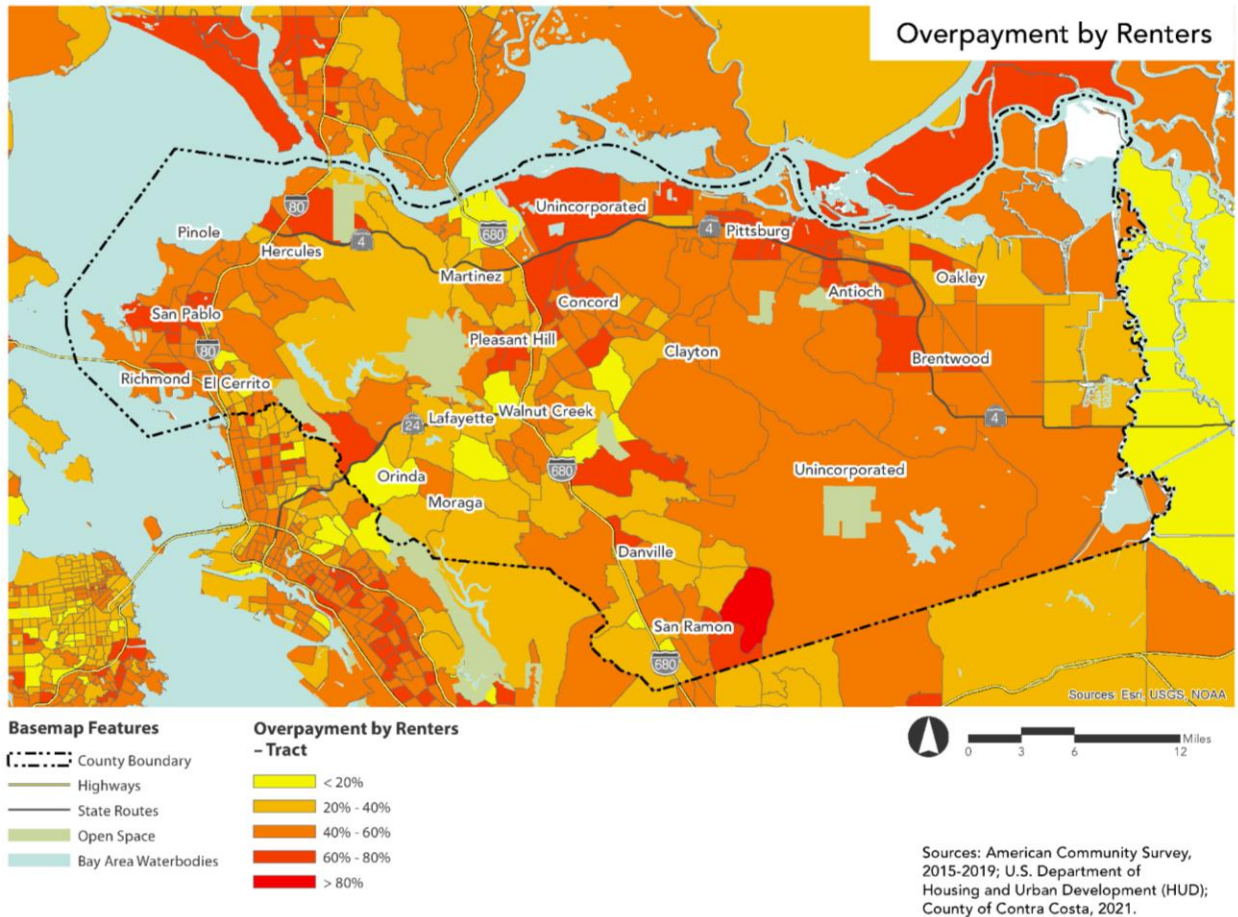
*Notes: Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations.*

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049.*

## Housing Cost Burden

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.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

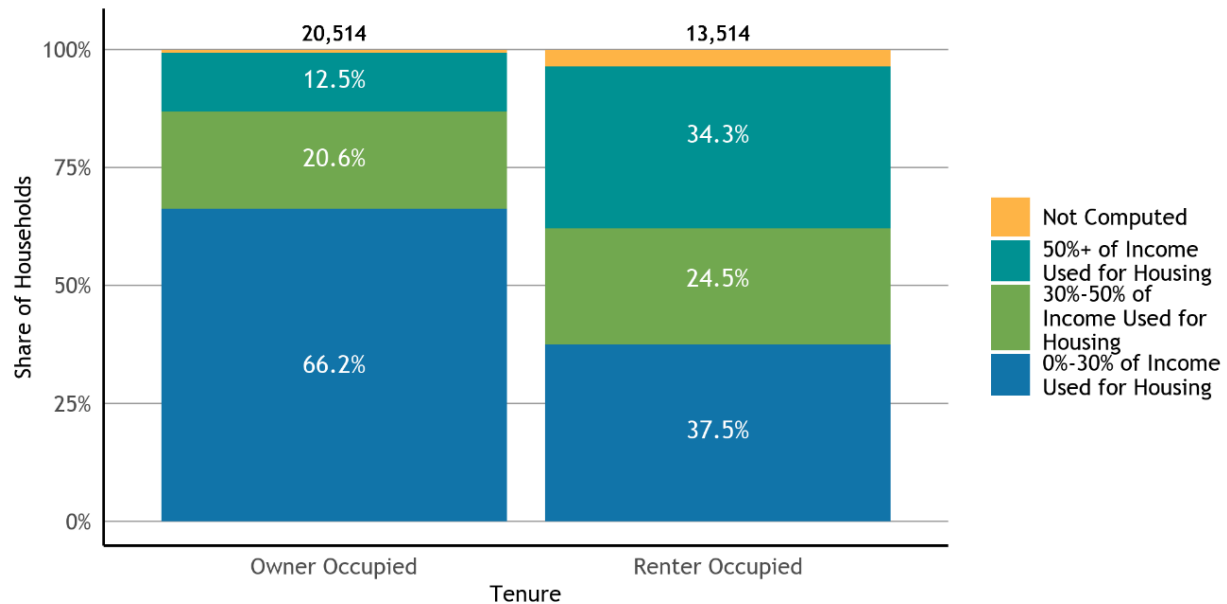
Referring to Map 16, we see concentrations of cost burdened renter households in and around Antioch, as well as San Pablo, Pittsburg, west Brentwood and Oakley, East San Ramon, and northern parts of Concord towards unincorporated areas. In these tracts, over 80 percent of renters experience cost burdens. Majority of east Contra Costa has 60 percent to 80 percent of renter households that experience cost burdens; west Contra Costa has 20 percent to 40 percent of renter households that experience cost burdens. Census tracts with a low percentage of cost-burdened households are located between San Ramon and Martinez on a north-south axis. In these tracts, less than 20 percent of renter households experience cost burdens.



**Map 16: Distribution of Percentage of Overpayment by Renters in Contra Costa County**

In Antioch, 20.8 percent of households spend 50 percent or more of their income on housing, while 20.3 percent spend 30 to 50 percent. However, these rates vary greatly across income categories. For example, 77.0 percent of Antioch households making less than 30 percent of AMI spend the majority of their income on housing. For Antioch residents making more than the median income, just 0.2 percent are severely cost-burdened, and 90.8 percent of those making more than the median income spend less than 30 percent of their income on housing.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Antioch, 24.5 percent of renters spend 30 to 50 percent of their income on housing compared to 20.6 percent of those that own (see Figure B-32). Additionally, 34.3 percent of renters spend 50 percent or more of their income on housing, while 12.5 percent of owners are severely cost-burdened.



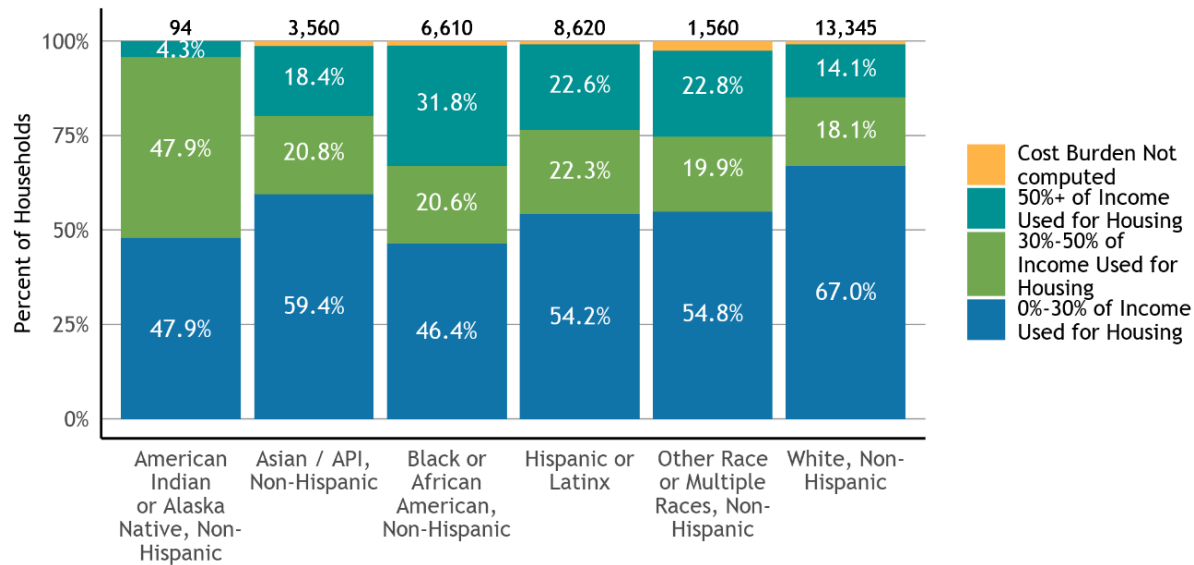
**Figure B-32: Cost Burden by Tenure**

*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.*

There are also relationships between cost burden and race/ethnicity. People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity. American Indian or Alaska Native, Non-Hispanic residents are the most cost burdened with 47.9 percent spending 30 to 50 percent of their income on housing, and Black or African American, Non-Hispanic residents are the most severely cost burdened with 31.8 percent spending more than half of their income on housing (see Figure B-33).



**Figure B-33: Cost Burden by Race**

*Universe: Occupied housing units*

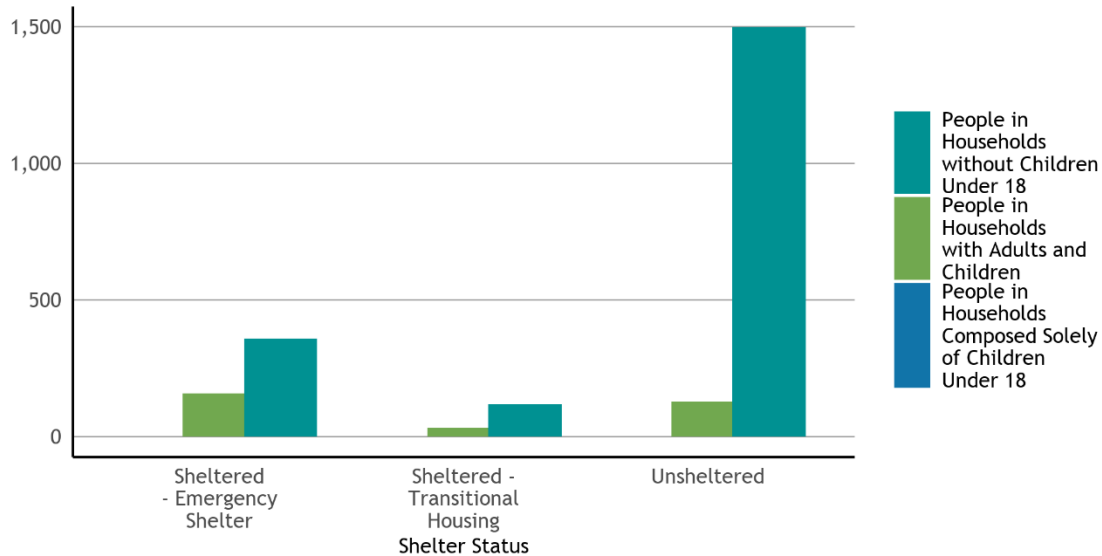
*Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD 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. 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. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.*

## Homelessness

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, people 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 B-34).

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 Figure B-35).



**Figure B-34: 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).

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

**Figure B-35: Number of Unsheltered Individuals by Contra Costa County Cities**

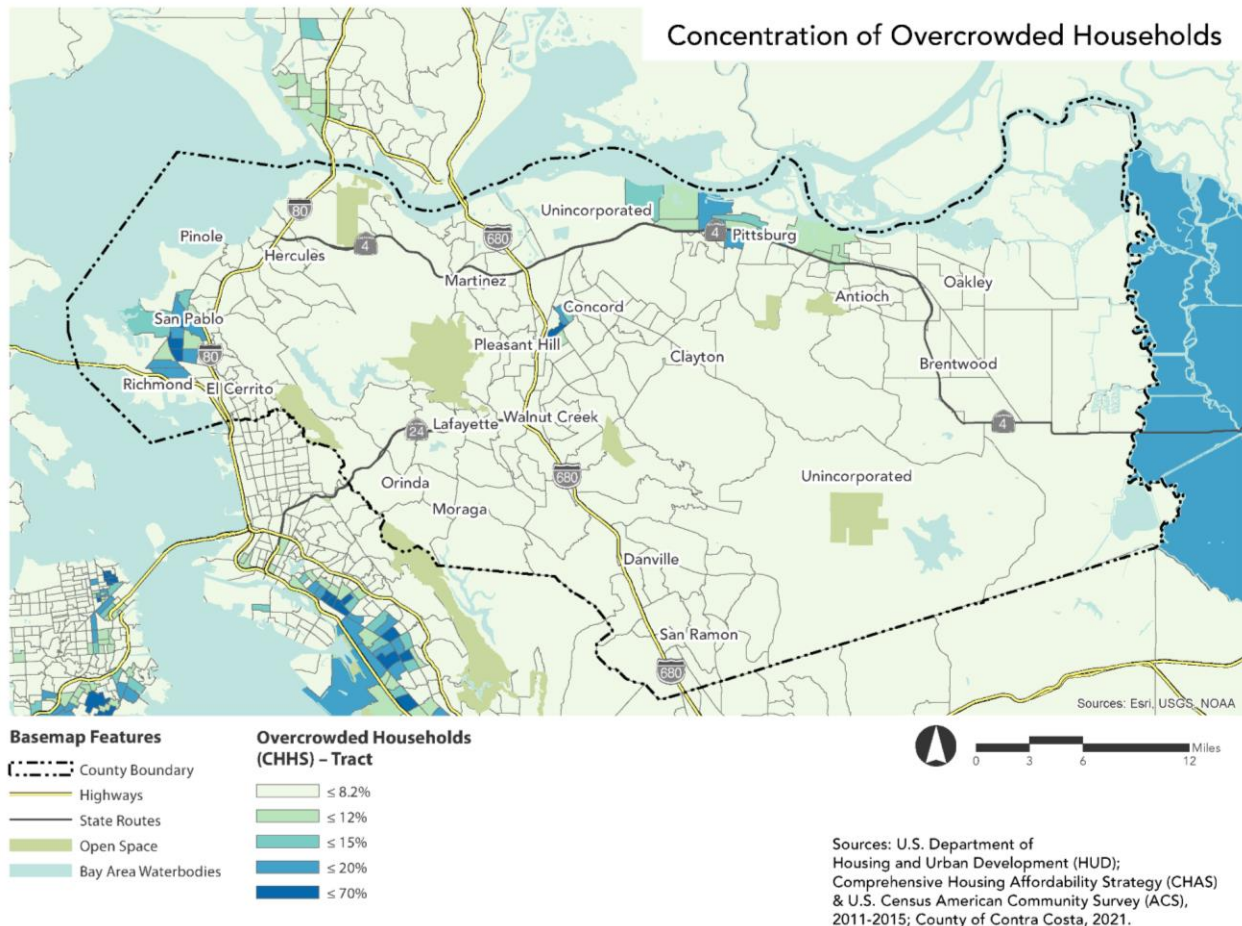
Universe: Population experiencing homelessness

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



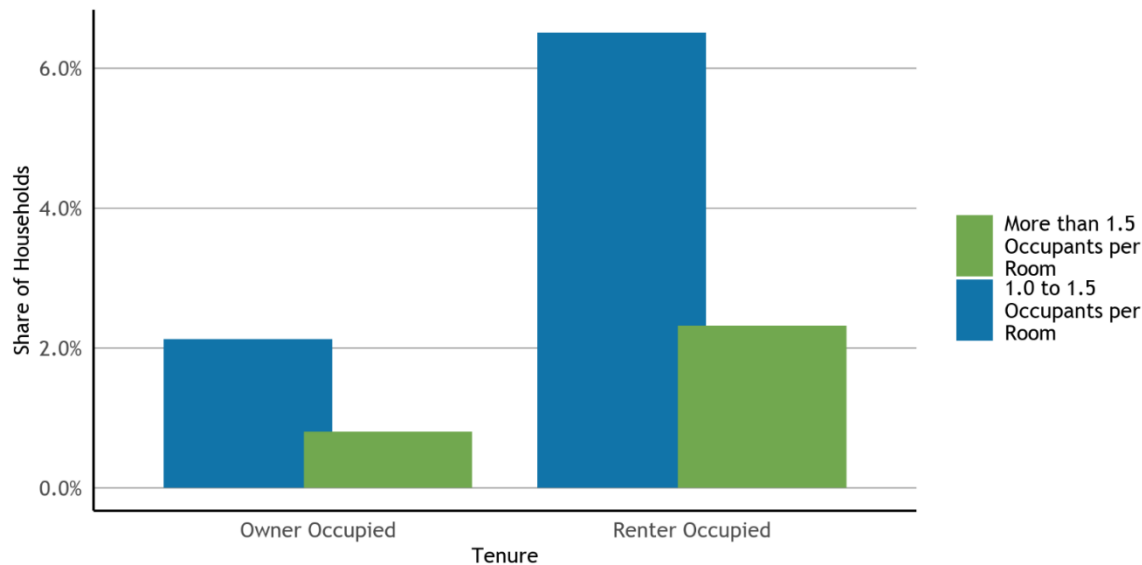
## Overcrowded Households

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report defines it as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). Map 17 indicates that Contra Costa County in general has low levels of overcrowded households. Tracts in San Pablo, Richmond, and Pittsburg with higher percentages of non-White population show higher concentrations of overcrowded households compared to the rest of the county.



**Map 17: Distribution of Percentage of Overcrowded Households in Contra Costa County**

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. 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 own (see Figure B-36). In Antioch, 6.5 percent of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 2.1 percent for those own.



**Figure B-36: Overcrowding by Tenure and Severity**

*Universe: Occupied housing units*

*Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.*

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

## Displacement

Displacement of residents due to economic pressures is a major contributing factor to segregation in Contra Costa County and the Bay Area. The Bay Area has been facing a major affordable housing crisis for years due to factors including insufficient housing production, especially in predominantly non-Hispanic White high-opportunity areas, and a strong regional economy boosted by the growth of the technology industry. Rising rents contribute to evictions, especially in areas with lower household incomes.<sup>18</sup> Developers may also seek to capitalize on rising property values by making improvements in housing in order to attract more affluent and largely White individuals. Displacement can occur as speculators rehabilitate homes to resell at higher prices, renovate rental units, or convert rental units into more expensive condominiums.<sup>19</sup> Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

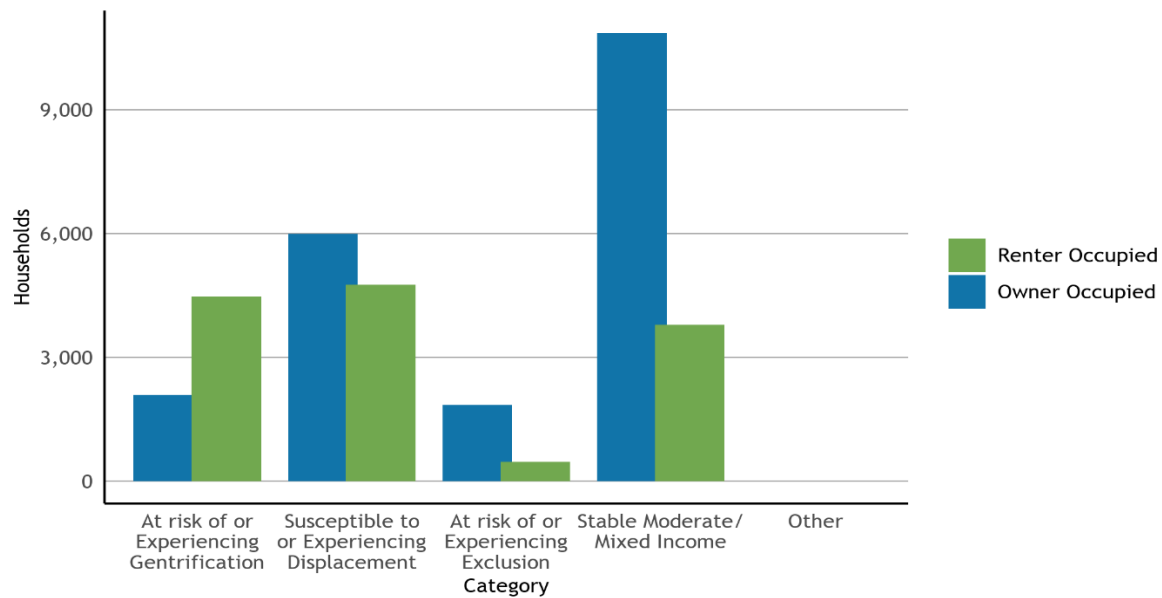
The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Antioch, 31.3 percent of households live in neighborhoods that

<sup>18</sup> Cat Schuknect, *Richmond Has Contra Costa's Highest Number of Sheriff-Enforced Evictions, Document Shows*, RICHMOND CONFIDENTIAL (Dec. 5, 2016), <http://richmondconfidential.org/2016/12/05/richmond-has-highest-rate-of-sheriff-enforced-evictions-in-county-doc..>

<sup>19</sup> Celina Chan, Viviana Lopez, Sydney Cespedes, & Nicole Montojo. 2015. *Concord: Signs of Speculation in the Monument Corridor*, [http://www.urbandisplacement.org/sites/default/files/concord\\_final.pdf](http://www.urbandisplacement.org/sites/default/files/concord_final.pdf).



are susceptible to or experiencing displacement and 19.2 percent live in neighborhoods at risk of or undergoing gentrification (see Figure B-37 below). Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 6.8 percent of households in Antioch live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.<sup>20</sup>



**Figure B-37: Households by Displacement Risk and Tenure**

*Universe: Households*

*Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data. Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.*

Despite increasing housing prices, much of Contra Costa remains relatively affordable compared to the rest of the Bay Area.<sup>21</sup> From 2011-2015, Contra Costa County gained thousands of net residents from Alameda County, San Mateo County, and San Francisco.<sup>22</sup> In particular, many individuals are moving to the Eastern portions of Contra Costa County where housing prices are generally lower. As previously discussed, the Black population in Antioch has risen sharply since 2000, more than doubling from 2000

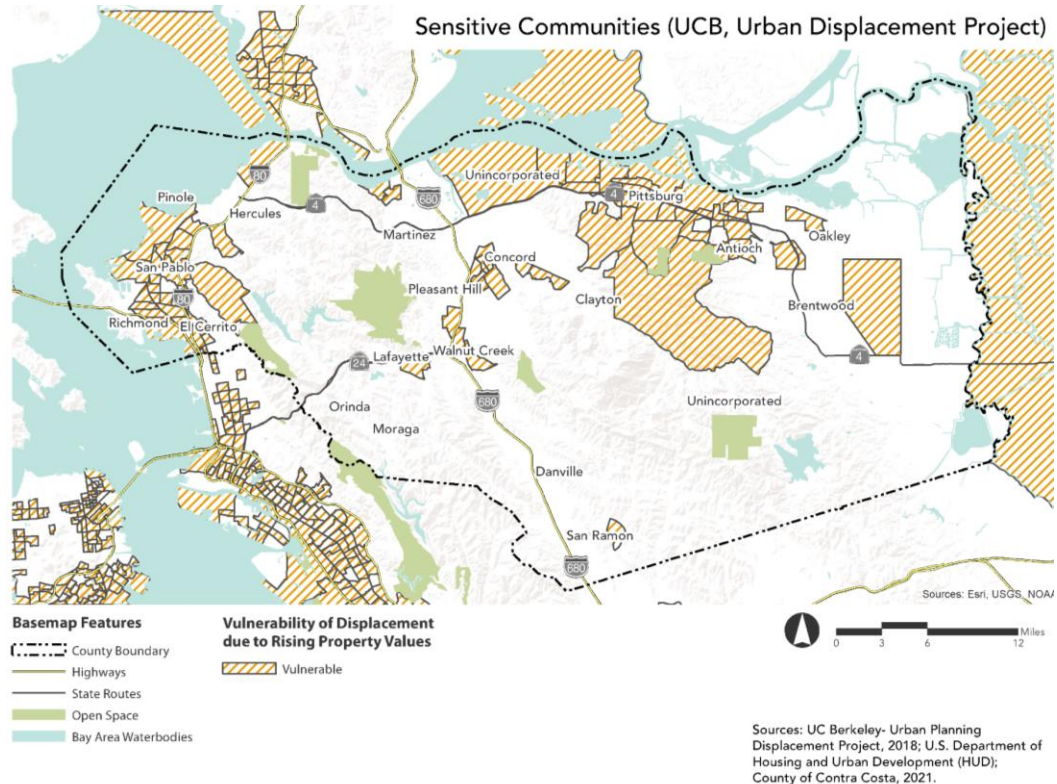
<sup>20</sup> More information about this gentrification and displacement data is available at the Urban Displacement Project’s webpage: <https://www.urbandisplacement.org/>.

<sup>21</sup> Richard Scheinin, *Bay Area rents: still rising, but starting to level off*, Mercury News (August 11, 2016, 10:44 PM), <http://www.mercurynews.com/2016/07/21/bay-area-rents-still-rising-but-starting-to-level-off/>.

<sup>22</sup> Census Mapping Tool, <https://flowmapper.geo.census.gov>.

to 2010, while the Black population has declined in much of the Bay area including in the City of Richmond. As lower-income residents have been displaced from more expensive parts of the Bay Area, poverty in Eastern Contra Costa County has increased dramatically. From 2000-2014, the increase in poverty in Antioch was among the highest in the Bay Area.<sup>23</sup> Displacement is thus perpetuating segregation as low-income people of color increasingly concentrate in east County.

UC Berkeley’s Urban Displacement Project states that a census tract is a sensitive community if the proportion of very low-income residents was above 20 percent in 2017 and the census tracts meets two of the following four criteria: (1) Share of renters above 40 percent in 2017; (2) Share of Non-White population above 50 percent in 2017; (3) Share of very low-income households that are also severely rent burdened households above the county median in 2017; or (4) Nearby areas have been experiencing displacement pressures. Using this methodology, sensitive communities were identified in areas between El Cerrito and Pinole; Pittsburg, Antioch and Clayton; East Brentwood; and unincorporated land in Bay Point. Small pockets of sensitive communities are also found in central Contra Costa County from Lafayette towards Concord (refer to Map 18).



**Map 18: Sensitive Communities as Defined by the Urban Displacement Project**

<sup>23</sup> Joaquin Palomino, *As Bay Area Poverty Shifts from Cities to Suburbia, Services Lag*, San Francisco Chronicle, (December 31, 2015), <http://www.sfchronicle.com/bayarea/article/As-poverty-spreads-to-new-Bay-Area-suburbs6730818.php>.

## Conclusion

In Antioch, Black and Hispanic households, as well as large families, overall have disproportionate housing needs or face challenges in their housing situation in a variety of forms spanning both the rental and homeownership markets. Despite comparatively affordable housing in Antioch, there remains high levels of cost burden across several subsections of the population compared to surrounding areas. Antioch also has a disproportionate amount of unhoused individuals within the city who have unique needs to address.

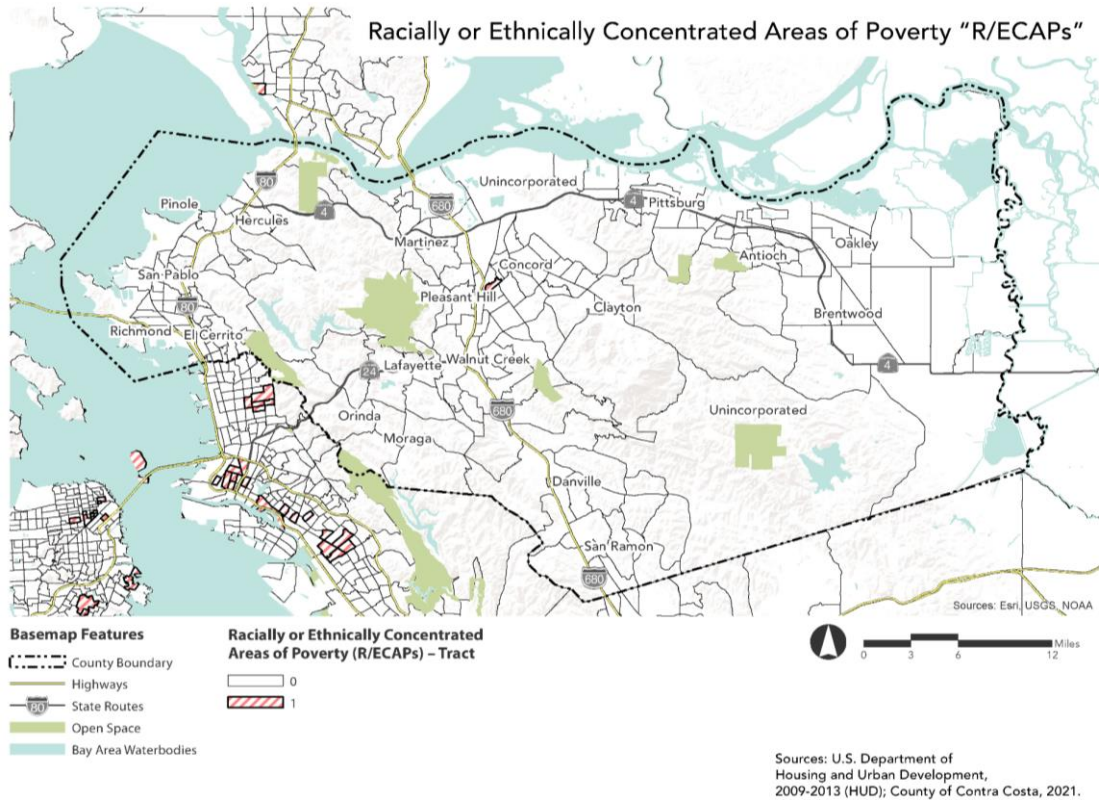
## RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAPs)

Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) are geographic areas with significant concentrations of poverty and minority populations. HUD developed a census-tract based definition of R/ECAP that relies on a racial and ethnic concentration threshold and a poverty test. The threshold states that an area with a non-White population of 50 percent or more would be identified as a R/ECAP; the poverty test defines areas of extreme poverty as areas where 40 percent or more of the population live below the federal poverty line or where the poverty rate is three times the average poverty rate for the metropolitan area (whichever is lower). Thus, an area that meets either the racial or ethnic concentration, and the poverty test would be classified as a R/ECAP. Identifying R/ECAPs facilitates an understanding of entrenched patterns of segregation and poverty due to the legacy effects of historically racist and discriminatory housing laws.

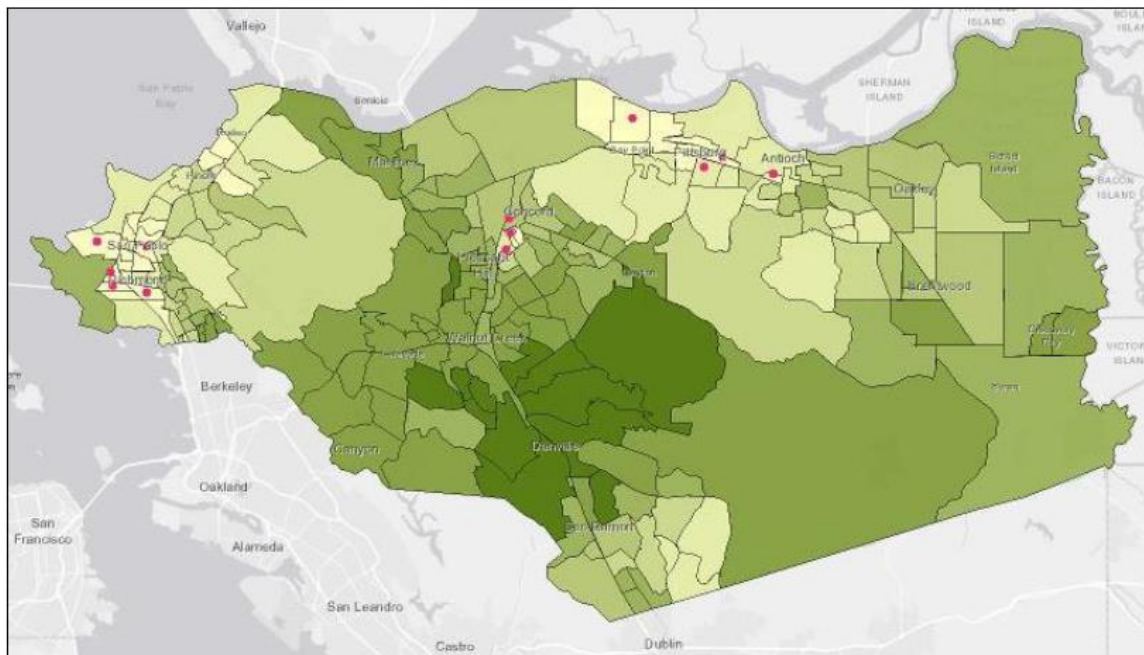
In Contra Costa County, the only area that meets the official definition of a R/ECAP is Monument Corridor in Concord (highlighted with red stripes in Map 19 below).

### Expanded R/ECAPs in Contra Costa County

According to the 2020 Contra Costa County AI, however, the HUD definition that utilizes the federal poverty rate is not suitable for analysis in the San Francisco Bay Area due to the high cost of living. The HUD definition would severely underestimate whether an individual is living in poverty. The Contra Costa County AI proposes an alternate definition of a R/ECAP that includes majority-minority census tracts that have poverty rates of 25 percent or more. Under this definition, twelve other census tracts would qualify as R/ECAPs in the areas of Antioch, Bay Point, Concord, Pittsburg, North Richmond, Richmond and San Pablo (refer to Map 20).



**Map 19: R/ECAPs in Contra Costa County**



**Map 20: Expanded R/ECAPs in Contra Costa County**

Source: Contra Costa County Analysis of Impediments to Fair Housing Choice January 2020-2025 (2020 AI).  
 Note: The 2020 AI does not provide a legend for the map shown above nor does it name the specific 12 additional R/ECAPs identified. The map shows the general location of the expanded R/ECAPs identified in the County.



In Antioch, there is one relatively small R/ECAP. It is located in the area between State Route 4 (on the southern end) and railroad tracks (on the northern end). Somerville Road and L Street form the eastern and western boundaries. This neighborhood is known colloquially in Antioch as the Sycamore neighborhood. According to data provided by the City based on data from the Urban Institute,<sup>24</sup> this census tract (Tract 307202) has 680 extremely low-income renters and is in the 96<sup>th</sup> percentile statewide for housing instability risk.<sup>25</sup> It is in 97<sup>th</sup> 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 US. According to City staff, the renters in this neighborhood are predominantly single-parent BIPOC women with children.<sup>26</sup> Local organizations cited the age and condition of housing stock in this area as a contributing factor; the homes near Highway 4 are older, smaller, and less expensive in this area and neighborhoods with newer housing stock are often resistant to welcoming residents with lower incomes (e.g., voucher holders).

### Racially and Ethnically Concentrated Areas of Affluence

Racially Concentrated Areas of Affluence (RCAs) are defined by the HUD as communities with a large proportion of affluent and non-Hispanic White residents. According to a policy paper published by HUD, non-Hispanic Whites are the most racially segregated group in the United States. In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, distinct advantages are associated with residence in affluent, White communities. RCAs are currently not available for mapping on the AFFH Data Viewer. As such, an alternate definition of RCA from the University of Minnesota Humphrey School of Public Affairs is used in this analysis. RCAs are defined as census tracts where (1) 80 percent or more of the population is White, and (2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

By cross-referencing Map 1 and Map 21, we can see a string of RCAs running from Danville to Lafayette that tapers off towards Walnut Creek. This aligns with the cities' racial demographic and median income (summarized in Table B-26 below). Although not all census tracts/block groups meet the criteria to qualify as RCAs, there is a tendency for census block groups with higher White populations to have higher median incomes throughout the county.

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<sup>24</sup> 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\\_ainfo=&&utm\\_source=urban\\_EA&utm\\_medium=email&&utm\\_campaign=prioritizing\\_rental\\_assistance&&utm\\_term=lab&&utm\\_content=coc\\_hudgrantees](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_ainfo=&&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.

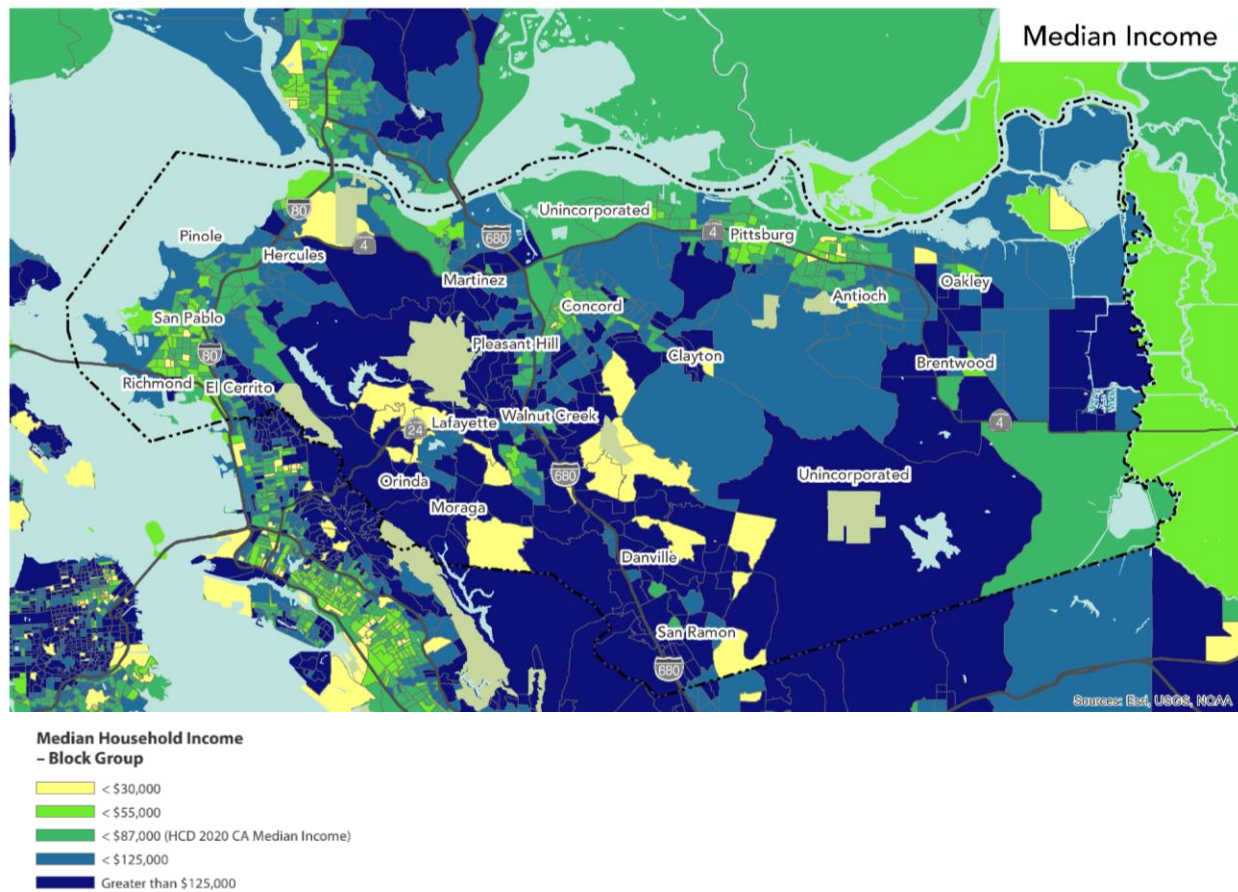
<sup>25</sup> Calculated based on shared of people living in poverty, renter-occupied housing units, severely cost-burdened low-income renters, severely overcrowded households, and unemployed people.

<sup>26</sup> House, Teri, CDBG & Housing Consultant, City of Antioch, 2021. Personal communication with Urban Planning Partners, July 15.

**TABLE B-26: WHITE POPULATION AND MEDIAN HOUSEHOLD INCOME OF RCAAs IN CONTRA COSTA COUNTY**

City	White Population	Median Household Income (2019)
Danville	80.53%	\$160,808
Lafayette	81.23%	\$178,889
Walnut Creek	74.05%	\$105,948

Source: DataUSA.io (2019)



**Map 21: Median Household Income in Contra Costa County**

**IDENTIFICATION OF CONTRIBUTING FACTORS**

This section identifies local and regional conditions that have contributed to the fair housing issues identified above, including economic and social issues, regulations, and historic events. These factors have been identified through review of the 2020 AI as well as stakeholder outreach.

## Regional Housing Crisis

As has been abundantly documented, the San Francisco Bay Area is in the midst of a housing affordability crisis that has stretched the resources of middle- and upper-middle income households while displacing low-income households. This dynamic contributes to segregation in Antioch and surrounding cities in Contra Costa County in a few distinct ways.

First, because housing supply is so constrained and housing prices are so high, new private development tends to go on the market at a very high price point, especially in central County. Given the correlation between race, ethnicity, and socioeconomic status in the Region, this means that White and Asian and Pacific Islander households can disproportionately afford newly constructed housing while Black and Hispanic households cannot. Thus, in the absence of policy interventions such as inclusionary zoning, new development tends to reproduce existing patterns of segregation.

Second, longtime low-income communities of color within the Region, such as historically Black West Oakland and the historically Hispanic Mission District in San Francisco, have undergone significant gentrification as a result of infill development and the rehabilitation and flipping of existing structures to meet demand from high-income and middle-income households seeking proximity to jobs, transit, and other amenities. Displaced households have few options in the urban core of the Region or in high-opportunity suburbs and, instead, often relocate to communities at the edges of the Region. East Contra Costa County and Antioch in particular are frequent destinations for these displaced households. In the case of Antioch, the city did not have an existing base of racial and ethnic diversity. The shift of population can hold the fleeting promise of integration, but, in practice and without strategic policy interventions, integration is only a brief prelude to resegregation.

Community service providers confirmed that East Contra Costa County faces significant pressure because of a lack of affordable housing regionally and in Antioch. Despite Antioch being relatively affordable compared to the region, there is a lack of diversity in housing types (overwhelmingly single-family homes), which limits housing opportunities for elderly residents looking to downsize, people experiencing or at risk of homelessness, and people with disabilities. Additionally, due to a lack of an adequate vehicle for a local match, such as an affordable housing bond or other local resource that can provide a local match, affordable projects in the County are less competitive for federal tax credits.

## Displacement of Residents Due to Economic Pressures

Displacement of residents due to economic pressures is a major contributing factor to segregation in many parts of Contra Costa County and the Bay Area. Rising housing prices have contributed to the displacement of many low-income residents throughout the Bay Area, as well as other factors like proximity to major transit stations and the prevalence of rehabilitating homes to resell or rent at higher prices. The Urban Displacement Project (UDP), an initiative of the University of California, Berkeley and the University of California, Los Angeles conducted research on gentrification and displacement in the Bay Area. The UDP conducted a 2015 study which concluded that nearly 48 percent of Bay Area neighborhoods are experiencing displacement though not all displacement is due to economic



pressures.<sup>27</sup> One key theme of the study is that displacement is a regional phenomenon linked to the broader economic pressures of housing costs and job markets. Parts of Antioch were identified as undergoing displacement, but the primary way displacement is perpetuating segregation in Antioch is that low-income people of color throughout the Bay Area increasingly concentrate in east Contra Costa County.

Despite increasing housing prices, Antioch remains relatively affordable compared to the rest of the Bay Area. Many Black residents have moved to east County communities or further out. In Antioch, the Black population has risen sharply since 2000, more than doubling from 2000 to 2010, while the Black population has declined in much of the Bay area including in the City of Richmond. As lower-income residents have been displaced from more expensive parts of the Bay Area, poverty in Eastern Contra Costa County has increased dramatically.<sup>28</sup> From 2000-2014, the increase in poverty in Bay Point and Antioch was the highest in the Bay Area.<sup>29</sup>

Community service providers identified that the lack of local tenant protections like rent control or just cause eviction policies have disproportionately impacted low-income families and seniors living on social security. The Tenant Protection Act of 2019 (AB 1482) protects tenants in California from rent increases above certain thresholds and also requires landlords to have just cause (which include at-fault just cause and no-fault just cause) before evicting tenants who have continuously and lawfully occupied a residential property for at least 12 months. However, AB 1482 does not protect tenants who have not lived continuously for a year in a property and these provisions will also sunset on January 1, 2030. Community service providers reported eviction as an issue in Antioch and cited that once a tenant is evicted, it is hard to find replacement housing because many landlords do not accept people who have evictions on their record. For evicted seniors, it is increasingly hard to find something affordable as they age and their income does not grow. Community organizations also cited a need for a tenant anti-harassment ordinance, as the eviction moratorium led community organizations to be more aware of landlords harassing their tenants to effectively evict individuals and families from their homes when they could not use other means. Additionally, landlords sometimes evict residents instead of fixing something in the home that the tenant has requested be fixed.

## Lack of Community Revitalization Strategies

**[Note to City: This paragraph is from the AI flagging in case there is more you want to add based on your local knowledge.]** Lack of community revitalization strategies is a significant contributing factor to the increasing segregation of Black and Hispanic residents in Antioch. A lack of decent jobs and a slow recovery from the foreclosure crisis has contributed to the increased concentration of poverty and of people of color in these communities. From 1945 until 2012, California operated local redevelopment agencies (RDAs), designed to revitalize blighted neighborhoods and, importantly, devote 20 percent of

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<sup>27</sup> Urban Displacement Project, University of California, Berkeley, *Executive Summary*, [http://www.urbandisplacement.org/sites/default/files/images/urban\\_displacement\\_project\\_-\\_executive\\_summary.pdf](http://www.urbandisplacement.org/sites/default/files/images/urban_displacement_project_-_executive_summary.pdf)

<sup>28</sup> Joaquin Palomino, As Bay Area Poverty Shifts from Cities to Suburbia, Services Lag, SAN FRANCISCO CHRONICLE, (Dec. 31, 2015), <http://www.sfchronicle.com/bayarea/article/As-poverty-spreads-to-new-Bay-Area-suburbs6730818.php>.

<sup>29</sup> Race, Inequality, and the Resegregation of the Bay Area, URBAN HABITAT (Nov. 2016), <http://urbanhabitat.org/sites/default/files/UH%20Policy%20Brief2016.pdf>.

allocated funds to affordable housing. In response to budget concerns, the RDAs were disbanded in 2012, and successor agencies were designated to wind down the RDA activities. The lack of community revitalization strategies is a product of this loss of funding. Community revitalization strategies are not absent, but rather the extent of those strategies is not commensurate with the total need.

The successor to the Antioch Redevelopment Agency is the Antioch City Council. As factories started closing in the 1960s, people started moving away from the industrial town of Antioch, and the downtown area suffered with the loss of retailers following residents. According to the 2020 AI, past revitalization efforts have been largely considered failures; the constant recipe suggested over the years has been the addition of high-density housing downtown, which would provide nearby customers for shops and restaurants. The four east County cities (Antioch, Brentwood, Oakley, and Pittsburg) have also launched a website, [eastcounty4you.com](http://eastcounty4you.com), to connect businesses and development opportunities in the region. The website promotes available sites, demographics, and business reports, and allows side-by-side comparison of communities to highlight the advantages of locating a business there.

### **Lack of Investments in Specific Neighborhoods**

Lack of private investment in specific neighborhoods is a contributing factor to segregation in areas of Black and Hispanic population concentration. One indicator of a lack of private investment in low-income neighborhoods is the distribution of grocery stores across a residential area. Traveling more than one mile in urban areas and ten miles in rural areas to a grocery store classifies an area as a food desert. According to the AI, food deserts in Contra Costa County line up roughly with the expanded selection of R/ECAPs, including northwestern Antioch, the Iron Triangle area of Richmond, and areas in Pittsburg, Bay Point, and North Richmond/San Pablo. Census tracts in northwestern Antioch are identified as potential food deserts given there are areas where more than 100 housing units do not have a vehicle and are more than 0.5 miles from the nearest supermarket. Pharmacies are often located within grocery stores, but to supplement the food deserts previously identified, there are an abundance of CVS and Walgreens pharmacies available throughout the County. Downtown Antioch north of the State Route 4 seems to be lacking in pharmacies.

An indicator of a lack of *public* investment in certain neighborhoods is the condition of paved roads and sidewalks. Residents can report potholes and other road/traffic problems on [www.seeclickfix.com](http://www.seeclickfix.com). The interactive map is not a perfect resource due to reporting bias (people in affluent neighborhoods are more likely to report problems, and more likely to have the computer access to do so) the inability to sort by date (perhaps some of the older reports have since been resolved), and general knowledge about town of the reporting function. Nevertheless, per this reporting, it seems clear that affluent areas like San Ramon, Walnut Creek, Lafayette, Moraga, Orinda, and Brentwood have few reports of potholes or poor road conditions, although the residents do tend to use the website to report other issues such as illegal dumping, graffiti, and homeless camps. Unsurprisingly, less affluent areas such as Antioch and Richmond have more road issues reported.

## Community Opposition to Housing

As described in the 2020 AI, community opposition to affordable housing is a significant contributing factor to segregation in the Region and parts of Contra Costa County. California in general, and Contra Costa County in particular, have a strong Not In My Back Yard (NIMBY) movement. NIMBY sentiment often reflects a desire to preserve the quaint, semi-rural character of an area and protect against overcrowding, traffic, and the obstruction of views. In some cases, it can also indicate thinly veiled racism under the guise of “preserving neighborhood character;” in other cases, even when not rooted in racism, it may have the same effect of exclusion. In California, NIMBYism is most often driven by a fear that increased housing construction will lower the values of existing homes.<sup>30</sup> The problem is so extreme in California, that even renters feel the localized effects. These fluctuations in home value can lead to massive displacement (compounded by the already extreme market rent prices in the Bay Area), and even homelessness.<sup>31</sup> In Contra Costa County, people in the Western portion of the County worry about Alameda and San Francisco County residents moving in and driving up housing costs.<sup>32</sup> In contrast to the NIMBYs, who tend to be baby boomers, well-settled in their homes and with a vested interest in preserving “neighborhood quality,” a corresponding YIMBY (Yes In My Back Yard) movement has emerged. So-called YIMBYs tend to be millennials crippled by exorbitant rental prices and pushing for an increase in the supply of housing. The movement is tech-funded, with people like Yelp CEO Jeremy Stoppelman supporting the movement so that his employees will be able to afford to live near their jobs. It is possible to overcome community opposition, but that community opposition can add cost and delay that lead developers to explore opportunities in alternative areas where community opposition is less prevalent.

## Lack of Regional Cooperation

Lack of local and regional cooperation is a contributing factor to segregation. Many high opportunity areas with predominantly Non-Hispanic White populations in Contra Costa County have been vehemently opposed to State legislation or local proposals that would bring more affordable housing development in their cities.<sup>33</sup> According to the 2020 AI, opponents of residential racial integration have

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<sup>30</sup> Katy Murphy, ‘Homes for human beings’: Millennial-driven anti-NIMBY movement is winning with a simple message, Mercury News (Nov. 13, 2017, 3:10 AM), <https://www.mercurynews.com/2017/11/12/homes-forhuman-beings-millennial-driven-anti-nimby-movement-is-winning-with-a-simple-message/>. (“California has built so few homes over the past four decades that it needs as many as 100,000 more per year in its high-cost metro areas – nearly double what it typically constructs – just to keep prices from rising faster than the national average, according to the Legislative Analyst’s Office.”)

<sup>31</sup> More than 25% of the national homeless population lives in California – roughly 114,000 people. Jennifer Medina, California Today: State’s Homeless Population Drives National Increase, NEW YORK TIMES (Dec. 21, 2017), <https://www.nytimes.com/2017/12/21/us/california-today-states-homeless-population-drives-nationalincrease.html>. Of additional concern is the California Ellis Act, which allows landlords to evict all of their tenants and “go out of business.” This law is commonly used to convert properties into condos which will not be subject to rent control. See chart and map of no-fault evictions via the Ellis Act. Ellis Act Evictions, ANTI EVICTION MAPPING PROJECT, <http://www.antievictionmappingproject.net/ellis.html>.

<sup>32</sup> Aaron Davis, Contra Costa Communities Seek Solutions to Housing Crisis, NIMBYism, East Bay Times (Dec. 15, 2017), (<https://www.eastbaytimes.com/2017/12/15/contra-costa-communities-seek-solutions-to-housingcrisis-nimbyism/>)

<sup>33</sup> News and Talk Tops in Overall Local Radio Market, SANTA CRUZ SENTINEL (Mar. 10, 2006), <http://www.santacruzsentinel.com/article/NE/20180419/NEWS/180419655>.

historically used calls for local control to mask their discriminatory intent. Thus, localism in Contra Costa County is impeding integration.

Lack of regional cooperation is also a contributing factor to R/ECAPs and disparities in access to opportunity in the Region, Contra Costa County, and Antioch. In the Bay Area, many cities have not met their RHNA goals, which represent the jurisdiction's "fair share" of the region's housing need. Generally, Bay Area governments do not permit enough housing to meet their RHNA targets for low-income housing. Cities that do not permit their "fair share" of housing place greater housing pressure on other jurisdictions that are more likely to permit housing. It is also important to note that a lack of permitting may reflect market forces as developers may lack an incentive to apply for permits to build affordable housing. A lack of regional cooperation may help artificially constrain regional housing supply and contribute to R/ECAPs as low-income people of color may have few affordable housing options outside of R/ECAPs.

Service providers in Antioch admit that it is frustrating that surrounding areas do not contribute their fair share, but that it is important for Antioch to do their part to hopefully lead the region and meet state requirements.

### **Land Use and Zoning Laws**

Land use and zoning laws are a significant contributing factor to the segregation of Black and Hispanic residents throughout the County and the Region. 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. There is a strong political drive to ensure single-family neighborhoods remain single-family neighborhoods, which has increasingly led the State to remove local land use control from jurisdictions in order to facilitate greater production of ADUs and missing middle housing in single-family neighborhoods.

One of the most effective tools to combat segregation is an inclusionary zoning ordinance, which requires a certain percentage of multi-family units to be reserved for low-income tenants. California's AB 1505 authorizes localities to adopt inclusionary zoning ordinances, with requirements that in lieu fees, off-site development, and other alternatives be available to developers in implementing the law. Antioch does not have inclusionary zoning or a local density bonus that goes beyond State law even though the city has among the greatest concentrations in the County of both low-income and non-white populations. Antioch's high- and medium-density residential zones lie mostly within the northern half of the city. This correlates with the locations of higher concentrations of low-income households and non-white populations in Antioch.

### **Private Discrimination**

ECHO Fair Housing conducted fair housing testing through randomized audit of property owners' compliance with local, State, and federal fair housing laws. A different protected class is selected each year as the focus of the audit. Differential treatment was found in Antioch in the Fiscal Year 2019-2020

(when testing discrimination based on racial voice identification) and Fiscal Year 2020-2021 (when testing discrimination based on the use of Housing Choice Vouchers to pay rent).

Further, lending discrimination is a major contributing factor to segregation. The AI found in the applications for various types of loans that Blacks and Hispanics (or Latinos) are uniformly denied at higher rates than those of Whites or Asians. When someone is unable to obtain loans, they are far more likely to be relegated to certain areas of the community.<sup>34</sup> While de jure segregation (segregation that is created and enforced by the law) is currently illegal, the drastic difference in loans denied between Whites and minorities perpetuates de facto segregation, which is segregation that is not created by the law, but which forms a pattern as a result of various outside factors, including former laws. Similarly, lending discrimination is a significant contributing factor to R/ECAPs, as minorities are less likely to be homeowners than Whites and thus more likely to be concentrated in high poverty communities. Lending discrimination directly contributes to economic segregation, which prevents minorities from living in thriving areas and instead relegates them to struggling neighborhoods.

Lending discrimination is also a contributing factor to disparities in access to opportunity. Wealth is commonly derived from home equity, particularly for minority families. The inability to purchase a home will not only impact the current applicants, but also future generations to come. Because Blacks and Hispanics in the region are denied loans at far higher rates than white and Asians, their families are far more likely to have less access to quality education, healthcare, and employment. Lending discrimination also greatly contributes to disproportionate housing needs, as class groups who struggle to obtain access to loans are more likely to experience housing problems such as cost burdens, overcrowding, and substandard housing. When banks and other financial institutions deny minorities' loan applications, those groups cannot achieve home ownership and instead must turn to the rental market. As Contra Costa's rental housing market grows increasingly unaffordable, Blacks and Hispanics are disproportionately impacted.

### **Availability of jobs and transit**

The type and availability of public transportation and jobs both contribute to Antioch's relatively lower access to opportunity. Nearly two-thirds of the jobs in Contra Costa County are located in central County. Moreover, much of the County serves as a bedroom community for other Bay Area counties. According to the 2020 AI, Contra Costa County has the highest percentage of residents who commute outside of their county for work in the Bay Area. Many east County residents who have moved to the area in search of affordable housing face long commutes to job centers, as east County has relatively few jobs despite large population growth. Low-wage workers may also be willing to commute longer distances to access jobs in neighboring cities such as Oakland and Emeryville that have higher minimum wage rates than their own communities. Jurisdictions in Alameda and Contra Costa Counties have not coordinated their minimum wage increases and pay differences between jurisdictions can exceed \$1 per hour.

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<sup>34</sup> Angela Hanks, Danyelle Solomon, & Christian E. Weller, *Systemic Inequality: How America's Structural Racism Helped Create the Black-White Wealth Gap*, American Progress (February 21, 2018), <https://www.americanprogress.org/issues/race/reports/2018/02/21/447051/systematic-inequality/>.

Within Contra Costa County, transit is generally not as robust in east County despite growing demand for public transportation among residents. The lack of adequate public transportation makes it more difficult for lower-income people in particular to access jobs. Average transit commutes in Antioch exceed 70 minutes. Data from MTC indicates that transit is the third largest expense for low-income families second only to housing and food spending. Since low-income riders often have to utilize multiple transit systems on their commute, transit costs can be extremely high and burdensome as commuters then have to pay multiple different fares. Despite having housing costs that are below the Bay Area regional average, Antioch has significantly higher average transit costs, when compared to the Bay Area average. This is largely due to the high rate of car ownership in Antioch and the comparatively long commute distance. According to the 2020 AI, Antioch residents have the longest overall commute, longer transit commute time, and longest drive alone commute time of any city in the Bay Area.

In May of 2018, rail service reached east County with the completion of the eBART (East Contra Costa BART) extension from the Pittsburg/Bay Point station to Antioch. The Antioch BART Station provides transportation from Antioch to other parts of the Bay Area but given its status as an end of the line station and its location in the middle of a freeway, the station primarily serves users with cars. The BART station may defray some of the cost of travel by decreasing time spent driving, but it is not easily accessible to those without cars.

BART service only began in Antioch in 2018 and implementation of the Hillcrest Station Specific Plan, which will enable greater transit-oriented development around the station, is ongoing. This means that there are limited residents how have safe and convenient access to BART via pedestrian or bicycle access. Additionally, bus service in Contra Costa County, like much of the Bay Area is fragmented. Several different bus systems including Tri-Delta Transit, AC Transit, County Connection, and WestCat provide local service in different sections of the County and 18 different bus agencies serve the larger Bay Area. The lack of an integrated network can make it harder for transit riders to understand how to make a trip that spans multiple operators and add costs during a daily commute.

## **ANALYSIS OF SITES INVENTORY**

Government Code Section 65583(c)(10) requires the sites inventory to be analyzed with respect to AFFH to ensure that affordable housing is dispersed equitably throughout the city rather than concentrated in areas of high segregation and poverty or low resource areas that have seen historic underinvestment. This section compares the sites inventory to the fair housing indicators in this assessment. It discusses how the inventory improves and avoids exacerbating fair housing issues in the city, avoids isolating or concentrating the 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, including displacement risk.

### **Unit Distribution – EJ Neighborhoods, R/ECAPs, and Access to Opportunity**

As mentioned above, the city does not have 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, the city of Antioch does include one census tract known as the Sycamore neighborhood (census tract 307202) 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, and they make up 7,905 acres of the city, or approximately 41 percent 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 equally across the city, special attention was made to avoid placing low-income units in the EJ and low-income neighborhoods. Figure B-38 shows the distribution of sites on top of the EJ neighborhoods (in purple) and low-income areas (in blue). The R/ECAP Sycamore neighborhood is shown in a darker blue and is included in the area of land that is considered an EJ neighborhood. Sites that would include affordable units (referred to as affordable housing sites) are shown in hatching.<sup>35</sup> As shown in Figure B-38, affordable housing sites are not identified in the Sycamore neighborhood and are sparingly identified in the EJ neighborhoods. Figure B-39 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 this reason, sites in the southern and eastern portions of the city were sought for locating affordable housing. Six affordable housing sites are located in the City's two moderate resource census tracts.

Table B-27 shows the distribution of sites and units across these neighborhoods compared to the city at large. As shown in the table, 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, 18 percent of the city 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 less likely to be in an EJ neighborhood than otherwise indicated by the spread of EJ neighborhoods in the city. Furthermore, 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 census tracts.

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<sup>35</sup> 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.



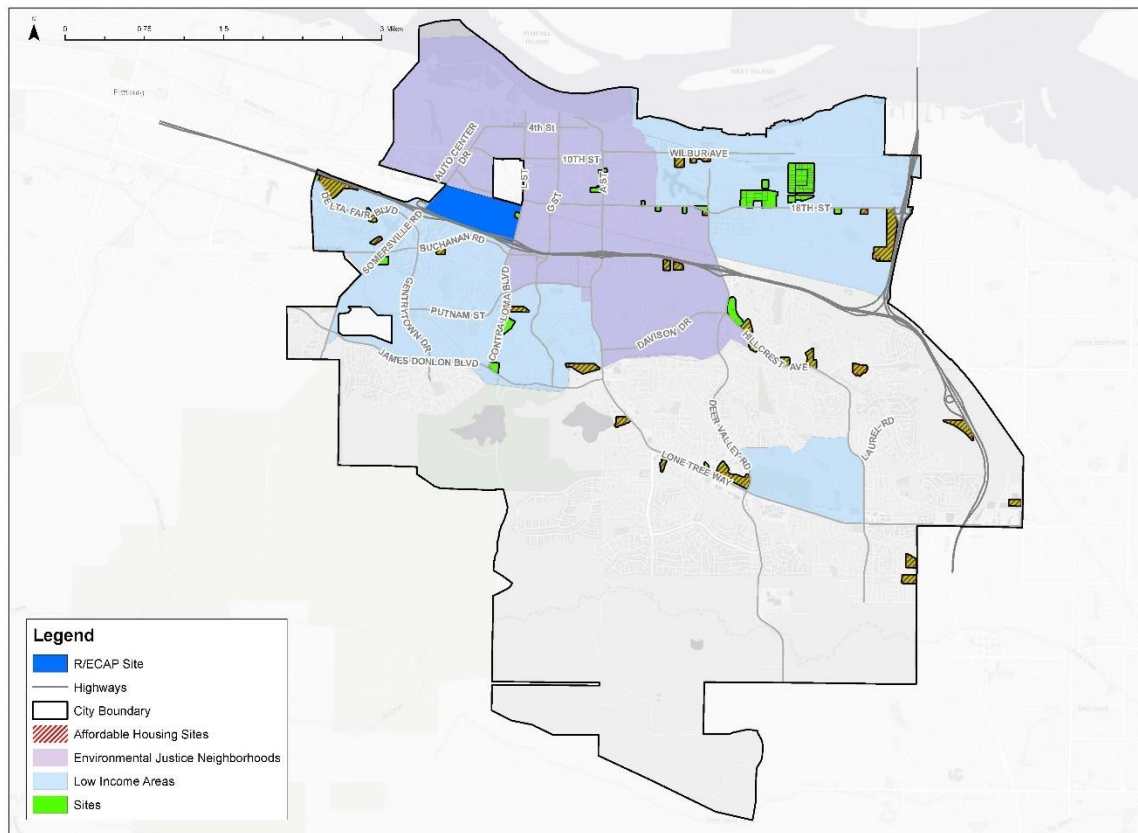
**TABLE B-27: LOWER INCOME SITES DISTRIBUTION**

	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	55%
In EJ neighborhoods	18%	4	10%	62	4%
Outside low-income and EJ neighborhoods*	45%	11	27%	445	29%
In Moderate Resource Neighborhoods	14%	6	15%	241	16%
Citywide	100%	41	100%	1,515	100%

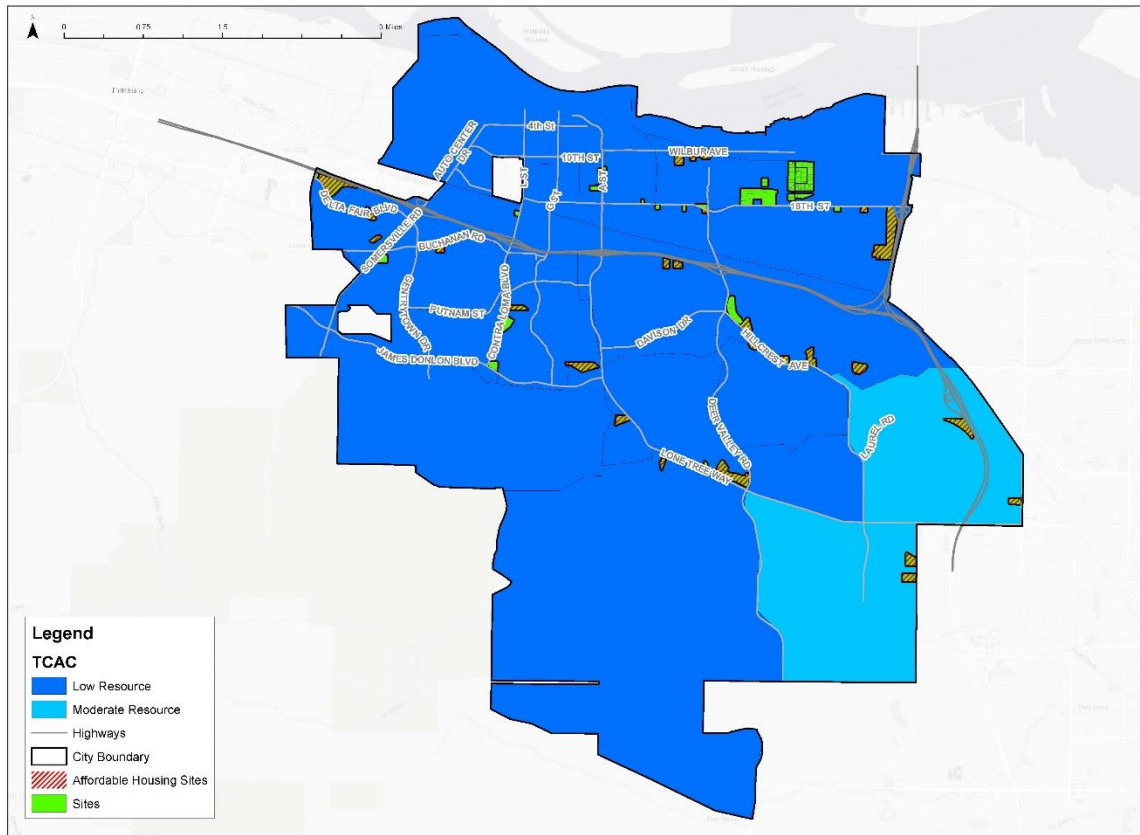
Notes: Rows do not total the citywide number given that all EJ neighborhoods are also low-income neighborhoods. Consolidated sites with common ownership (i.e., consolidated sites B and G at Windsor Drive and Jessica Court, respectively) are counted as one site each.

\*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



**Figure B-38: RHNA Distribution and EJ, R/ECAP and Low-Income Areas**



**Figure B-39: RHNA Distribution and Access to Opportunity**

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 B-27, 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 B-38, affordable housing sites are dispersed throughout the city. Moreover, approximately 3,400 acres on the City's southern edge are undeveloped and given the City'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 inventory. The dispersion rate of 55 percent of affordable units being 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 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 low-income census tracts are often near transportation and services. The City will utilize strategies to encourage housing

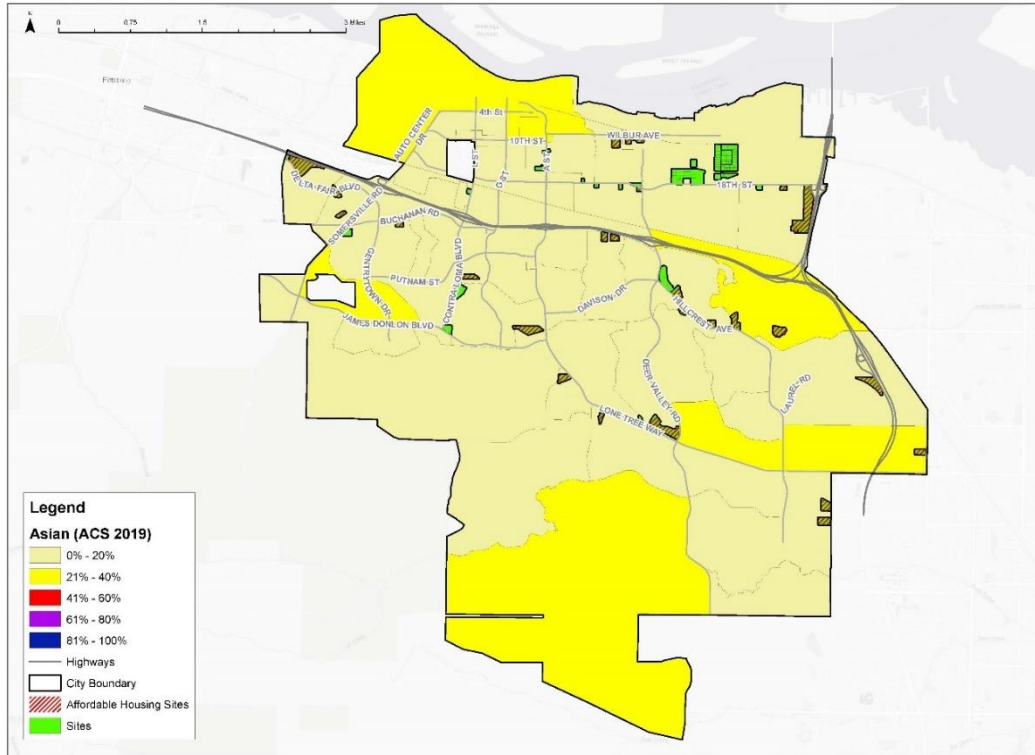
mobility and to protect existing residents with the intent to avoid creating disproportionate impacts for residents in lower-income neighborhoods. In addition, all projects in the EJ and low-income neighborhoods are anticipated to be mixed-income projects bringing investment and economically diverse residents to these parts of the city.

### **Potential Effects on Economic and Racial Segregation**

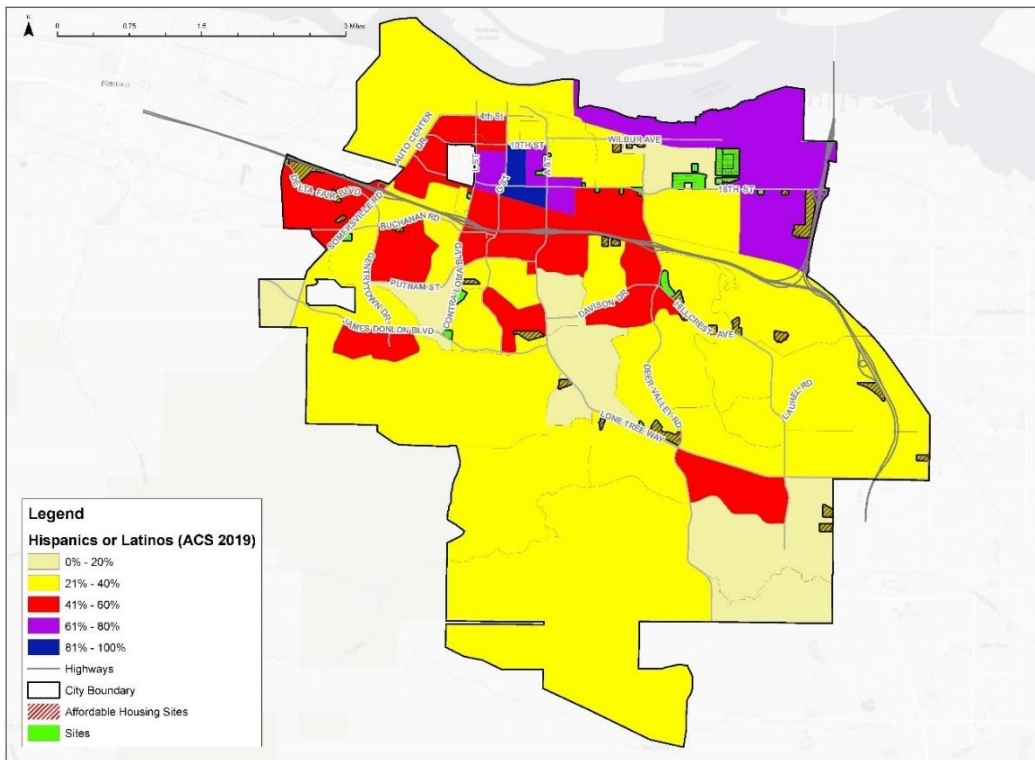
As discussed above, the primary racial segregation Antioch exhibits is a regional and inter-city phenomenon, meaning that BIPOC residents in Antioch (especially Black residents) are excluded from other parts of the Region but are not concentrated in neighborhoods within Antioch. The city does exhibit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

Figures B-40 through B-45 show the sites inventory overlaid on socioeconomic data by census tract. Sites that are planning to include units that are affordable to very low- and low-income households are shown in red hatch marks and sites for moderate- and above moderate-income households are in green. The distribution of sites is unlikely to exacerbate existing patterns of economic segregation or to create racial segregation, as demonstrated by the following facts:

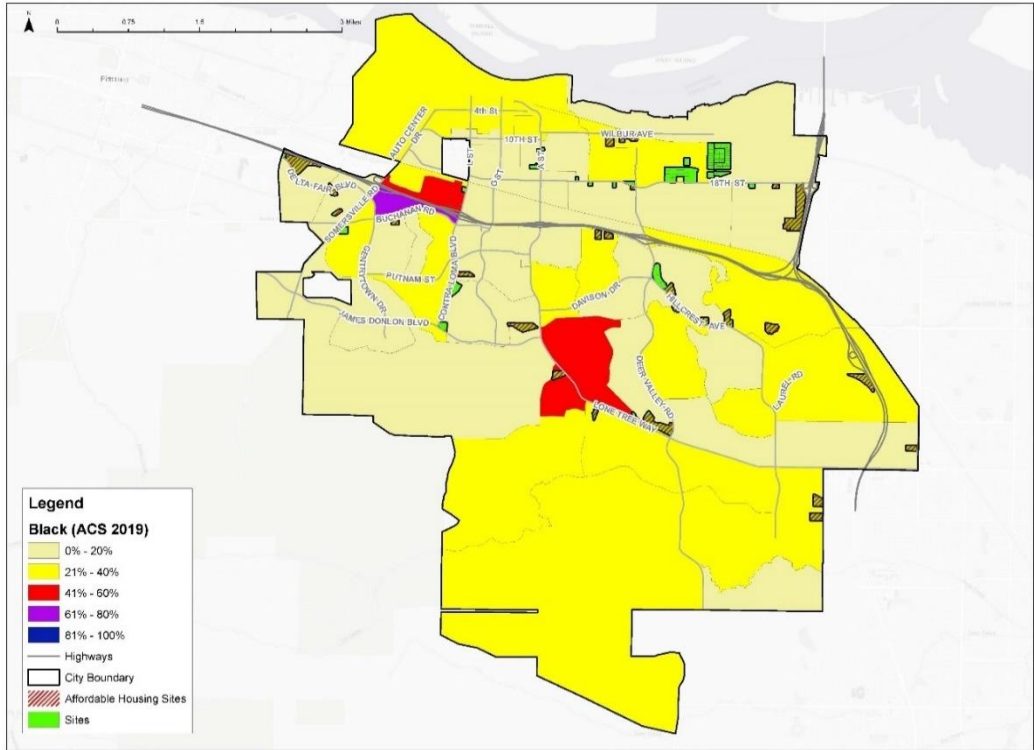
- The one census tract with the highest median income includes one site and it is an affordable housing site.
- The census tracts with the lowest median incomes have a mix of affordable and market-rate sites to bring a balanced approach of adding investment in these communities while also providing anchors against displacement risk where it is highest in northwestern Antioch.
- 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 inventory includes one market-rate site here. 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 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.



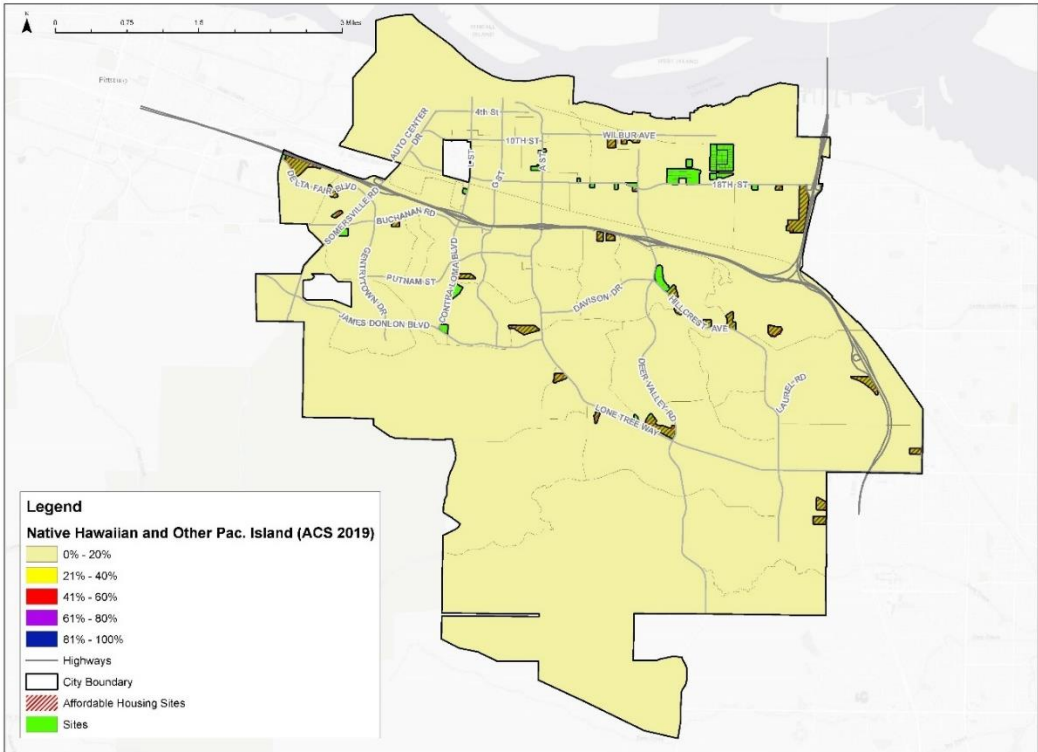
**Figure B-40: Sites Inventory and Asian Residents per Block Group, 2019**



**Figure B-41: Sites Inventory and Hispanic or Latino Residents per Block Group, 2019**

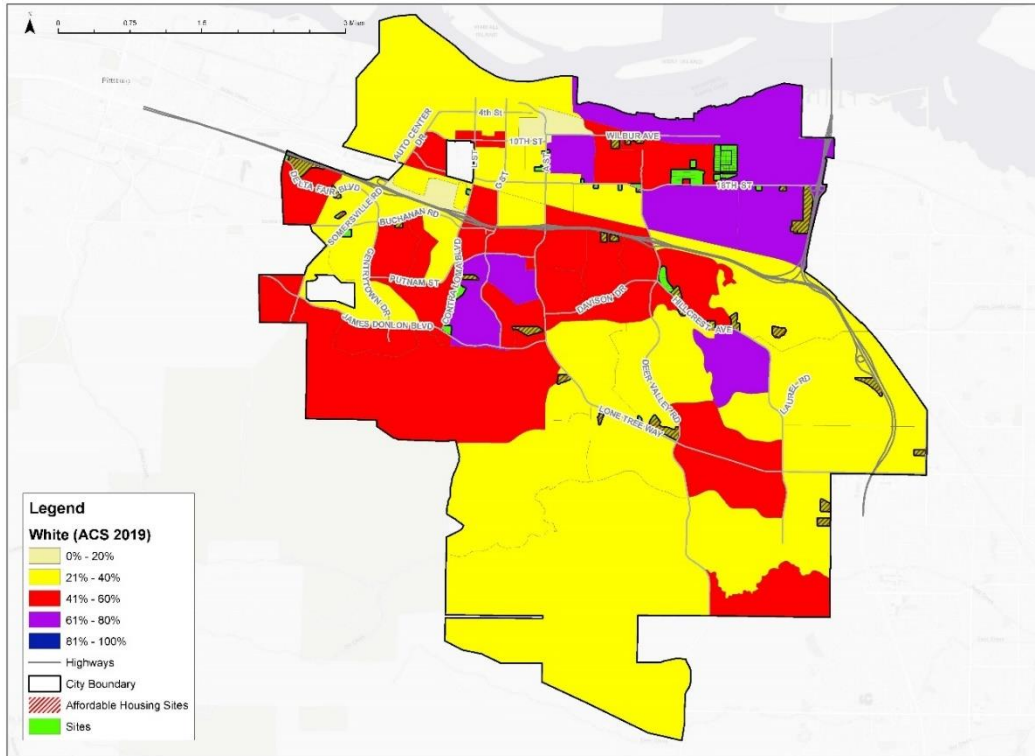


**Figure B-42: Sites Inventory and Black Residents per Block Group, 2019**

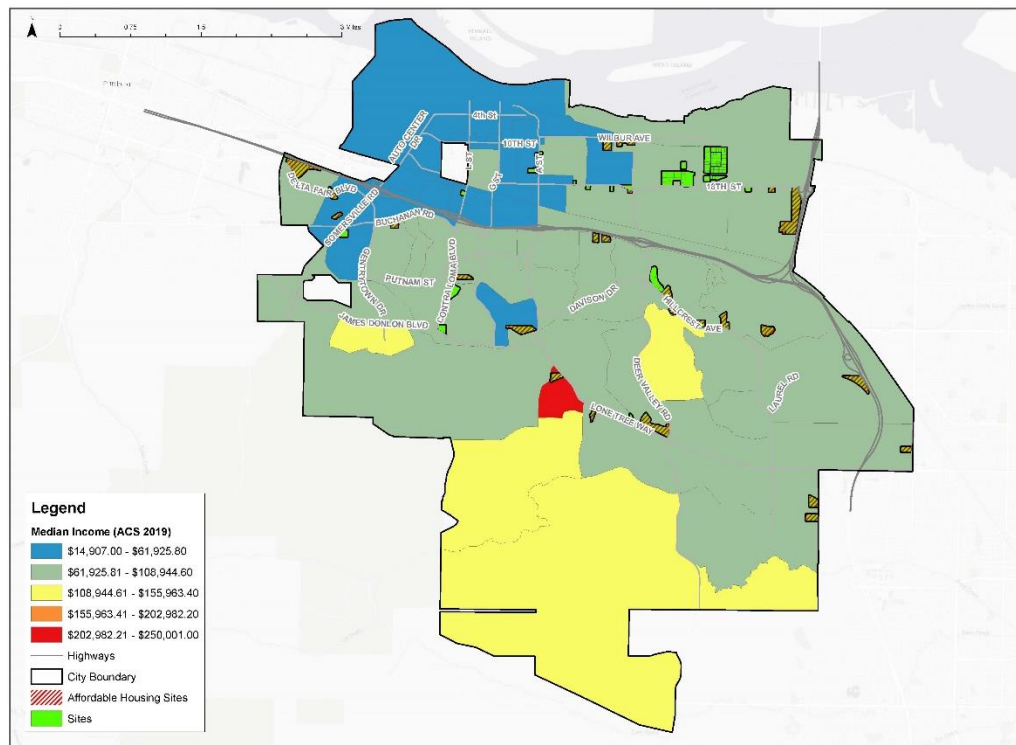


**Figure B-43: Sites Inventory and Native Hawaiian and Other Pacific Islander Residents per Block Group, 2019**

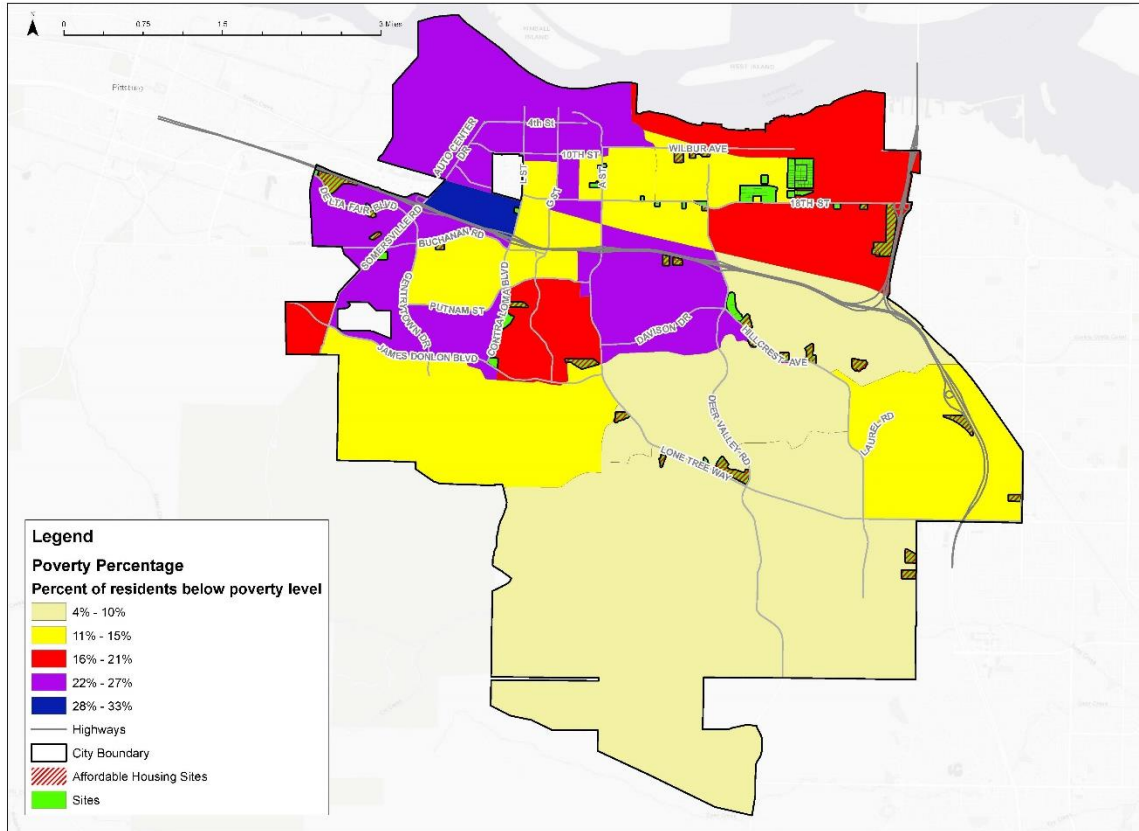




**Figure B-43: Sites Inventory and White Residents per Block Group, 2019**



**Figure B-44: Sites Inventory and Median Income per Block Group, 2019**



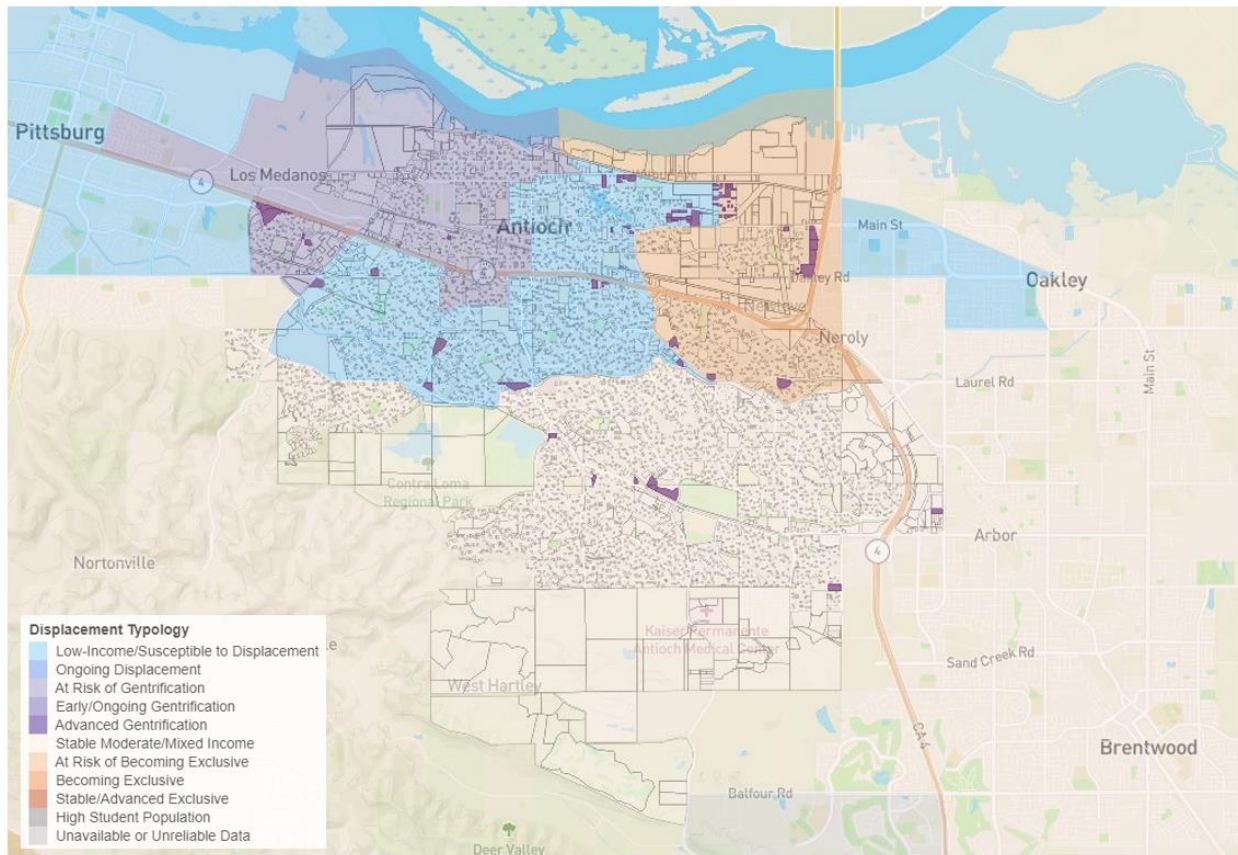
**Figure B-45: Sites Inventory and Percent of Households in Poverty per Block Group, 2019**

### Potential Effects on Displacement Risk and Disproportionate Housing Needs

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 B-46 shows the inventory of sites on top of gentrification and displacement typology, as mapped by the Urban Displacement Project. As shown in Figure B-46, 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. Figure B-46 shows northwestern Antioch at risk of gentrification while the central portions of Antioch in the north and west are low-income/susceptible to displacement. Given EJ issues also concentrated in the northwestern part of the city, many of the census tracts with displacement vulnerability and gentrification risk were expressly avoided as areas to place housing. As a result, little development is anticipated in 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 in Figure B-46 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 along Viera Avenue and mixed-income projects with affordable units along 18<sup>th</sup> 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 B-46: 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.*

# FAIR HOUSING ACTION PLAN

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 3-4 below summarizes the fair housing issues, contributing factors, and implementation programs included in the Housing Element to affirmatively further fair housing in Antioch within each of the four HCD-recommended Action Areas.

**TABLE B-28: FAIR HOUSING ACTION PLAN**

Actions	Fair Housing Issues	Contributing Factors	Implementation
<b>Action Area 1. Enhancing housing mobility strategies</b>			
<p><b>Action 1.1:</b> Consistent with the 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.</p>	<p>Persons with disabilities and Hispanic and Black households are concentrated in census tracts with low median incomes and older housing stock.</p>	<p>Lack of high opportunity areas; lack of affordable housing; lack of accessible affordable units.</p>	<p><b>Objectives:</b> Remove barriers to housing in areas of opportunity and strategically enhancing access.</p> <p><b>Quantified Objectives:</b> Rezoning six sites in the City’s Moderate Resource census tracts</p> <p><b>Responsible Party:</b> Community Development Department</p> <p><b>Timeline:</b> January 2023</p>
<p><b>Action 1.2:</b> 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, 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.</p>	<p>Persons with disabilities have disproportionate housing needs.</p>	<p>Lack of high opportunity areas; lack of affordable rental housing; lack of accessible affordable units.</p>	<p><b>Objectives:</b> 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><b>Quantified Objectives:</b> Subsidized development of 25 ADUs by the end of the Planning Period</p> <p><b>Responsible Party:</b> City Partnership with Habitat for Humanity</p> <p><b>Timeline:</b> Program design completed by June 2025. Funding and approvals granted for 5 ADUs by Dec 2026 and then 5 ADUs annually thereafter.</p>
<b>Action Area 2. Encouraging new housing choices and affordability in high resource areas and outside of areas of concentrated poverty.</b>			

Actions	Fair Housing Issues	Contributing Factors	Implementation
<p><b>Action 2.1:</b> 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.</p>	<p>Persons with disabilities and Hispanic and Black households are concentrated in census tracts with low median incomes and older housing stock.</p>	<p>Lack of high opportunity areas; Lack of affordable housing and especially affordable housing in high opportunity areas; Lack of accessible affordable units.</p>	<p><b>Objectives:</b> Encouraging new housing choices and affordability</p> <p><b>Quantified Objectives:</b> Affordable housing projects and available affordable units are advertised to at least three community organizations</p> <p><b>Responsible Party:</b> Community Development Department</p> <p><b>Timeline:</b> Ongoing. Marketing plans are submitted at time of building inspection.</p>
<p><b>Action 2.2:</b> Incentivize developers through direct subsidies, development standards concessions, or fee waivers/reductions to increase the number of accessible units beyond the federal requirement of 5% for subsidized developments.</p>	<p>Persons with disabilities have disproportionate housing needs and persons with disabilities are most likely to file fair housing complaints.</p>	<p>Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts.</p>	<p><b>Objectives:</b> Encouraging new housing choices and affordability for populations with special needs housing</p> <p><b>Quantified Objectives:</b> Two projects that go beyond the federal minimum of 5% accessible units for subsidized projects</p> <p><b>Responsible Party:</b> City of Antioch, Planning Dept</p> <p><b>Timeline:</b> Menu of incentives created by January 2024 and outreach to developers by June 2024</p>
<p><b>Action 2.3:</b> 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)</p>	<p>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.</p>	<p>Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts.</p>	<p><b>Objectives:</b> Encouraging new housing choices and affordability for populations with special needs housing</p> <p><b>Quantified Objectives:</b> Reduce unsheltered unhoused population by 40%. Construction of 190 units of housing for extremely-low income individuals.</p> <p><b>Responsible Party:</b> City of Antioch, Housing</p> <p><b>Timeline:</b> Program designed completed by April 2024.</p>

Actions	Fair Housing Issues	Contributing Factors	Implementation
<b>Action Area 3. Improving place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing.</b>			
<b>Action 3.1:</b> Develop and implement EJ policies to improve quality of life in EJ neighborhoods.	Hispanic households are concentrated in EJ neighborhoods.	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.	<p><b>Objectives:</b> Alleviate disparate impacts experienced by households living in EJ neighborhoods, especially impacts related to environmental outcomes.</p> <p><b>Quantified Objectives:</b> Improve CalEnviroScreen composite score in EJ area by 10%.</p> <p><b>Responsible Party:</b> City of Antioch, various departments.</p>
<p><b>Action 3.2:</b> Continue to fund minor home repairs and implement a preference for projects in the following order:</p> <ol style="list-style-type: none"> <li>1) Projects in the Sycamore neighborhood (i.e., Antioch's ethnically concentrated area of poverty)</li> <li>2) Projects in EJ neighborhoods</li> <li>3) Projects in census tracts with lower median incomes</li> </ol> <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>	Hispanic households are concentrated in EJ neighborhoods.	Lack of affordable housing in high opportunity areas; Lack of high opportunity areas; Concentration of NOAH (i.e., older housing stock) in EJ neighborhoods.	<p><b>Objectives:</b> Conserve and improve assets in areas of lower opportunity and concentrated poverty.</p> <p><b>Quantified Objectives:</b> Rehabilitation of 40 homes in target neighborhoods.</p> <p><b>Responsible Party:</b> City of Antioch Housing Dept.</p> <p><b>Timeline:</b> Conduct publicity campaign for the program once annually in addition to hosting information on City website.</p>
<p><b>Action 3.3:</b> 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.</p>	Hispanic and Black households and persons with disabilities have disproportionate housing needs.	Historic discrimination and continued mortgage denials; Concentration in low opportunity census tracts; High housing costs and low wages	<p><b>Objectives:</b> Preserve existing affordable housing</p> <p><b>Quantified Objectives:</b> Preservation of 54 units before 2032.</p> <p><b>Responsible Party:</b> City of Antioch, Housing</p> <p><b>Timeline:</b> Preservation strategies established and outreach to non-profit partners by January 2031.</p>
<p><b>Action 3.4:</b> Promote economic development in the EJ neighborhoods and Sycamore neighborhood in particular. The City will prioritize economic development and infrastructure expenditures in and</p>	Persons with disabilities and Hispanic and Black households are concentrated in census tracts with low median	Lack of high opportunity areas; Lack of access to economic opportunity; Concentration of	<p><b>Objectives:</b> Place-based strategies to encourage community conservation and revitalization</p>

Actions	Fair Housing Issues	Contributing Factors	Implementation
<p>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.</p>	<p>incomes and older housing stock.</p>	<p>NOAH (i.e., older housing stock) in EJ neighborhoods.</p>	<p><b>Responsible Party:</b> City of Antioch, Economic Development, Public Works, and Planning</p> <p><b>Timeline:</b> Ongoing. Adoption of EJ policies by February 2023.</p>
<p><b>Action Area 4. Protecting existing residents from displacement</b></p>			
<p><b>Action 4.1:</b> Establish tenant protections to implement AB 1482 with measures related to relocation, documentation, and right to return policy in eviction cases.</p>	<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.</p>	<p>Lack of 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><b>Objectives:</b> Protect residents from displacement and preserve housing affordability.</p> <p><b>Responsible Party:</b> City of Antioch, Housing Dept.</p> <p><b>Timeline:</b> Staffing plan and program design established by April 2024.</p>
<p><b>Action 4.2:</b> Partner with ECHO Housing and/or Bay Area Legal Aid 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.</p>	<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.</p>	<p>Lack of accessible affordable units; Lack of understanding of reasonable accommodation requirements by landlords and property owners.</p>	<p><b>Objectives:</b> Protect existing residents from displacement and enforce Fair Housing laws</p> <p><b>Quantified Objectives:</b> Conduct 2-3 workshops per year on fair housing rights and resources</p> <p><b>Responsible Party:</b> ECHO Housing and/or Bay Area Legal Aid in partnership with the City</p> <p><b>Timeline:</b> Program design to track attendance and condition business license approval completed by January 2024. Program launch March 2024.</p>
<p><b>Action 4.3:</b> 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.</p>	<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.</p>	<p>Lack of accessible affordable units; Lack of understanding of reasonable accommodation requirements by landlords and property owners.</p>	<p><b>Objectives:</b> Enforce Fair Housing laws</p> <p><b>Quantified Objectives:</b> Increase participants in fair housing programs by 5%</p> <p><b>Responsible Party:</b> City of Antioch in partnership with ECHO Housing and/or Bay Area Legal Aid</p> <p><b>Timeline:</b> Ongoing</p>

Actions	Fair Housing Issues	Contributing Factors	Implementation
<p><b>Action 4.4:</b> 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.</p>	<p>Persons with disabilities have disproportionate housing needs and are most likely to file fair housing complaints with HUD.</p>	<p>Lack of accessible affordable units; Concentration in low income and low opportunity census tracts; Lack of understanding of reasonable accommodation requirements by landlords and property owners.</p>	<p><b>Objectives:</b> Enforce Fair Housing laws</p> <p><b>Quantified Objectives:</b> Increased reasonable accommodation requests and fulfilled requests by 10%</p> <p><b>Responsible Party:</b> City of Antioch</p> <p><b>Timeline:</b> Information added to City website by January 2024.</p>









Antioch	NEROLY RD & COUNTRY HILLS DR, Antioch	94509	053-060-056		East Lone Tree Specific Plan Focus Area	S-P	30	35	0.606	VACANT	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5	3	3	8	19	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 114	
Antioch	NEROLY RD & COUNTRY HILLS DR, Antioch	94509	053-060-057		East Lone Tree Specific Plan Focus Area	S-P	30	35	7.219	VACANT	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element	66	38	41	106	251	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 115	
Antioch	LONE TREE WAY & COUNTRY HILLS DR, Antioch	94509	055-071-106		Business Park	P-D	30	35	3.628	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	28	16	17	46	107	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 116	
Antioch	LONE TREE WAY & COUNTRY HILLS DR, Antioch	94509	055-071-107		Business Park	P-D	30	35	2.322	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	18	10	11	29	68	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 117	
Antioch	LONE TREE WAY & DEER VALLEY RD, Antioch	94509	055-071-108		Business Park	P-D	30	35	9.54	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	75	43	46	120	284	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 118	
Antioch	LONE TREE WAY & COUNTRY HILLS DR, Antioch	94509	055-071-113		Business Park	P-D	12	20	0.96	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	10	Anticipated to be rezoned to R-20 by start of planning period	Site Inventory Map number 119	
Antioch	5200 HEIDORN RANCH RD Antioch CA	94509	056-130-014		Medium Low Density Residential	P-D	30	35	1.95	CHURCH	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15	8	9	24	56	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 120	
Antioch	5320 HEIDORN RANCH RD Antioch CA	94509	056-130-011		Medium Low Density Residential	P-D	30	35	5.04	Single Family Residence	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	39	22	24	63	148	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 121	
Antioch	1205 A St Antioch CA	94509	065-071-020		A Street Interchange Focus Area - Residential	C-O	12	20	0.31	Boarded Up Building	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2	Anticipated to be rezoned to R-20 by start of planning period	Site Inventory Map number 122	
Antioch	810 WILBUR AVE, Antioch CA	94509	065-110-006		High Density Residential	R-25	30	35	2.86	VACANT	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements	0	0	0	74	74	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 123	
Antioch	701 WILBUR AVE, Antioch CA	94509	065-110-007		High Density Residential	R-25	30	35	2.5	Single Family Residence	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Nonvacant	19	11	12	31	73	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 124	
Antioch	301 E 18TH ST Antioch CA	94509	065-161-025		Medium Low Density Residential	C-2	12	20	0.31	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2	Anticipated to be rezoned to R-20 by start of planning period	Site Inventory Map number 125	
Antioch	E 18TH ST & BLOSSOM DR, Antioch, CA	94509	065-262-026		Neighborhood Community Commercial	R-20	0	20	1.3	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	10	20		Site Inventory Map number 126	
Antioch	1015 E 18TH ST Antioch CA	94509	065-262-035		Medium Low Density Residential	R-20	0	20	0.675	VACANT	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements	0	0	5	5	10		Site Inventory Map number 127	
Antioch	A ST & PARK LN, Antioch CA	94509	067-093-022		A Street Interchange Focus Area - Commercial and Residential	C-O	0	20	0.32	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	4	Anticipated to be rezoned to R-20 by start of planning period	Site Inventory Map number 128	
Antioch	A ST Antioch CA	94509	067-103-017		A Street Interchange Focus Area - Commercial and Residential	C-O	12	20	1.774	VACANT	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements	0	0	10	10	20	Anticipated to be rezoned to R-20 by start of planning period	Site Inventory Map number 129	
Antioch	1805 CAVALLO RD, Antioch CA	94509	068-051-015	A	Medium Low Density Residential	R-20	0	20	0.47	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	6		Site Inventory Map number 130	
Antioch	1801 CAVALLO RD Antioch CA	94509	068-051-049	A	Neighborhood Community Commercial	R-20	0	20	0.47	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	6		Site Inventory Map number 131	
Antioch	504 E 18TH ST, Antioch CA	94509	068-051-050	A	Neighborhood Community Commercial	R-20	0	20	0.088	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0		Site Inventory Map number 132	
Antioch	TERRACE DR & E 18TH ST, Antioch CA	94509	068-082-057		Neighborhood Community Commercial	C-2	12	20	0.659	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	6	Anticipated to be rezoned to R-20 by start of planning period	Site Inventory Map number 133	
Antioch	2721 WINDSOR DR, Antioch CA	94509	068-252-041	B	Medium Low Density Residential	R-6	30	35	0.934	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12	7	7	19	45	Anticipated to be rezoned to R-35 by start of planning period	Creekside, consolidated site. Realistic capacity calculations assumed developable acreage of 1.57 across all four sites (instead of 2.591 gross acres).	Site Inventory Map number 134
Antioch	WINDSOR DR & IGLESIA CT, Antioch CA	94509	068-252-042	B	Medium Low Density Residential	R-6	30	35	0.088	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period	Creekside, consolidated site. Realistic capacity calculations assumed developable acreage of 1.57 across all four sites (instead of 2.591 gross acres). Capacity included in first entry for Consolidated Site B.	Site Inventory Map number 135
Antioch	WINDSOR DR & IGLESIA CT, Antioch CA	94509	068-252-043	B	Medium Low Density Residential	R-6	30	35	0.842	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period	Creekside, consolidated site. Realistic capacity calculations assumed developable acreage of 1.57 across all four sites (instead of 2.591 gross acres). Capacity included in first entry for Consolidated Site B.	Site Inventory Map number 136
Antioch	2709 WINDSOR DR, Antioch CA	94509	068-252-045	B	Medium Low Density Residential	R-6	30	35	0.727	VACANT	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period	Creekside, consolidated site. Realistic capacity calculations assumed developable acreage of 1.57 across all four sites (instead of 2.591 gross acres). Capacity included in first entry for Consolidated Site B.	Site Inventory Map number 137
Antioch	3351 CONTRA LOMA BLVD, Antioch CA	94509	071-370-026		Public/Institutional	R-6	0	20	1	CHURCH	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	16	Anticipated to be rezoned to R-20 by start of planning period	Church with gross acreage of 8.045 acres. Used 1 acreage for capacity calculation based on the vacant land where housing would be developed	Site Inventory Map number 138
Antioch	CACHE PEAK DR & GOLF COURSE RD, Antioch CA	94531	072-400-036	C	Convenience Commercial	P-D	30	35	2.01	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15	9	9	25	58	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 139	
Antioch	4655 GOLF COURSE RD, Antioch CA	94531	072-400-039	C	Convenience Commercial	P-D	30	35	2	House	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15	9	9	25	58	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 140	
Antioch	CACHE PEAK DR & GOLF COURSE RD, Antioch CA	94531	072-400-040	C	Convenience Commercial	P-D	30	35	0.212	VACANT	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	6	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 141	
Antioch	DALLAS RANCH RD, Antioch CA	94509	072-450-013		Office	P-D	30	35	1.5	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11	6	7	19	43	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 142	
Antioch	DELTA FAIR BLVD & BELLE DR, Antioch CA	94509	074-080-026		High Density Residential	R-35	30	35	12.262	Solar Panels	YES - Current	YES - Other-Publicly-Owned	Available	Used in Prior Housing Element - Nonvacant	96	55	60	155	366		Site Inventory Map number 143	
Antioch	DELTA FAIR BLVD & E LELAND RD, Antioch CA	94565	074-080-028		High Density Residential	R-35	30	35	0.494	VACANT	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	14		Site Inventory Map number 144	
Antioch	DELTA FAIR BLVD, Antioch CA	94509	074-080-029		High Density Residential	R-35	30	35	1.117	Billboard	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	8	5	5	14	32		Site Inventory Map number 145	
Antioch	DELTA FAIR BLVD, Antioch CA	94565	074-080-030		High Density Residential	R-35	30	35	5.5	VACANT	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	43	24	26	69	162		Site Inventory Map number 146	
Antioch	DELTA FAIR BLVD, Antioch CA	94509	074-122-016		Western Antioch Commercial Focus Area - Regional Commercial	C-3	0	20	0.6	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	8	Anticipated to be rezoned to R-20 by start of planning period	Site Inventory Map number 147	
Antioch	DELTA FAIR BLVD & FAIRVIEW DR, Antioch CA	94509	074-123-004		Western Antioch Commercial Focus Area - Regional Commercial	C-3	30	35	1.75	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13	7	8	22	50	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 148	
Antioch	FAIRVIEW DR, Antioch CA	94509	074-123-005		Western Antioch Commercial Focus Area - Regional Commercial	C-3	30	35	1.45	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11	6	7	18	42	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 149	
Antioch	2100 L ST, Antioch CA	94509	074-343-034		Convenience Commercial	C-1	12	20	1.5	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9	18	Anticipated to be rezoned to R-20 by start of planning period	Site Inventory Map number 150	
Antioch	JAMES DONLON BLVD & CONTRA LOMA BLVD, Antioch CA	94509	075-460-001		Office	C-1	20	25	3.13	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	31	31	62	Anticipated to be rezoned to R-25 by start of planning period	Site Inventory Map number 151	
Antioch	SOMERSVILLE RD & BUCHANAN RD, Antioch CA	94509	076-010-039		Western Antioch Commercial Focus Area - Regional Commercial	R-20	0	20	4.77	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	38	38	76		Site Inventory Map number 152	
Antioch	4325 BERRYESSA CT Antioch CA	94509	052-061-053		Low Density Residential	P-D	30	35	6	RANCHETT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	39	22	24	63	148	Anticipated to be rezoned to R-35 by start of planning period	5 acres used to calculate capacity large easements on this site	Site Inventory Map number 153
Antioch	3195 CONTRA LOMA BLVD Antioch CA	94509	071-130-026		High Density Residential	R-20	30	35	4.31	CHURCH	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	22	13	14	36	85	Anticipated to be rezoned to R-35 by start of planning period	2.9 acres used to calculate the capacity since housing would only develop on the vacant part of the site and not where the church currently exists	Site Inventory Map number 154

Appendix C. Inventory of Adequate Sites

Antioch	620 E TREGALLAS RD Antioch, CA	94509	068-251-012		High Density Residential	R-25	30	35	2.51	CHURCH	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Nonvacant	6	3	4	10	23	Anticipated to be rezoned to R-35 by start of planning period	0.86 acres used to calculate the capacity since housing would only develop on the vacant part of the site and not where the church currently exists	Site Inventory Map number 155
Antioch	4215 HILLCREST AVE Antioch CA	94509	052-061-014		Open Space	S	30	35	0.998	House	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7	4	4	12	27	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 156
Antioch	4201 HILLCREST AVE Antioch CA	94509	052-042-037		Open Space	R-6	30	35	4.39	Single Family Residence	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	34	19	21	55	129	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 157
Antioch	WILDFLOWER DRIVE	94531	052-140-013		Mixed Use	P-D	20	25	4.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	41	41	82	Anticipated to be rezoned to R-25 by start of planning period		Site Inventory Map number 158
Antioch	WILDFLOWER DRIVE	94531	052-140-014		Mixed Use	P-D	20	25	3.95	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	39	39	78	Anticipated to be rezoned to R-25 by start of planning period		Site Inventory Map number 159
Antioch	WILDFLOWER DRIVE	94531	052-140-015		Mixed Use	P-D	20	25	0.91	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9	18	Anticipated to be rezoned to R-25 by start of planning period		Site Inventory Map number 160
Antioch	WILDFLOWER DRIVE	94531	052-140-016		Mixed Use	P-D	20	25	1.31	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	13	13	26	Anticipated to be rezoned to R-25 by start of planning period		Site Inventory Map number 161
Antioch	2721 EMPIRE AVE	94513	056-120-096		East Lone Tree Focus Area	P-D	30	35	3.3	Single Family Residence	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	25	14	16	41	96	Anticipated to be rezoned to R-25 by start of planning period		Site Inventory Map number 162
Antioch	3950 LONE TREE WAY	94509	072-011-052		Medium Density Residential	P-D/S-H	30	35	9.22	Senior Living Facility	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	33	19	20	53	125	Anticipated to be rezoned to R-35 by start of planning period	4.2 acres used to calculate the capacity since housing would only develop on the vacant part of the site and not where the senior facility currently exists. Lot has already been subdivided but is not yet recorded	Site Inventory Map number 163
Antioch	3415 OAKLEY RD	94509	051-200-065		Public/Institutional	P-D	30	35	9.233	Church	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	31	18	19	50	118	Anticipated to be rezoned to R-35 by start of planning period	4.0 acres used to calculate the capacity since housing would only develop on the vacant part of the site and not where the church currently exists	Site Inventory Map number 164
Antioch	1018 E 18TH ST	94509	068-091-043		Neighborhood Community Commercial	R-6	30	35	0.84	Single-family House	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6	3	4	10	23	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 165
Antioch	1919 BUCHANAN RD	94509	076-231-007		Public/Institutional	P-D	30	35	3.27	Church	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11	6	7	19	43	Anticipated to be rezoned to R-35 by start of planning period	1.5 acres used to calculate the capacity since housing would only develop on the vacant part of the site and not where the church currently exists	Site Inventory Map number 166
Antioch	APOLLO CT	94509	065-122-023	F	Eastern Waterfront Employment Focus Area - Business Park	PBC/Cannabis Overl	30	35	1.6	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12	7	7	20	46	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 167
Antioch	APOLLO CT	94509	061-122-029	F	Eastern Waterfront Employment Focus Area - Business Park	PBC/Cannabis Overl	30	35	1.7	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13	7	8	21	49	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 168
Antioch	APOLLO CT	94509	061-122-030	F	Eastern Waterfront Employment Focus Area - Business Park	PBC/Cannabis Overl	30	35	2.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16	9	10	26	61	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 169
Antioch	APOLLO CT	94509	061-122-028	F	Eastern Waterfront Employment Focus Area - Business Park	PBC/Cannabis Overl	30	35	0.6	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	2	2	7	15	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 170
Antioch	HILLCREST AVE	94531	052-370-009		Office	P-D	30	35	2.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16	9	10	27	62	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 171
Antioch	3301 JESSICA CT	94509	051-390-006	G	Medium Density Residential	P-D	30	35	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	23	13	14	37	87	Anticipated to be rezoned to R-35 by start of planning period	Capacity calculation for consolidated site includes all Jessica Court sites below	Site Inventory Map number 172
Antioch	3305 JESSICA CT	94509	051-390-005	G	Medium Density Residential	P-D	30	35	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 173
Antioch	3309 JESSICA CT	94509	051-390-004	G	Medium Density Residential	P-D	30	35	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 174
Antioch	3313 JESSICA CT	94509	051-390-003	G	Medium Density Residential	P-D	30	35	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 175
Antioch	3317 JESSICA CT	94509	051-390-002	G	Medium Density Residential	P-D	30	35	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 176
Antioch	3321 JESSICA CT	94509	051-390-001	G	Medium Density Residential	P-D	30	35	0.76	Shed	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 177
Antioch	3325 JESSICA CT	94509	051-390-016	G	Medium Density Residential	P-D	30	35	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 178
Antioch	3329 JESSICA CT	94509	051-390-011	G	Medium Density Residential	P-D	30	35	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 179
Antioch	3333 JESSICA CT	94509	051-390-010	G	Medium Density Residential	P-D	30	35	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 180
Antioch	3345 OAKLEY RD	94509	051-390-009	G	Medium Density Residential	P-D	30	35	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 181
Antioch	Jessica Court Roundabout	94509	--	G	--	P-D	30	35	0.63	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 182

## APPENDIX D: REVIEW OF HOUSING ELEMENT PAST PERFORMANCE PROGRAM ACCOMPLISHMENTS

### ACHIEVEMENTS FOR SPECIAL NEEDS POPULATIONS

As part of analyzing prior programs, the Housing Element must evaluate the effectiveness of goals, policies, and programs to meet the housing needs of special needs populations. The City has accomplished the following actions:

- **Seniors.** The City saw the construction of 85 units of affordable senior housing completed in April 2018 with full lease up in June 2018. The project, developed by Satellite Affordable Housing Associates, utilized City funding from the former Redevelopment Agency, NSP-1, CDBG, HOME, Housing Successor Agency, and other funding sources including State Veterans funding, MHP, and 4 percent tax credits. The City also approved 117 units of age-restricted, affordable apartments for seniors in 2019 as part of the AMCAL project. The affordable units are restricted at 30 to 60 percent of AMI and are currently under construction. The AMCAL project utilized the City's senior housing density bonus to build 6 percent more units than allowed by the underlying zoning. In addition to the senior density bonus, the City has established reduced parking standards and reduced impact fees for senior housing to further incentivize housing development for seniors.
- **Persons with disabilities.** The AMCAL project mentioned above totals 394 affordable units for seniors and families and the project meets the standards for accessibility and accommodation for hearing impaired individuals. The senior housing buildings include elevators. In addition to these forthcoming units, the City sold a 5-acre property to the County for use as a potential CARE Center/Homeless Housing project. The City been working with the County Health, Housing and Homeless Services division on adding 50 units of extremely low- and very low-income housing as part of the Homeless CARE Center development, and these units would be affordable rental housing units for persons with incomes at 30 percent or less of AMI who are experiencing homelessness, including persons with disabilities and persons with mental illness. The project went stagnant during 2021 due to the pandemic but continues to be developed. In addition, the City hosts the County's only homeless shelter for disabled homeless persons. A reasonable accommodation request was approved for this shelter, the Don Brown Homeless Shelter, to reduce the number of required parking stalls in order to accommodate a handicap van parking stall. The City also approved a reasonable accommodation request to approve the conversion of a bedroom into a semi-independent living space for a person with a disability. The Housing Element builds on the success of the City's existing programs and policies to further remove constraints to housing for persons with disabilities, including by-right supportive housing in certain zones pursuant to AB 2162 (Program 3.1.5).
- **Large households.** Homes consisting of five or more members residing together typically lack adequately sized and affordable housing options. As discussed in Appendix A, overcrowding disproportionately impacts renters. Construction of new affordable rental housing and rehabilitation of existing homes can ensure that large households continue to have adequate housing options. As mentioned above, 394 affordable rental units are currently under construction, and they include units for families. The City will continue facilitate housing production, including the production of Accessory Dwelling Units (ADUs) to accommodate large households.



- **Farm workers.** As discussed in Appendix A, farm workers are not a significant portion of the Antioch community. Farmworker housing needs are accommodated through housing programs and policies that assist lower-income households in general rather than a specialized program. The City will implement Program 3.1.7 of the Housing Element to bring the Zoning Ordinance into compliance with the Employee Housing Act and to ensure affordable units are available to farmworkers, including seasonal and monolingual workers and their families.
- **Female-headed single-parent households.** Female-headed households make up 20 percent of households in Antioch and they are largely concentrated in lower-income areas. Approximately one third of Antioch’s female-headed households with children fall below the Federal Poverty Line. Affordable housing and housing rehabilitation programs can serve low-income families, including female-headed households. As mentioned above, the City approved 394 affordable housing units that are currently under construction, and family units are included in the project. The City has partnered with Habitat for Humanity East Bay/Silicon Valley to provide housing rehabilitation services and is actively seeking another partnership with them to administer a program to facilitate ADU construction (Program 2.1.9). The City has made some progress addressing special housing needs for female-headed households and will continue to address housing constraints for this group in the 2023-2031 cycle.
- **Unhoused.** Antioch is the only jurisdiction in Contra Costa County with a homeless shelter for disabled homeless persons, and there continues to be a need for additional housing and services for the city’s unhoused population. Antioch and Richmond have the highest percentages of the County’s unsheltered population. As mentioned above, the City sold a 5-acre property to the County with an Emergency Shelter Overlay and continues to work with the County to develop this site as a potential CARE Center/Homeless Housing project housing for extremely low- and very low-income individuals. The site could accommodate up to 50 small studio apartments to provide permanent supportive housing for unhoused persons. This 2023-2031 Housing Element continues programs to provide housing for unhoused populations.

The programs described above illustrate that, cumulatively, the City has made progress in permitting affordable housing for seniors, persons with disabilities, and those with very low- and low-incomes. However, many of the housing needs that the 2015 Housing Element’s programs address remain needs, As such, many of the programs included in the 5th Cycle Housing Element that address special housing needs are continued and refined in this 2023-2031 Housing Element.

## APPROPRIATENESS OF THE PREVIOUS ELEMENT

The 2015–2023 Housing Element includes policies and programs that have been implemented, as well as several outdated measures that do not reflect current housing needs. As shown in the table below, the majority of policies and programs continue to be appropriate and will either be kept in the Housing Element and revised to address identified housing needs, constraints, or other concerns or maintained without significant revision. Some policies and programs are redundant and will be revised to be more concise. The Housing Plan will also be revised to provide clearly stated goals and to associate policies and programs with the most relevant goals. Quantified objectives will be provided for each program. See Chapter 7 for the goals, policies, and programs of this Housing Element.

**REVIEW OF HOUSING ELEMENT PAST PERFORMANCE PROGRAM ACCOMPLISHMENTS**

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<b>Goal 1: Conserve and improve the existing housing supply to provide adequate, safe and decent housing for existing Antioch residents.</b>		
<b>Policy 1.1: Ensure the supply of safe, decent, and sound housing for all residents</b>		
<p><b>1.1.1 Monitor and Preserve At-Risk Projects:</b> The City has identified 82 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 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. The City will also ensure that proper noticing requirements are followed and tenant education is conducted.</p>	<p>The only At-Risk project is Casa del Rio, senior housing. Staff (TH) contacted owner to discuss and is confident they will be retained. Staff will monitor annually to ensure.</p>	Continue
<p><b>1.1.2 Neighborhood Preservation Program:</b> Continue to contribute funds for and promote the Neighborhood Preservation Program (NPP) administered by Contra Costa County. The NPP provides zero and low-interest loans to low- and moderate-income households for housing rehabilitation. The City will continue to provide information about the program on the City website and at City Hall and refer homeowners to the County.</p>	<p>The City contracted with Contra Costa County for over 20 years to administer the Neighborhood Preservation Program, which provides housing rehabilitation loans to low- and moderate-income homeowners to bring their homes up to code, to ensure health and safety code standards are met, and provide handicap access. Sadly, the County decided to no longer provide this service for local jurisdictions.</p> <p>Habitat for Humanity East Bay/Silicon Valley is the new provider for the program, which began to rehabilitate homes in FY 2021. They were approved for funding and entered into contract in FY 18-19.</p>	Modify
<p><b>1.1.3 Community Education Regarding the Availability of Rehabilitation Programs:</b> 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 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.</p>	<p>Outreach has not begun but will commence once the program catches up on the backlog of existing applicants.</p>	Keep



Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p><b>1.1.4 Rental Rehabilitation Program:</b> Continue to provide financial assistance to owners of rental property to rehabilitate substandard units to enable such units to remain affordable following rehabilitation. The City will continue to promote and provide funds for the Rental Rehabilitation Program administered by the Housing Authority of Contra Costa County. The program provides low-interest loans to property owners for rehabilitation of rental units occupied by lower-income tenants. The use of these funds will ensure that rental properties will not deteriorate and still remain affordable. The City shall continue to provide information about the program on the City's website and at City Hall and will refer property owners to the Housing Authority.</p>	<p>The Rental Rehab program was cancelled, as it has not been successful in attracting participants in the past decade. The demand for housing in Contra Costa County (and all of California) far exceeds the supply, and owners are increasingly unwilling to enter into an obligation to rent at a lower price to LMI renters, even in exchange for very favorable rehab loans. The program also suffered because the upfront costs (credit report, title report, appraisal, and lead paint inspection and report) total \$800+ (depending on the # of units.) The funding source for this program was CDBG, which does not allow expenditures that do not result in accomplishments. Therefore, we must charge the owner for these items if they choose not to go forward with a loan.</p>	<p>Delete This program did not have enough interest, but the Housing Authority continues to work with landlords on renting to voucher holders</p>
<p><b>1.1.5 Code Enforcement:</b> Provide ongoing inspection services to review code violations on a survey and complaint basis. Examples of code violations include families living in illegal units, such as garages and recreational vehicles, construction of illegal buildings, and households living in unsafe buildings.</p>	<p>A 1/2 cent sales tax was passed by City voters two years ago, and the City now has sufficient operating revenues to fund Code Enforcement without CDBG funds. For Calendar year 2020, Code Enforcement officers received 10,858 calls for service. Of these, 2,991 new cases were opened, and 2,781 total cases were closed. In calendar 2020, the Abatement Team:</p> <ul style="list-style-type: none"> <li>▪ Removed 5,853 yards of illegally dumped waste from city right-of-ways and property.</li> <li>▪ Removed 1,546 locations of graffiti.</li> <li>▪ Removed 1,411 abandoned shopping carts from city property.</li> </ul> <p>In 2020, the Code Enforcement Division continued participating in the Mattress Recycling Council (MRC) program operated by the State of California's Department of Resources Recycling and Recovery (Cal Recycle). In 2020, nearly 1,200 mattresses were reported to MRC/CalRecycle resulting in nearly \$18,000 back to the city in reimbursements.</p> <p>During 2020, the Code Enforcement Division continued the neighborhood cleanup events to assist residents with debris removal. The City of Antioch and Republic Services partnered together to host cleanup events so that residents have a no-cost way to legally dispose of unwanted items. During 2020, eleven cleanup events were held in various neighborhoods resulting in over 152 tons of debris removed from private properties and disposed of in a lawful manner!!</p>	<p>Modify This program will be reframed to more clearly address code enforcement as a means of improving quality of life and safety</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
	<p>In 2019, Code Enforcement officers received 10,348 calls for service. Of these, 3,568 new cases were opened, and 3,175 total cases were closed.</p> <p>In FY 2017-18, the Team:</p> <ul style="list-style-type: none"> <li>▪ Removed 6,142 yards of illegally dumped waste from city right-of-ways and property.</li> <li>▪ Removed 779 locations of graffiti.</li> <li>▪ Removed 1,533 abandoned shopping carts from city property.</li> </ul> <p>In 2017, Antioch utilized \$140,000 in CDBG funding to provide code enforcement in lower-income areas in Antioch. Enforcement officers received 2,370 calls for service and 1,622 web reports of violations within the entire city. Within the lower-income CDBG eligible areas of the city, officers opened cases on 1,341 unduplicated households (up from 835 the prior year) and closed 1,322 cases (up from 829 the prior year). Out of the 1,341 cases, the officer and consultant assigned to Building and Housing cases opened 156 cases that were Housing and Building code related. Of this 156, 108 were housing related which encompasses mold, lack of heat, lack of water and electricity, and weather protection. 50 of them were building code related which encompasses unpermitted additions or structure improvements and, residents living in garages and sheds.</p> <p>Out of the 1,322 cases that were closed (up from 829 the prior year), 138 (up from 40) of them were housing related and 50 (up from 27) of them were building code related.</p> <p>In FY 2016-17, the Team:</p> <ul style="list-style-type: none"> <li>▪ * Removed 4,577 yards of illegally dumped waste from city right-of-ways and property.</li> <li>▪ * Removed 1,877 shopping carts from city right-of-ways and property.</li> <li>▪ * Removed 206 locations of graffiti.</li> </ul>	
<p><b>1.1.6 Infrastructure to Support Housing for Extremely Low-, Very Low-, Low-Income, Large Households, and Farm Workers:</b> 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</p>	<p>In 2020, the City invested \$1mil in CDBG funding to improve the roadway, drainage, and handicap access in low-income census tract 3050, which includes the new AMCAL project of over 300 affordable units.</p> <p>No projects requiring supporting infrastructure were proposed by builders in 2019. The City Roadway project was dormant to gather additional funding. The only project was work on the Brackish Water Desalination Plan, which totaled about \$20,000.</p> <p>No projects requiring supporting infrastructure were proposed by builders in 2018 or</p>	<p>Keep</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>to correct existing infrastructure deficiencies 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.</p>	2017.	
<p><b>1.1.7 Condominium Conversion:</b> 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 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.</p>	No conversion took place between 2015-2018.	Keep
<p><b>1.1.8 Rental Inspection Program:</b> Ensure that the residents of rental units are afforded safe and sanitary housing through continued implementation of the Residential Rental Inspection Program. The program proactively identifies blighted, deteriorated and substandard rental housing stock through periodic mandatory inspections. Property owners are required to address any code violations and have the property re-inspected by the City. While the ordinance that establishes the program is still in effect, the program is currently suspended due to staff reductions.</p>	<p>The Residential Rental Inspection Program was suspended during the planning period. The City has added more code enforcement officers and all six Code Enforcement Officers have received training and have experience in investigating building and housing issues and are responsible for addressing those violation types within their beat. The City provides code enforcement on a complaint-basis.</p>	Remove
<p><b>1.1.9 Neighborhood Stabilization Program:</b> Implement programs and activities in accordance with the City's adopted Neighborhood Stabilization Plan (NSP). The City was awarded over \$4 million in NSP monies. Funds have</p>	<p>The City began working with Satellite Affordable Housing Associates in 2009 to develop 85 units of affordable senior housing, utilizing City funding from the former Redevelopment Agency, NSP-1, CDBG, HOME, Housing Successor Agency, and other funding sources including State Veterans funding, MHP and 4 percent tax</p>	<p>Remove Funding has been all used for this one-time program</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>been allocated to Satellite Housing, but they have been unsuccessful in leveraging other funding. If Satellite Housing is unable to secure additional funding, the funds will likely be used for the purchase and rehabilitation of abandoned and foreclosed homes.</p> <p>The programs and activities provided for in the NSP include:</p> <ul style="list-style-type: none"> <li>▪ Purchase and rehabilitation of abandoned and foreclosed homes (initially ten homes, additional homes if revenue from initial sales is available quickly).</li> <li>▪ Self-help rehabilitation of previously abandoned and foreclosed homes (initially four homes, additional homes if revenue from initial sales is available quickly).</li> <li>▪ NSP program planning and administration.</li> <li>▪ Construction of multi-family housing for seniors.</li> </ul>	<p>credits.</p> <p>Satellite broke ground in September 2016 and completed the project with April 2018, with full lease up in June. All remaining NSP program income was invested in this project, so no further acquisition/rehab projects with Habitat or Heart &amp; Hands will occur.</p>	
<p>The foreclosure and self-help rehabilitation programs are currently suspended but would be reinstated if the funds allocated for Satellite Housing become available.</p>	<p>The City continues to post information on foreclosure prevention on its website, and to direct callers to Bay Legal and Echo Housing, as well as 211, for further assistance.</p> <p>Because of the COVID-19 pandemic, the City used CDBG-CV funding to provide both Eviction Prevention and Foreclosure Prevention services for the first time since the Recession of 2008, with services beginning in January 2021.</p>	<p>Keep</p>
<p><b>Goal 2: Facilitate the development of a broad array of housing types to accommodate new and current Antioch residents of diverse ages and socioeconomic backgrounds.</b></p>		
<p><b>Policy 2.1: Provide adequate residential sites for the production of new for-sale and rental residential units for existing and future residents</b></p>		
<p><b>2.2.1 Inventories:</b> 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</p>	<p>A spreadsheet and GIS maps of available sites was developed, and it is updated as projects are applied for or approved.</p>	<p>Keep</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>have the potential for development into emergency shelters, or mixed-use areas.</p>	<p>No sites were downzoned in 2015-2020.</p>	<p>Keep</p>
<p><b>2.1.2 Adequate Sites for Housing:</b> 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. As a result of recent amendments to the Zoning Ordinance, the inventory now includes sites where single- and multi-family, rental and ownership residential development at a minimum net density of 30 du/ac is permitted by right. Higher densities of up to 35 du/ac are permitted, subject to discretionary review. The rezoned land ensures that the majority of the City’s lower-income need is accommodated on sites designated for exclusive residential use. The remaining lower-income housing need is accommodated on sites with densities and development standards that permit at a minimum 16 units per site. 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.</p>	<p>The City Community Development Director and City Planners continue to meet with prospective developers, both for-profit and non-profit, market rate and affordable, as requested and at no cost to the developer. Meetings help educate developers on the City’s development review and design review processes, City requirements and expectations, and help to save time and money for both the City and developers. Meetings with nonprofit developers also include strategizing about the availability of funding assistance.</p>	<p>Keep</p>
<p><b>2.1.3 Meet with Potential Developers:</b> 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.</p>	<p>Market rate units – During the planning period, staff met with potential developers including Concentric Development Group, GBN Partners, and Blue Mountain Communities. Their applications totaled 434 units and was under review in 2019.</p>	<p>Keep</p>
<p><b>2.1.4 Above Moderate-Income Housing:</b> Facilitate the development of a range of housing types and opportunities to meet the need for providing above moderate-income housing. Where appropriate, provide requirements in outlying focus areas for the development</p>	<p>The City Community Development Director and City Planners continue to meet with prospective developers, both for-profit and non-profit, market rate and affordable, as requested and at no cost to the developer. Meetings help educate developers on the City’s development review and design review processes, City requirements and expectations, and help to save time and money for both the City and developers.</p>	<p>Modify Combine with the program above</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
of such housing with appropriate amenities.	Meetings with nonprofit developers also include strategizing about the availability of funding assistance. In the planning period, staff met with potential developers including Live LMC, and Grupe Co. regarding potential multi-family developments and Lennar Group, Richmond American Homes, Yellow Roof Foundation and Su Property Group about single-family and duplex developments.	
<b>Policy 2.2: Facilitate the development of new housing for all economic segments of the community, including lower-income, moderate-, and above moderate-income households.</b>		
<b>2.2.1 Promote Loan Programs:</b> 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.	<p>In 2017, a nonprofit was funded to develop a homebuyer assistance program for the City of Antioch and the program launched March 2018 with \$45,000 in forgivable subsidy for lower-income households, while funding lasts. Four homebuyers purchased homes through this program. After the Wells Fargo subsidy ran out, Council then authorized RDA Housing Successor funding to conduct a modest program to assist lower-income homebuyers. This program was launched in 2020.</p> <p>Because of the COVID-19 pandemic, the City's First Time Homeowner program was suspended from March through the end of the year, due to fears of the housing market losing value and fears of another foreclosure crisis. No loans were issued in 2020.</p>	Keep
<b>Policy 2.3: Actively pursue and support the use of available County, State, and Federal housing assistance programs.</b>		
<p><b>2.3.1 Affordable Housing Program Inventory; Pursue Available Projects.</b> 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 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:</p> <ul style="list-style-type: none"> <li>✓ County Mortgage Revenue Bond program (proceeds from the sale of bonds finances the development of affordable housing)</li> <li>✓ County Mortgage Credit Certificate Program (buy down of interest rates for lower-income households)</li> <li>✓ Calhome Program (to assist in the development of</li> </ul>	<p>The City has worked with the County Health, Housing and Homeless Services division on adding 50 units of extremely low- and very low-income housing as part of the Homeless CARE Center development. City and County staff has been working to find potential sources of funding, including City Housing Successor and CDBG funds, County CDBG, HOME, ESG, and HOPWA funds, State HEAP, VHHP, MHP, Whole Person Care, Mental Health, Re-entry and other potential sources of funding for the entire project (see detail in 2.3.2 below).</p> <p>In 2020, the general shutdown of most businesses due to COVID-19 precluded further development efforts for nonprofit housing.</p> <p>In 2018, the City worked with the Reliant Group, Inc. which proposed to acquire and rehabilitate a then-existing 112-unit multifamily rental housing project located at 2811 Cadiz Lane in Antioch, known as Villa Medanos Apartments. The City conducted a TEFRA hearing in January 2019 and approved adding these units to the City's affordable housing stock. The development consisted of ten two-story buildings and one leasing office, providing 112 units of affordable family housing. Of these, 40 are one-bedroom, 32 are two-bedroom, with one bathroom, 40 are two-bedroom, with two bathrooms. The ten two-story buildings have no elevators and there are currently no handicap units on site. The Borrower intends to convert 10 percent of the units to be accessible per TCAC Code. These apartments are now</p>	Keep

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for-sale housing for lower-income households)	restricted to residents earning 60 percent or less of the area median income, with 10 percent to be affordable for those earning 50 percent or less of the area median income. Villa Medanos is an important addition to the City's affordable housing stock for lower-income families in 2019 and beyond.	
✓ 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)		



Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p><b>2.3.2 Housing for Extremely Low-Income Households:</b> 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 waivers/deferrals, land-write downs, expedited/priority processing, identifying grant and funding opportunities and/or offering additional incentives to supplement density bonus provisions in state law. Densities up to 35 units per acre are now permitted in high density residential districts. This will offer additional opportunities to provide housing for extremely low-income households.</p>	<p>The Satellite "Tabora Gardens" project, finished in 2018, completes 84 (+1 manager unit) units affordable to households from 0-50 percent AMI.</p> <p>In 2020 the City sold a city-owned approximately 5-acre parcel with an Emergency Shelter overlay as a potential CARE Center/Homeless Housing project. The City has been working with the County Continuum of Care staff and nonprofit affordable housing agencies to envision the campus. The site may be able to accommodate up to 50 small studio apartments to help homeless persons find housing in this extremely restricted housing environment. These units are envisioned as permanent supportive housing. A survey by the CoC has found that Contra Costa County lacks inventory of SRO and studio apartments for this population. The addition of a possible 50 units extremely and very low-income RHNA units would meet 135 of the 175-unit goal in the 5<sup>th</sup> Cycle.</p> <p>This project continues to be developed but was stagnant during 2021 due to the pandemic.</p>	<p>✓ Keep</p>
<p><b>Policy 2.4: Proactively assist and cooperate with non-profit, private, and public entities to maximize opportunities to develop affordable housing. One of the objectives of the General Plan Land Use Element is to distribute low- and moderate-income housing throughout the city, rather than concentrate it in one portion of the community. For example, the element allows for higher density housing within designated Focus Areas to facilitate affordable housing development. Additionally, the recent amendments to the Zoning Ordinance rezoned seven sites for higher density development. These sites are now more geographically dispersed around the city.</b></p>		
<p><b>2.4.1 Support Non-Profit Housing Sponsors:</b> 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 providing funding, supporting grant applications, identifying available sites for housing development, and City involvement in the development of such sites.</p> <p>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. The City will continue focused outreach efforts to non-profit organizations on an ongoing basis to develop</p>	<p>As mentioned previously, the City worked with Satellite Affordable Housing Associates on the Tabora Gardens project, which completed construction on 85 units (84 + 1 manager unit) of affordable housing for extremely low- and low-income seniors, including homeless persons, homeless Veterans and Veterans. The City provided significant funding from multiple funding sources totaling \$3,283,755, supported their TCAC application, conducted their TEFRA hearing, and worked closely with the County and their funding sources.</p> <p>Also see 2.3.1. narrative which details City efforts in developing the CARE Center site on City-owned property, including funding sources.</p> <p>In 2020, the City Housing Consultant continued discussions with Resources for Community Development (RCD), Mercy Housing, Satellite Affordable Housing Associates (SAHA), and Contra Costa Interfaith Housing to discuss and encourage further affordable housing development in the City of Antioch. The City and County are working to secure an affordable housing provider to construct micro units behind</p>	<p>Keep</p>

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partnerships for housing development.	the new homeless shelter/CARE Center in Antioch as part of the development, which will be affordable at 0-30 percent AMI.	
<b>Policy 2.5: Proactively encourage the development of affordable housing within the Rivertown area.</b>		
<p><b>2.5.1 Additional Development Incentives for the Rivertown Focus Area:</b> Use voluntary incentives to encourage the production of affordable housing, including housing as part of mixed-use projects. Within the Rivertown Focus Area, provide incentives for the production of affordable housing in addition to City density bonus incentives. The City shall promote this Program by creating informational brochures for distribution to developers and by discussing these benefits with both potential developers and past developers within the city. Examples of such additional incentives include, but are not limited to the following</p> <ul style="list-style-type: none"> <li>✓ Leverage City-owned properties. Pursue development of City-owned properties in the Rivertown Focus Area as catalyst projects to spur additional investment.</li> <li>✓ Higher than minimum required density bonuses. Provide the density bonuses available through the City's Senior Housing Overlay District throughout the Rivertown Focus Area.</li> <li>✓ Fast track processing. By expediting the development review process, carrying costs for lands being developed with affordable housing can be minimized.</li> </ul> <p>Additionally, the City of Antioch has received a grant from the Strategic Growth Council for the development of a Specific Plan in the downtown area. The Specific Plan has an objective of increasing infill and compact development. By investing in one of the City's lowest income areas, the Specific Plan will bring new stores, amenities and services. Through the redevelopment of the downtown, the additional high-density housing could also provide a variety of housing types including affordable housing.</p>	The City put out an RFP for city-owned former RDA properties in 2014 and entered into negotiations with one developer in 2015. The Specific plan was finalized for adoption in 2017. These continued during 2020 with little forward motion due to the pandemic.	Modify Specific Plan has been completed and adopted
<b>Goal 3: Facilitate the development of special purpose housing to meet the needs of the elderly, persons with disabilities, large families, and</b>		

Goal/Policy/Action the homeless.	Progress in Implementation	Continue/Delete/Modify
<b>Policy 3.1: Assure the provision of housing opportunities for those residents of the city who have special housing needs, including farm workers, the elderly, disabled, large families, and the homeless.</b>		
<p><b>3.1.1 Housing Opportunities for Special Needs Groups:</b> Expand housing opportunities to meet the special housing needs of the elderly; persons with disabilities, including those who have developmental disabilities; large families; and the homeless. Recent amendments to the Zoning Ordinance will help increase housing opportunities for special needs groups. A new emergency shelter overlay district has been created to provide adequate sites for emergency shelters as required by State law. Transitional housing is now explicitly defined and listed as a residential use. Single Room Occupancy (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.</p>	<p>AMCAL received entitlement in 2019 and in 2020 began construction of 394 affordable apartments for seniors and families. Age-restricted units will comprise 177 units, including 38 units at 30 percent, 28 units at 40 percent, 14 units at 50 percent, and 19 at 60 percent AMI level (proposed in application). Project will meet standards for accessibility and accommodation for hearing impaired individuals, and the senior buildings will have elevators.</p> <p>CARE Center – The Homeless Care Center site, discussed in detail in 2.3.1. would potentially add between 30-50 units of affordable rental housing for persons with incomes 0-30 percent who are experiencing homelessness, including veterans, persons with HIV/AIDS, persons with mental illness, and persons with disabilities.</p>	Keep
<p><b>3.1.2 Senior Housing:</b> Continue to implement the Senior Housing Overlay District (SH). Through density bonus options and other incentives, this district allows higher densities and more flexible design standards, reflecting the unique needs of an elderly population and providing more affordable units to the growing number of senior citizens that live on a small fixed-income. A developer is granted an increase of 20 percent over the otherwise maximum allowable residential density and an additional incentive or financially equivalent incentive. Additional bonuses will be granted for projects including very low- and low-income seniors. These overlay district areas are located close to services specific to senior citizen needs.</p>	<p>See above description of AMCAL senior housing. The Antioch Homeless CARE Center site housing would also be available to homeless senior individuals.</p>	Modify

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>The parking requirement for these projects is 0.75 parking spaces per dwelling unit.</p>		
<p><b>3.1.3 Incentives for Special Needs Housing:</b> 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 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.</p>	<p>Between 2017-2020, One developer, AMCAL, requested a senior housing overlay district to achieve a higher density, and none requested reasonable accommodations during the planning period.</p> <p>In 2015 and 2016, density bonus and other incentives, including financial, were provided to Satellite to develop housing for older adults, veterans, unhoused veterans, and people with disabilities.</p>	Keep
<p><b>3.1.4 Coordination with Agencies Serving the Homeless:</b> Continue to cooperate with public and private agencies, such as the Contra Costa Continuum of Care, to develop housing (including transitional housing), family counseling, and employment programs for the homeless. The City will continue to fund homeless services through CDBG. The City shall monitor statistics from police, County agencies, and private organizations regarding homeless shelter needs to determine if Antioch is meeting the needs of its homeless population.</p>	<p>The City works very closely with the Contra Costa Homeless Continuum of Care body, called the Council on Homelessness. In 2020, the City's Housing consultant served on the Board of the Council on Homelessness, Healthcare for the Homeless, and the FEMA/United Way EFSP local board, sat on the Review and Ranking Committee for the CoC funding as well as for ESG and Emergency Food and Shelter (EFSP) Grants Committee, and participated in the Equity taskforce.</p> <p>The City actively participates in all efforts to develop housing and services for persons who are homeless, is an active participant in the County's Zero: 2016 campaign strategy to end Veteran and Chronic Homelessness and works closely with the Housing Authority of Contra Costa and Veteran Administration in Martinez. The City hosts the County's only homeless shelter for disabled homeless persons, continues to work with the County to place a CARE Center in Antioch, and is working to develop the five-acre land the City sold to the County to build homeless housing with services.</p>	Keep
<p><b>3.1.5 Emergency Shelters and Supportive and Transitional Housing:</b> Implement recent amendments to Zoning Code that brought the City into compliance with State requirements (SB 2) for accommodating 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 that complies with</p>	<p>The City is in compliance with SB 2, having designated sites for homeless emergency shelters. In 2017, discussions continued with a nonprofit interested in establishing a 50-bed homeless shelter for women and children. In 2016, at City expense, the emergency shelter overlay was changed to include an additional parcel, owned by the City, to possibly become the site of the shelter.</p> <p>In 2020, the City transferred the parcel to the County for development of the homeless shelter and studio apartments/micro units for homeless individuals.</p>	Keep

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>the requirements of State law by providing for establishment of emergency shelters without discretionary zoning approval. With this amendment, the City has sites with sufficient capacity to meet the local need for emergency shelters. The City will monitor implementation of the Zoning Code to determine if further changes are needed to meet applicable requirements of State and federal law.</p>		
<p><b>3.1.6 Zoning for Employee and Farmworker Housing:</b> 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 and 17021.6. Specifically, the Ordinance shall be amended to do the following:</p> <ul style="list-style-type: none"> <li>▪ Any employee housing providing accommodations for six or 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.</li> <li>▪ 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.</li> </ul>	<p>This action will occur in 2021 in tandem with zoning ordinance updates to comply with SB 330 and SB 2 grant.</p>	<p>Modify Expand to include additional State law and other considerations</p>
<p><b>Goal 4: Reduce residential energy and water use to conserve energy/water and reduce the cost of housing.</b></p>		
<p><b>Policy 4.1: Provide incentives for energy conservation measures in new housing by providing information on programs available through PG&amp;E.</b></p>		
<p><b>4.1.1 Encourage Energy Conservation:</b> Continue to pursue funding sources and program partnerships for energy saving and conservation. Encourage developers to utilize energy-saving designs and building materials.</p>	<p>Energy conservation for existing housing and neighborhoods is encouraged and supported in a variety of ways:</p> <ul style="list-style-type: none"> <li>▪ Condition of Approval – Energy conservation is incorporated into the standard condition of approval for new developments.</li> <li>▪ In 2020 the city continued to partner with the County and the cities of San Pablo and Walnut Creek to launch <a href="http://www.cleanercontracosta.org">www.cleanercontracosta.org</a>. This web-platform provides resources to residents that are offered for their address. It allows for residents to easily find energy efficiency tools and rebates for their homes.</li> <li>▪ The city continues to promote the programs available through BayREN and EnergyUpgrade California, including a Nextdoor post on the Energy Efficient Toolkit available for check out through the County Library System.</li> <li>▪ Property Assessed Clean Energy (PACE) – Financing Legislation passed by the</li> </ul>	<p>Keep</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
	<p>State of California and approved by the City in 2015 now enables Antioch property owners to finance a wide range of energy and water efficiency upgrades by attaching PACE financing to their property tax bill. Upgrades such as solar installations, attic insulation, energy efficient windows, water-on-demand water heaters, grey water systems, and more are covered. Financing defers upfront costs, lowers energy bills, and allows homeowners easy financing with their property tax bill.</p> <p>We promote all our PACE programs and all other energy efficiency and solar programs on our website, through social media and on our local access channel. Nextdoor and Facebook posts in 2020 included holiday energy saving tips as well as easy things to do year-round.</p>	
<p><b>4.1.2 Water Conservation Program:</b> 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 that conforms to the State's model ordinance.</p>	<p>Antioch is operating under the State of CA Water Efficient Landscape Ordinance (WELO) and has tiered water rates for residential water. The City water department complied with the States drought regulations. Staff promotes a variety of workshops on water conservation, such as "Lose a Lawn, Gain a Garden" and all residents are eligible for Contra Costa Water District water conservation programs and rebates. Water customers receive information online, through our Recreation Guide and on their water bills. All new development projects are required to comply with WELO requirements.</p>	<p>Keep</p>
<p><b>4.1.3 Green Building Encouragement:</b> 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</p>	<p>In addition to the efforts in 4.1.1, the City partnered with California Youth Energy Services to conduct 121 Green Home Site Visits at homes and apartments in Antioch over the summer of 2019, did outreach blitzes with PG&amp;E to Antioch businesses on the East Bay Energy Watch program and participated as an outreach partner in the Sunshares program for discounted photovoltaic systems and electric vehicles.</p> <p>However, these efforts, although funded, were suspended in 2020 due to the restrictions imposed by the pandemic.</p>	<p>Keep</p>
<p><b>Goal 5: Remove governmental constraints inhibiting the development of housing required to meet identified needs in Antioch.</b></p>		
<p><b>Policy 5.1: Review and modify standards and application processes to ensure that City standards do not act to constrain the production of affordable housing units.</b></p>		
<p><b>5.1.1 Maintain a Streamlined, Affordable Application Process:</b> Continue efforts to identify ways to streamline and improve the development review process, as well as eliminate any unnecessary delays and restrictions in the</p>	<p>The Master Fee Schedule was reviewed in 2020 to ensure that it only recovers actual costs of providing services. The Schedule is reviewed on an annual basis and is adopted by Council annually. The City augments its small planning and engineering staff with consultants to enable projects to move through the entitlement process</p>	<p>Modify Add information about SB 35, SB 330 and other relevant by-right</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>processing of development applications, consistent with maintaining the ability to adequately review proposed projects. Utilize input received from developers to assist in identifying means to implement this program.</p> <p>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 recent amendments to the Zoning Ordinance will make it possible to further streamline and improve the process by permitting certain developments by right.</p>	<p>quicker. CEQA is consistently the aspect of the entitlement process that increases the time it takes to review development applications.</p>	<p>requirements</p>
<p><b>5.1.2 Residential Development Impact Fee Ordinances:</b> 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 February 2014, the fee schedule includes a maximum of \$7,198 per single-family unit and \$4,692 per multifamily unit, which is similar to comparable jurisdictions. 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.</p>	<p>The City Council adopted new development impact fees at a lower rate for qualified Senior Housing.</p>	<p>Keep</p>
<p><b>5.1.3 Density Bonus Ordinance:</b> Zoning Ordinance was amended to bring City's requirements into compliance with State law. Continue to monitor implementation to identify further changes that may be required.</p>	<p>The Zoning Ordinance was amended in 2014 to bring the City into compliance with State law. Further modifications were made in 2020 to update the ordinance to mirror the State ordinance.</p>	<p>Keep</p>
<p><b>5.1.4 Pre-Application Conferences:</b> Continue pre-application conferences for applicants to assist developers in meeting City requirements and development expectations.</p>	<p>Preapplication conferences at no cost to the applicant continue to occur for all affordable and market rate housing projects.</p>	<p>Keep</p>
<p><b>5.1.5 Development Standards Handouts:</b> Regularly update handouts on development standards.</p>	<p>Handouts on development standards were updated in 2019. Handouts are available online and at City offices.</p>	<p>Keep</p>
<p><b>5.1.6 Review and Revise Residential Parking Requirements:</b> Continue to monitor the effects of the</p>	<p>The City has monitored the changes to the residential parking requirements and found that generally developers continue to meet the parking requirements without</p>	<p>Modify</p>



Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>recent amendments to the City's Zoning Ordinance that allow reduction of parking requirements that may constrain residential development. The amendments established procedures broadening the authority of the Zoning Administrator and the Planning Commission to allow reductions 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.</p>	<p>using the parking reduction code amendments. The City continues to monitor this item.</p>	<p>Have heard mixed things about parking in Antioch and will reframe this program to be about collection information on best practices</p>
<p><b>5.1.7 Review and Revise Use Permit Approval Processes and Criteria:</b> Continue to monitor the effects of the recent amendments to the Zoning Ordinance on the use permit approval process. The Zoning Ordinance now allows up to 20 units/acre to be permitted by right in the new R-25 and R-35 districts, subject to compliance with all other applicable standards. Allowing multi-family uses to be permitted by right and introducing new development standards minimizes the subjective approval criteria as well as removing a layer of discretionary review, which may be viewed as constraints.</p>	<p>As part of the SB 2 grant for the City's Strategic Infill Housing Study in early 2021, the City and the City's consultants met with developers, property owners, and stakeholders to discuss residential development in the city. Use Permits were not listed as being a specific deterrent to building multifamily housing. The code amendments to be adopted as part of the project would allow certain commercial sites to develop residential uses through a streamlined, non-discretionary process.</p>	<p>Delete</p>
<p><b>5.1.8 Amend Residential Growth Management Program Ordinance:</b> Municipal growth initiatives that limit the number of new units that may be constructed each year have been found in conflict with State law if they affect the jurisdiction's ability to meet its Regional Housing Needs Allocation (RHNA). If the City experiences a significant increase in its rate of development, and it appears that the trigger will be met, it will amend the Residential Growth Management Program Ordinance to exempt income-restricted housing needed to meet RHNA. If the Ordinance is amended, the City will consider and address any undue constraints on housing cost and supply and approval certainty and timing. However, at the current rate of development, the need for this revision appears unlikely.</p>	<p>On October 9, 2019, the City amended the Residential Growth Management program to exempt 100 percent low, very low, or senior designated affordable housing units are exempt from the unit count in order to accommodate new housing development while meeting the requirements of Measure U, which was adopted by the voters in 1998. Based on the current rate of development, further amendments in the near future appear unlikely.</p>	<p>Keep The City does not enforce growth management allocations, as discussed in the Governmental Constraints section. However, this policy implements a voter-approved measure that requires a vote to change and therefore remains in the General Plan.</p>
<p><b>5.1.9 Monitor Effects of Regional Fees:</b> 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</p>	<p>Participate in regional discussions and participate in Regional Transportation meetings and committees through CCTA.</p>	<p>Keep</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>on housing costs and production and continue to work with the County to ensure that the fees are equitable and appropriately applied and adjusted. The City shall also work with the County to pursue a fee reduction or exemption for high density housing near transit.</p>		
<p><b>5.1.10 Use Permit Process Monitoring:</b> The City will evaluate the impacts and potential constraints to multi-family development in the R-25 and R-35 zones. The report will be referenced in the progress report required pursuant to Government Code Section 65400. The evaluation will consider approvals and denials, number of applications, length of approval process, types of conditions imposed including cost and any reductions in the initially proposed number of units. The City will solicit and consider input from developers including non-profit organizations as part of the evaluation process. If the City determines that the process does pose a constraint to the development of housing including housing affordable to lower-income households, the City will evaluate the necessary steps to remove or mitigate the constraint such as replacing the use permit process or other similar action.</p>	<p>As part of the SB 2 grant for the City’s Strategic Infill Housing Study in early 2021, the City and the City’s consultants met with developers, property owners, and stakeholders to discuss residential development in the city. Use Permits were not listed as being a specific deterrent to building multifamily housing. The code amendments to be adopted as part of the project would allow certain commercial sites to develop residential uses through a streamlined, non-discretionary process.</p>	Delete
<p><b>Goal 6: Provide equal housing opportunities for all existing and future Antioch residents.</b></p>		
<p><b>Policy 6.1: Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.</b></p>		
<p><b>6.1.1 Cooperative Association:</b> Continue to contract with 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. Additionally, the City will create written materials in English and Spanish, explaining how complaints can be filed. The materials will be available at City Hall in the Community Development 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.</p>	<p>The City coordinates with all CDBG jurisdictions to jointly offer Fair Housing and Tenant/Landlord Counseling program services, provided by Bay Area Legal Aid and Echo Housing, throughout Contra Costa. These contracts are funded by CDBG and operate on a fiscal year basis.</p> <p>For Fiscal years 2019-20 and 2020-21, Antioch funded Fair Housing at \$25k and Tenant/ Landlord services at \$15k for FY 2019-20 and \$30,000 for FY 20-21. Antioch funded Fair Housing at \$25k and Tenant/ Landlord services at \$15k for FY 2017-18, and similar levels for 2016-17. Because of the COVID-19 pandemic, the City received additional CDBG-CV funding. The City allocated \$205,000 to ECHO Housing for Eviction Prevention services, legal services, Foreclosure Prevention services, and doubled the Tenant/Landlord Counseling budget. which it used to provide legal services to help prevent evictions. It also allocated almost \$1mi for tenant rental assistance. Most services have been delivered by telephone or Zoom meetings with clients.</p>	Keep

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
	<p>Fair Housing – The purpose of Fair Housing services is to end housing discrimination by providing discrimination investigations, counseling, mediation and advocacy, education and legal referrals, legal representation, and housing testing. Services included counseling on such issues as evictions, lockouts, mortgage foreclosure, repairs and habitability, security deposits, understanding lease terms, negotiating debt payment plans between landlords and tenants, and assisted tenants in public housing and those with Section 8 vouchers. In calendar year 2020, 72 Antioch residents were given Fair Housing services. In calendar year 2019, 23 Antioch residents were given Fair Housing services and testing of 15 rental apartments was undertaken by ECHO. We are happy to report that testing revealed no instances of discrimination. In calendar year 2017, 26 Antioch residents were given Fair Housing services.</p> <p>Tenant/Landlord – The purpose of Tenant/Landlord housing service is to provide housing counseling and legal services to Antioch tenants and/or landlords to preserve their rights and responsibilities under federal, state, and local housing laws. In 2020, 120 Antioch residents received such services. In 2019, 189 Antioch residents received such services. In 2016, 168 Antioch residents received such services.</p>	

# APPENDIX E: PUBLIC ENGAGEMENT INPUT

## INTRODUCTION

With the passage of Assembly Bill (AB) 686 in 2018, infusing racial and social equity into community engagement is now a legally mandated requirement for public agencies in California. Housing Element law requires “meaningful, frequent, and ongoing community participation, consultation, and coordination” during preparation and adoption of the Housing Element and a diligent effort to include all economic segments of the community. According to the California Department of Housing and Community Development (HCD)’s guidance on Affirmatively Furthering Fair Housing (AFFH)<sup>1</sup>, jurisdictions should consider the following best practices, which the City followed:

- Consider geographic barriers to participation and include a **variety of meeting types and locations**, including transit-accessible locations, remote meeting options, and meetings outside of work hours
- Include ample time for the public to review the Draft Housing Element online and in person before submission to HCD
- Offer translation and interpretation services and ensure accessibility for persons with Limited English Proficiency (LEP)
- Avoid overly technical language to make information more accessible
- Identify and consult the following types of key **stakeholders who can assist** with engaging low-income households and protected classes:
  - Community-based organizations (CBOs) that represent historically marginalized, underserved, and underfunded communities
  - Public housing authorities
  - Housing and community development providers
  - Lower income community members and households that include persons in protected classes
  - Fair Housing agencies
  - Independent living centers
  - Regional centers
  - Homeless service agencies
  - Churches and community service organizations that serve marginalized communities, especially those with limited English proficiency
- Integrate and align engagement for the **Housing and EJ Elements**

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<sup>1</sup> California Department of Housing and Community Development, 2021. Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, April.

A dedicated website hosted by the City was used throughout the project's entirety, which was updated with summaries of outreach activity results on a rolling basis. The updates included information on the project schedule, upcoming outreach opportunities, and drafts of deliverables available for public review and comment. The website utilized the City's built-in translation tool to translate all web content, except the Housing Element guide, which was translated in Spanish.

The following goals and metrics were used throughout the community outreach process for the Housing Element update.

1. Community engagement activities reached and included the voices of those in protected classes and those who have been historically excluded, including:
  - People who have not previously participated in planning processes.
  - Low-income households and the unhoused.
  - Latino community.
  - Residents in low-income neighborhoods disproportionately impacted by environmental hazards.

*How to measure success: demographic tracking to see who is participating compared to the population as a whole.*

2. The City sees a greater level of engagement from the community that goes beyond the usual suspects and development/real estate professionals to include those who may not feel as connected to Antioch.

*How to measure success: the number of participants we get at meetings and other events/activities compared to historic levels of participation.*

3. The community sees their input in the final Housing, Safety, and EJ Elements.

*How to measure success: a summary of comments can identify that all comments were considered and the majority incorporated into deliverables.*

The Housing Element and the update process was successful in meeting these goals, as evident in the following:

- City staff reported higher attendance at Housing Element meetings than previously reached in other planning efforts
- Spanish-language focus groups and a bilingual community meeting were successful in reaching over 29 residents, many of whom lived in neighborhoods with disproportionate impacts and earned below the median income
- Stories shared during community meetings and focus groups included a rich diversity of experiences, including homeowners who had lost their homes in the foreclosure crisis, renters who experienced threats from landlords, and residents at risk of displacement
- Tables throughout this appendix detail how feedback was incorporated for each engagement activity conducted.

## STAKEHOLDER INTERVIEWS AND FOCUS GROUPS

Interviews or focus groups were conducted with 14 stakeholders, including Spanish-speaking residents from the environmental justice neighborhoods, to better understand constraints, housing needs, and fair housing opportunities.

The main constraints and opportunities identified during these interviews are listed below.

### CONSTRAINTS

1. **Site availability.**
  - Affordable housing opportunities should be distributed throughout the community, not segregated to particular neighborhoods or sections of the City.
  - Contra Costa County does not have an adequate vehicle for a local match (affordable housing bond or other local resources that can provide a local match), leading affordable projects in the County less competitive for federal tax credits.
  - Existing environmental constraints on a site may make it more difficult and costly to develop.
2. **Barriers to rehabilitation funding.**
  - Homeowners that live in a flood zone are required to have flood insurance to access federal funding for repairs, which is cost prohibitive for many low-income homeowners.
  - Owners of mobile homes cannot secure loans because they are not considered real property.
  - Antioch's grant and loan program requires that a lien be placed on a home for two years for grants of \$15,000 or more, which turns homeowners off from the program due to fear of a lien, and the amount of time it takes to administer.
3. Market-related barriers, including **high construction costs** for both single-family and multi-family development.
  - Primarily due to shortage of labor and materials.
  - Lengthy approval process adds to the cost of development.
4. Local **resistance to higher multi-family densities**. The community have historically preferred low-density housing.

### SPECIAL HOUSING NEEDS

Regional groups in East Contra Costa County identified Antioch as one of the highest need areas in terms of housing disparities. 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. Widespread displacement from other Bay Area communities have led to rapid low-income population growth in Antioch, stretching the resources and supply of affordable units. Antioch residents with disabilities and seniors living on social security are on a fixed income and can't afford rent. Additionally, unhoused Antioch residents are in need of a living facility with wraparound services.

Specific to affordable housing and fair housing, the following barriers were cited.

- A lack of affordable housing with adequate amenities, including access to transit, safety features, case management for fair housing on-site, and childcare.
- A lack of housing that is affordable enough to avoid rent burden (households paying over 30 percent of their income on housing).
- A lack of landlord/tenant counseling, and discrimination and harassment protection (or lack of widespread awareness of these services). Also, a lack of rent control leading to households being priced out and lack of just cause eviction policies.
- A lack of effective outreach campaigns, especially for non-English speaking households and seniors.
- A lack of quality parks around

### OPPORTUNITIES

- Collaboration efforts among community-based organizations (CBOs) and public resources to more effectively reach Antioch residents and ensure people know to call 211 or where to find resources online.
- The City of Antioch can lead the region to get more federal funds to help with homeownership.
- Public health programs run by the County, including interventions related to lead paint exposure and asthma, can be amplified by the City to better serve low-income households and households in areas with disproportionate environmental impacts.

### INCORPORATION INTO HOUSING ELEMENT

Feedback from stakeholder interviews was used to inform the Constraints section of the Housing Element, and policies and programs are proposed to directly address the barriers that were identified, as summarized below.

What We Heard	Policy or Program
There is a lack of affordable housing with adequate amenities, including access to transit, safety features, on-site case management, and childcare.	Program 2.1.5 commits the City to track and pursue funding for affordable housing and Program 5.1.14 seeks to ensure affordable housing sites are located in areas with relatively higher access to opportunity.
There is a need for more tenant protections, including discrimination and harassment protection, just cause policies, and rent control.	Program 5.1.9 establishes tenant protections consistent with Assembly Bill 1482, including measures related to relocation, documentation, rent control, and just cause eviction.
There are barriers for low-income homeowners to access rehabilitation funding.	Program 4.1.12 removes the two-year lien requirement that was cited as a governmental constraint to accessing rehabilitation funding. Program 5.1.6 prioritizes home repair grants in the neighborhoods with the most need.
Contra Costa County does not have an adequate vehicle for a local match (affordable housing bond or other local resources that can provide a local match), leading affordable projects in the County less competitive for federal tax credits.	Through Program 5.1.13, the City would support County efforts to obtain an affordable housing bond issuance to finance affordable housing production and preservation activities.
Affordable housing opportunities should be distributed throughout the community, not segregated to particular neighborhoods or sections of the City.	The sites inventory and related programs (Programs 4.1.14 and 5.1.14) disperse affordable housing sites throughout the city and avoid concentrating units in northwestern Antioch where there are higher concentrations of poverty.
Persons with disabilities face disproportionate housing impacts	Programs 5.1.3 and 5.1.12 seek to incentivize greater numbers of



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and there is not adequate housing stock that is accessible and affordable.

accessible units in affordable housing projects and to increase awareness around reasonable accommodation.

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## COMMUNITY MEETINGS

### COMMUNITY MEETING #1

The first community meeting on February 17, 2022, utilized breakout rooms and a live poll to gather community feedback. To publicize the meeting, the following organizations and agencies were asked to send or pass out the flyer shown below: Antioch Unified School District, Opportunity Junction, BAART Programs, Brighter Beginnings, Antioch Rotary Club, East Bay Goodwill, AspiraNet, and CIWP. Physical flyers were also put up in several neighborhoods throughout the City. Physical flyers were also posted in the following locations throughout the City: City of Antioch City Hall on H Street, Antioch Food Center on E 18<sup>th</sup> Street, Rite Aid on E 18th Street, Cielo Supermarket on A Street, United States Postal Service on 4th Street, United States Postal Service on W Tregallas Road, Nu Delhi Bazaar on Lone Tree Way, Starbucks on Lone Tree Way, Starbucks on Somersville Road, Kaiser Permanente Delta Fair on Delta Fair Blvd, Antioch BART station, and Safeway on Deer Valley Road. The City also publicized the meeting on Next Door, the City's website, and via social media.



## HELP SHAPE THE CITY'S HOUSING FUTURE!

The City of Antioch is updating its Housing Element for the years 2023 to 2031. This Housing Element update will create a plan for all the policies and programs related to housing.

### Your input matters!

Join us remotely to learn about the update process and share your ideas on how the City's future housing opportunities can reflect the community's needs and values.

**Thursday, February 17, 2022**

**7:00 TO 8:00 PM**

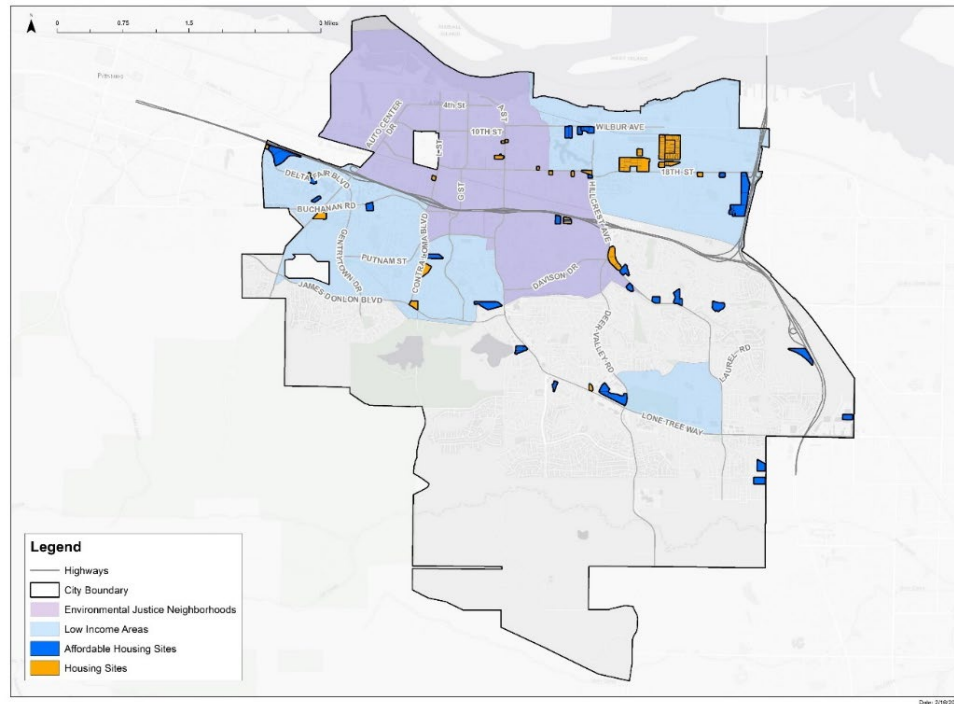
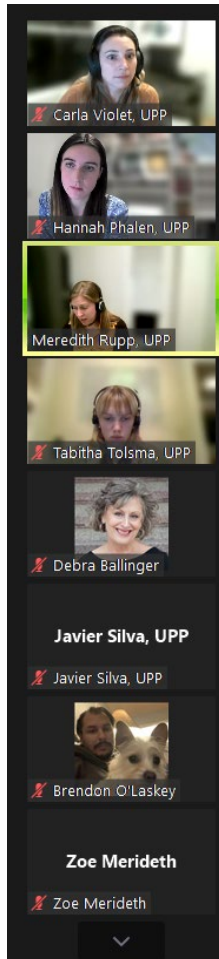
Join online: Pre-register at [bit.ly/AntiochHE](https://bit.ly/AntiochHE)\*

Join by phone: +1 (669) 900-6833  
Meeting ID 858-1851-0143



\*After registering, you will receive an email with your meeting link. Attendees will still be able to register and join the meeting after 7:00 pm on 2/17.

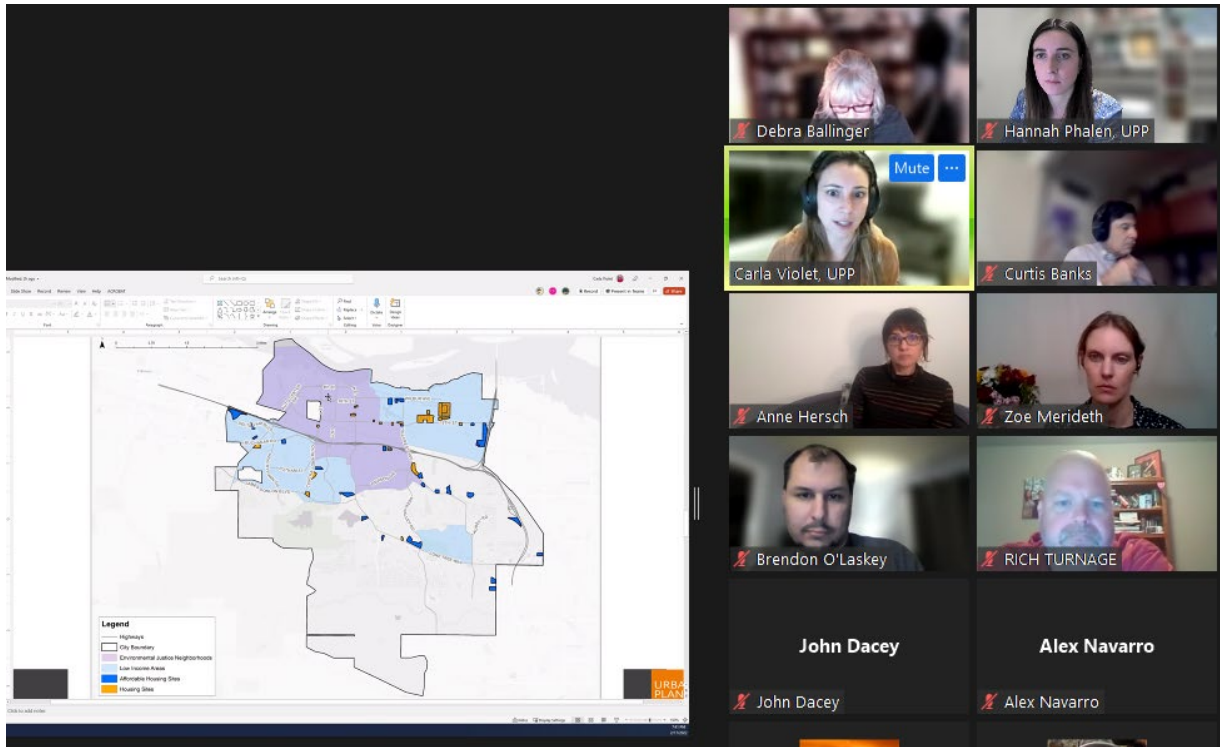
## Breakout Out Rooms



During breakout rooms discussions, participants were encouraged to give feedback on Antioch’s key housing needs and challenges, potential housing sites, and the location of Environmental Justice (EJ) neighborhoods. Participants answered five questions after receiving a presentation about housing needs and EJ concerns in Antioch and seeing a draft of the housing sites inventory. The feedback received during these discussion groups is listed below.

1. What, if anything, stood out from what you just heard? Does it seem correct? Are we leaving any key issues out from our talk on housing?
  - It is important to look at the Affirmatively Furthering Fair Housing analysis during the site selection process. Community engagement there is very important as well.
  - Community members want to see how much of past RHNA goals Antioch has met.
  - Some attendees wondered whether the map is sufficient to provide up to 3,000 homes but thinks it looks good overall.
  - Antioch is very car dependent, and for low-income areas it can be very isolating regarding services. They hope the City will think about this for future planning.

- Resident appreciates maps and opportunity areas, seeking an overlay of affordable housing with respect to opportunity zones and EJ areas—expressed concerns for seeing successful assessment of fair housing and affordable programs.
- Community members curious about what dictates “affordable housing.”



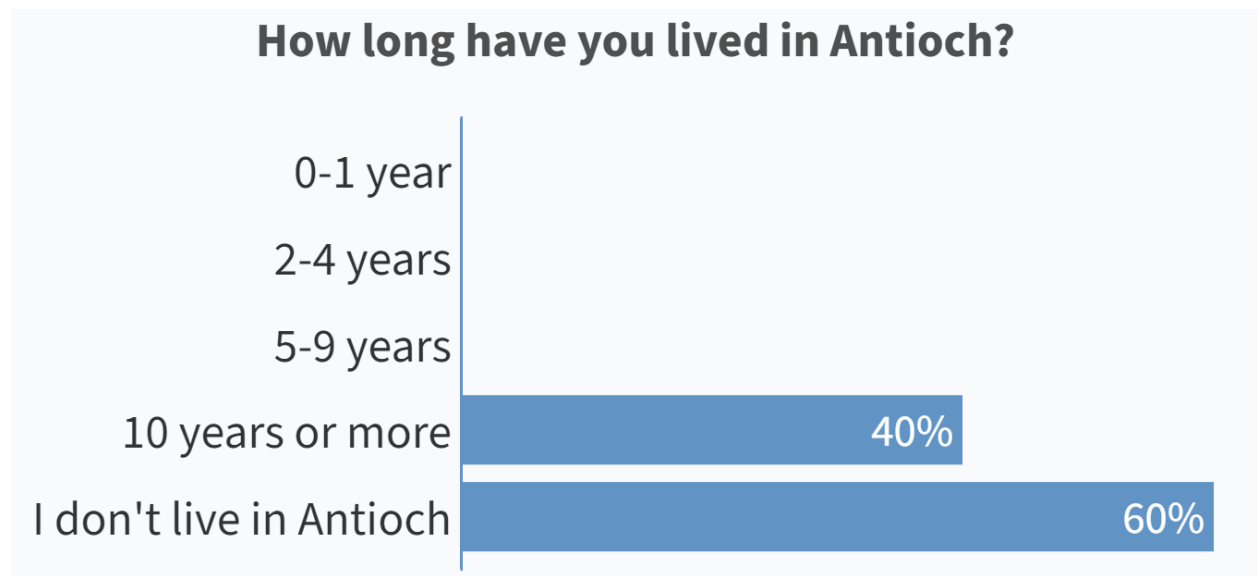
2. What are some of Antioch’s key housing needs and challenges? What did you think about the neighborhoods identified as Environmental Justice neighborhoods? Did we miss any?
  - The car dependency.
  - Provide housing where it should go, but also discourage housing where it shouldn’t go. Placing it next to transit reduces car dependency, and bike paths. There may be an opportunity through something like density transfer to shift units zoned for housing into infill sites closer to needed services so the City can 1) protect open space and green belt, 2) reduce GHG from cars, 3) amp up housing where it’s needed and can be more affordable and be less damaging to the environment.
  - The amount of infrastructure needed to support more housing needs consideration. In particular, near 18th street there is a back access to BART, which could easily bring a 4-mile trip to a 1-mile trip.
  - Surprised the area near Buchanan Road isn’t included as an EJ neighborhood due to environmental issues they’ve noticed there.
  - Anywhere near the freeway, there are a lot of trucks especially with the new Amazon facility in Oakley increasing truck emissions and frequency. Keeping housing away from freeway would be best.

- Someone wished there was more flexibility in identifying which neighborhoods are considered EJ neighborhoods beyond the quantitative metrics.
3. How do you feel about the identified housing sites? Do you think the sites have been spread throughout the city well?
- There was agreement that keeping new housing away from the freeway is best.
  - There was concern about a lack of a feeling of community when all the affordable housing is spread throughout the city and scattered.
  - Community members noticed a generally lack of new development capacity in the southern part of the City.
  - More concern for proximity to transit than actual location of sites.
  - One member says the sites look spread out, surprised that the sites visible meets the standards.
  - One member wanted to know if EJ properties near the harbor are included in updates for sea level rise.
  - One member of the public supported more multifamily and affordable housing opportunities in the southern boundary area market-rate housing community to better integrate and provide more business opportunities.
4. What words describe housing in your community ideally in the future?
- Affordable
  - All-electric
  - Safe
  - Walkable
  - Recycled materials
  - Duplexes, townhomes, not just big McMansions. Different types
  - Infill, keep open areas open and fill in where it's already developed
  - Equity and Opportunity
  - Healthy
  - Equitable
  - Affordable
  - Accessible
  - Sustainable
  - Opportunity for work and careers
5. Are there any other topics we didn't address that you'd like to discuss right now?
- Many renters are extremely housing burdened, we should make sure the affordable housing that is built is actually affordable enough for the people who live here.
  - There seems to be a lack of tenant protections in Antioch.

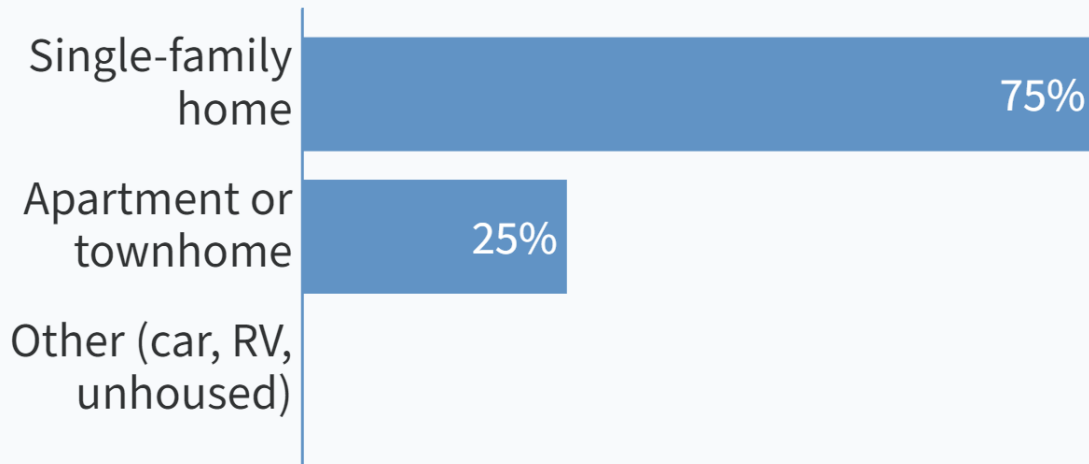
- Hopes the City will encourage alternative energy sources – not just solar but single house windmills and using smaller local grids.
- There are cost barriers that are difficult to build affordable housing and do the right thing for people with property they want to build affordable homes on. Connectivity fees, such as to Contra Costa Water, are too high just for the right to do business with them. The City needs more flexibility and some way to work through this would go a long way to ensure we can provide these price points that we all want.

### Live Poll

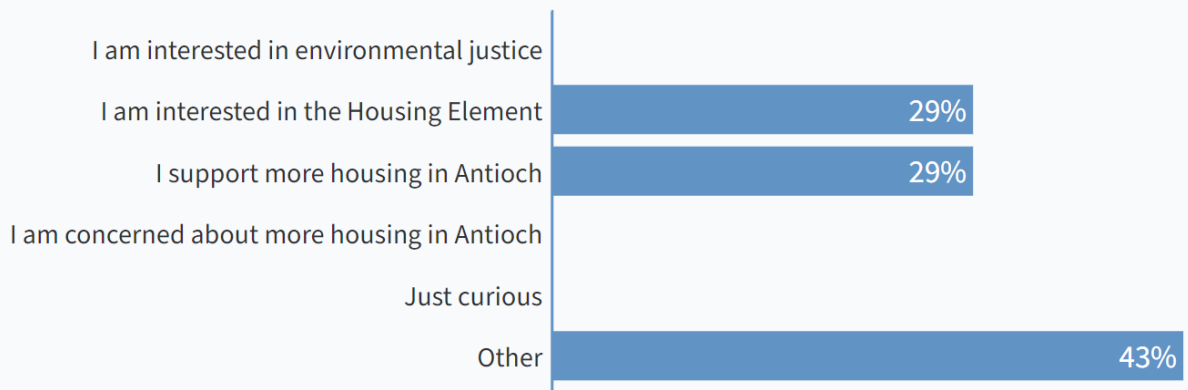
In addition to the breakout rooms, a live poll was used to collect data. The results are shown below.



## What type of home do you live in?



## Why are you attending tonight? Please select the option you most agree with.

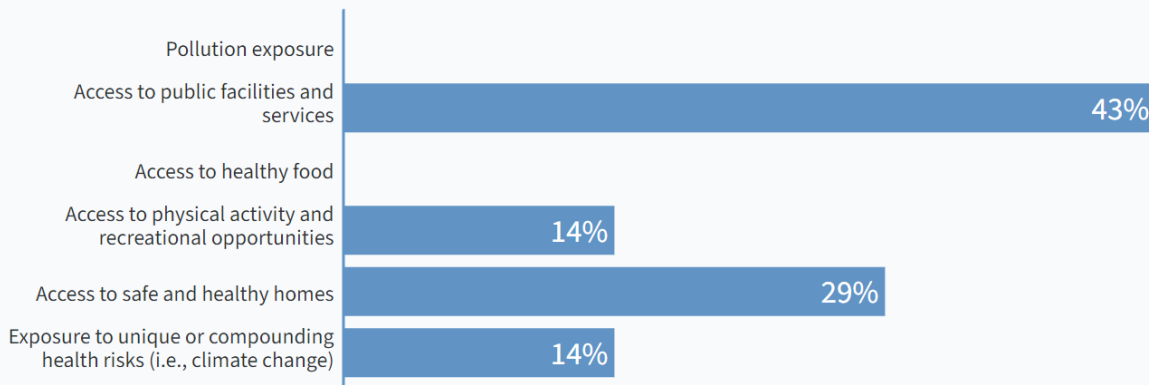




## In one word, describe housing in Antioch

inequitable  
unaffordable  
cheaper  
so-called-affordable  
sprawl  
overpriced

## Based on the EJ topics presented, what is the most critical issue in Antioch?

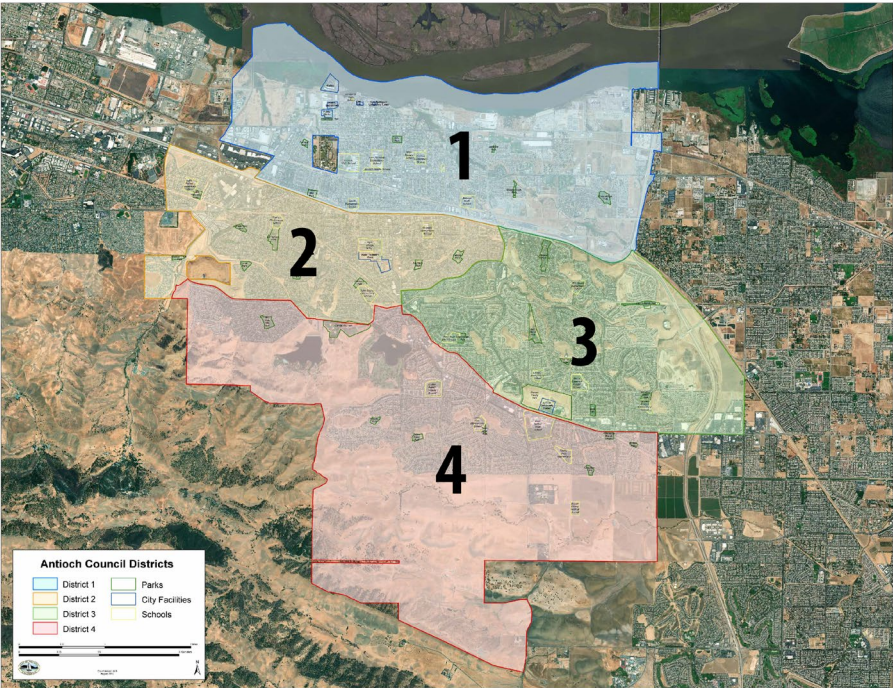
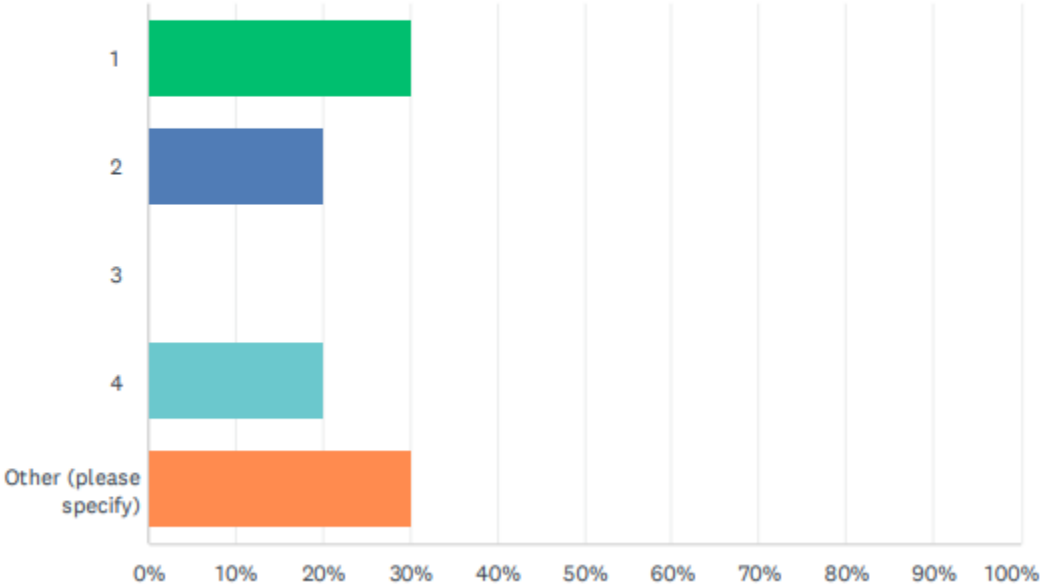


### Exit Poll Surveys

Online exit poll surveys were open following the first community meeting to assess the demographics of those who attended and compare to city demographics. The results and comparisons are described below.

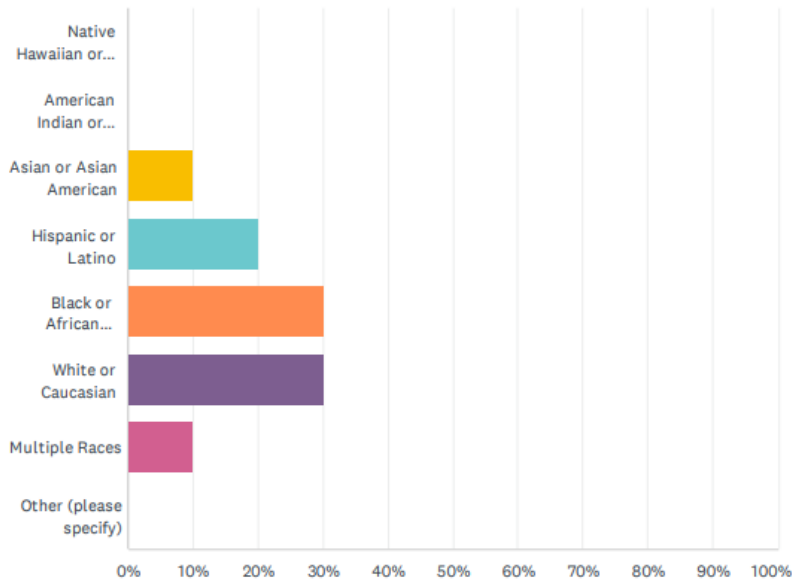
# Q5 What area do you live in?

Answered: 10 Skipped: 0



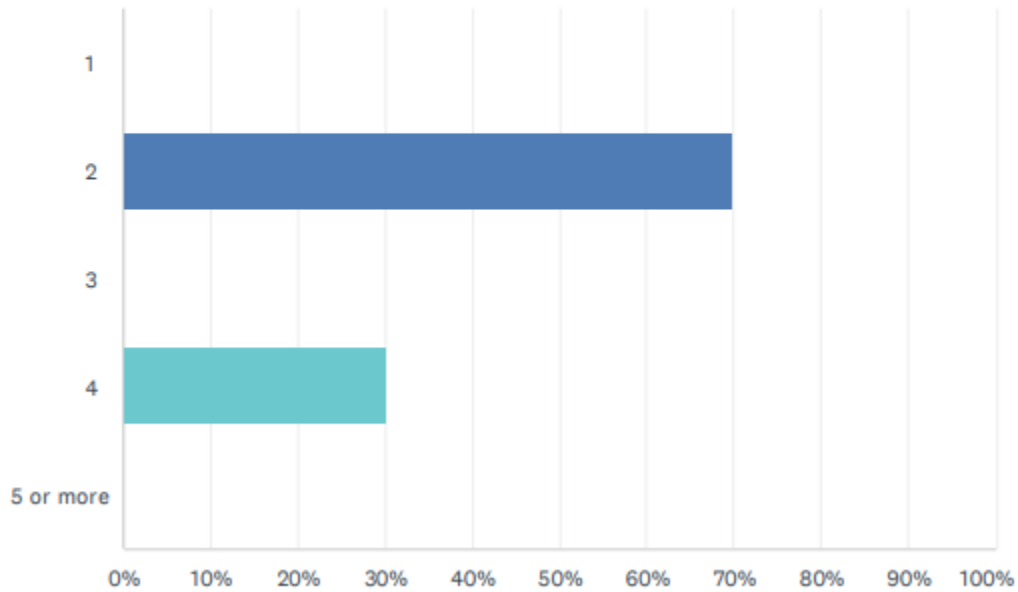
### Q6 What race/ethnicity do you most identify?

Answered: 10 Skipped: 0



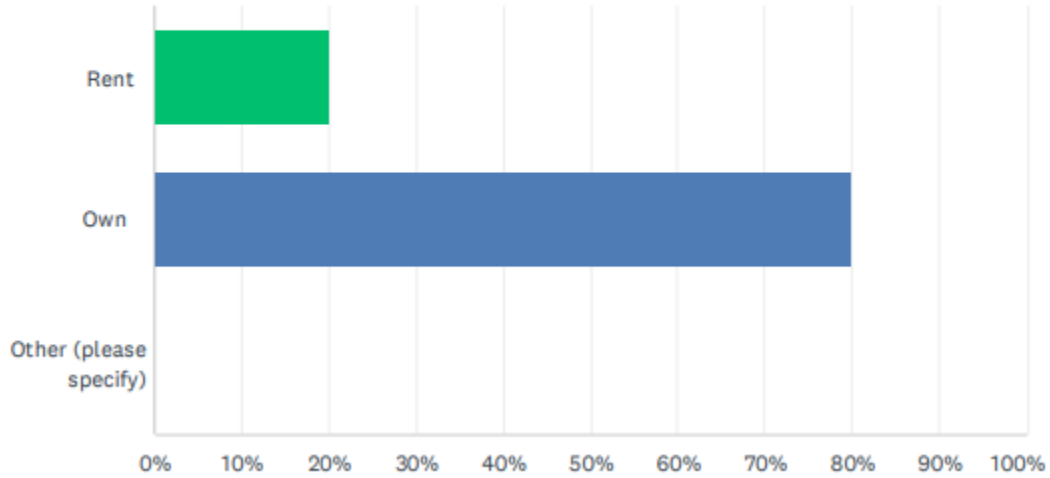
### Q7 How many people are in your household?

Answered: 10 Skipped: 0



## Q8 Do you rent or own your residence?

Answered: 10 Skipped: 0



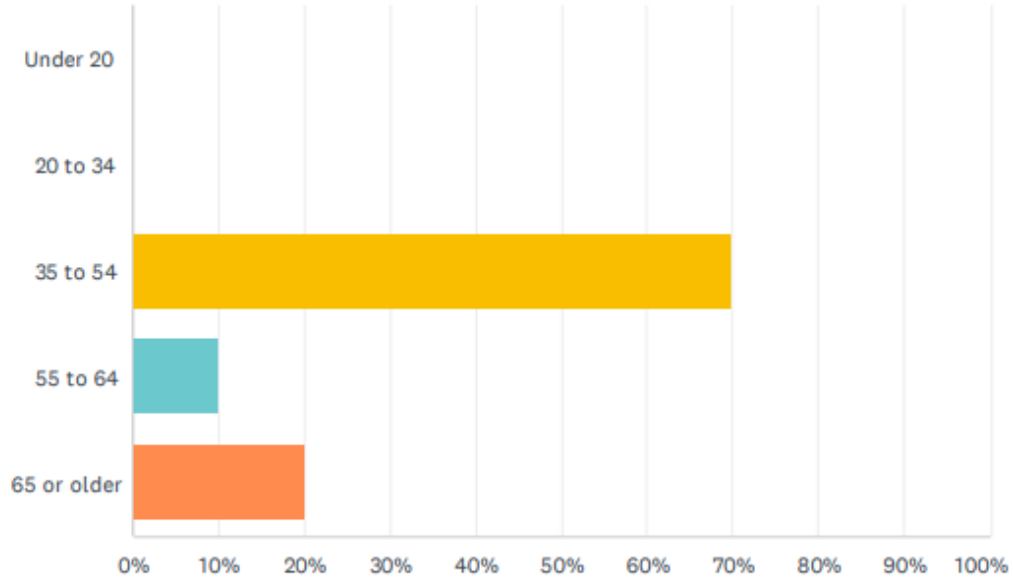
## Q9 Primary Language spoken at home

Answered: 10 Skipped: 0

#	RESPONSES	DATE
1	English	3/2/2022 5:34 PM
2	English	2/22/2022 2:08 PM
3	English	2/17/2022 8:11 PM
4	English	2/17/2022 8:09 PM
5	English	2/17/2022 8:09 PM
6	English	2/17/2022 8:07 PM
7	English	2/17/2022 8:07 PM
8	English	2/17/2022 8:07 PM
9	English	2/17/2022 8:06 PM
10	English	2/17/2022 8:05 PM

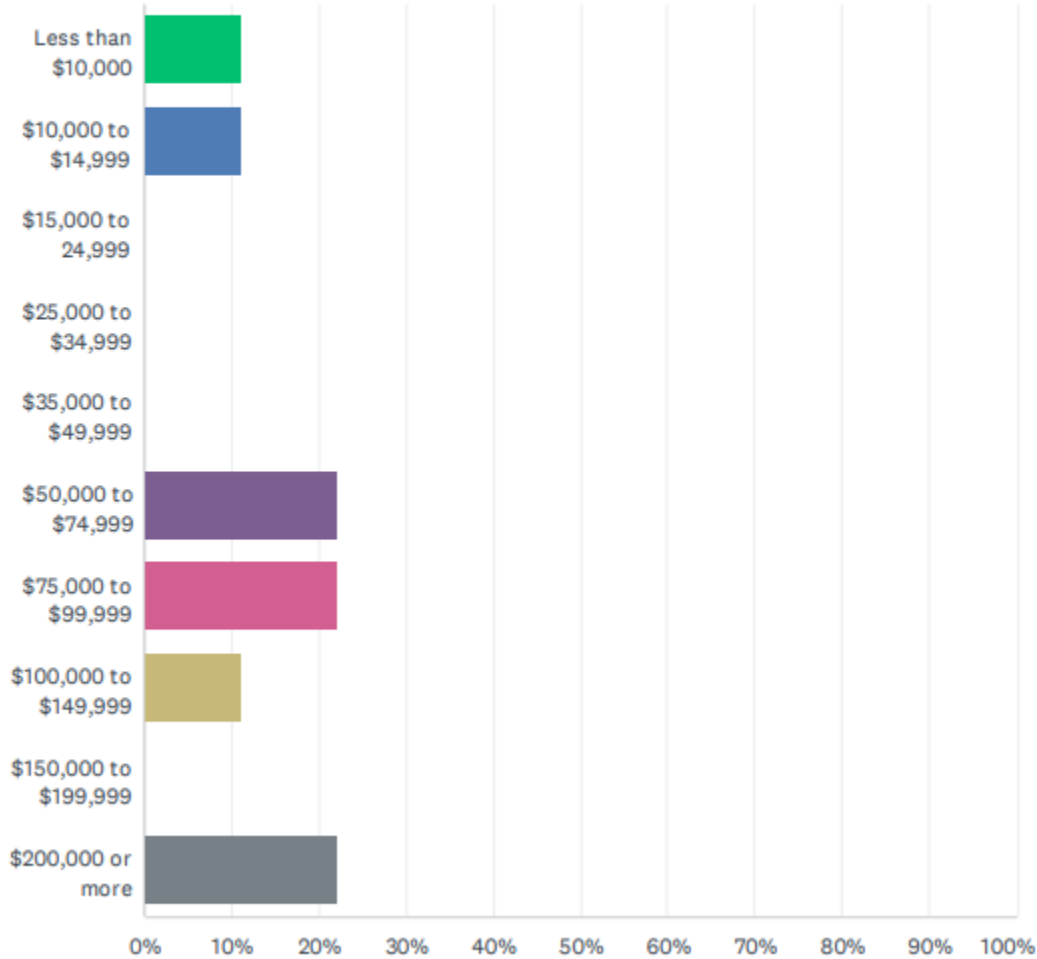
# Q10 What is your age?

Answered: 10 Skipped: 0



## Q11 What is your household income?

Answered: 9 Skipped: 1



Hispanic or Latinx residents make up 33% of Antioch’s population, but only 20% of the community meeting participants. White or Caucasian residents (28% of Antioch’s population) and Black or African American were slightly over-represented at 30% of participants, while Black or African American residents (21% of Antioch’s population) also represented 30% of the community meeting participants. Asian or Asian Americans make up 12% of Antioch’s population and 10% of the community meeting participants.

No one under 35 years old completed the first exit survey, nor anyone who did not speak English as a first language. Homeowners in Antioch make up 60% of the population, but were over-represented in the community meeting which was 80% homeowners.

To address the need for greater participation from renters, young adults, households with larger families, and Spanish speakers, the following practices were implemented for future outreach:

- A Spanish-language focus group and bilingual community meeting were implemented to better reach the Latinx community
- Publicity for the second community meeting was targeted at apartments, including Casa Blanca Apartments, Cypress Meadows Apartments, Delta Pines Apartments, and Delta View Apartments
- A partnership with First Five was established to reach their members who are primarily Spanish speakers and advocates for families

## COMMUNITY MEETING #2

The second community meeting on April 13, 2022, utilized group discussion and live polls to gather community feedback. To publicize the meeting, the following organizations and agencies were asked to share the flyer shown below: Antioch Unified School District, Opportunity Junction, BAART Programs, Brighter Beginnings, Antioch Rotary Club, East Bay Goodwill, AspiraNet, CIWP, Contra Costa Health Services, Independent Living Resources, Alpha Home Care for Seniors, First 5, ECHO, Shelter Inc, CC Senior Legal Services, Bay Area Legal Aid, Habitat for Humanity, San Vincent de Paul, and Cypress Meadows Apartment.

Physical flyers were also put up in several neighborhoods throughout the City. Physical flyers were also posted in the following locations throughout the City: Antioch Food Center on E 18<sup>th</sup> Street, Rite Aid on E 18<sup>th</sup> Street, Cielo Supermarket on A Street, United States Postal Service on 4<sup>th</sup> Street, United States Postal Service on W Tregallas Road, Nu Delhi Bazaar on Lone Tree Way, Starbucks on Lone Tree Way, Starbucks on Somersville Road, Antioch BART station, Safeway on Deer Valley Road, Antioch Contra Costa Library on 18<sup>th</sup> Street, Bridgemont on J Street, Casa Blanca Apartments on Claudia Court, Tom's Wash and Fold on Delta Fair Blvd, Laundry Room on Delta Fair Blvd, Launderland on A Street, and Antioch Senior Center on 2<sup>nd</sup> Street. The City also publicized the meeting on Next Door, the City's website, and via social media.

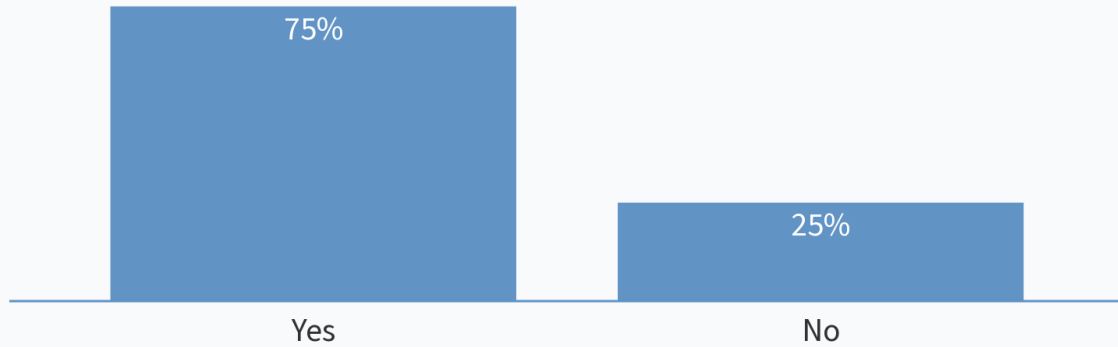
The first part of the meeting was a 25min-30min presentation about the housing element, goals and policies of the housing element, and environmental justice. During the presentation, live polls were used to gather participant feedback. The results are described below.



When poll is active, respond at [pollev.com/uppartners](https://pollev.com/uppartners)

Text **UPPARTNERS** to **22333** once to join

## Did you attend our last community meeting on Feb 17, 2022?



Powered by  Poll Everywhere

When poll is active, respond at [pollev.com/uppartners](https://pollev.com/uppartners)

Text **UPPARTNERS** to **22333** once to join

## In one word, describe housing in Antioch

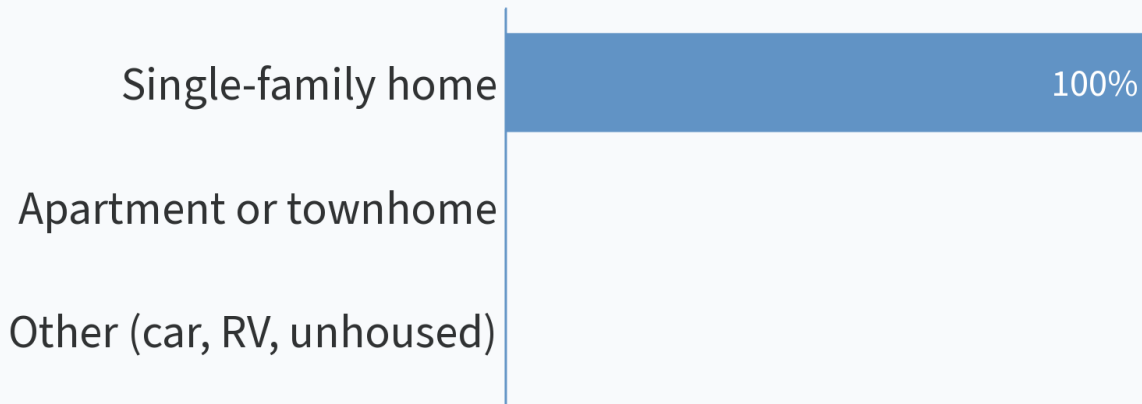
expensive  
scarce getting

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When poll is active, respond at [pollev.com/uppartners](https://pollev.com/uppartners)

Text **UPPARTNERS** to **22333** once to join

## What type of home do you live in?

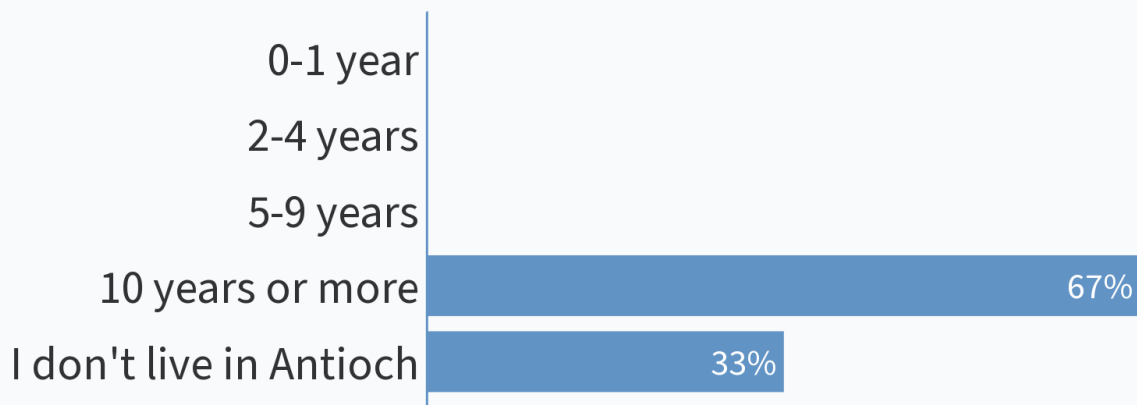


Powered by  Poll Everywhere

When poll is active, respond at [pollev.com/uppartners](https://pollev.com/uppartners)

Text **UPPARTNERS** to **22333** once to join

## How long have you lived in Antioch?

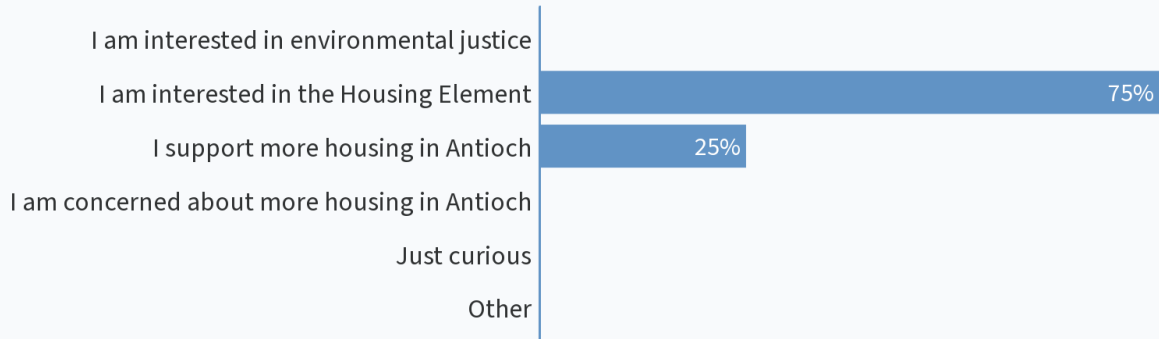


Powered by  Poll Everywhere

When poll is active, respond at [pollev.com/uppartners](https://pollev.com/uppartners)

Text **UPPARTNERS** to **22333** once to join

## Why are you attending tonight? Please select the option you most agree with.



Powered by  Poll Everywhere

This was followed by a 40-45min discussion with the participants. The discussion about was about the housing element goals and their relationship to housing needs in Antioch.

Key points from the discussion, organized according to each housing element goal, are listed below.

### Goal 1: Housing Conservation and Improvement

- Community land trusts as an option to preserve housing

### Goal 2: Housing Production

- Ensuring there are various types of housing available in the city, such as townhomes, single family, apartments, etc.
- Locating apartments near services is important.
- Programs to assist residents with down payments would be helpful.

### Goal 3: Special Needs Housing

- The conditional use permit currently required to build in the transitional housing overlay may serve as a hinderance to getting housing built.

### Goal 4: Elimination of Government Constraints

- Most people in the east bay require a car to get to their job. It is important to consider parking when considering housing.

### Goal 5: Fair Housing

- It is important to have tenant protections as rents continue to rise.

- Education for tenants and landlords about their rights would be useful.

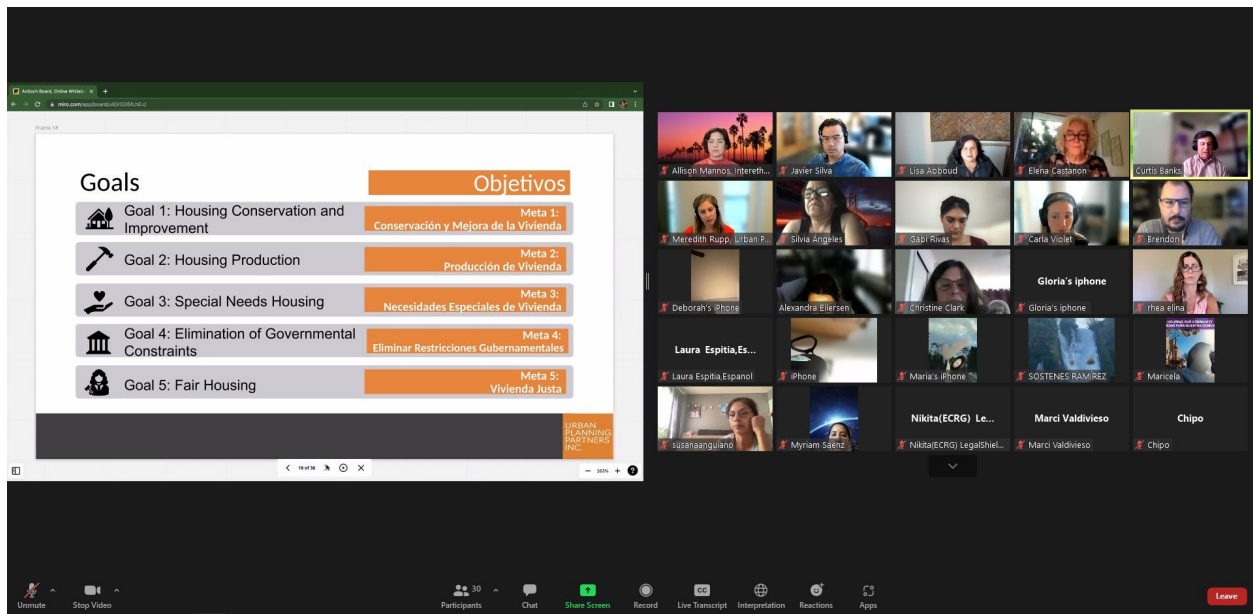
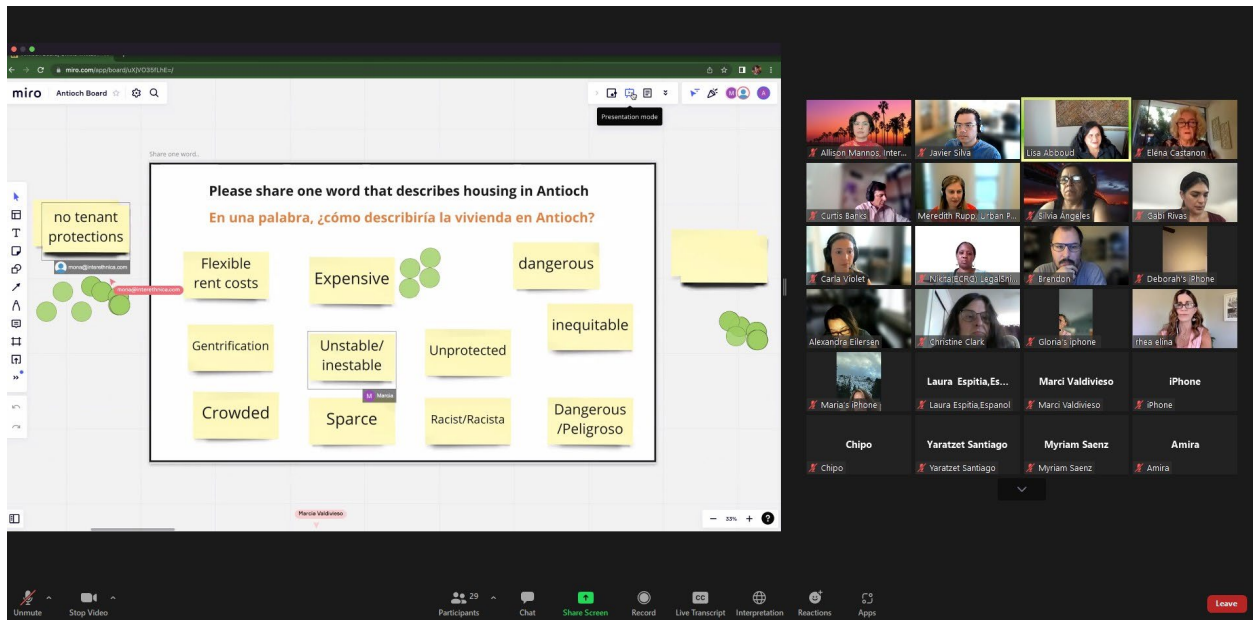
After the discussion, participants were informed about next steps for the housing element and provided relevant contact information if they had any comments or concerns.

### **BILINGUAL COMMUNITY MEETING #3**

The third community meeting on May 4 was co-hosted by First Five, an organization dedicated to ensuring children grow up healthy, ready for school, and supported in safe and nurturing families and communities. First Five is active in housing issues in Antioch and is currently completing a housing needs assessment. They are also a trusted organization among Antioch's Latinx community. The meeting content and format was formed in partnership with First Five to ensure ample time for community discussion. The meeting was conducted in English and Spanish on Zoom, with a Spanish-language interpretation channel available during the presentation and discussion naturally flowing between Spanish and English with back interpretation as needed. The meeting was attended by 21 community members.

Participants were asked to describe housing in Antioch and common themes included inadequate housing conditions, fair housing concerns, and housing cost. The words or phrases participants gave included:

- Inseguro/unsafe
- Lack of flexible rent cost
- Gentrification
- Crowded
- Sparse
- Racist/Racista
- Unprotected
- Unstable/inestable
- Expensive/costoso
- No tenant protections
- inequitable
- Dangerous/Peligroso



After a brief presentation on the Housing Element goals and EJ analysis, discussion was opened to discuss the housing element goals and their relationship to housing needs in Antioch.

Key points from the discussion, organized as constraints and opportunities, are listed below.

### Housing Needs and Constraints

- Tenants have felt intimidated or threatened by landlords to request repairs needed for their homes to be safe and healthy. Some residents reported experiencing potentially retaliatory behavior for actions they have taken (e.g., rent increases after participating in protests).

- The housing stock is unsafe for kids with houses in the The rent increases allowed even with State tenant protections provided by AB 1482 are too high (10% increase over one year) for many Antioch families.
- The units and circumstances protected from just cause eviction under State law exempt many units in Antioch, including units constructed in the last 15 years and tenants that have not been living in the same place for one year.
- Sycamore neighborhood strewn with garbage, abandoned vehicles, and other hazards.
- Rental housing is important for some segments of the community but the current regulations mean it is unstable. Homeownership opportunities would allow people to feel safe in their homes and is important for creating generational wealth, especially for groups that have historically been blocked from homeownership opportunities.
- There is a need for more legal services and to remove the paperwork and requirements needed to access these services. Residents reported that they end up abandoning efforts to obtain legal services given the time it takes to navigate systems.
- Homelessness is prevalent in Antioch and rents are too high.
- Antioch residents are unable to compete for homes with investors who offer cash and use houses just to make money.
- Black and Latinx residents are experiencing housing discrimination.
- Parks need improvements, including lighting and accessibility improvements and restrooms and/or water fountains. Parks are not walking distance from residents in northern Antioch.
- Clean air and improved schools are other priorities that affect residents' access to opportunities. There is concern about placing housing near Highway 4 due to air quality concerns from vehicle emissions.

### **Potential Solutions and Opportunities**

- Community land trusts, community benefits districts, and tenant opportunity to purchase and/or community opportunity to purchase acts can be established to prevent displacement and protect tenants.
- Tenant protections such as an anti-harassment ordinance, just cause eviction protections, and/or rent control can correct perceived power imbalances between tenants and landlords and empower tenants to take action against unsafe or inadequate housing conditions without fear of retaliation.
- A local just cause ordinance could remove loopholes in State law and decrease the causes considered permissible for eviction.
- Public, City-owned land could be used for affordable housing.
- Owner-occupancy requirements for certain housing typologies could create more stable neighborhoods and ensure residents are part of the Antioch community and not extracting investments out of housing.

- Models where landlords and property owners pay extra taxes or fees could create financial resources to fund a rent board. The City of Richmond was cited as a model where landlords pay for the costs to administer a rent control program.
- Homelessness interventions should address the root causes of homelessness.
- Educate renters on what their rights are as renters in Antioch.
- Education around homeownership and giving youth a roadmap to achieve homeownership can help build generational wealth and create more stable neighborhoods.
- A needs assessment on parks provides information on the quality of each of Antioch’s parks and can be used to inform EJ policies.
- Inclusionary zoning could increase the stock of affordable housing in Antioch.

**INCORPORATION INTO HOUSING ELEMENT**

Feedback from the community meetings was used to inform the Constraints, Housing Needs, and AFFH sections of the Housing Element, and policies and programs are proposed to directly address the barriers that were identified, as summarized below.

What We Heard	Policy or Program
<p>There is a need for more affordable housing near transit and jobs and better infrastructure in underserved neighborhoods. Place housing near transit and bike paths.</p>	<p>In accordance with Program 3.1.2, 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 work with the County to pursue a fee reduction or exemption for high-density housing near transit through Program 4.1.8.</p>
<p>It is important to look at the Affirmatively Furthering Fair Housing analysis during the site selection process. Community engagement there is very important as well.</p>	<p>The sites inventory and related programs (Programs 4.1.14 and 5.1.14) disperse affordable housing sites throughout the city and avoid concentrating units in northwestern Antioch where there are higher concentrations of poverty.</p>
<p>Sites for affordable housing should be selected based on proximity to services and transit. Housing should not be placed directly adjacent to highways given concerns for air quality and other environmental justice issues.</p>	<p>The sites inventory and related programs (Programs 4.1.14 and 5.1.14) disperse affordable housing sites throughout the city and proximity to services and transit were considered during the site selection process. The EJ neighborhoods with the greatest environmental hazards were avoided when considering the placement of affordable housing sites.</p>
<p>There is a need for more tenant protections, including discrimination and harassment protection, just cause policies, and rent control.</p>	<p>Program 5.1.9 establishes tenant protections consistent with Assembly Bill 1482, including measures related to relocation, documentation, rent control, and just cause eviction.</p>
<p>Tenants are not aware of their rights and landlords are not kept accountable for providing safe and healthy housing. Many housing situations are currently unsafe and inadequate.</p>	<p>Program 5.1.10 requires landlords to participate in fair housing training as a condition of their business license approval and Program 5.1.11 would ensure continued publication of resources and services available to tenants. Program 5.1.1 calls for continued collaboration with legal providers and fair housing services to provide educational services, including know your rights trainings.</p>
<p>Utilize regulatory and financial tools like by-right, and COPA/TOPA, community land trusts, and inclusionary.</p>	<p>Through Program 5.1.13, the City will support Contra Costa 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.</p>
<p>Residents have a desire for more homeownership opportunities.</p>	<p>Program 2.1.2 the City will support construction of new housing for homeownership and rental units on vacant and non-vacant</p>



	sites identified in the sites inventory.
People are concerned with homelessness and housing for persons with disabilities.	Programs 5.1.3 and 5.1.12 seek to incentivize greater numbers of accessible units in affordable housing projects and to increase awareness around reasonable accommodation.
The City should partner with fair housing organizations and other community based organizations to reach more residents.	Program 1.1.7 expands 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. Program 5.1.10 continues partnerships ECHO Housing and/or Bay Area Legal Aid to perform fair housing training for landlords and tenants. Program 5.1.11 continue maintenance of 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. 5.1.16 complements implementation Program 2.1.8, in which the City partners with Habitat for Humanity to create an ADU/JADU loan product and requires loan recipients to affirmatively market their ADU to populations with disproportionate housing needs.
Connectivity fees, such as to Contra Costa Water, are too high just for the right to do business with them. The City needs more flexibility and some way to work through this would go a long way to ensure we can provide these price points that we all want.	The City is working to reduce fees generally. Program 4.1.2 ensures that new residential development is adequately served by public facilities and services by continuing to implement the Development Impact Fee Program. Program 4.1.8 monitors the effects of regional fees levied by the County.
The City should encourage alternative energy sources – not just solar but single house windmills and using smaller local grids.	Program 1.3.2 encourages energy conservation through pursuing funding sources and program partnerships for energy saving and conservation. Program 1.1.10 encourages “green building” practices in new and existing housing development and neighborhoods.
There is a need for more tenant protections, including discrimination and harassment protection.	Program 5.1.9 establishes tenant protections consistent with Assembly Bill 1482, including measures related to relocation, documentation, rent control, and just cause eviction.
Community members noticed a generally lack of new development capacity in the southern part of the City.	The sites inventory and related programs (Programs 4.1.14 and 5.1.14) disperse affordable housing sites throughout the city and avoid concentrating units in northwestern Antioch where there are higher concentrations of poverty.

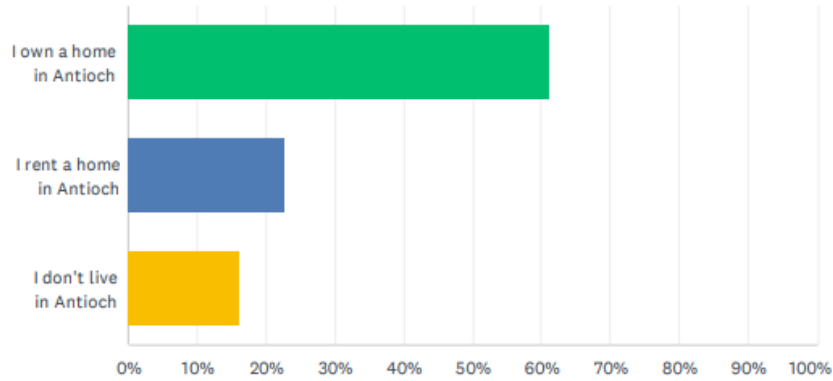
## COMMUNITY-WIDE SURVEY

The City also prepared an online survey to help design housing strategies that reflect local priorities, while still meeting State requirements. Two versions of the survey, one in English and one in Spanish, were posted online from April 1, 2022, to April 15, 2022, then again between April 20 and April 22. The survey was shared with participants signed up for housing element updates via the city website. Additionally, the survey was shared with Antioch CIWP, Aspiranet, East Bay Goodwill, Antioch Rotary Club, Brighter Beginnings, BAART Programs, Opportunity Junction, Antioch Unified School District, Contra Costa Health Services, Independent Living Resources, Alpha Home Care for Seniors, First 5, ECHO, Shelter Inc, CC Senior Legal Services, Bay Area Legal Aid, Habitat for Humanity, San Vincent de Paul, and Cypress Meadows Apartments. A total of 31 people, 26 of which live in the City of Antioch, completed the survey in English. A total of 4 people completed the survey in Spanish. The results of the

survey are shown below.

### Q1 What is your current housing situation?

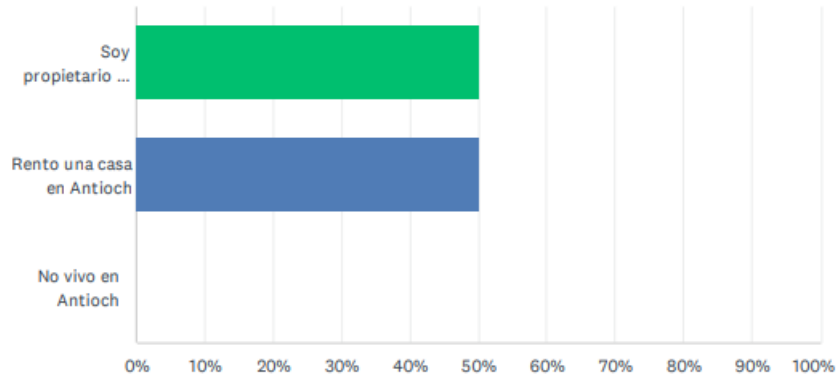
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES
I own a home in Antioch	61.29% 19
I rent a home in Antioch	22.58% 7
I don't live in Antioch	16.13% 5
TOTAL	31

## Q1 ¿Cuál es su situación de vivienda actual?

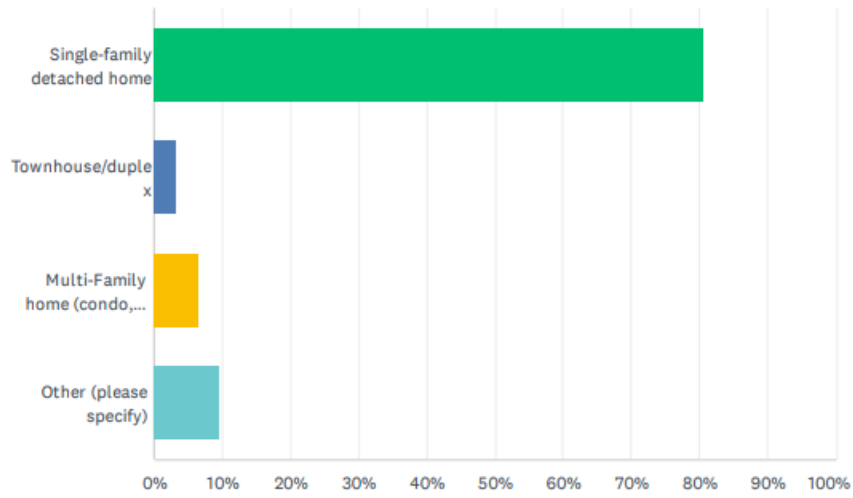
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Soy propietario de una casa en Antioch	50.00%	2
Rento una casa en Antioch	50.00%	2
No vivo en Antioch	0.00%	0
<b>TOTAL</b>		<b>4</b>

## Q2 Which of the following best describes your residence?

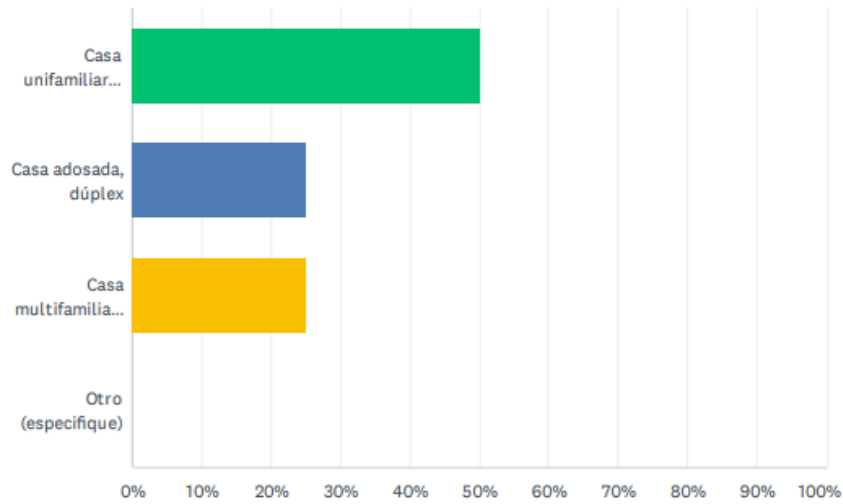
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single-family detached home	80.65%	25
Townhouse/duplex	3.23%	1
Multi-Family home (condo, apartment, accessory dwelling unit)	6.45%	2
Other (please specify)	9.68%	3
<b>TOTAL</b>		<b>31</b>

## Q2 ¿Cuál de las siguientes opciones describe mejor su residencia?

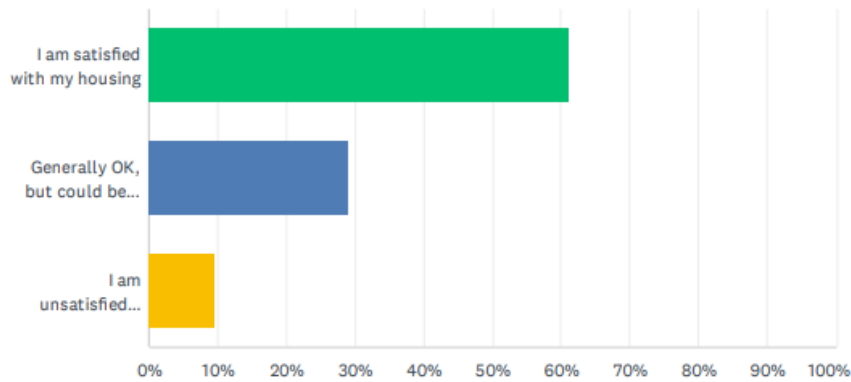
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES
Casa unifamiliar independiente	50.00% 2
Casa adosada, dúplex	25.00% 1
Casa multifamiliar (condominio, apartamento, unidad de vivienda anexa)	25.00% 1
Otro (especifique)	0.00% 0
<b>TOTAL</b>	<b>4</b>

### Q3 How well does your current housing meet your needs?

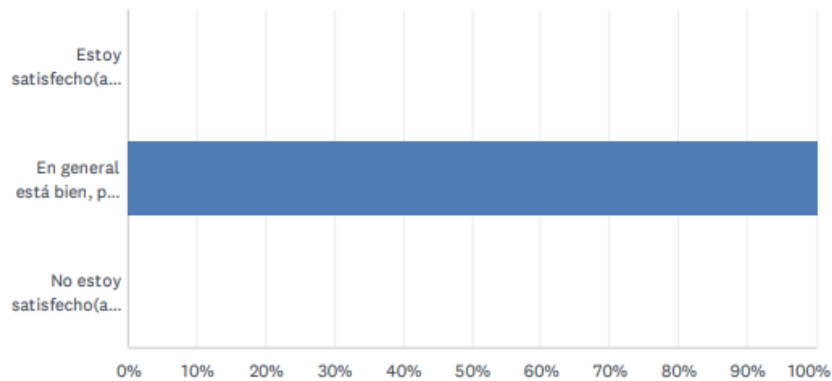
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES
I am satisfied with my housing	61.29% 19
Generally OK, but could be better	29.03% 9
I am unsatisfied with my housing (please explain)	9.68% 3
<b>TOTAL</b>	<b>31</b>

### Q3 Evalúe la forma en que su vivienda actual satisface sus necesidades

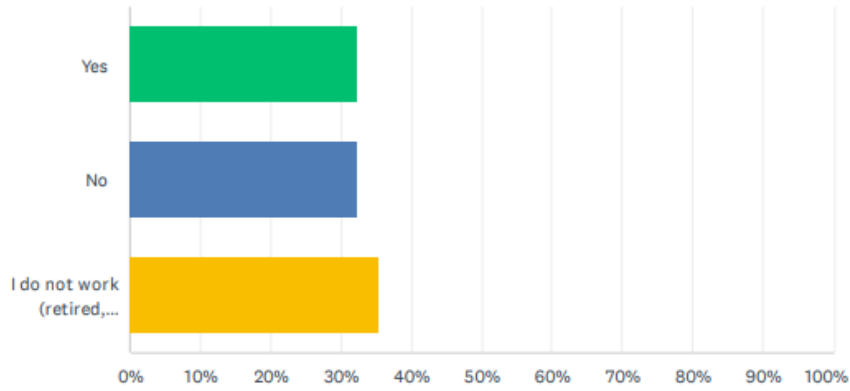
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES
Estoy satisfecho(a) con mi vivienda	0.00% 0
En general está bien, pero podría ser mejor	100.00% 4
No estoy satisfecho(a) con mi vivienda (explique)	0.00% 0
<b>TOTAL</b>	<b>4</b>

### Q4 Do you work in Antioch?

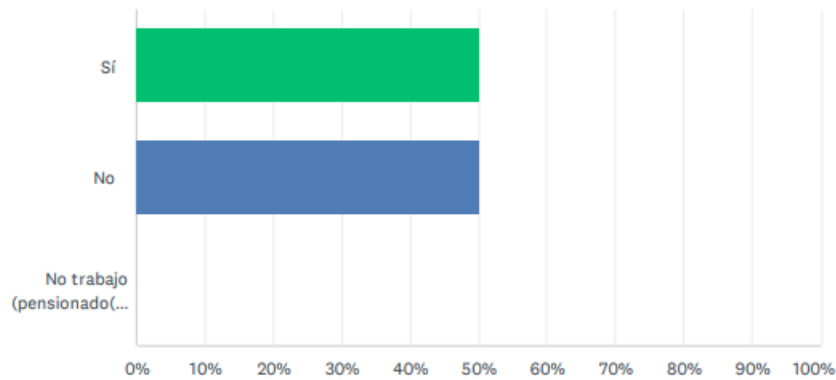
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	32.26%	10
No	32.26%	10
I do not work (retired, student, unable to work)	35.48%	11
<b>TOTAL</b>		<b>31</b>

### Q4 ¿Trabaja usted en Antioch?

Answered: 4 Skipped: 0

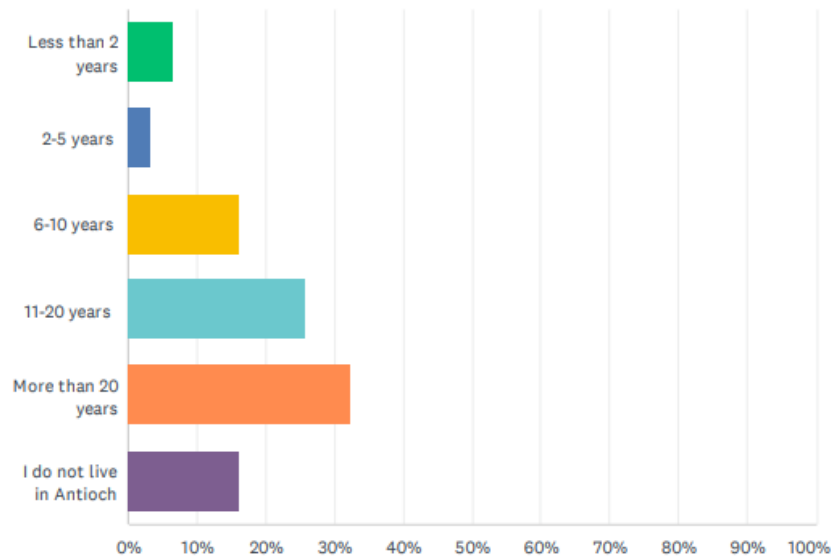


ANSWER CHOICES	RESPONSES	
Sí	50.00%	2
No	50.00%	2
No trabajo (pensionado(a), estudiante, no puedo trabajar)	0.00%	0
<b>TOTAL</b>		<b>4</b>



## Q5 How long have you lived in Antioch?

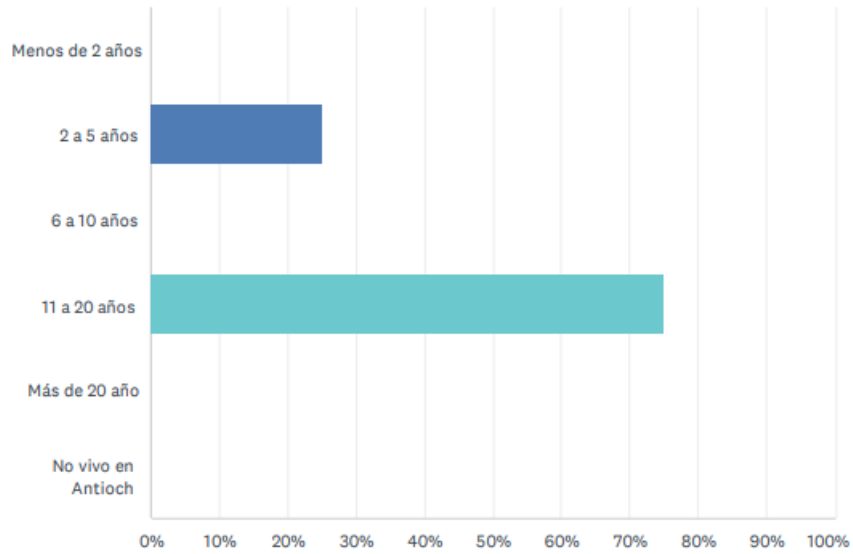
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than 2 years	6.45%	2
2-5 years	3.23%	1
6-10 years	16.13%	5
11-20 years	25.81%	8
More than 20 years	32.26%	10
I do not live in Antioch	16.13%	5
<b>TOTAL</b>		<b>31</b>

## Q5 ¿Cuánto tiempo lleva viviendo en Antioch?

Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Menos de 2 años	0.00%	0
2 a 5 años	25.00%	1
6 a 10 años	0.00%	0
11 a 20 años	75.00%	3
Más de 20 año	0.00%	0
No vivo en Antioch	0.00%	0
<b>TOTAL</b>		<b>4</b>

**Q6 The City must plan for 3,016 new housing units in the next eight years to meet its housing goals and comply with State law. What housing types do you think the City should support to meet its housing needs? Select all that apply.**

Answered: 31 Skipped: 0

ANSWER CHOICES	RESPONSES	
Accessory Dwelling Units on single-family lots	51.61%	16
Townhomes	48.39%	15
Duplexes, triplexes, and fourplexes	45.16%	14
Larger units for families with children and/or multiple generations	58.06%	18
Housing for seniors	74.19%	23
Housing for farmworkers	25.81%	8
Housing for people with disabilities	61.29%	19
Interim/transitional housing for people looking to transition from homelessness	74.19%	23
Other (please specify)	19.35%	6
Total Respondents: 31		

**Q6 La Ciudad debe planificar 3,016 nuevas unidades de vivienda en los próximos ocho años para cumplir con sus metas de vivienda y cumplir con la ley del Estado. ¿Qué tipos de vivienda cree usted que la Ciudad debe apoyar para satisfacer las necesidades de vivienda? Seleccione todos los que apliquen.**

Answered: 4 Skipped: 0

ANSWER CHOICES	RESPONSES	
Unidades de vivienda anexas en lotes unifamiliares	50.00%	2
Casas adosadas	50.00%	2
Complejos de 2, 3 o 4 unidades	25.00%	1
Unidades más grandes para familias con niños y/o varias generaciones	100.00%	4
Viviendas para personas mayores	50.00%	2
Viviendas para trabajadores agrícolas	0.00%	0
Viviendas para personas con incapacidades	25.00%	1
Viviendas provisionales/de transición para personas que sin hogar	25.00%	1
Otro (especifique)	0.00%	0
Total Respondents: 4		

## Q7 How do you feel about the following strategies to promote new housing development?

Answered: 31 Skipped: 0

	STRONGLY OPPOSE	MODERATELY OPPOSE	NEUTRAL / NO OPINION	MODERATELY SUPPORT	STRONGLY SUPPORT	TOTAL
Redevelop lots with existing buildings that have the potential for more housing units	9.68% 3	3.23% 1	6.45% 2	29.03% 9	51.61% 16	31
Incentivize accessory dwelling units (ADUs, also known as second units or granny flats) on existing single-family properties	3.23% 1	6.45% 2	22.58% 7	22.58% 7	45.16% 14	31
Modify zoning to allow residential development on vacant lots intended for commercial uses (e.g., offices)	3.23% 1	0.00% 0	12.90% 4	22.58% 7	61.29% 19	31
Increase residential densities to allow more housing units in areas near transit and services	6.45% 2	12.90% 4	6.45% 2	19.35% 6	54.84% 17	31
Streamline the housing approval process, reducing the time required for project approval	0.00% 0	9.68% 3	16.13% 5	19.35% 6	54.84% 17	31
Make it easy for religious institutions to add housing to their properties if they choose to	3.23% 1	9.68% 3	22.58% 7	19.35% 6	45.16% 14	31
Require new multi-family housing projects (e.g., apartments) to reserve a portion of their units as affordable housing for low-income residents	0.00% 0	0.00% 0	6.45% 2	29.03% 9	64.52% 20	31
Incentivize the development of small-scale multi-family buildings like duplexes and small apartment buildings, sometimes referred to as missing middle housing	3.23% 1	3.23% 1	12.90% 4	25.81% 8	54.84% 17	31

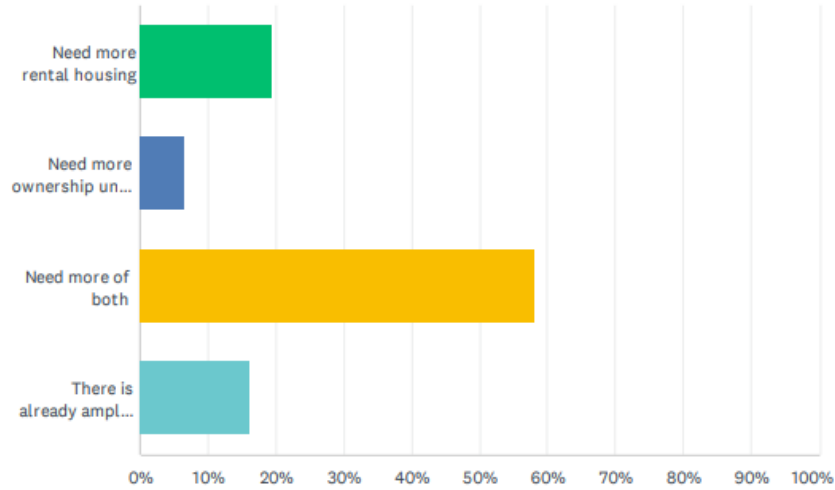
## Q7 ¿Qué opina de las siguientes estrategias para promover el desarrollo de nuevas viviendas?

Answered: 4 Skipped: 0

	ME OPONGO TOTALMENTE	ME OPONGO MODERADAMENTE	NEUTRO / SIN OPINIÓN	APOYO MODERADAMENTE	APOYO TOTALMENTE	TOTAL
Reurbanizar lotes con edificios existentes que tienen la posibilidad de contener más unidades de vivienda	25.00% 1	0.00% 0	0.00% 0	0.00% 0	75.00% 3	4
Incentivar las unidades de vivienda anexas (ADUs, también conocidas como segundas unidades o mini apartamentos) en propiedades unifamiliares existentes	25.00% 1	0.00% 0	0.00% 0	50.00% 2	25.00% 1	4
Modificar la zonificación para permitir el desarrollo residencial en lotes vacíos destinados a usos comerciales (por ejemplo, oficinas)	0.00% 0	0.00% 0	25.00% 1	25.00% 1	50.00% 2	4
Aumentar la densidad residencial para permitir un mayor número de viviendas en zonas cercanas a servicios y al transporte público	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Agilizar el proceso de aprobación de la vivienda, reduciendo el tiempo necesario para la autorización de proyectos	0.00% 0	0.00% 0	25.00% 1	25.00% 1	50.00% 2	4
Facilitar que las instituciones religiosas añadan viviendas a sus propiedades si así lo deciden.	0.00% 0	0.00% 0	0.00% 0	50.00% 2	50.00% 2	4
Exigir que los nuevos proyectos de viviendas multifamiliares (por ejemplo, apartamentos) reserven una parte de sus unidades como viviendas de precio accesible para residentes con bajos ingresos	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Incentivar el desarrollo de edificios multifamiliares a pequeña escala, como dúplex y pequeños edificios de apartamentos, a veces denominados vivienda tipo media "Missing Middle"	0.00% 0	0.00% 0	0.00% 0	50.00% 2	50.00% 2	4

## Q8 Do you think there are adequate housing options for rental and ownership in Antioch?

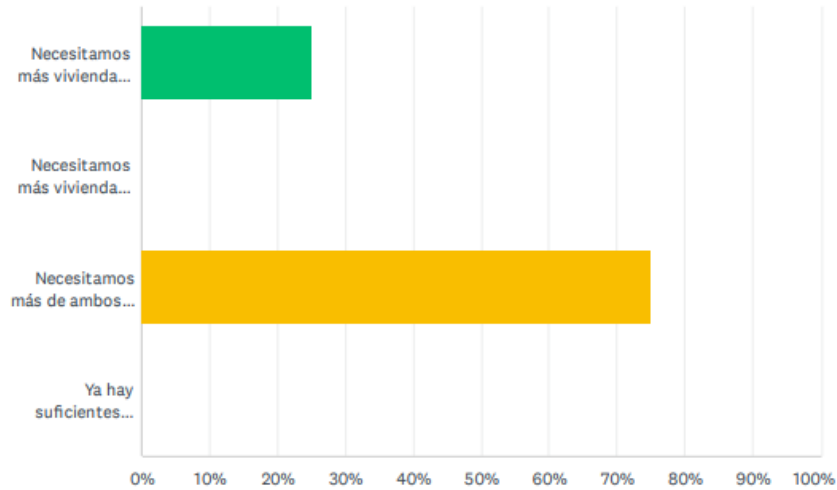
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES
Need more rental housing	19.35% 6
Need more ownership units (i.e., single-family homes, condos)	6.45% 2
Need more of both	58.06% 18
There is already ample housing	16.13% 5
<b>TOTAL</b>	<b>31</b>

## Q8 ¿Cree usted que hay suficientes opciones de vivienda para rentar y adquirir en Antioch?

Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Necesitamos más viviendas de renta	25.00%	1
Necesitamos más viviendas para adquirir (es decir, casas unifamiliares, condominios)	0.00%	0
Necesitamos más de ambos tipos	75.00%	3
Ya hay suficientes viviendas	0.00%	0
<b>TOTAL</b>		<b>4</b>



## Q9 How do you feel about the following strategies to address housing affordability?

Answered: 31 Skipped: 0

	STRONGLY OPPOSE	MODERATELY OPPOSE	NEUTRAL / NO OPINION	MODERATELY SUPPORT	STRONGLY SUPPORT	TOTAL
Financial assistance programs for people who cannot afford housing, such as subsidized rent and down payment loans	6.45% 2	3.23% 1	3.23% 1	25.81% 8	61.29% 19	31
Public funding for to construct new affordable housing	10.00% 3	6.67% 2	13.33% 4	13.33% 4	56.67% 17	30
Incentives for private developers to build more affordable housing in mixed-income projects	9.68% 3	3.23% 1	3.23% 1	25.81% 8	58.06% 18	31
Conversion of single-family units to duplexes in single-family neighborhoods	12.90% 4	9.68% 3	22.58% 7	29.03% 9	25.81% 8	31
Financial assistance to homeowners to add accessory dwelling units (ADUs)	6.45% 2	0.00% 0	16.13% 5	38.71% 12	38.71% 12	31
Streamlined housing approval process that can make it less expensive to build residential buildings by reducing the time required for project approval	3.23% 1	12.90% 4	12.90% 4	19.35% 6	51.61% 16	31
Affordable housing near transit and jobs	3.23% 1	3.23% 1	6.45% 2	19.35% 6	67.74% 21	31
Programs that help people experiencing homelessness find permanent housing	3.23% 1	3.23% 1	3.23% 1	16.13% 5	74.19% 23	31
Fees for new residential developments that would be used to fund the development of affordable housing	12.90% 4	6.45% 2	19.35% 6	19.35% 6	41.94% 13	31

## Q9 ¿Qué opina de las siguientes estrategias para crear más viviendas de precio accesible?

Answered: 4 Skipped: 0

	ME OPONGO TOTALMENTE	ME OPONGO MODERADAMENTE	NEUTRO / SIN OPINIÓN	APOYO MODERADAMENTE	APOYO TOTALMENTE	TOTAL
Programas de ayuda financiera para personas que no pueden pagar una vivienda, como rentas subvencionadas y préstamos para el pago inicial	0.00% 0	0.00% 0	0.00% 0	50.00% 2	50.00% 2	4
Financiación pública para construir nuevas viviendas de precio accesible	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Incentivos para que los promotores privados construyan más viviendas de precio accesible en proyectos de ingresos mixtos	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Conversión de unidades unifamiliares en dúplex en vecindarios unifamiliares	0.00% 0	0.00% 0	25.00% 1	0.00% 0	75.00% 3	4
Ayuda financiera a los propietarios de viviendas para agregar unidades de vivienda anexas (ADUs)	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Agilización del proceso de aprobación de la vivienda para hacer menos costosa la construcción de edificios residenciales al reducir el tiempo necesario para la autorización de proyectos	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Viviendas de precio accesible cerca del transporte público y de los puestos de trabajo	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Programas que ayuden a las personas sin hogar a encontrar una vivienda permanente	0.00% 0	0.00% 0	25.00% 1	0.00% 0	75.00% 3	4
Cuotas para nuevos desarrollos residenciales que se utilizarían para financiar el desarrollo de viviendas de precio accesible	0.00% 0	0.00% 0	25.00% 1	25.00% 1	50.00% 2	4

**Q10 What do you think are the best ways to ensure housing opportunities are available to all members of Antioch, especially those who have not had fair access to housing in the past? Please indicate your position for each option.**

Answered: 30 Skipped: 1

	STRONGLY OPPOSE	MODERATELY OPPOSE	NEUTRAL / NO OPINION	MODERATELY SUPPORT	STRONGLY SUPPORT	TOTAL
Landlord and tenant counseling services	3.33% 1	0.00% 0	16.67% 5	23.33% 7	56.67% 17	30
Foreclosure prevention services	3.33% 1	6.67% 2	16.67% 5	16.67% 5	56.67% 17	30
Emergency rental assistance programs	3.33% 1	3.33% 1	6.67% 2	20.00% 6	66.67% 20	30
Education and counseling on fair housing laws	3.33% 1	0.00% 0	6.67% 2	16.67% 5	73.33% 22	30
Relocation assistance for displaced tenants	6.67% 2	3.33% 1	6.67% 2	16.67% 5	66.67% 20	30
Ensure affordable housing opportunities are created throughout the entire city	6.67% 2	3.33% 1	6.67% 2	23.33% 7	60.00% 18	30
Improve infrastructure, transit, and services in underserved neighborhoods	3.33% 1	3.33% 1	3.33% 1	13.33% 4	76.67% 23	30
Provide financial incentives to landlords who participate in housing voucher programs	13.33% 4	10.00% 3	6.67% 2	16.67% 5	53.33% 16	30
Passage of an anti-harassment ordinance to prohibit intimidation or fraud to force tenants to move out	13.33% 4	0.00% 0	6.67% 2	10.00% 3	70.00% 21	30
Fair housing testing services to identify unlawful housing discrimination	3.33% 1	0.00% 0	6.67% 2	16.67% 5	73.33% 22	30

**Q10 ¿Cuáles cree usted que son las mejores maneras de garantizar que haya oportunidades de vivienda disponibles para todos las personas en Antioch, especialmente para aquellas que no hayan tenido un acceso justo a la vivienda en el pasado? Indique su posición para cada opción.**

Answered: 4 Skipped: 0

	ME OPONGO TOTALMENTE	ME OPONGO MODERADAMENTE	NEUTRO /SIN OPINIÓN	APOYO MODERADAMENTE	APOYO TOTALMENTE	TOTAL
Servicios de asesoría a inquilinos y propietarios	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Servicios de prevención de ejecuciones hipotecarias	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Programas de ayuda de emergencia para la renta	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Educación y asesoría sobre las leyes de vivienda justa	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Asistencia para la reubicación de inquilinos desplazados	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Garantizar la creación de oportunidades de vivienda de precio accesible en toda la ciudad	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Mejorar la infraestructura, el transporte público y los servicios en los vecindarios desatendidos	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Ofrecer incentivos financieros a los propietarios que participen en programas de vales de vivienda	0.00% 0	0.00% 0	25.00% 1	25.00% 1	50.00% 2	4
Aprobación de una ordenanza contra el acoso que prohíba la intimidación o el fraude para obligar a los inquilinos a desocupar su vivienda	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Servicios de pruebas de vivienda justa para identificar la discriminación ilegal en la vivienda	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4

## Q11 Is there anything else you'd like to tell us about housing needs in Antioch?

Answered: 21 Skipped: 10

Open-Ended Response
No
Nope
Yes. There should have been more time given to the community of Antioch to complete this survey. The more time the more participation. And I do have a few comments to add: On question #7 We should also add modifying zoning in single family neighborhoods to allow more residential density. On question # 8 We should add also incentivizing funding for Tenant Owned Property Acquisition (TOPA= Tenant Opportunity to Purchase Act). On question #9 Yes. Subsidized rent is great, and public funding for Social Housing is great (especially if each tenant given a voucher is streamlined into the Home Choice Voucher (HCV) Program for homeownership. Also, we should increase Density Bonuses to 10% Very-low Income, and an additional 5% for Low-Income residents. I do not trust impact/service fees in lieu of affordable housing, because the fees plie up while all the available land for affordable housing is developed (the value is in the land). Also, the city of Oakland experienced a lack of Fiduciary Accounting of fees by the City. Lastly, on question #10 Yes. Incentivize Housing Voucher Program (see comments on question #9), but also more funding for Rapid Rehousing/Rapid Exiting Program
No
Engage with residents in the recently annexed northeast Antioch neighborhood
No
Pass All needed Housing Policies niow
We need more affordable housing and stop the gentrification of our community. We need to keep our diverse community and help those who are in need, especially families and children!
Everyone Deserves A Home.
rent is getting out of control!!!!
Live/work spaces
We need middle income homeownership opportunities
Increasing housing must also have increased emergency, Postal Service and businesses at the same time.
Perhaps provide opportunities for citizens to partner with the city to build affordable housing. Like a co-op program where residents get tax incentives to participate. Or co ownership opportunities to buy housing.
Landlord responsibility for homes they rent to keep their property clean. Require them to maintain yards & upkeep of their property. Provide service to landlords on how to choose renters who won't trash their rental home. Neighborhoods in Antioch have severe blight issues with irresponsible landlords
No
Tenants should have a right to legal representation in tenant-landlord legal issues.
The problem is that jobs are created in other areas, which do not have enough housing and thus the workers can only afford Antioch. Need businesses to set up in East County. There is plenty of land east of Antioch to build homes and businesses. Why make the population denser in Antioch so that people If you build it people will come! If the city of Antioch wants to stay forward thinking and relevant it must meet the demands of the people first, lose the old good old boys attitude and thinking. like Pittsburg did and compete with it's surrounding cities for housing market.
we also need more jobs, stores and infrastructure to accommodate the increase in housing
na

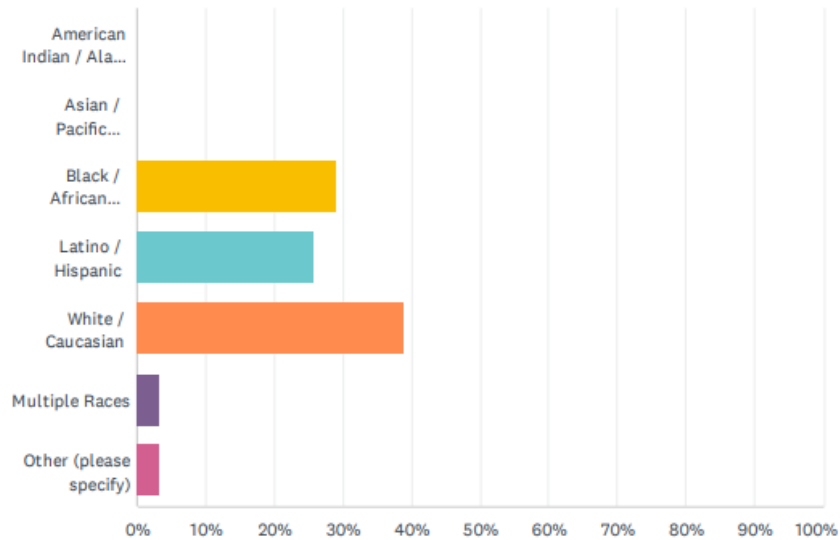
## Q11 ¿Hay algo más que le gustaría decirnos sobre las necesidades de vivienda en Antioch?

Answered: 2 Skipped: 2

Open-Ended Response
Igual de apoyos para personas indocumentadas y legales
Se necesitan más programas de vivienda a bajo costo o renta basada en el ingreso. También se necesitan leyes de control de renta y causa justa. Programas que ayuden con la cuota inicial para primeros compradores de casa.

## Q13 What race/ethnicity do you most identify?

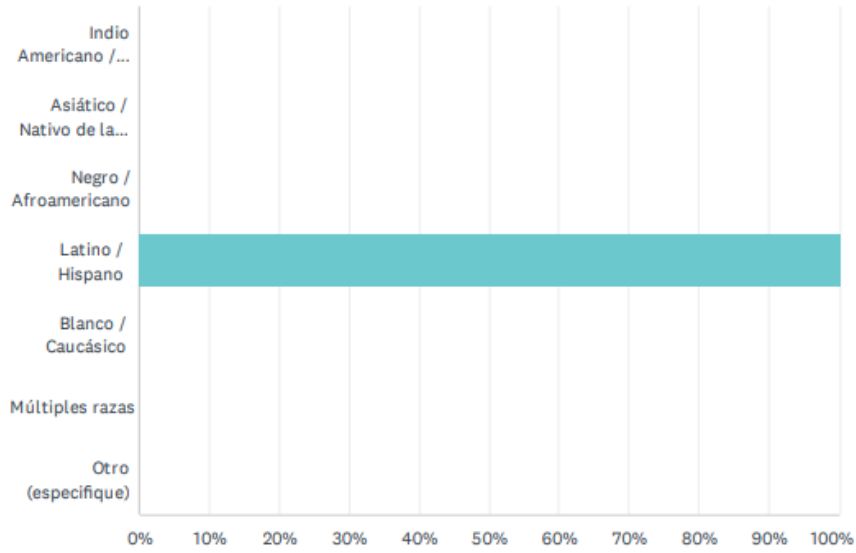
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
American Indian / Alaska Native	0.00%	0
Asian / Pacific Islander	0.00%	0
Black / African American	29.03%	9
Latino / Hispanic	25.81%	8
White / Caucasian	38.71%	12
Multiple Races	3.23%	1
Other (please specify)	3.23%	1
<b>TOTAL</b>		<b>31</b>

### Q13 ¿Con qué raza/etnia se identifica más?

Answered: 4 Skipped: 0

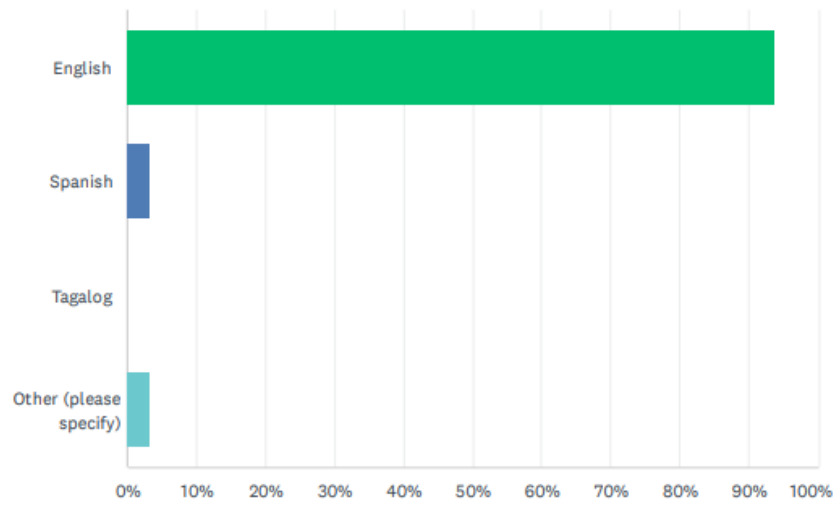


ANSWER CHOICES	RESPONSES	
Indio Americano / Nativo de Alaska	0.00%	0
Asiático / Nativo de las islas del Pacífico	0.00%	0
Negro / Afroamericano	0.00%	0
Latino / Hispano	100.00%	4
Blanco / Caucásico	0.00%	0
Múltiples razas	0.00%	0
Otro (especifique)	0.00%	0
<b>TOTAL</b>		<b>4</b>



## Q14 Primary language spoken at home

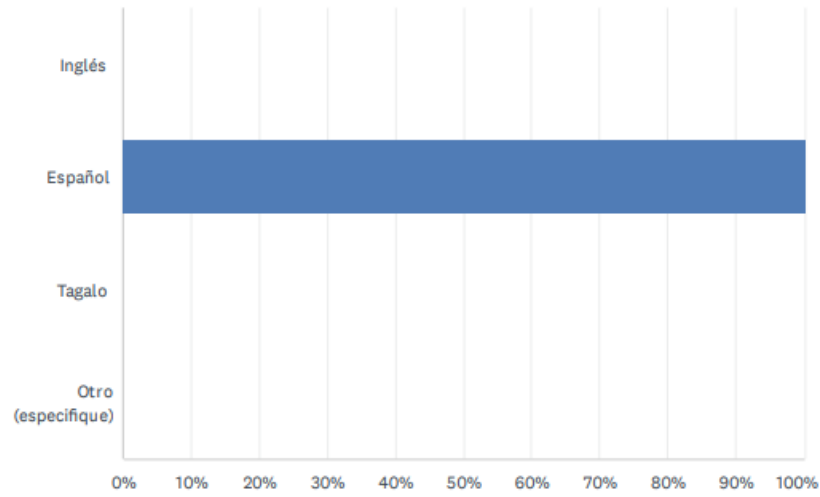
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
English	93.55%	29
Spanish	3.23%	1
Tagalog	0.00%	0
Other (please specify)	3.23%	1
<b>TOTAL</b>		<b>31</b>

### Q14 Idioma principal que se habla en casa

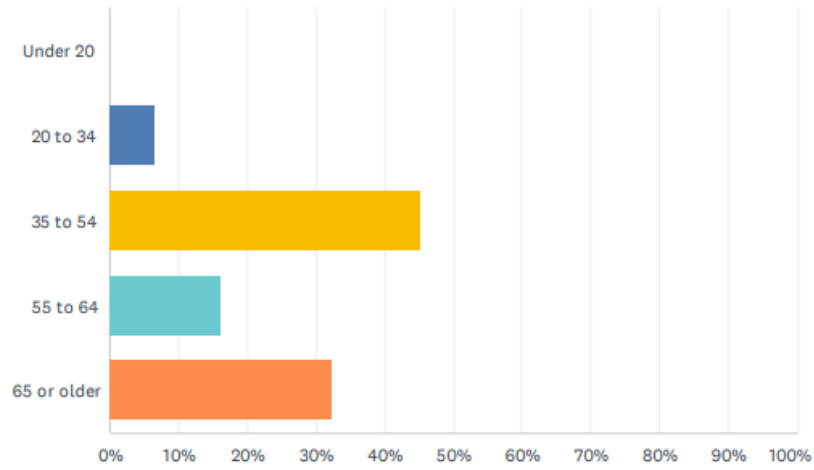
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Inglés	0.00%	0
Español	100.00%	4
Tagalo	0.00%	0
Otro (especifique)	0.00%	0
<b>TOTAL</b>		<b>4</b>

## Q15 What is your age?

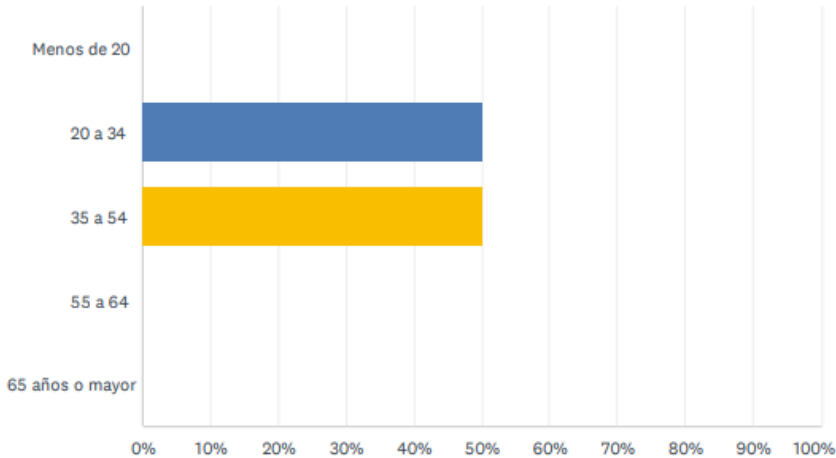
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 20	0.00%	0
20 to 34	6.45%	2
35 to 54	45.16%	14
55 to 64	16.13%	5
65 or older	32.26%	10
<b>TOTAL</b>		<b>31</b>

### Q15 ¿Cuál es su edad?

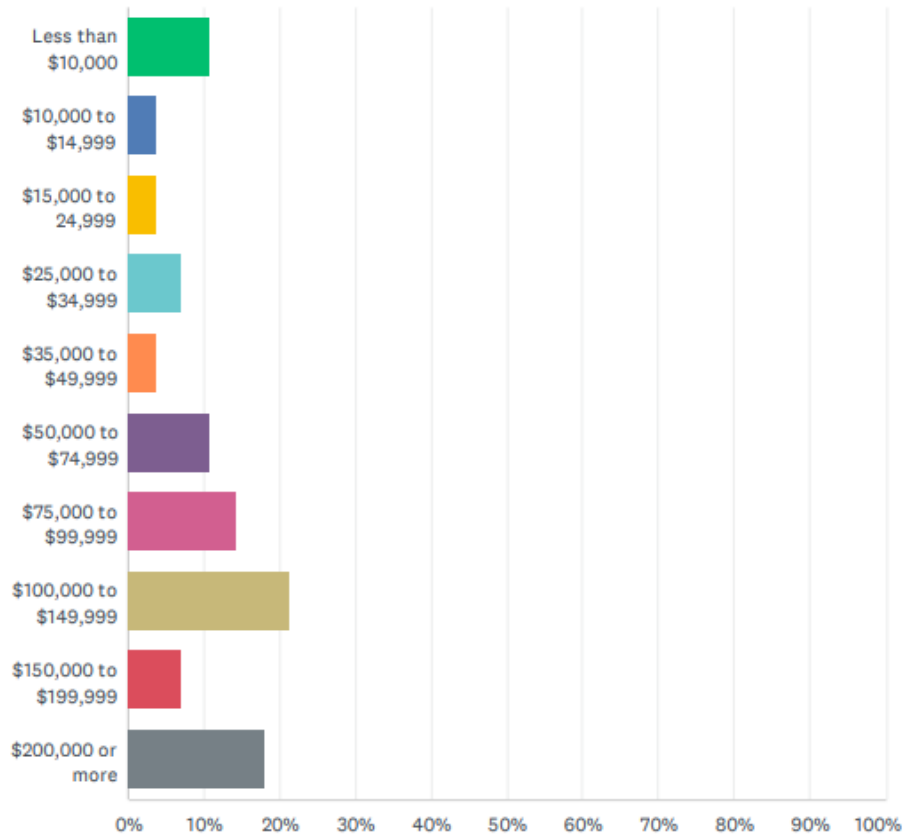
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Menos de 20	0.00%	0
20 a 34	50.00%	2
35 a 54	50.00%	2
55 a 64	0.00%	0
65 años o mayor	0.00%	0
<b>TOTAL</b>		<b>4</b>

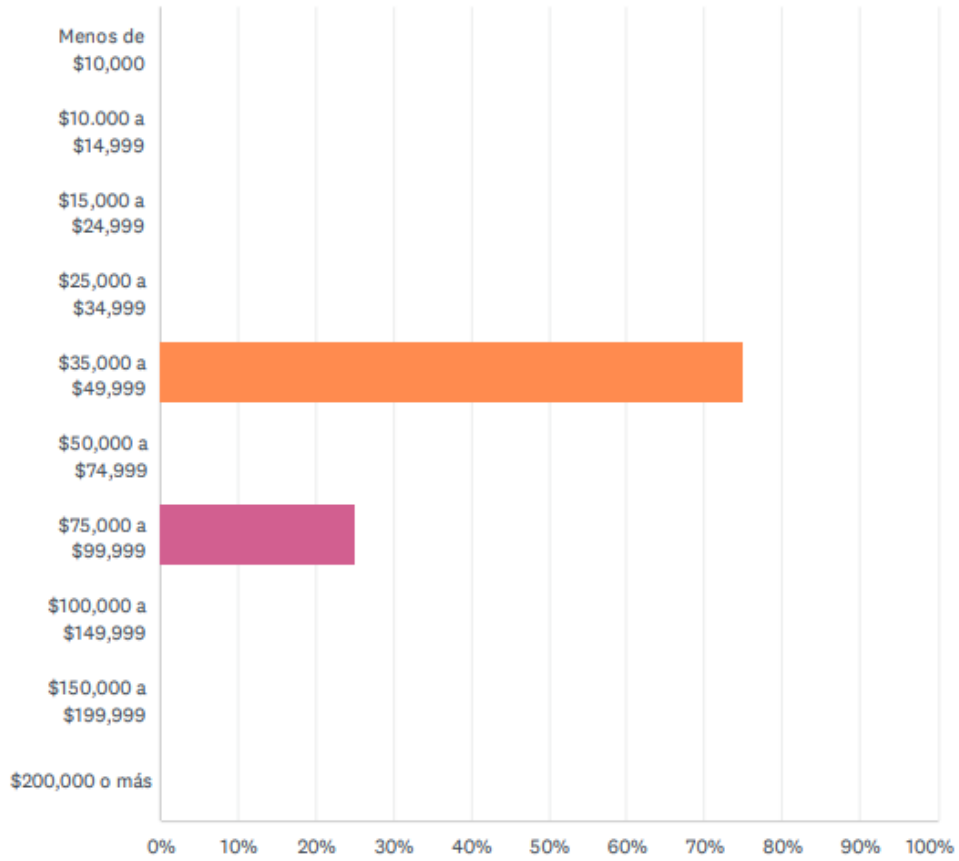
# Q16 What is your household income?

Answered: 28 Skipped: 3



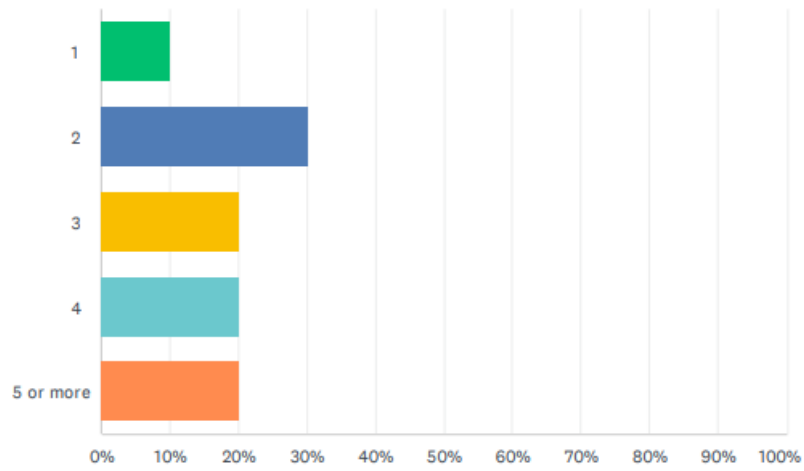
# Q16 ¿Cuáles son los ingresos de su grupo familiar?

Answered: 4 Skipped: 0



## Q17 How many people are in your household?

Answered: 30 Skipped: 1

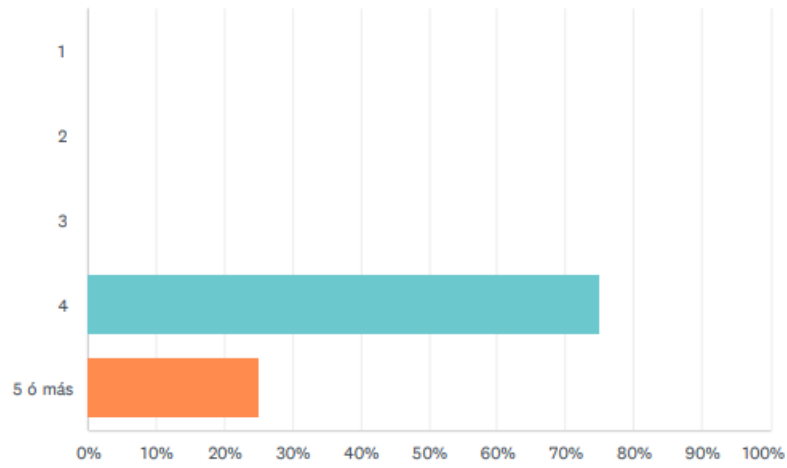


ANSWER CHOICES	RESPONSES	
1	10.00%	3
2	30.00%	9
3	20.00%	6
4	20.00%	6
5 or more	20.00%	6
TOTAL		30

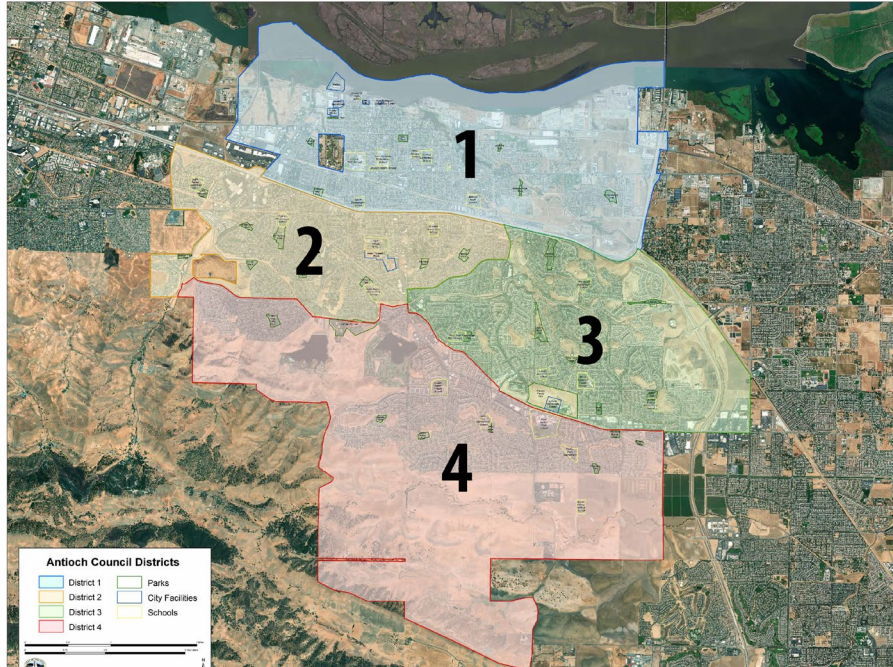


## Q17 ¿Cuántas personas hay en su grupo familiar?

Answered: 4 Skipped: 0

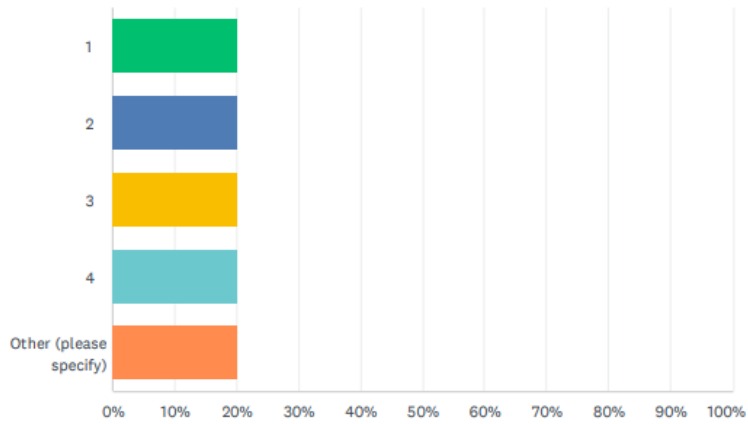


ANSWER CHOICES	RESPONSES	
1	0.00%	0
2	0.00%	0
3	0.00%	0
4	75.00%	3
5 ó más	25.00%	1
<b>TOTAL</b>		<b>4</b>



**Q18 What area do you live in Antioch?**

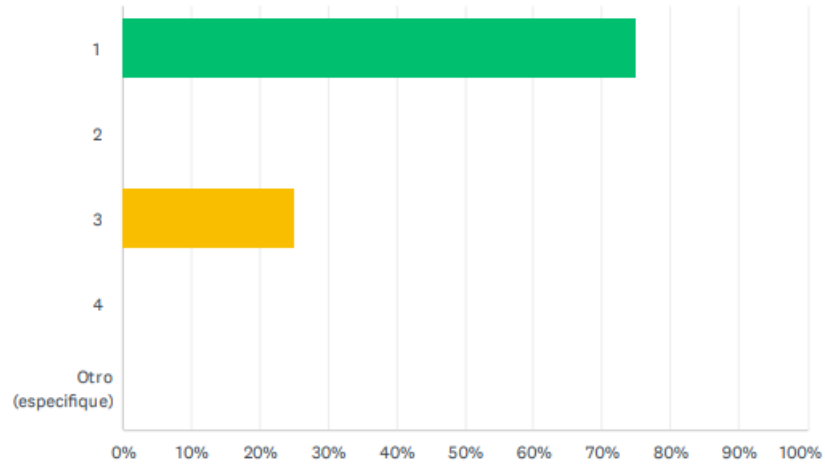
Answered: 30 Skipped: 1



ANSWER CHOICES	RESPONSES	
1	20.00%	6
2	20.00%	6
3	20.00%	6
4	20.00%	6
Other (please specify)	20.00%	6
<b>TOTAL</b>		<b>30</b>

### Q18 ¿En qué zona de Antioch vive usted?

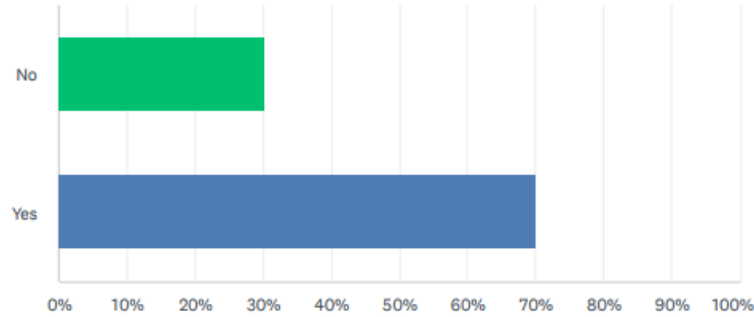
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
1	75.00%	3
2	0.00%	0
3	25.00%	1
4	0.00%	0
Otro (especifico)	0.00%	0
<b>TOTAL</b>		<b>4</b>

**Q19 Would you like to sign up for email updates on the project? All entries will be placed in a raffle to win a \$50 gift card!**

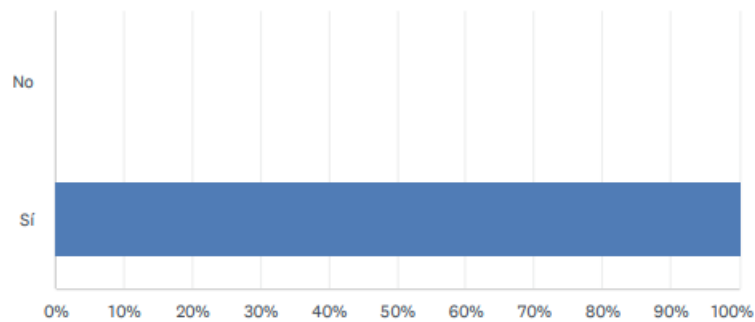
Answered: 30 Skipped: 1



ANSWER CHOICES	RESPONSES	
No	30.00%	9
Yes	70.00%	21
<b>TOTAL</b>		<b>30</b>

**Q19 ¿Desea inscribirse para recibir noticias sobre el proyecto por correo electrónico? ¡Todos los inscritos participarán en un sorteo para ganar una tarjeta de regalo con valor de \$50!**

Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
No	0.00%	0
Sí	100.00%	4
<b>TOTAL</b>		<b>4</b>

## INCORPORATION INTO HOUSING ELEMENT

Feedback from the survey shaped the policies and programs included in the Housing Element, Safety Element, and Environmental Justice policies. Programs with the most support were included in the elements, including what is summarized below.

What We Heard	Policy or Program
<p>Residents are interested in education about their rights as tenants and are concerned about tenant harassment and unlawful housing discrimination. Spanish-speaking respondents were more supportive fair housing interventions than English speaking respondents, perhaps indicating a greater appetite for fair housing programs in the Spanish speaking community.</p>	<p>Program 5.1.10 continues partnerships ECHO Housing and/or Bay Area Legal Aid to perform fair housing training for landlords and tenants. Program 5.1.11 continue maintenance of 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. See the Fair Housing Action Plan in Chapter 3 for more information.</p>
<p>Survey respondents were most supportive of rezoning commercial land for residential uses and establishing an inclusionary housing requirement. Solutions with less support included converting single-family units to duplexes and requiring affordable housing impact fees for new residential development.</p>	<p>The sites inventory includes approximately 20 sites currently designated for commercial uses that would be rezoned for medium- or high-density residential uses. Program 2.1.10 begins the process to potentially establish inclusionary housing in Antioch.</p>
<p>Survey 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. Spanish-speaking respondents were more likely to value housing for larger families and/or multiple generations than their English-speaking counterparts.</p>	<p>In accordance with Program 3.1.2, 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. Program 3.1.5 facilitates the development of supportive and transitional housing. Programs 2.1.7 and 3.1.1 address housing needs for large families.</p>
<p>Antioch needs more of both rental and ownership units.</p>	<p>Program 2.1.2 identified adequate sites to accommodate its fair share of extremely low-, very low-, and low-income housing for this Housing Element planning period, including both ownership and rental units.</p>

## PUBLIC REVIEW DRAFT STUDY SESSIONS AND PUBLIC HEARINGS

At the Study Sessions and Public hearings held for the Public Review Draft Housing Element many members of the public, including members of community benefit organizations (CBOs) such as 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 policies regarding tenant protections and an inclusionary housing program be revised to include more robust and detailed policy language. 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.

### INCORPORATION INTO HOUSING ELEMENT

What We Heard	Policy or Program
Public comments requested that the Public Review Draft Housing Element 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	Policy 5.1.9 <i>Tenant Protections</i> was revised to detail tenant protections mentioned by the public as well as associated timelines related to such measures. See Chapter 7 of this Element.
Public comments requested that the Public Review Draft Housing Element be revised to include more comprehensive information regarding the City’s proposed exploration of an inclusionary housing program.	Policy 2.1.10 Inclusionary Housing was revised to further detail the City’s proposed analysis of an inclusionary housing program. See Chapter 7 of this Element.



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July 1, 2022

State Department of Housing and Community Development  
C/O Land Use and Planning Unit ([HousingElements@hcd.ca.gov](mailto:HousingElements@hcd.ca.gov) & [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov))  
2020 W. El Camino Ave, Suite 500  
Sacramento, CA 95833

**RE: City of Antioch Draft HOUSING ELEMENT UPDATE**

Dear HCD,

We are pleased to submit the draft 2023–2031 City of Antioch Housing Element for review. This Housing Element describes the City’s plan for addressing the housing needs of its residents through the year 2031. This is a draft element.

The City of Antioch is committed to working with the California Department of Housing and Community Development (HCD) to ensure that this Housing Element obtains certification to maintain eligibility for grant funding programs, to ensure the legal adequacy of the General Plan, and to preserve local control of land use decisions.

We look forward to hearing from your office. Please do not hesitate to contact me with any questions regarding the Housing Element at [cbanks@up-partners.com](mailto:cbanks@up-partners.com) or 650-464-4743.

Sincerely,

A handwritten signature in black ink, appearing to read 'Curtis Banks', is written over a light gray rectangular background.

Curtis Banks  
Urban Planning Partners

cc: Anne Hersch, Planning Manager, City of Antioch

**Attached:**

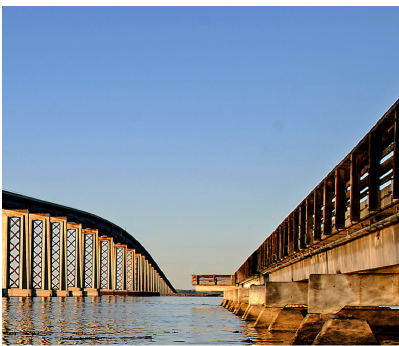
City of Antioch Draft Housing Element





# City of Antioch

## 2023-2031 Housing Element Update



Prepared for:  
City of Antioch

HCD Review Draft  
July 2022

URBAN  
PLANNING  
PARTNERS  
INC.





City of  
**Antioch**

**2023-2031 Housing Element Update**

Prepared for:

City of Antioch

HCD Review Draft

July 2022

The logo for Urban Planning Partners Inc. consists of an orange square containing the text "URBAN PLANNING PARTNERS INC." in white, uppercase, sans-serif font, arranged in four lines.

URBAN  
PLANNING  
PARTNERS  
INC.

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# INTRODUCTION

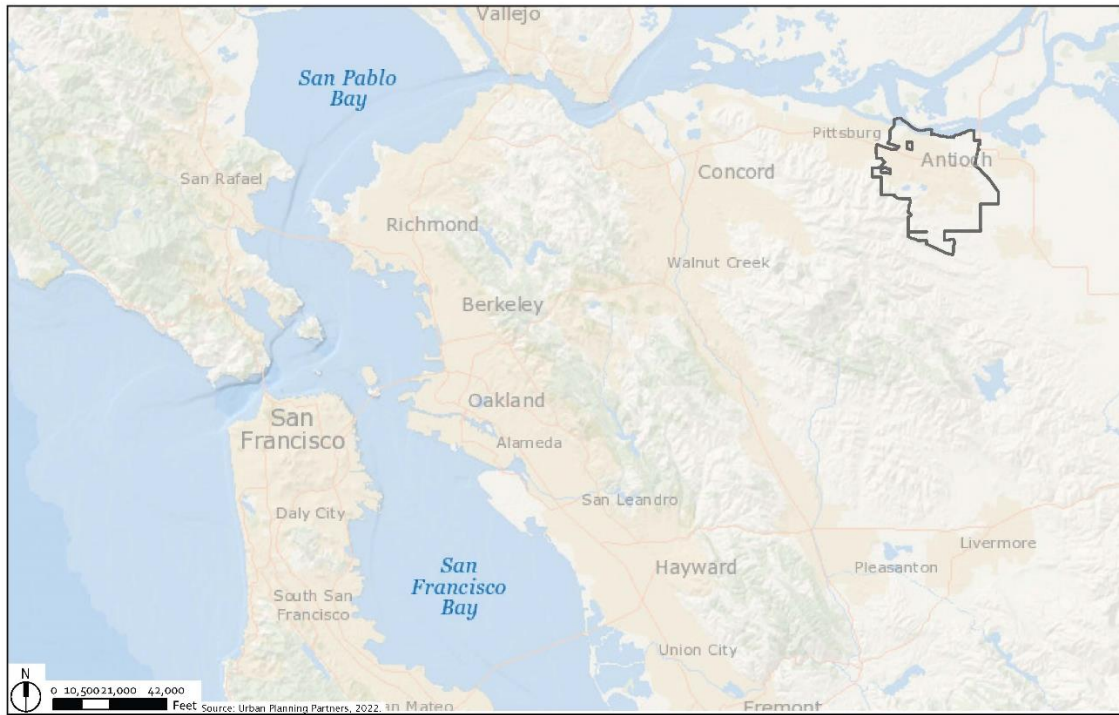
## A. PURPOSE AND CONTENT

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 the City of Oakley to the east, the City of Brentwood to the south and east, unincorporated Contra Costa County to the south, the City of 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.



**Figure 1-1 City Location**

*Source: Urban Planning Partners, 2022.*

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## 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 currently face the City. This Housing Element update covers the planning period from January 31, 2023 through January 31, 2031.

Community engagement has been 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 of the Housing Element.

## 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 have been 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 incentivize the development of accessory dwelling units (ADUs) through streamlined permits, reduced 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.** Require 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; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and fostering and maintaining 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.

#### 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 assisting 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

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- **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, 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 General Plan. These Environmental Hazard and EJ components 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 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 the regulatory and penal ordinances and certain administrative ordinances of the City, 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 does propose 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 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 AFFH considerations shaped the sites inventory and the community engagement process.
4. **Constraints [Chapter 4].** The Constraints chapter 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 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.

## I. INTRODUCTION

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6. **Adequate Sites [Chapter 6].** This chapter describes and maps the land suitable for residential development to accommodate the City's RHNA.
7. **Goals, Policies, and Implementing Programs [Chapter 7].** This chapter identifies the City's housing goals and provides policies and programs to address the City's housing needs.
8. **Participation [Chapter 8].** The Participation chapter 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: Sites Inventory
- Appendix D: Review of Housing Element Past Performance Program Accomplishments
- Appendix E: Public Engagement Input



# 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 an analysis of housing needs, which include population characteristics, household characteristics, and employment and housing stock conditions. For the Assessment of Fair Housing required under California’s Assembly Bill 686 of 2018, please see Appendix B.

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 all local jurisdictions to plan for their ‘fair share’ of housing units at all affordability levels. The Regional Housing Needs Plan (RHNP) is part of the Association of Bay Area Governments’ (ABAG) 6<sup>th</sup> Cycle RHNA, sometimes referred to as the “Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area” covering the period from 2023 to 2031 and assigning housing need allocations to cities and towns within the nine-county region. These counties are Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.

## 2. HOUSING NEEDS ASSESSMENT

---

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 to be planned for this cycle is 3,016 units, a slated increase from the last cycle. The allocation 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%
<b>Total</b>	<b>3,016</b>	<b>100.0%</b>

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, Antioch will provide a mix of sites to accommodate a variety of housing opportunities at various densities, including multi-family, as well as accessory dwelling units, along with programs to accommodate the RHNA allocation for all income levels.

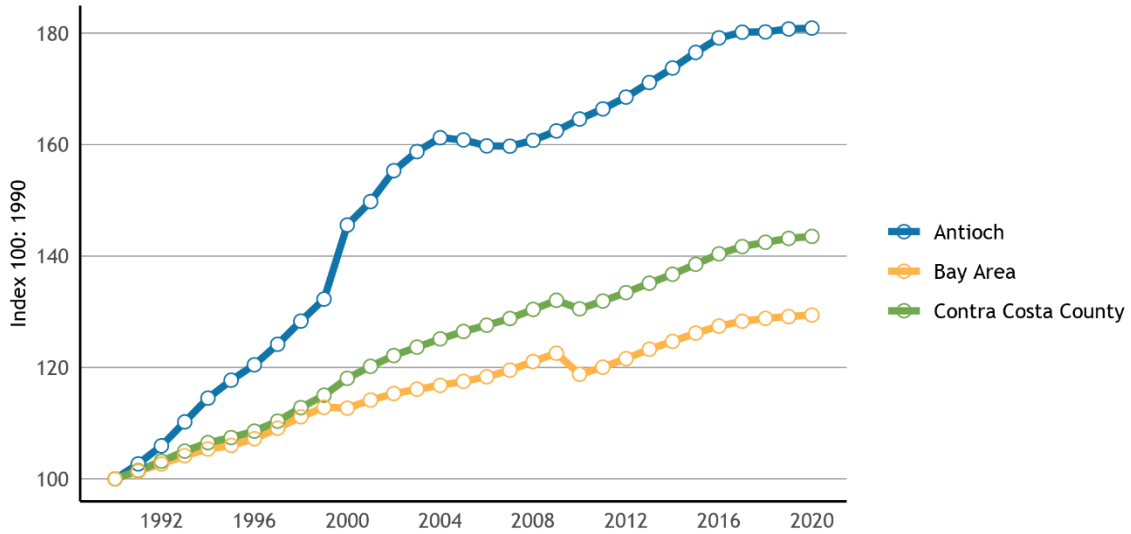
## B. COMMUNITY PROFILE

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.

## C. POPULATION CHARACTERISTICS AND TRENDS

### 1. 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%

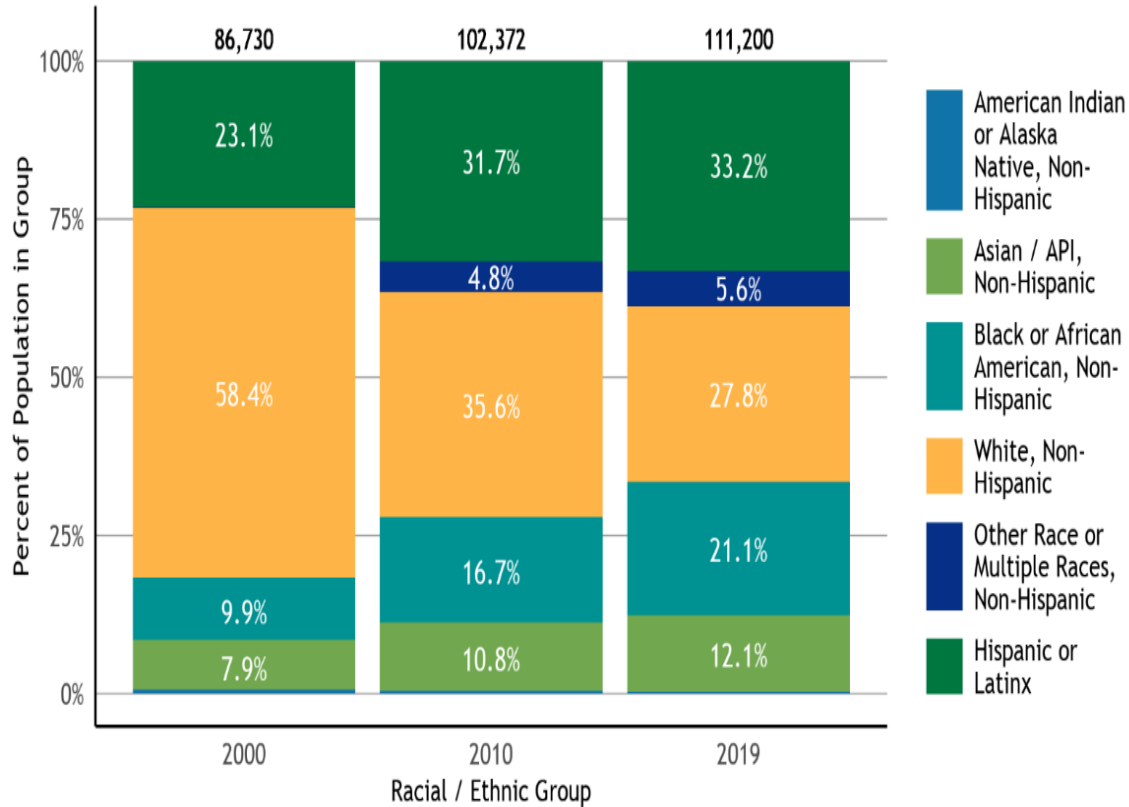
Source: Department of Finance, Report E-5, 2021.

**2. RACE AND ETHNICITY**

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**

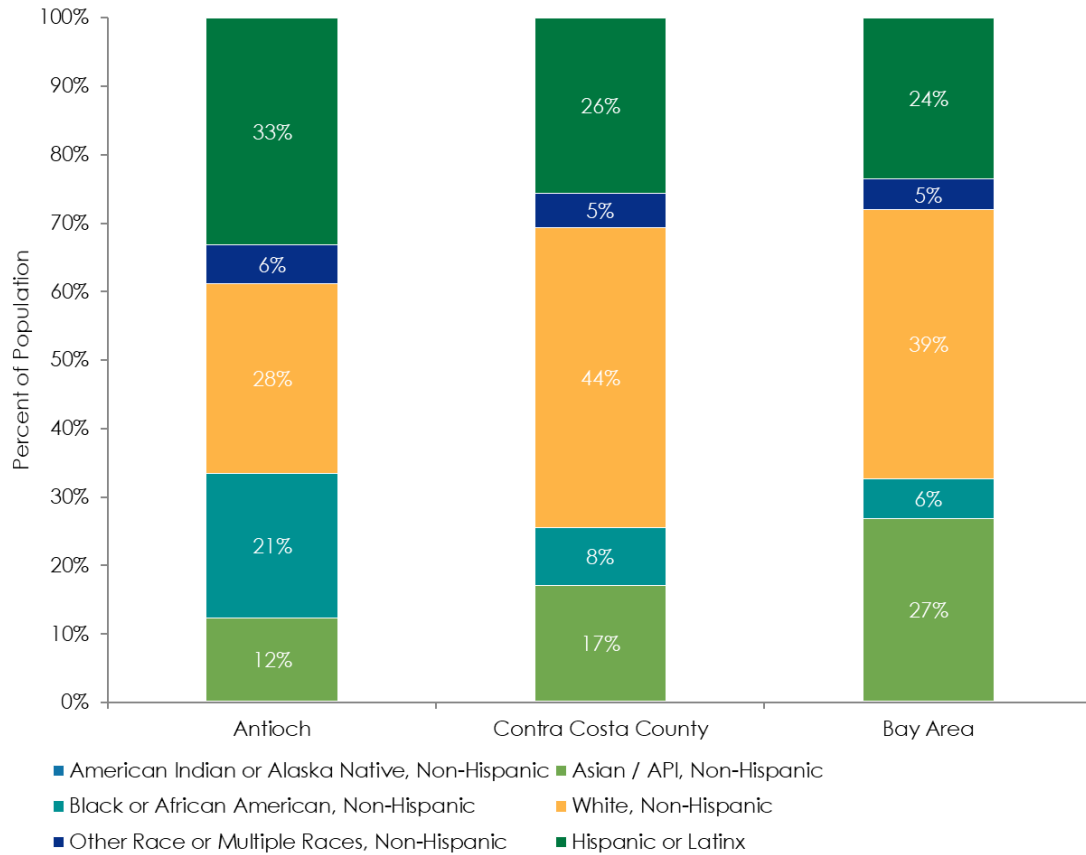
*Notes:*

- 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 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.

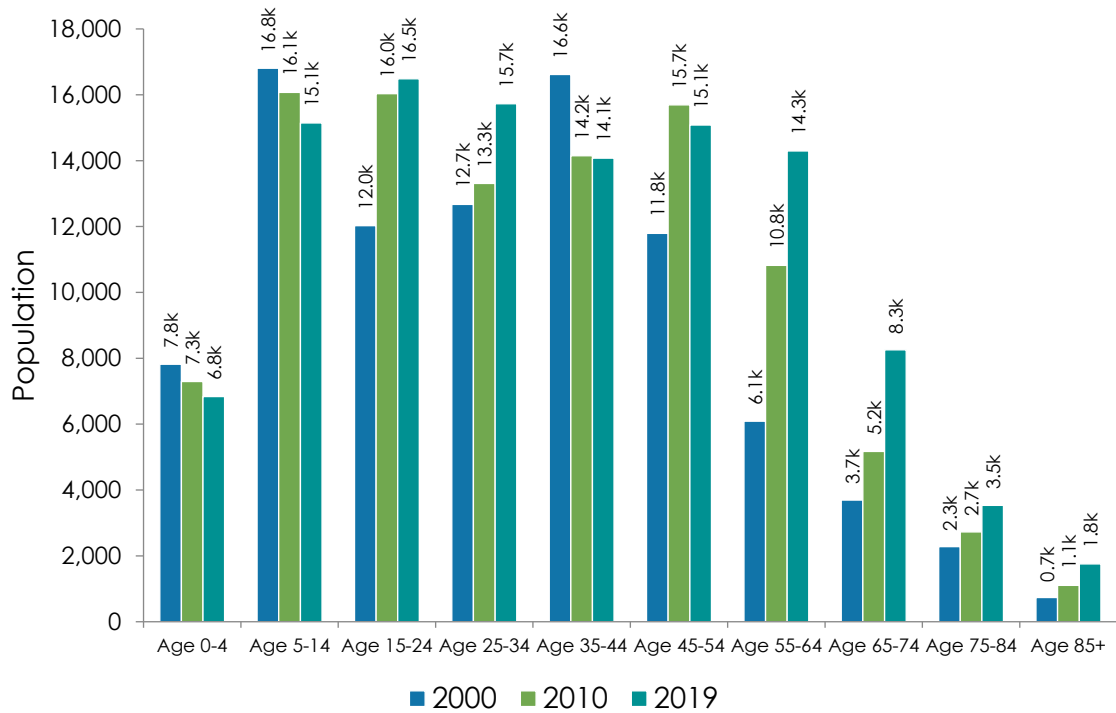
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

### 3. 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 older population may indicate that there is a developing need for more senior housing options. There has also been a move by many 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).

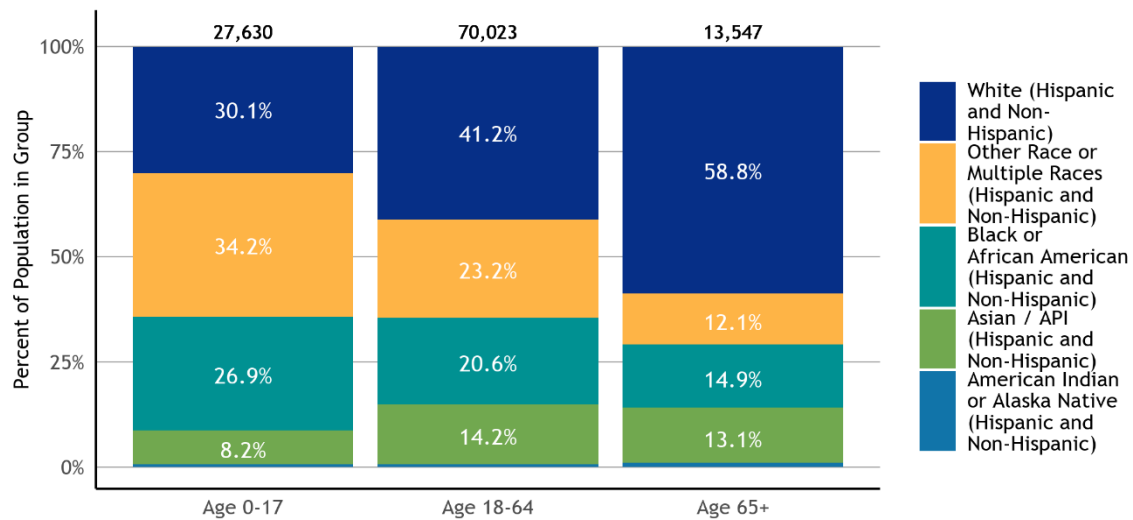
## 2. HOUSING NEEDS ASSESSMENT



**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.



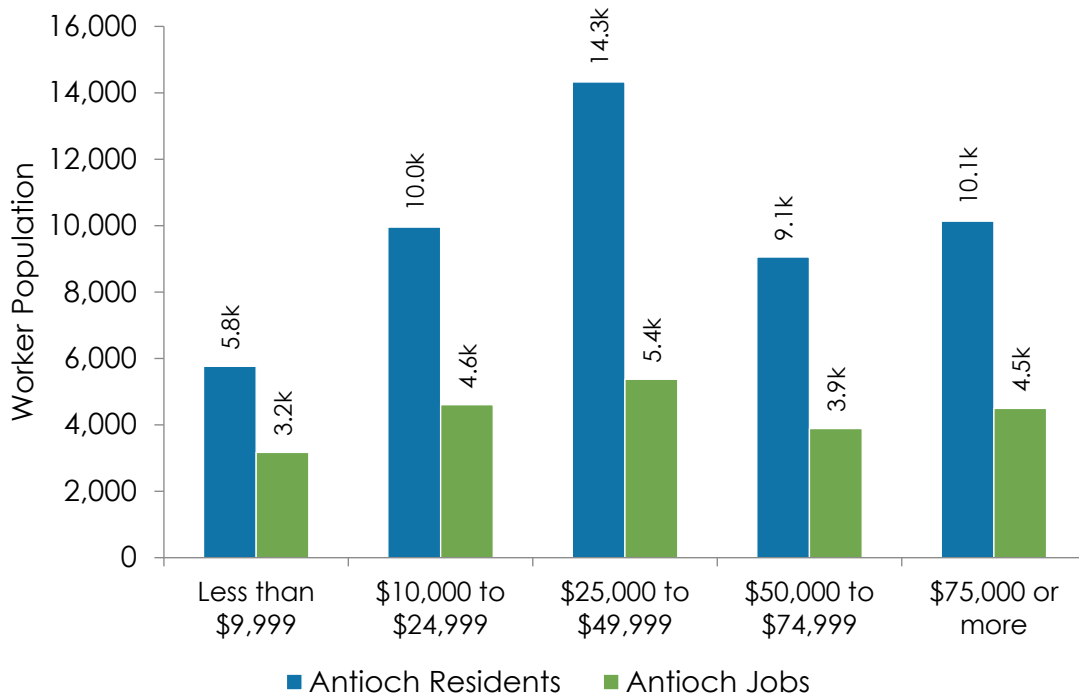
**Figure 2-5 Senior and Youth Population by Race**

Universe: Total population.

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

## D. 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 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).

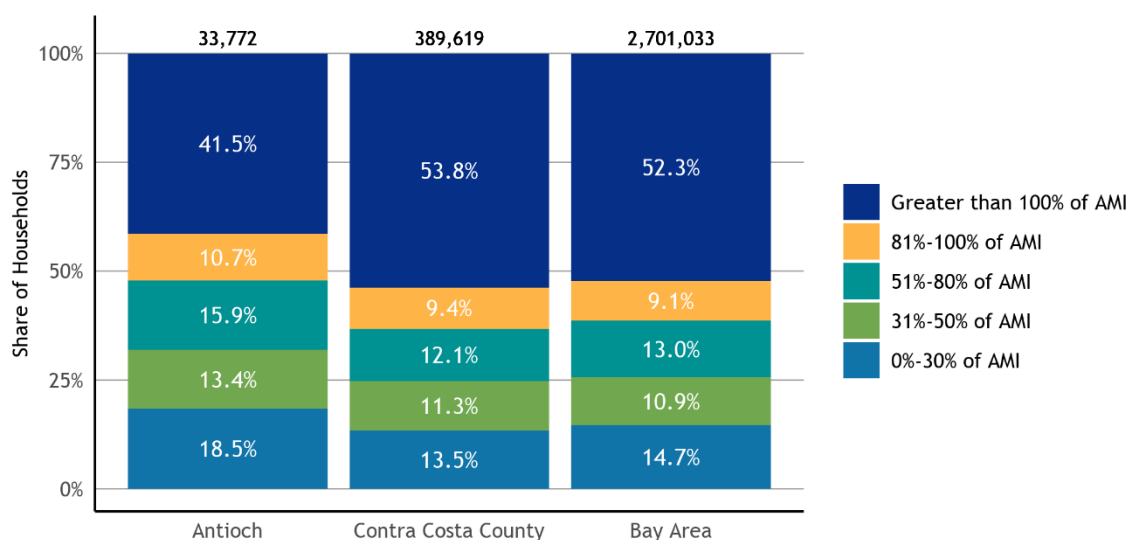


## 2. HOUSING NEEDS ASSESSMENT

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 more than the Area Median Income (AMI),<sup>1</sup> 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.



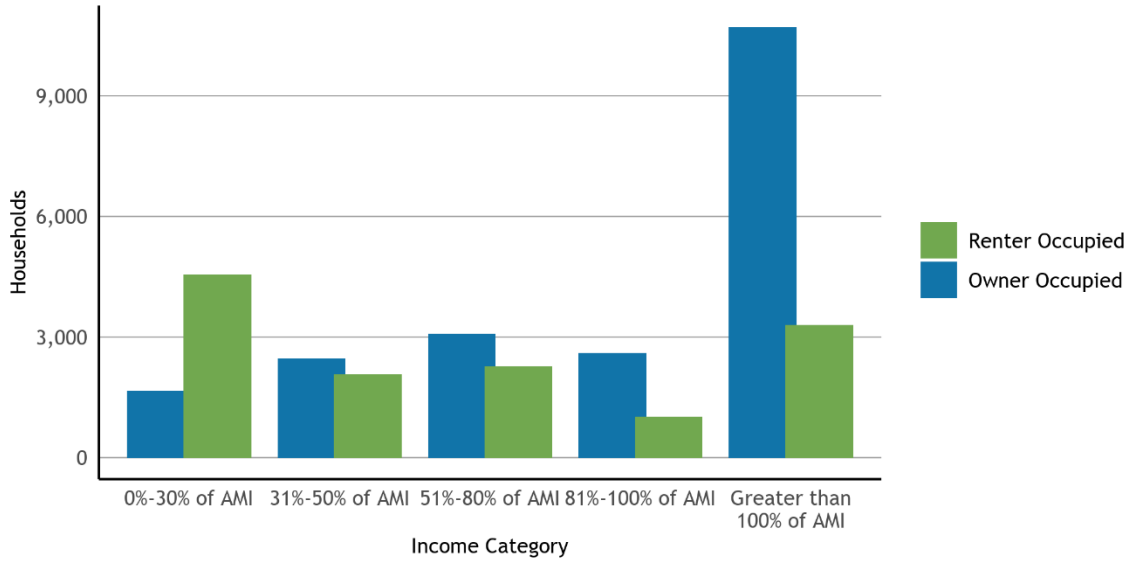
**Figure 2-7 Households by Household Income Level**

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, the largest proportion of renters falls in 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 2-8).

<sup>1</sup> 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.



**Figure 2-8 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, 2013-2017 release.*

## E. HOUSING STOCK CHARACTERISTICS AND TRENDS

### 1. 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.

### 2. HOUSING COSTS AND COST BURDEN

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 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 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.

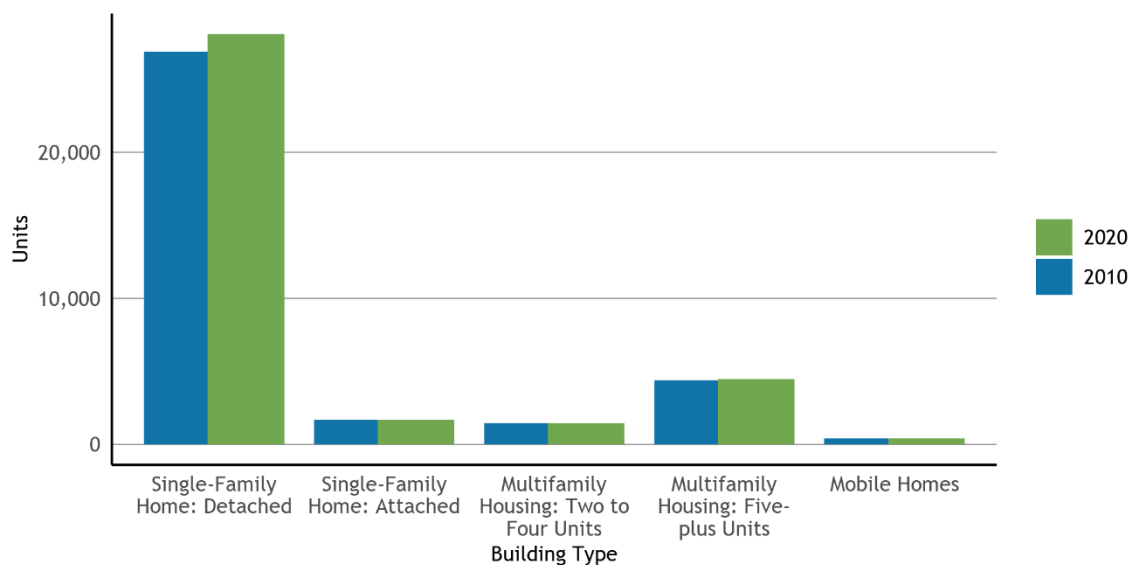
## 2. HOUSING NEEDS ASSESSMENT

- **Rental Prices** – The typical contract rent for an apartment in Antioch was \$1,610 in 2019. Rental prices increased by 50.8 percent from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make \$64,560 per year.<sup>2</sup>

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, while another 20.8 percent of households are severely cost burdened and use the majority of their income for housing.

## 3. 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 2-9). 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 opportunity is on sites designated for multi-family and mixed use which will lead to an increase the availability of multi-family units in Antioch.



**Figure 2-9 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 two percent for ownership housing is generally considered a healthy balance between supply

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

and demand. A low vacancy rate may 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 – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly 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.<sup>3</sup> 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 fewer residents rent than own their homes: 39.7 percent rent versus 60.3 percent 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 overcrowded conditions. In Antioch, for large households with 5 or more persons, most units (54.3%) 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.<sup>4</sup> 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. 6.8 percent of households in Antioch live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.

#### 4. HOUSING CONDITION

Generally, there is limited data on the extent of substandard housing issues in a community. However, Census Bureau data gives a sense of some of the substandard conditions that may be present 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.

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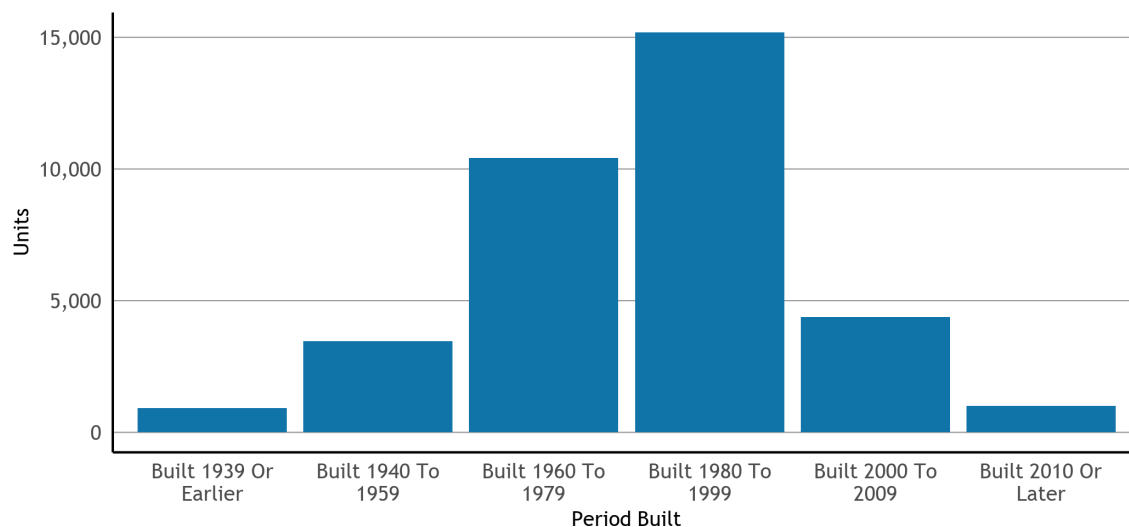
<sup>3</sup> See, for example, Rothstein, R. (2017). *The color of law: a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

<sup>4</sup> 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.

## 2. HOUSING NEEDS ASSESSMENT

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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, 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 2-10). With the majority of the City's housing stock built prior to or approaching the 30-year benchmark, it is a priority of the City to ensure that housing units are maintained and in compliance with health and safety codes.



**Figure 2-10 Housing Units by Year Structure Built**

Universe: Housing units

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

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## 5. ANALYSIS OF AT-RISK HOUSING

While there is an immense 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 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 development of programs aimed at their preservation. An inventory of assisted units in the 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

**TABLE 2-3 ASSISTED UNITS INVENTORY**

Projects	Type of Units	Total Units	Assisted Units	Funding Source	Earliest Date of Conversion	Risk Level
<b>Hope Solutions</b> 1601 Francisco Ct.	<b>Supportive</b>	<b>4</b>	<b>4</b>	<b>CalHFA</b>	<b>02/01/32</b>	<b>Moderate</b>
<b>Antioch Rivertown Senior</b> 1400 A St	<b>Senior</b>	<b>50</b>	<b>50</b>	<b>HUD</b>	<b>08/30/32</b>	<b>Low</b>
<b>Hillcrest Terrace</b> 3420 Deer Valley Rd	Senior	65	64	HUD	03/31/40	Low
<b>Casa Del Rio Senior Housing</b> 615 West 7 <sup>th</sup> St	Senior	82	82	LIHTC; CalHFA; HCD	06/05/54	Low
<b>West Rivertown Apartments</b> 811 West 4 <sup>th</sup> St	Family	57	56	LIHTC	2057	Low
<b>Rivertown Place</b> 7121 I Street	Family	40	39	LIHTC	2062	Low
<b>Riverstone Apartments</b> 2200 Sycamore Dr	Family	136	134	LIHTC	2062	Low
<b>Hudson Townhouse Manor</b> 3421 Hudson Ct	Family	122	121	LIHTC; HUD	2066	Low
<b>Delta View Apartments</b> 3915 Delta Fair Blvd.	Family	205	203	LIHTC	2069	Low
<b>Tabora Gardens Senior Apartments</b> 3701 Tabora Dr	Senior	85	84	LIHTC; HCD	2070	Low
<b>Delta Pines Apartments</b> 2301 Sycamore Dr	Family	186	185	LIHTC	2070	Low
<b>Casa Blanca Apartments</b> 1000 Claudia Ct	Family	115	114	LIHTC	2070	Low
<b>Antioch Scattered Site Renovation</b> (Site A- Pinecrest Apartments) 1945 Cavallo Rd	Family	56	54	LIHTC	2072	Low
<b>Villa Medanos</b> 2811 Cadiz Ln	Family	112	111	LIHTC	2073	Low
<b>Antioch Senior and Family Apartments</b> 3560 East 18 <sup>th</sup> 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 Antioch Rivertown Senior are at moderate or low risk of conversion, respectively, within 10 years.

The Hope Solutions is a four-bedroom house – each 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.

## 2. HOUSING NEEDS ASSESSMENT

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Antioch Rivertown is affordable to very low-income seniors, owned by a stable nonprofit developer, with almost no risk of turnover after 2032. 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 to replace 50 units would be approximately \$22,500,000.

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.

## F. SPECIAL NEEDS POPULATIONS

Finally, some 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.

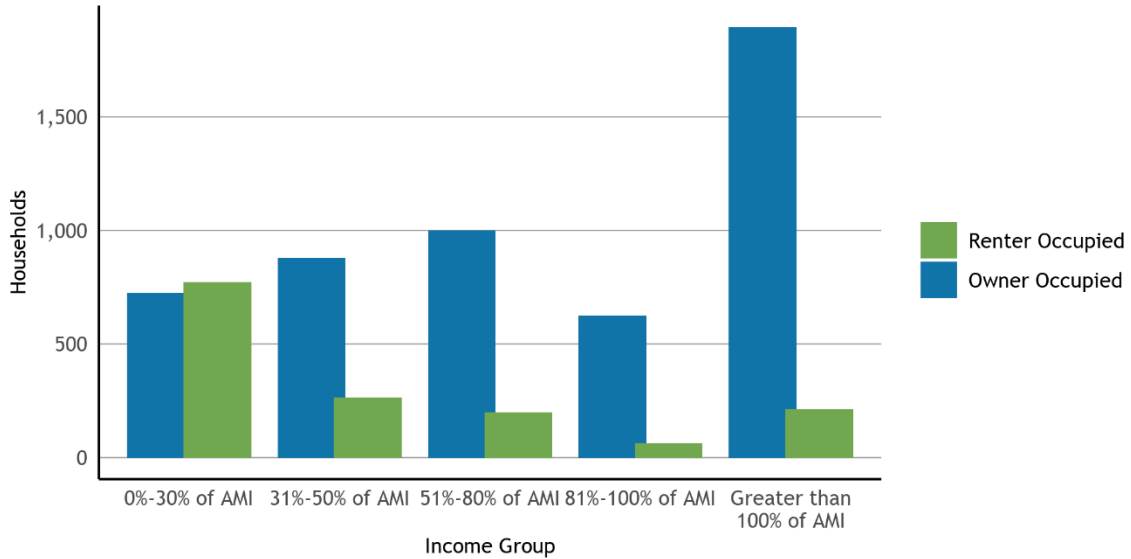
### 1. SENIOR HOUSEHOLDS

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. 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 *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 2-11).





**Figure 2-11 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.

## 2. PERSONS WITH DISABILITIES

Persons with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people with disabilities live on fixed incomes and 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 that may require accessible housing, which is a higher percentage than the 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, 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.

## 2. HOUSING NEEDS ASSESSMENT

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### DEVELOPMENTAL DISABILITIES

Persons with disabilities 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, 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 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%) 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 /guardian. Table 6, in Appendix A, shows the population with developmental disabilities by residence

### 3. LARGE HOUSEHOLDS

Large family households often have special housing needs due to a lack of 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.

### 4. 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 (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.

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

### 5. 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 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.

### 6. EXTREMELY LOW-INCOME HOUSEHOLDS

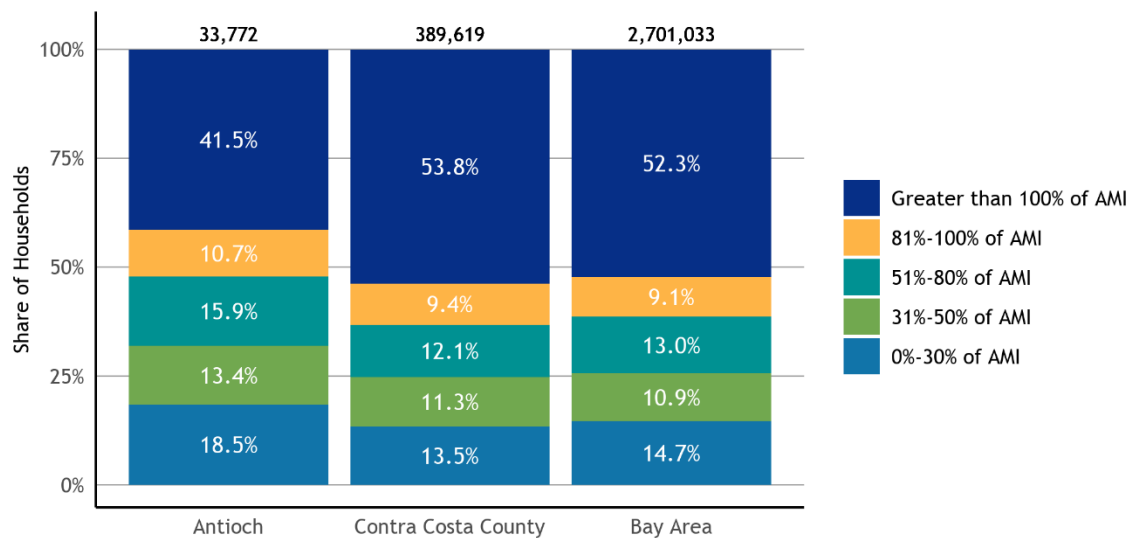
In Antioch, 41.5 percent of households make more than 100% of the AMI,<sup>5</sup> compared to 18.5 percent making less than 30 percent of AMI, which is considered extremely low-income and is a higher percentage than the region or Contra Costa County (see Figure 2-12).

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

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<sup>5</sup> 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. This is then adjusted for household size.

## 2. HOUSING NEEDS ASSESSMENT



**Figure 2-12 Households by Household Income Level**

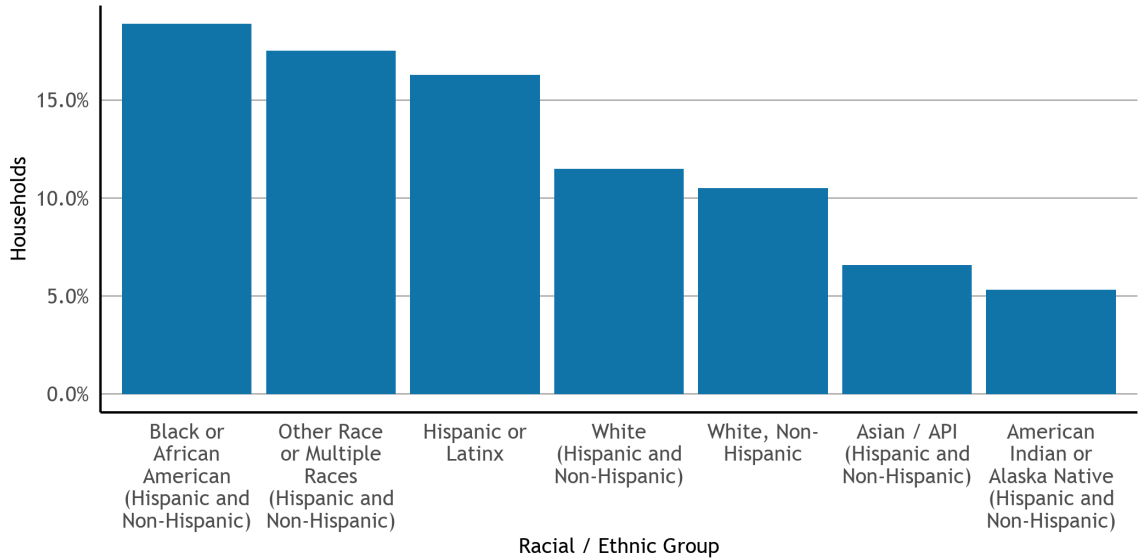
Universe: Occupied housing units

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 6<sup>th</sup> 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 federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.<sup>6</sup> These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Antioch, Black or African 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 2-13).

<sup>6</sup> Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.



**Figure 2-13 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).*

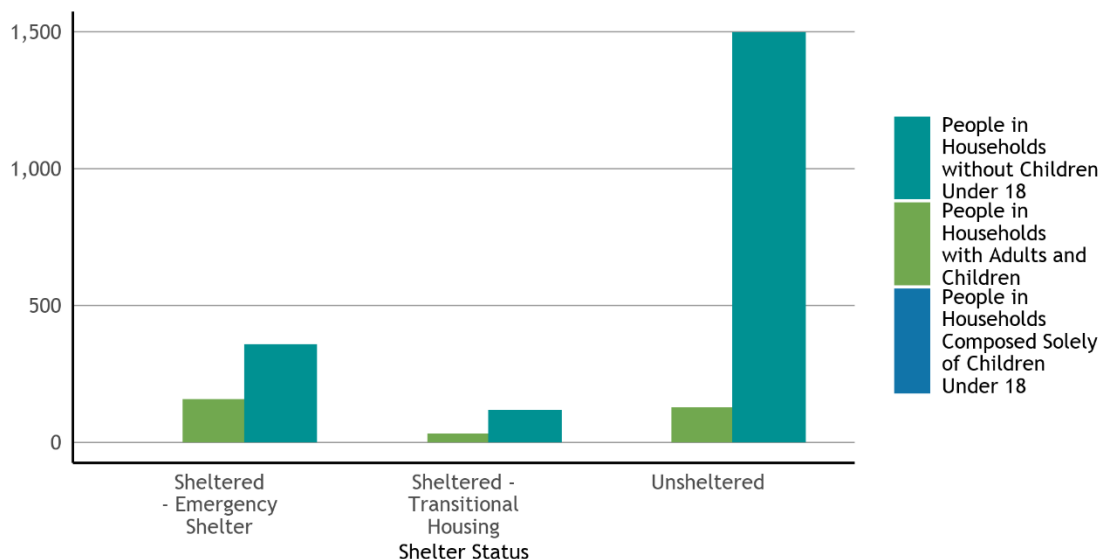
## 7. PERSONS EXPERIENCING HOMELESSNESS

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 2-14).

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 Figure 2-15).

More information on each of these population groups can be found in Appendix A.

## 2. HOUSING NEEDS ASSESSMENT



**Figure 2-14 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).

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

**Figure 2-15 Number of Unsheltered Individuals by Contra Costa County Cities**

Universe: Population experiencing homelessness

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 and 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 elements are now required to include the following:

- Summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction’s fair housing enforcement and outreach capacity;
- 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;
- Assessment of the contributing factors for the fair housing issues identified in the analysis;
- Identification 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 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 the most important findings and contributing factors of fair housing issues in Antioch. It then describes how the sites 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 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
<b>Total</b>	<b>148</b>	<b>94</b>	<b>26</b>	<b>21</b>	<b>18</b>	<b>26</b>

Percentage of Total Filed Cases

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

63.5%      17.5%      14.2%      12.2%      17.6%

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, ECHO Housing and Bay Area Legal Aid, to provide fair housing services. 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 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
<b>Differential Treatment (Percentage of Total)</b>	<b>0%</b>	<b>0%</b>	<b>8%</b>	<b>17%</b>

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 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.”<sup>1</sup> 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**

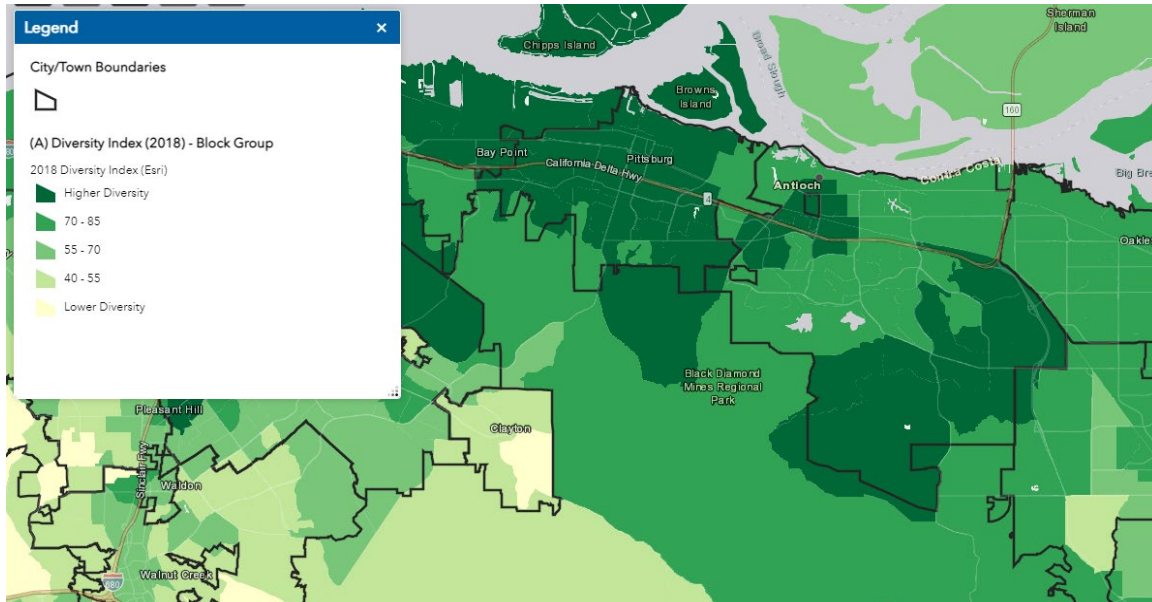
The racial and ethnic composition of Antioch diverges significantly from those of the County and the Region and has changed significantly over time. In particular, Antioch has much higher Black and Hispanic population concentrations than both the County and the Region and lower non-Hispanic White and Asian or Pacific Islander population concentrations. The growth in the Black population stands in stark contrast to a County with 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 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 serve as a barrier for many low- and moderate-income households.

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

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

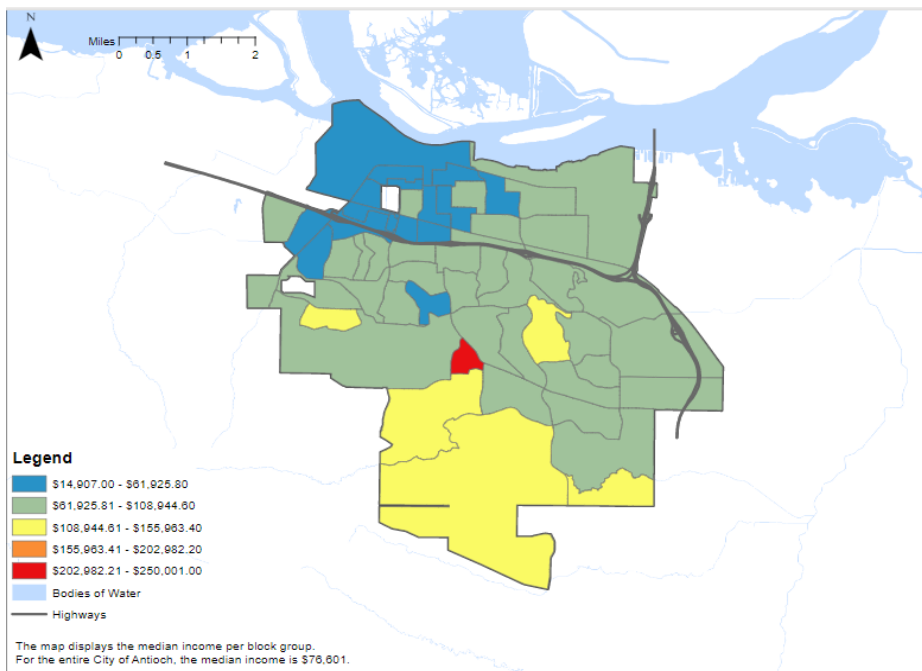
### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING

the areas from which they are disproportionately excluded are other parts of the County and Region, 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 Route 4 is an area of the city with concentrations of lower-income households, poverty, and persons with disabilities, as shown in Figures 3-2 through 3-4.



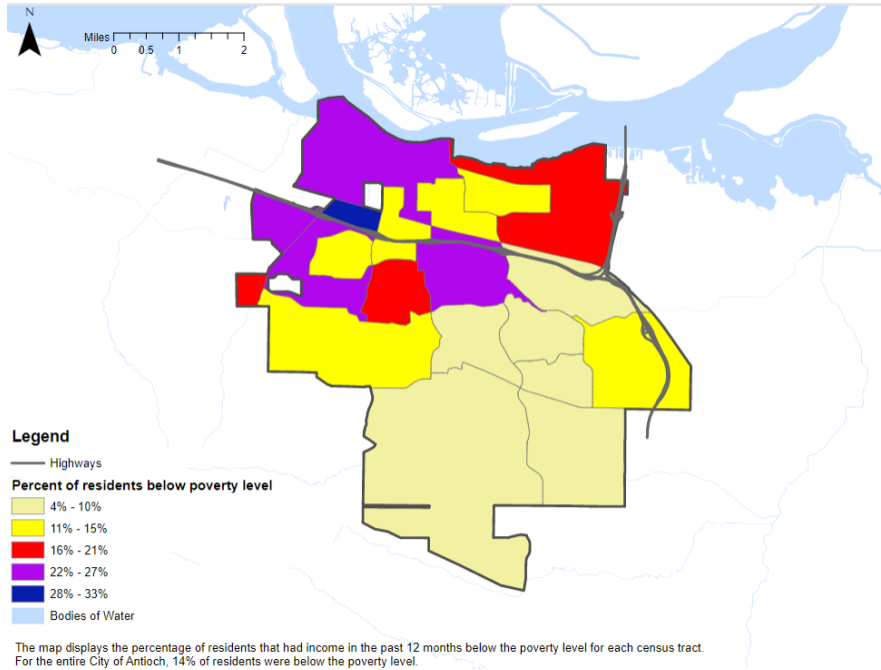
**Figure 3-1 Diversity Index Score, 2018**

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



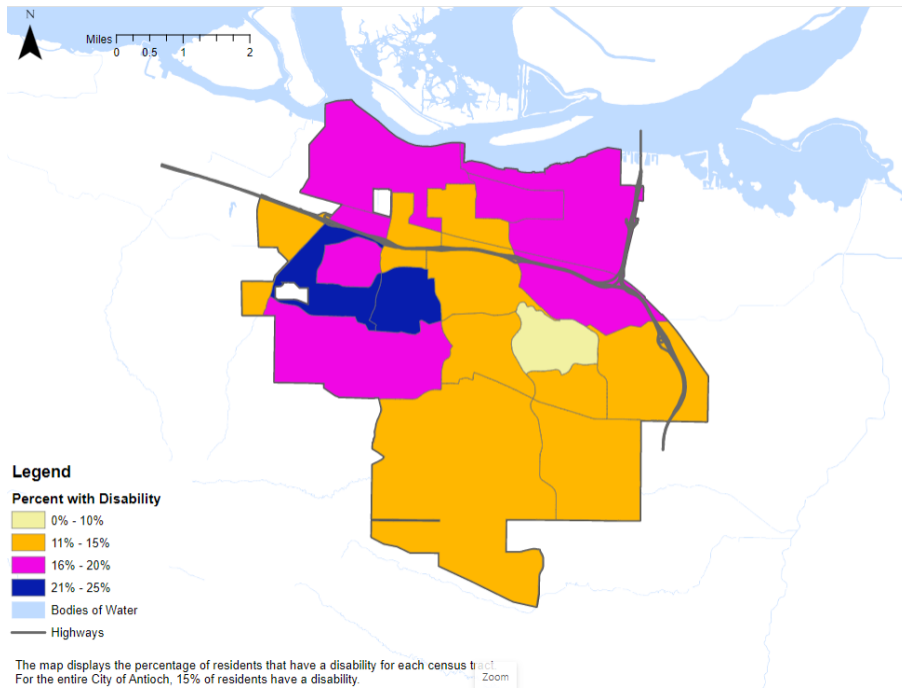
**Figure 3-2 Median Income per Block Group, 2019**

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.



**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. 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 rectangle just north of State Route 4 in Figure 3-3. When comparing this area to the racial dot map in Figure 3-5, it becomes evident that this neighborhood has higher portions of Latino and Black residents.

According to data from the Urban Institute,<sup>2</sup> the Sycamore neighborhood (i.e., census tract 307202) has 680 extremely low-income renters and is in the 96<sup>th</sup> percentile statewide for housing instability risk.<sup>3</sup> It is in 97<sup>th</sup> 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 US. According to City staff, the renters in this neighborhood are predominantly Black, Indigenous, and people of color (BIPOC) women with children.<sup>4</sup> Local organizations cited the age and condition of housing stock in this area as a contributing factor; the homes near Highway 4 are older, smaller, and less expensive in this area and neighborhoods with newer housing stock are often resistant to welcoming residents with lower 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

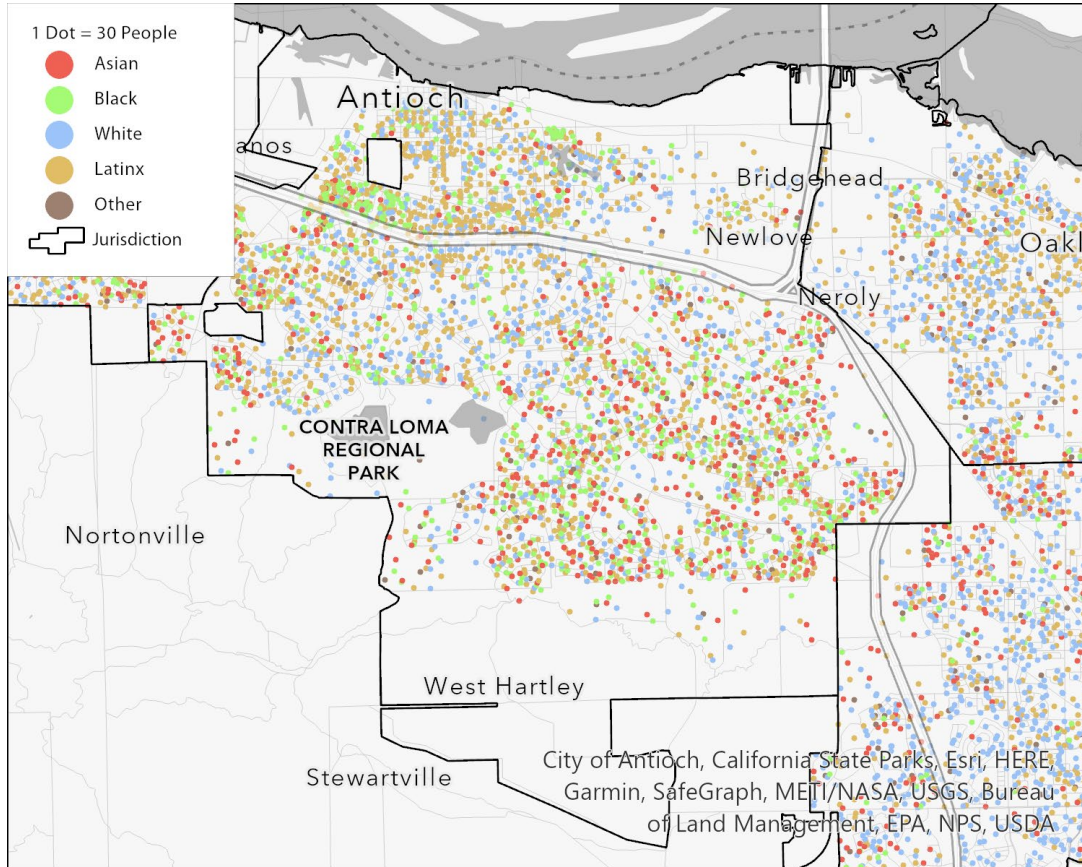
- 1) Have a non-White population of 50 percent or more, and
- 2) Have poverty rates of 25 percent or more.

<sup>2</sup> 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](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.

<sup>3</sup> 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.

<sup>4</sup> House, Teri, CDBG & Housing Consultant, City of Antioch. 2021. Personal communication with Urban Planning Partners, July 15.





**Figure 3-5 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. 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.

### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING

As shown in Figure 3-6, 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. Compared to the rest of the County and Region, the TCAC score shows that Antioch has lower opportunity areas and lower access to resources for its residents. This is related to several factors, including the relative lack of high-quality transit 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.

### 5. DISPROPORTIONATE HOUSING NEEDS

There are significant disparities in the rates of renter and owner-occupied housing by race/ethnicity in Contra Costa County, although Antioch has significantly higher homeownership rates for Hispanic and Black residents than in the County as a whole. Renters are more cost-burdened than owners. In Antioch, approximately 25 percent of renters spend 30 to 50 percent of their income on housing compared to 20.6 percent of those that own. Additionally, 34.3 percent of renters spend 50 percent or more of their income on housing, while 12.5 percent of owners are severely cost-burdened. Overcrowding is also more prevalent in rental households.

As lower-income residents have been displaced from more expensive parts of the Bay Area, poverty in Eastern Contra Costa County has increased dramatically. From 2000-2014, the increase in poverty in Antioch was among the highest in the Bay Area. Displacement is thus perpetuating segregation as low-income people of color increasingly concentrate in east County. The University of California, Berkeley found that in Antioch, 31.3 percent of households live in neighborhoods that are susceptible to or experiencing displacement and 19.2 percent live in neighborhoods at risk of or undergoing gentrification.

#### 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% 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

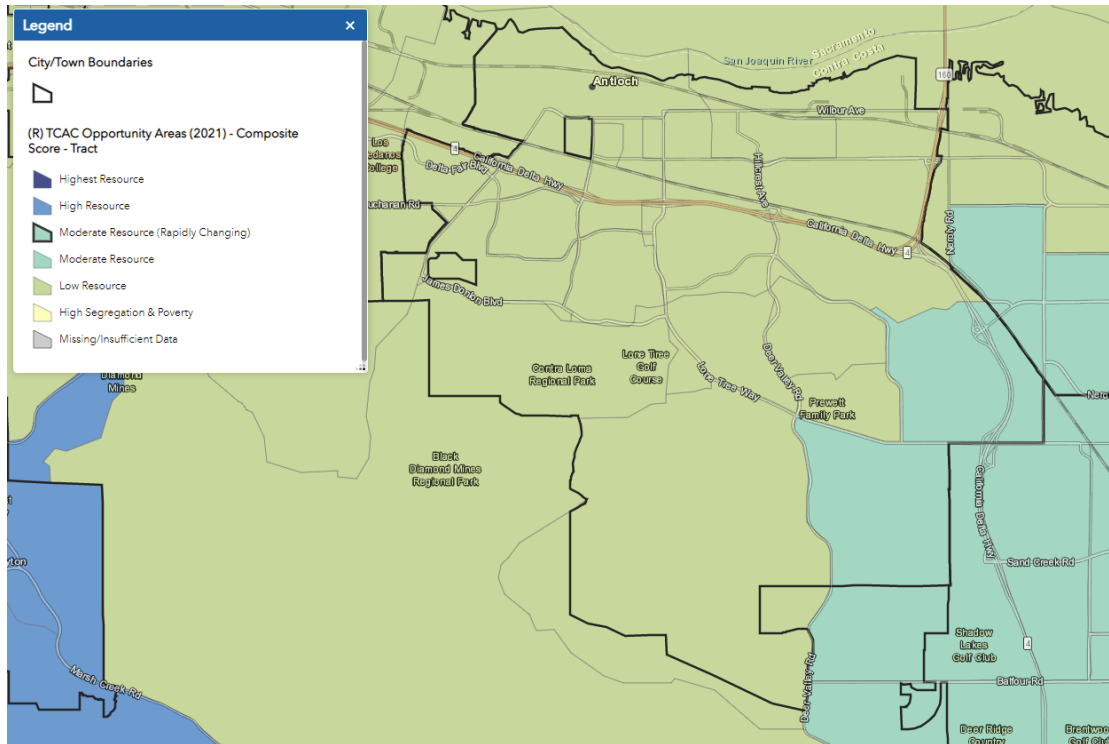
- CalEnviroScreen 4.0 Pollution indicators

##### Education

- Percentage of 4th graders who meet or exceed math proficiency standards
- Percentage of 4th 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>





**Figure 3-6 2021 TCAC/HCD Opportunity Map by Census Tract, Antioch**

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

## 6. CONTRIBUTING FACTORS

Based on local knowledge obtained through community outreach and the findings of the 2020 AI, the following factors have contributed to the fair housing issues summarized above:

- **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 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.
- **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.

### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING

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- **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 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.

## B. SITES INVENTORY

The section describes how the 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 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, including displacement risk.

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

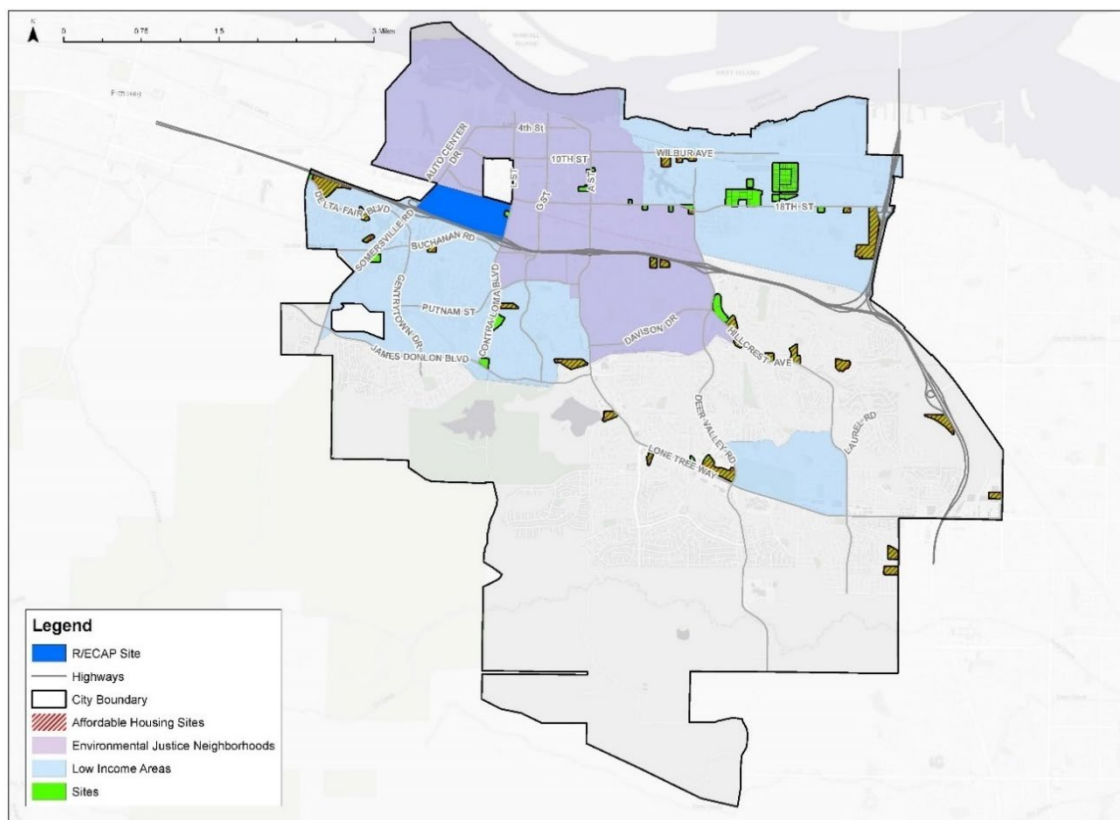
As mentioned above, Antioch does not have any high-opportunity areas; the vast majority of the city is considered Low Resource by TCAC except for neighborhoods on the easternmost edge of the city. Additionally, while there are no R/ECAPs using HCD’s definition, Antioch does include one census tract known as the Sycamore neighborhood (census tract 307202) 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 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.

### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING

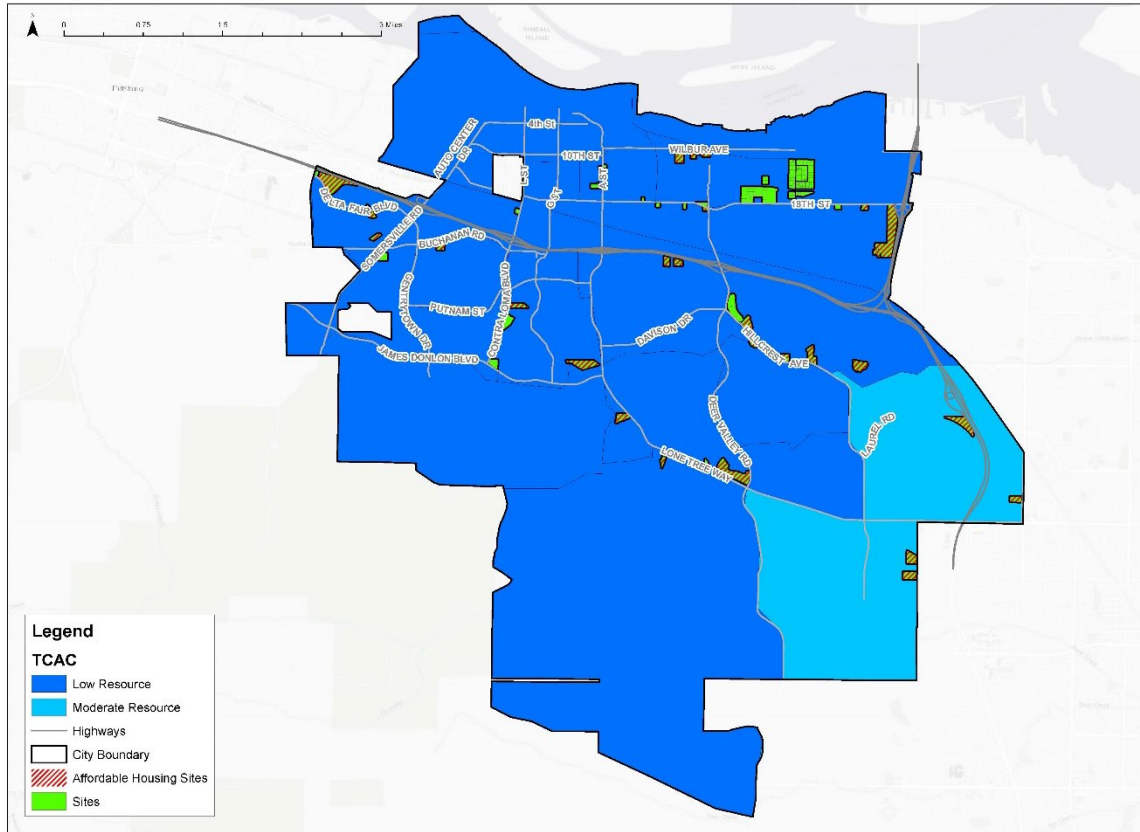
In addition to generally spreading the RHNA equally across the city, special attention was made to avoid placing low-income units in the EJ and low-income neighborhoods. Figure 3-7 shows the distribution of sites on top of the EJ neighborhoods (in purple) and low-income areas (in blue). The R/ECAP Sycamore neighborhood is shown in a darker blue and is included in the area of land that is considered an EJ neighborhood. Sites that would include affordable units (referred to as affordable housing sites) are shown in hatching.<sup>5</sup> As shown in Figure 3-7, affordable housing sites are not identified in the Sycamore neighborhood and are sparingly identified in the EJ neighborhoods so as to avoid concentrating low-income persons in one part of town and exacerbating economic segregation. Figure 3-8 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. Six affordable housing sites are located in the City's two moderate resource census tracts.



**Figure 3-7 RHNA Distribution and EJ, R/ECAP and Low-Income Areas**

<sup>5</sup> 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.

### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING



**Figure 3-8 RHNA Distribution and Access to Opportunity**

Table 3-3 shows the distribution of sites and units across these neighborhoods compared to the city at large. As shown in the table, 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, 18 percent of the city 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, 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 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 3-7, affordable housing sites are dispersed throughout the city. Moreover, approximately 3,400 acres on the City’s southern edge are undeveloped and given the City’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 inventory. The dispersion rate of 55 percent of affordable units being 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 affordable units that are in the low-income neighborhoods is a reasonable

### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING

dispersion given the availability of limited availability of land and the wide expanse of low-income neighborhoods in the city and that the low-income census tracts are often near 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	55%
In EJ neighborhoods	18%	4	10%	62	4%
Outside low-income and EJ neighborhoods*	45%	11	27%	445	29%
In Moderate Resource Neighborhoods	14%	6	15%	241	16%
Citywide	100%	41	100%	1,515	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

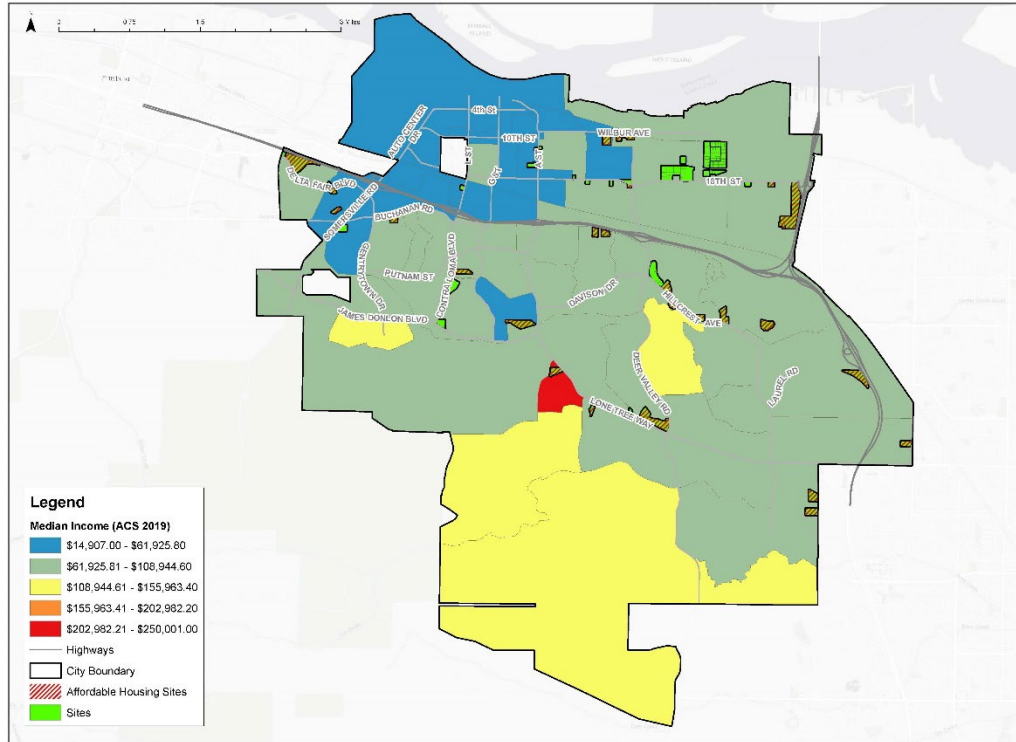
As discussed above, the primary racial segregation Antioch exhibits is a regional and inter-city phenomenon, meaning that BIPOC residents in Antioch (especially Black residents) are excluded from other parts of the Region but are not concentrated in neighborhoods within Antioch. The city does exhibit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

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

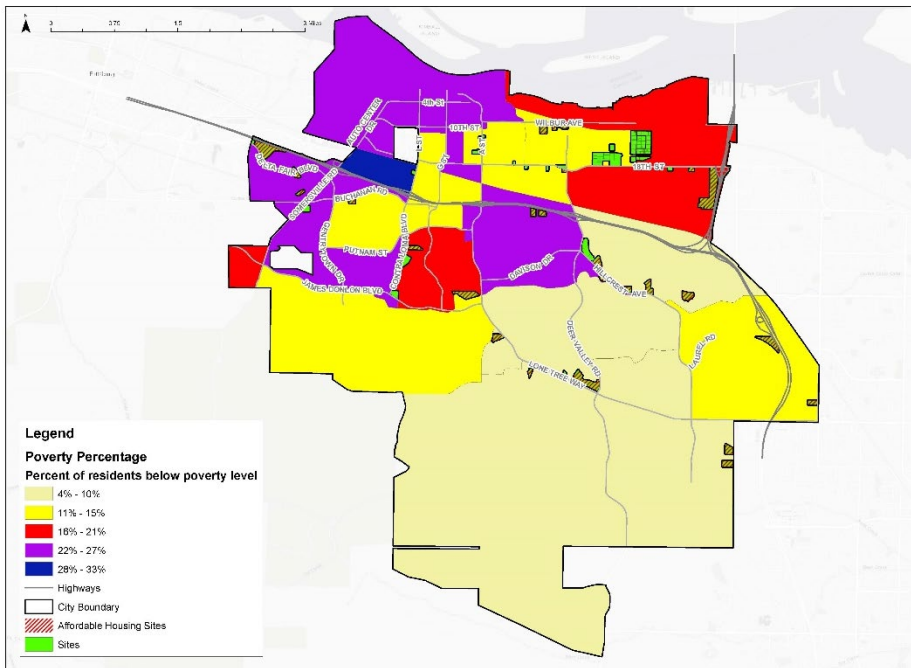
- The one census tract with the highest median income includes one site and it is an affordable housing site.
- The census tracts with the lowest median incomes have a mix of affordable and market-rate sites to bring a balanced approach of adding investment in these communities while also providing anchors against displacement risk where it is highest in northwestern Antioch.
- 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 inventory includes one market-rate site here. It does not site low-income units in areas with a greater concentration of low-income households.



### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING



**Figure 3-9 Sites Inventory and Median Income per Block Group, 2019**



**Figure 3-10 Sites Inventory and Percent of Households in Poverty per Block Group, 2019**

- 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

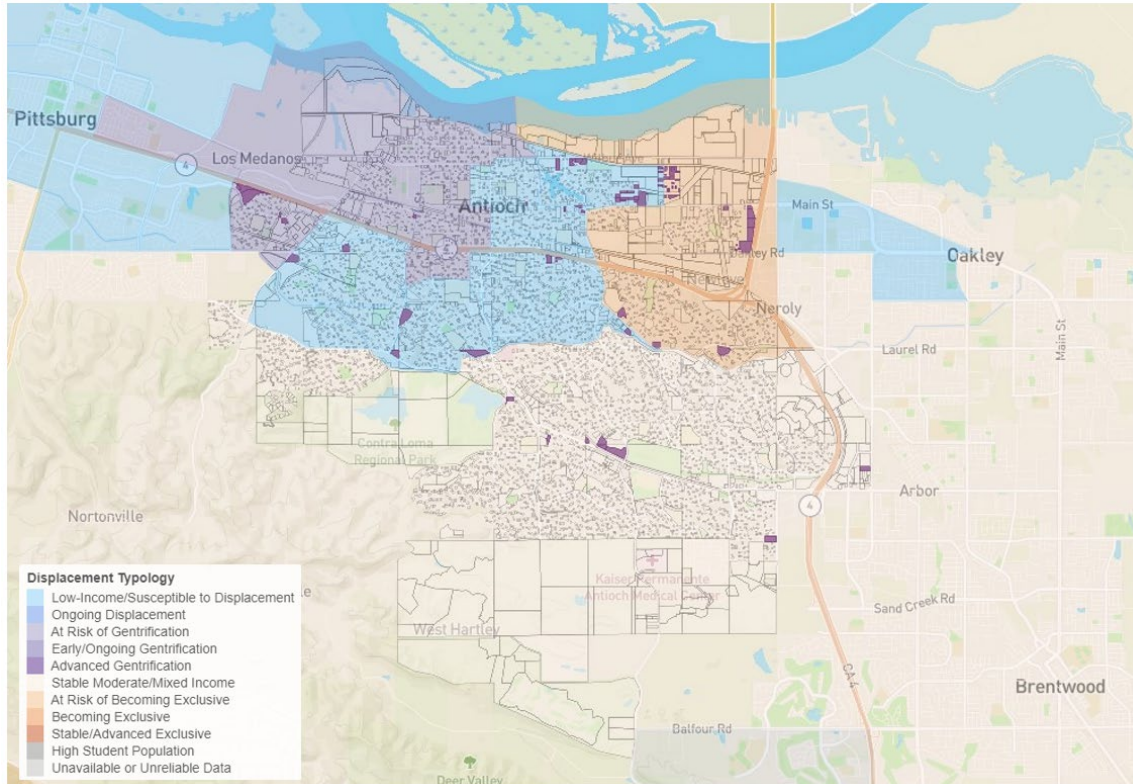
As previously discussed, renters are disproportionately affected by housing needs including overpayment, overcrowding, and displacement risk. With implementation of the Housing Element, there is some potential to ease overcrowding and cost burden as there will be more housing options available for a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

Figure 3-11 shows the inventory of sites on top of gentrification and displacement typology, as mapped by the Urban Displacement Project. As shown in Figure 3-11, 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 EJ issues also concentrated 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 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 18<sup>th</sup> 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.



### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING



**Figure 3-11 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.*

## 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 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 1-2 below summarizes the fair housing issues, contributing factors, and implementation programs included in the Housing Element to affirmatively further fair housing in Antioch.

**TABLE 3-4 FAIR HOUSING ACTION PLAN**

Actions	Fair Housing Issues	Contributing Factors	Implementation
<b>Action Area 1. Enhancing housing mobility strategies</b>			
<p><b>Action 1.1:</b> Consistent with the 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.</p>	<p>Persons with disabilities and Hispanic and Black households are concentrated in census tracts with low median incomes and older housing stock.</p>	<p>Lack of high opportunity areas; lack of affordable housing; lack of accessible affordable units.</p>	<p><b>Objectives:</b> Remove barriers to housing in areas of opportunity and strategically enhancing access</p> <p><b>Quantified Objectives:</b> Rezoning six sites in the City’s Moderate Resource census tracts</p> <p><b>Responsible Party:</b> Community Development Department</p>
<p><b>Action 1.2:</b> 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, 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.</p>	<p>Persons with disabilities have disproportionate housing needs.</p>	<p>Lack of high opportunity areas; lack of affordable rental housing; lack of accessible affordable units.</p>	<p><b>Timeline:</b> January 2023</p> <p><b>Objectives:</b> 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><b>Quantified Objectives:</b> Subsidized development of 25 ADUs by the end of the Planning Period</p> <p><b>Responsible Party:</b> City Partnership with Habitat for Humanity</p> <p><b>Timeline:</b> Program design completed by June 2025. Funding and approvals granted for 5 ADUs by Dec 2026 and then 5 ADUs annually thereafter</p>

### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Actions	Fair Housing Issues	Contributing Factors	Implementation
<b>Action Area 2. Encouraging new housing choices and affordability in high resource areas and outside of areas of concentrated poverty.</b>			
<p><b>Action 2.1:</b> 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.</p>	<p>Persons with disabilities and Hispanic and Black households are concentrated in census tracts with low median incomes and older housing stock.</p>	<p>Lack of high opportunity areas; Lack of affordable housing and especially affordable housing in high opportunity areas; Lack of accessible affordable units.</p>	<p><b>Objectives:</b> Encouraging new housing choices and affordability</p> <p><b>Quantified Objectives:</b> Affordable housing projects and available affordable units are advertised to at least 3 community organizations</p> <p><b>Responsible Party:</b> Community Development Department</p> <p><b>Timeline:</b> Ongoing. Marketing plans are submitted at time of building inspection</p>
<p><b>Action 2.2:</b> Incentivize developers through direct subsidies, development standards concessions, or fee waivers/reductions to increase the number of accessible units beyond the federal requirement of 5% for subsidized developments.</p>	<p>Persons with disabilities have disproportionate housing needs and persons with disabilities are most likely to file fair housing complaints.</p>	<p>Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts.</p>	<p><b>Objectives:</b> Encouraging new housing choices and affordability for populations with special needs housing</p> <p><b>Quantified Objectives:</b> Two projects that go beyond the federal minimum of 5% accessible units for subsidized projects</p> <p><b>Responsible Party:</b> City of Antioch, Planning Dept</p> <p><b>Timeline:</b> Menu of incentives created by January 2024 and outreach to developers by June 2024</p>
<p><b>Action 2.3:</b> 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)</p>	<p>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.</p>	<p>Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts.</p>	<p><b>Objectives:</b> Encouraging new housing choices and affordability for populations with special needs housing</p> <p><b>Quantified Objectives:</b> Reduce unsheltered unhoused population by 40%. Construction of 190 units of housing for extremely low-income individuals</p>

### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Actions	Fair Housing Issues	Contributing Factors	Implementation
<b>Responsible Party:</b> City of Antioch, Housing			
<b>Timeline:</b> Program designed completed by April 2024			
<b>Action Area 3. Improving place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing.</b>			
<b>Action 3.1:</b> Develop and implement EJ policies to improve quality of life in EJ neighborhoods.	Hispanic households are concentrated in EJ neighborhoods.	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.	<p><b>Objectives:</b> Alleviate disparate impacts experienced by households living in EJ neighborhoods, especially related to environmental outcomes</p> <p><b>Quantified Objectives:</b> Improve CalEnviroScreen composite score in EJ area by 10%</p> <p><b>Responsible Party:</b> City of Antioch, various departments</p> <p><b>Timeline:</b> Adoption of EJ policies by February 2023</p>
<p><b>Action 3.2:</b> Continue to fund minor home repairs and implement a preference for projects in the following order:</p> <ol style="list-style-type: none"> <li>1) Projects in the Sycamore neighborhood (i.e., Antioch's ethnically concentrated area of poverty)</li> <li>2) Projects in EJ neighborhoods</li> <li>3) Projects in census tracts with lower median incomes</li> </ol> <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>	Hispanic households are concentrated in EJ neighborhoods.	Lack of affordable housing in high opportunity areas; Lack of high opportunity areas; Concentration of NOAH (i.e., older housing stock) in EJ neighborhoods.	<p><b>Objectives:</b> Conserve and improve assets in areas of lower opportunity and concentrated poverty</p> <p><b>Quantified Objectives:</b> Rehabilitation of 40 homes in target neighborhoods</p> <p><b>Responsible Party:</b> City of Antioch Housing Dept</p> <p><b>Timeline:</b> Conduct publicity campaign for the program once annually in addition to hosting information on City website</p>
<p><b>Action 3.3:</b> 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.</p>	Hispanic and Black households and persons with disabilities have disproportionate housing needs.	Historic discrimination and continued mortgage denials; Concentration in low opportunity census tracts; High housing costs and low wages	<p><b>Objectives:</b> Preserve existing affordable housing</p> <p><b>Quantified Objectives:</b> Preservation of 54 units before 2032</p>

### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Actions	Fair Housing Issues	Contributing Factors	Implementation
<p><b>Action 3.4:</b> 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. Through implementation of the Downtown Specific Plan, which includes policies and programs to reduce or eliminate regulatory obstacles to development in the Downtown and to facilitate the development of high-quality market-rate and affordable housing, 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. Through the redevelopment of the Downtown, and the Rivertown Area in particular, the additional high-density housing could also provide a variety of housing types, including affordable housing. 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.</p>	<p>Persons with disabilities and Hispanic and Black households are concentrated in census tracts with low median incomes and older housing stock.</p>	<p>Lack of high opportunity areas; Lack of access to economic opportunity; Concentration of NOAH (i.e., older housing stock) in EJ neighborhoods.</p>	<p><b>Responsible Party:</b> City of Antioch, Housing</p> <p><b>Timeline:</b> Preservation strategies established and outreach to non-profit partners by January 2031</p> <p><b>Objectives:</b> Place-based strategies to encourage community conservation and revitalization</p> <p><b>Responsible Party:</b> City of Antioch, Economic Development, Public Works, and Planning</p> <p><b>Timeline:</b> Ongoing. Adoption of EJ policies by February 2023</p>
<p><b>Action Area 4. Protecting existing residents from displacement</b></p>			
<p><b>Action 4.1:</b> Establish tenant protections that further the intent of AB 1482 with potential measures related to rent control, anti-harassment, just cause and right-to-counsel ordinances; as well as relocation, documentation, and right to return policies in eviction cases.</p>	<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.</p>	<p>Lack of 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><b>Objectives:</b> Protect residents from displacement and preserve housing affordability</p> <p><b>Responsible Party:</b> City of Antioch, Housing Dept.</p>

### 3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Actions	Fair Housing Issues	Contributing Factors	Implementation
<p><b>Action 4.2:</b> Partner with ECHO Housing and/or Bay Area Legal Aid 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.</p>	<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.</p>	<p>Lack of accessible affordable units; Lack of understanding of reasonable accommodation requirements by landlords and property owners.</p>	<p><b>Timeline:</b> Staffing plan and program design established by April 2024.</p> <p><b>Objectives:</b> Protect existing residents from displacement and enforce Fair Housing laws</p> <p><b>Quantified Objectives:</b> Conduct 2-3 workshops per year on fair housing rights and resources</p> <p><b>Responsible Party:</b> ECHO Housing and/or Bay Area Legal Aid in partnership with the City</p> <p><b>Timeline:</b> Program design to track attendance and condition business license approval completed by January 2024. Program launch March 2024</p>
<p><b>Action 4.3:</b> 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.</p>	<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.</p>	<p>Lack of accessible affordable units; Lack of understanding of reasonable accommodation requirements by landlords and property owners.</p>	<p><b>Objectives:</b> Enforce Fair Housing laws</p> <p><b>Quantified Objectives:</b> Increase participants in fair housing programs by 5%</p> <p><b>Responsible Party:</b> City of Antioch in partnership with ECHO Housing and/or Bay Area Legal Aid</p> <p><b>Timeline:</b> Ongoing</p>
<p><b>Action 4.4:</b> 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.</p>	<p>Persons with disabilities have disproportionate housing needs and are most likely to file fair housing complaints with HUD.</p>	<p>Lack of accessible affordable units; Concentration in low income and low opportunity census tracts; Lack of understanding of reasonable accommodation requirements by landlords and property owners.</p>	<p><b>Objectives:</b> Enforce Fair Housing laws</p> <p><b>Quantified Objectives:</b> Increased reasonable accommodation requests and fulfilled requests by 10%</p> <p><b>Responsible Party:</b> City of Antioch</p> <p><b>Timeline:</b> Information added to City website by January 2024</p>

# 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 6 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 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, including review by multiple agencies and permitting requirements, may delay the approval process and increase the cost of development.

#### 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.



## 4. CONSTRAINTS

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### 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 consistent 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 have risen since the Great Recession in 2008, especially in expensive, metro areas like the Bay Area. During the Recession and the recovery period that followed, many 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. Labor costs are not a governmental constraint. However, 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.

## 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 and 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. 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 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

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 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 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 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 are now allowed in areas designated high-density residential. This change made it possible for the Council to also establish a new high-density residential district as discussed below.

### Zoning Code

The Zoning Code is the primary tool for implementing the General Plan. It is designed to protect and promote public health, safety, and welfare.

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 the single-family residential zones, except for R-10 and MCR where a use permit is required. In order 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. 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 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 a use permit to allow multi-family projects with more than 20 units per acre in the Medium-Density, High-Density, and Mixed-Use districts.

There is a discrepancy in the R-35 District that needs to be addressed. The R-35 District established a minimum density of 30 units per acre, 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 to amend the code and remove this provision in the R-35 District.

## 4. CONSTRAINTS

**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	U	P	U
R-20 – Medium-Density Residential District	P <sup>a</sup>	U	P	U
R-25 – High-Density Residential District	P <sup>a</sup>	P, U <sup>b</sup>	P	U
R-35 – High-Density Residential District	P <sup>a</sup>	P, U <sup>b</sup>	P	U
MCR – Mixed Commercial/Residential District	U	U	U	U

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

<sup>a</sup> Single-family dwellings existing prior to the effective date of the Zoning Code or Amendment to the Zoning 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.

<sup>b</sup> Up to 20 units/acre permitted by-right subject to compliance with all other applicable standards.

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 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.

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 (Government Code Section 65915). Since the 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. 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 use. 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.

*Hillside Planned Development District (HPD)*

This is an overlay district applicable to hillside areas where slopes of 10 percent or more predominate that 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 forms by promoting a more harmonious visual and functional relationship between the existing natural environment and the needs of a growing community.

*Transit-Oriented Development District (TOD)*

This 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*

The Planning Area boundaries of Downtown Antioch are generally the San Joaquin River to the north, Fulton Shipyard Road to the east, 10<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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: 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/acre.
- Each of the districts have their own standards for building height, floor area ratio and setbacks. Heights for residential uses range from 2 to 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 18<sup>th</sup> Street*

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

## 4. CONSTRAINTS

**TABLE 4-3 RESIDENTIAL DEVELOPMENT STANDARDS**

Zone	Maximum Height (ft) <sup>a</sup>	Minimum Building Site (ft <sup>2</sup> )	Minimum Lot Width (ft)		Maximum Lot Coverage	Minimum-Density Required <sup>b</sup>	Maximum-Density Allowed <sup>c</sup>	Front Yard Minimum <sup>^</sup>	Minimum Side Yard Required (ft) <sup>d</sup>		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 <sup>^</sup>
R-35	45	20,000	70	70	50%	30 du/acre	35 du/acre	*	*	5	10 <sup>^</sup>
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>								

<sup>a</sup> 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 the specified height limitation are detailed in the Zoning Ordinance.

<sup>b</sup> In units per gross developable.

<sup>c</sup> In units per gross developable acre; See Zoning Ordinance for definition of maximum developable gross acreage.

<sup>d</sup> 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

<sup>^</sup> 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.

*East Lone Tree*

The East Lone Tree Area is comprised of roughly 800 acres bounded by Lone Tree Way on the south; 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 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 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 units per acre) to high (5.0-7.2 units per 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 (SR 160) and nearby the Antioch BART station which opened in 2018. The area is a major opportunity site for transit-oriented development—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 to clarify the procedure. The 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 transportation demand management measures, projects on infill sites, historic structures 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-mile 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.

## 4. CONSTRAINTS

**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 permit in the following zones: R-10, R-20, R-25, R-35, C-0, C-1, and MCR. 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, 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.

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 has adopted the 2019 California Building Code. The California Building Code 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 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.

## 4. CONSTRAINTS

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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 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-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 – 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 and 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 element cycle and City staff report that the development allocation system did 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.

## 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. 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 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 \$22,150 per unit, compared to the countywide average of approximately \$58,330. Antioch’s total development fees for 10-unit and 100-unit multi-family projects of \$103,950 and \$813,910, respectively, 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. The fees per unit for a single-family home in Antioch total approximately \$22,150, which is greater than the total fees of approximately \$10,395 per unit for a small multi-family project and \$8,140 per unit for a large multi-family project.

## 4. CONSTRAINTS

**TABLE 4-5 TYPICAL DEVELOPMENT FEES – CITY OF ANTIOCH**

Site Information	Single-Family <sup>a</sup>			Single-Family Subdivision <sup>b</sup>			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				
	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
<b>Entitlement Fees<sup>c</sup></b>												
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
<b>Total Entitlement Fees</b>			<b>\$0</b>			<b>\$13,832</b>			<b>\$10,772</b>			<b>\$9,921</b>
<b>Building Fees</b>												
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
<b>Total Building Fees</b>			<b>\$6,775.56</b>			<b>\$1,309,780</b>			<b>\$150,868.67</b>			<b>\$64,796.31</b>
<b>Impact Fees</b>												
School District Fee	\$3.79	SF	\$9,854	\$3.79	SF	\$2,584,780	\$3.79	SF	\$303,200	\$3.79	SF	\$303,200
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
<b>Total Impact Fees</b>			<b>\$15,370.68</b>			<b>\$3,875,993</b>			<b>\$652,782</b>			<b>\$338,158.20</b>

<sup>a</sup> Individual single-family residential developments do not require entitlement applications.

<sup>b</sup> 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.

<sup>c</sup> 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.

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	\$103,950.44	\$813,910.78
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
<b>Countywide Average</b>	<b>\$58,327.09</b>	<b>\$290,877.67</b>	<b>\$2,621,978.09</b>

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

## 4. CONSTRAINTS

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 5.1.7 of the Housing Element is included to maintain the City’s commitment to streamlined approvals for SB 35 projects.

The purpose of design review is to promote orderly and harmonious development in the city. Design review plans are 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 regulating the architectural style of the dwelling.

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 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.

Table 4-7 outlines the estimated time for development review.

**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.

### 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 and applying for a building permit. Once a project is approved by the city, such as the Planning Commission or City Council, it is the applicant's responsibility to submit an application 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 construction drawings and any necessary technical studies, quality and thoroughness of the plans, 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 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	<b>42 Days:</b> 5-14-2019 to 6-25-2019
Almond Knolls Multi-Family	<b>150 Days:</b> 7-25-2017 to 12-22-2017
Oakley Knolls Single-Family	<b>4 Years (1,491 Days):</b> 4-10-2017 to 10-5-2021 *Submitted for site grading 4-13-2021, 1464 days after entitlement.
Quail Cove Single-Family	<b>400 Days:</b> 10-09-2018 to 11-13-2019 *Submitted for site grading 2-27-2019, days after entitlement.
Heidorn Village Single-Family	<b>2 Years (734 Days):</b> 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 500<sup>th</sup> 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 600<sup>th</sup> building permit.

#### FUNDING

Contra Costa County and the 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.



## 4. CONSTRAINTS

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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 in the surrounding area that requires filing a lien in order to 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. Generally new development is required to pay for its own infrastructure improvements and the City utilizes assessment districts as a means of financing public infrastructure. A 2006 study on the Rivertown Waterfront Development prepared by Arcadis indicated that while most of the current infrastructure network would be able to accommodate the proposed redevelopment for the area, some improvements such as additional booster pumps for taller buildings and an expansion of the water treatment plant might be necessary.

#### **Water**

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 treated water booster stations, and three 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 maintains the sewer lines within Antioch. The City 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.

#### **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 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 only 7.9 percent of above moderate-income households were denied.

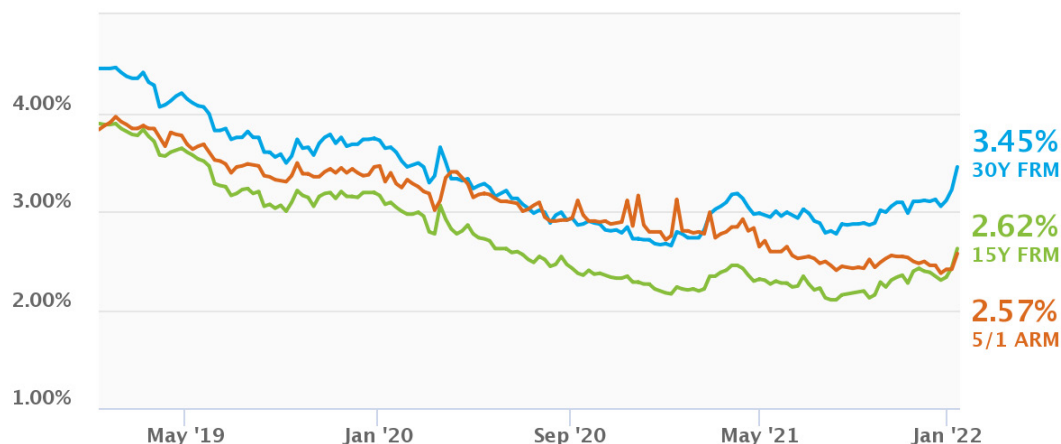
## 4. CONSTRAINTS

**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%
<b>Total</b>	<b>259,056</b>	<b>171,563</b>	<b>26,829</b>	<b>10.4%</b>

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**

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 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 SR 4 and SR 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 SR 4 and SR 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 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 that has been proposed in other cities is requiring air filtration systems for residential developments within 500 feet of a freeway.

**4. CONSTRAINTS**

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# 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 Consortia cities and the Urban County.<sup>1</sup> 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.

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<sup>1</sup> 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

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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 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'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 *Funding Resources*. 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 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 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

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 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
<b>Federal Programs</b>	
Brownfields Grant Funding Program	Resources available for the cleanup of eligible publicly- or privately-held properties to facilitate the reuse/redevelopment of contaminated sites.
Choice Neighborhoods Implementation Grant Program	Support 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 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 very low-income families, the elderly, and the disabled to afford housing through rental subsidies that pays 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 countywide for supportive social services, affordable housing development, and rental assistance to persons living with HIV/AIDS.
Housing Preservation Grants	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	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	Direct loans for construction or rehabilitation of affordable, rural multi-family rental housing.
Section 108 Loan Guarantee Program	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	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.
Section 502 Direct Loan Program	USDA Section 502 Direct Loan Program 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 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.
<b>State Programs</b>	
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	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	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)	Grants for activities to assist persons experiencing or at-risk of homelessness.
California Self-Help Housing Program	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)	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)	Short-term loans (up to five-years) to developers for affordable housing acquisition or preservation.
Homekey	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.
Housing for a Healthy California (HHC)	Funding for supportive housing opportunities intended to create supportive housing for individuals who are recipients of or eligible for health provided through Medi-Cal.

**TABLE 5-1 FEDERAL AND STATE FUNDING PROGRAMS**

<b>Program</b>	<b>Description</b>
Housing Navigators Program	\$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)	Grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects.
Joe Serna, Jr., Farmworker Housing Grant (FWHG)	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)	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)	Low-interest loans for the preservation of affordable mobile-home parks.
Mortgage Credit Certificate (MCC) Program	Income tax credits to first-time homebuyers to buy new or existing homes.
Multi-Family Housing Program (MHP)	Low-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)	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)	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	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	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)	Low-interest loans to developers of permanent affordable rental housing that contain supportive housing units.
Transformative Climate Communities (TCC) Program	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)	Low-interest loans and grants for rental housing that includes affordable units near transit.
Transitional Housing Program (THP)	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.

## 5. RESOURCES

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**TABLE 5-1 FEDERAL AND STATE FUNDING PROGRAMS**

Program	Description
Veterans Housing and Homelessness Prevention Program (VHHP)	Long-term loans for development or preservation of rental housing for very low- and low-income veterans and their families.
Workforce Housing Program	Government bonds issued to cities to acquire and convert market-rate apartments to housing affordable to moderate-/middle-income households, generally households earning 80% to 120% of AMI.

Source: Urban Planning Partners, 2022.

## C. LOCAL NON-PROFIT RESOURCES

A number of non-profit organizations and support agencies currently work in Antioch or in Contra Costa County. These agencies serve as resources in meeting the housing needs of the City, 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 that implement State Density Bonus Law. As required by State law, Antioch's Density Bonus program (Article 35 of the Zoning Ordinance) grants an 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. 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.

## 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, reflecting the needs of the elderly population and providing 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 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 units (ADUs) or Junior accessory dwelling 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 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.



## 5. RESOURCES

**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 <sup>b</sup> (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 <sup>c</sup>			Full kitchen required		
Parking	None	None	None	One spot, generally <sup>d</sup>	None	

**TABLE 5-2 ANTIOCH ADU REQUIREMENTS**

	Junior ADU	Single-Family ADU	Multi-Family ADU
<b>Deed Restrictions</b>	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.	
<b>Short Term Rentals</b>	Prohibited		
<b>Impact Fees</b>	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.	

<sup>a</sup> 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.

<sup>b</sup> 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.

<sup>c</sup> 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.

<sup>d</sup> 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

State law (SB 2) requires that cities identify one or more zoning districts that allow emergency shelter 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 as a by-right use in certain districts. Program 3.1.5 is included to amend the Antioch Zoning Ordinance to allow LBNCs.

### 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.

## 5. RESOURCES

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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 conditional use 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 use 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 3.1.6 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 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 (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 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.
- **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 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 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.
- 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 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. 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 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, 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) 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 the Bay Area must plan for between 2023 and 2031. It represents the number of 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

## 6. ADEQUATE SITES

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 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 jurisdictions, and other 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 must then 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. 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 a household spends no more than 30 percent of their income on housing.

**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%
<b>Total</b>	<b>3,016</b>	<b>100%</b>

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 sites inventories to meet their RHNA. In the event that 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 “6<sup>th</sup> 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 (91 very low-income units, 299 low-income units, and 4 above moderate-income units), which are expected to be constructed during the 6<sup>th</sup> cycle production period. These units were issued building permits in November 2020 and are currently under construction.

## 6. ADEQUATE SITES

**TABLE 6-2 APPROVED UNITS UNDER CONSTRUCTION**

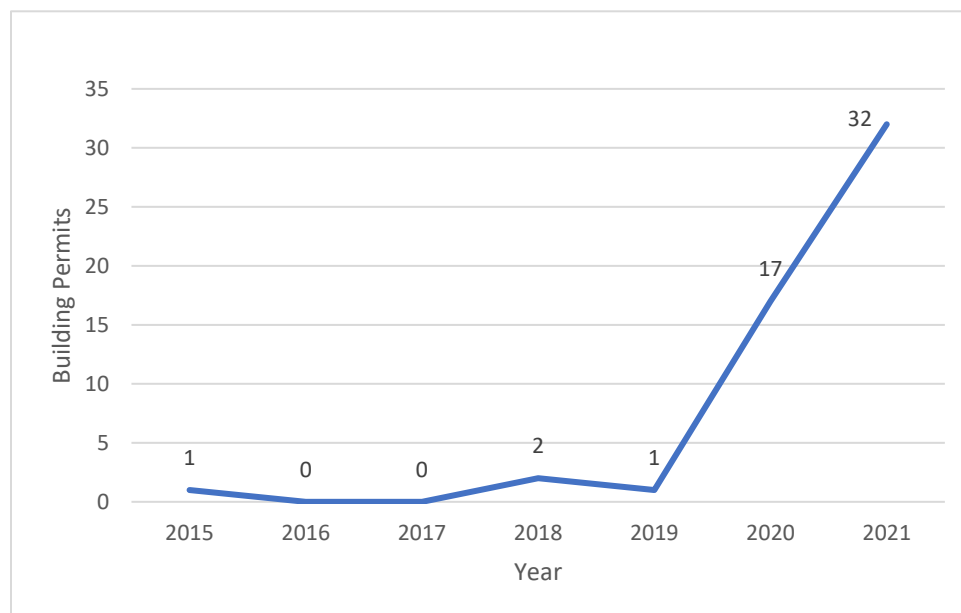
Project Name	Address	Description	Status	Income Level	Number of Units
AMCAL	3560 E. 18 <sup>th</sup> St.	Affordable housing development with mix of family and senior units on a previously vacant, approximately 15-acre site. Senior housing density bonus used to reach a density of 26.5 units/acre.	Approved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

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

The City does not have any active applications for pending projects.

### 2. 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 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 2.5.2 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 many ADUs are made available to family members, often at no rent. 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 6-3 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 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 6-3 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
<b>Total</b>	<b>100%</b>	<b>136</b>

Notes: AMI = Area Median-Income.

Source: Association of Bay Area Governments, 2021.

### 3. RHNA CREDITS SUMMARY

As shown in Table 6-4, 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 sites inventory. The following section describes how the City has land availability to accommodate the remaining RHNA.



## 6. ADEQUATE SITES

**TABLE 6-4 RHNA CREDITS**

	Very Low-Income Units	Low-Income Units	Moderate- Income Units	Above Moderate- Income Units	Total Units
<b>RHNA</b>	<b>792</b>	<b>456</b>	<b>493</b>	<b>1,275</b>	<b>3,016</b>
Pipeline Units	91	299		4	394
Projected ADUs	41	41	41	13	316
<i>Subtotal: RHNA Credits</i>	<i>132</i>	<i>340</i>	<i>41</i>	<i>17</i>	<i>530</i>
<b>Remaining RHNA</b>	<b>660</b>	<b>116</b>	<b>452</b>	<b>1,258</b>	<b>2,486</b>

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

## C. SITES INVENTORY METHODOLOGY

The 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 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 has experienced several multi-family projects in recent years, including the AMCAL project, a 100 percent affordable housing project. Table 6-5 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 zones, these examples may not accurately reflect development trends. In

**TABLE 6-5 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
Creeside 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.

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 High-Density Residential District: 20-25 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 the capacity calculations.

## 2. REALISTIC CAPACITY

All sites in the sites inventory have an existing or proposed zoning district of R-20, R-25, or R-35. As shown in Table 6-6, 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.

## 6. ADEQUATE SITES

**TABLE 6-6 RESIDENTIAL ZONING DISTRICTS AND DENSITY REQUIREMENTS**

Zoning District	Minimum Density (du/ac)	Maximum Density (du/ac)	Density Used for Realistic Capacity	Notes
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	35	30	Required minimum density utilized for capacity calculations per HCD guidance.

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 18<sup>th</sup> 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/ac, to enable small infill and missing middle projects. In consultation with Mogavero Architects, it was determined that some of these sites would not redevelop 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 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/ac 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/ac to be a viable building typology in Antioch from a financial feasibility perspective.<sup>1</sup> This density is consistent with feedback from local developers, who cited ranges of 15-30 du/ac as the “sweet spot” for development in Antioch. However, townhome projects are typically designed between 12 and 14 du/ac. Therefore, in order to be conservative, the sites inventory used a density of 12 du/ac to calculate the realistic capacity of sites where townhome type development is anticipated. This is a conservative assumption given that 12 du/ac 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

<sup>1</sup> BAE Urban Economics, 2021. Antioch Infill Housing Financial Feasibility Analysis, July.

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 Adequate Sites section of this chapter,

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/ac 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/ac 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 6-5 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 the Adequate Sites section.

### 3. DENSITIES AND AFFORDABILITY

In general, in order to make it feasible to develop housing that is affordable to 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/ac. This means that sites that allow denser development of at least 30 du/ac 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 du/ac and a maximum of 35 du/ac.

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

### 4. SITE SIZE

Consistent with HCD guidance, sites used to accommodate lower-income housing are between 0.5 acres and 10 acres, with some exceptions explained below.

#### 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 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 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.

## 6. ADEQUATE SITES

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### LARGE SITES

As shown in Table 6-5, the AMCAL 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 site's 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 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

Figure 6-3 shows all housing opportunity sites within the City of Antioch and Table 6-7 summarizes how the City will meet its RHNA. Based on pipeline and pending projects, projected ADU production, and the realistic capacity of the sites inventory, the City has capacity to accommodate 4,715 housing units, including 1,597 lower-income units. The development capacity within Antioch illustrated in the 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.

Table 6-8 shows the realistic yield by zoning district. The City will accommodate its lower-income units on sites between 0.5 and 10 acres<sup>2</sup> in the R-35 zoning district, where a minimum density of 30 du/ac applies. As shown in Table 6-8, there are 57 sites totaling over 130 acres that are identified to housing extremely low-, very low-, and low-income households in the R-35 district. Moderate- and 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).

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<sup>2</sup> Except for one 12.3-acre site (APN 074-080-026), as explained earlier under *Large Sites*.

**Figure 6-2 Consolidated Sites**

## 6. ADEQUATE SITES

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**Figure 6-3 Adequate Sites**



**TABLE 6-7 SUMMARY OF RESIDENTIAL SITES INVENTORY**

	Very Low-Income Units	Low- Income Units	Moderate- Income Units	Above Moderate- Income Units	Total Units
<b>2023-2031 RHNA</b>	<b>792</b>	<b>456</b>	<b>493</b>	<b>1,275</b>	<b>3,016</b>
Pipeline Units	91	299	0	4	394
Projected ADUs	41	41	41	13	136
Future Multi-Family Development	967	548	947	2,113	4,575
<b>Total</b>	<b>1,099</b>	<b>888</b>	<b>988</b>	<b>2,130</b>	<b>5,105</b>
Surplus	307	432	495	855	2,089
Buffer Percentage	39%	95%	100%	67%	69%

Source: ABAG 2021; City of Antioch and Urban Planning Partners, 2022.

**TABLE 6-8 RESIDENTIAL CAPACITY BY ZONING**

Zoning District	Number of Parcels	Acreage	Realistic Yield				Total
			Very Low	Low	Mod.	Above Mod.	
R-20	121	85.3	0	0	207	323	530
R-25	5	13.5	0	0	133	133	266
R-35	57	130.8	967	548	607	1,657	3,779
<b>Total</b>	<b>182</b>	<b>229.6</b>	<b>967</b>	<b>548</b>	<b>947</b>	<b>2,113</b>	<b>4,575</b>

Note: Assumes the rezonings shown in Table 6-9.

Source: ABAG 2021; City of Antioch and Urban Planning Partners, 2022.

## 1. REZONING

As shown in Figure 6-4, the sites inventory includes sites that will upzoned to allow greater residential density as well as sites that will be rezoned to allow residential uses. All rezonings are anticipated to be completed before the beginning of the Planning Period in January 2023. The properties that are being rezoned and their residential capacities are listed in Table 6-9.

## 2. BY-RIGHT SITES

State legislation requires special treatment for non-vacant sites that are repeated from the 5<sup>th</sup> cycle Housing Element and vacant sites that are repeated from the 4<sup>th</sup> and 5<sup>th</sup> 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 2015-2023 Housing Element. Table 6-10 provides an overview of the eight recycled sites

## 6. ADEQUATE SITES

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**Figure 6-4** Rezoned Sites

TABLE 6-9 REZONING

APN	Address	Acreage	Current General Plan	Proposed General Plan	Current Zoning	Current Maximum Density (du/ac)	Proposed Zoning	Proposed Max Density
Multiple sites in Viera and Trembath areas		68.9	Medium Low Density Residential and Medium-Density Residential	Medium-Density Residential	S	--	R-20	20
051-200-076	Holub Ln & E 18 <sup>th</sup> St	1.08	Convenience Commercial	High-Density Residential	P-D	--	R-35	35
051-230-028	3200 E 18 <sup>th</sup> 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 <sup>th</sup> 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-o	25	R-20	20

## 6. ADEQUATE SITES

**TABLE 6-9 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 <sup>th</sup> 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 <sup>th</sup> 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
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

**TABLE 6-9 REZONING**

APN	Address	Acreage	Current General Plan	Proposed General Plan	Current Zoning	Current Maximum Density (du/ac)	Proposed Zoning	Proposed Max Density
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
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 <sup>th</sup> 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

## 6. ADEQUATE SITES

**TABLE 6-9 REZONING**

APN	Address	Acreage	Current General Plan	Proposed General Plan	Current Zoning	Current Maximum Density (du/ac)	Proposed Zoning	Proposed Max Density
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
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 change <sup>1</sup>	No change

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

<sup>1</sup> This 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 6-10 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 <sup>a</sup>	N/A	Non-Vacant	R-35	35 du/ac	--	--
065-110-006	810 Wilbur Ave	2.86	Non-Vacant: Single-family residential	Vacant	Vacant.	R-25	25 du/ac	R-35	35 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 <sup>th</sup> 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

<sup>a</sup> Included in a consolidated site made up of vacant parcels and non-vacant parcels with single-family residential.

Source: City of Antioch, 2022.



## 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 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 6-11 below. By-right programs are established in Program 5.1.7 of the Housing Element.

**TABLE 6-11 BY-RIGHT SITES**

APN	Address	Acres	2015-2023 Element	2007-2015 Element	2022-2030 Housing Element
051-200-037	1841 Holub Ln	4.4	Vacant and single-family residential <sup>a</sup>	N/A	Non-Vacant. Proposed for lower-income units.
065-262-035	1015 E 18 <sup>th</sup> 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.

<sup>a</sup> Included in a consolidated site made up of vacant parcels and non-vacant parcels with single-family residential.

<sup>b</sup> 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.

## 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, with values less than 1.0 indicating underutilization and demonstrating potential for further development. All non-vacant sites on the 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 included in the discussion of RHNA sites later in this document.

Less than half of the sites included in the sites inventory are non-vacant. As shown in Table 6-12, the majority (53 percent) of the 1,515 affordable units (i.e., very low- and low-income units) are accommodated on vacant sites. The non-vacant sites identified in the 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 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 6-6 are on vacant sites), the City has made a diligent effort to ensure that non-vacant sites in the inventory have the potential to redevelop 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 6-12 VACANT AND NON-VACANT SITES BREAKDOWN**

	On Vacant Parcels	On Non-Vacant Parcels	Total	Percentage Vacant	Percentage Non-Vacant
Very low-income units	515	452	967	53%	47%
Low-income units	291	257	548	53%	47%
Moderate-income units	562	385	947	59%	41%
Above moderate-income units	1,156	957	2,113	55%	45%
<b>Total for Affordable Units</b>	<b>806</b>	<b>709</b>	<b>1,515</b>	<b>53%</b>	<b>47%</b>
<b>Total for All Units</b>	<b>3,344</b>	<b>2,760</b>	<b>6,094</b>	<b>55%</b>	<b>45%</b>

Note: Assumes the rezonings shown in Table 6-9. Affordable units include very low- and low-income units.  
Source: City of Antioch and Urban Planning Partners, 2022.

#### 4. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

All sites shown in the 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.

##### 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.

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 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 they are still feasible sites. Sites near Highway 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 has recently received a development inquiry for one of the Highway 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 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 which must be considered as part of the analysis of adequate sites to ensure feasibility of housing development. Environmental

## 6. ADEQUATE SITES

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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 can take to better prepare for earthquakes and that allow the 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.

## 5. RHNA SITES

As shown in Figure 6-3, the proposed sites are evenly distributed throughout the city. This section describes the various pockets of 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 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 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 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/ac while smaller sites could utilize the provisions of SB 9 or add ADUs to more modestly increase density. Because 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 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



## 6. ADEQUATE SITES

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sites in this area are conservatively assumed to develop with a density of 6 du/ac, which is equivalent to 30 percent of the allowed density in the R-20 zone.

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

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



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

The sites 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 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 sites suitable for redevelopment.

**Vacant (1 Site) (70)**

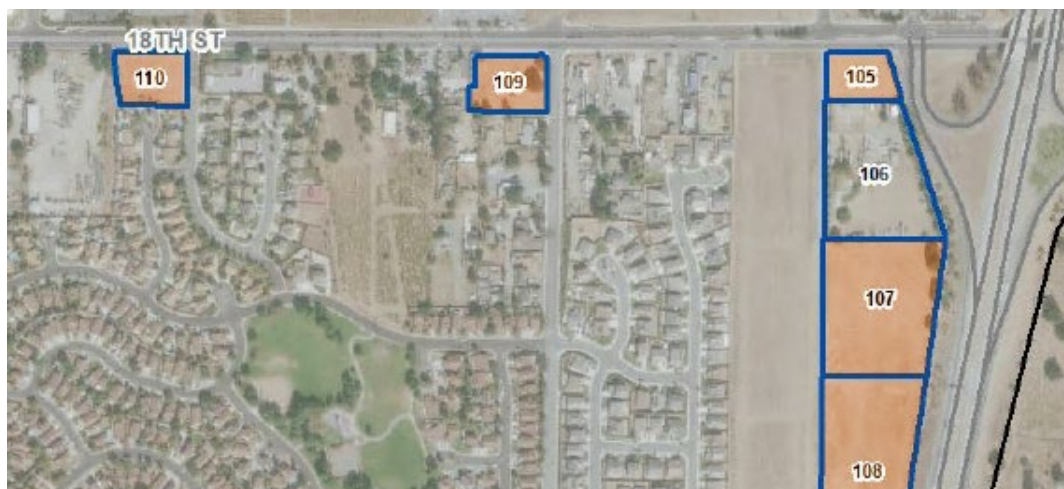
Site number 70 is vacant. The Viera information from earlier is consistent with this site, with the only difference is that this is the only site within this area that is vacant. A 0.43-acre lot, this site is anticipated to develop with two units.



Site 70 / APN: 051-082-010

## 6. ADEQUATE SITES

### EAST 18<sup>TH</sup> STREET AREA



#### Sites 105-110, 125-127, 130-133, 165. 14 Total Sites

18<sup>th</sup> 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 (EJ) neighborhoods in the western half. The sites in this area are currently zoned P-D, R-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 sites will primarily be R-20 except for 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 sites. For these reasons, a density of 12 du/ac was used to calculate a realistic capacity of 2 units and 6 units for sites 125 and 133, respectively. All other R-20 sites in the East 18<sup>th</sup> Street Area utilized a density of 20 du/ac to calculate their allowed capacity and a yield of 80 percent of that capacity was conservatively used to calculate the realistic capacity. The sites that utilized 20 du/ac 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/ac in their calculation.



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

The non-vacant sites along 18<sup>th</sup> Street are occupied by single-family residences and a parking lot. The sites range in size from 0.3 acres to 4.4 acres.

Site 106, 1841 Holub Ln, was included in the previous housing element. 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 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 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 site.

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 site 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 site is near commercial uses and bus service on East 18<sup>th</sup> Street and Hillcrest and abuts a preschool to the south.



Site 165 / 1018 E 18<sup>th</sup> Street

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

The 11 vacant sites in the East 18<sup>th</sup> St Area range in size from 0.08 acres to 5.71 acres. The existing zoning for these sites include P-D, R-35, R-20, and C-2. The surrounding land uses for these vacant sites is consistent with the information for the non-vacant sites above.

From these 11 vacant sites, 4 will be capable of supporting affordable housing units. Two of these sites – site 105 (051-200-076) and 109 (051-230-028) – 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.



## 6. ADEQUATE SITES

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Site 127, 1015 E 18<sup>th</sup> Street, currently zoned R-20, was included in the previous two housing elements. This site will keep its R-20 zoning designation and therefore future project on this site with 20 percent of units designated as below-market-rate would be allowed by-right.



Site 105 / APN: 051-200-076 I

## HILLCREST AVENUE

**Sites 111-112, 153, 156-161, 171. 10 Total Sites**

The 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 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 range in size from 0.9 acres to 5 acres. Two of these sites, site 111 (052-042-044) and site 153 (052061053) are zoned P-D, with the remaining two zoned S, (site 156 [052-061-014]) and R-6 (site 157 [052-042-037]). The area around these sites is primarily zoned P-D with an area north of these sites being zoned HPD: Hillside Planned Development.

All four of these 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 of these 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 112 and 171) will be rezoned to R-35. Most of these 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.

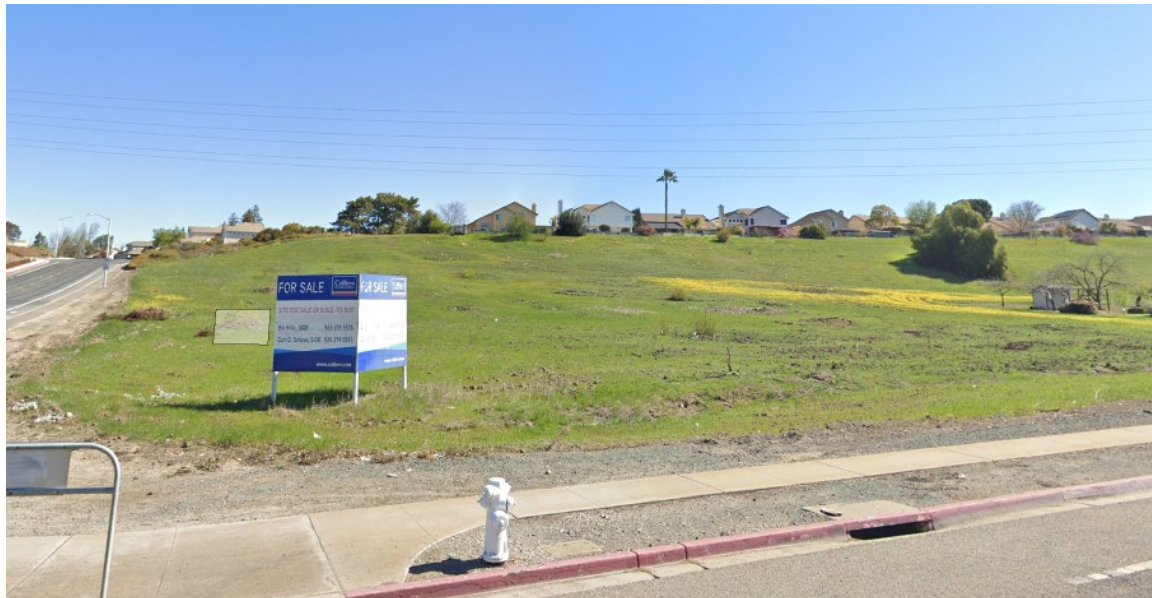
## 6. ADEQUATE SITES

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



Site 153 / 4325 Berryessa Court



Site 112 / 052-342-010



## TREMBATH LANE

**Sites 83-104. 22 Total Sites**

These sites are clustered along East 18<sup>th</sup> Street between Trembath Lane and St Claire Drive. East 18<sup>th</sup> 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, based input from Sherwood Engineers, these sites are considered viable for future housing development.

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

The non-vacant sites along 18<sup>th</sup> Street west of the Viera area are largely occupied by single-family residences. The sites range in size from 0.3 acres to 8 acres and the improvement ratios range from 0 to 0.95. The 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.

## 6. ADEQUATE SITES

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



Site 85 / 1710 Trembath Lane

## 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.



## 6. ADEQUATE SITES

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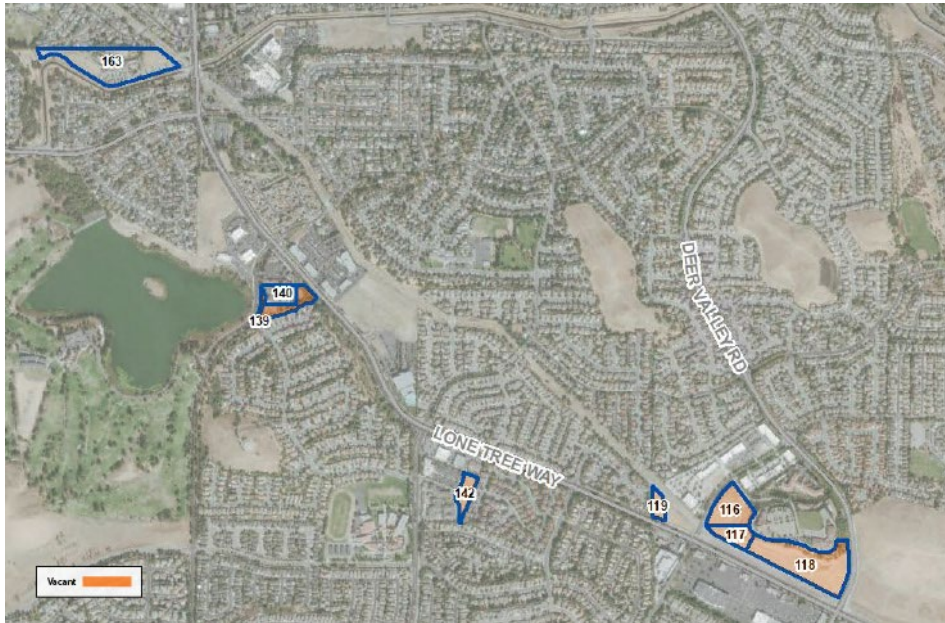


Site 162 / 2721 Empire Avenue

### **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.

## 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.



## 6. ADEQUATE SITES



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.



Site 116 / 055-071-106



## 6. ADEQUATE SITES

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### 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 appear 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.

## 6. ADEQUATE SITES

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Site 122 / 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 129 is located near the corner of A Street and W 16<sup>th</sup>. 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.

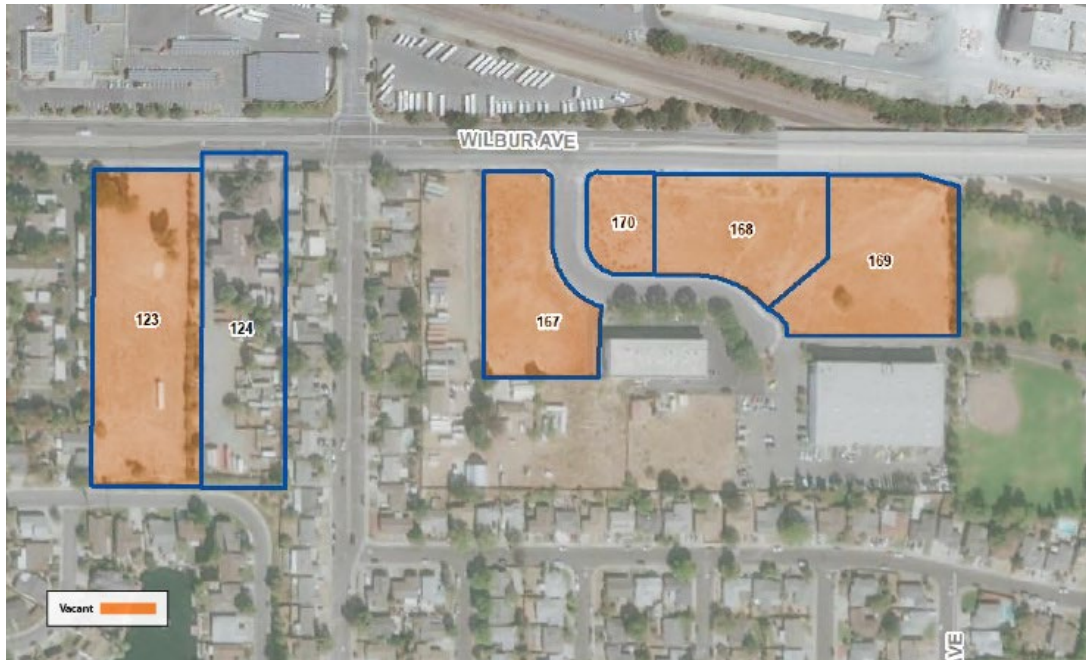


Site 128 / 067-093-022



## 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

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### 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.

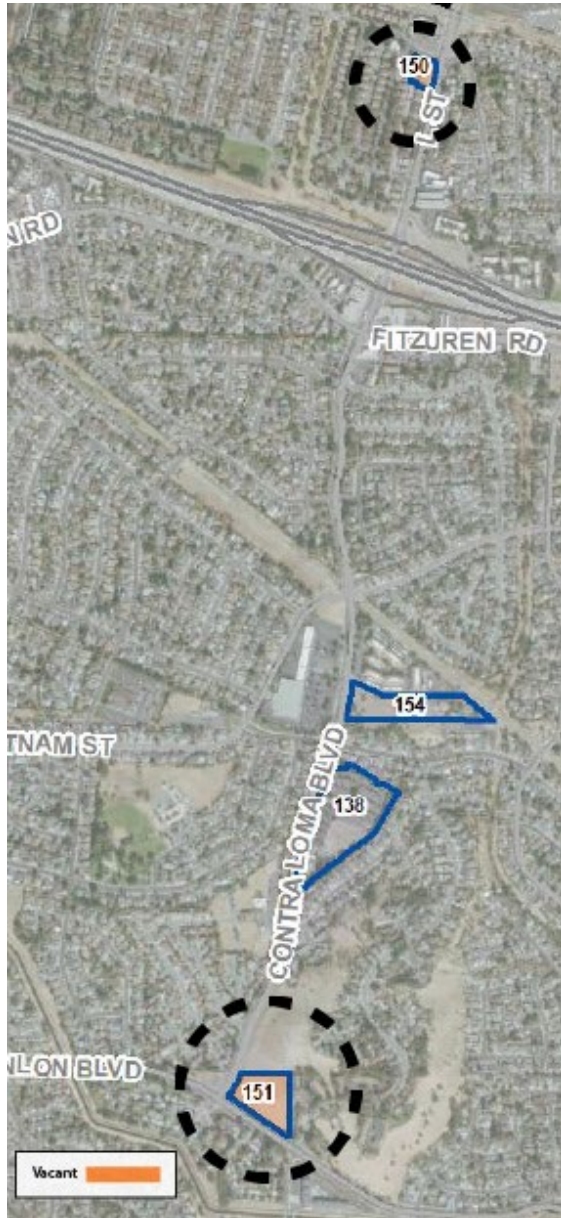


Site 134 / 2721 Windsor Drive

## 6. ADEQUATE SITES

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### CONTRA LOMA BOULEVARD / L STREET



#### Sites 150-151. 2 Total Sites

Both sites in this area are vacant and described below.

#### Vacant (2 Sites) (160-151)

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-I will be rezoned to R-25. It is surrounded by P-D, R-20, and R-4 zoning districts.

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 1560 / 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. 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 Somersville 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 | 074-080-026 & Site 146 | 074-080-030

## 6. ADEQUATE SITES

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### BUCHANAN ROAD



#### Sites 152. 1 Total Site

#### Vacant (1 Site) (152)

Site 152 (076-010-039) is located near the corner of Somersville 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 | 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

The City has received interest from churches that would like to add housing to their properties and has included a program in the Housing Element to facilitate these projects. All sites in this section include vacant or underutilized portions of the property and the realistic capacity calculations 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



## 6. ADEQUATE SITES

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.

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.



Site 138 | 3351 Contra Loma Boulevard



Site 120 | 5200 Heidorn Ranch Road



Site 154 | 3195 Contra Loma Boulevard

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 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 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 154 | 3195 Contra Loma Boulevard



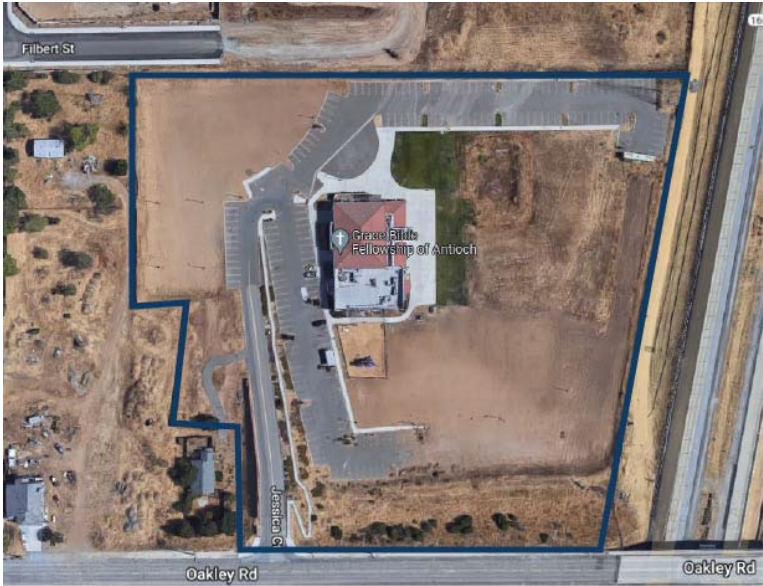
Site 155 | 620 E Tregallas Road



6. ADEQUATE SITES



Site 155 | 620 E Tregallas Road



Site 164 | 3415 Oakley Road



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

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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 HCD requirements for the 6<sup>th</sup> 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 Element.

Three types of statements are included in this 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

#### 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

**I.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 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.

Responsible Agency: City of Antioch

Implementation Schedule: The Housing Coordinator will contact management of the ANKA I MHS 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 and General Fund

Implements: Policy 1.1

**I.1.2 Housing Rehabilitation Program.** 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 City will continue to provide information about the program on the City website and at City Hall and refer homeowners to the County.

Responsible Agency: Housing & CDBG programs, Contra Costa County

Implementation Schedule: Ongoing

Quantified Objective: Adequate assistance to provide loans and grants to 3-4 homeowners per year.

Funding Source: CDBG

Implements: Policy I.1, I.2

- I.1.3 Community Education Regarding the Availability of Rehabilitation Programs.** 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 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 website and social meeting to advertise the program.

Responsible Agency: City of Antioch CDBG & Housing Program

Implementation Schedule: Ongoing

Non-Quantified Objective: Through public education, the public's ability to use programs will be enhanced and other specific quantified 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 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.1.4 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 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: Neighborhood Improvement Services

Implementation Schedule: Ongoing

Non-Quantified Objective: Monitor the housing conditions in the 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.

## 7. HOUSING GOALS, POLICIES, AND PROGRAMS

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Funding Source: General Fund

Implements: Policy I.1

- I.1.5 **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 EJ policies currently under development, safe housing outreach will be concentrated in northwestern Antioch where there are higher concentrations of cost-burdened households and lead exposure.

Responsible Agency: Neighborhood Improvement Services

Implementation Schedule: Ongoing

Non-Quantified Objective: Safer housing stock

Funding Source: General Fund

Implements: Policy I.1

- I.1.6 **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.1

- I.1.7 **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.

Non-Quantified Objective: Conservation of rental units currently being rented by lower-income households and tenants with special needs.

Funding Source: Developers proposing to conversions

Implements: Policy I.1

- I.1.8 **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

Schedule: Ongoing

Non-Quantified Objective: Foreclosure prevention.

Funding Source: CDBG

Implements: Policy I.1

- I.1.9 **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 participate in BayREN's Water Upgrade Saves 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, project-based.

Non-Quantified Objective: Conservation of water resources.

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Funding Source: General Fund

Implements: Policy I.3

- I.1.10 **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 utility billings. The 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 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.1.11 **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 1.3

### **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.

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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.

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, 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 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).

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- 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 reviews potential funding opportunities on an annual basis with budget review. In addition, pursue funds on an ongoing basis as available, based on specific program application requirements.

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, 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 providing funding, supporting grant applications, identifying available sites for housing development, and City involvement in the development of such sites. The City will also work with the Multi-Faith ACTION Coalition and Contra Costa Interfaith Housing (CCIH) to rezone sites to allow housing on properties owned by religious institutions, as identified in the sites inventory.

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. The City will continue focused outreach efforts to non-profit organizations on an ongoing basis to develop partnerships for housing development.

Responsible Agency: City of Antioch CDBG & Housing Programs

Implementation Schedule: Ongoing

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, 2.4

- 2.1.8 **Promote ADUs as Affordable Housing.** 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 ADUs by December 2026 and then five ADUs annually thereafter.

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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 for Unhoused Populations.** Continue discussion with the County Continuum of Care staff and nonprofit affordable housing agencies to realize the vision of a potential 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.

Responsible Agency: Housing Coordinator

Implementation Schedule: 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, 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, 2.3

- 2.1.11 **Missing Middle Housing.** Review development standards, especially relative to height, FAR/density, lot size, and lot coverage to facilitate missing middle housing. Develop objective standards for duplexes, triplexes, and quads 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 standards review and objective standards completed by March 2023.

Quantified Objective: Development of 60 units of missing middle housing by end of planning period.

Funding Source: General Fund

Implements: Policy 2.1, 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 within 30 days of its adoption.

Quantified Objective: None.

Funding Source: General Fund

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.



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- 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; and the unhoused. 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, project-based.

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, 3.2, 3.3, 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, 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 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, project-based.

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, 3.3

- 3.1.4 **Coordination with Agencies Serving the Unhoused Population.** Continue to cooperate with public and private agencies, such as the Contra Costa Continuum of Care, to develop housing (including transitional housing), family counseling, and employment programs for the unhoused population. The City will continue to fund services for the unhoused through CDBG. The City shall monitor statistics from police, County agencies, and private organizations regarding shelter needs to determine if Antioch is meeting the needs of its unhoused population. The City will assist the County as needed to implement Built for Zero, including assisting in the creation of a By-Name List of homeless veterans and the chronically homeless in the community to help communities get 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 City will also work with Contra Costa Interfaith Housing (CCIH) in implementation of its scattered-site permanent housing program 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

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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

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.

Funding Source: HUD, HCD, CDBG, and private funds

Implements: Policy 3.1, 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 that complies with the requirements of State law by providing for establishment of emergency shelters without discretionary zoning approval. With this amendment, the City has sites with sufficient capacity to meet the local need for emergency shelters. The City will revise the Zoning Ordinance to allow transitional and supportive housing in all zoning districts in the city in the same way other residential uses are allowed in each zoning district, as required by State law, including AB 2162. Language identifying transitional housing and supportive housing as permitted uses and subject to the same standards as other residential dwellings of the same type will be included in the Zoning Ordinance, including allowing these uses by-right in the R-25 and R-35 zoning districts. The City will also revise the Zoning Ordinance to define and allow eligible Low Barrier Navigation Centers (LBNCs) by right consistent with AB 101. Eligible LBNCs would be permitted by right where multi-family uses are allowed, including in the R-25 and R-35 zones.

The 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.

Non-Quantified Objective: Compliance with SB 2 and AB 2162.

Funding Source: General Fund

Implements: Policy 3.1, 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:

- Any employee housing providing accommodations for six or 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.

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Funding Source: General Fund

Implements: Policy 3.1

- 3.1.8 **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, and private funds

Implements: Policy 3.1, 3.4

- 3.1.9 **Housing and Services for those with 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

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, 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.

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

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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, 4.3

- 4.1.3 **Density Bonus Ordinance.** The Zoning Ordinance 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

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 parking to identify and amend the City's Zoning Ordinance depending on the findings. 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 the Zoning Administrator and the Planning Commission to allow reductions 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

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

## 7. HOUSING GOALS, POLICIES, AND PROGRAMS

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Implementation Schedule: Ongoing. Establishment of SB 35 application and by-right rezonings complete by beginning of planning period.

Non-Quantified Objective: Minimize the use of discretionary review by permitting more things by right.

Funding Source: General Fund

Implements: Policy 4.1, 4.2, 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 County to ensure that the fees are equitable and appropriately applied and adjusted. The City shall also work with the County to pursue a fee reduction or exemption for high-density housing near transit.

Responsible Agency: Community Development Department

Implementation Schedule: Periodic and ongoing, as fees are reevaluated.

Non-Quantified Objective: 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, 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/ac but also allows projects less than 30 du/ac. Revise the Zoning Ordinance to remove the provision allowing projects less than 30 du/ac.

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 **Objective Development Standards.** Develop city-wide objective development standards to utilize for review of residential projects instead of subjective design review processes. The objective development standards will be posted on the 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 in tandem with adoption of the Housing Element and they will be used for project review by June 2023.

## 7. HOUSING GOALS, POLICIES, AND PROGRAMS

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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 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 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. Additionally, the City will create written materials in English and Spanish, explaining how complaints can be filed. The materials will be available at City Hall in the Community Development 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:

- 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

Implementation Schedule: Referrals are ongoing. The written materials are completed and available.

Non-Quantified Objective: City assistance to eliminate housing discrimination within the community.

Funding Source: CDBG

Implements: Policy 5.1

- 5.1.2 **Implement 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 State Fair Housing Acts.

Responsible Agency: Community Development

Implementation Schedule: Ongoing on a project basis

Non-Quantified Objective: Ensuring accessibility of new housing

Funding Source: General Fund

## 7. HOUSING GOALS, POLICIES, AND PROGRAMS

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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.

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

- 5.1.5 **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 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

5.1.6 **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

5.1.7 **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.

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.



## 7. HOUSING GOALS, POLICIES, AND PROGRAMS

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Funding Source: General Fund

Implements: Policy 5.2, Policy 5.3

- 5.1.8 **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

- 5.1.9 **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.

Responsible Agency: City of Antioch 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

- 5.1.10 **Fair Housing Training.** Partner with ECHO Housing and/or Bay Area Legal Aid 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 Housing laws

Quantified Objective: Conduct 2-3 workshops per year on fair housing rights and resources.

Funding Source: General Fund

Implements: Policy 5.1

- 5.1.11 **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 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 percent.

Funding Source: General Fund

Implements: Policy 5.1

- 5.1.12 **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 percent.

## 7. HOUSING GOALS, POLICIES, AND PROGRAMS

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Funding Source: General Fund

Implements: Policy 5.1

- 5.1.13 **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 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 **Enhancing Housing Mobility Strategies.** Consistent with the 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.

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 **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 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 **Promote ADUs as Affordable Housing.** This program complements Implementation Program 2.1.8, in which the 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: City Partnership with Habitat for Humanity

Implementation Schedule: Program design completed by June 2025. Funding and approvals granted for 5 ADUs by Dec 2026 and then 5 ADUs annually thereafter.

Non-Quantified Objective: 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 Period.

Funding Source: Housing Successor Funds or PLHA

Implements: Policy 5.3

- 5.1.17 **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 and Housing Coordinator

Implementation Schedule: Ongoing

Non-Quantified Objective: Increased opportunities for low-income residents

Funding Source: CDBG

Implements: Policy 5.2

## 7. HOUSING GOALS, POLICIES, AND PROGRAMS

5.1.18 **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.

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)
<b>New Construction</b>	
Extremely and Very Low-Income	132
Low-Income	340
Moderate-Income	190
Above Moderate-Income	400
<b>Total</b>	<b>1,705</b>
<b>Rehabilitation</b>	
Extremely and Very Low-Income	0
Low-Income	20
Moderate-Income	10
Above Moderate-Income	--
<b>Total</b>	<b>30</b>
<b>Preservation/Conservation</b>	
Extremely Low-Income	20
Very Low-Income	21
Low-Income	41

## 7. HOUSING GOALS, POLICIES, AND PROGRAMS

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Program/Income Level	Quantified Objective (Dwelling Units or Households)
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 describes the community participation activities conducted during the development of the draft Housing Element and the adoption of the 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 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

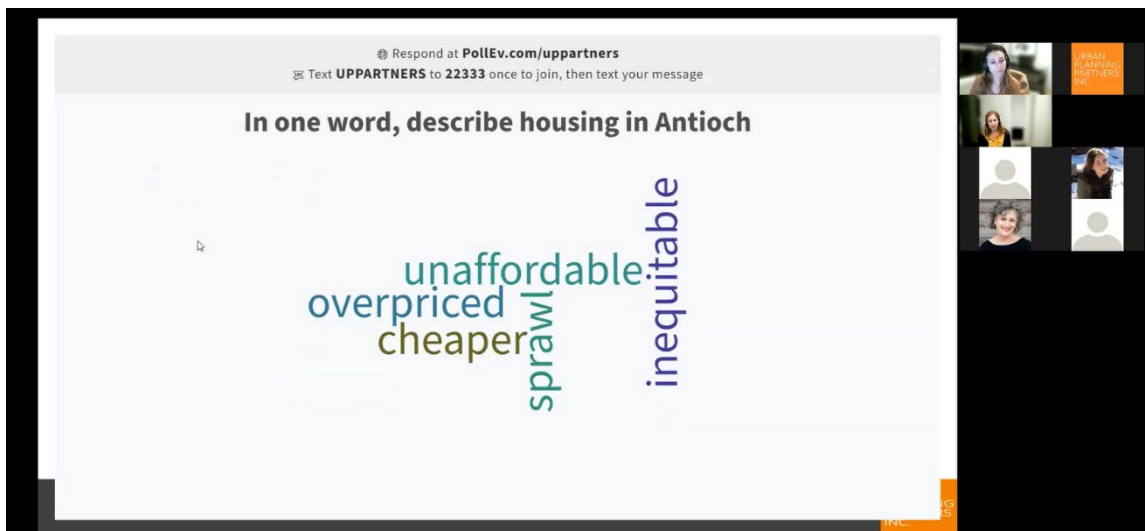
- Regional groups in East Contra Costa County identified Antioch as one of the highest need areas.
- Affordability and habitability/safety are consistently cited as the top concerns related to housing in Antioch, especially related to people with disabilities, low-income families with children, and Antioch’s 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. 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 on-the-ground understanding was informed by talking to City staff, community leaders, CBOs, and residents.

#### 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.



## D. PHASE 3 — EXPLORE AND 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.

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 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 barriers to participation. Consistent with HCD guidance, the following best practices were utilized to include public participation from all economic segments of the community.

### 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.

#### Topics in the Environmental Hazards Element

- Geology and Seismicity
- Flooding
- Fire
- Noise
- Hazardous Materials
- Disaster Response

#### ENVIRONMENTAL HAZARDS UPDATE

California communities are often exposed to natural and man-made hazards, which jurisdictions must identify and try to mitigate. The Environmental Hazards Element implements policies to minimize the risks these hazards might pose to community members' physical safety, property, and business.

#### Why is Antioch updating its Environmental Hazards Element?

Under recent State law, the Environmental Hazards Element (referred to in State law as a "safety element") must incorporate climate adaptation and resiliency strategies. Climate impacts include wildfire, flooding, and extreme heat, among others. As environmental trends change, the City must make sure that the Environmental Hazards Element contains accurate data, community input, and policies.

#### 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?

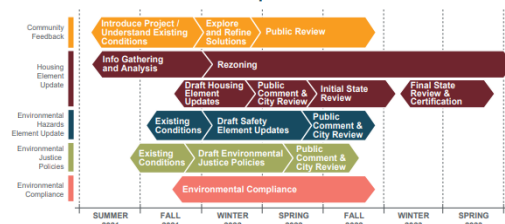
"The fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies."

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



## 8. PARTICIPATION

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Consultations with CBOs to determine the methods, locations, messaging, and hours most conducive to engaging historically excluded communities, including low-income households and those with disabilities.

- 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 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 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.

**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	Housing constraints and opportunities, economic feasibility, city's processes, potential policies
CBO Focus Group including:		
<ul style="list-style-type: none"> <li>▪ ECHO Fair Housing</li> <li>▪ Shelter Inc</li> <li>▪ Contra Costa Senior Legal Services</li> <li>▪ Bay Area Legal Aid (BALA)</li> <li>▪ Habitat for Humanity East Bay/Silicon Valley</li> <li>▪ Saint Vincent de Paul Most Holy Rosary Conference</li> <li>▪ East Bay Housing Organizations (EBHO)</li> </ul>	December 13, 2021	Fair housing, housing needs, segregation, housing choice
CityVentures	December 22, 2021	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 the incorporation of Environmental Justice 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 Justice 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) community members participated virtually in addition to 12 representatives of housing related nonprofits 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 justice. The presentation was followed by a discussion. During the discussion, community members shared their personal stories regarding housing in Antioch and provided

## 8. PARTICIPATION

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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) 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 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. Planning Commission was interested in the effect that the environmental justice 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 Housing Element was publicized online and all project followers were emailed. The Planning Commission 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 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 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 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 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 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 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 rapidly rising rents, and the cost burdening and displacement of Antioch residents, but did state they'd



## 8. PARTICIPATION

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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.

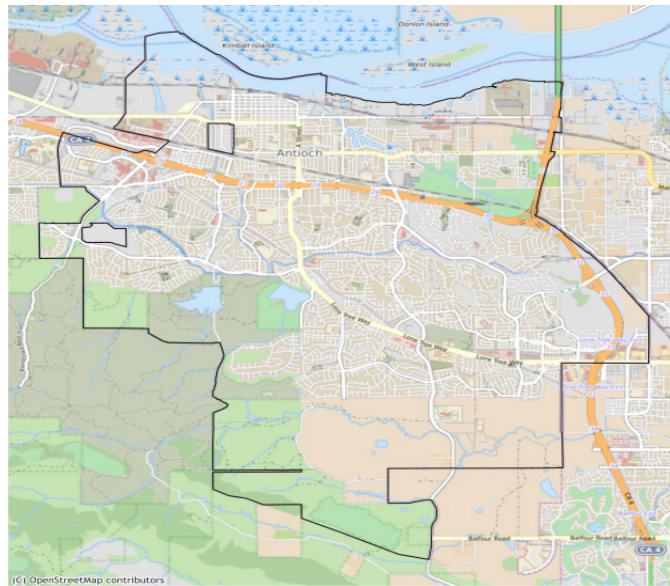
Based on the public comments heard at the June 14, 2022, Study Session, Staff revised the Draft Housing Element to include additional language within proposed policies regarding Tenant Protections and Inclusionary Housing. These revised policies are contained within Chapter 7 of this Element and were 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 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. While many members of the public supported the revised policy language within the Draft 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.

It is anticipated that the final Housing Element will be heard for adoption by the Planning Commission and City Council at public hearings in November/December 2022.



# HOUSING NEEDS DATA REPORT: ANTIOCH



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION



Technical Assistance  
for Local Planning  
**HOUSING**



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# 1 SUMMARY OF KEY FACTS

This section is a more in-depth version of Chapter 2: Housing Needs. The majority of this appendix comes from the Association of Bay Area Governments (ABAG) / Metropolitan Transportation Commission (MTC) Data Packets prepared for each jurisdiction in the Bay Area.

- **Population** - Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Antioch increased by 24.3% from 2000 to 2020, which is above the growth rate of the Bay Area.
- **Age** - In 2019, Antioch's youth population under the age of 18 was 27,630 and senior population 65 and older was 13,547. These age groups represent 24.8% and 12.2%, respectively, of Antioch's population.
- **Race/Ethnicity** - In 2020, 27.8% of Antioch's population was White while 21.1% was African American, 12.1% was Asian, and 33.2% was Latinx. People of color in Antioch comprise a proportion above the overall proportion in the Bay Area as a whole.<sup>1</sup>
- **Employment** - Antioch residents most commonly work in the *Health & Educational Services* industry. 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 jurisdiction increased by 3,450 (17.9%). Additionally, the jobs-household ratio in Antioch has increased from 0.55 in 2002 to 0.67 jobs per household in 2018.
- **Number of Homes** - The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Antioch increased, 3.7% from 2010 to 2020, which is *below* the growth rate for Contra Costa County and *below* the growth rate of the region's housing stock during this time period.
- **Home Prices** - A diversity of homes at all income levels creates opportunities for all Antioch residents to live and thrive in the community.
  - **Ownership** The largest proportion of homes had a value in the range of \$250k-\$500k in 2019. Home prices increased by 122.4% from 2010 to 2020.
  - **Rental Prices** - The typical contract rent for an apartment in Antioch was \$1,610 in 2019. Rental prices increased by 50.8% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make \$64,560 per year.<sup>2</sup>
- **Housing Type** - 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% of homes in Antioch were single family detached, 4.7% were single family attached, 4.1% were small multifamily (2-4 units), and 12.4% were medium or large multifamily (5+ units). Between 2010 and 2020, the number of single-family units increased more

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<sup>1</sup> The Census Bureau's American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source.

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





than multi-family units. Generally, in Antioch, the share of the housing stock that is detached single family homes is above that of other jurisdictions in the region.

- **Cost Burden** - The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” In Antioch, 20.3% of households spend 30%-50% of their income on housing, while 20.8% of households are severely cost burden and use the majority of their income for housing.
- **Displacement/Gentrification** - According to research from The University of California, Berkeley, 31.3% of households in Antioch live in neighborhoods that are susceptible to or experiencing displacement, and 19.2% live in areas at risk of or undergoing gentrification. 6.8% of households in Antioch live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.
- **Neighborhood** - No residents in Antioch live in neighborhoods identified as “Highest Resource” or “High Resource” areas by State-commissioned research, while 89.6% 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 covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.<sup>3</sup>
- **Special Housing Needs** - Some 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. In Antioch, 15.2% of residents have a disability of any kind and may require accessible housing. Additionally, 18.7% of Antioch households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 20.4% of households are female-headed families, which are often at greater risk of housing insecurity.

**Note on Data**

*Many of the tables in this report are sourced from data from the Census Bureau’s American Community Survey or U.S. Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (CHAS) data, both of which are samples and as such, are subject to sampling variability. This means that data is an estimate, and that other estimates could be possible if another set of respondents had been reached. We use the five-year release to get a larger data pool to minimize this “margin of error” but particularly for the smaller cities, the data will be based on fewer responses, and the information should be interpreted accordingly.*

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<sup>3</sup> 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.

## 2 POPULATION, EMPLOYMENT AND HOUSEHOLD CHARACTERISTICS

### 2.1 Population

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, Antioch’s population has increased by 24.3%; this rate is above that of the region as a whole, at 14.8%. In Antioch, roughly 13.2% of its population moved during the past year, a number 0.2 percentage points smaller than the regional rate of 13.4%.

In 2020, the population of Antioch was estimated to be 112,520 (see Table 1). From 1990 to 2000, the population increased by 45.6%, while it increased by 13.1% during the first decade of the 2000s. In the most recent decade, the population increased by 9.9%. The population of Antioch makes up 9.8% of Contra Costa County.<sup>4</sup>

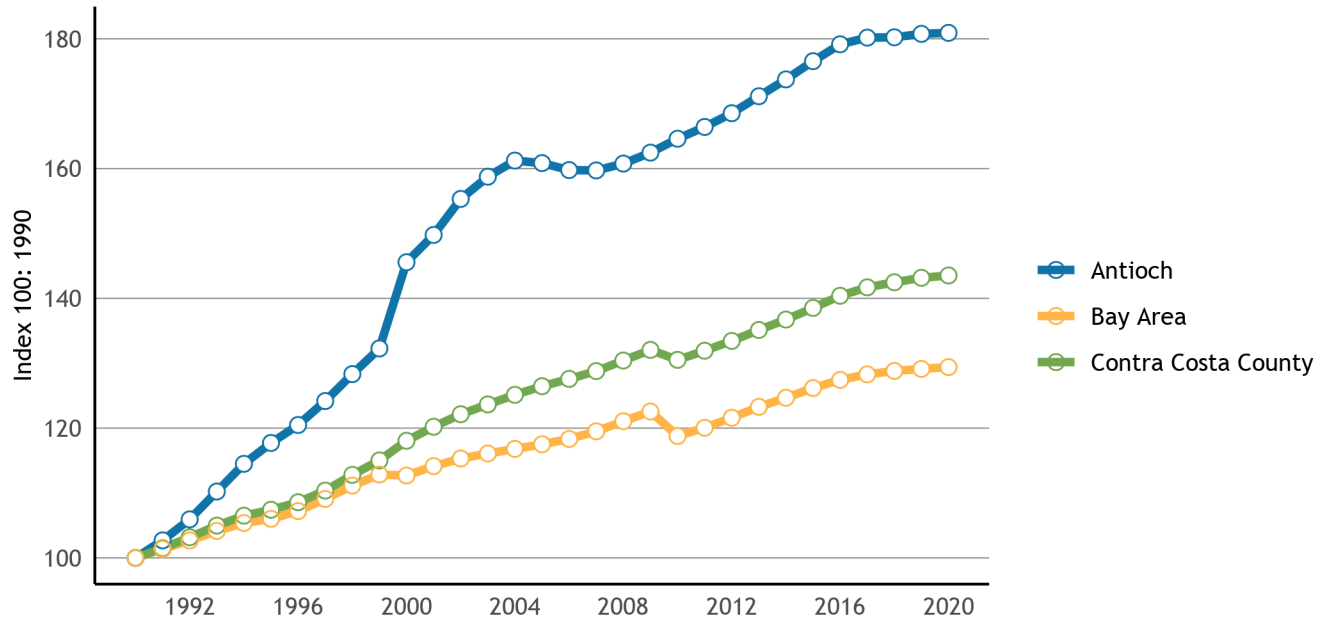
Table 1: Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Antioch	62,195	73,209	90,532	100,035	102,372	109,804	112,520
Contra Costa County	803,732	863,335	948,816	1,016,372	1,049,025	1,113,341	1,153,561
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

Universe: Total population

Source: California Department of Finance, E-5 series

<sup>4</sup> To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e. percent change) in each of these geographies relative to their populations in 1990.



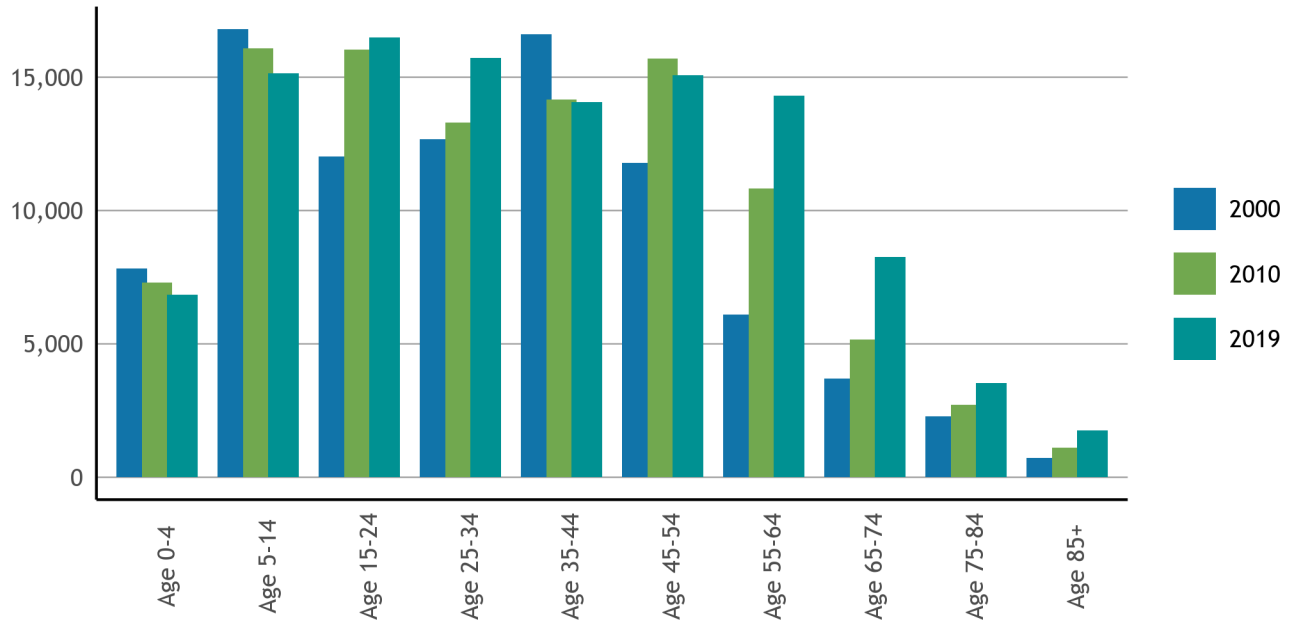
**Figure 1: Population Growth Trends**

Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year. For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates.

## 2.2 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In Antioch, the median age in 2000 was 31.1; by 2019, this figure had increased, landing at around 36 years. More specifically, the population of those under 14 has decreased since 2010, while the 65-and-over population has increased (see Figure 2).



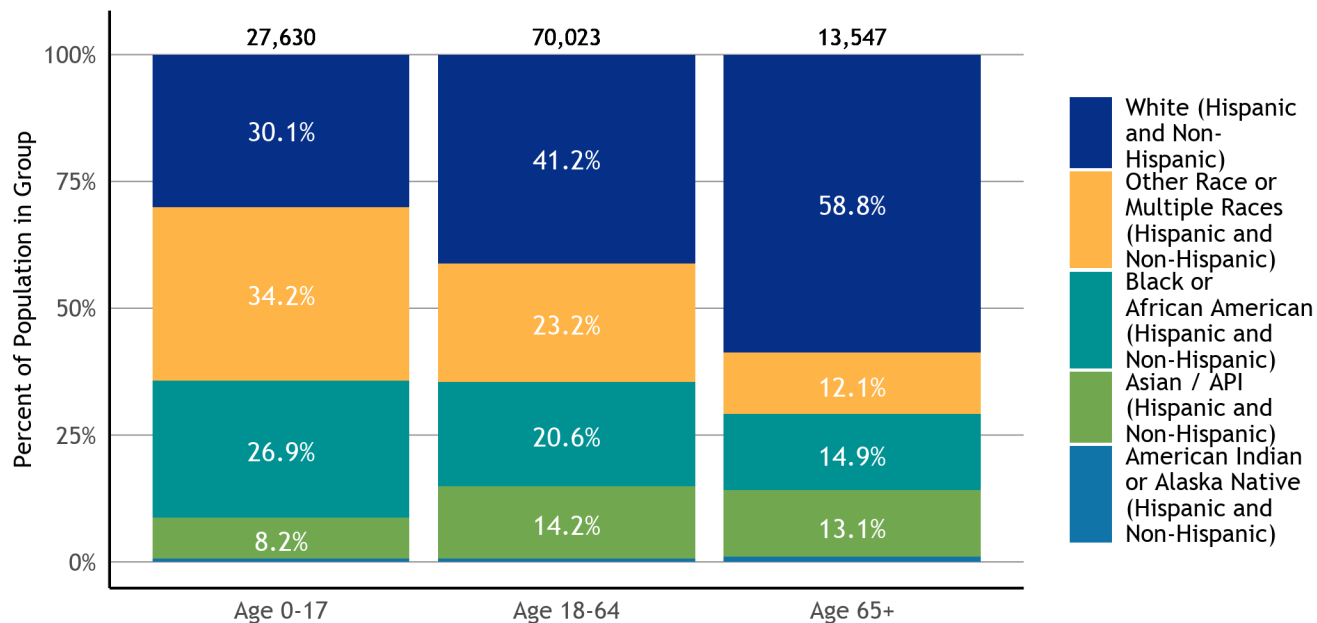
**Figure 2: Population by Age, 2000-2019**

*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*

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color<sup>5</sup> make up 41.2% of seniors and 69.9% of youth under 18 (see Figure 3).

<sup>5</sup> Here, we count all non-white racial groups



**Figure 3: Senior and Youth Population by Race**

*Universe: Total population*

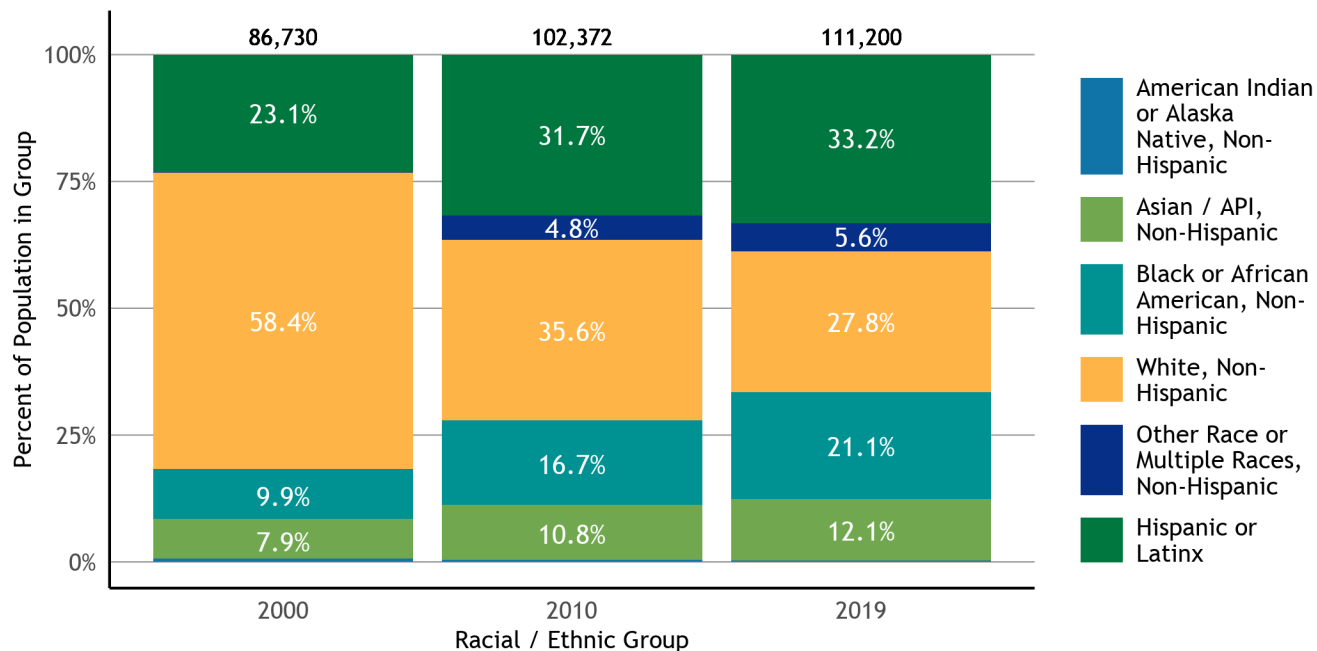
*Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.*

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

## 2.3 Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today<sup>6</sup>. Since 2000, the percentage of residents in Antioch identifying as White has decreased - and by the same token the percentage of residents of all *other* races and ethnicities has *increased* - by 30.6 percentage points, with the 2019 population standing at 30,883 (see Figure 4). In absolute terms, the *Hispanic or Latinx* population increased the most while the *White, Non-Hispanic* population decreased the most.

<sup>6</sup> 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.



**Figure 4: Population by Race, 2000-2019**

Universe: Total population

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.

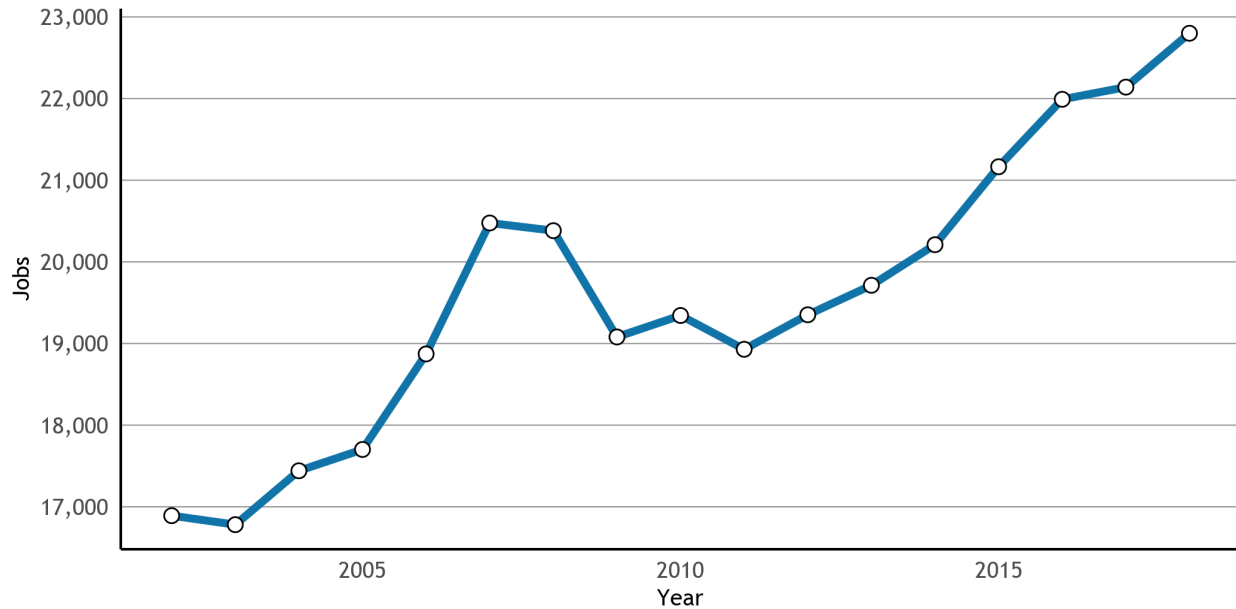
Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

## 2.4 Employment Trends

### 2.4.1 Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region’s core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers “exports” workers to other parts of the region, while a city with a surplus of jobs must conversely “import” them. Between 2002 and 2018, the number of jobs in Antioch increased by 35.0% (see Figure 5).



**Figure 5: Jobs in a Jurisdiction**

*Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment*

*Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.*

*Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018*

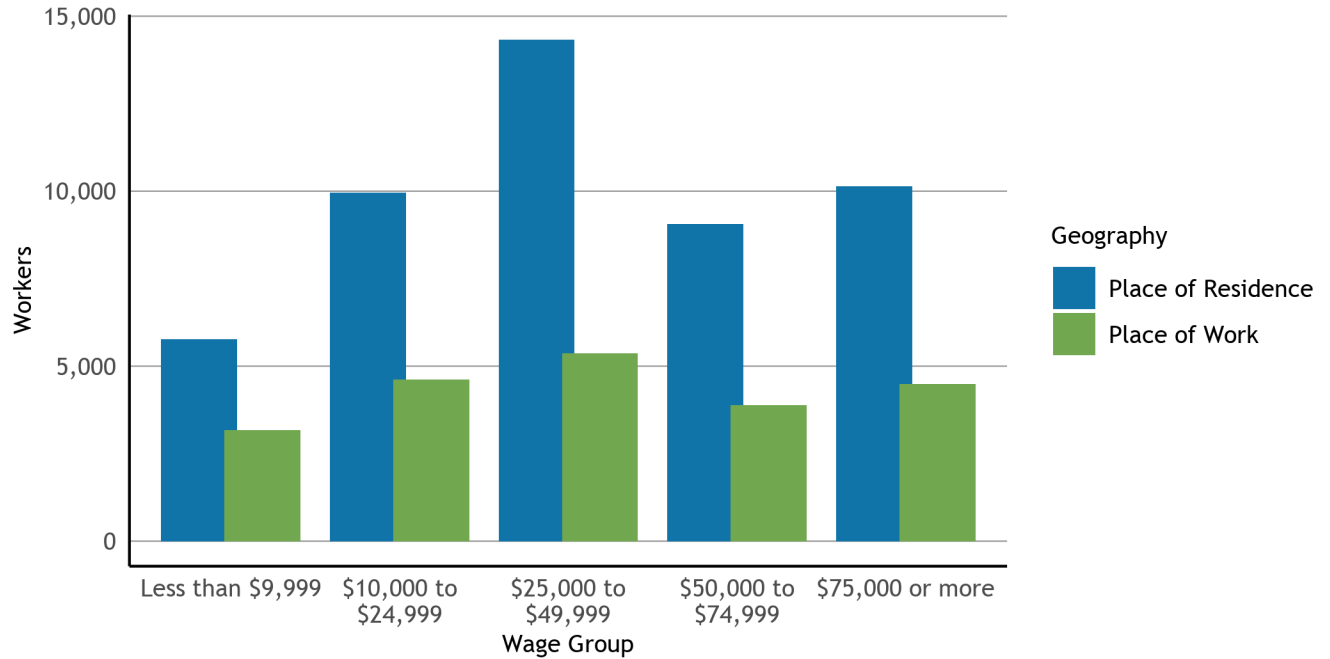
There are 49,236 employed residents, and 21,541 jobs<sup>7</sup> in Antioch - the ratio of jobs to resident workers is 0.44; Antioch is a *net exporter of workers*.

Figure 6 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Antioch has more low-wage *residents* than low-wage *jobs* (where low-wage refers to jobs paying less than \$25,000). At the other end of the wage spectrum, the city has more high-wage *residents* than high-wage *jobs* (where high-wage refers to jobs paying more than \$75,000) (see Figure 6).<sup>8</sup>

<sup>7</sup> Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

<sup>8</sup> The source table is top-coded at \$75,000, precluding more fine grained analysis at the higher end of the wage spectrum.



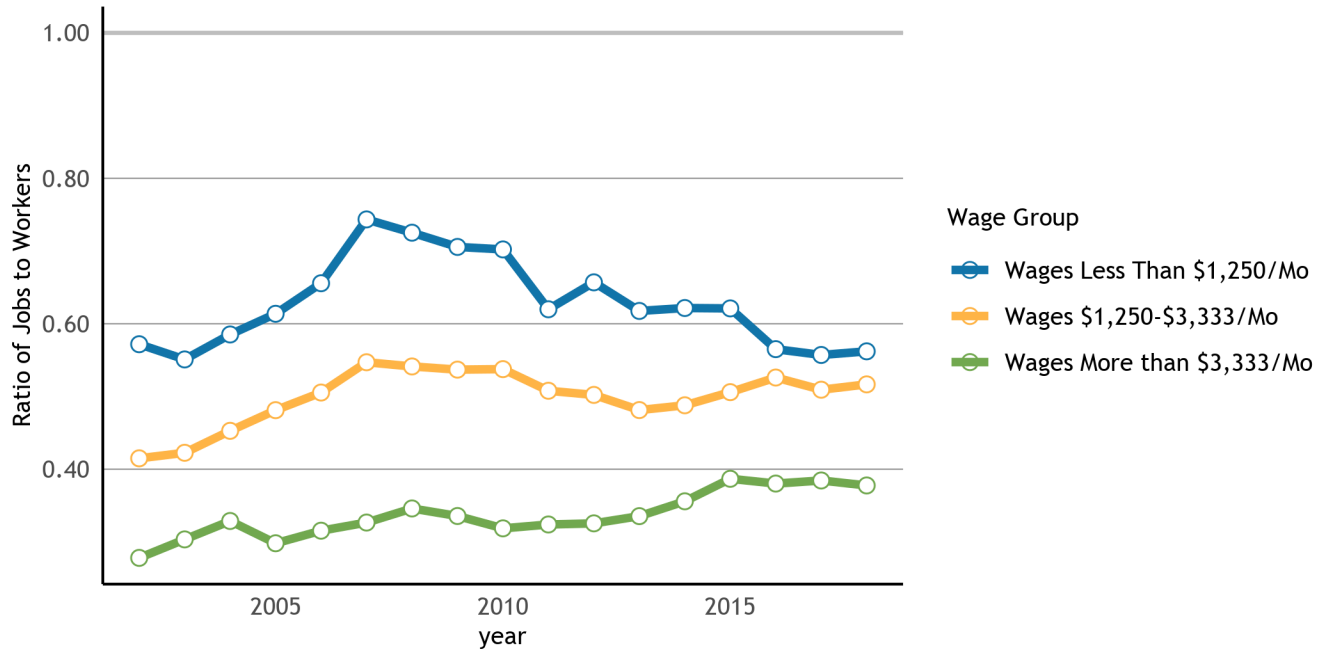


**Figure 6: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence**

*Universe: Workers 16 years and over with earnings*

*Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519*

Figure 7 shows the balance of a jurisdiction’s resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (see Figure 7).



**Figure 7: Jobs-Worker Ratios, By Wage Group**

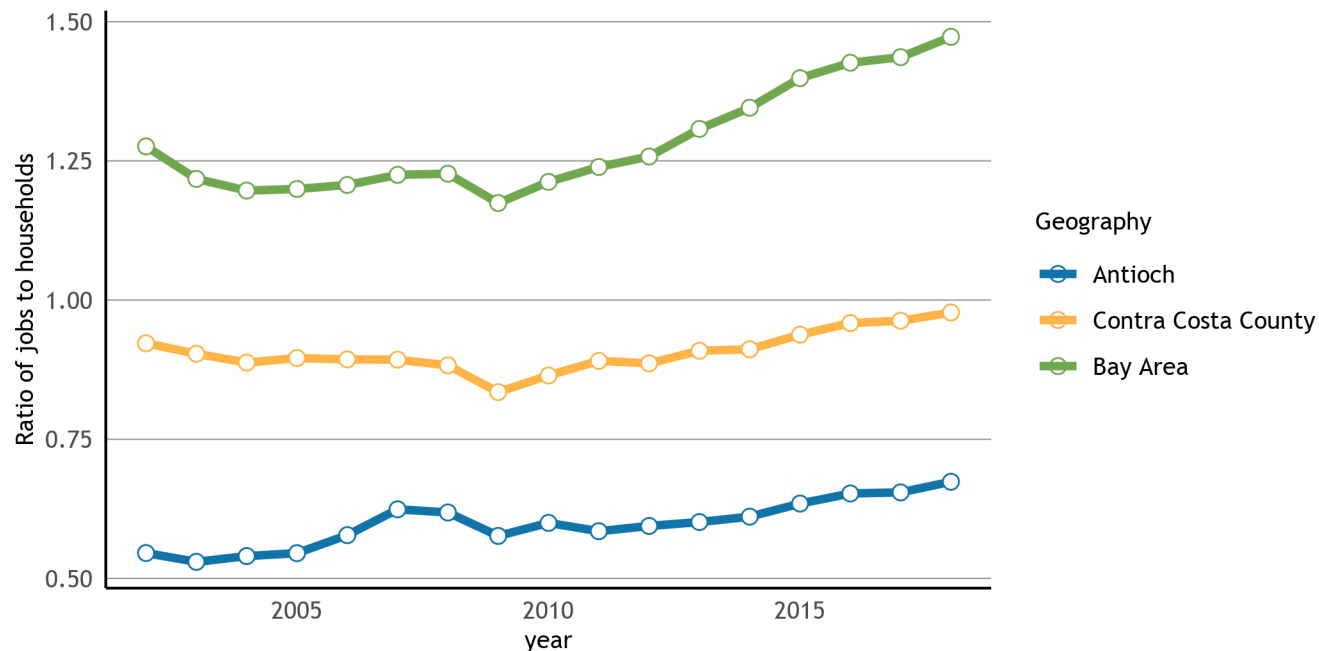
*Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment*

*Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.*

*Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018*

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs to household ratio. Thus bringing housing into the measure, the *jobs-household ratio* in Antioch has increased from 0.55 in 2002, to 0.67 jobs per household in 2018 (see Figure 8).

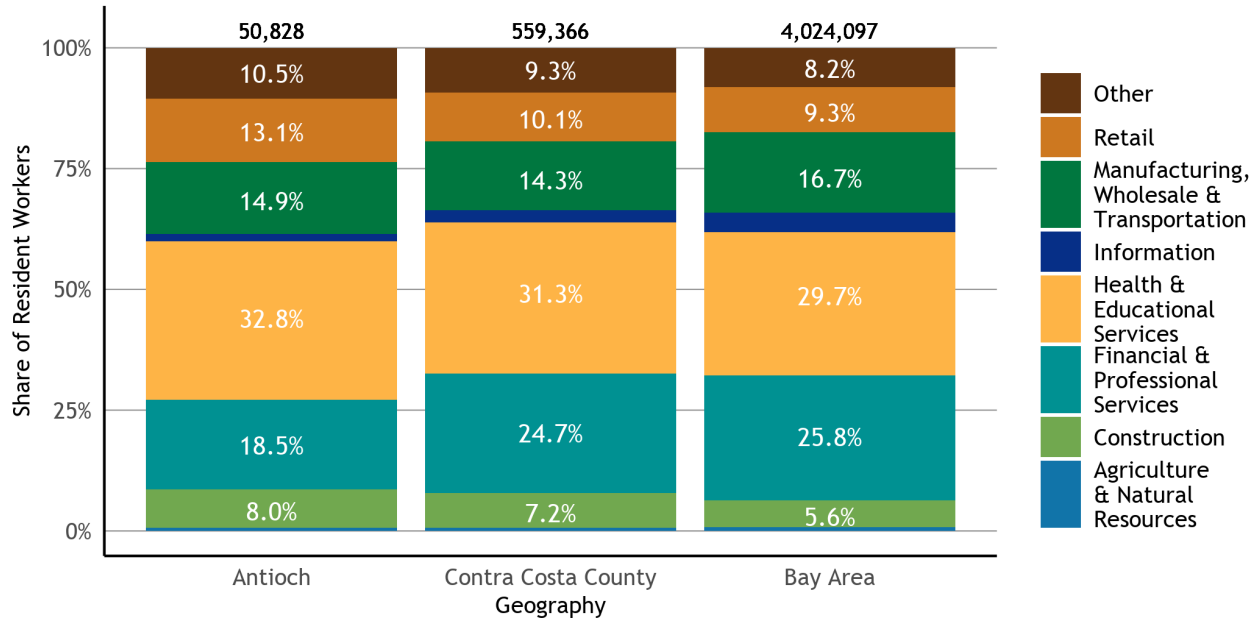


**Figure 8: Jobs-Household Ratio**

*Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction*  
*Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction’s jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.*  
*Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)*

### 2.4.2 Sector Composition

In terms of sectoral composition, the largest industry in which Antioch residents work is *Health & Educational Services*, and the largest sector in which Contra Costa residents work is *Health & Educational Services* (see Figure 9). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.



**Figure 9: Resident Employment by Industry**

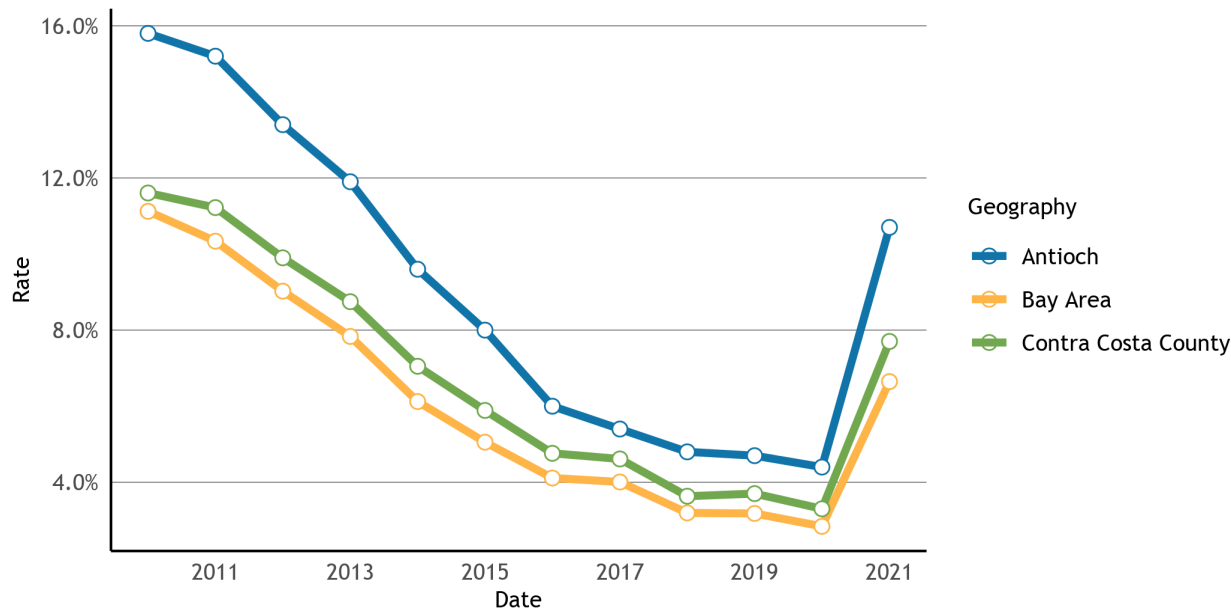
*Universe: Civilian employed population age 16 years and over*

*Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030\_003E, C24030\_030E; Construction: C24030\_006E, C24030\_033E; Manufacturing, Wholesale & Transportation: C24030\_007E, C24030\_034E, C24030\_008E, C24030\_035E, C24030\_010E, C24030\_037E; Retail: C24030\_009E, C24030\_036E; Information: C24030\_013E, C24030\_040E; Financial & Professional Services: C24030\_014E, C24030\_041E, C24030\_017E, C24030\_044E; Health & Educational Services: C24030\_021E, C24030\_024E, C24030\_048E, C24030\_051E; Other: C24030\_027E, C24030\_054E, C24030\_028E, C24030\_055E*

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030*

### 2.4.3 Unemployment

In Antioch, there was a 5.1 percentage point decrease in the unemployment rate between January 2010 and January 2021 (see Figure 10). Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.



**Figure 10: Unemployment Rate**

Universe: Civilian noninstitutional population ages 16 and older

Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs.

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

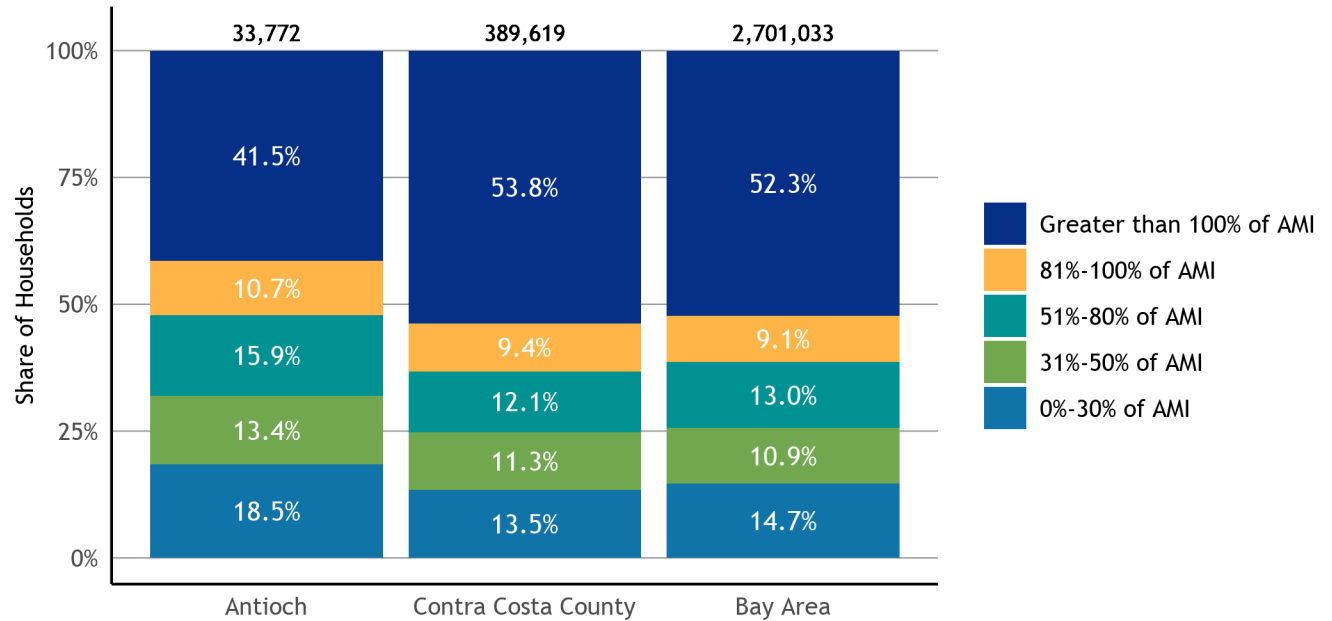
## 2.5 Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.<sup>9</sup>

In Antioch, 41.5% of households make more than 100% of the Area Median Income (AMI),<sup>10</sup> compared to 18.5% making less than 30% of AMI, which is considered extremely low-income (see Figure 11).

<sup>9</sup> Bohn, S. et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.

<sup>10</sup> 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. This is then adjusted for household size.

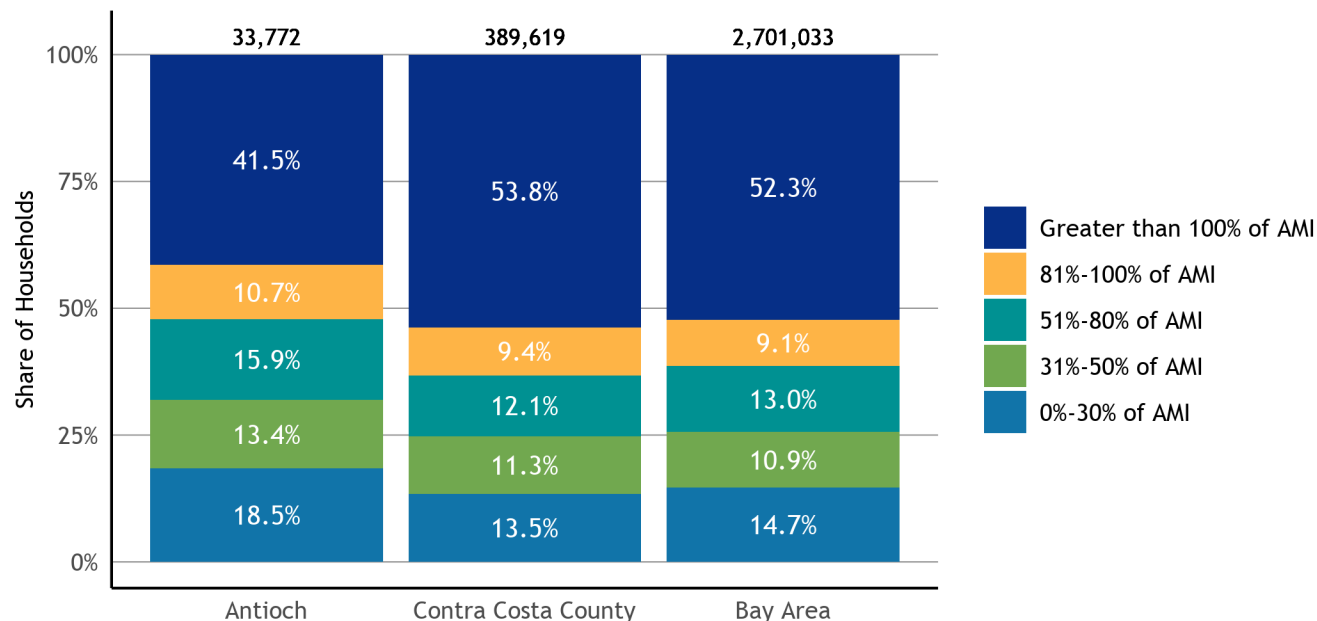


**Figure 11: Households by Household Income Level**

*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 RHNA numbers.*

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



**Figure 12: 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.*

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

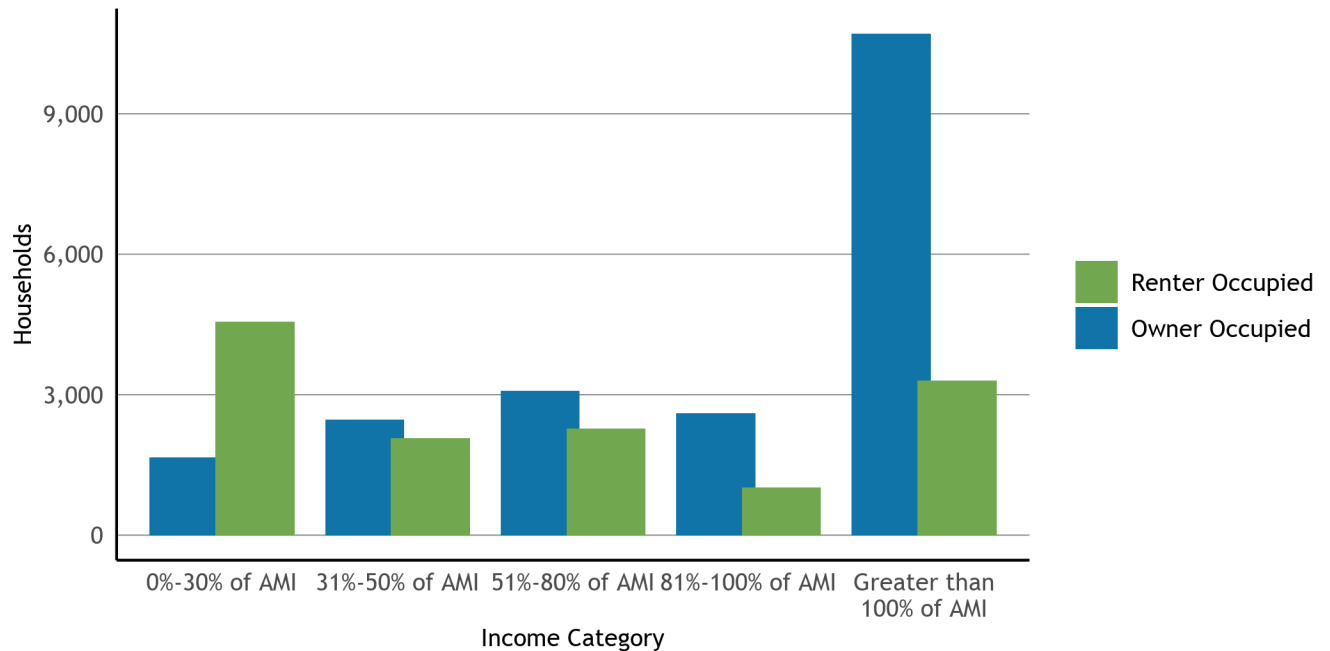
Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. In Contra Costa County, 30% AMI is the equivalent to the annual income of \$34,850 for a family of four. Many households with multiple wage earners - including food service workers, full-time students, teachers, farmworkers and healthcare professionals - can fall into lower AMI categories due to relatively stagnant wages in many industries.

HCD's guidance notes that instead of using U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, local jurisdictions can presume that 50% of their RHNA for very low-income households qualifies for extremely low-income households. In Antioch, the RHNA for very low-income households is 792, which means that half, or 396 units, will qualify for extremely low-income households.

Throughout the region, there are 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, the largest proportion of renters falls in the *0%-30% of AMI* income group, while the largest proportion of homeowners are found in the *Greater than 100% of AMI* group (see Figure 13).





**Figure 13: Household Income Level by Tenure**

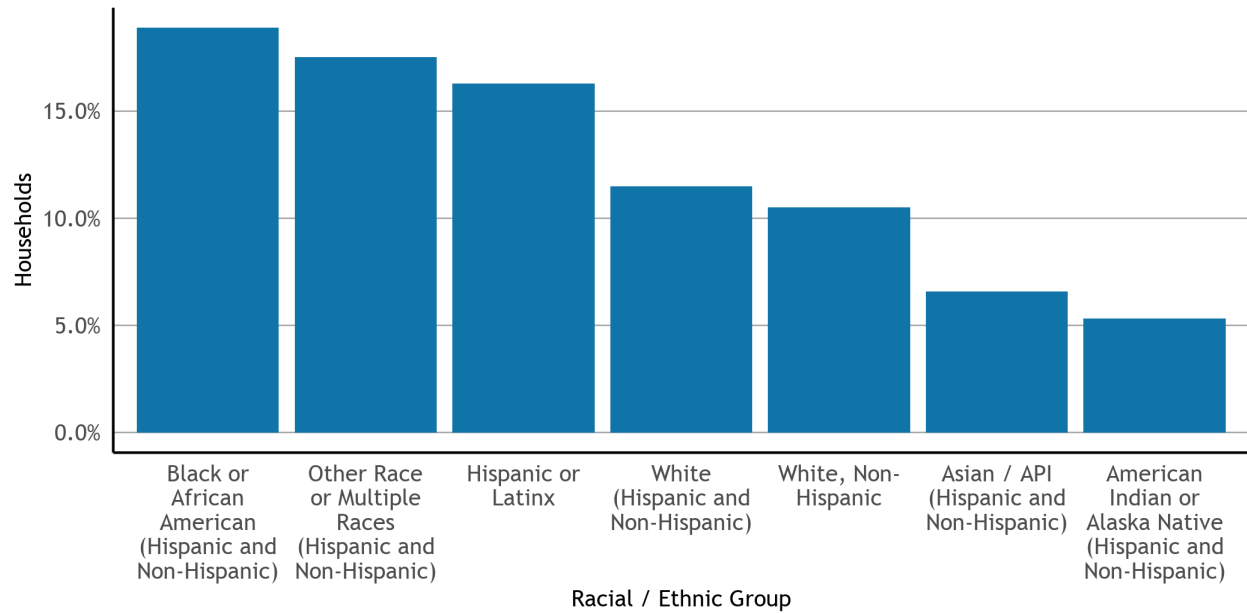
*Universe: Occupied housing units*

*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.*

*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 federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.<sup>11</sup> These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Antioch, Black or African 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 14).

<sup>11</sup> Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.



**Figure 14: Poverty Status by Race**

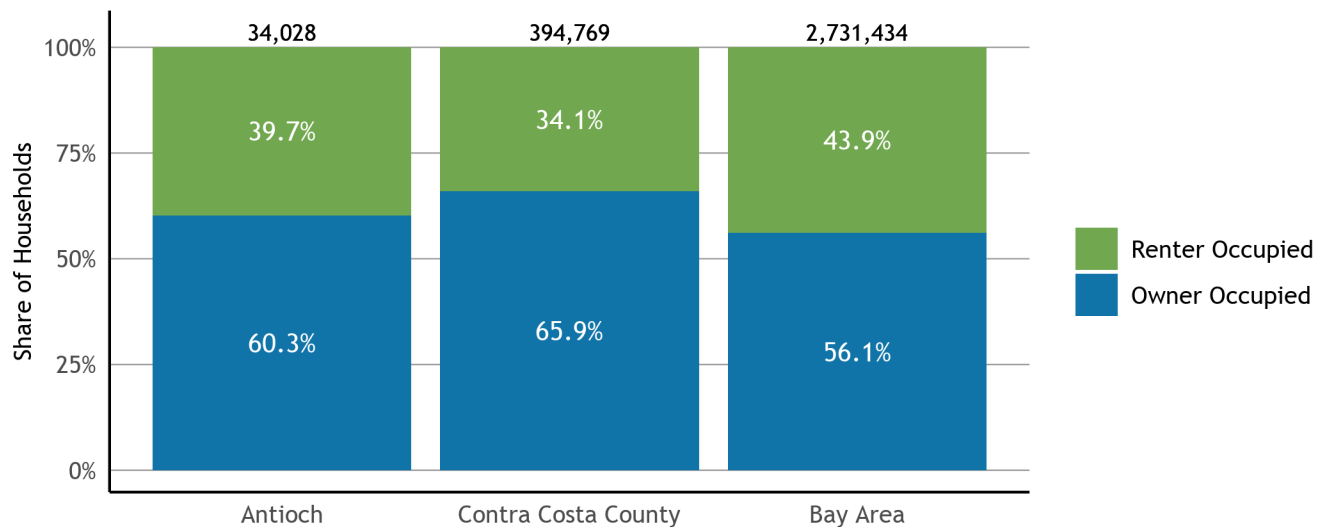
*Universe: Population for whom poverty status is determined*

*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)*

## 2.6 Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity - ability for individuals to stay in their homes - in a city and region. Generally, renters may be displaced more quickly if prices increase. In Antioch there are a total of 34,028 housing units, and fewer residents rent than own their homes: 39.7% versus 60.3% (see Figure 15). By comparison, 34.1% of households in Contra Costa County are renters, while 44% of Bay Area households rent their homes.



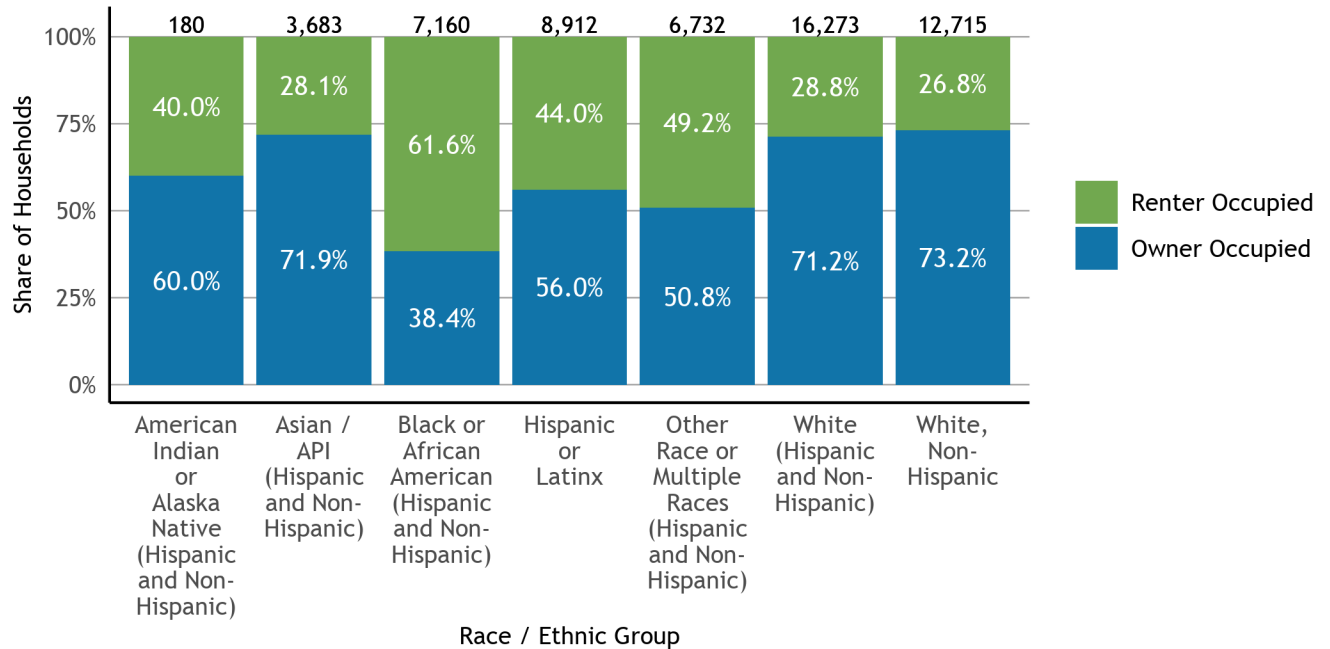
**Figure 15: Housing Tenure**

*Universe: Occupied housing units*

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

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.<sup>12</sup> In Antioch, 38.4% of Black households owned their homes, while homeownership rates were 71.9% for Asian households, 56.0% for Latinx households, and 71.2% for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

<sup>12</sup> 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.



**Figure 16: Housing Tenure by Race of Householder**

Universe: Occupied housing units

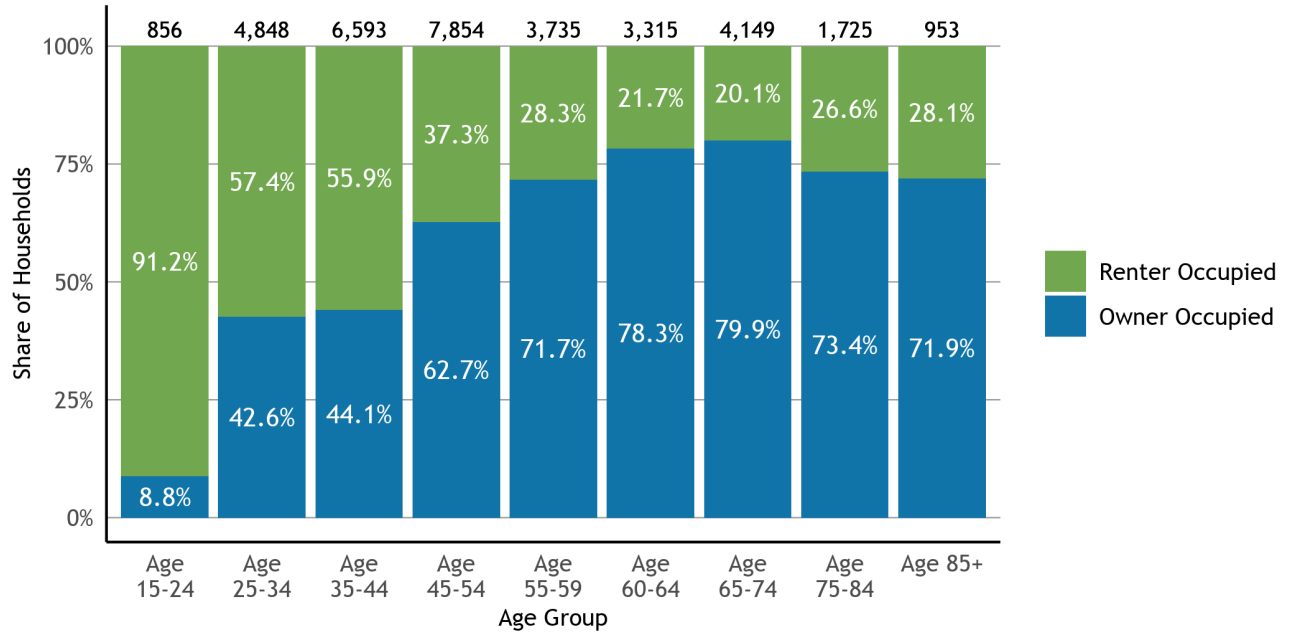
Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences 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 total number of occupied housing units 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 total number of occupied housing units.

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

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Antioch, 56.5% of householders between the ages of 25 and 44 are renters, while 22.8% of householders over 65 are (see Figure 17).

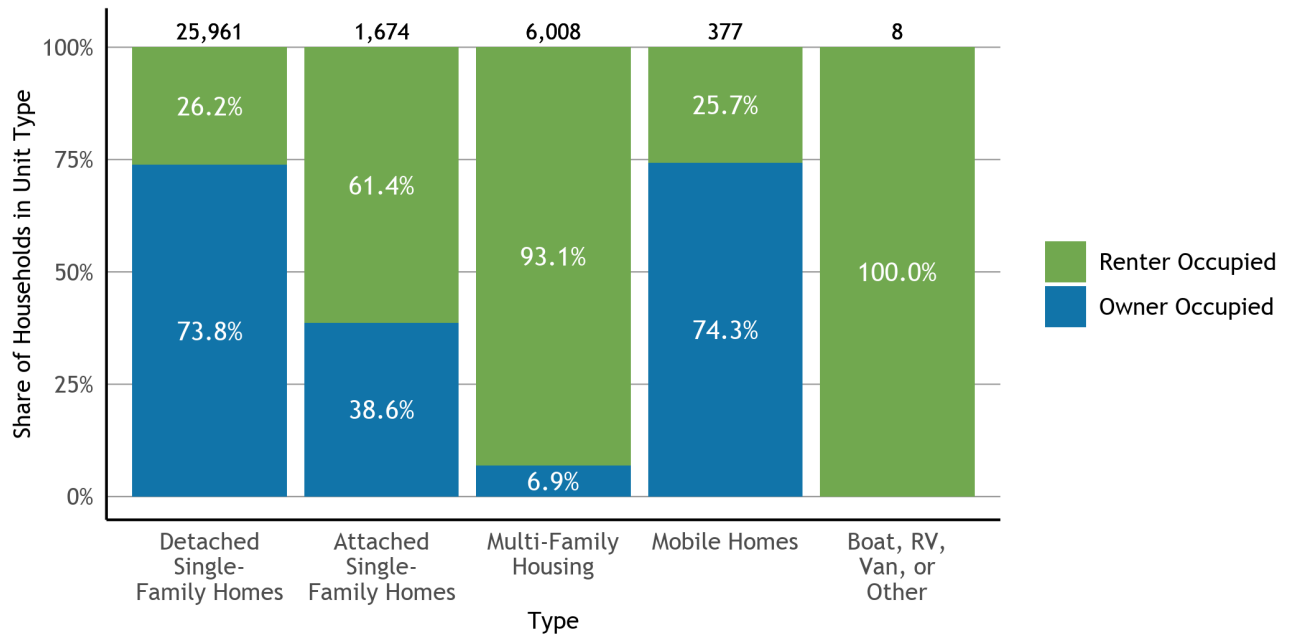
In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Antioch, 73.8% of households in detached single-family homes are homeowners, while 6.9% of households in multi-family housing are homeowners (see Figure 18).



**Figure 17: Housing Tenure by Age**

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007



**Figure 18: Housing Tenure by Housing Type**

Universe: Occupied housing units

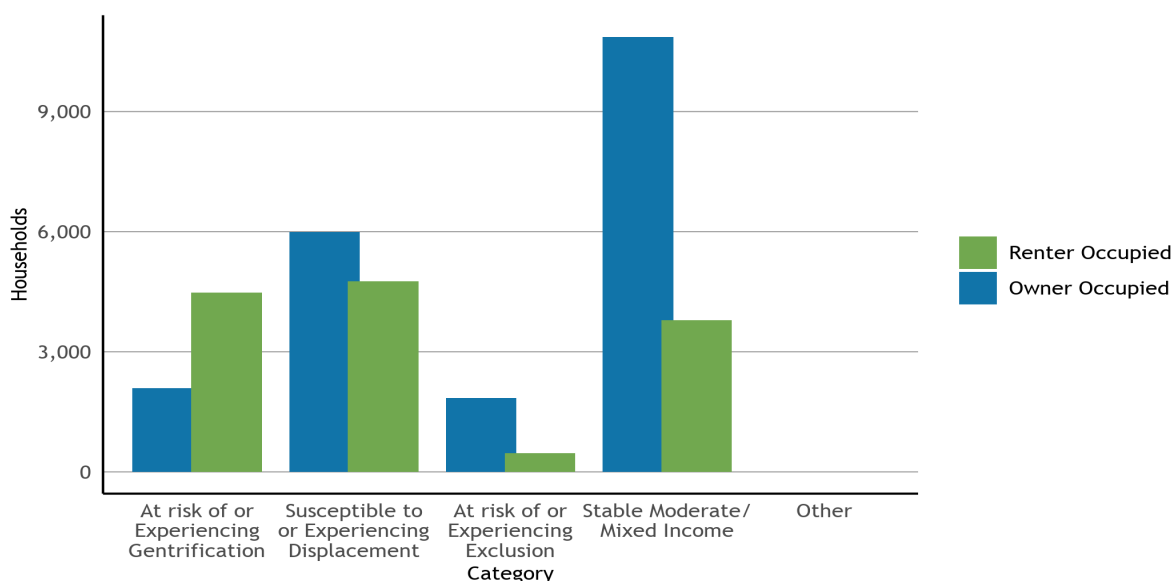
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032

## 2.7 Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area (see Figure 19). Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Antioch 31.3% of households live in neighborhoods that are susceptible to or experiencing displacement and 19.2% live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 6.8% of households in Antioch live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.<sup>13</sup>



**Figure 19: Households by Displacement Risk and Tenure**

Universe: Households

Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.

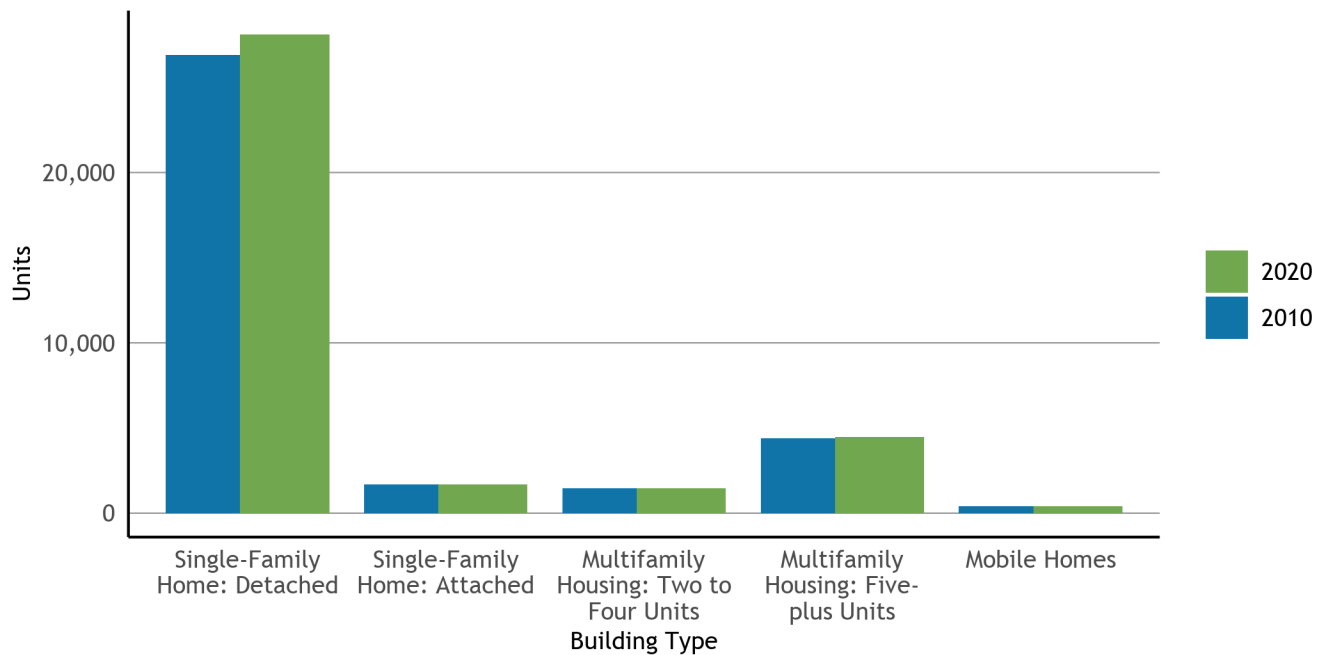
<sup>13</sup> More information about this gentrification and displacement data is available at the Urban Displacement Project’s webpage: <https://www.urbandisplacement.org/>. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: [https://www.urbandisplacement.org/sites/default/files/typology\\_sheet\\_2018\\_0.png](https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png). Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: <https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement>

### 3 HOUSING STOCK CHARACTERISTICS

#### 3.1 Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing” - including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Antioch in 2020 was made up of 77.7% single family detached homes, 4.7% single family attached homes, 4.1% multifamily homes with 2 to 4 units, 12.4% multifamily homes with 5 or more units, and 1.1% mobile homes (see Figure 20). In Antioch, the housing type that experienced the most growth between 2010 and 2020 was *Single-Family Home: Detached*.



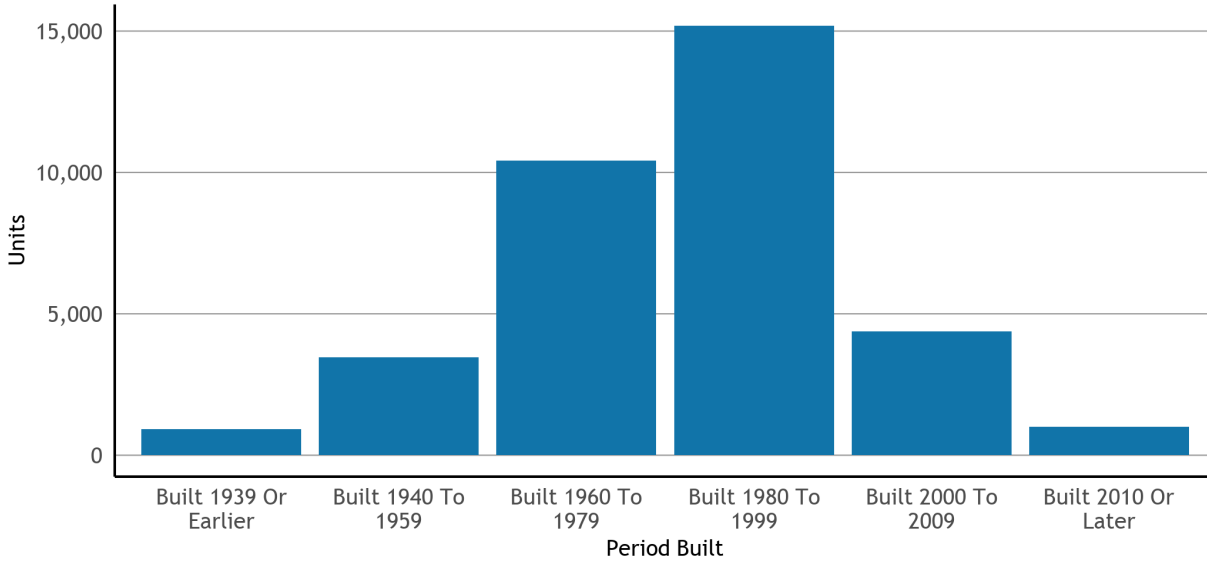
**Figure 20: Housing Type Trends**

Universe: Housing units

Source: California Department of Finance, E-5 series

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Antioch, the largest proportion of the housing stock was built 1980 to 1999, with 15,182 units constructed during this period (see Figure 21). Since 2010, 2.9% of the current housing stock was built, which is 1,012 units.





**Figure 21: Housing Units by Year Structure Built**

Universe: Housing units

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

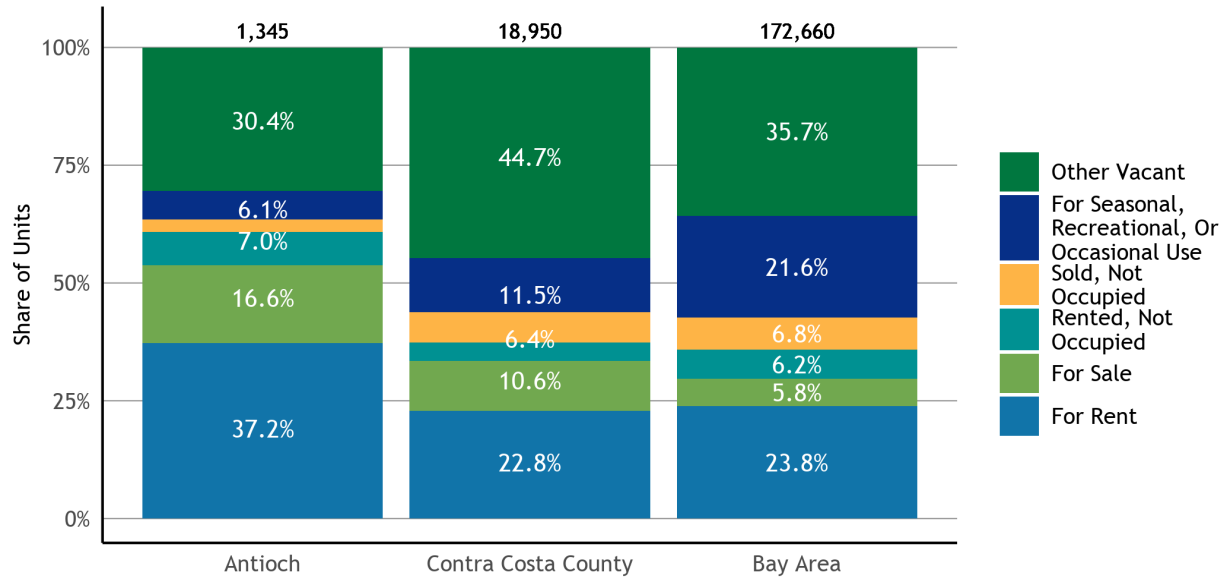
Vacant units make up 3.8% of the overall housing stock in Antioch. The rental vacancy stands at 4.2%, while the ownership vacancy rate is 1.2%. Of the vacant units, the most common type of vacancy is *For Rent* (see Figure 22).<sup>14</sup>

Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as “for recreational or occasional use” are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.<sup>15</sup> In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the “other vacant” category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of “other vacant” units in some jurisdictions.<sup>16</sup>

<sup>14</sup> The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (3.8%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant *other vacant*.

<sup>15</sup> For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: <https://www.census.gov/housing/hvs/definitions.pdf>.

<sup>16</sup> See Dow, P. (2018). *Unpacking the Growth in San Francisco’s Vacant Housing Stock: Client Report for the San Francisco Planning Department*. University of California, Berkeley.



**Figure 22: Vacant Units by Type**

Universe: Vacant housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004

Between 2015 and 2019, 882 housing units were issued permits in Antioch. 79.6% of permits issued in Antioch were for above moderate-income housing, 10.1% were for moderate-income housing, and 10.3% were for low- or very low-income housing (see Table 2).

**Table 2: Housing Permitting**

Income Group	Value
Above Moderate Income Permits	702
Very Low Income Permits	90
Moderate Income Permits	89
Low Income Permits	1

Universe: Housing permits issued between 2015 and 2019

Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

### 3.2 Assisted Housing Developments At-Risk of Conversion

While there is an immense 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.

The data in Table 3 below comes from the California Housing Partnership’s Preservation Database, the state’s most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, and there are subsidized units and at-risk units that are not captured in this data table. There are 1,301 assisted units in Antioch in the Preservation Database. Of these units, none are at *High Risk* or *Very High Risk* of conversion.<sup>17</sup> However, there are 4 units that are at moderate risk and 50 units at low risk at converting within the next 10 years. These units are discussed in Chapter 2, Housing Needs.

**Table 3: Assisted Units at Risk of Conversion**

Income	Antioch	Contra Costa County	Bay Area
Low	1301	13403	110177
Moderate	0	211	3375
High	0	270	1854
Very High	0	0	1053
<b>Total Assisted Units in Database</b>	<b>1301</b>	<b>13884</b>	<b>116459</b>

*Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.*

*Notes: While California Housing Partnership’s Preservation Database is the state’s most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.*

*Source: California Housing Partnership, Preservation Database (2020)*

<sup>17</sup> California Housing Partnership uses the following categories for assisted housing developments in its database: **Very-High Risk:** affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

**High Risk:** affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

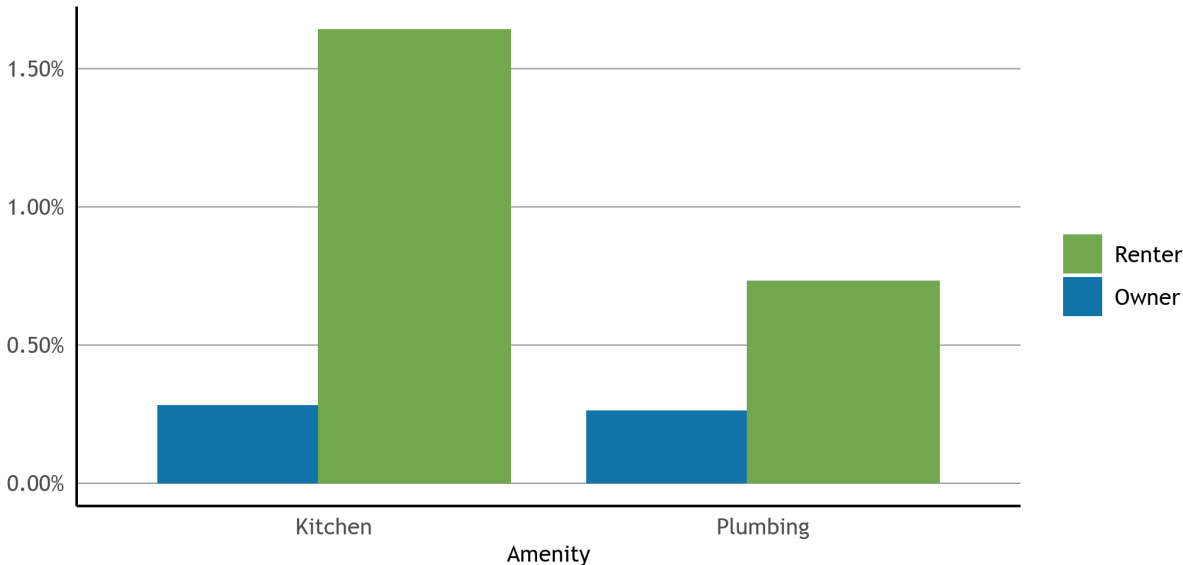
**Moderate Risk:** affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

**Low Risk:** affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

### 3.3 Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Housing conditions are an important indicator of quality of life. Like any asset, housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Thus, maintaining and improving housing quality is an important goal for communities.

Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Antioch. For example, 1.6% of renters in Antioch reported lacking a kitchen and 0.7% of renters lack plumbing, compared to 0.3% of owners who lack a kitchen and 0.3% of owners who lack plumbing.



**Figure 23: Substandard Housing Issues**

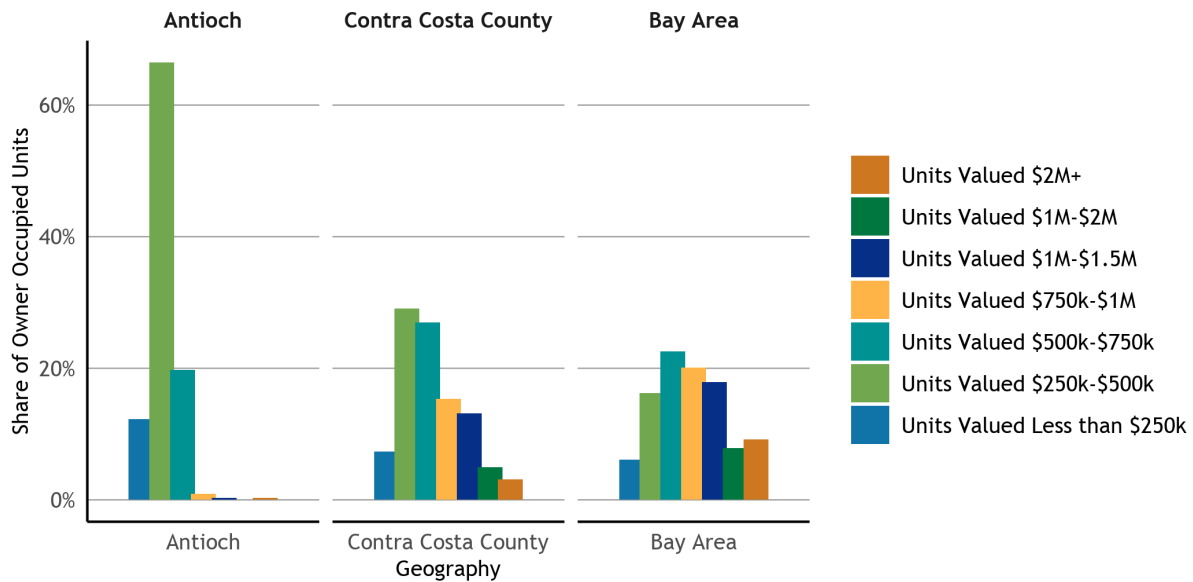
*Universe: Occupied housing units  
 Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049*

An indication of the quality of the housing stock is its general age. Typically, housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs. Among the housing stock, 59.1 percent of the housing units in Antioch were built since 1990. The remaining 40.9 percent of the housing stock is over 30 years old, meaning rehabilitation needs could be necessary in certain homes. In addition, the City’s Code Enforcement Division estimates that approximately 10-15% percent of the housing stock needs rehabilitation.

### 3.4 Home and Rent Values

Home prices reflect a complex mix of supply and demand factors, including an area’s demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Antioch was estimated at \$524,890 by December of 2020, per data from Zillow. The largest

proportion of homes were valued between \$250k-\$500k (see Figure 24). By comparison, the typical home value is \$772,410 in Contra Costa County and \$1,077,230 the Bay Area, with the largest share of units valued \$250k-\$500k (county) and \$500k-\$750k (region).

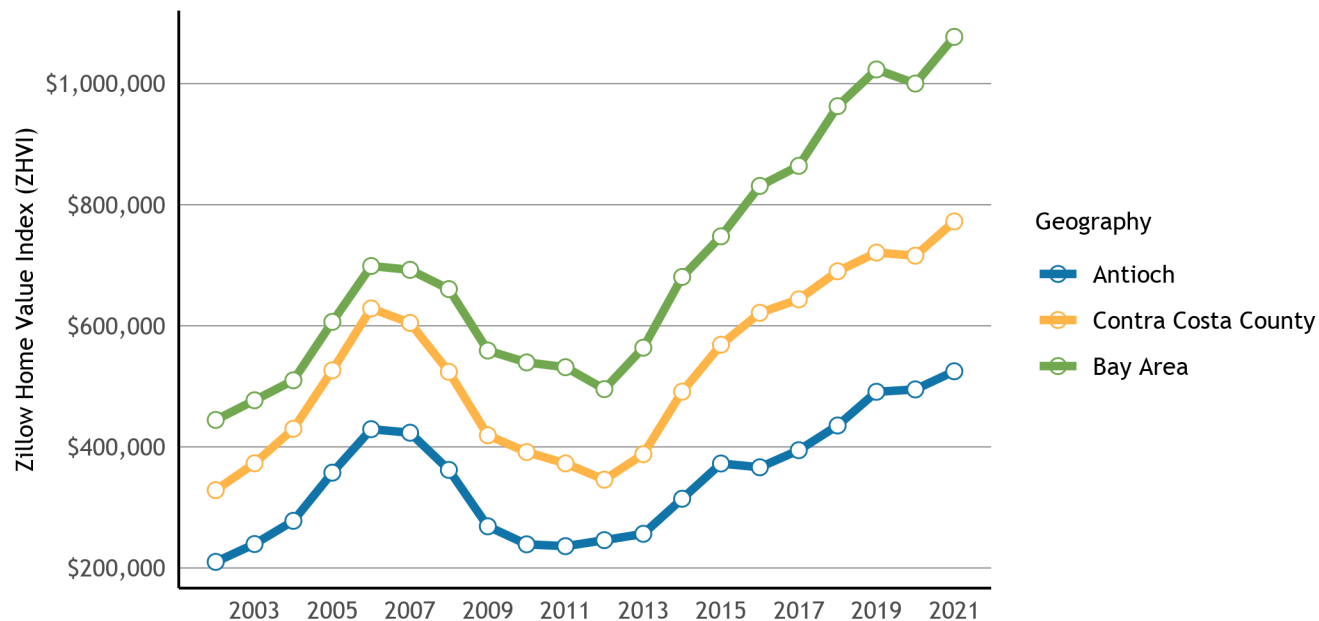


**Figure 24: Home Values of Owner-Occupied Units**

Universe: Owner-occupied units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075

The region’s home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 149.9% in Antioch from \$210,060 to \$524,890. This change is above the change in Contra Costa County, and above the change for the region (see Figure 25).



**Figure 25: Zillow Home Value Index (ZHVI)**

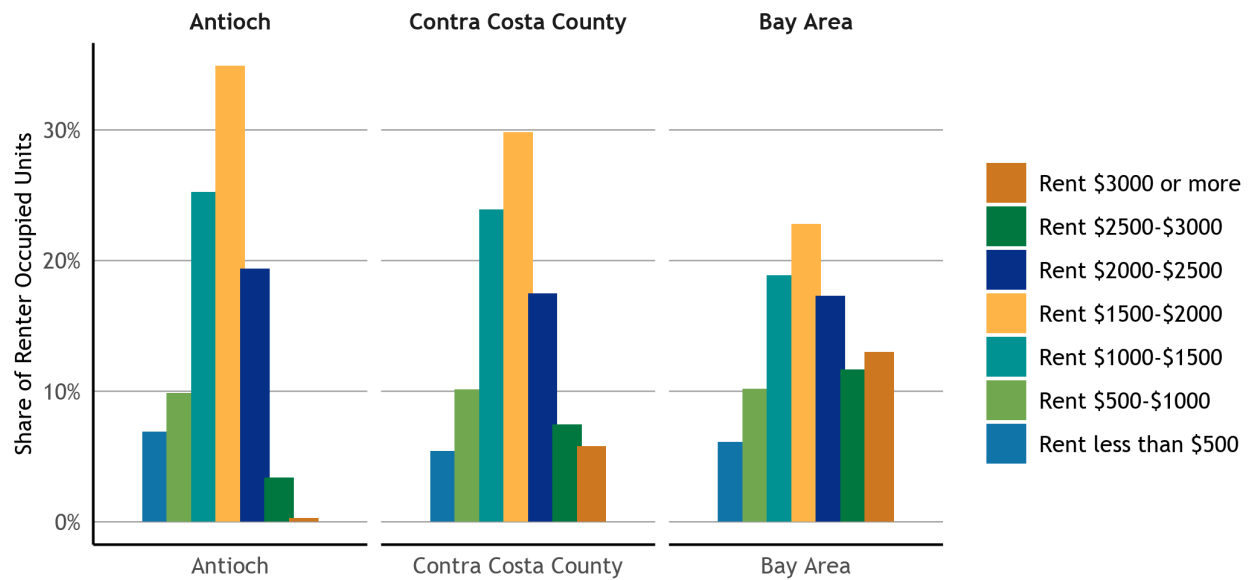
*Universe: Owner-occupied housing units*

*Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.*

*Source: Zillow, Zillow Home Value Index (ZHVI)*

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Antioch, the largest proportion of rental units rented in the *Rent \$1500-\$2000* category, totaling 34.9%, followed by 25.3% of units renting in the *Rent \$1000-\$1500* category (see Figure 26). Looking beyond the city, the largest share of units is in the *rent for \$1500-\$2000* category.



**Figure 26: Contract Rents for Renter-Occupied Units**

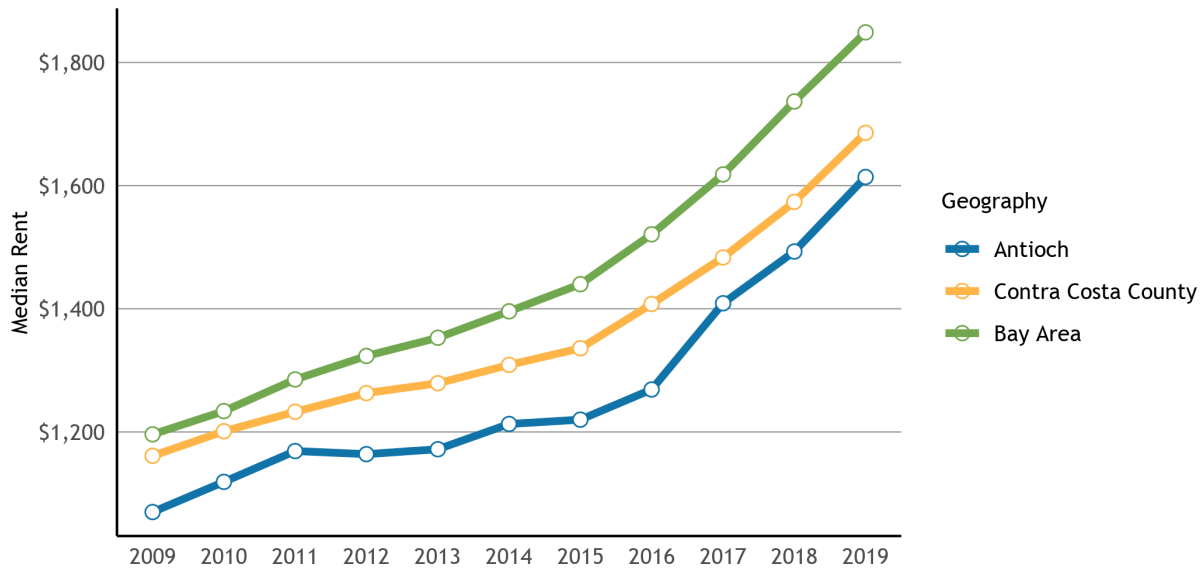
*Universe: Renter-occupied housing units paying cash rent*

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056*

Since 2009, the median rent has increased by 50.8% in Antioch, from \$1,210 to \$1,610 per month (see Figure 27). In Contra Costa County, the median rent has increased 28.8%, from \$1,300 to \$1,680. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, a 54% increase.<sup>18</sup>

<sup>18</sup> While the data on home values shown in Figure 25 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the rent data in this document comes from the U.S. Census Bureau’s American Community Survey, which may not fully reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.





**Figure 27: Median Contract Rent**

*Universe: Renter-occupied housing units paying cash rent*

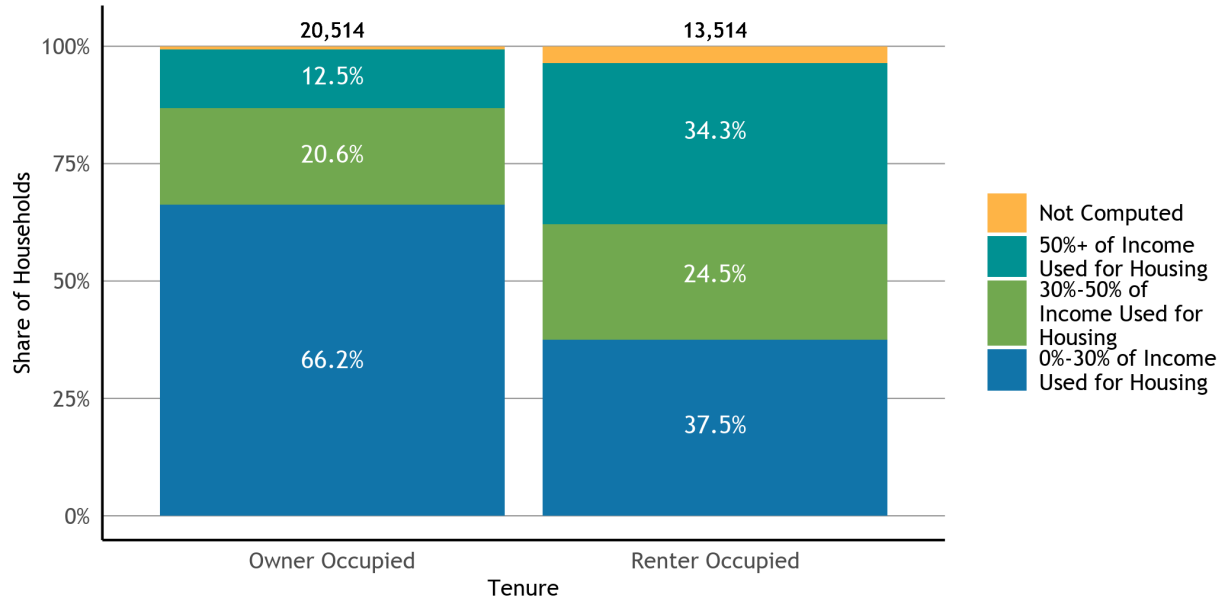
*Notes: For unincorporated areas, median is calculated using distribution in B25056.*

*Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.*

### 3.5 Overpayment and Overcrowding

A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Antioch, 24.5% of renters spend 30% to 50% of their income on housing compared to 20.6% of those that own (see Figure 28). Additionally, 34.3% of renters spend 50% or more of their income on housing, while 12.5% of owners are severely cost-burdened.



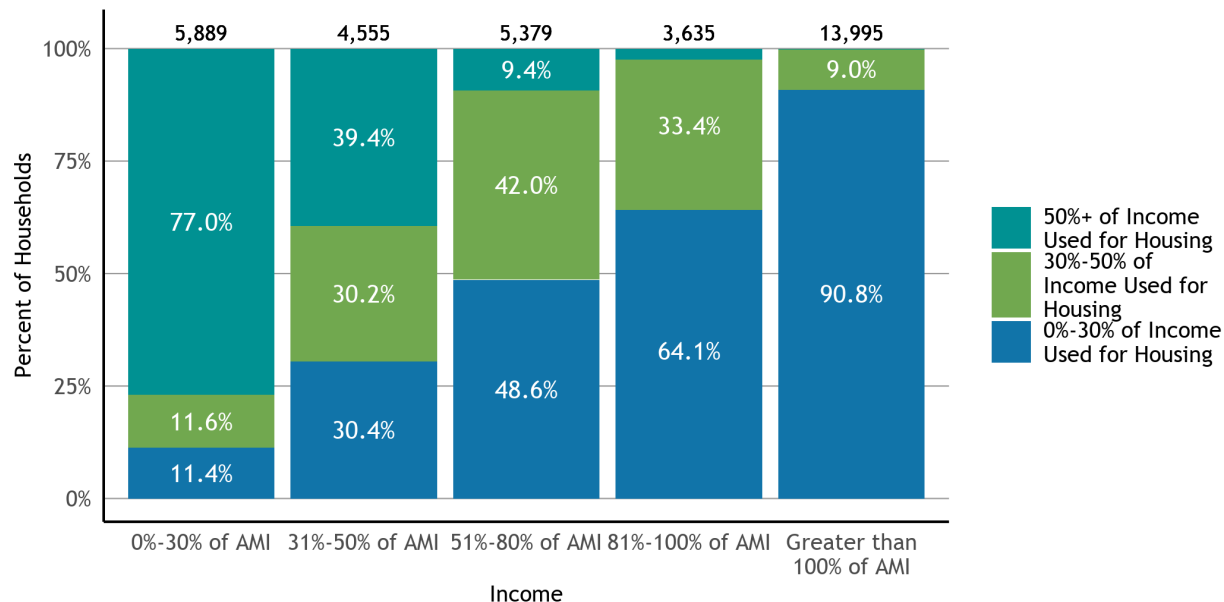
**Figure 28: Cost Burden by Tenure**

*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*

In Antioch, 20.8% of households spend 50% or more of their income on housing, while 20.3% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 29). For example, 77.0% of Antioch households making less than 30% of AMI spend the majority of their income on housing. For Antioch residents making more than 100% of AMI, just 0.2% are severely cost-burdened, and 90.8% of those making more than 100% of AMI spend less than 30% of their income on housing.



**Figure 29: Cost Burden by Income Level**

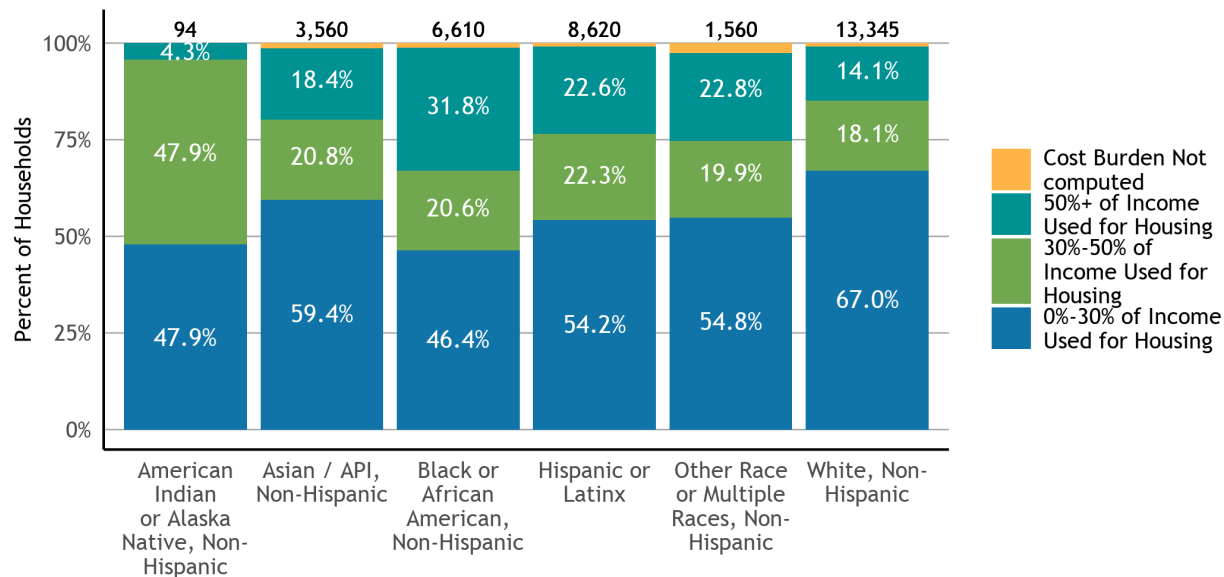
*Universe: Occupied housing units*

*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*

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

*American Indian or Alaska Native, Non-Hispanic* residents are the most cost burdened with 47.9% spending 30% to 50% of their income on housing, and *Black or African American, Non-Hispanic* residents are the most severely cost burdened with 31.8% spending more than 50% of their income on housing (see Figure 30).



**Figure 30: Cost Burden by Race**

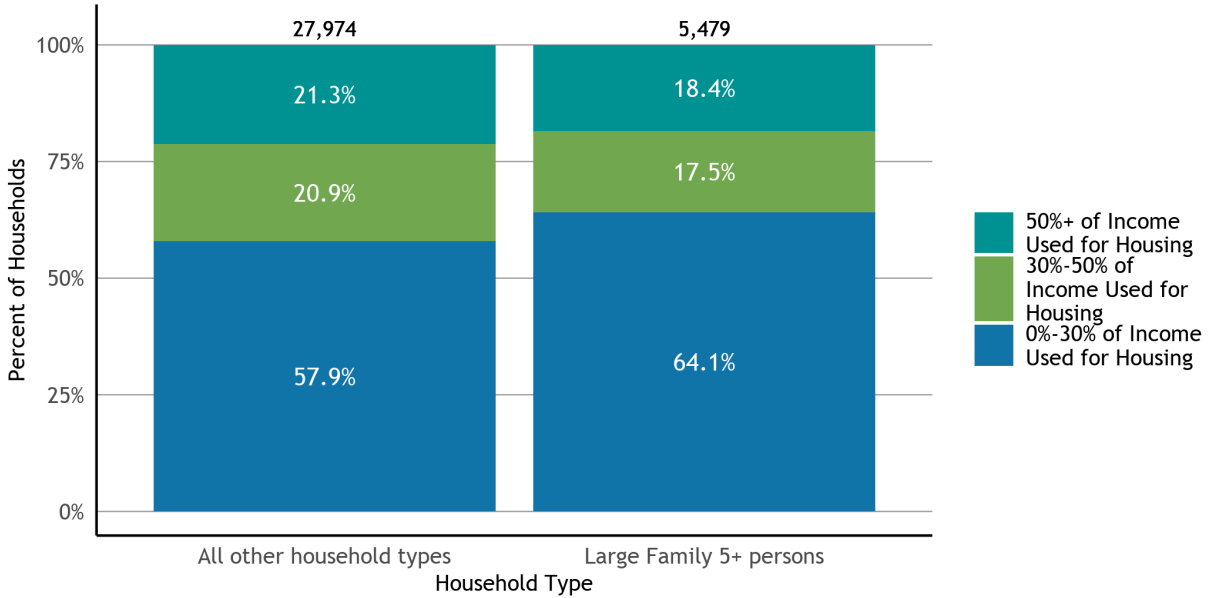
Universe: Occupied housing units

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

Large family households often have special housing needs due to a lack of 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% of large family households experience a cost burden of 30%-50%, while 18.4% of households spend more than half of their income on housing. Some 20.9% of all other households have a cost burden of 30%-50%, with 21.3% of households spending more than 50% of their income on housing (see Figure 31).



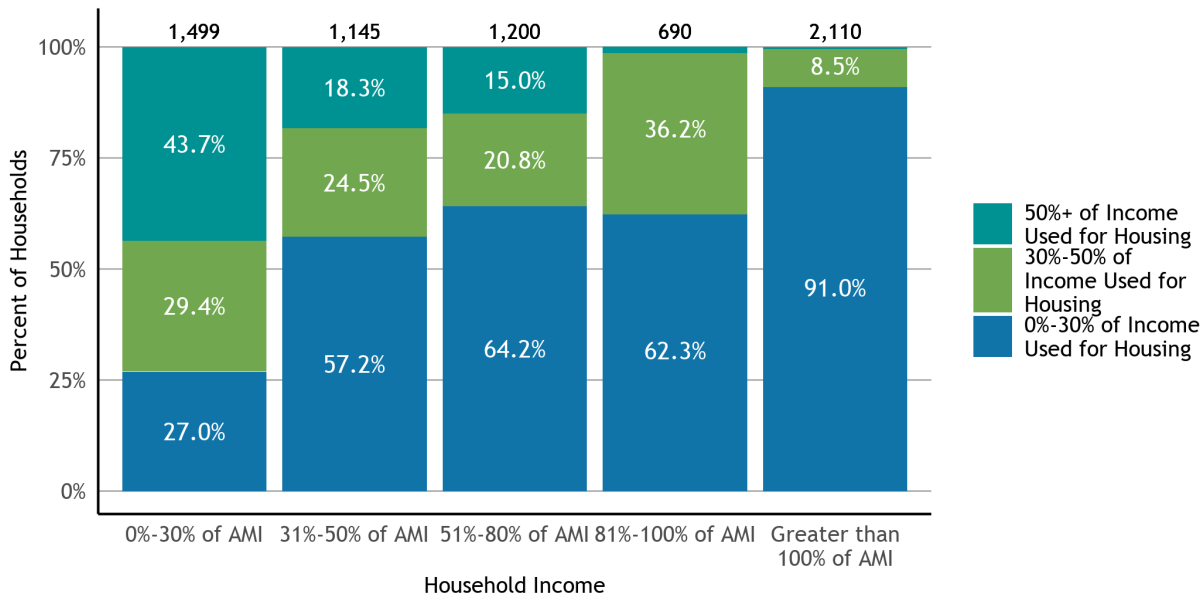
**Figure 31: Cost Burden by Household Size**

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

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 43.7% of seniors making less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 91.0% are not cost-burdened and spend less than 30% of their income on housing (see Figure 32).



**Figure 32: Cost-Burdened Senior Households by Income Level**

*Universe: Senior households*

*Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. 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*

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Antioch, 2.3% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.8% of households that own (see Figure 33). In Antioch, 6.5% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 2.1% for those own.



**Figure 33: Overcrowding by Tenure and Severity**

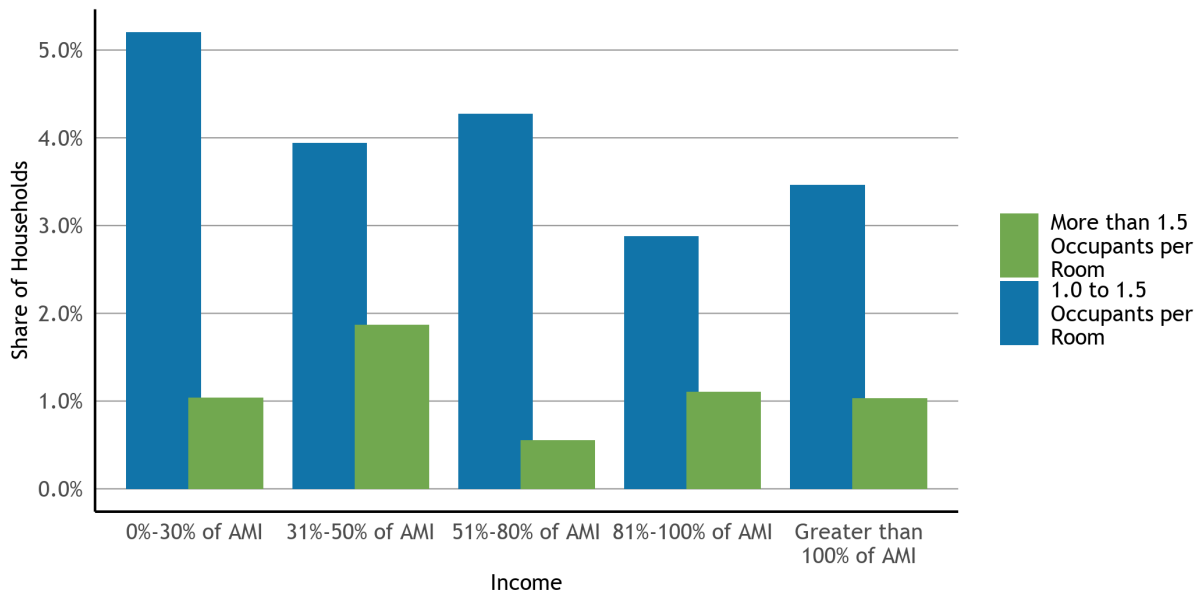
*Universe: Occupied housing units*

*Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.*

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

Overcrowding often disproportionately impacts low-income households. As shown in Figure 34, the income group that experiences the most overcrowding are households making 31-50% of the AMI.





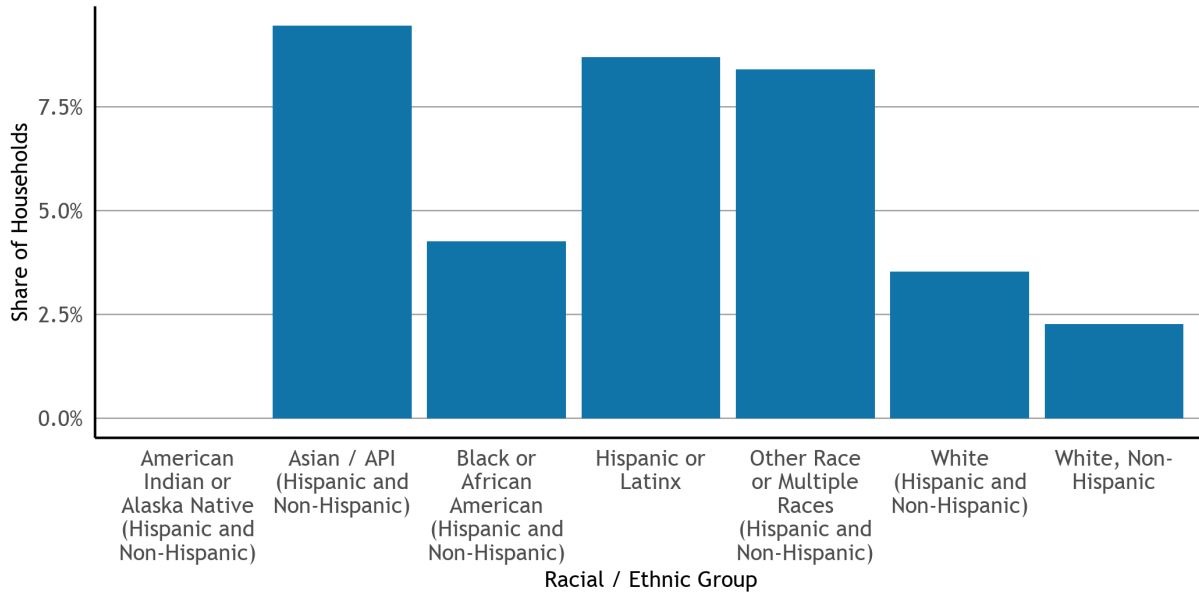
**Figure 34: Overcrowding by Income Level and Severity**

*Universe: Occupied housing units*

*Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. 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*

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Antioch, the racial group with the largest overcrowding rate is *Asian / API (Hispanic and Non-Hispanic)* (see Figure 35).



**Figure 35: Overcrowding by Race**

*Universe: Occupied housing units*

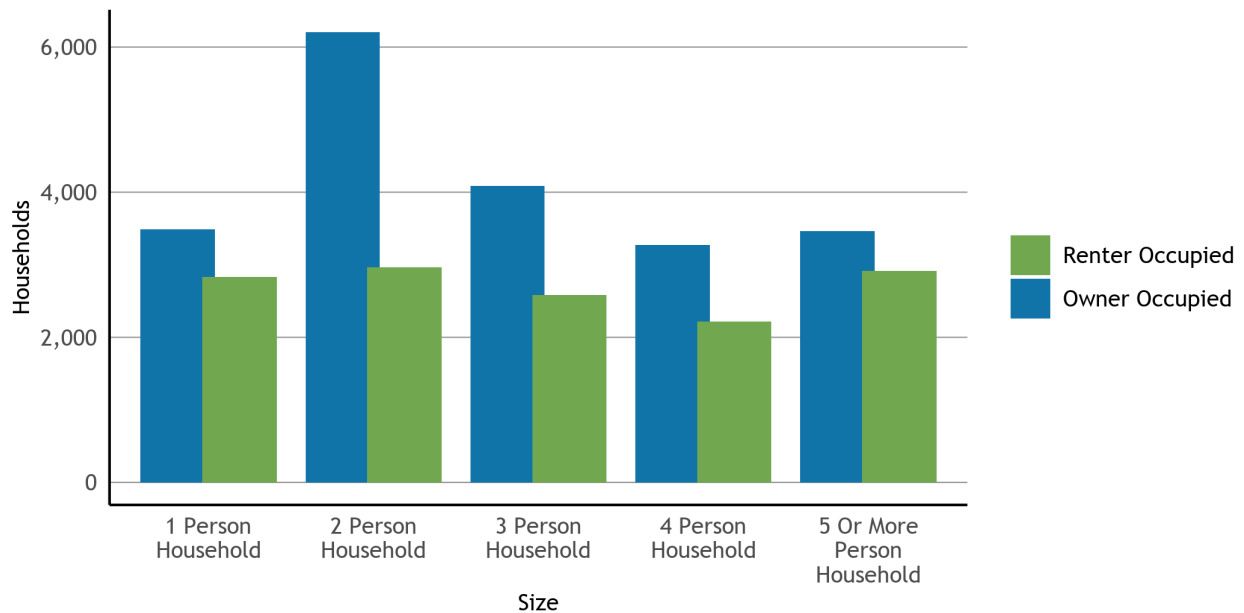
*Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx 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 total number of occupied housing units 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 total number of occupied housing units.*

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014*

## 4 SPECIAL HOUSING NEEDS

### 4.1 Large Households

Large households often have different housing needs than smaller households. 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%) are owner occupied (see Figure 36). In 2017, 25.5% of large households were very low-income, earning less than 50% of the area median income (AMI).

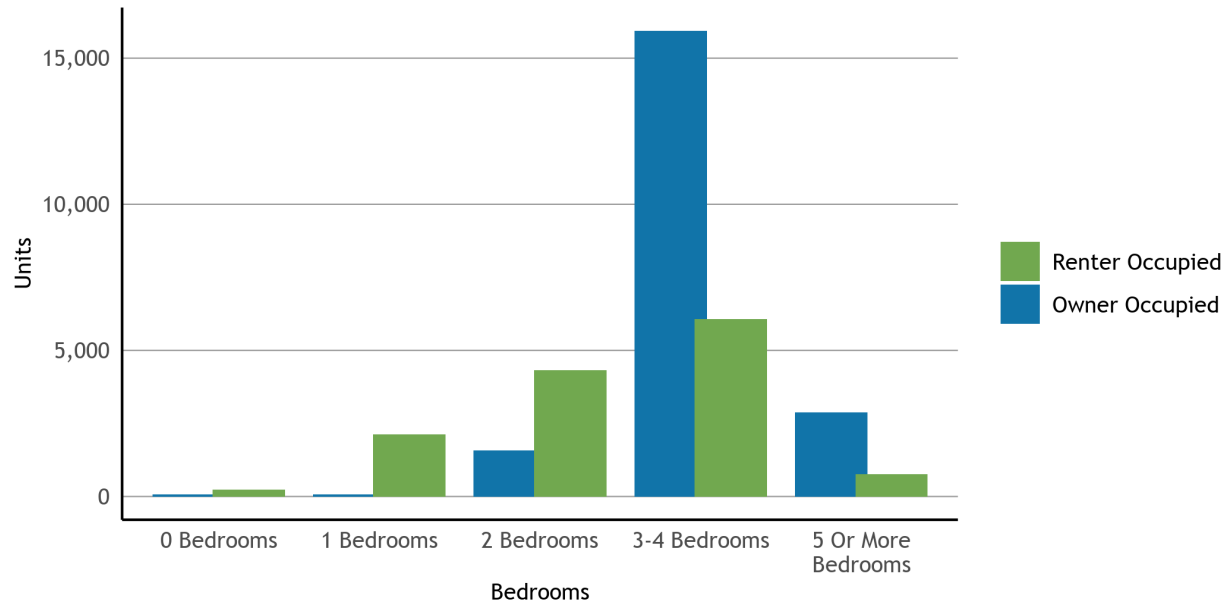


**Figure 36: Household Size by Tenure**

*Universe: Occupied housing units*

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009*

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 25,651 units in Antioch. Among these large units with 3 or more bedrooms, 26.6% are owner-occupied and 73.4% are renter occupied (see Figure 37).



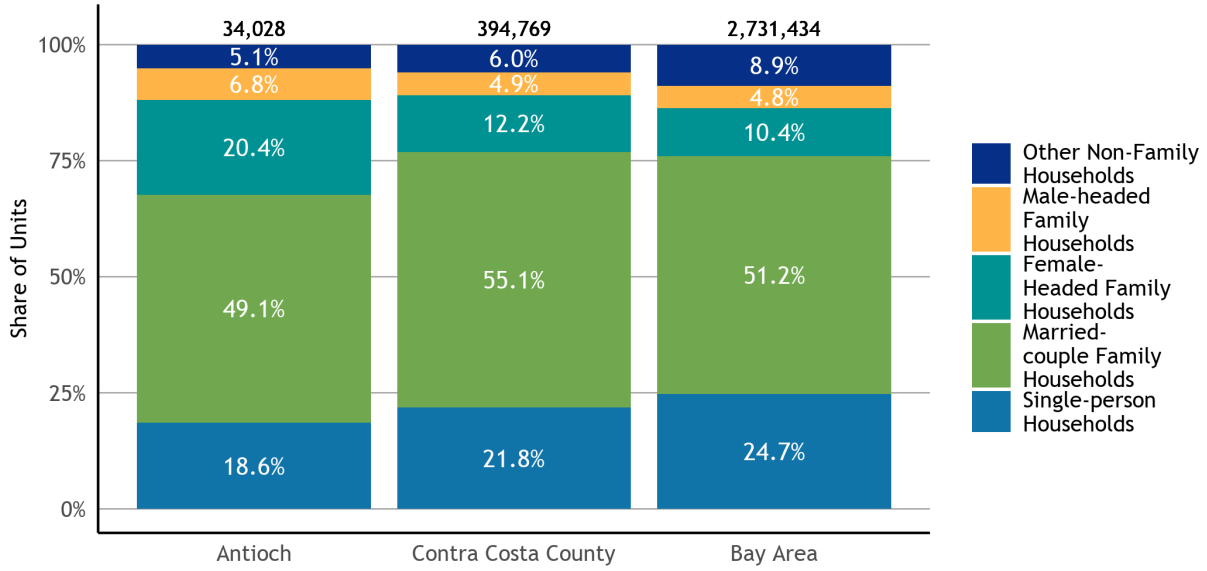
**Figure 37: Housing Units by Number of Bedrooms**

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

## 4.2 Female-Headed 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% of total, while *Female-Headed Households* make up 20.4% of all households.



**Figure 38: Household Type**

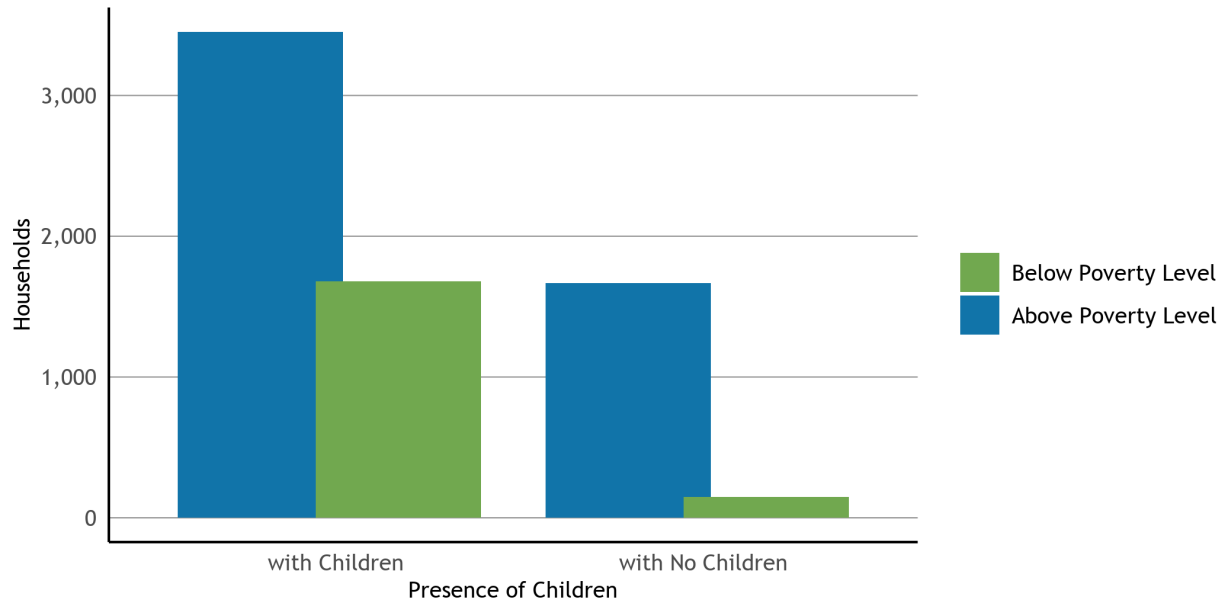
Universe: Households

Notes: For data from the Census Bureau, a “family household” is a household where two or more people are related by birth, marriage, or adoption. “Non-family households” are households of one person living alone, as well as households where none of the people are related to each other.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

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% of female-headed households with children fall below the Federal Poverty Line, while 8.1% of female-headed households *without* children live in poverty (see Figure 39).



**Figure 39: Female-Headed Households by Poverty Status**

*Universe: Female Households*

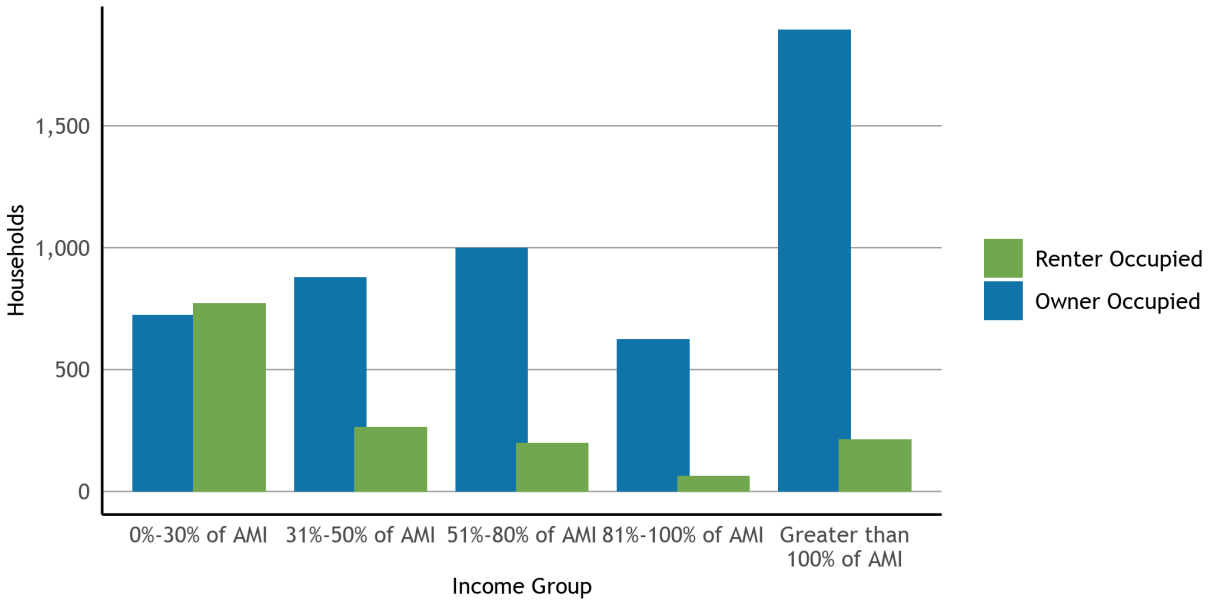
*Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.*

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012*

### 4.3 Seniors

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

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 0%-30% of AMI, while the largest proportion of senior households who are homeowners falls in the income group Greater than 100% of AMI (see Figure 40).



**Figure 40: 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*

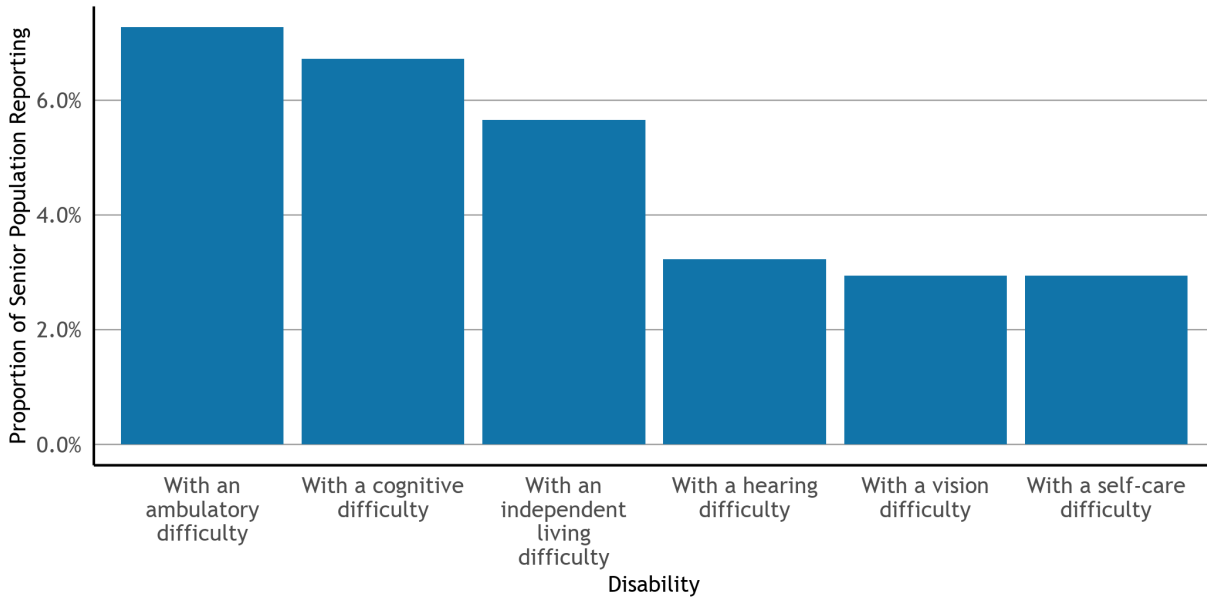
#### 4.4 People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities 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 41 shows the rates at which different disabilities are present among residents of Antioch. Overall, 15.2% of people in Antioch have a disability of any kind that may require accessible housing, which is a higher percentage than the County (11.1 percent) and the region (9.6 percent).<sup>19</sup>

<sup>19</sup> These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.





**Figure 41: Disability by Type**

*Universe: Civilian noninstitutionalized population 18 years and over*

*Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor’s office or shopping.*

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.*

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down’s Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. 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.<sup>20</sup>

In Antioch, of the population with a developmental disability, children under the age of 18 make up 41.4%, while adults account for 58.6%.

<sup>20</sup> For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

**Table 4: Population with Developmental Disabilities by Age**

Age Group	Value
Age 18+	816
Age Under 18	576

*Universe: Population with developmental disabilities*

*Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.*

*Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020)*

The most common living arrangement for individuals with disabilities in Antioch is the home of parent/family/guardian.

**Table 5: Population with Developmental Disabilities by Residence**

Residence Type	Value
Home of Parent /Family /Guardian	980
Community Care Facility	233
Independent /Supported Living	73
Intermediate Care Facility	62
Foster /Family Home	31
Other	5

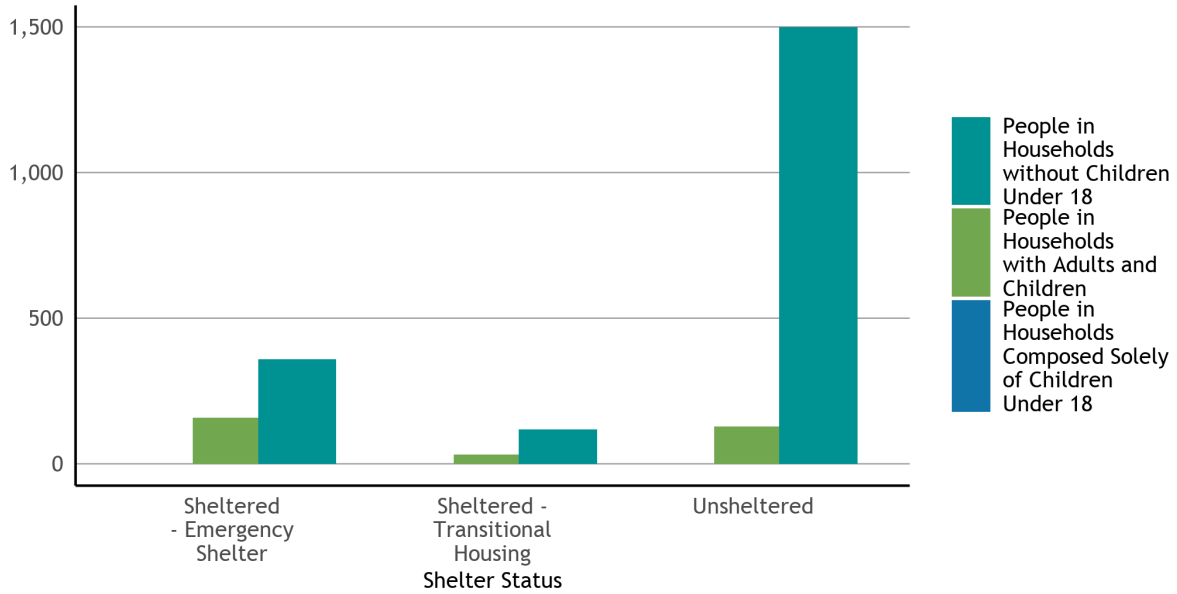
*Universe: Population with developmental disabilities*

*Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.*

*Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)*

## 4.5 Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people 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% are unsheltered. Of homeless households with children, most are sheltered in emergency shelter (see Figure 42).



**Figure 42: 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.*

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

Contra Costa County is commonly divided into West County, Central County, and East County regions. There were modest regional shifts in the number of unsheltered people sleeping in each region of the county from 2018 to 2020. In 2020, there was an almost even split across the three regions. People were identified in 30 incorporated cities and unincorporated jurisdictions across the county during the PIT count. Antioch and Richmond each had 15% of the unsheltered population, the highest percentages in the County (see Figure 42).

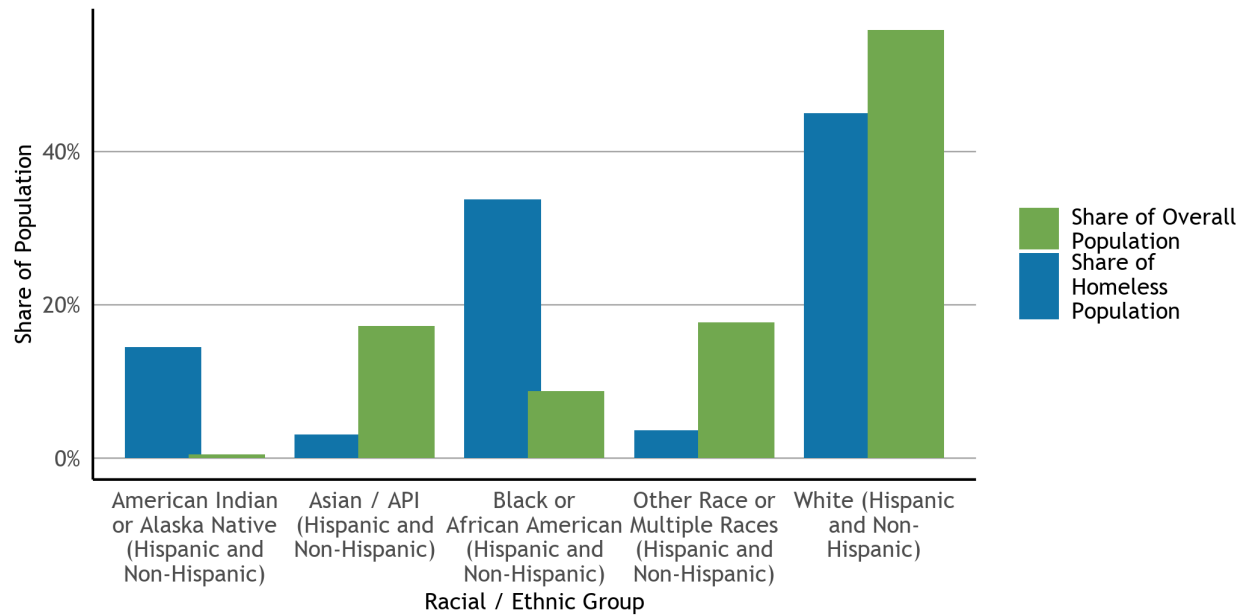
West County		Central County		East County	
Location	#	Location	#	Location	#
Crockett	35	Alamo	2	Antioch	238
El Cerrito	24	Blackhawk	6	Bay Point	49
El Sobrante	9	Clayton	2	Bayview	2
Hercules	7	Concord	160	Bethel Island	2
North Richmond	22	Danville	7	Brentwood	80
Pinole	7	Lafayette	3	Discovery Bay	2
Richmond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

**Figure 43: Number of Unsheltered Individuals by Contra Costa County Cities**

*Universe: Population experiencing homelessness*

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

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Contra Costa County, Black (Hispanic and Non-Hispanic) residents represent 33.8% of the homeless population but only 8.7% of the overall population of Contra Costa County (see Figure 44).



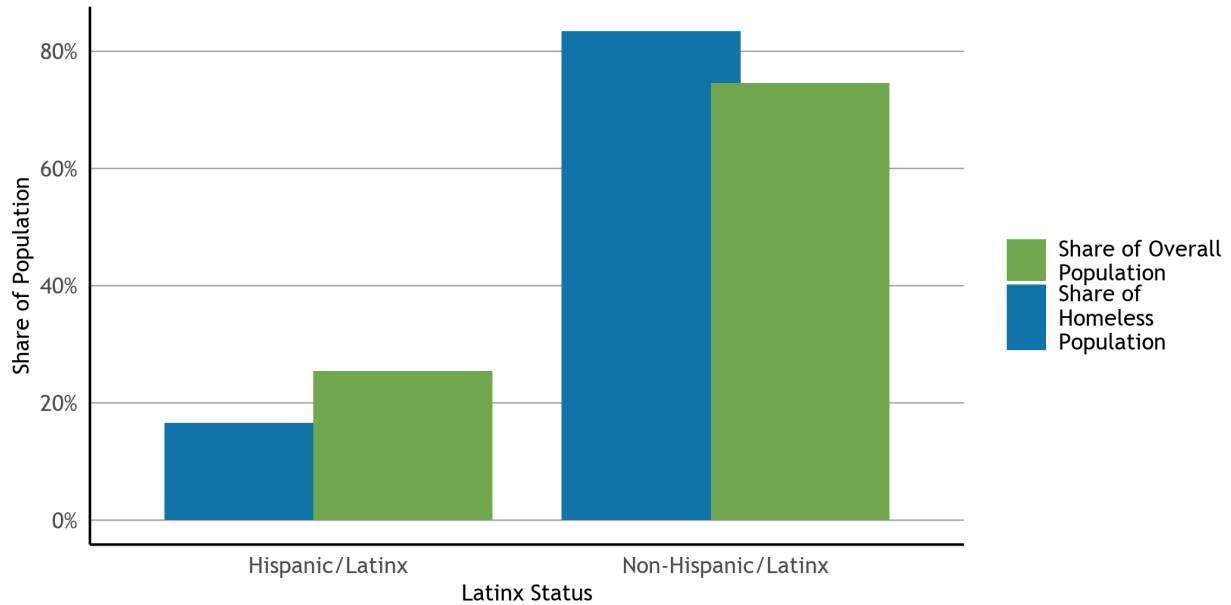
**Figure 44: Racial Group Share of General and Homeless Populations, Contra Costa County**

*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. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.*

*Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-1)*

In Contra Costa, Latinx residents represent 16.6% of the population experiencing homelessness, while Latinx residents comprise 25.4% of the general population (see Figure 45).



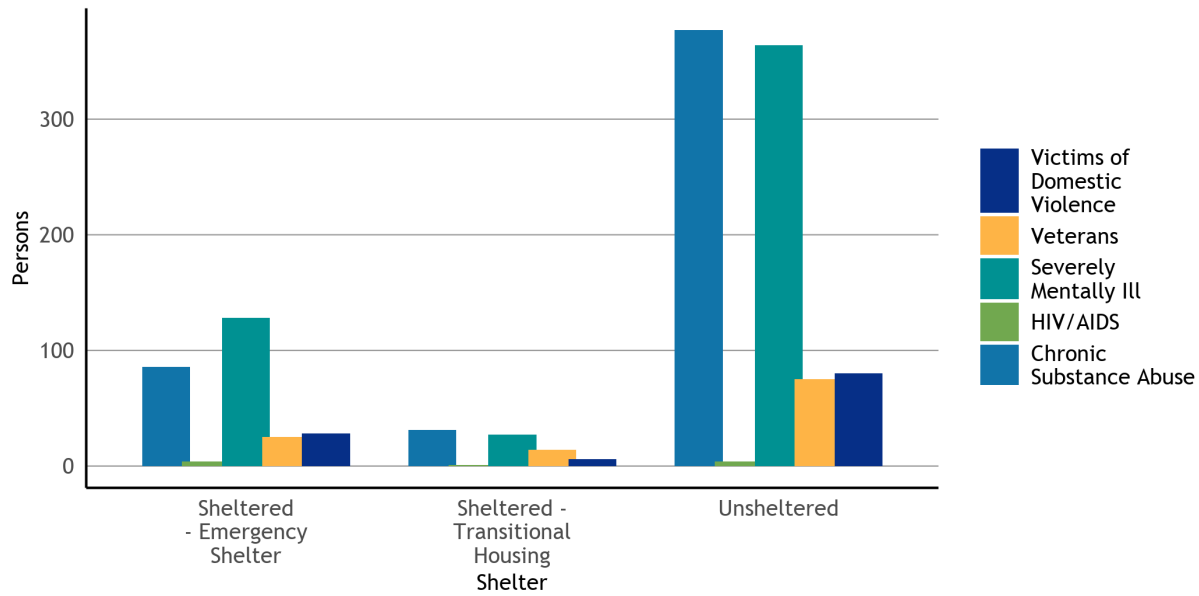
**Figure 45: Latinx Share of General and Homeless Populations, Contra Costa County**

*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. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.*

*Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)*

Many of those experiencing homelessness are dealing with severe issues - including mental illness, substance abuse and domestic violence - that are potentially life threatening and require additional assistance. In Contra Costa County, homeless individuals are commonly challenged by severe mental illness, with 519 reporting this condition (see Figure 13). Of those, some 70.1% are unsheltered, further adding to the challenge of handling the issue.



**Figure 46: Characteristics for the Population Experiencing Homelessness, 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. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.*

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

In Antioch, the student population experiencing homelessness totaled 409 during the 2019-20 school year and increased by 9.1% since the 2016-17 school year. By comparison, Contra Costa County has seen a 4.4% increase in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

The number of students in Antioch experiencing homelessness in 2019 represents 18.5% of the Contra Costa County total and 3.0% of the Bay Area total.



**Table 6: Students in Local Public Schools Experiencing Homelessness**

Academic Year	Antioch	Contra Costa County	Bay Area
2016-17	375	2,116	14,990
2017-18	276	2,081	15,142
2018-19	397	2,574	15,427
2019-20	409	2,209	13,718

*Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools*

*Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.*

*Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)*

## 4.6 Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers are generally considered a special housing needs group due to their limited income and the often-unstable nature of their employment. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. While many traditional affordable housing programs and policies will assist farmworkers, there are unique needs and circumstances for agricultural workers that need to be considered and explored.

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 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. Per the USDA, farmworkers often commute long distances to work for various employers but are considered permanent workers and residents in their home communities. For these permanent or settled farmworkers, the USDA estimates that these workers commute up to 75 miles for work and then return to their homes.

- **SETTLED/PERMANENT** -- Today’s farmworkers are more settled and typically live in one location.
- **COMMUTE UP TO 75 MILES** -- 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.
- **FAMILIES** - Farmworkers today are more likely to have families and are looking for schools, employment for a spouse/partner and a location to live in the provides a community.

Farmworkers and day laborers are an essential component of California’s agriculture industry. 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.



**Table 7: Farm Operations and Farm Labor by County**

		2002	2007	2012	2017	County (%)	Bay Area (%)
Alameda	Permanent	577	465	355	305	51%	1.8%
	Seasonal	369	737	449	288	49%	1.6%
	<b>Totals</b>	<b>946</b>	<b>1,202</b>	<b>804</b>	<b>593</b>	<b>100%</b>	<b>1.7%</b>
Contra Costa	Permanent	730	578	509	450	34%	2.6%
	Seasonal	1,874	1,295	1,540	860	66%	4.7%
	<b>Totals</b>	<b>2,604</b>	<b>1,873</b>	<b>2,049</b>	<b>1,310</b>	<b>100%</b>	<b>3.7%</b>
Napa	Permanent	2,916	2,631	3,732	4,290	43%	24.8%
	Seasonal	7,855	5,202	6,125	5,734	57%	31.4%
	<b>Totals</b>	<b>10,771</b>	<b>7,833</b>	<b>9,857</b>	<b>10,024</b>	<b>100%</b>	<b>28.2%</b>
Marin	Permanent	245	130	510	697	55%	4.0%
	Seasonal	246	59	562	577	45%	3.2%
	<b>Totals</b>	<b>491</b>	<b>189</b>	<b>1,072</b>	<b>1,274</b>	<b>100%</b>	<b>3.6%</b>
San Mateo	Permanent	2,226	1,697	1,320	978	74%	5.7%
	Seasonal	852	911	402	343	26%	1.9%
	<b>Totals</b>	<b>3,078</b>	<b>2,608</b>	<b>1,722</b>	<b>1,321</b>	<b>100%</b>	<b>3.7%</b>
Santa Clara	Permanent	1,696	2,842	2,243	2,418	58%	14.0%
	Seasonal	3,760	2,747	1,994	1,757	42%	9.6%
	<b>Totals</b>	<b>5,456</b>	<b>5,589</b>	<b>4,237</b>	<b>4,175</b>	<b>100%</b>	<b>11.7%</b>
San Francisco	Permanent	0	0	0	0	0%	0.0%
	Seasonal	0	0	0	0	0%	0.0%
	<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0.0%</b>
Solano	Permanent	2,735	1,474	1,387	1,453	58%	8.4%
	Seasonal	2,921	1,339	1,459	1,060	42%	5.8%
	<b>Totals</b>	<b>5,656</b>	<b>2,813</b>	<b>2,846</b>	<b>2,513</b>	<b>100%</b>	<b>7.1%</b>
Sonoma	Permanent	5,597	5,458	5,900	6,715	47%	38.8%
	Seasonal	9,870	8,341	7,810	7,664	53%	41.9%
	<b>Totals</b>	<b>15,467</b>	<b>13,799</b>	<b>13,710</b>	<b>14,379</b>	<b>100%</b>	<b>40.4%</b>
Bay Area	Permanent	16,722	15,275	15,956	17,306	49%	100.0%
	Seasonal	27,747	20,631	20,341	18,283	51%	100.0%
	<b>Totals</b>	<b>44,469</b>	<b>35,906</b>	<b>36,297</b>	<b>35,589</b>	<b>100%</b>	<b>100.0%</b>

*Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)*

*Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.*

*Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor*

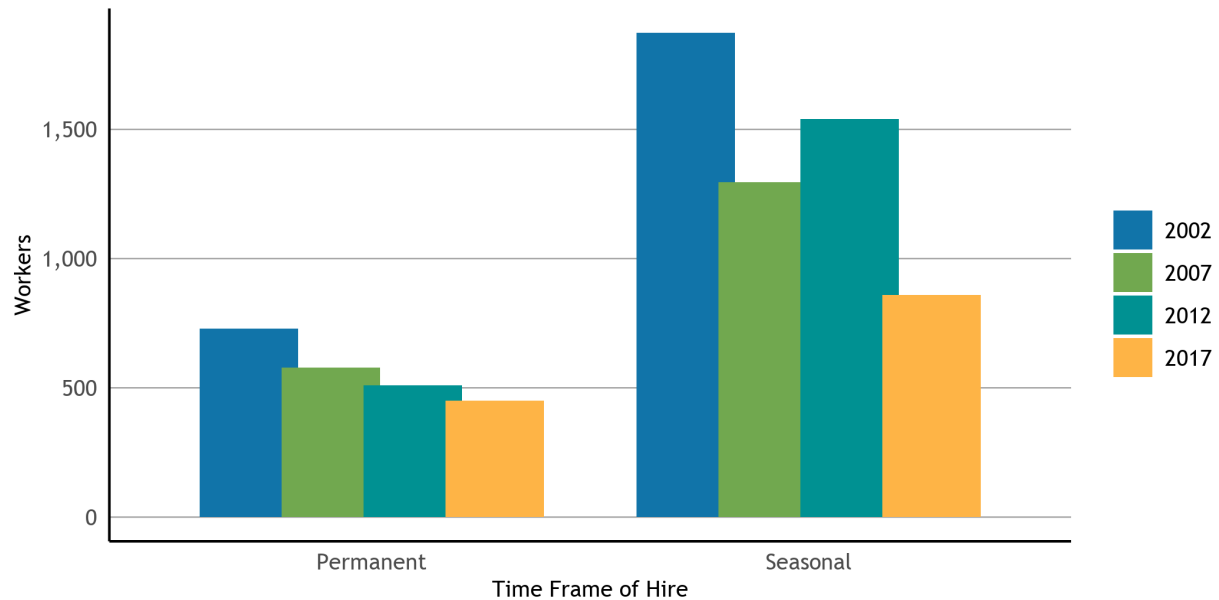
Farmworker households are often compromised of extended family members and, as a result, many farmworker households tend to have difficulties securing safe, decent, and affordable housing. Far too often, farmworkers are forced to occupy substandard homes or live in overcrowded situations. Additionally, farmworker households:

- tend to have high rates of poverty;
- live disproportionately in housing that is in the poorest condition;
- have extremely high rates of overcrowding;
- have low homeownership rates.

Based on recent farmworker studies in the greater Bay Area (San Mateo and Monterey County), these are some of the key issues/trends affecting farmworkers.

- ✓ High unmet needs for agricultural workforce housing; often housing in poor repair and overcrowding.
- ✓ Financial needs to support small agricultural producers/employers and employees that can't afford market rate housing.
- ✓ Difficult to attract and retain employees due to the lack of housing availability.
- ✓ Flow of foreign agricultural workers into the U.S. has declined sharply. The Bay Area is seeing a shift to more permanent workers versus seasonal workers. (2002 permanent workers equaled 38%; 2017 permanent workers equal 49%.)
- ✓ Desire for housing to be decoupled from employment and housing for families with most farmworkers living in urban communities.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Contra Costa County has decreased since 2002, totaling 450 in 2017, while the number of seasonal farm workers has decreased, totaling 860 in 2017 (see Figure 47).



**Figure 47: Farm Operations and Farm Labor by County, Contra Costa County**

*Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)*

*Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.*

*Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor*

In Antioch and Contra Costa County, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year.

**Table 8: Migrant Worker Student Population**

Academic Year	Antioch	Contra Costa County	Bay Area
2016-17	0	0	4,630
2017-18	0	0	4,607
2018-19	0	0	4,075
2019-20	0	0	3,976

*Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools*

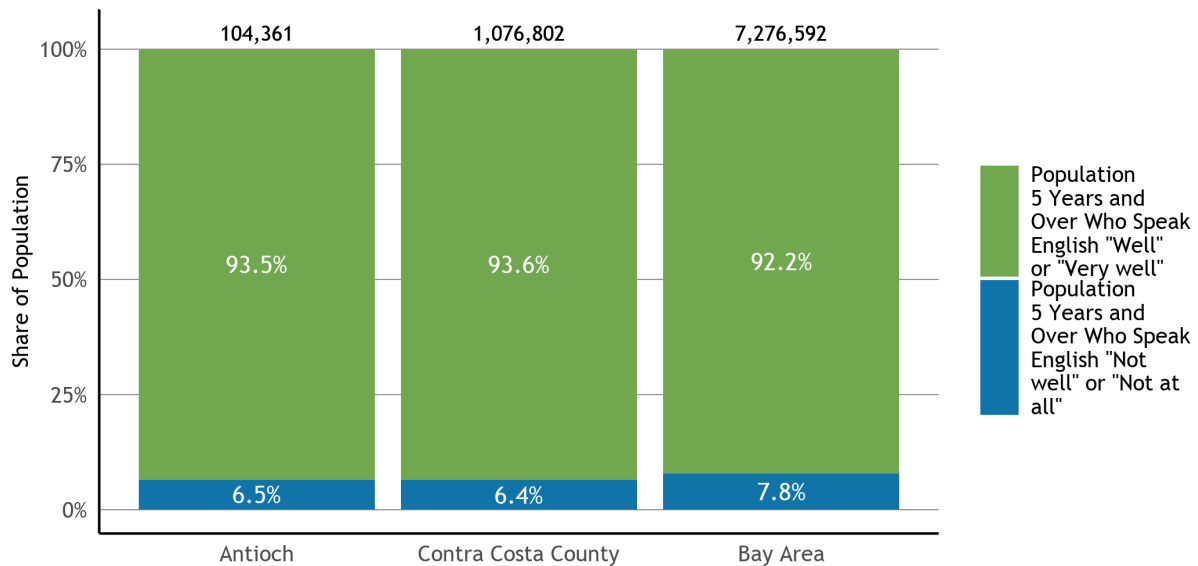
*Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.*

*Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)*

*This table is included in the Data Packet Workbook as Table FARM-01.*

## 4.7 Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In Antioch, 6.5% of residents 5 years and older identify as speaking English not well or not at all, which is above the proportion for Contra Costa County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.



**Figure 48: Population with Limited English Proficiency**

Universe: Population 5 years and over

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005



# APPENDIX B: AFFIRMATIVELY FURTHERING FAIR HOUSING

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## INTRODUCTION AND OVERVIEW OF AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes.

### ANALYSIS REQUIREMENTS

All Housing Elements adopted on or after January 1, 2021, must contain an Assessment of Fair Housing consistent with the core elements of the federal Affirmatively Furthering Fair Housing Final Rule of July 16, 2015, and California Assembly Bill 686 (2018). The Assessment of Fair Housing must include the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity, an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and identification and prioritization of fair housing goals and actions.

Under State law, affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” These characteristics can include, but are not limited to race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis compares the City of Antioch to both Contra Costa County (County) and the wider nine-county Bay Area Region (Region) for the purposes of promoting more inclusive communities.

### SOURCES OF INFORMATION

The primary data sources for the AFFH analysis are:

- Data Packets and Segregation Reports provided by the Association of Bay Area Governments (ABAG) in collaboration with UC Merced.
- U.S. Census Bureau’s Decennial Census (referred to as “Census”) and American Community Survey (ACS).
- Contra Costa County Analysis of Impediments to Fair Housing Choice January 2020-2025 (2020 AI). (referred to as “the 2020 AI” or “Contra Costa County AI”).
- Local Knowledge (e.g., Findings or reports from City departments or community-based organizations).

The 2020 AI is a collaborative effort by a number of local governments and public housing authorities in Contra Costa County. The AI identifies impediments that may prevent equal housing access and develops solutions to mitigate or remove such impediments. Due to the population of Antioch, fair housing issues are typically handled as part of larger county consortium rather than on the local level, but the following analysis does provide a local analysis of fair housing within Antioch. Additionally,

there are local, regional, and state assistance and resources available to residents looking for affordable housing within Antioch.

In addition, the State Department of Housing and Community Development (HCD) has developed a statewide AFFH Data Viewer which consists of map data layers from various data sources and provides options for addressing each of the components within the full scope of the assessment of fair housing. The data source and time frame used in the AFFH mapping tools may differ from the ACS data in the 2020 AI. While some data comparisons may have different time frames (often different by one year), the differences do not affect the identification of possible trends.

## SUMMARY OF FAIR HOUSING ISSUES

This section includes a high-level summary of each of the AFFH topics required by HCD. The topics are analyzed in more detail in section C.

### FAIR HOUSING ENFORCEMENT AND CAPACITY

The City of Antioch does not provide direct mediation services, but it partners with ECHO Housing and Bay Area Legal Services to provide mediation and other services, provides resources on the City website, and directs residents to appropriate agencies and resources 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 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.”<sup>1</sup> Additionally, while Antioch reported significant new outreach programming for people experiencing homelessness (as well as production of additional housing units), it also faces a severe continuing lack of available funding and services to support this population. It also supported the activities of ECHO Housing, which has engaged in testing, audits, public education, and outreach (in English and Spanish) within the city.

### 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. The growth in the Black population stands in stark contrast to a County with 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 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

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

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 serve as a barrier for many low- and moderate-income households.

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 and Region, not other neighborhoods within Antioch). Antioch is one of the most diverse jurisdictions in the region. 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 Route 4 is an area that the city should target resources towards.

### **RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY**

Identifying Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) facilitates an understanding of entrenched patterns of segregation and poverty due to the legacy effects of historically racist and discriminatory housing laws. In Contra Costa County, the only area that meets the official HUD definition of a R/ECAP is in Concord. However, according to the 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. According to data provided by the City based on data from the Urban Institute,<sup>2</sup> the Sycamore neighborhood (i.e., census tract 307202) has 680 extremely low-income renters and is in the 96<sup>th</sup> percentile statewide for housing instability risk.<sup>3</sup> It is in 97<sup>th</sup> 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 US. According to City staff, the renters in this neighborhood are predominantly BIPOC women with children.<sup>4</sup> Local organizations cited the age and condition of housing stock in this area as a contributing factor; the homes near Highway 4 are older, smaller, and less expensive in this area and neighborhoods with newer housing stock are often resistant to welcoming residents with lower incomes (e.g., voucher holders).

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<sup>2</sup> 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\\_ainfo=&&utm\\_source=urban\\_EA&utm\\_medium=email&&utm\\_campaign=prioritizing\\_rental\\_assistance&&utm\\_term=lab&&utm\\_content=coc\\_hudgrantees](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_ainfo=&&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.

<sup>3</sup> 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.

<sup>4</sup> House, Teri, CDBG & Housing Consultant, City of Antioch. 2021. Personal communication with Urban Planning Partners, July 15.

## ACCESS TO OPPORTUNITY

Most tracts within Antioch are identified as being Low Resource, with a few in the southeast bordering with Brentwood and Oakley as Moderate Resource. Compared to the rest of the County and Region, the TCAC Composite score shows that Antioch has lower opportunity areas and lower access to resources for its residents.

## DISPROPORTIONATE HOUSING NEEDS AND DISPLACEMENT RISK

There are significant disparities in the rates of renter and owner-occupied housing by race/ethnicity in Contra Costa County, although Antioch has significantly higher homeownership rates for Hispanic and Black residents than in the County as a whole. Renters are more cost-burdened than owners. In Antioch, approximately 25 percent of renters spend 30 to 50 percent of their income on housing compared to 20.6 percent of those that own. Additionally, 34.3 percent of renters spend 50 percent or more of their income on housing, while 12.5 percent of owners are severely cost-burdened. Overcrowding is also more prevalent in rental households.

As lower-income residents have been displaced from more expensive parts of the Bay Area, poverty in Eastern Contra Costa County has increased dramatically. From 2000-2014, the increase in poverty in Antioch was among the highest in the Bay Area. Displacement is thus perpetuating segregation as low-income people of color increasingly concentrate in east County. The University of California, Berkeley found that in Antioch, 31.3 percent of households live in neighborhoods that are susceptible to or experiencing displacement and 19.2 percent live in neighborhoods at risk of or undergoing gentrification.

## OUTREACH

In addition to fair housing enforcement, it is critical that the community participation process in Antioch also reflects community conditions, and that the goals and strategies to address fair housing issues are both targeted and feasible. 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. Table B-1 below shows key findings related to AFFH from our stakeholder meetings and surveys.

### TCAC and Access of Opportunity

The California Tax Credit Allocation Committee (TCAC) measures access to opportunity in order to place affordable housing in locations where residents can have access to resources. TCAC utilizes data on economic mobility, educational achievement, and environmental health to create an access to opportunity index. TCAC identifies areas from highest to lowest resource by assigning scores between 0-1 for each domain by census tracts where higher scores indicate higher "access" to the domain or higher "outcomes." Refer to Table 12 for a list of domains and indicators for measuring access to opportunity. Composite scores are a combination score of the three domains that do not have a numerical value but rather rank census tracts by the level of resources (low, moderate, high, highest).



In addition to the outreach done specifically for this Housing Element update, the Contra Costa Consortium and public housing authorities engaged a wide range of stakeholders and members of the community in the process of creating the 2020 AI. Outreach efforts included the dissemination of a survey, in-person meetings with an array of stakeholders and agencies, and community meetings to engage with residents across Contra Costa County. While we are able to utilize many of these findings in the Housing Element, we also reached out to additional stakeholders and spoke to some of the same organizations to follow up on issues specific to Antioch in 2021.

For the two community-wide meetings held on February 17, 2022, and April 13, 2022, a diligent effort was made to include all economic segments of the community and/or their representatives. A detailed description of this effort is described in Appendix E: Public Engagement Output.

The City of Antioch reported in its 2017-18 Consolidated Annual Performance Evaluation Report (CAPER) that the City 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.” Additionally, 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. It also supported the activities of ECHO housing, which has engaged in testing, audits, public education, and outreach (in English and Spanish) within the city.

## Summary

The City has engaged key stakeholders throughout its Housing Element update, including but not limited to housing and community development providers, lower-income community members, members of protected classes, representative advocacy organizations, fair housing agencies, independent living centers, and homeless service agencies. As described in Chapter 8 and Appendix E, proactive methods were used to reach a broad and diverse audience, and feedback from the community shaped the findings related to housing constraints and the Assessment of Fair Housing as well as the policies and programs included in Chapter 7.

**TABLE B-1: STAKEHOLDER INTERVIEW AND FOCUS GROUP FINDINGS, CITY OF ANTIOCH 2021**

Stakeholder	Summary of Findings
<p><b>Independent Living Resources</b> Through educational empowerment and advocacy, ILRs’ main goal is to incorporate those with disabilities into the community. ILR offers free services for persons with disabilities and seniors, their families and the agencies which serve them.</p>	<ul style="list-style-type: none"> <li>▪ The biggest issue regionally and in Antioch is a lack of affordable housing. Some people are living in cars, having a hard time paying application fees. Application fees are a huge issue as people aren’t able to cover that. Credit reports are also an issue.</li> <li>▪ People living on social security can’t afford housing.</li> <li>▪ There is a need for more project-based vouchers.</li> </ul>
<p><b>First 5 Center</b> Serves families with prenatal babies through 5 years old, and in Antioch they are about 50% Hispanic Latinos and Spanish-speakers.</p>	<ul style="list-style-type: none"> <li>▪ Antioch Change, a regional group of community parents, identified Antioch as one of the highest need areas in East County in terms of housing disparities. Preliminary findings from recent data collection directly from First 5 families found that the top two concerns related to housing in Antioch are: <i>affordability</i> - close to half of families listed <i>affordability</i> as their biggest concern. <i>Habitability and safety</i> related to the housing that is available to those interviewed was the second concern.</li> <li>▪ Residents in Antioch worry most about rent increases and paying back any debt they have (to the landlord).</li> <li>▪ A successful housing program addresses lifestyle amenities that allow for the elderly and families to have access to safe open spaces, like parks, and security and adequate lighting in their neighborhoods, access to transit, and allows people to be proud of living there, not afraid of walking outside and connecting with people. Childcare is also crucial.</li> <li>▪ It is important to ensure that landlords create a non-hostile space and fix things that are broken.</li> </ul>
<p><b>ECHO Fair Housing</b> Educates tenants and landlords about their housing rights, state, federal, and local laws, especially related to building codes. Intervenes when the landlord or tenant breaks housing laws. ECHO’s role is to advocate not for the landlord or tenant specifically but rather the housing law.</p>	<ul style="list-style-type: none"> <li>▪ Availability of affordable housing is the biggest concern, especially in regards to disparities between groups of people and opportunities they are offered.</li> <li>▪ Successful housing projects require strong community outreach; raise awareness, education, communication—communities need more information and resources made available to them.</li> <li>▪ Calls that come to us from Antioch come disproportionately from people with disabilities.</li> <li>▪ Collaborating across nonprofits in regards to ensuring people receive the information about their rights and resources is important.</li> <li>▪ There is opportunity for Antioch to lead the region to push for more federal funds to help promote homeownership.</li> </ul>
<p><b>Shelter Inc</b> Integrates case management to help address the root causes of homelessness. Services include eviction prevention, and multiple housing solutions including interim and long-term housing.</p>	<ul style="list-style-type: none"> <li>▪ Veterans who have experienced trauma during their military service become very selective about where they want to live. They do not want to be around people with addiction problems.</li> <li>▪ Many senior veterans are losing their homes due to not having a rent control system.</li> <li>▪ If the landlord does nothing to fix a home that’s falling apart, they sometimes evict people instead of fixing it.</li> <li>▪ The homeless near the lake have a limited perimeter of where they are able to walk to, but there are transportation options within their walkable perimeter.</li> <li>▪ There is a need for a living facility with wraparound services for the unhoused.</li> <li>▪ The pandemic has left a gap where in-person resource fairs used to help people find housing and job information,</li> </ul>

**TABLE B-1: STAKEHOLDER INTERVIEW AND FOCUS GROUP FINDINGS, CITY OF ANTIOCH 2021**

Stakeholder	Summary of Findings
<p><b>CC Senior Legal Services</b> A non-profit organization dedicated to providing free civil legal services to Contra Costa County residents who are 60 or older.</p>	<p>technical training, and computer skills.</p> <ul style="list-style-type: none"> <li>There is a perception that more growth in terms of housing leads to a risk of additional crime and the city is growing too fast.</li> </ul>
<p><b>Bay Area Legal Aid</b> Provide low-income clients with free civil legal assistance, including legal advice and counsel, effective referrals, and legal representation. The largest civil legal aid provider serving seven Bay Area counties.</p>	<ul style="list-style-type: none"> <li>For seniors on fixed incomes, rents go up during market cycles and Social Security does not keep up. If they do get evicted it is hard to find something comparable and affordable, which is increasingly tough at their age.</li> <li>Outreach methods are not driven by data on what works. Providers need to determine how people get information, especially people who aren't currently aware of resources. Someone went door to door and found that most people are not aware of the senior services currently provided.</li> <li>Without strong rent control, people are being priced out and evicted not just for non-payment. In Antioch, tenants can be evicted for no reason, and once that happens many landlords do not accept people who have evictions on their record.</li> <li>The strongest way to protect people with a changing environment in Antioch (i.e. the new BART station) is to implement a just cause eviction policy.</li> </ul>
<p><b>Habitat for Humanity East Bay/Silicon Valley</b> Partnered with The City of Antioch to provide health and safety, property maintenance, energy efficiency, and disability accommodation repairs to low and moderate-income homeowners within the city limits.</p>	<ul style="list-style-type: none"> <li>Low-income homeowners are not able to repair their homes so they are living in tender conditions and there is a barrier to accessing any funding.</li> <li>In order to access federal funding for home repairs, if you live in a flood zone, you need flood insurance which is cost prohibitively expensive for many homeowners.</li> <li>Mobile homes cannot secure loans for home repairs because they are not considered real property.</li> <li>Antioch's grant and loan program requires that a lien be placed on a home for two years. There is a fear that folks will use the funding to fix up their homes and then turn around and sell, but in the 11 jurisdictions where Habitat administers programs, they do not see that happening. Antioch is the only city that requires filing a lien in order to issue a grant for repairs. It turns people off because they are scared by a lien, and the amount of time it takes to administer is too long.</li> </ul>
<p><b>Saint Vincent de Paul Most Holy Rosary Conference</b> A group funded by the parishioners of Most Holy Rosary and St. Ignatius of Antioch Catholic Churches. They help with rent, deposits, utility bills and furniture.</p>	<ul style="list-style-type: none"> <li>There is some natural economic segregation between north of the freeway and south of the freeway because we have an old area with smaller, cheaper homes and the newer areas are more expensive. The racial mix over all though is pretty well mixed up.</li> <li>Better outreach so people know where to get resources is crucial. At a minimum need to make sure people know to call 211 for information.</li> <li>Displacement affects Antioch most in the sense that people are being priced out of other parts of the Bay and coming to Antioch, not that they're getting priced out from Antioch.</li> <li>The population growth has meant that there are multiple families in one single-family home, which has consequences for parking. A lack of affordable housing in other regions has caused overcrowding in Antioch.</li> </ul>
<p><b>East Bay Housing Organizations</b> EBHO brings together community members,</p>	<ul style="list-style-type: none"> <li>It is important to make sure affordable housing opportunities are distributed throughout the community</li> </ul>

**TABLE B-1: STAKEHOLDER INTERVIEW AND FOCUS GROUP FINDINGS, CITY OF ANTIOCH 2021**

Stakeholder	Summary of Findings
public officials, nonprofit housing developers, residents, service providers, planners, professionals, and advocates to work together to ensure everyone has a safe, healthy, and affordable place to call home.	<p data-bbox="816 296 1408 348">and are not segregated to only particular neighborhoods or sections of the city.</p> <ul data-bbox="769 352 1408 871" style="list-style-type: none"><li data-bbox="769 352 1408 493">▪ In Contra Costa County, funding for affordable housing is constrained because the County does not have an adequate vehicle for a local match (affordable housing bond or other local resources that can provide a local match). Without this, projects are less competitive for the federal tax credits.</li><li data-bbox="769 497 1408 667">▪ Transportation options are limited for those without a private vehicle and leads to employment challenges. Long commutes also decrease the quality of life, and every area of the Bay needs to do its share to build more housing. Just because other communities are not doing it doesn't mean Antioch should stop. We have a big regional need.</li><li data-bbox="769 672 1408 751">▪ There are not enough strong tenant protections in Antioch and East Contra Costa County. Just cause, rent control, or even a tenant anti-harassment ordinance is needed.</li><li data-bbox="769 756 1408 871">▪ The moratorium on evictions has made EBHO aware of landlords harassing their tenants to constructively evict individuals and families from their homes when they could not use other means.</li></ul>

Source: City of Antioch and Urban Planning Partners, 2021.

## ASSESSMENT OF FAIR HOUSING

This Assessment of Fair Housing analyzes fair housing issues in Antioch and compares Antioch to the County and Region.

### FAIR HOUSING ENFORCEMENT AND CAPACITY

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. Fair housing issues that may arise in any jurisdiction include but are not limited to:

- Housing design that makes a dwelling unit inaccessible to an individual with a disability.
- Discrimination against an individual based on race, national origin, familial status, disability, religion, sex, or other characteristic when renting or selling a housing unit.
- Disproportionate housing needs including cost burden, overcrowding, substandard housing, and risk of displacement.

Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code." These characteristics are commonly referred to as protected classes. The Fair Employment and Housing Act and the Unruh Civil Rights Act are the primary fair housing laws in California. California State law extends anti-discrimination protections in housing to several classes that are not covered by the federal Fair Housing Act of 1968, including prohibiting discrimination on the basis of sexual orientation.

The City of Antioch does not provide direct mediation services, but it does provide resources on the City website and directs residents to appropriate agencies and resources for fair housing assistance. Fair housing outreach and education is imperative to ensure that those experiencing discrimination know when and how to seek help. Several organizations provide fair housing, social, and legal services in Antioch and/or Contra Costa County, as shown in Table B-2. Also included in Table B-2 is an assessment of how accessible the website and services are to persons with Limited English Proficiency (LEP).

**TABLE B-2: LOCAL HOUSING, SOCIAL SERVICES, AND LEGAL SERVICE ORGANIZATIONS IN CONTRA COSTA COUNTY**

Name	Focus Areas	Service Area	Website Accessibility	Address	Phone	Website
Eden Council of Hope & Opportunity (ECHO) Fair Housing	Housing counseling agency that provides education and charitable assistance. In Contra Costa County, ECHO Fair Housing provides fair housing services, first-time home buyer counseling and education, and tenant/landlord services (rent review and eviction harassment programs are available only in Concord).	Alameda, Contra Costa, and Monterey Counties, and the Cities of Alameda, Antioch, Concord, Hayward, Livermore, Monterey, Oakland, Pleasanton, Richmond, Salinas, San Leandro, Seaside, Union City, & Walnut Creek	Navigating the ECHO website may be difficult for the limited-English proficient (LEP) population due to the website being predominantly English. However, the website has some options to translate the homepage to other languages.	301 W. 10th St Antioch, CA 94509	(925) 732-3919	<a href="http://www.echofairhousing/">http://www.echofairhousing/</a>
Bay Area Legal Aid	Largest civil legal aid provider serving seven Bay Area counties. Has a focus area in housing preservation and homelessness task force to provide legal services and advocacy for those in need.	San Rafael, Napa, Richmond, Oakland, San Francisco, Redwood City, & San Jose	The organization provides translations for their online resources to over 50 languages and uses volunteer interpreters/translators to help provide language access. Its legal advice line provides counsel and advice in different languages. Specific to Contra Costa County, tenant housing resources are provided in English and Spanish.	1735 Telegraph Ave Oakland, CA 94612	(510) 663-4755	<a href="https://baylegal.org/">https://baylegal.org/</a>
Shelter Inc.	Provides case management services, employment assistance, and housing search assistance to low-income households at risk of experiencing homelessness and people with disabilities.	Contra Costa, Solano, and Sacramento counties.	Navigating the Shelter Inc website may be difficult for the limited-English proficient (LEP) population due to the website being in English and lacking options to translate.	P.O. Box 5368 Concord, CA 94524	(925) 335-0698	<a href="https://shelterinc.org/">https://shelterinc.org/</a>
Contra Costa Senior Legal Services	A non-profit organization dedicated to providing free civil legal services to Contra	Contra Costa County	The website can be translated to Chinese, Filipino, and Spanish.	2702 Clayton Rd #202 Concord, CA 94519	(925) 609-7900	<a href="https://www.ccsls.org/">https://www.ccsls.org/</a>

Name	Focus Areas	Service Area	Website Accessibility	Address	Phone	Website
	Costa County residents who are 60 or older.		Linked resources are primarily offered in English and Spanish.			
Pacific Community Services, Inc. (PCSI)	Private non-profit housing agency that serves East Contra Costa County (Bay Point, Antioch, and Pittsburg). Programs include Foreclosure Prevention, Homeownership Counseling, Rental Counseling, Tenant and Landlord Rights, and Fair Housing Education and Outreach.	Bay Point, Antioch, & Pittsburg	Though promising overall, the website lacks contact information, resources, and accessibility on their website.	329 Railroad Ave, Pittsburg, CA 94565	(925) 439-1200	<a href="http://pacomserve.org/">http://pacomserve.org/</a>
Fair Housing Advocates of Northern California (FHANC)	Non-profit agency that provides fair housing information and literature in a number of different languages.	Primarily serves Marin, Sonoma, and Solano County but also has resources to residents outside of the above geographic areas. Fair housing services provided to residents outside of Marin, Sonoma, or Solano County include foreclosure prevention services & information, information on fair housing law for the housing industry, and other fair housing literature	Majority of the fair housing literature is provided in Spanish and English, with some provided in Vietnamese and Tagalog.	1314 Lincoln Ave. Suite A San Rafael, CA 94901	(415)457-5025	<a href="https://www.fairhousingnocal.org/">https://www.fairhousingnocal.org/</a>

Source: Alameda County 2020 AI; C4 (Contra Costa County Collaborative), 2022; and Urban Planning Partners personal communication with Teri House, CDBG & Housing Consultant and Shelter Inc, Contra Costa Legal Services, Bay Area Legal Aid, and ECHO, 2022.



## Fair Housing Enforcement

California’s Department of Fair Employment and Housing (DFEH) has statutory mandates to protect the people of California from discrimination pursuant to the California Fair Employment and Housing Act (FEHA), Ralph Civil Rights Act, and Unruh Civil Rights Act (with regards to housing), as listed below.

- **FEHA.** Prohibits discrimination and harassment on the basis of race, color, religion, sex (including pregnancy, childbirth, or related medical conditions), gender, gender identity, gender expression, sexual orientation, marital status, military or veteran status, national origin, ancestry, familial status, source of income, disability, and genetic information, or because another person perceives the tenant or applicant to have one or more of these characteristics.
- **Unruh Civil Rights Act (Civ. Code, Section 51).** Prohibits business establishments in California from discriminating in the provision of services, accommodations, advantages, facilities and privileges to clients, patrons and customers because of their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status.
- **Ralph Civil Rights Act (Civ. Code, Section 51.7).** Guarantees the right of all persons within California to be free from any violence, or intimidation by threat of violence, committed against their persons or property because of political affiliation, or on account of sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, immigration status, or position in a labor dispute, or because another person perceives them to have one or more of these characteristics.

Fair housing complaints can be used as an indicator to identify characteristics of households experiencing discrimination in housing. Based on DFEH Annual Reports, Table B-3 shows the number of housing complaints filed by Contra Costa County to DFEH between 2015 and 2020. A slight increase in the number of complaints precedes the downward trend from 2016 to 2020.

**TABLE B-3: NUMBER OF DFEH HOUSING COMPLAINTS IN CONTRA COSTA COUNTY (2020)**

Year	Housing	Unruh Civil Rights Act
2015	30	5
2016	32	2
2017	26	26
2018	22	2
2019	22	2
2020	20	1

Note that fair housing cases alleging a violation of FEHA can also involve an alleged Unruh violation as the same unlawful activity can violate both laws. DFEH creates companion cases that are investigated separately from the housing investigation.

Source: California Department of Fair Employment and Housing, 2021.

The Department of Housing and Urban Development’s Office of Fair Housing and Equal Opportunity (HUD FHEO) enforces fair housing by investigating complaints of housing discrimination. Table B-4 shows the number of FHEO Filed Cases by Protected Class in Contra Costa County between 2015 and

2020. A total of 148 cases were filed within this time period, with disability being the top allegation of basis of discrimination followed by familial status, race, national origin, and sex. These findings are consistent with national trends stated in FHEO’s FY 2020 State of Fair Housing Annual Report to Congress where disability was also the top allegation of basis of discrimination.

**TABLE B-4: 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
<b>Total</b>	<b>148</b>	<b>94</b>	<b>26</b>	<b>21</b>	<b>18</b>	<b>26</b>
Percentage of Total Filed Cases						
*Note that cases may be filed on more than one basis.		63.5%	17.5%	14.2%	12.2%	17.6%

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

Table B-4 indicates that the highest number of fair housing complaints are due to discrimination against those with disabilities, followed by income source, race, and national origin.

ECHO Fair Housing provides additional fair housing services in Contra Costa County and at times provides mediation to households facing housing discrimination before these actions are reported to public authorities. Therefore, it is important to include their analysis as well. A summary of ECHO’s Fair Housing Complaint Log on fair housing issues, actions taken, services provided, and outcomes can be found in Tables B-5 and B-6. Services that were not provided include case tested by phone; case referred to HUD; and case accepted for full representation. As shown in Tables B-5 and B-6, the most common action(s) taken or services provided are providing clients with counseling, followed by sending testers for investigation, and conciliation with landlords. Regardless of actions taken or services provided, almost 45 percent of cases are found to have insufficient evidence, and only about 12 percent of all cases resulted in successful mediation.

### Fair Housing Testing

Fair housing testing is a randomized audit of property owners’ compliance with local, state, and federal fair housing laws. Initiated by the Department of Justice’s Civil Rights Division in 1991, fair housing testing involves the use of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws.

**TABLE B-5: ECHO FAIR HOUSING COMPLAINT LOG - ACTION(S) TAKEN/SERVICES PROVIDED**

Protected Class	Testers Sent for Investigation	Referred to Attorney	Conciliation with Landlord	Client Provided with Counseling	Client Provided	Grand Total
					with Brief Service	
Race	21	0	0	2	0	23
Marital Status	0	0	0	1	0	1
Sex	0	0	0	0	0	0
Religion	0	0	0	0	0	0
Familial Status	0	0	0	3	0	3
Sexual Orientation	0	0	0	0	0	0
Sexual Harassment	0	0	0	1	0	1
Income Source	15	0	1	7	1	24
Disability	7	1	14	33	5	60
National Origin	13	0	0	1	0	14
Other	0	0	1	11	5	17
<b>Total</b>	<b>56</b>	<b>1</b>	<b>16</b>	<b>59</b>	<b>11</b>	<b>143</b>

Source: ECHO Fair Housing (2020-2021).

**TABLE B-6: ECHO FAIR HOUSING COMPLAINT LOG – OUTCOMES**

Protected Class	Counseling	Counseling	Education	Insufficient Evidence	Preparing Site Visit	Referred to DFEH/HUD	Successful Mediation	Grand Total
	Provided to Landlord	Provided to Tenant	to Landlord					
Race	0	0	2	20	0	1	0	23
National Origin	0	0	1	13	0	0	0	14
Marital Status	0	0	0	1	0	0	0	1
Sex	0	0	0	0	0	0	0	0
Disability	2	25	2	12	0	4	15	60
Religion	0	0	0	0	0	0	0	0
Sexual Orientation	0	0	0	0	0	0	0	0
Familial Status	0	3	0	0	0	0	0	3
Income Source	3	3	0	16	1	0	1	24
Sexual Harassment	0	8	2	2	1	4	0	17
Other	0	0	0	0	0	1	0	1
<b>Total</b>	<b>5</b>	<b>39</b>	<b>7</b>	<b>64</b>	<b>2</b>	<b>10</b>	<b>16</b>	<b>143</b>

Source: ECHO Fair Housing (2020-2021).

ECHO conducts fair housing investigations in several jurisdictions through Contra Costa County. Every year they conduct an audit of rental properties in local communities to see how well they are conforming to fair housing laws. A different protected class is selected each year as the focus of the audit. Table B-7 reveals that there was differential treatment found in Antioch in the Fiscal Year 2019-

2020 (when testing discrimination based on racial voice identification) and Fiscal Year 2020-2021 (when testing discrimination based on the use of Housing Choice Vouchers to pay rent). Based on the information from ECHO, the City of Antioch had less discrimination based on racial voice identification (8 percent of cases) than Concord (40 percent) or the unincorporated County (15 percent). However, it had more source of income discrimination than any of the other three jurisdictions tested.

**TABLE B-7: ECHO FAIR HOUSING FAIR HOUSING AUDIT RESULTS**

	Fiscal Year 2017-2018	Fiscal Year 2018-2019	Fiscal Year 2019-2020	Fiscal Year 2020-2021
<b>Antioch</b>				
Differential Treatment	0	0	1	2
No Differential Treatment	13	13	11	10
<b>Antioch Differential Treatment (Percentage of Total)</b>	<b>0%</b>	<b>0%</b>	<b>8%</b>	<b>17%</b>
<b>Concord</b>				
Differential Treatment	3	0	2	0
No Differential Treatment	2	5	3	5
<b>Concord Differential Treatment (Percentage of Total)</b>	<b>60%</b>	<b>0%</b>	<b>40%</b>	<b>0%</b>
<b>Contra Costa County</b>				
Differential Treatment	0	0	3	1
No Differential Treatment	17	17	17	21
<b>County Differential Treatment (Percentage of Total)</b>	<b>0%</b>	<b>0%</b>	<b>15%</b>	<b>5%</b>
<b>Walnut Creek</b>				
Differential Treatment	0	0	0	0
No Differential Treatment	5	5	5	5
<b>Walnut Creek Differential Treatment (Percentage of Total)</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>

Source: ECHO Fair Housing Fair Housing Audit Reports.

The 2020 Contra Costa County AI did not report any findings on fair housing testing on the county level. However, the 2020 AI did identify that private discrimination is a problem in Contra Costa County that continues to perpetuate segregation. Based on fair housing testing conducted in the City of Richmond, it was found that there was significant differential treatment in favor of White testers over Black testers in 55 percent of phone calls towards 20 housing providers with advertisements on Craigslist. Because Whites receive better services, they tend to live in neighborhoods apart from minority groups.

## Conclusion

Fair housing outreach and education is imperative to ensure that those experiencing discrimination know when and how to seek help. While the City of Antioch does not provide direct mediation services, it does provide resources on the City website and directs residents to several organizations throughout the County that do and to resources for fair housing assistance. In Contra Costa County and Antioch, similar to national trends, disability is the top allegation of basis of discrimination. Antioch has also

been found to have differential treatment in the private housing market by landlords, specifically due to perceptions of race and the use of Housing Choice Vouchers.

## SEGREGATION AND INTEGRATION

This section begins with background information and then analyzes racial segregation first at the neighborhood level within Antioch and then at a larger scale to compare regional trends in Contra Costa County and Bay Area region to Antioch. It then examines income segregation at the neighborhood level and then regional level. The section closes out with the geographic distribution of persons with special housing needs, including persons with disabilities, familial status (large families, female-headed no-spouse/no-partners households), and households using Housing Choice Vouchers (HCVs).

### Definition of Terms – Segregation Types

Neighborhood level segregation (within a jurisdiction, or intra-city): Segregation of race, income, or other groups can occur from neighborhood to neighborhood within a city. For example, if a local jurisdiction has a population that is 20% Latinx, but some neighborhoods are 80% Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.

City level segregation (between jurisdictions in a region, or inter-city): Race, income, and other divides also occur between jurisdictions in a region. A region could be very diverse with equal numbers of white, Asian, Black, and

The majority of the information in this section is provided by the Association of Bay Area Governments (ABAG) in collaboration with UC Merced, and a regional Contra Costa County analysis provided by C4. Therefore, parenthetical references are used in the same manner as they were quoted in the reports they were pulled from, as opposed to footnotes.

## Background

### Defining Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. Segregation can exist wholly within a particular city where certain neighborhoods have concentrations of protected class members. Segregation can also exist between municipalities and even across County boundaries within a broader metropolitan area such as the Bay Area.

Segregation is not only a racial matter. For example, for persons with disabilities, segregation also includes residence in congregate and/or institutional facilities that allow for limited interaction with people who do not have disabilities, regardless of where those dwellings are located. Segregation can also occur by income level, familial status, age, or by households who use subsidized Housing Choice Vouchers. However, segregation by race has been studied the most and has the most available data.

This section examines two spatial forms of segregation: neighborhood level segregation *within* a local jurisdiction and city level segregation *between* jurisdictions in the Bay Area.

There are many factors that have contributed to the generation and maintenance of segregation. 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 (Rothstein 2017). Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation by race, income, and other characteristics has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety (Trounstein 2015). This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates (Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013).

Integration, by contrast, consists of both relative dispersion or lack of concentration of protected class members and, for persons with disabilities, residence in settings like permanent supportive housing that provide opportunities for interaction with persons who do not have disabilities. As the passage of the Fair Housing Act by Congress in 1968 was, in large measure, a response to pervasive patterns of residential racial segregation to which government action contributed significantly, segregation and integration are essential topics in any fair housing planning process.

There are several ways to measure segregation in a given jurisdiction or region, many of which will be defined and used throughout this analysis.

### **Segregation Patterns in the Bay Area**

Across the San Francisco Bay Area, White residents and above moderate-income residents are significantly more segregated from other racial and income groups. The highest levels of racial segregation occur between the Black and White populations when examining the whole Bay Area. The amount of racial segregation both *within* Bay Area cities and *across* jurisdictions in the region has decreased since the year 2000.<sup>5</sup> This finding is consistent with recent research from the Othering and Belonging Institute at UC Berkeley, which concluded that “[a]lthough 7 of the 9 Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, racial residential segregation in the region appears to have peaked around the year 2000 and has generally declined since.”<sup>6</sup> However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups and other protected characteristics (e.g., disability, familial status). Additionally, there is more racial segregation *between* Bay Area cities compared to other regions in the state.

### **Segregation and Land Use**

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood and these land use regulations in turn impact demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the

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<sup>5</sup> UC Merced Urban Policy Lab and ABAG/MTC Staff, 2022. *AFFH Segregation Report: Antioch*.

<sup>6</sup> For more information, see <https://belonging.berkeley.edu/most-segregated-cities-bay-area-2020>.

wealth of the people who live in the community, and where within the community they reside (Trounstine 2018). Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups (Bayer, McMillan, and Reuben 2004).<sup>7</sup>

While some people of color have benefited greatly from the tech and property boom in the Bay Area, they remain overrepresented in communities like Antioch, which struggled with foreclosure and bankruptcy since the Great Recession and are underrepresented in the areas that have experienced high property appreciation. Antioch's history has included many instances of racism and exclusion — it is a former "sundown town" where Chinese residents were banned from walking city streets after sunset, and African Americans in the postwar era knew they were largely unwelcome after dark. And as Alex Schafran, author of *The Road to Resegregation: Northern California and the Failure of Politics*, explains, "Antioch is thus simultaneously the radical face of integration and a key example of twenty-first-century resegregation. Like all forms of segregation, the racialized and stratified landscapes in which this crisis has played out are not simply products of market forces, demographic change, or economic shifts. They are products of the culmination of innumerable political decisions... on land use, housing, transportation, environmental protection, and much more, decisions about how and for whom to build cities and towns and regions and neighborhoods... some of which were outright racist or classist."

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<sup>7</sup> Using a household-weighted median of Bay Area county median household incomes, regional values were \$61,050 for Black residents, \$122,174 for Asian/Pacific Islander residents, \$121,794 for white residents, and \$76,306 for Latinx residents. For the source data, see U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B19013B, Table B19013D, B19013H, and B19013I.



## Definition of Terms - Geographies

**Neighborhood:** In this section, “neighborhoods” are approximated by tracts.<sup>1</sup> Tracts are statistical geographic units defined by the U.S. Census Bureau for the purposes of disseminating data. In the Bay Area, tracts contain on average 4,500 residents. Nearly all Bay Area jurisdictions contain at least two census tracts, with larger jurisdictions containing dozens of tracts.

**Jurisdiction:** Jurisdiction is used to refer to the 109 cities, towns, and unincorporated county areas that are members of ABAG. Though not all ABAG jurisdictions are cities, this section also uses the term “city” interchangeably with “jurisdiction” in some places.

**Region:** The region is the nine-county San Francisco Bay Area, which is comprised of Alameda County, Contra Costa County, Marin County, Napa County, San Francisco County, San Mateo County, Santa Clara County, Solano County, and Sonoma County.

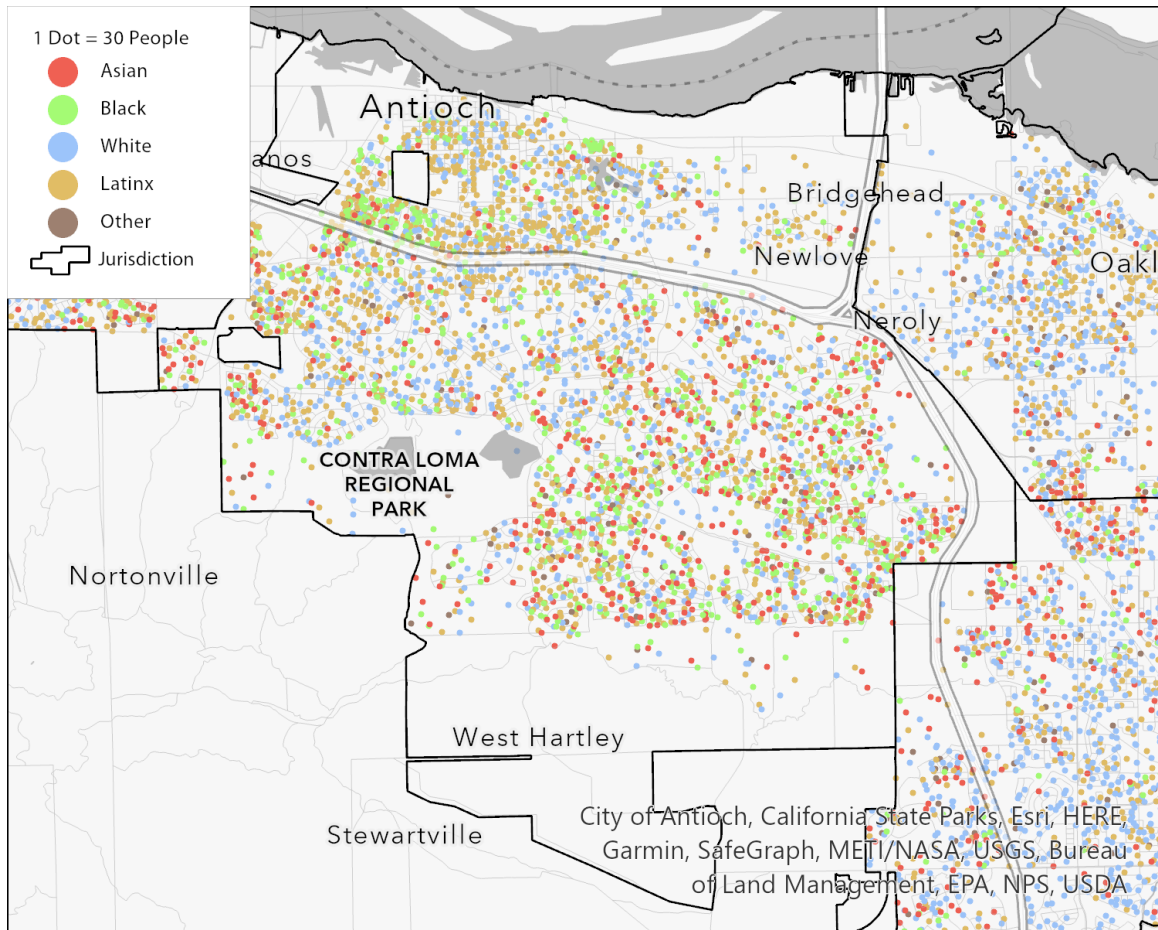
<sup>1</sup> Throughout this section, neighborhood level segregation measures are calculated using census tract data. However, the racial dot maps in Figure 1 and Figure 5 use data from census blocks, while the income group dot maps in Figure 8 and Figure 12 use data from census block groups. These maps use data derived from a smaller geographic scale to better show spatial differences in where different groups live. Census block groups are subdivisions of census tracts, and census blocks are subdivisions of block groups. In the Bay Area, block groups contain on average 1,500 people, while census blocks contain on average 95 people.

## Racial Segregation

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Prior studies have identified socioeconomic status, generational care needs, and cultural preferences as factors associated with “doubling up”—households with extended family members and non-kin. These factors have also been associated with ethnicity and race. Other studies have also found minorities tend to congregate in metropolitan areas though their mobility trend predictions are complicated by economic status (minorities moving to the suburbs when they achieve middle class) or immigration status (recent immigrants tend to stay in metro areas/ports of entry).

### Neighborhood Level Racial Segregation (within Antioch)

Racial dot maps are useful for visualizing how multiple racial groups are distributed within a specific geography. The racial dot map of Antioch in Figure B-**Error! Reference source not found.** below offers a visual representation of the spatial distribution of racial groups within the jurisdiction. Generally, when the distribution of dots does not suggest patterns or clustering, segregation measures tend to be lower. Conversely, when clusters of certain groups are apparent on a racial dot map, segregation measures may be higher. As shown in Figure B-1 and consistent with feedback from community members, races appear fairly integrated within Antioch and there are no glaring concentrations of one race or ethnicity in one geographic area.



**Figure B-1: 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.

## Isolation Index

There are many ways to quantitatively measure segregation. Each measure captures a different aspect of the ways in which groups are distributed within a community. One way to measure segregation is by using an **isolation index**. **An isolation index is a measurement of segregation, based on the exposure members of each racial group in a jurisdiction can expect to have with members of other racial groups.** Isolation indexes measure the “experience” of members of different racial groups within the neighborhoods of a community by measuring what percentage of their neighborhood is comprised of individuals of the same racial group.

Within the City of Antioch, the most isolated racial group is Latinx residents. Antioch’s isolation index of 0.384 for Latinx residents means that the average Latinx resident lives in a neighborhood that is 38.4 percent Latinx. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in Antioch for the years 2000, 2010, and 2020 can be found in Table B-8 below. Among all racial groups in this jurisdiction, the White population’s isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.

The “Bay Area Average” column in Table B-8 provides the average isolation index value across Bay Area jurisdictions for different racial groups in 2020.<sup>8</sup> The data in this column can be used to compare the levels of segregation experienced by racial groups in the city of Antioch to that of the overall Bay Area. However, it is important to note that while isolation indices are useful segregation measurements, they provide a more accurate evaluation of segregation trends when analyzed in conjunction with the overall demographics of an area. For example, Table B-8 indicates the Bay Area average isolation index value for Black/African American residents is 0.053, meaning that the average Black/African American Bay Area resident lives in a neighborhood that is 5.3 percent Black/African American. The isolation index for Black/African American residents in the city of Antioch is 0.22, meaning the average Black/African American resident in Antioch lives in a neighborhood that is 22 percent Black/African American. While initial comparison of these two indices might suggest greater racial isolation and therefore segregation among Black/African American residents in the city versus the Bay Area, these higher indices values in Antioch are likely related to Antioch’s greater level of demographic diversity than that of the larger Bay Area region. While Black/African American residents make up just 5.6 percent of the Bay Area’s

### Isolation Index

The isolation index compares each neighborhood's composition to the jurisdiction's demographics as a whole.

This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups.

Isolation indices indicate the potential for contact between different groups. The index can be interpreted as the experience of the average member of that group. For example, if the isolation

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<sup>8</sup> This average only includes the 104 jurisdictions that have more than one census tract, which is true for all comparisons of Bay Area jurisdictions' segregation measures in this report. The segregation measure is calculated by comparing the demographics of a jurisdiction's census tracts to the jurisdiction's demographics, and such calculations cannot be made for the five jurisdictions with only one census tract (Brisbane, Calistoga, Portola Valley, Rio Vista, and Yountville).

regional population, they make up over 21 percent of the city of Antioch’s population, nearly 4 times that of the Bay Area. The proportionately larger percentage of Black/African American residents within the city of Antioch, compared to that of the Bay Area, is therefore likely why Black residents in Antioch are more likely to see other Black residents in their neighborhoods.

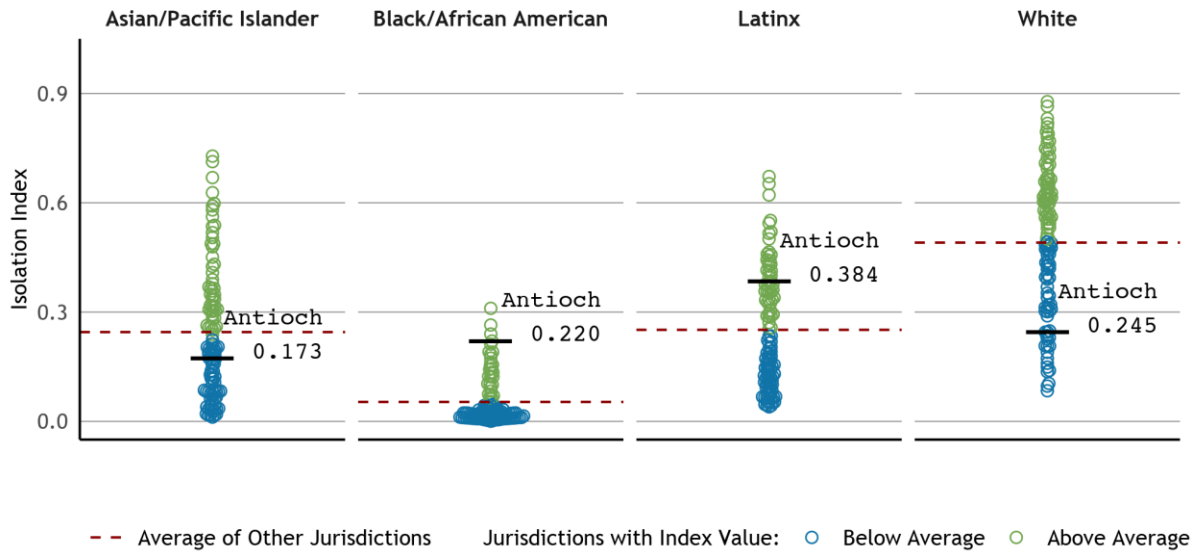
**TABLE B-8: RACIAL ISOLATION INDEX VALUES FOR SEGREGATION WITHIN ANTIOCH**

Race	Antioch			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander	0.101	0.141	0.173	0.245
Black/African American	0.119	0.183	0.220	0.053
Latinx	0.246	0.338	0.384	0.251
White	0.581	0.390	0.245	0.491

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure B-2 below shows how racial isolation index values in Antioch compare to values in other Bay Area jurisdictions. In this figure, each dot represents a Bay Area jurisdiction. For each racial group, the spread of dots represents the range of isolation index values among Bay Area jurisdictions. Additionally, the black line within each racial group notes the isolation index value for that group in Antioch, and each dashed red line represents the Bay Area average for the isolation index for that group. According to the chart below, the city has isolation indices for Asian/Pacific Islander and White residents that are below the Bay Area averages, indicating lower levels of isolation among these groups within Antioch. Conversely, the city’s isolation indices for Black/African American and Latinx residents are above that of the Bay Area average. Rather than these indices representing greater levels of isolation and segregation within the city of Antioch, they’re likely due to the city’s demographic population which is comprised of larger proportions of these racial groups than the Bay Area region as a whole, as explained above.



**Figure B-2: Racial Isolation Index Values for Antioch Compared to Other Bay Area Jurisdictions (2020)**

Universe: Bay Area Jurisdictions.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

### Dissimilarity Index

Another way to measure segregation is by using a **dissimilarity index**, which measures the percentage of a certain group’s population that would have to move to a different census tract in order to be evenly distributed with a city or metropolitan area in relation to another group.

According to the 2020 AI, segregation in Antioch is primarily an inter-jurisdictional rather than an intra-jurisdictional phenomenon, meaning it is more apparent when comparing Antioch to other jurisdictions rather than *within* Antioch. Antioch has a high concentration of people of color and those residents live across the cities’ neighborhoods. This qualified, yet predominant trend of inter-city, rather than intra-city, segregation explains why the County and the region have relatively high levels of segregation as measured by the Dissimilarity Index, but the County’s cities generally do not. This is consistent with the isolation index data analyzed as part of this Assessment.

#### Dissimilarity Index:

The dissimilarity index ranges from 0 to 1. Higher values indicate that groups are more unevenly distributed (e.g., they tend to live in different neighborhoods).

This index measures how evenly any two groups are distributed across neighborhoods relative to their representation in a city overall. The dissimilarity index at the jurisdiction level can be interpreted as the share of one group that would have to move neighborhoods to create perfect integration for these two groups.

For example, if a city’s Black/White Dissimilarity Index was 0.65, then 65 percent of Black residents would need to move to another neighborhood in order for Blacks and Whites to be evenly distributed across all neighborhoods in the city. An index score above 0.6 is considered high, while 0.3 to 0.6 is considered moderate, and below 0.3 is

Table B-9 below provides the dissimilarity index values indicating the level of segregation in Antioch between White residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also provides the dissimilarity index between White residents and all residents of color in the jurisdiction, and all dissimilarity index values are shown across three time periods (2000, 2010, and 2020). Racial dissimilarity has decreased between 2000 and 2020 for all comparisons, with the greatest decrease occurring in the Black/African American vs. White dissimilarity index. In Antioch, the highest levels of segregation, as measured by this index, is between Asian and White residents. Antioch’s Asian/White dissimilarity index of 0.281 means that 28.1 percent of Asian (or White) residents would need to move to a different neighborhood to create perfect integration between Asian residents and White residents. This is the opposite of the Bay Area Average, which shows that Asian/Pacific Islander vs. White dissimilarity index is the lowest of all racial comparisons for the region. Except for the Asian/Pacific Islander vs. White index, all other dissimilarity indices are lower in Antioch than the rest of the Region. This trend is also shown visually in Figure B-3 where each dot represents a Bay Area jurisdiction, the black line notes the dissimilarity index values in Antioch, and the dashed red lines represent the Bay Area averages.

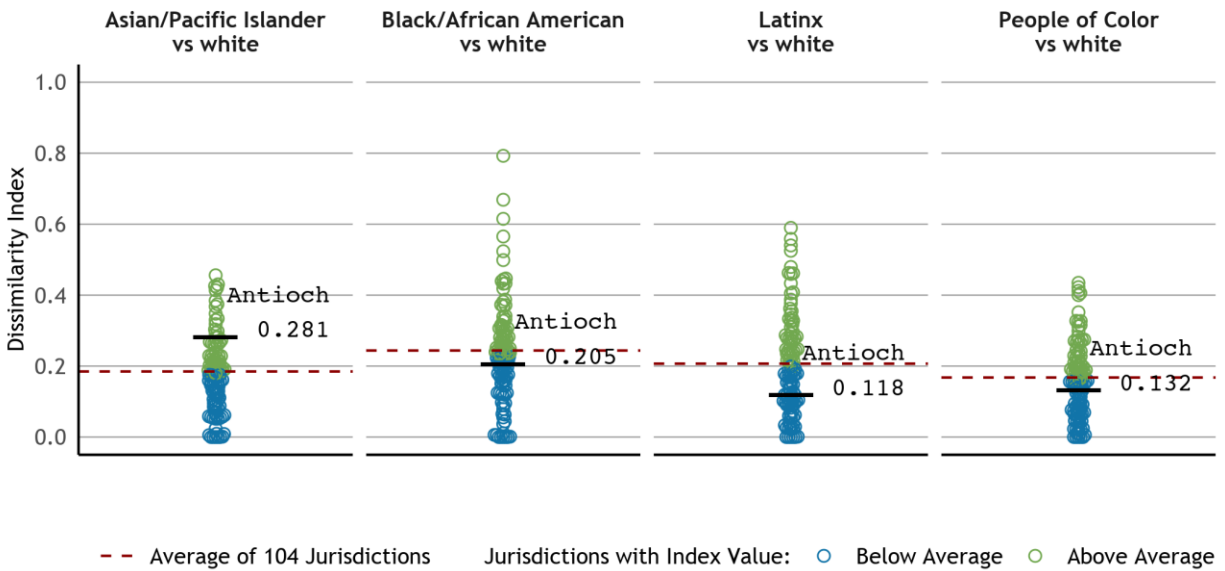
**TABLE B-9: RACIAL DISSIMILARITY INDEX VALUES FOR SEGREGATION WITHIN ANTIOCH**

Race	Antioch			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander vs. White	0.304	0.332	0.281	0.185
Black/African American vs. White	0.283	0.247	0.205	0.244
Latinx vs. White	0.171	0.151	0.118	0.207
People of Color vs. White	0.164	0.171	0.132	0.168

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Shown another way, Figure B-B-3 compares dissimilarity index values in City of Antioch to regional averages. In this chart, each dot represents a Bay Area jurisdiction. For each racial group pairing, the spread of dots represents the range of dissimilarity index values among Bay Area jurisdictions. Additionally, the black line within each racial group pairing notes the dissimilarity index value in Antioch, and each dashed red line represents the Bay Area average for the dissimilarity index for that pairing.



**Figure B-3: Racial Dissimilarity Index Values for Antioch Compared to Other Bay Area Jurisdictions (2020)**

Universe: Bay Area Jurisdictions.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

### Theil's H Index

The **Theil's H Index** can be used to measure segregation between all groups within a jurisdiction.

The Theil's H Index values for neighborhood racial segregation in Antioch for the years 2000, 2010, and 2020 can be found in Table B-10 below. Between 2010 and 2020, the Theil's H Index for racial segregation in Antioch declined, suggesting that there is now less neighborhood level racial segregation within the jurisdiction. In 2020, the Theil's H Index for racial segregation in Antioch was lower than the average value for Bay Area jurisdictions, indicating that neighborhood level racial segregation in Antioch is less than in the average Bay Area city.

**Theil's H Index:**

This index measures how diverse each neighborhood is compared to the diversity of the whole city. Neighborhoods are weighted by their size, so that larger neighborhoods play a more significant role in determining the total measure of segregation.

The index ranges from 0 to 1. A Theil's H Index value of 0 would mean all neighborhoods within a city have the same demographics as the whole city. A value of 1 would mean each group lives exclusively in their own, separate neighborhood.

For jurisdictions with a high degree of diversity (multiple racial groups comprise more than 10% of the population), Theil's H offers the clearest summary of overall segregation.



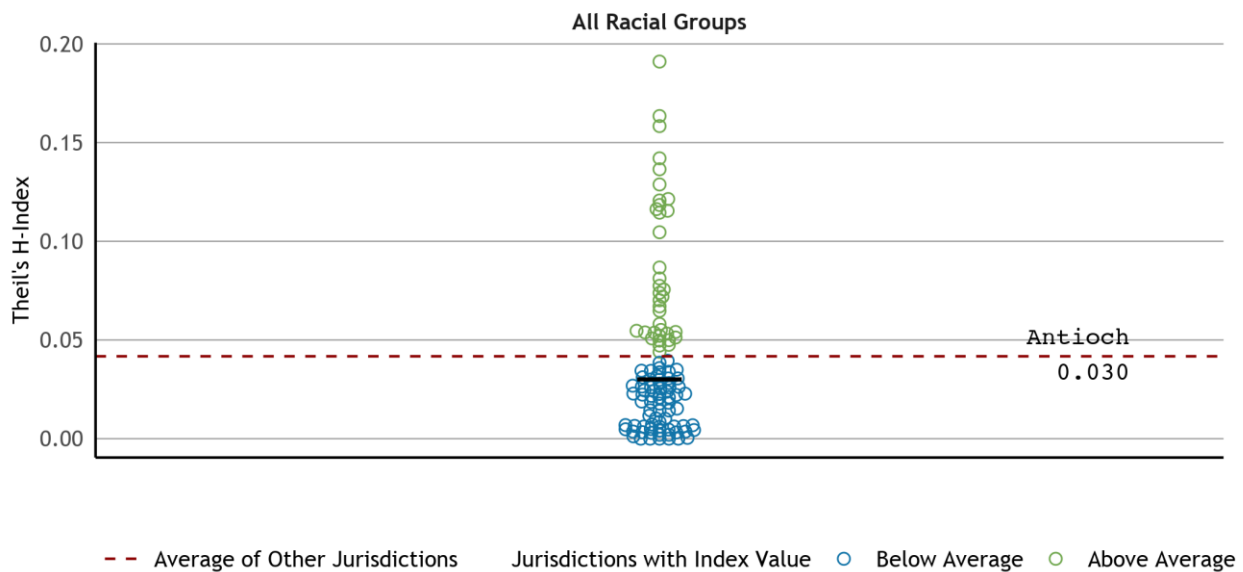
**TABLE B-10: THEIL'S H INDEX VALUES FOR RACIAL SEGREGATION WITHIN ANTIOCH**

Index	Antioch			Bay Area Average
	2000	2010	2020	2020
Theil's H Multi-racial	0.039	0.038	0.030	0.042

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure B-4 below shows how Theil's H index values for racial segregation in Antioch compare to values in other Bay Area jurisdictions in 2020. In this chart, each dot represents a Bay Area jurisdiction. Additionally, the black line notes the Theil's H index value for neighborhood racial segregation in Antioch, and the dashed red line represents the average Theil's H index value across Bay Area jurisdictions.



**Figure B-4: Theil's H Index Values for Racial Segregation in Antioch Compared to Other Bay Area Jurisdictions (2020)**

Universe: Bay Area Jurisdictions.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

The following Table B-11 combines the three indices presented thus far. In general, Antioch has lower isolation levels for Asian/Pacific Islander and White persons, but higher for Black/African American and Latinx persons, and lower dissimilarity levels for all categories except Asian/Pacific Islander. Theil's H Multi-racial index has decreased over time and is less than the Bay Area average.

**TABLE B-11: NEIGHBORHOOD RACIAL SEGREGATION LEVELS IN ANTIOCH**

Index	Race	Antioch			Bay Area Average
		2000	2010	2020	2020
Isolation	Asian/Pacific Islander	0.101	0.141	0.173	0.245
	Black/African American	0.119	0.183	0.220	0.053
	Latinx	0.246	0.338	0.384	0.251
	White	0.581	0.390	0.245	0.491
Dissimilarity	Asian/Pacific Islander vs. White	0.304	0.332	0.281	0.185
	Black/African American vs. White	0.283	0.247	0.205	0.244
	Latinx vs. White	0.171	0.151	0.118	0.207
	People of Color vs. White	0.164	0.171	0.132	0.168
Theil's H Multi-racial	All	0.039	0.038	0.030	0.042

Universe: Population.

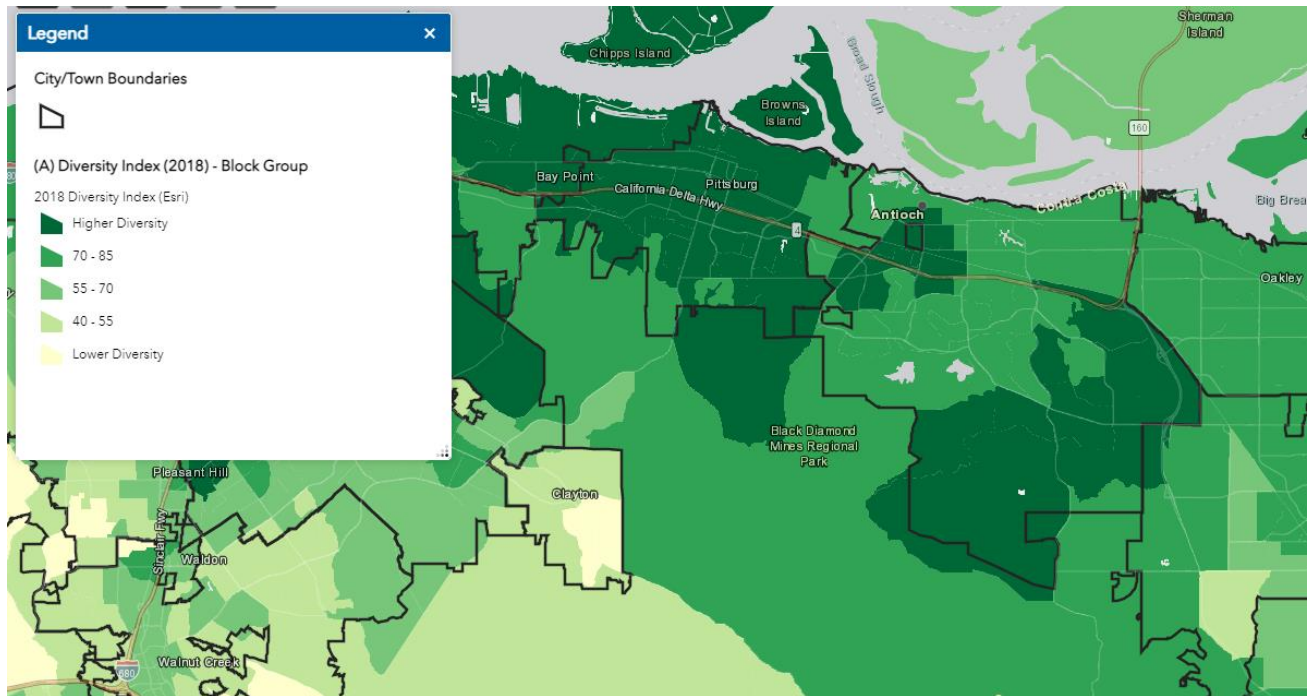
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

### Diversity Index

One final way to measure segregation is by using a diversity index. Figure B-5 shows the diversity index score by Census Block Group in Antioch and the surrounding region. The diversity index provides a summary of racial and ethnic diversity and measures the likelihood (expressed as a percent) that two people chosen at random from each area will belong to different racial or ethnic groups. The figure shows that most of Antioch has a diversity index score of over 70, meaning that there is more than a 70 percent chance that two residents from each Block Group will belong to different racial or ethnic groups, depending on the Block Group. There are several Block Groups in the southeast and northwest portions of the city that have the highest level of diversity index, at above 85. There are no Block Groups with diversity index scores below 70. Compared to the wider region, Figure B-5 shows that Antioch, along with Pittsburgh, has significantly more areas with particularly high diversity index scores above 85. Taken together, these trends suggest that Antioch is more diverse than the surrounding region.

**Diversity Index**  
Measures the likelihood (expressed as a percent) that two people chosen at

In Antioch, Isolation, Dissimilarity, Theil's H, and Diversity Index data confirms that, with regard to segregation in the city, the primary dynamic of segregation in Antioch is between the city of Antioch and other communities in the County and Region, not between neighborhoods in Antioch. This is consistent with Figure B-6, which shows the percent of total non-White residents per block group. As shown in Figure B-6, most block groups in Antioch are at least 61 percent non-White. The average resident of each race or ethnicity lives in a Census Tract that is between 32.9 percent and 38.1 percent White, between 17.2 percent and 21.1 percent Black, between 27.0 percent and 33.8 percent Hispanic,



**Figure B-5: Diversity Index Score, 2018**

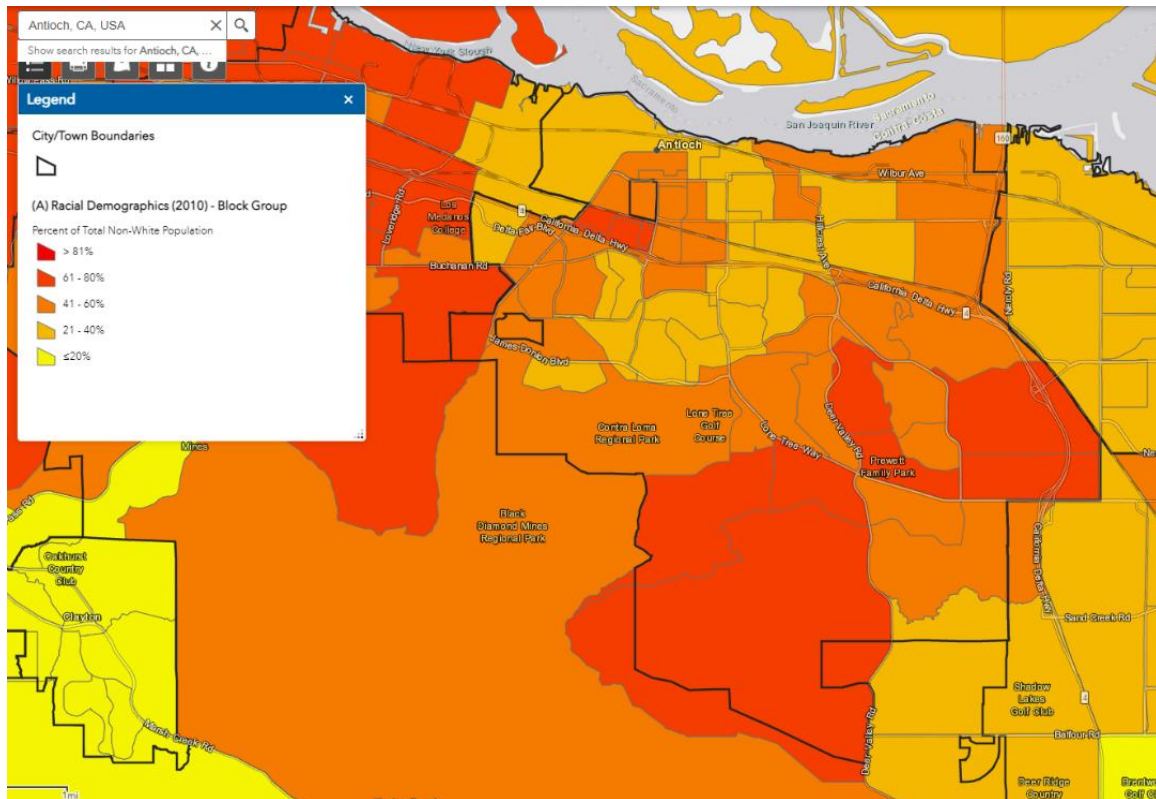
*Source: California Department of Housing and Community Development (HCD) AFFH Data Viewer.*

and between 11.8 percent and 16.7 percent Asian. These are relatively narrow bands. One aspect of residential patterns in the City of Antioch that is unique from those of the Region is that Asian exposure to Blacks is actually higher than Black isolation. This cuts against the regional trend of relatively greater overlap between White and Asian concentration.

The 2020 regional AI concluded that, in the city of Antioch, levels of segregation are low for all groups, but Asians and Pacific Islanders face the lowest levels of segregation, followed by Blacks. Hispanics are, by far, the least segregated group. This data is instructive of the manner in which segregation is a regional and inter-municipal phenomenon. Black residents in particular are segregated in Antioch, but the areas from which they are disproportionately excluded are other municipalities and unincorporated areas throughout the County and the Region, not other neighborhoods within the City of Antioch.

While segregation is lower in Antioch than in other jurisdictions nearby, there are still some geographic trends in regards to race and ethnicity that are important to highlight. Within the City of Antioch, the 2020 AI found the following:

- Asians and Pacific Islanders do not have heavy concentrations in Antioch but are primarily located south of State Route 4 and, in particular, in the southeastern portion of Antioch, as well in a few census tracts in the northwest (Figure B-7).
- There is a concentration of Black residents in the northwestern portion of City of Antioch along both sides of State Route 4 (Figure B-8). The 2020 AI also concluded that there are concentrations of Black residents in more recently built subdivisions in the southeastern portion of the city.



**Figure B-6: Racial Demographics by Block Group, Percent of Total Non-White Population, 2018**

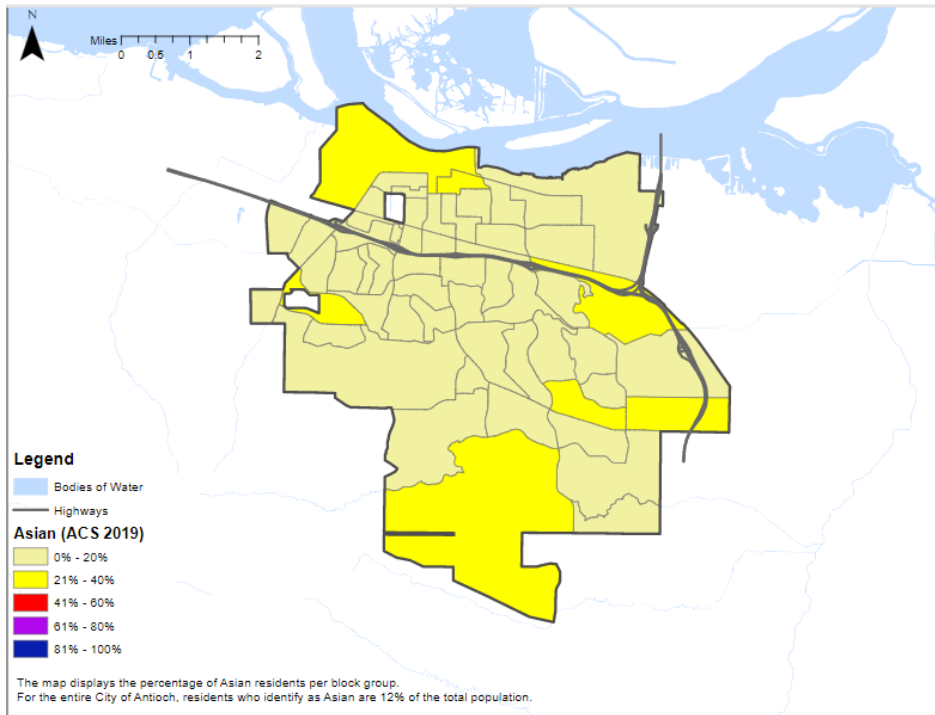
Source: California Department of Housing and Community Development (HCD) AFFH Data Viewer.

- Hispanic residents are spread throughout Antioch but appear to be more highly concentrated along State Route 4, especially north of State Route 4 (Figure B-9).
- Non-Hispanic White residents are spread throughout Antioch. It is worth noting that even in the census tracts in Antioch with higher concentrations of Non-Hispanic White residents, the proportion of White residents is still lower than the White population share in the region (Figure B-10).
- American Indian and Alaska Native and Native Hawaiian and Other Pacific Islander Residents do not have a large enough population to draw conclusions on segregation within the city (Figures B-11 and B-12).

The AI also found that within Antioch, there is a concentration of individuals of:

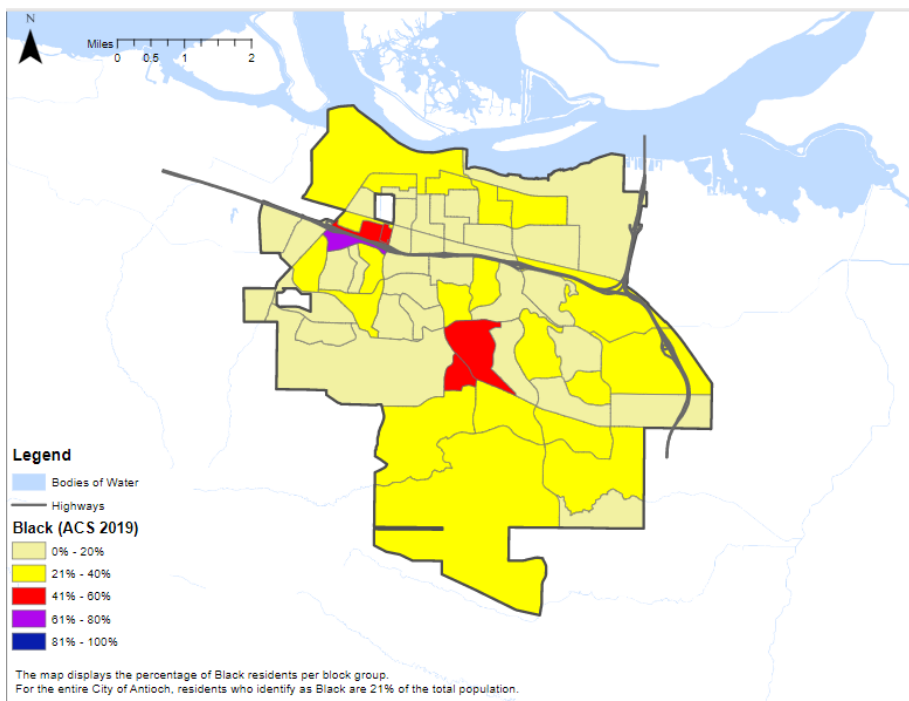
- Mexican national origin relatively concentrated in the northern and, in particular, the northwestern portions of the City of Antioch.
- Filipino national origin largely concentrated in the central and southern portions of the city.
- Nigerian-Americans largely concentrated in the central and southern portions of the city.

There are no apparent areas of concentration for individuals of El Salvadoran and Nicaraguan national origin.



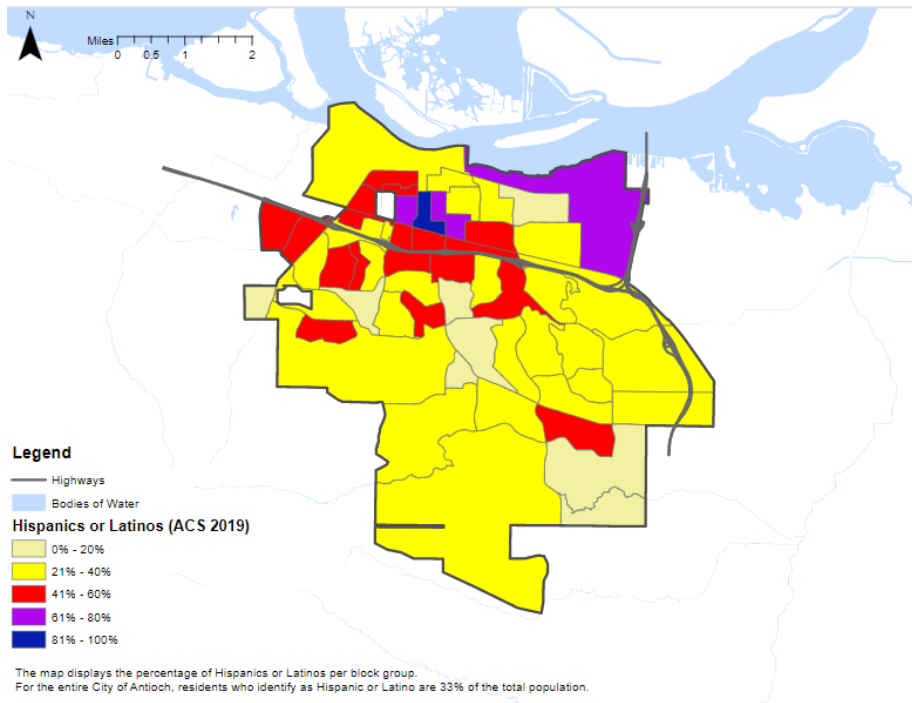
**Figure B-7: Asian Residents per Block Group, 2019**

Source: ACS 2019 5-year estimates, Table B02001.



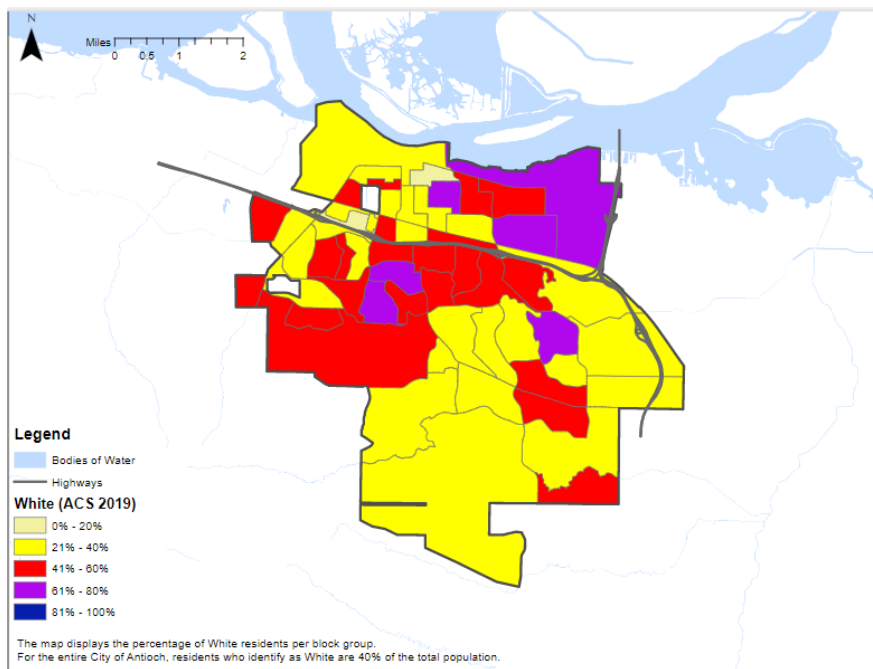
**Figure B-8: Black Residents per Block Group, 2019**

Source: ACS 2019 5-year estimates, Table B02001.



**Figure B-9: Hispanic or Latino Residents per Block Group, 2019**

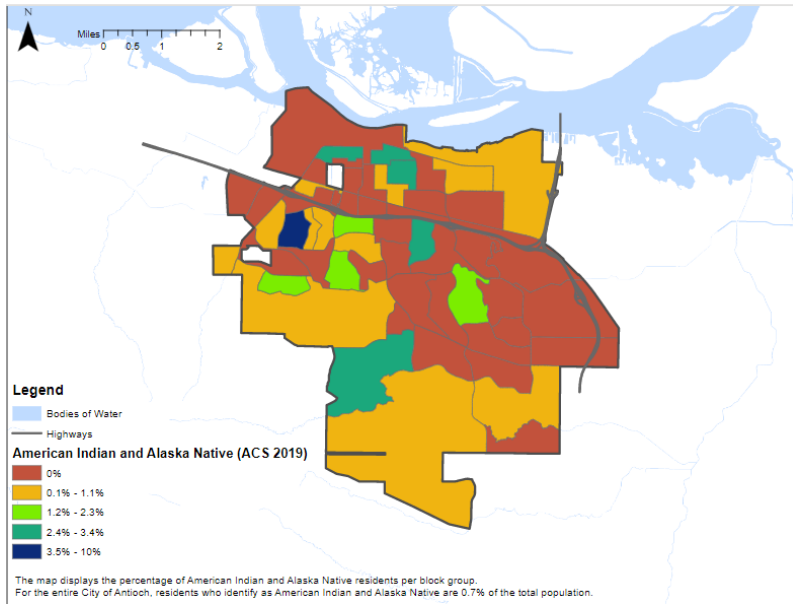
Source: ACS 2019 5-year estimates, Table B03002.



**Figure B-10: White Residents per Block Group, 2019**

Source: ACS 2019 5-year estimates, Table B02001.

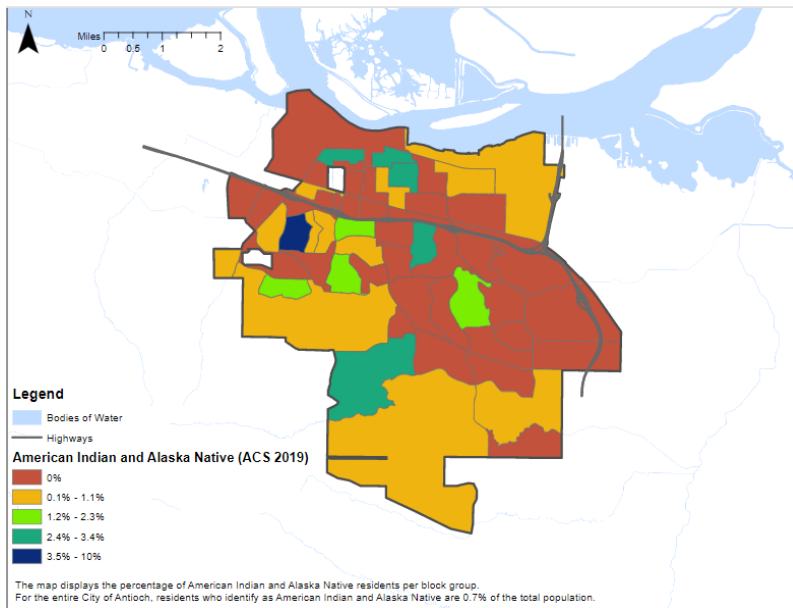




**Figure B-11: American Indian and Alaska Native Residents per Block Group, 2019**

*Note: This map uses different percentage groups than the previous maps due to the relatively low proportion of American Indian and Alaska Native residents in Antioch compared to other racial groups.*

*Source: ACS 2019 5-year estimates, Table B02001.*



**Figure B-12: Native Hawaiian and Other Pacific Islander Residents per Block Group, 2019**

*Note: This map uses different percentage groups than the previous maps due to the relatively low proportion of Native Hawaiian and Other Pacific Islander residents in Antioch compared to other racial groups.*

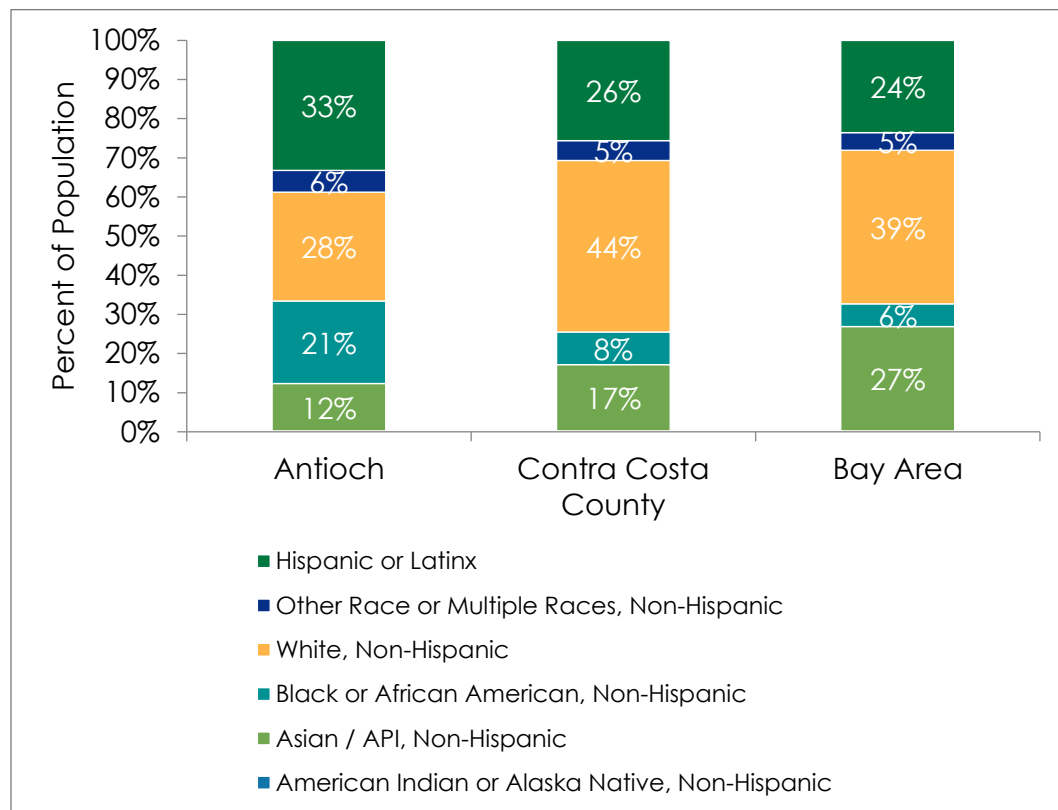
*Source: ACS 2019 5-year estimates, Table B02001.*



## Regional Racial Segregation (between Antioch and other jurisdictions)

At the regional level, segregation is measured between *cities* instead of between *neighborhoods*. This section compares Antioch to the County and the Region.

Figure B-13 demonstrates population trends by showing the racial composition of Antioch, Contra Costa County, and the Bay Area. The racial and ethnic composition of Antioch diverges significantly from the composition of the County and the Region and has changed significantly over time. In particular, Antioch has much greater Black and Hispanic population concentrations than both the County and the Region and lower non-Hispanic White and Asian or Pacific Islander population concentrations. The Native American population concentration is also slightly higher. Trends in Hispanic and Asian or Pacific Islander population over time roughly mirror those in the County and the Region despite a slightly faster rate of Hispanic population growth than in the Region and a lower baseline Asian or Pacific Islander population in 1990. The growth in the Black population, however, stands in stark contrast to a County with flat Black population and a region with declining Black population. Antioch accounts for a majority of total Black population growth in the County since 1990.



**Figure B-13: 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.

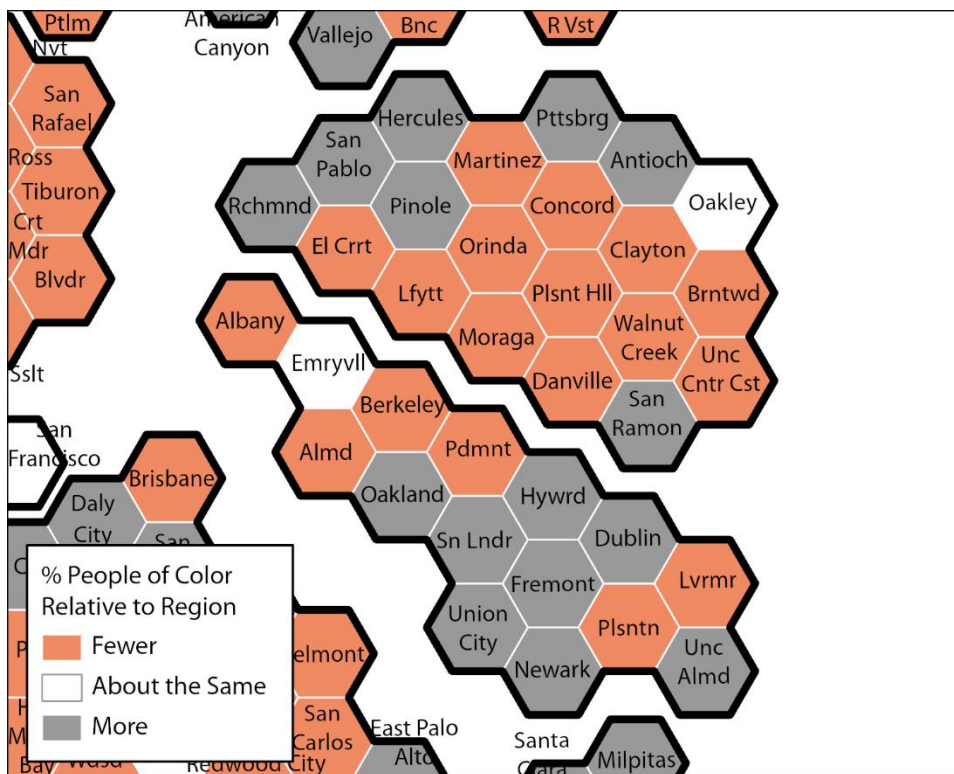
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

## Antioch and the Region

The map in Figure B-14 below also illustrates regional differences in racial composition among Bay Area jurisdictions. This map demonstrates how the percentage of people of color in Antioch and surrounding jurisdictions compares to the Bay Area as a whole:

- Jurisdictions shaded orange have a share of people of color that is less than the Bay Area as a whole, and the degree of difference is greater than five percentage points.
- Jurisdictions shaded white have a share of people of color comparable to the regional percentage of people of color (within five percentage points).
- Jurisdictions shaded grey have a share of people of color that is more than five percentage points greater than the regional percentage of people of color.

Antioch's populations is made of up a greater share of people of color than the Bay Area's general composition.



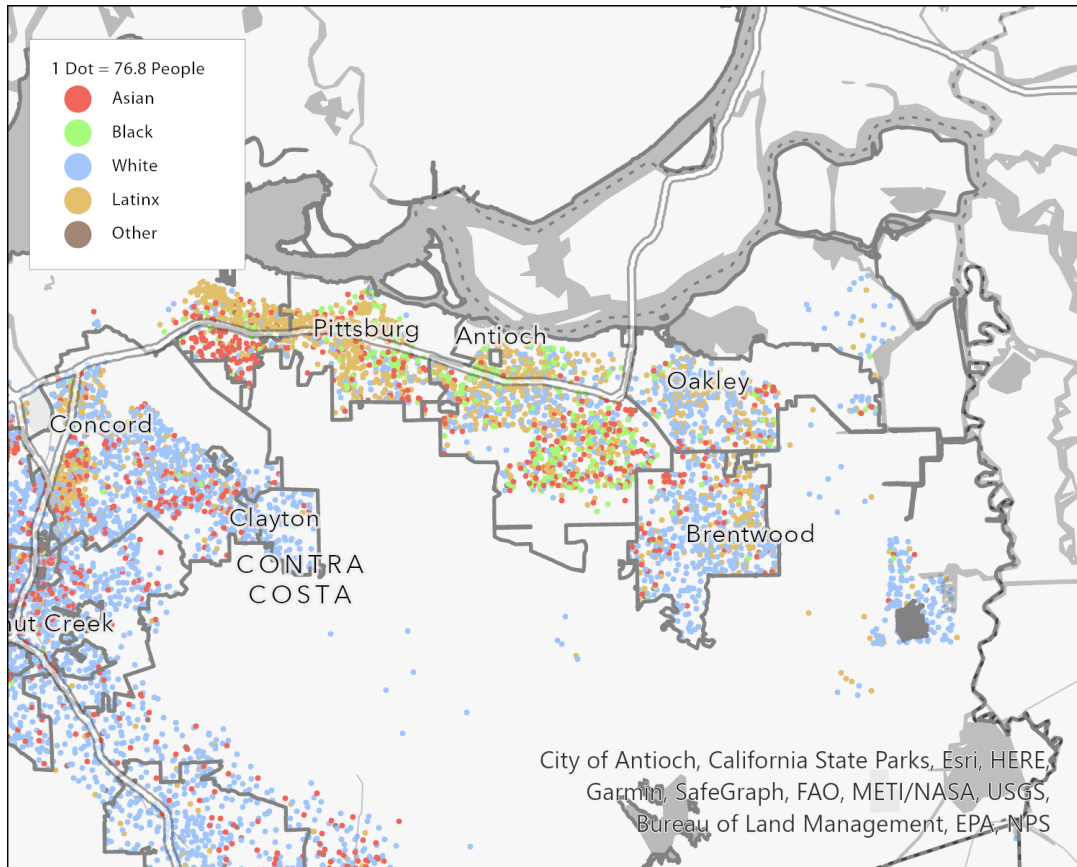
**Figure B-14: Comparing the Share of People of Color in Antioch and Vicinity to the Bay Area (2020)**

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: People of color refer to persons not identifying as non-Hispanic white. The nine-county Bay Area is the reference region for this map.

Racial dot maps can also be used to explore the racial demographic differences between different jurisdictions in the region. Figure B-15 below presents a racial dot map showing the spatial distribution of racial groups in Antioch as well as in nearby Bay Area cities.



**Figure B-15: Racial Dot Map of Antioch and Surrounding Areas (2020)**

*Universe: Population.*

*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.*

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

### *Antioch and the County*

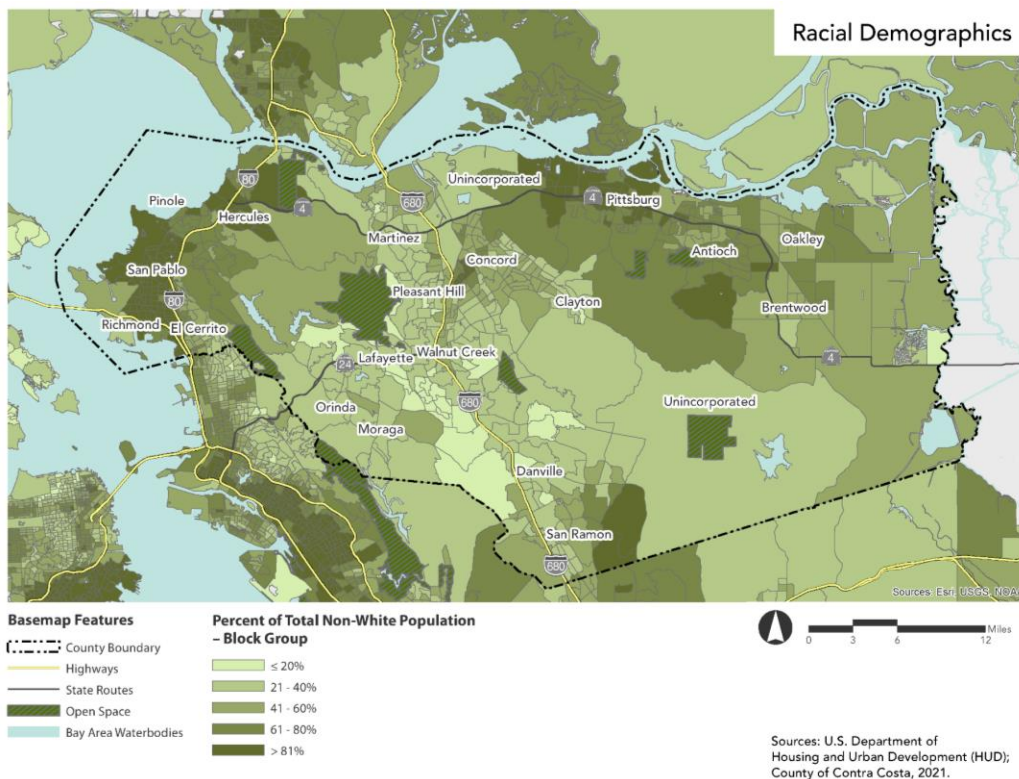
Contra Costa County is a large, diverse jurisdiction in which people of color comprise a majority of the population. However, diversity and integration are not synonymous, and the County has areas of racial and ethnic concentration as well as more integrated cities and neighborhoods.

The racial and ethnic demographics of the County are similar but not identical to those of the broader Bay Area Region. Overall, the County is slightly more heavily non-Hispanic White and slightly more heavily Hispanic than the region. The region is more heavily non-Hispanic Asian or Pacific Islander than the County. For all other racial or ethnic groups, the demographics of the County and the Region mirror each other.

According to the 2020 AI, the areas of segregation found throughout Contra Costa County include:

- Black residents concentrated in the cities of Antioch, Hercules, Pittsburg, and Richmond and the unincorporated community of North Richmond.
- Hispanic residents concentrated in the cities of Pittsburg, Richmond, and San Pablo; in specific neighborhoods within the cities of Antioch, Concord, and Oakley; and in the unincorporated communities of Bay Point, Montalvin Manor, North Richmond, and Rollingwood.
- Asians and Pacific Islanders concentrated in the Cities of Hercules and San Ramon, unincorporated communities of Camino Tassajara and Norris Canyon, and within neighborhoods in the cities of El Cerrito and Pinole.
- Non-Hispanic White residents concentrated in the cities of Clayton, Lafayette, Orinda, and Walnut Creek; in the Town of Danville; and in the unincorporated communities of Alamo, Alhambra Valley, Bethel Island, Castle Hill, Diablo, Discovery Bay, Kensington, Knightsen, Port Costa, Reliez Valley, San Miguel, and Saranap.
- There are also concentrations of non-Hispanic Whites within specific neighborhoods in the cities of Concord, Martinez, and Pleasant Hill. In general, the areas with the greatest concentrations of non-Hispanic Whites are located in the southern portions of central County.

HCD's AFFH Data viewer provides information on the proportion on non-white residents at the block group level (Map 1) and illustrate the trends listed above from the 2020 AI.



**Map 1: Minority Concentrated Areas**

## Income Segregation

In addition to racial segregation, this Assessment of Fair Housing analyzes income segregation within Antioch and between Antioch and the County and Region.

### *Neighborhood Level Income Segregation within Antioch*

#### Definition of Terms - Income Groups

When analyzing segregation by income, this report uses income group designations consistent with the Regional Housing Needs Allocation and the Housing Element:

**Very low-income:** individuals earning less than 50% of Area Median Income (AMI)

**Low-income:** individuals earning 50%-80% of AMI

**Moderate-income:** individuals earning 80%-120% of AMI

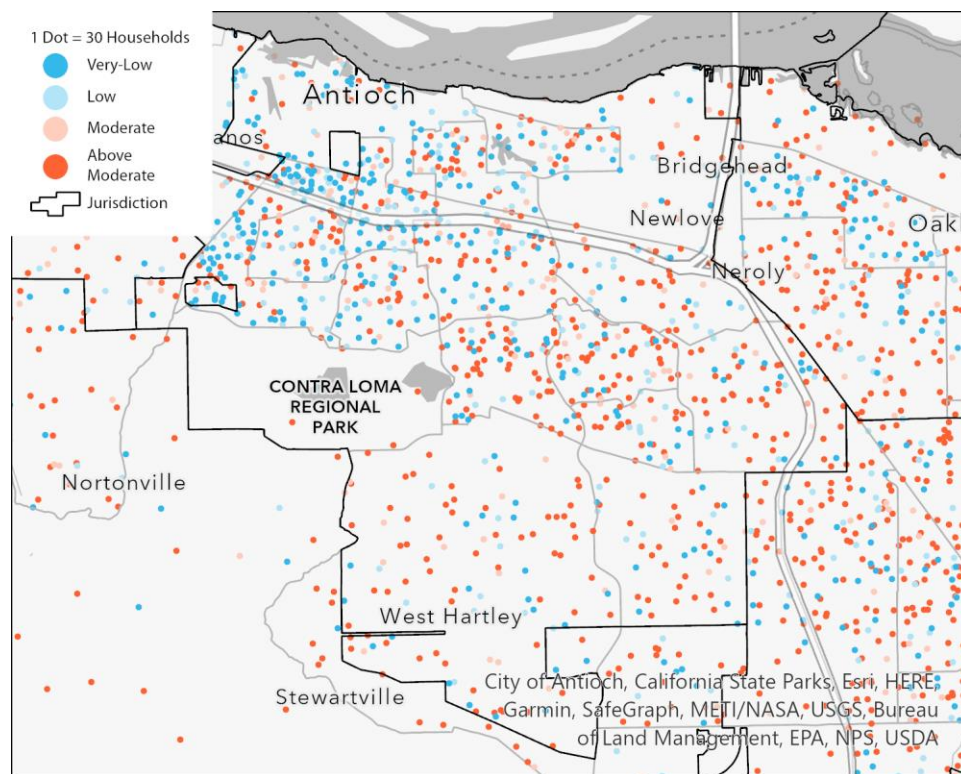
**Above moderate-income:** individuals earning 120% or more of AMI

Additionally, this report uses the term “lower-income” to refer to all people who earn less than 80% of AMI, which includes both low-income and very low-income individuals.

The income groups described above are based on U.S. Department of Housing and Urban Development (HUD) calculations for 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).

Income segregation can be measured using similar indices as racial segregation. Income dot maps are useful for visualizing segregation between multiple income groups at the same time. The income dot map of Antioch in Figure B-16 below offers a visual representation of the spatial distribution of income groups within the jurisdiction. As with the racial dot maps, when the dots show lack of a pattern or clustering, income segregation measures tend to be lower, and conversely, when clusters are apparent, the segregation measures may be higher as well.





**Figure B-16: Income Dot Map of Antioch (2015)**

*Universe: Population.*

*Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.*

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

### Isolation Index

The isolation index values for all income groups in Antioch for the years 2010 and 2015 can be found in Table B-12 below.<sup>9</sup> Very low-income residents are the most isolated income group in Antioch. Antioch’s isolation index of 0.432 for these residents means that the average very low-income resident in Antioch lives in a neighborhood that is 43.2 percent very low-income. Among all income groups, the very low-income population’s isolation index has changed the most over time, becoming more segregated from other income groups between 2010 and 2015. Antioch’s isolation of very low-income residents (0.432) is greater than the isolation of these residents in the Bay Area on average (0.269). Antioch does not experience as much isolation of wealth as the Bay Area on average. The Bay Area, on average, has a high isolation index of .507 for above-moderate income households, meaning higher income households live in neighborhoods where over half of the population is also higher income. In Antioch,

<sup>9</sup> This report presents data for income segregation for the years 2010 and 2015, which is different than the time periods used for racial segregation. This deviation stems from the [data source recommended for income segregation calculations](#) in HCD’s AFFH Guidelines. This data source most recently updated with data from the 2011-2015 American Community Survey 5-year estimates. For more information on HCD’s recommendations for calculating income segregation, see [page 32 of HCD’s AFFH Guidelines](#).

the above moderate-income households are in neighborhoods where 37.3 percent of the households are also above-moderate income.

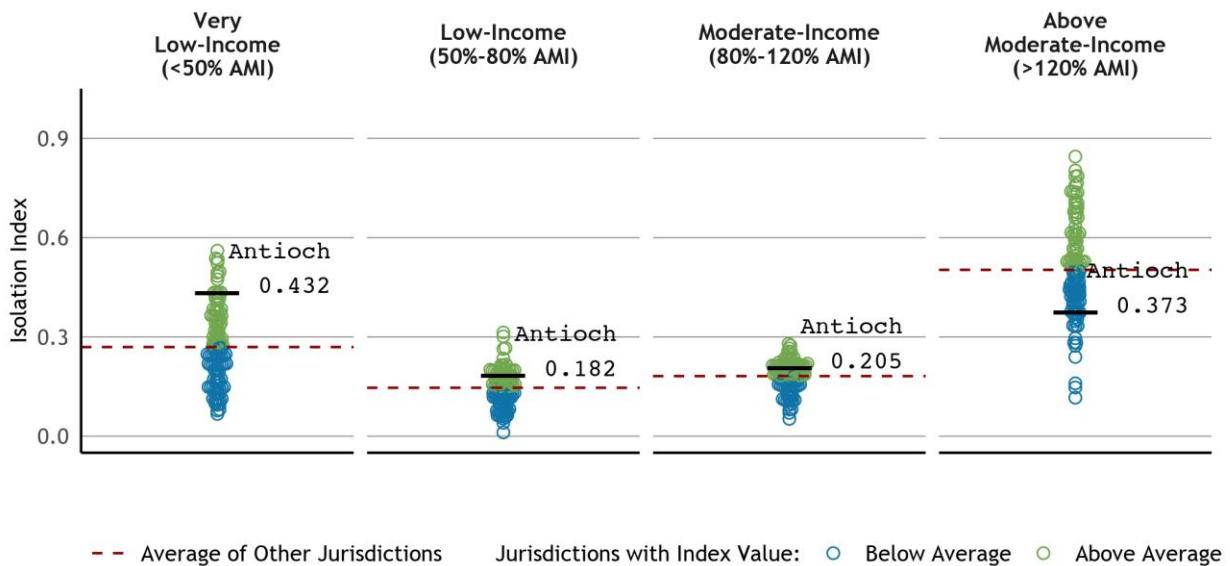
**TABLE B-12: INCOME GROUP ISOLATION INDEX VALUES FOR SEGREGATION WITHIN ANTIOCH**

Income Group	Antioch		Bay Area Average
	2010	2015	2015
Very Low-Income (<50% AMI)	0.358	0.432	0.269
Low-Income (50%-80% AMI)	0.183	0.182	0.145
Moderate-Income (80%-120% AMI)	0.211	0.205	0.183
Above Moderate-Income (>120% AMI)	0.428	0.373	0.507

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure B-17 below shows how income group isolation index values in Antioch compare to values in other Bay Area jurisdictions.



**Figure B-17: Income Group Isolation Index Values for Antioch Compared to Other Bay Area Jurisdictions (2015)**

Universe: Bay Area Jurisdictions.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.



### Dissimilarity Index

Table B-13 below provides the dissimilarity index values indicating the level of segregation in Antioch between residents who are lower-income (earning less than 80 percent of AMI) and those who are not lower-income (earning above 80 percent of AMI), consistent with the requirements described in HCD’s AFFH Guidance Memo.<sup>10</sup> Segregation in Antioch between lower-income residents and residents who are not lower-income increased between 2010 and 2015. Additionally, Table B-13 shows dissimilarity index values for the level of segregation in Antioch between residents who are very low-income (earning less than 50 percent of AMI) and those who are above moderate-income (earning above 120 percent of AMI). This supplementary data point provides additional nuance to an analysis of income segregation, as this index value indicates the extent to which a jurisdiction’s lowest and highest income residents live in separate neighborhoods.

Table B-13 and Figure B-18 illustrate income dissimilarity within Antioch and the region. As shown in Table B-13, the average dissimilarity index between lower-income residents and other residents in a Bay Area jurisdiction is 0.198, so on average 19.8 percent of lower-income residents in an average Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect income group integration in that jurisdiction. In 2015, the income segregation in Antioch between lower-income residents and other residents was higher than the average value for Bay Area jurisdictions. This means that the lower-income residents are more segregated from other residents within Antioch compared to other jurisdictions in the region.

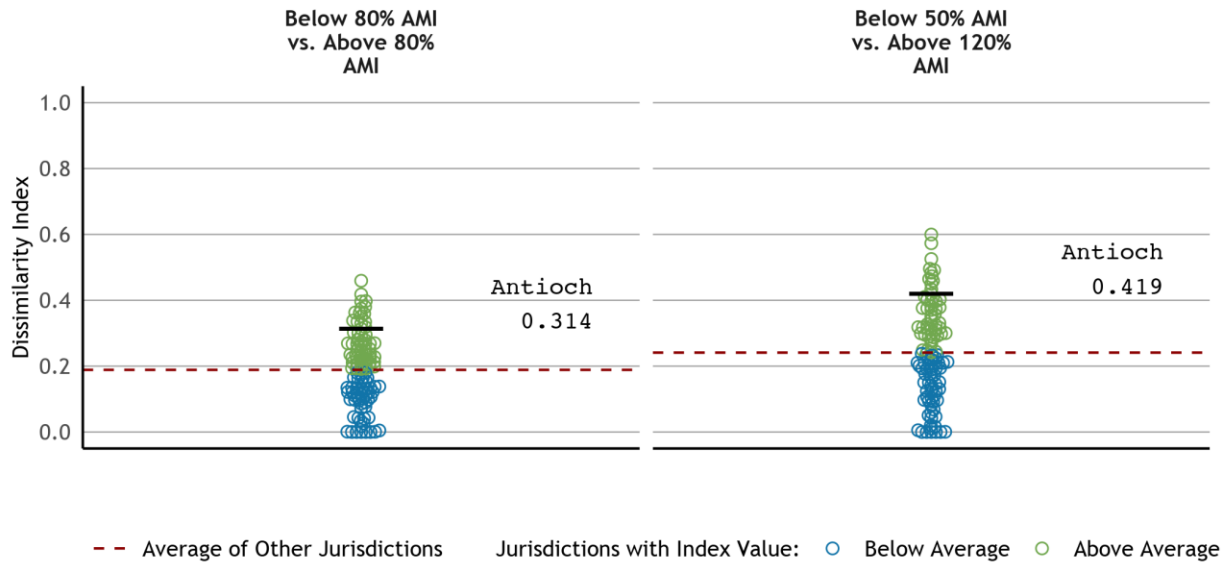
**TABLE B-13: INCOME GROUP DISSIMILARITY INDEX VALUES FOR SEGREGATION WITHIN ANTIOCH**

Income Group	Antioch		Bay Area Average
	2010	2015	2015
Below 80% AMI vs. Above 80% AMI	0.288	0.314	0.198
Below 50% AMI vs. Above 120% AMI	0.404	0.419	0.253

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

<sup>10</sup> For more information, see page 32 of HCD’s AFFH Guidance Memo.



**Figure B-18: Income Group Dissimilarity Index Values for Antioch Compared to Other Bay Area Jurisdictions (2015)**

Universe: Bay Area Jurisdictions.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

### Theil's H Index

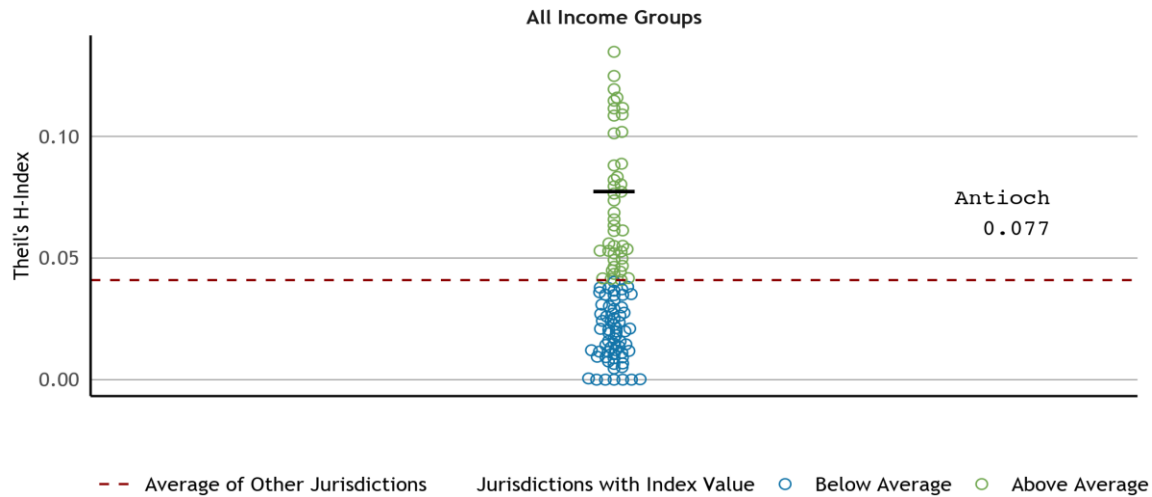
The Theil's H Index values for neighborhood income group segregation in Antioch for the years 2010 and 2015 can be found in Table B-14 below. By 2015, the Theil's H Index value for income segregation in Antioch was about the same amount as it had been in 2010. As shown in Figure B-19, in 2015, the Theil's H Index value for income group segregation in Antioch was higher than the average value for Bay Area jurisdictions, indicating there is more neighborhood level income segregation in Antioch than in the average Bay Area city.

**TABLE B-14: THEIL'S H INDEX VALUES FOR INCOME SEGREGATION WITHIN ANTIOCH**

Index	Antioch		Bay Area Average
	2010	2015	2015
Theil's H Multi-income	0.069	0.077	0.043

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.



**Figure B-19: Income Group Theil's H Index Values for Antioch Compared to Other Bay Area Jurisdictions (2015)**

Universe: Bay Area Jurisdictions.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

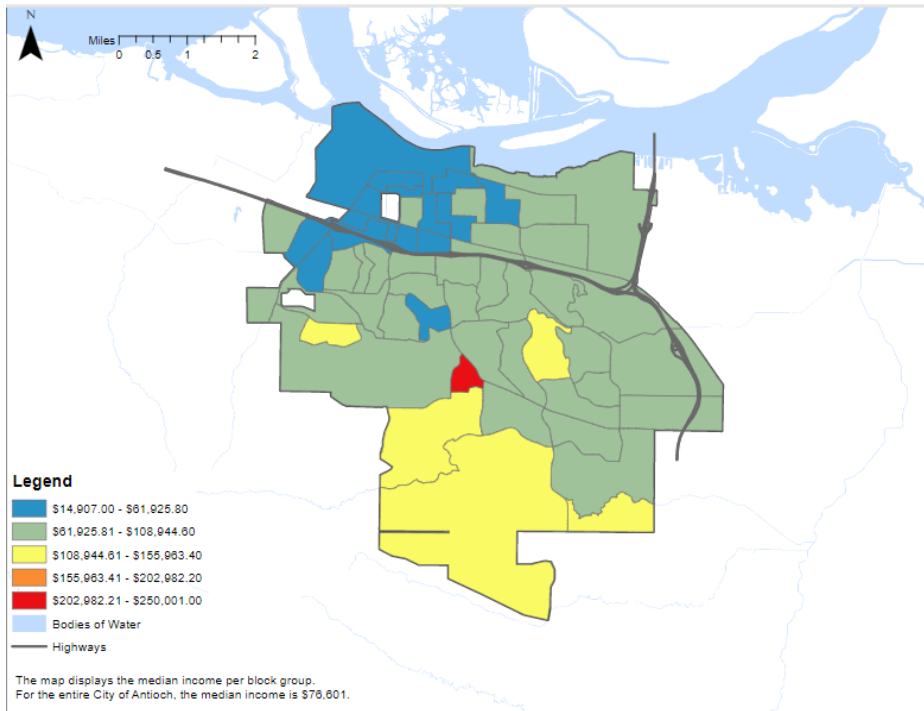
Table B-15 compares all three measures of economic segregation within Antioch and the Region. The conclusion from this table, that Antioch is experiencing economic segregation and at levels greater than the Regional average, is consistent with local knowledge from community organizations that neighborhoods closer to State Route 4 tend to be lower income than newer houses in the southern area of the city. In particular, neighborhoods north of State Route 4 have been identified as neighborhoods where lower income residents are concentrated. This pattern is also clear on the following maps (Figures B-20 and B-21) which show that, spatially, lower-income households and households experiencing poverty are concentrated in the northwest. Additionally, higher income households are concentrated in the south, where there are very few instances of households in poverty.

**TABLE B-15: NEIGHBORHOOD INCOME SEGREGATION LEVELS IN ANTIOCH**

Index	Income Group	Antioch		Bay Area Average
		2010	2015	2015
Isolation	Very Low-Income (<50% AMI)	0.358	0.432	0.269
	Low-Income (50%-80% AMI)	0.183	0.182	0.145
	Moderate-Income (80%-120% AMI)	0.211	0.205	0.183
	Above Moderate-Income (>120% AMI)	0.428	0.373	0.507
Dissimilarity	Below 80% AMI vs. Above 80% AMI	0.288	0.314	0.198
	Below 50% AMI vs. Above 120% AMI	0.404	0.419	0.253
Theil's H Multi-racial	All	0.069	0.077	0.043

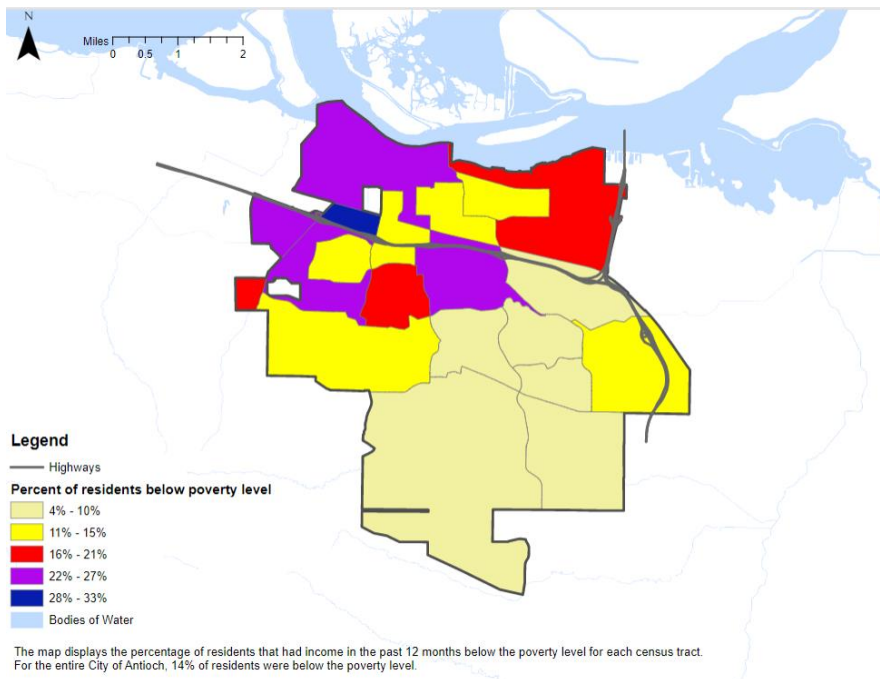
Universe: Population.

Source: Income data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.



**Figure B-20: Median Income per Block Group, 2019**

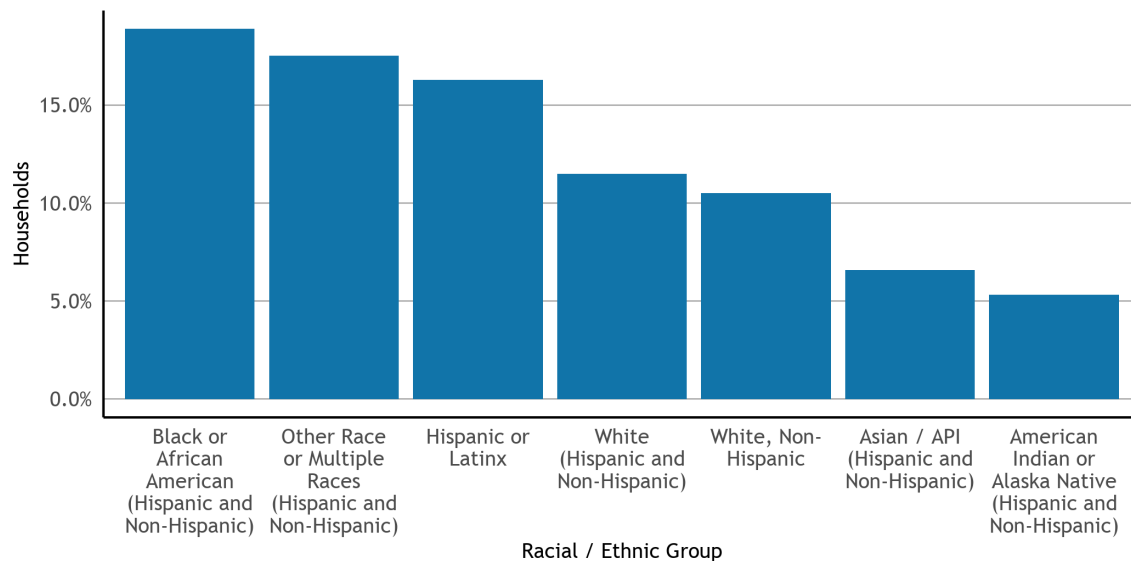
Source: ACS 2019 5-year estimates, Table B19013.



**Figure B-21: Percent of Households in Poverty per Block Group, 2019**

Source: ACS 2019 5-year estimates, Table B17001

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents.<sup>11</sup> These economic disparities also leave communities of color at higher risk for housing insecurity, displacement, or homelessness. In Antioch, Black or African 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 B-22).



**Figure B-22: 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-1).*

## Regional Income Segregation (between Antioch and other jurisdictions)

### Regional Context

Income segregation between jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Table B-16 presents dissimilarity index, isolation index, and Theil's H index values for income segregation for the entire nine-county Bay Area in 2010 and 2015. These measures were calculated by comparing the income demographics of local

<sup>11</sup> Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

jurisdictions to the region's income group makeup. For example, looking at 2015 data, Table B-16 shows the regional isolation index value for very low-income residents is 0.315 for 2015, meaning that on average very low-income Bay Area residents live in a jurisdiction that is 31.5 percent very low-income. The regional dissimilarity index for lower-income residents and other residents is 0.194 in 2015, which means that across the region 19.4 percent of lower-income residents would need to move to a different jurisdiction to create perfect income group integration in the Bay Area as a whole. The regional value for the Theil's H index measures how diverse each Bay Area jurisdiction is compared to the income group diversity of the whole region. A Theil's H Index value of 0 would mean all jurisdictions within the Bay Area have the same income demographics as the entire region, while a value of 1 would mean each income group lives exclusively in their own separate jurisdiction. The regional Theil's H index value for income segregation decreased slightly between 2010 and 2015, meaning that income groups in the Bay Area are now slightly less separated by the borders between jurisdictions.

**TABLE B-16: REGIONAL INCOME SEGREGATION MEASURES**

Index	Group	2010	2015
Isolation Index Regional Level	Very Low-Income (<50% AMI)	0.277	0.315
	Low-Income (50%-80% AMI)	0.157	0.154
	Moderate-Income (80%-120% AMI)	0.185	0.180
	Above Moderate-Income (>120% AMI)	0.467	0.435
Dissimilarity Index Regional Level	Below 80% AMI vs. Above 80% AMI	0.186	0.194
	Below 50% AMI vs. Above 120% AMI	0.238	0.248
Theil's H Multi-income	All Income Groups	0.034	0.032

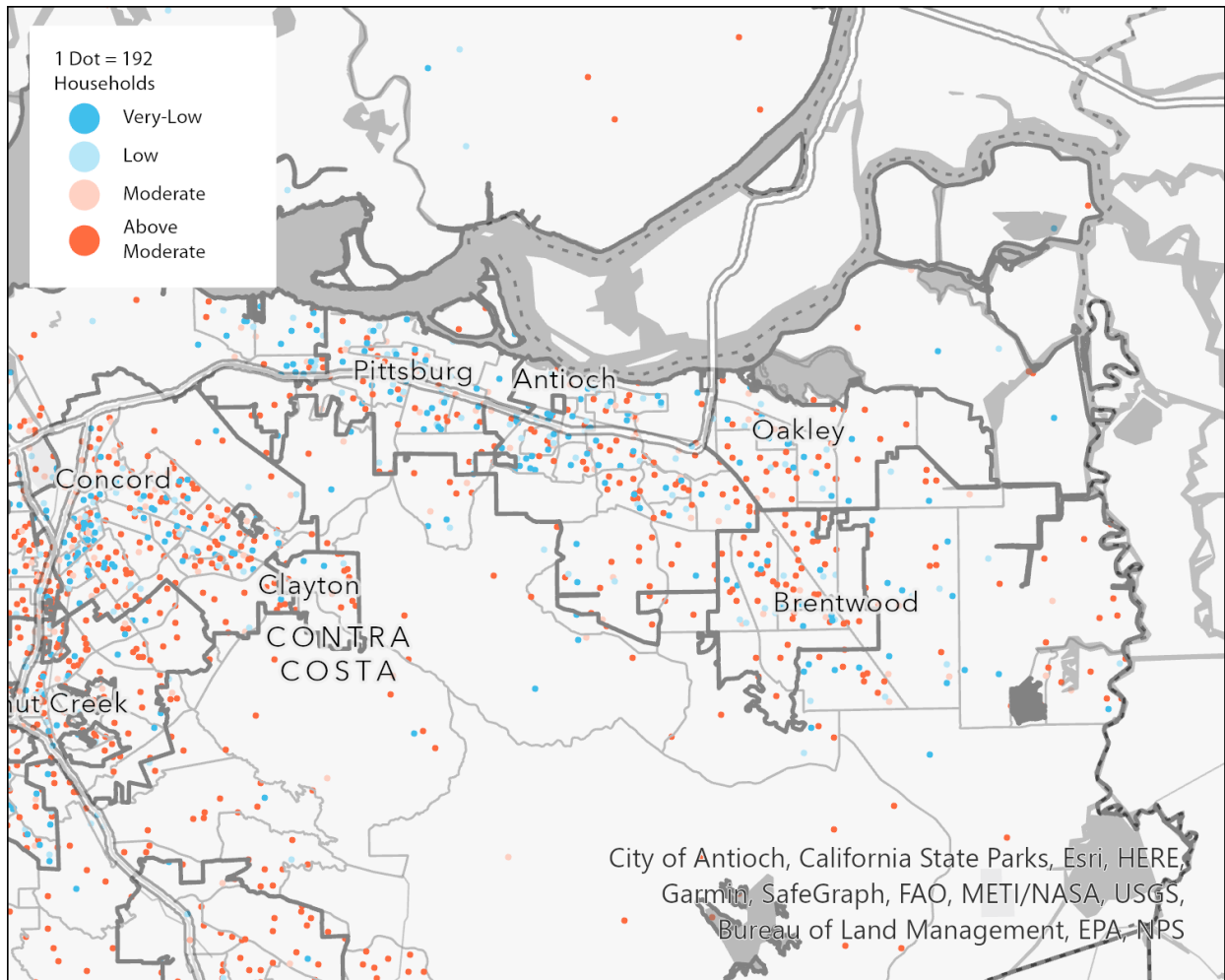
Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

### *Income Level*

Figure B-23 below presents an income dot map showing the spatial distribution of income groups in Antioch as well as in nearby Bay Area jurisdictions.

Each year, HUD receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. Known as the "CHAS" data (Comprehensive Housing Affordability Strategy), it demonstrates the number of households in need of housing assistance by estimating the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30, 50, and 80 percent of median income). HUD defines a Low to Moderate Income (LMI) area as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI).



**Figure B-23: Income Dot Map of Antioch and Surrounding Areas (2015)**

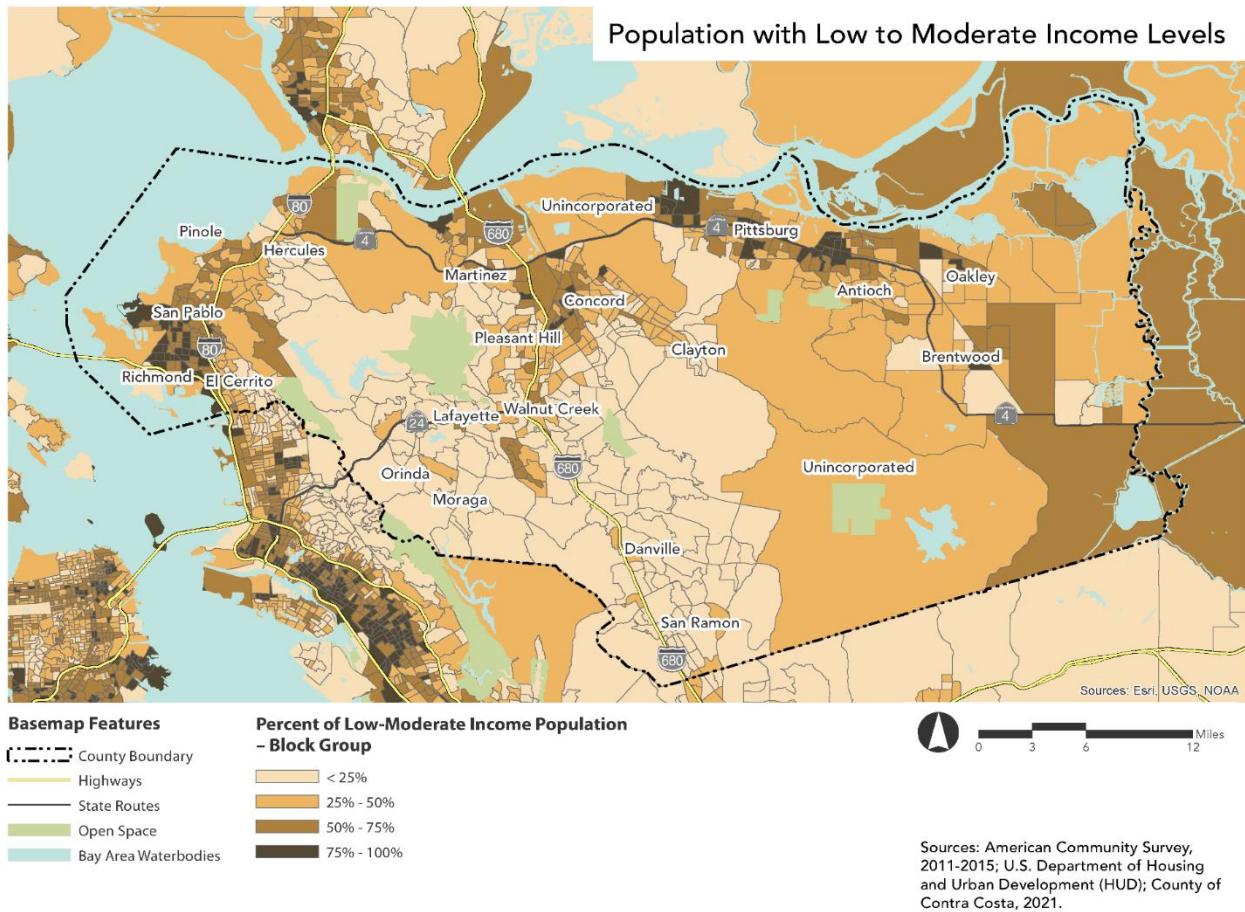
*Universe: Population.*

*Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.*

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

Map 2 shows the LMI areas in Contra Costa County by block group. Most of central Contra Costa County has less than 25 percent of LMI populations. Block groups with high concentrations of LMI (between 75 and 100 percent of the population) can be found clustered around Antioch, Pittsburg, Richmond, and San Pablo. There are also small pockets with high percentages of LMI population around Concord. Other areas of the county have a moderate percentage of LMI population (25–75 percent).





**Map 2: Distribution of Percentage of Population with Low to Moderate Income Levels**

The income demographics in Antioch for the years 2010 and 2015 can be found in Table B-17 below. The table also provides the income composition of the nine-county Bay Area in 2015. As of that year, Antioch had a higher share of very low-income residents than the Bay Area as a whole, a higher share of low-income residents, a higher share of moderate-income residents, and a lower share of above moderate-income residents.

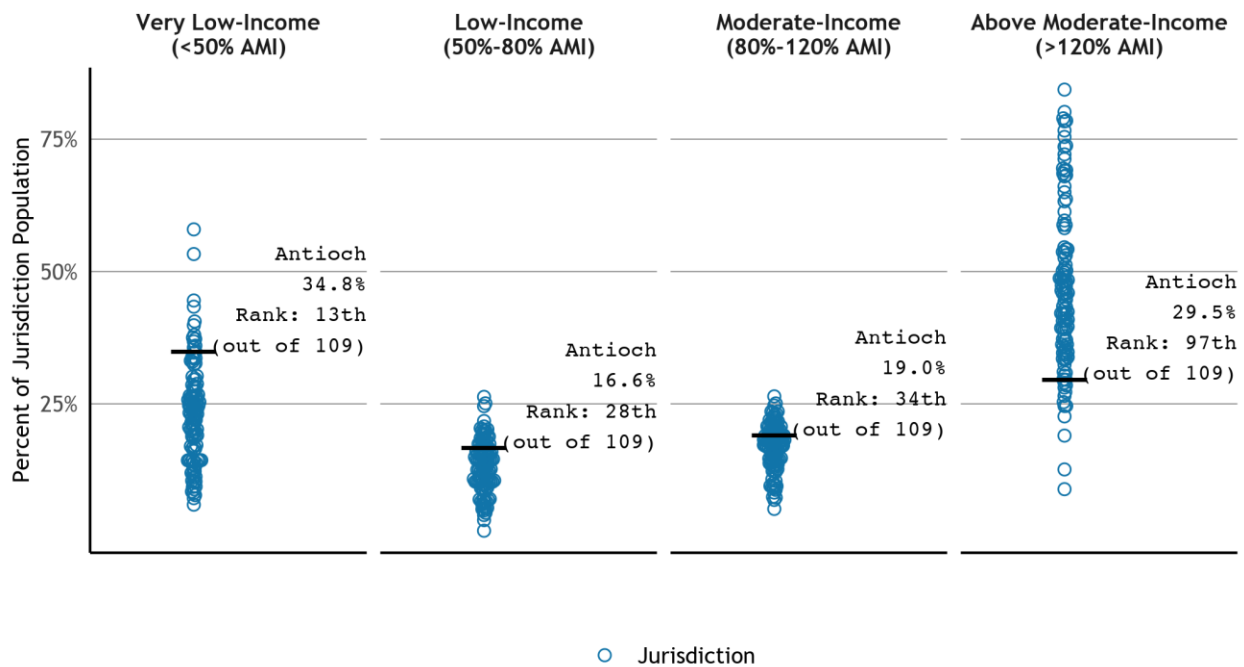
**TABLE B-17: POPULATION BY INCOME GROUP, ANTIOCH, AND THE REGION**

Income Group	Antioch		Bay Area
	2010	2015	2015
Very Low-Income (<50% AMI)	28.49%	34.82%	28.7%
Low-Income (50%-80% AMI)	16.22%	16.63%	14.3%
Moderate-Income (80%-120% AMI)	20.34%	19%	17.6%
Above Moderate-Income (>120% AMI)	34.95%	29.55%	39.4%

Universe: Population.

Source: Data for 2015 is from Housing U.S. Department of and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure B-24 below compares the income demographics in Antioch to other Bay Area jurisdictions.<sup>12</sup> Each dot represents a Bay Area jurisdiction. For each income group, the spread of dots represents the range of that group’s representation among Bay Area jurisdictions. The smallest range is among jurisdictions’ moderate-income populations, while Bay Area jurisdictions vary the most in the share of their population that is above moderate-income. Additionally, the black lines within each income group note the percentage of Antioch population represented by that group and how that percentage ranks among other jurisdictions. Antioch’s share of very low-income residents is much higher than other jurisdictions, ranking 13<sup>th</sup> out of 109. Conversely, it has one of the lowest concentrations of above-moderate income households, ranking 97<sup>th</sup> out of 109.



**Figure B-24: Income Demographics of Antioch Compared to Other Bay Area Jurisdictions (2015)**

Universe: Bay Area Jurisdictions.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

Income Segregation by Tenure

Table B-18 lists Contra Costa County households by income category and tenure. Based on the above definition, 38.7 percent of Contra Costa County households are considered LMI as they earn less than 80

<sup>12</sup> While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

percent of the HUD Area Median Family Income (HAMFI). Almost 60 percent of all renters are considered LMI compared to only 27.5 percent of owner households.

**TABLE B-18: HOUSEHOLDS BY INCOME CATEGORY AND TENURE IN CONTRA COSTA COUNTY**

Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI	7.53%	26.95%	14.40%
Household Income >30% to <=50% HAMFI	8.85%	17.09%	11.76%
Household Income >50% to <=80% HAMFI	11.12%	15.16%	12.55%
Household Income >80% to <=100% HAMFI	8.98%	9.92%	9.31%
Household Income >100% HAMFI	63.52%	30.89%	51.98%
<b>Total Population</b>	<b>248,670</b>	<b>135,980</b>	<b>384,645</b>

Source: HUD Office of Policy Development and Research (PD&R) CHAS Data, 2011–2015 ACS.

## Geographic Distribution of Special Needs Populations

As mentioned at the beginning of the section on Segregation and Integration, segregation is not solely a racial matter. Segregation can also occur by familial status or for persons with disabilities who have limited interaction outside of congregate and/or institutional facilities. This section evaluates segregation of these segments of the population.

### Persons with Disabilities

#### *Background*

In 1988, Congress added protections against housing discrimination for persons with disabilities through the FHA, which protects against intentional discrimination and unjustified policies and practices with disproportionate effects. The FHA also includes the following unique provisions to persons with disabilities: (1) prohibits the denial of requests for reasonable accommodations for persons with disabilities, if necessary, to afford an individual equal opportunity to use and enjoy a dwelling; and (2) prohibits the denial of reasonable modification requests. With regards to fair housing, persons with disabilities have special housing needs because of the lack of accessible and affordable housing, and the higher health costs associated with their disability. In addition, many may be on fixed incomes that further limit their housing options.

#### *Disability Status in Antioch, the County, and Region*

According to the 2015-2019 American Community Survey (ACS) 5-year estimates, 118,603 residents (10.9 percent of Contra Costa County’s population) reported having one of six disability types listed in the ACS (hearing, vision, cognitive, ambulatory, self-care, and independent living). The percentage of residents detailed by disability are listed in Table B-19 below. Though Contra Costa County has a higher percentage of population with disabilities, the county’s overall disability statistics are fairly consistent with the greater Bay Area, with ambulatory disabilities making up the greatest percentage of disabilities, followed by independent living, cognitive, hearing, self-care, and vision disabilities. Across the Bay Area and Contra Costa County, the percentage of individuals with disabilities also increases

with age, with the highest percentage of individuals being those 75 years and older. Refer to Table B-20 for the distribution of percentages by age.

**TABLE B-19: PERCENTAGE OF POPULATIONS BY DISABILITY TYPES**

Disability Type	City of Antioch	Contra Costa County	Bay Area*
Hearing	3.2%	2.9%	2.6%
Vision	2.9%	1.8%	1.7%
Cognitive	6.7%	4.4%	3.9%
Ambulatory	7.3%	5.9%	5.4%
Self-Care Difficulty	2.9%	2.4%	2.4%
Independent Living Difficulty	5.7%	5.2%	5.1%
Percentage of Total Population with Disability	15.2%	10.9%	9.8%

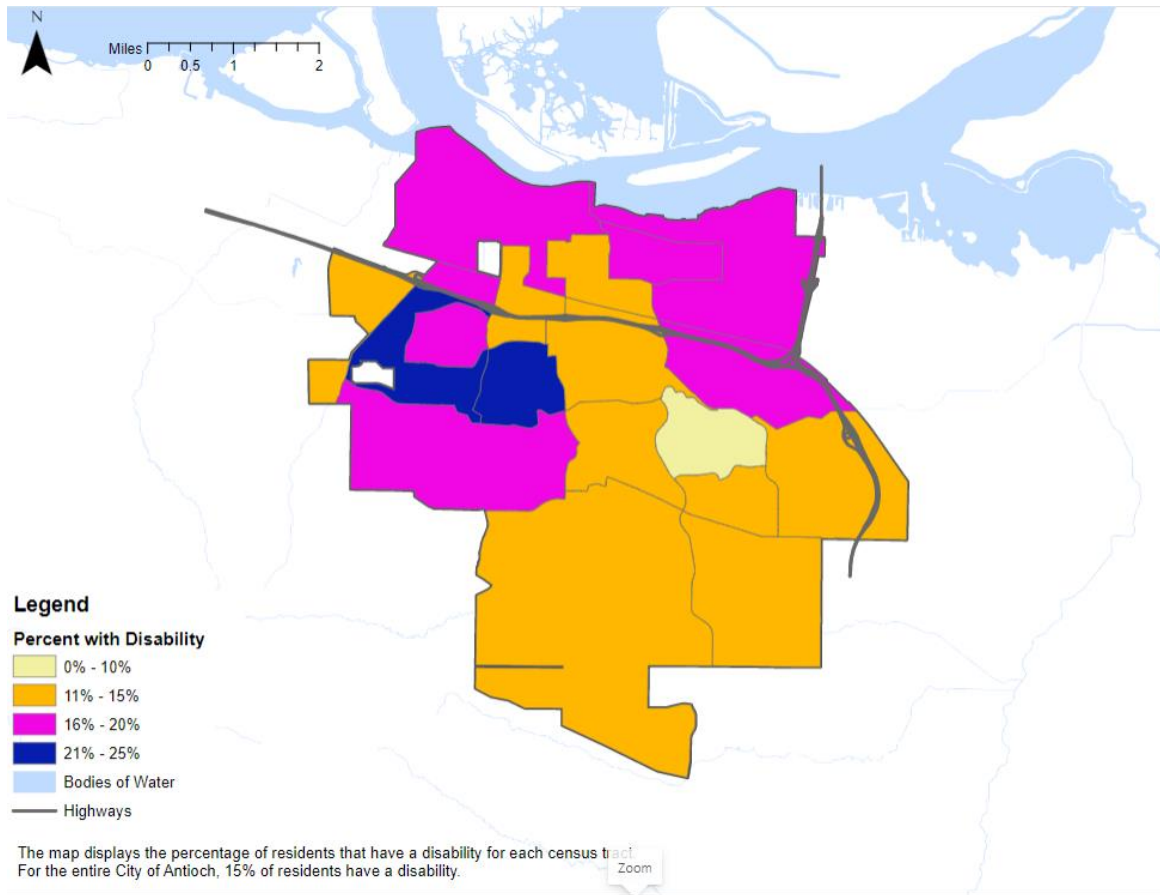
\* Bay Area refers to San Francisco-Oakland-Berkeley, CA Metro Area.  
Source: 2019 ACS 5-year Estimates.

**TABLE B-20: PERCENTAGE OF POPULATION WITH DISABILITIES BY AGE**

Age	City of Antioch	Contra Costa County	Bay Area*
Under 5 years	0.7%	0.8%	0.6%
5 - 17 years	5.7%	4.9%	3.7%
18 - 34 years	6.6%	6.2%	4.3%
35 - 64 years	12.5%	9.7%	8.7%
65 - 74 years	24.4%	21.5%	20.5%
75 years and over	48.1%	51.2%	50.0%

\* Bay Area refers to San Francisco-Oakland-Berkeley, CA Metro Area.  
Source: 2019 ACS 5-year Estimates.

As shown in the tables above, Antioch has higher concentrations of persons with disabilities across all categories than both the County and the Region. The gap is particularly large for persons with cognitive disabilities. Figure B-25 shows that there are some concentrations of persons with disabilities in the northern half of the city and particularly in northwest parts of Antioch. This finding raises questions about whether there may be concentrations of congregate settings for persons with intellectual and developmental disabilities in Antioch, such as group homes, because of the combination of relatively low housing costs combined with a concentration of detached single-family homes.

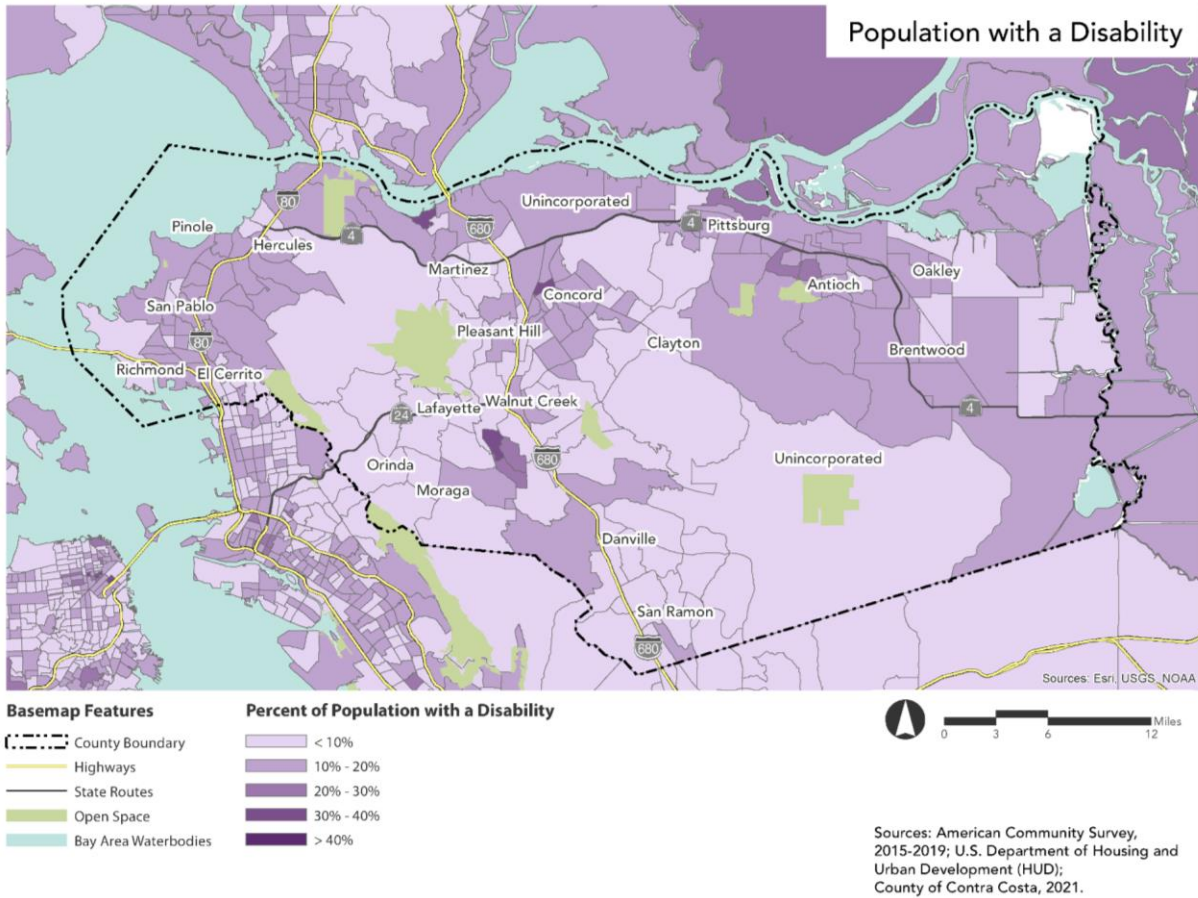


**Figure B-25: Percent of Persons with a Disability per Block Group, 2019**

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

In terms of geographic dispersal across the County, there is a relatively homogenous dispersal of persons with a disability, especially in Central Contra Costa County, where most census tracts have less than 10 percent of individuals with disabilities. Towards Eastern Contra Costa County, the Western boundary, and parts of Southern Contra Costa County, however, the percentage of population with disabilities increases to 10–20 percent. Pockets where over 40 percent of the population has disabilities can be observed around Martinez, Concord, and the outskirts of Lafayette. Comparing Map 3 and Map 4, note that areas with a high percentage of populations with disabilities correspond with areas with high housing choice voucher (HCV) concentration (24 percent of people who utilize HCVs in Contra Costa County have a disability). Though use of HCVs does not represent a proxy for actual accessible units, participating landlords remain subject to the FHA to provide reasonable accommodations and allow tenants to make reasonable modifications at the tenant’s expense. Areas with a high percentage of persons with disabilities also correspond to areas with high percentages of low- and moderate-income communities.





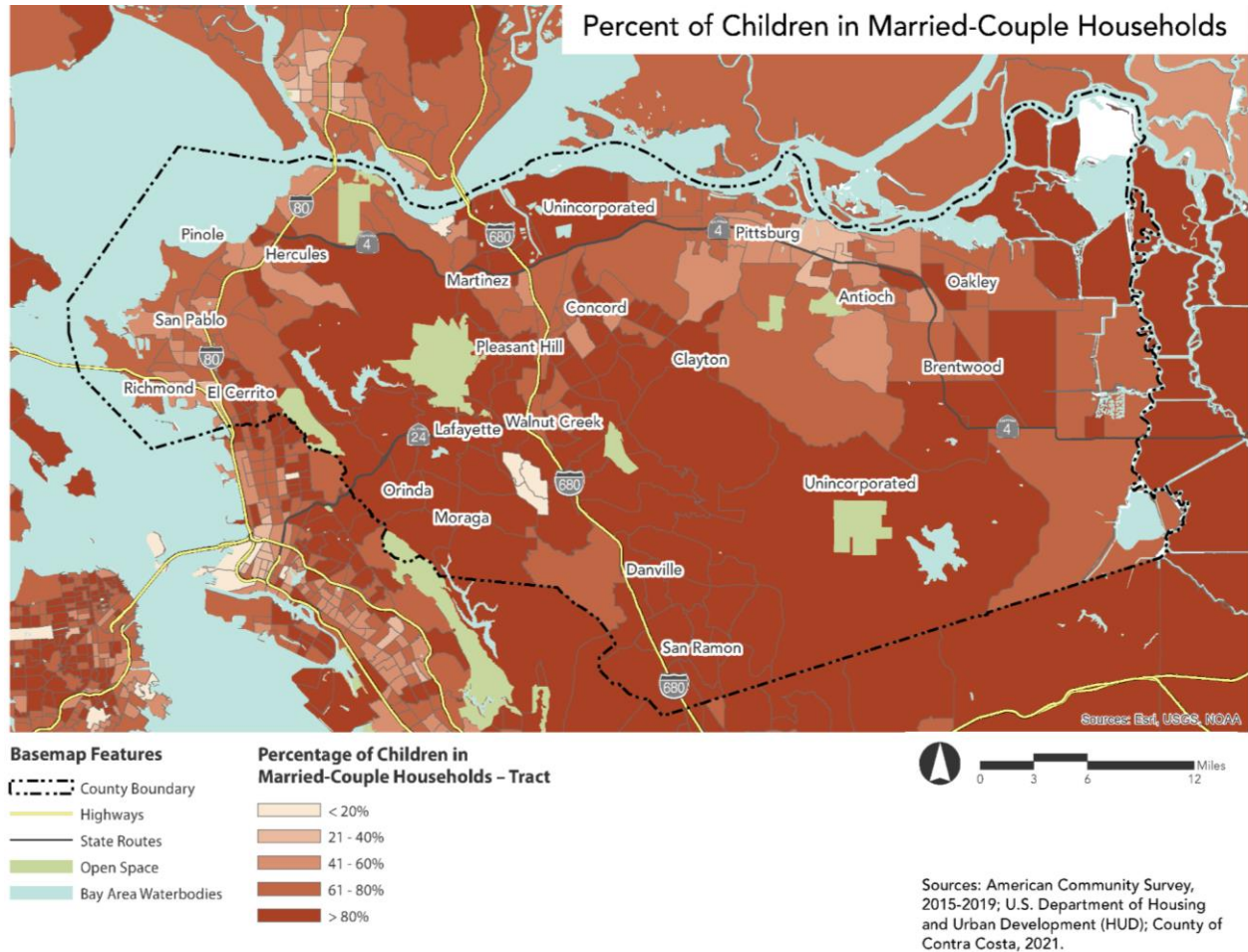
**Map 3: Distribution of Population with a Disability**

### Familial Status

Under the FHA, housing providers (e.g., landlords, property managers, real estate agents, property owners) may not discriminate because of familial status. Familial status refers to the presence of at least one child under 18 years old, pregnant persons, or any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children; evicting families once a child joins the family (through birth, adoption, or custody); enforcing overly restrictive rules regarding children’s use of common areas; requiring families with children to live on specific floors, buildings, or areas; charging additional rent, security deposit, or fees because a household has children; advertising a preference for households without children; and lying about unit availability.

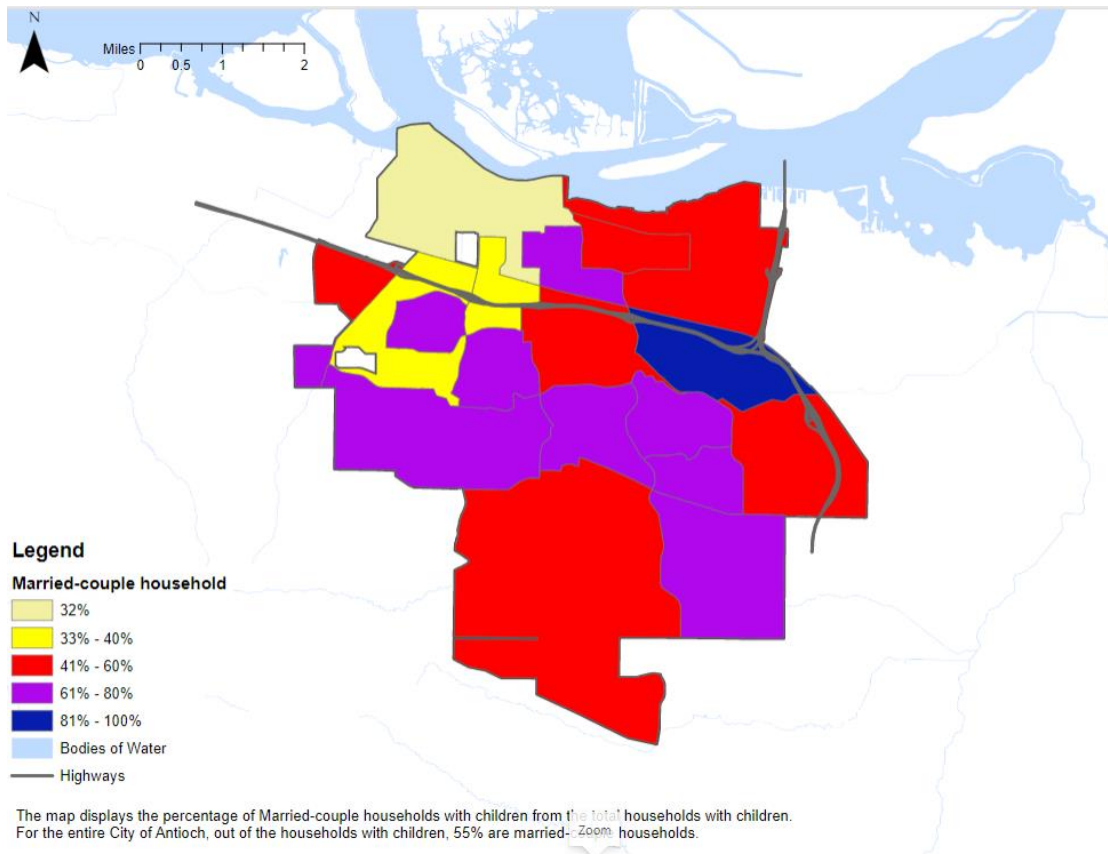
Families with children often have special housing needs due to lower per capita income, the need for affordable childcare, the need for affordable housing, or the need for larger units with three or more bedrooms. Single parent households are also protected by fair housing law. Of particular consideration are female-headed households, who may experience greater housing affordability challenges due to typically lower household incomes compared to two-parent households. Often, sex and familial status intersect to compound the discrimination faced by single mothers.

Map 4 indicates that most children living in Contra Costa County live in married-couple households, especially in central parts of the county where the percentage of children in such households exceeds 80 percent. Census tracts adjacent to these areas also have relatively high percentages of children living in married-couple households (60 - 80 percent). Compared to most of the County, Antioch has fewer children in married-couple households. As shown in Map 4 and Figure B-26, census tracts with single parent households families are concentrated in the northwest part of the city.



**Map 4: Distribution of Percentage of Children in Married-Couple Households**



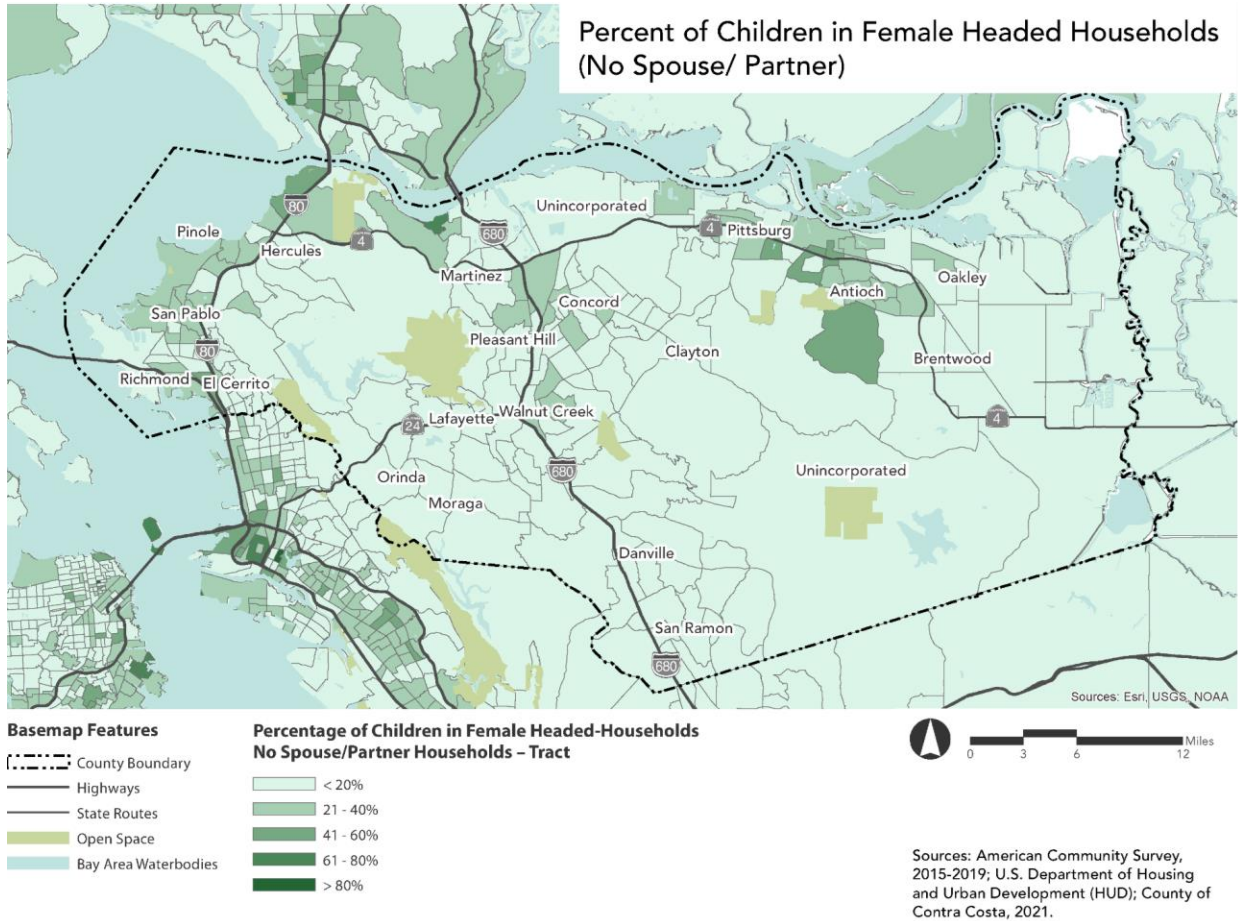


**Figure B-26: Percent of Children in Married Couple Households per Block Group, 2019**

Source: ACS 2019 5-year estimates, Table B09005.

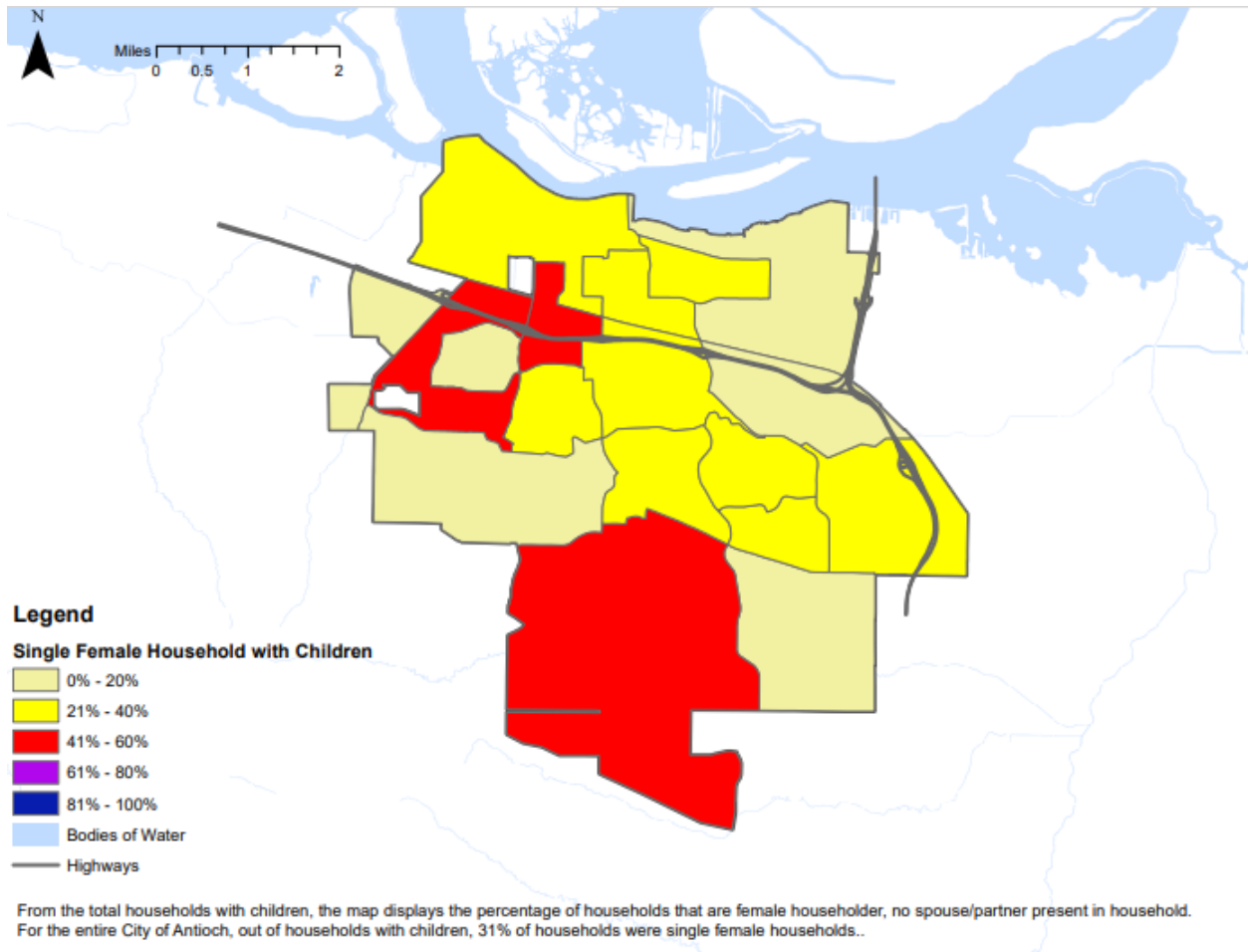
Map 5 depicts the concentration of households headed by single mothers in the County by Census Tract. Areas of concentration include Antioch, as well as Richmond, San Pablo, Rodeo, Bay Point, Pittsburg, and the unincorporated county west of Concord. Those communities are also areas of high minority populations. By contrast, central County, in general, and the portions of central County south of Concord have relatively low concentrations of children living in female-headed households (less than 20 percent). These tend to be more heavily White or White and Asian and Pacific Islander communities.

As shown in Map 5, there is some concentration of single female-headed households in Antioch around Highway 4, and in one census tract towards the south of the city. The area near Highway 4 is also the area with the most single-parent households, as shown in Map 5. Almost one-third (31 percent) of Antioch's households with children are in single female-headed households (Figure B-27).



**Map 5: Distribution of Percentage of Children in Female-Headed, No-Spouse or No-Partner Households**

In Antioch, the female percentage of the population exceeds that of the County and the Region, and the trend over time, also in contrast to the County and the Region, has been toward a more heavily female population. The City's increasing Black population share may partially explain this trend. As of the 2012-2016 ACS 5-Year Estimates, 52.1 percent of Black residents in the Region were female as opposed to just 50.7 percent of all residents of the Region. Antioch also has had a much higher share of children residing within its boundaries than either the County or the Region and a lower share of elderly individuals since 1990. The City of Antioch follows the same broad regional trend of increasing youth population (and declining working age adult population) between 1990 and 2000 followed by a reversal of that pattern. The elderly population has undergone slow but steady growth, albeit from a lower baseline than in the County and the Region.



**Figure B-27: Percent of Children in Single Female-Headed Households per Block Group, 2019**

Source: ACS 2019 5-year estimates, Table B09005.

### Housing Choice Vouchers (HCV)

HCVs are a form of HUD rental subsidy issued to a low-income household that promises to pay a certain amount of the household’s rent. Prices, or payment standards, are set based on the rent in the metropolitan area, and voucher households must pay any difference between the rent and the voucher amount. Participants of the HCV program are free to choose any rental housing that meets program requirements.

An analysis of the trends in HCV concentration can be useful in examining the success of the program in improving the living conditions and quality of life of its holders. One of the objectives of the HCV program is to encourage participants to avoid high-poverty neighborhoods and encourage the recruitment of landlords with rental properties in low-poverty neighborhoods. HCV programs are managed by Public Housing Agencies (PHAs), and the programs assessment structure (Section Eight Management Assessment Program) includes an “expanding housing opportunities” indicator that

shows whether the PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration.

A study using US Census data conducted by HUD's Office of Policy Development and Research found a positive association between the HCV share of occupied housing and neighborhood poverty concentration, and a negative association between rent and neighborhood poverty.<sup>13</sup> This means that HCV use was concentrated in areas of high poverty where rents tend to be lower. In areas where these patterns occur, the program has not succeeded in moving holders out of areas of poverty.

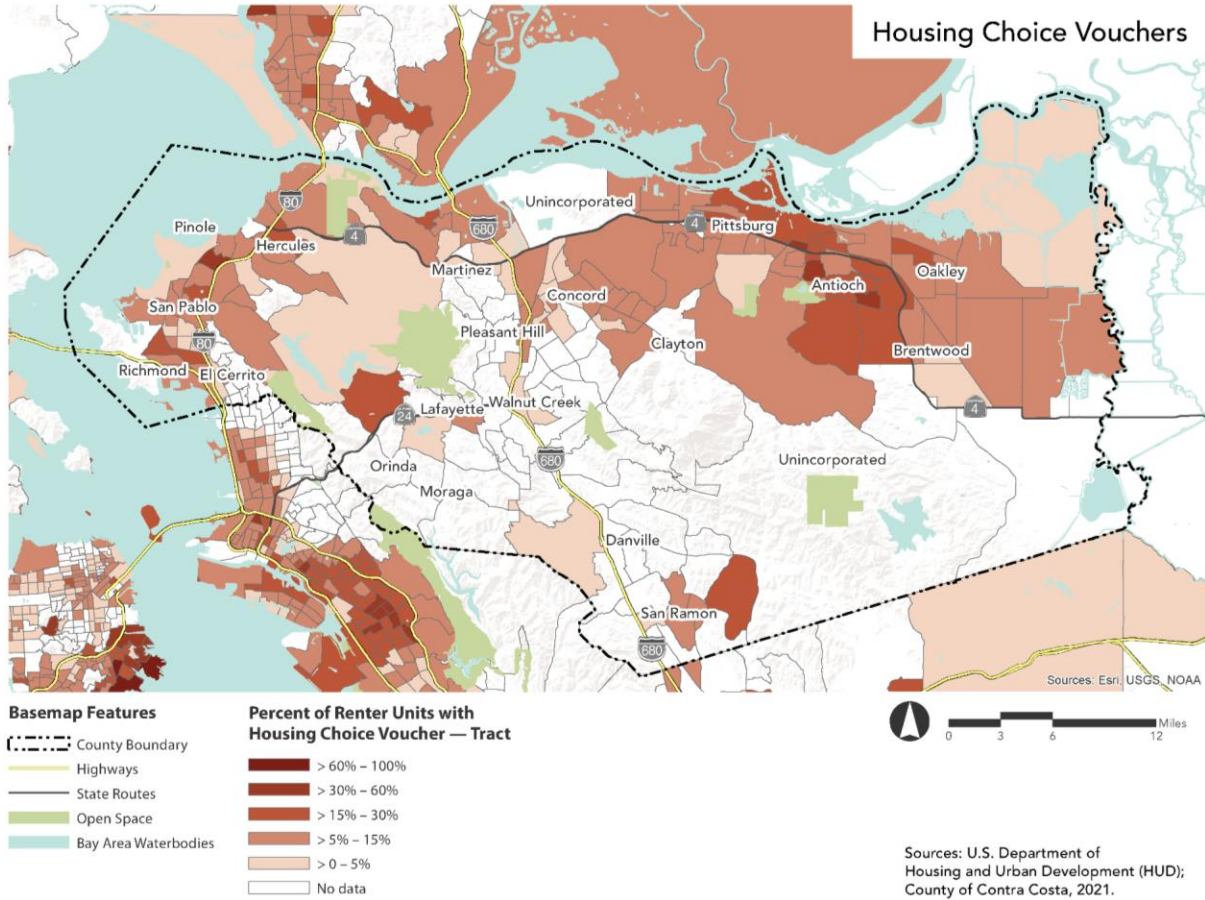
In Contra Costa County, the Housing Authority of Contra Costa County (HACCC) administers approximately 7,000 units of affordable housing under the HCV program (and Shelter Care Plus program). Northwest Contra Costa County is served by the Richmond Housing Authority (RHA) that administers approximately 1,851 HCVs. North-central Contra Costa County is served by the Housing Authority of the City of Pittsburg (HACP), which manages 1,118 tenant-based HCVs.

The HCV program serves as a mechanism for bringing otherwise unaffordable housing within reach of low-income populations. As shown in Map 6, the program appears to be most prominent in heavily Black and Hispanic areas in western Contra Costa County and in predominantly Black, Hispanic, and Asian areas in the northeast of the County. Central Contra Costa County largely has no data on the percentage of renter units with HCVs. The correlation between low rents and a high concentration of HCV holders holds true for Antioch, as well as in the areas around San Pablo, Richmond, Martinez, and Pittsburg. As previously discussed, Antioch is a racially diverse city that is relatively more integrated than much of the Bay Area. There does not appear to be a pattern between higher concentration of HCV holders and race; the census tracts with the highest concentration of HCVs holders in Antioch are *not* in census tracts that have the fewest White people.

The prevailing standard of affordability in the United States is paying 30 percent or less of a family's income on housing. However, this fails to account for transportation costs, which have grown significantly as a proportion of household income since this standard was established. According to the Bureau of Labor Statistics, in the 1930s, American households spent just 8 percent of their income on transportation. Since then, as a substantial proportion of the U.S. population has migrated from center cities to surrounding suburbs and exurbs and come to rely more heavily (or exclusively) on cars, that percentage has steadily increased, peaking at 19.1 percent in 2003. As of 2013, households spent on average about 17 percent of their annual income on transportation, second only to housing costs in terms of budget impact. And for many working-class and rural households, transportation costs actually exceed housing costs.

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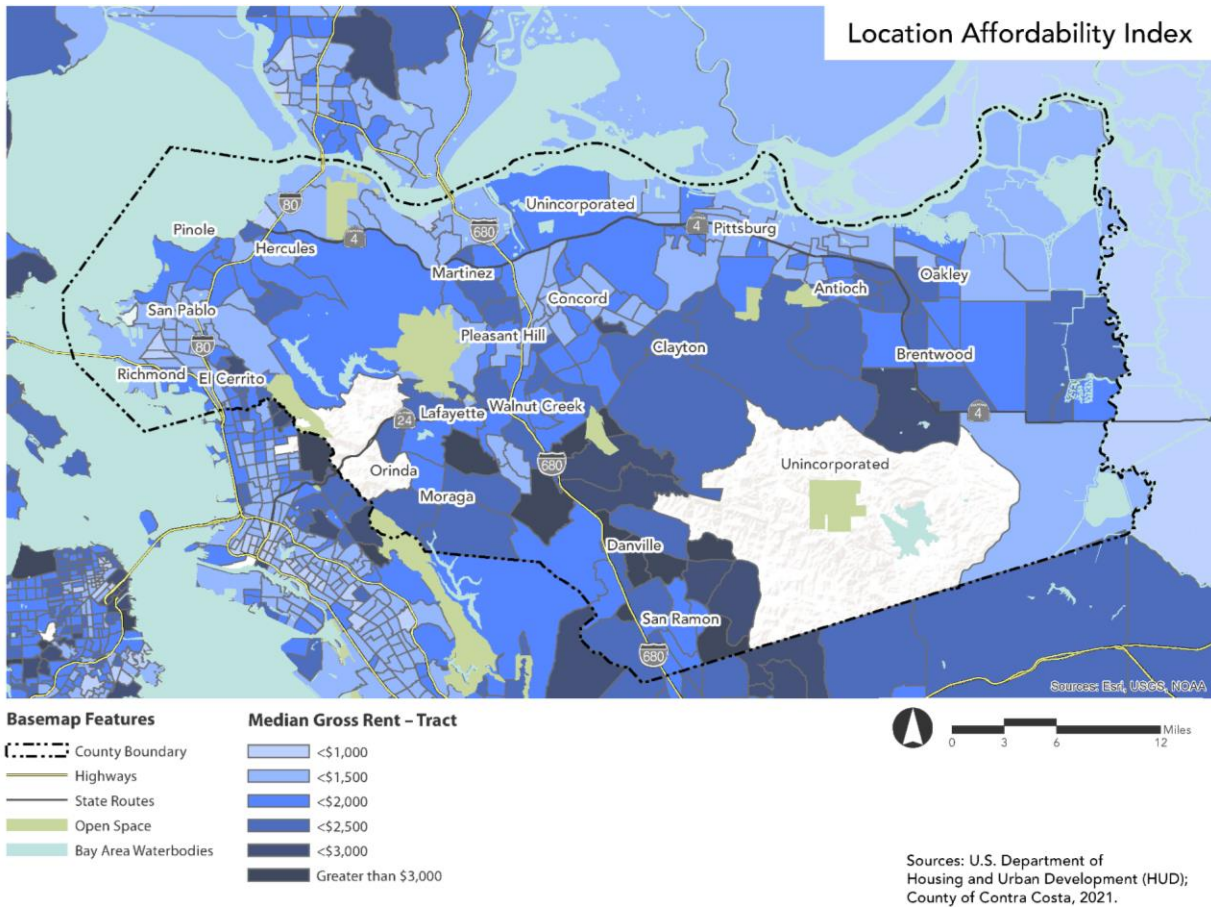
<sup>13</sup> US Department of Housing and urban Development Office of Policy Development and Research, 2003. *Housing Choice Voucher Location Patterns: Implications for Participants and Neighborhood Welfare*. [https://www.huduser.gov/publications/pdf/location\\_paper.pdf](https://www.huduser.gov/publications/pdf/location_paper.pdf)



**Map 6: Distribution of Percentage of Renter Units with Housing Choice Vouchers**

Map 7 shows the Location Affordability Index in Contra Costa County. The Index was developed by HUD in collaboration with DOT under the federal Partnership for Sustainable Communities. This index provides estimates of household housing and transportation costs at the neighborhood level, indicated as “gross rent” in Map 7. As shown in Map 7, the majority of Contra Costa County has a median gross rent of \$2,000–\$2,500. Central Contra County (areas between Danville and Walnut Creek) have the highest rents around \$3,000 or more. The most affordable tracts in the county are along the perimeter of the County in cities like Richmond, San Pablo, Pittsburg, and Martinez.





**Map 7: Location Affordability Index**

The more affordable areas in Antioch are those in the north of city, which corresponds to where the city’s older housing stock is located. Antioch’s comparatively low-cost housing market and fast pace of growth likely contributes to the continued differences between Antioch and the 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 serve as a barrier for many low- and moderate-income households.

The AI also found that, in Antioch, homeownership rates are highest in the southern and northeastern portions of the city and are lowest in the northwestern and central parts. The southern portion of the city is more heavily Asian and Pacific Islander

**TCAC Opportunity Maps**

TCAC Opportunity Maps display areas by highest to lowest resources by assigning scores between 0–1 for each domain by census tracts where higher scores indicate higher “access” to the domain or higher “outcomes.” Refer to Table 12 for a list of domains and indicators for opportunity maps. Composite scores are a combination score of the three domains that do not have a numerical value but rather rank census tracts by the level of resources (low, moderate, high, highest, and high poverty and segregation). The opportunity maps also include a measure or “filter” to identify areas with novertv and racial segregation.

than the city as a whole while northeastern Antioch is more heavily White than the city as a whole. Areas with low homeownership rates are predominantly Black and Hispanic. These patterns of homeownership loosely resemble patterns of single-parent households (see Map 5 and Figure B-27), indicating that single-parent households are more likely to be in neighborhoods with more renters. This is also important to recognize as it can be hard to support children with only one income. The exception of this is the most southern block group, which has relatively high rates of single female-headed homes.

Through the community outreach process, it was clear that residents and service providers of Antioch are aware of some level of economic segregation between north of the freeway and south of the freeway. This is due to differences in the era of the housing stock. For example, older and smaller homes are predominate north of the freeway and newer subdivisions are located in the southern parts of the city. The area northwest of the highway is a particularly important area towards which to target policies and funding given the concentration of lower-income residents there. Additionally, there are areas where people with disabilities are concentrated all around the freeway, and particularly to the south of it, so the city should ensure that those areas are well equipped for accessibility.

## Conclusion

The City of Antioch does not face significant issues with racial segregation within the City, as races appear fairly integrated throughout the City. The city's isolation indices for Black/African American and Latinx residents are above that of the Bay Area average, but this is likely due to the city's demographic population which is comprised of larger proportions of these racial groups than the Bay Area region as a whole. In 2020, the Theil's H Index for racial segregation in Antioch was lower than the average value for Bay Area jurisdictions, indicating that neighborhood level racial segregation in Antioch is less than in the average Bay Area city. Levels of segregation are low for all groups, but Asians and Pacific Islanders face the lowest levels of segregation, followed by Blacks. Generally, racial segregation in Antioch is primarily an inter-jurisdictional rather than an intra-jurisdictional phenomenon, meaning it is more apparent when comparing Antioch to other jurisdictions rather than within Antioch. The population of non-White population groups has grown rapidly in Antioch compared to many other parts of the Bay Area, especially in regards to the Black population which is declining in most cities across the region. While Black residents are concentrated in Antioch, as well as Hispanic residents in certain neighborhoods, Asians and Pacific Islander and Non-Hispanic Whites are concentrated in other cities mostly in Central Contra Costa County.

However, Antioch does face some issues with income segregation, as lower-income households and households experiencing poverty tend to live in the northwest portion of the City above or near the highway. There are also more households with lower incomes in Antioch generally compared to many other cities in the region, as well as persons with disabilities, households headed by single mothers, and households paying rent using Housing Choice Vouchers.

## DISPARITIES IN ACCESS TO OPPORTUNITY

AB 686 requires the needs assessment to include an analysis of access to opportunities to approximate the link between place-based characteristics (e.g., education, employment, safety, the environment) and critical life outcomes (e.g., health, wealth, life expectancy). Ensuring access to opportunity means



both improving the quality of life for residents of low-income communities, as well as supporting residents' mobility and access to 'high resource' neighborhoods.

### California Tax Credit Allocation Committee (TCAC) Opportunity Maps

TCAC Maps are opportunity maps created by the California Fair Housing Task Force (a convening of HCD and TCAC) to provide research and evidence-based policy recommendations to further HCD's fair housing goals of (1) avoiding further segregation and concentration of poverty and (2) encouraging access to opportunity through land use policy and affordable housing, program design, and implementation. These opportunity maps identify census tracts with highest to lowest resources, segregation, and poverty and are used by TCAC to distribute funding for affordable housing in areas with the highest opportunity through the Low-Income Housing Tax Credit (LIHTC) Program.

**TABLE B-21: DOMAINS AND LIST OF INDICATORS FOR OPPORTUNITY MAPS**

Domain	Indicator
Economic	Poverty
	Adult Education
	Employment
	Job Proximity
	Median Home Value
Environmental	CalEnviroScreen 3.0 Pollution Indicators and Values
Education	Math Proficiency
	Reading Proficiency
	High School Graduation Rates
	Student Poverty Rates

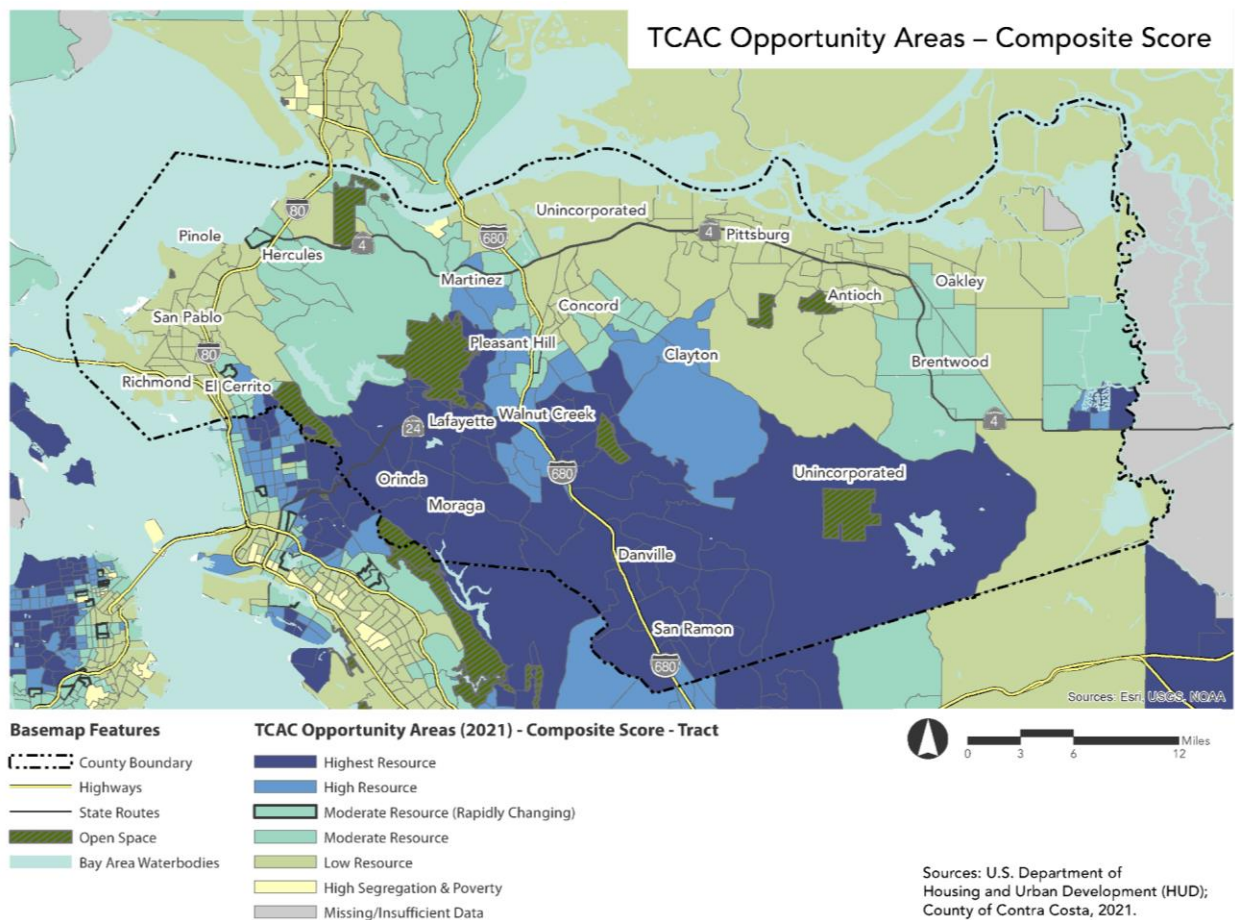
Source: California Fair Housing Task Force, 2020. Methodology for the 2021 TCAC/HCD Opportunity Maps, December.

The maps identify areas within every region of the state “whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families – particularly long-term outcomes for children.”<sup>14</sup> High resource areas have high index scores for a variety of opportunity indicators such as high employment rates, low poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards. High resource tracts are areas that offer low-income residents the best chance of a high quality of life, whether through economic advancement, high educational attainment, or clean environmental health. Moderate resource areas have access to many of the same resources as the high resource areas but may have fewer job opportunities, lower performing schools, lower median home values, or other factors that lower their indexes across the various economic, educational, and environmental indicators. Low resource areas are characterized as having fewer opportunities for employment and education, or a lower index for other economic, environmental, and educational indicators. These areas have greater quality of life needs and should be prioritized for future investment to improve opportunities for current and future residents.

<sup>14</sup> California Fair Housing Task Force. December 2020. *Methodology for the 2021 TCAC/HCD Opportunity Map*. Available at: <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>

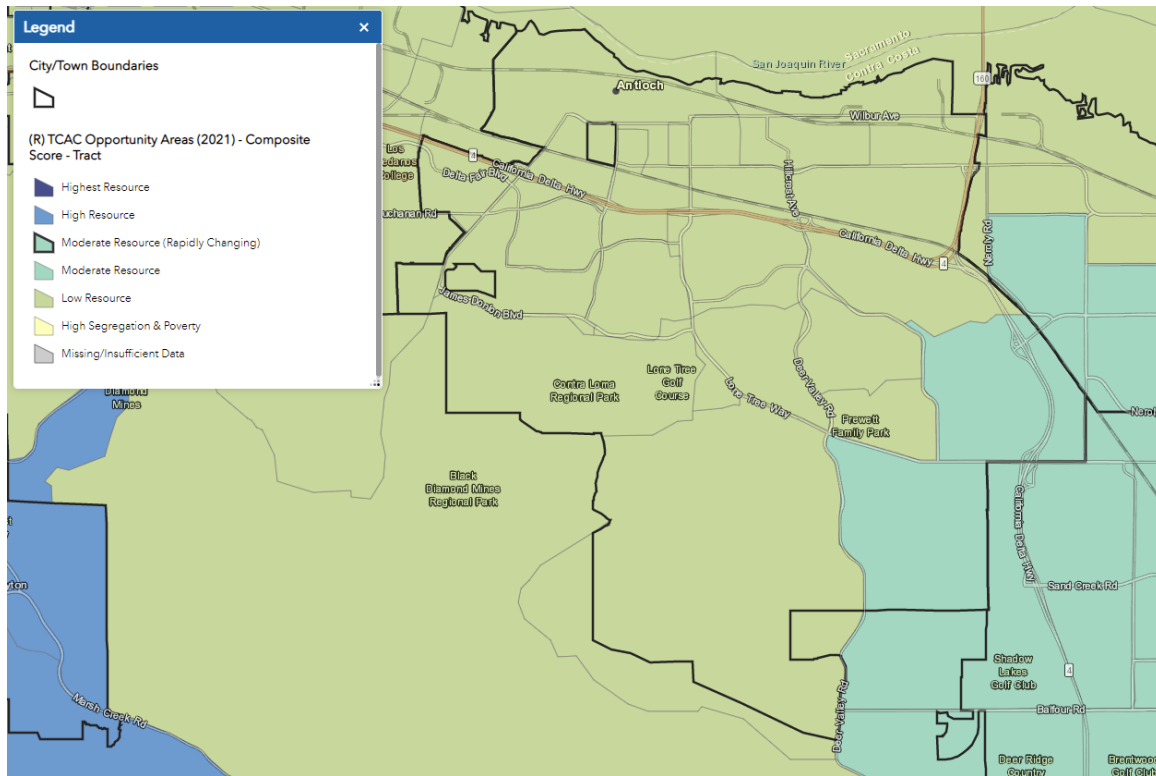
Information from opportunity mapping can help highlight the need for housing policies and programs that would help to remediate conditions in low resource areas or areas of high segregation and poverty, and to encourage better access for low- and moderate-income and BIPOC households to housing in high resource areas.

Map 8 provides a visual representation of TCAC Opportunity Areas in Contra Costa County based on a composite score, where each tract is categorized based on percentile rankings of the level of resources within the region. The only census tract in Contra Costa County considered an area of high segregation and poverty is located in Martinez. Concentrations of low resource areas are located in the northwestern and eastern parts of the county (Richmond to Hercules and Concord to Oakley, including Antioch); census tracts with the highest resources are located in central and southern parts of the county (San Ramon, Danville, Moraga, and Lafayette).



**Map 8: Composite Score of TCAC Opportunity Areas in Contra Costa County**

As illustrated in Map 8 and Figure B-28, most tracts within Antioch are identified as being Low Resource, with a few in the southeast bordering with Brentwood and Oakley as Moderate Resource. Compared to the rest of the County and Region, the TCAC Composite score shows that Antioch has lower opportunity areas and lower access to resources for its residents.



**Figure B-28: 2021 TCAC/HCD Opportunity Map by Census Tract, Antioch**

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

## Opportunity Indices

This section presents the HUD-developed index scores based on nationally available data sources to assess residents' access to key opportunity assets in comparison to the County. Table B-22 provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the index value, the higher the school system quality is in a neighborhood.*
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the index value, the higher the labor force participation and human capital in a neighborhood.*
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e., the Core-Based Statistical Area (CBSA)). *The higher the transit trips index value, the more likely residents in that neighborhood utilize public transit.*

- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. *The higher the index value, the lower the cost of transportation in that neighborhood.*
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the index value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.*

Each index score is broken down by race for three geographic areas—Antioch, Contra Costa County, and the Region—in Table B-22 and then discussed in the following subsections.

**TABLE B-22: OPPORTUNITY INDICATORS, BY RACE/ETHNICITY**

Jurisdiction	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
<b>ANTIOCH, CA CDBG</b>						
<b>Total Population</b>						
White, Non-Hispanic	22.56	30.15	24.46	83.09	7.95	59.95
Black, Non-Hispanic	25.66	33.09	25.50	82.19	9.49	60.45
Hispanic	20.35	27.88	25.74	84.22	10.14	59.64
Asian or Pacific Islander, Non-Hispanic	31.67	38.48	23.85	79.69	7.59	60.92
Native American, Non-Hispanic	20.82	28.62	25.02	84.02	8.65	59.67
<b>Population Below Federal Poverty Line</b>						
White, Non-Hispanic	16.02	23.23	25.14	85.39	11.06	58.81
Black, Non-Hispanic	17.14	25.53	27.98	86.06	10.09	60.06
Hispanic	18.56	25.69	26.54	85.51	11.31	59.96
Asian or Pacific Islander, Non-Hispanic	18.71	37.27	27.15	82.35	4.46	59.50
Native American, Non-Hispanic	30.59	25.01	23.29	82.43	7.71	55.86
<b>CONTRA COSTA COUNTY, CA CDBG</b>						
<b>Total Population</b>						
White, Non-Hispanic	74.72	74.56	27.41	84.84	44.18	44.10
Black, Non-Hispanic	36.81	45.07	59.18	88.47	28.03	13.85
Hispanic	40.36	44.93	48.70	87.28	26.61	24.31
Asian or Pacific Islander, Non-Hispanic	65.80	72.19	39.54	85.69	37.71	33.05
Native American, Non-Hispanic	54.84	57.48	37.81	86.12	32.53	33.29

Jurisdiction	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
<b>Population Below Federal Poverty Line</b>						
White, Non-Hispanic	60.31	62.04	33.74	86.08	39.30	35.94
Black, Non-Hispanic	26.40	33.02	65.33	90.19	29.63	9.03
Hispanic	25.79	32.96	57.37	88.77	23.69	16.25
Asian or Pacific Islander, Non-Hispanic	50.76	54.83	51.09	88.76	38.63	20.53
Native American, Non-Hispanic	19.34	33.06	69.36	89.92	25.71	3.71
<b>SAN FRANCISCO-OAKLAND-HAYWARD, CA REGION</b>						
<b>Total Population</b>						
White, Non-Hispanic	68.00	77.73	61.60	89.61	53.62	52.77
Black, Non-Hispanic	35.49	48.24	73.95	91.57	44.97	41.29
Hispanic	40.70	53.14	68.52	90.88	43.12	49.42
Asian or Pacific Islander, Non-Hispanic	60.11	69.56	74.80	91.16	43.83	52.24
Native American, Non-Hispanic	49.78	59.51	65.61	90.75	47.17	47.91
<b>Population Below Federal Poverty Line</b>						
White, Non-Hispanic	59.40	70.03	68.91	91.45	52.89	47.27
Black, Non-Hispanic	28.72	41.04	78.75	92.91	48.54	39.75
Hispanic	30.99	44.75	72.07	91.86	43.84	46.32
Asian or Pacific Islander, Non-Hispanic	53.44	62.02	82.72	93.88	54.16	42.80
Native American, Non-Hispanic	38.58	53.06	81.90	93.24	52.00	44.54

Note: American Community Survey Data are based on a sample and are subject to sampling variability.

Source: AFFHT Data Table 12; Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA.

## Education

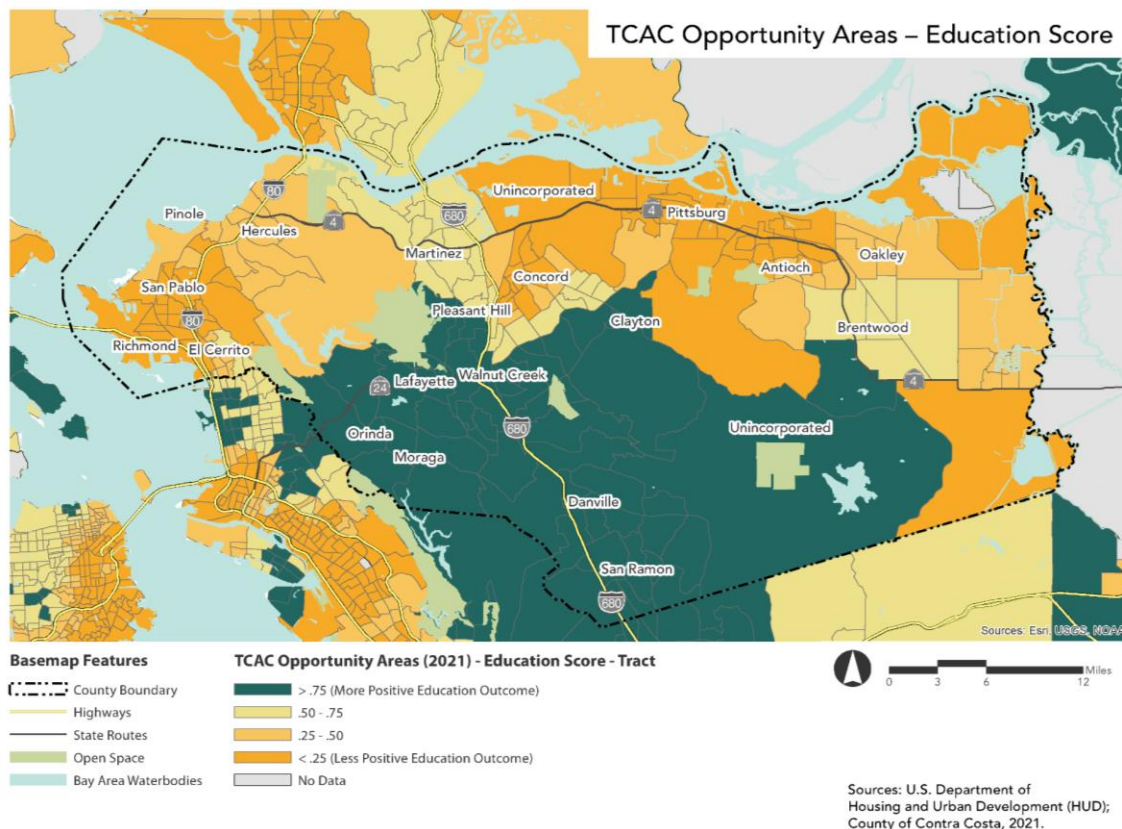
Housing and school policies are mutually reinforcing, which is why it is important to analyze access to educational opportunities when assessing fair housing. At the most general level, school districts with the greatest amount of affordable housing tend to attract larger numbers of LMI families (largely composed of minorities). Test scores tend to be a reflection of student demographics with Black/Hispanic/Latino students routinely scoring lower than their White peers, meaning less diverse schools with higher test scores tend to attract higher-income families to the school district. This is a fair housing issue because as higher-income families move to the area, the overall cost of housing rises and an exclusionary feedback loop is created, leading to increased racial and economic segregation across districts as well as decreased access to high-performing schools for non-White students.

According to the Contra Costa County AI, academic outcomes for low-income students are depressed by the presence of high proportions of low-income classmates; similarly situated low-income students perform at higher levels in schools with lower proportions of low-income students. The research on racial segregation is consistent with the research on poverty concentration: positive levels of school

integration led to improved educational outcomes for all students. Thus, it is important wherever possible to reduce school-based poverty concentration and to give low-income families access to schools with lower levels of poverty and greater racial diversity.

The 2021 TCAC Opportunity Areas Education Composite Score for a census tract is based on math and reading proficiency, high school graduation rate, and student poverty rate indicators. The score is broken up by quartiles, with the highest quartile indicating more positive education outcomes and the lowest quartile signifying fewer positive outcomes.

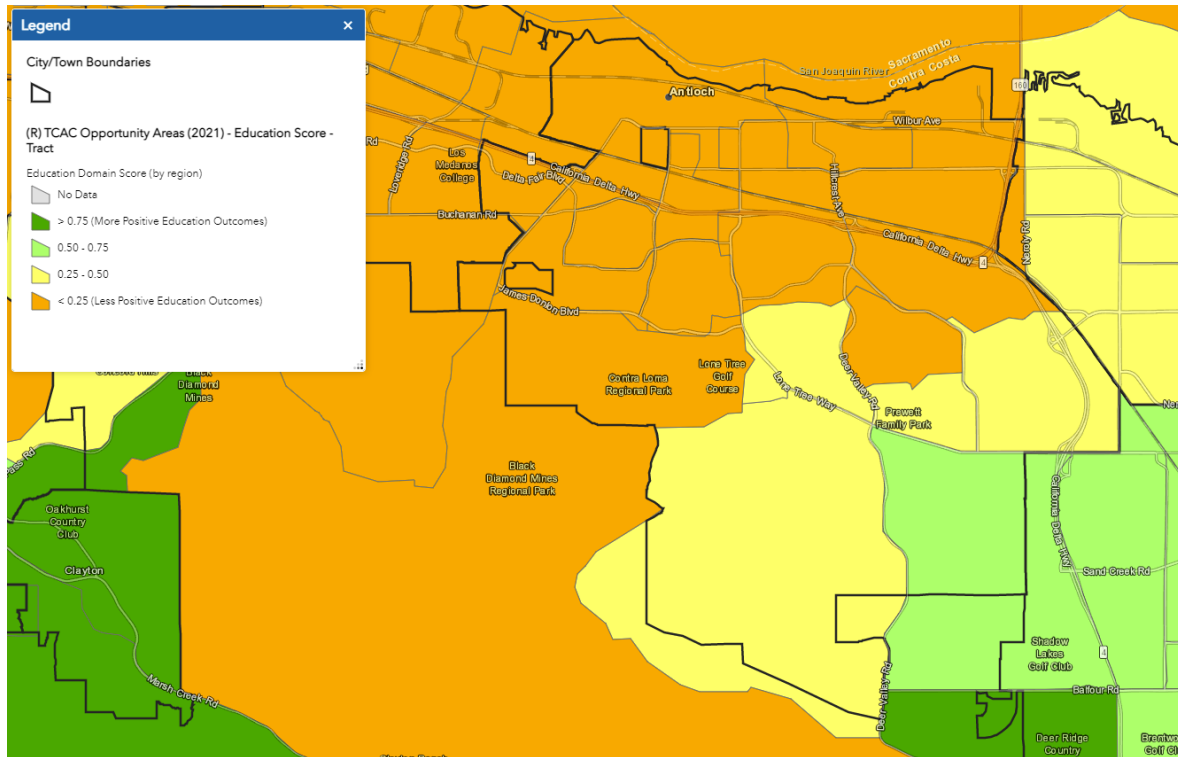
There are 19 public school districts in Contra Costa County, in addition to 124 private schools and 19 charter schools. Map 9 shows that the northwestern and eastern parts of the county have the lowest education domain scores (less than 0.25) per census tracts, especially around Antioch, Richmond, San Pablo, Pittsburg, the unincorporated County east of Clayton, and Concord and its northern unincorporated areas. Census tracts with the highest education domain scores (greater than 0.75) are in central and southern parts of the county (bounded by San Ramon on the south; Orinda and Moraga on the west; and Lafayette, Walnut Creek, Clayton, and Brentwood on the north). Overlaying Map 8 and Map 9 reveals that areas with lower education scores correspond with areas with lower income households (largely composed of minorities) and vice versa. With reference to Table B-22, we also see that index values for school proficiency are higher for White residents, indicating a greater access to high quality schools regardless of poverty status.



**Map 9: TCAC Opportunity Areas' Education Score in Contra Costa County**



The scores for education range from the least positive outcome in the northern tracts of Antioch, to the second least positive outcome approaching the southeast, and one census tract bordering Brentwood in the second quartile (see Figure B-29). Antioch does not have any census tracts with educational outcomes in the highest quartile.



**Figure B-29: 2021 TCAC/HCD Education Score by Census Tract, Antioch**

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

## Transportation

Access to public transit is of paramount importance to households affected by low incomes and rising housing prices, especially because lower-income households are often transit dependent. Public transit should strive to link lower-income persons, who are often transit dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage and increase housing mobility, which enables residents to locate housing outside of traditionally low-income neighborhoods.

Transportation opportunities are depicted by two indices: (1) the transit trips index and (2) the low transportation cost index. The transit trips index measures how often low-income families in a neighborhood use public transportation. The index ranges from 0 to 100, with higher values indicating a higher likelihood that residents in a neighborhood utilize public transit. The low transportation cost index measures cost of transportation and proximity to public transportation by neighborhood. It too varies from 0 to 100, and higher scores point to lower transportation costs in that neighborhood.



Neither index, regardless of poverty level, varies noticeably across racial/ethnic categories. All races and ethnicities score highly on both indices with values close in magnitude. If these indices are accurate depictions of transportation accessibility, it is possible to conclude that all racial and ethnic classes have high and relatively equal access to transportation at both the jurisdiction and regional levels. If anything, both indices appear to take slightly higher values for non-Hispanic Blacks and Hispanics, suggesting better access to transit and lower costs for these protected groups.

Contra Costa County is served by rail, bus, and ferry transit but the quality of service varies across the county. Much of Contra Costa County is connected to other parts of the East Bay as well as to San Francisco and San Mateo County by Bay Area Rapid Transit (BART) rail service. The Richmond-Warm Springs/South Fremont and Richmond-Daly City/Millbrae Lines serve El Cerrito and Richmond during peak hours while the Antioch-SFO Line extends east from Oakland to serve Orinda, Lafayette, Walnut Creek, Contra Costa Center/Pleasant Hill, Concord, and the Pittsburg/Bay Point station. An eastward extension, commonly known as eBART, began service on May 26, 2018. The extension provides service beyond the Pittsburg/Bay Point station to the new Pittsburg Center and Antioch stations. BART is an important form of transportation that helps provide Contra Costa County residents access to jobs and services in other parts of the Bay Area. The Capitol Corridor route provides rail service between San Jose and Sacramento and serves commuters in Martinez and Richmond.

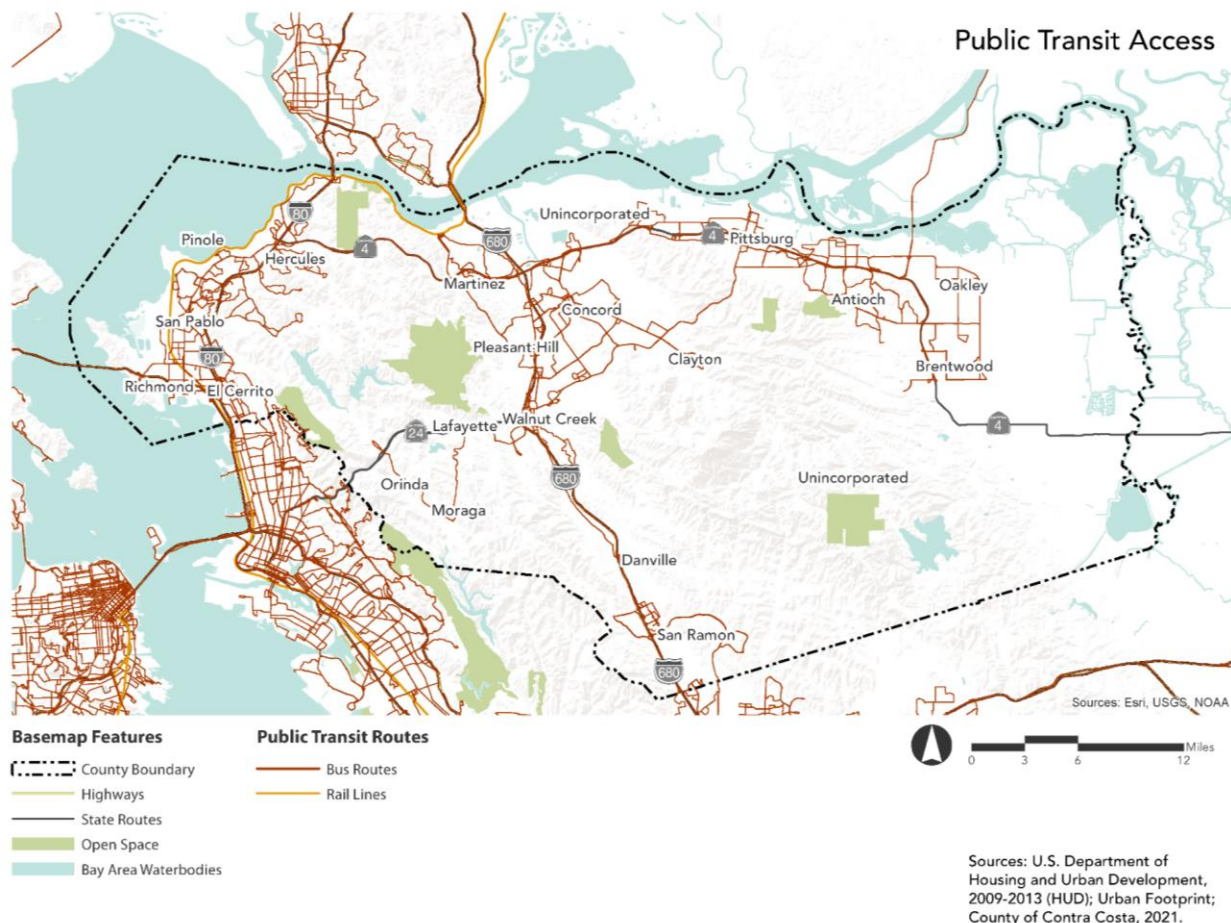
In contrast to rail transportation, bus service is much more fragmented in the County and regionally. Several different bus systems including Tri-Delta Transit, AC Transit, County Connection, and WestCAT provide local service in different sections of the County. In the Bay Area, there are 18 different agencies that provide bus service. The lack of an integrated network can make it harder for transit riders to understand how to make a trip that spans multiple operators and add costs during a daily commute. For example, an East Bay Regional Local 31-Day bus pass is valid on County Connection, Tri-Delta Transit, and WestCAT, but cannot be used on AC Transit. Additionally, these bus systems often do not have frequent service. In central Contra Costa, County Connection buses may run as infrequently as every 45 to 60 minutes on some routes.

Within Contra Costa, transit is generally not as robust in east County despite growing demand for public transportation among residents. The lack of adequate public transportation makes it more difficult for lower-income people in particular to access jobs. Average transit commutes in Pittsburg and Antioch exceed 70 minutes. In Brentwood, average transit commute times exceed 100 minutes.

Transit agencies that service Contra Costa County include County Connection, Tri Delta Transit, WestCAT, AC Transit, and BART. The County Connection Bus (CCCTA) is the largest bus transit system in the county that provides fixed-route and paratransit bus service for communities in Central Contra Costa. Other non-Contra Costa agencies that provide express service to the County include the following:

- San Francisco Bay Ferry (Richmond to SF Ferry Building)
- Golden Gate Transit (Line 40)
- WHEELS Livermore Amador Valley Transit Authority (Route 70x)
- SolTrans (Route 80/82 and the Yellow Line)
- Capitol Corridor (Richmond/Martinez to cities between Auburn and San Jose)
- Fairfield & Suisun Transit (Intercity express routes)

- Altamont Corridor Express (commute-hour trains from Pleasanton)
- Napa Vine Transit (Route 29)



**Map 10: Public Transit Routes in Contra Costa County**

Longer commute times may result from a lack of proximate jobs or from poor transportation access. Higher percentages of workers have longer commute times in northeastern Contra Costa County. Average percentages of workers with long commutes are generally highest in the census tract quintiles throughout Contra Costa County with large populations of protected groups. For instance, on average, 37.7 percent of workers in the quintile of census tracts with “Very High” non-Hispanic Black populations have long commutes, whereas less than 29 percent have long commutes in the quintile of tracts with the smallest (i.e., “Very Low”) Black populations. Zero (0.0) percent of jobs in Antioch are within a half mile of high-frequency transit. Similar differences are evident when examining the percentage of low-income households within a half mile of high-frequency full-day or rush-hour transit.

In Antioch, 0.0 percent of low-income households live near high-frequency transit. This is likely due to the lack of high-frequency transit in Antioch. BART does provide high-quality transit with headways of 15 minutes on weekdays. However, the Antioch BART Station is primarily surrounded by vacant land

and parking lots (it is an end-of-the-line station that many commuters use). Access to BART is crucial for Antioch residents for job accessibility. Antioch's BART service frequency is 15 minutes on the weekdays and 20 minutes for nights and weekends. The average duration of a trip to San Francisco from Antioch BART station is about 1 hour and 15 minutes. However, unforeseeable major delays in BART schedules and maintenance heavily increase commute times from departing from Antioch.<sup>15</sup> Overall, access to employment and services can be hindered for some County residents because of existing transportation infrastructure.

## Economic Development

Employment opportunities are depicted by two indices: (1) the labor market engagement index and (2) the jobs proximity index. The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood, taking into account the unemployment rate, labor-force participation rate, and percent with a bachelor's degree or higher. The index ranges from 0 to 100, with higher values indicating higher labor force participation and human capital. The jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region by measuring the physical distances between jobs and places of residence. It too varies from 0 to 100, and higher scores point to better accessibility to employment opportunities.

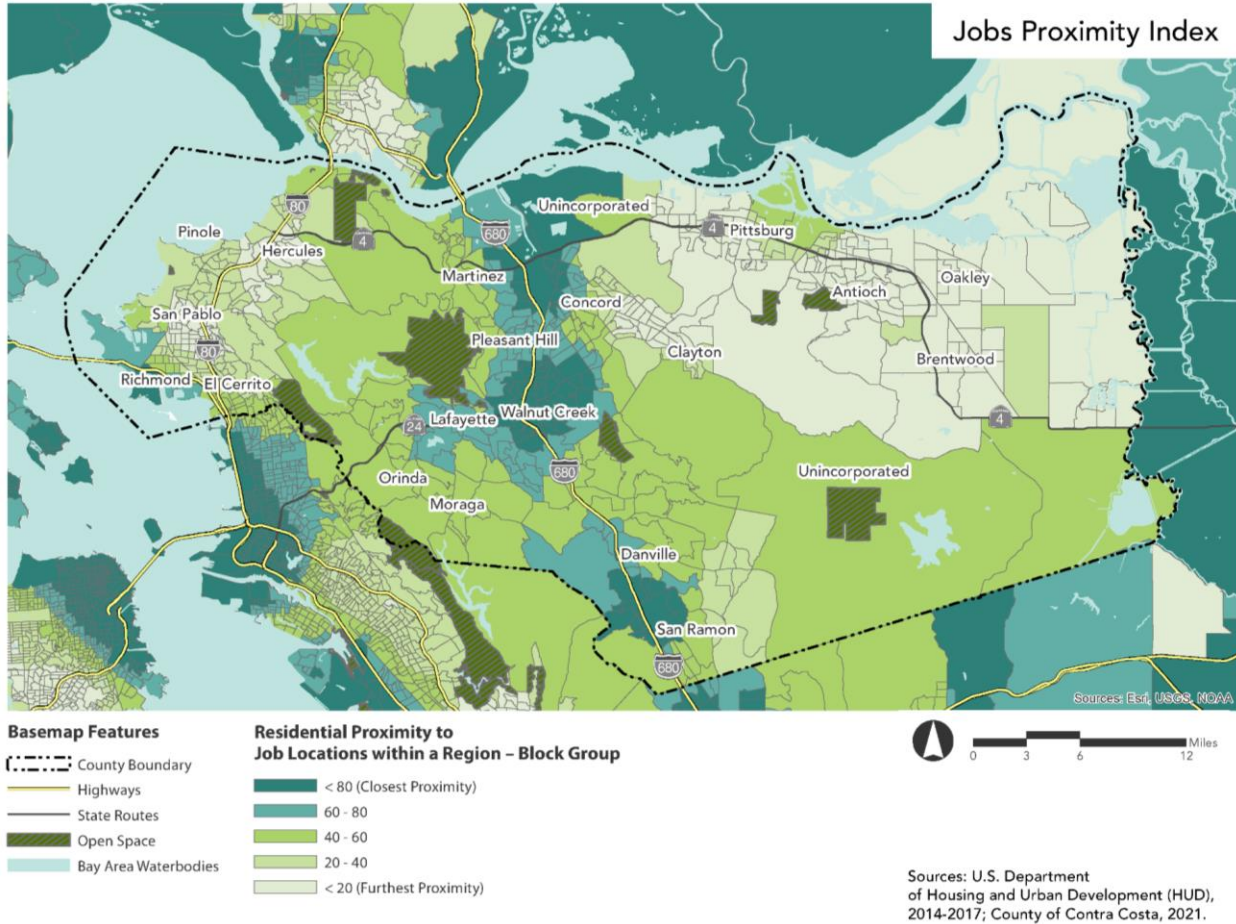
In Contra Costa County, non-Hispanic Whites and non-Hispanic Asians/Pacific Islanders are at the top of the labor market engagement index with scores of 74.56 and 72.19 respectively. Non-Hispanic Blacks and Hispanics score the lowest in the county with scores around 45 overall, and 33 for those living below the federal poverty line. (Refer to Table B-22 for a full list of indices.) Antioch is consistent with this trend, with its labor market index score ranging from a low of 27.88 for Hispanics and a high of 38.48 for non-Hispanic Asian or Pacific Islanders. In Antioch, non-Hispanic Blacks have a higher labor market index (33.09) than non-Hispanic Whites (30.15). However, Antioch's scores (ranging from 27.88 to 38.48) are substantially lower than the County's (ranging from 44.93 to 74.56) and the Region's (ranging from 48.24 to 77.73). Even Antioch's highest score – for non-Hispanic Asians/Pacific Islanders – is still substantially less than the lowest score for the County and the Region. Based on this index, Antioch therefore has less labor force participation and human capital than its peers.

Map 11 shows the spatial variability of jobs proximity in Contra Costa County. Tracts extending north from Lafayette to Martinez and its surrounding unincorporated areas have the highest index values followed by its directly adjacent areas. Cities like Pittsburg, Antioch, Brentwood, Oakley, and Hercules have the lowest index scores (less than 20). Hispanic residents have the least access to employment opportunities with an index score of 26.61 whereas White residents have the highest index score of 44.18. In the City of Antioch, the jobs proximity index numbers are significantly lower, ranging from

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<sup>15</sup> Bay Area Rapid Transit, 2018. *BART to Antioch: What riders need to know about our new service*, May 25, <https://www.bart.gov/news/articles/2018/news20180525#:~:text=How%20ofrequent%20is%20service%3F,weekends%20which%20are%2020%20minutes.>

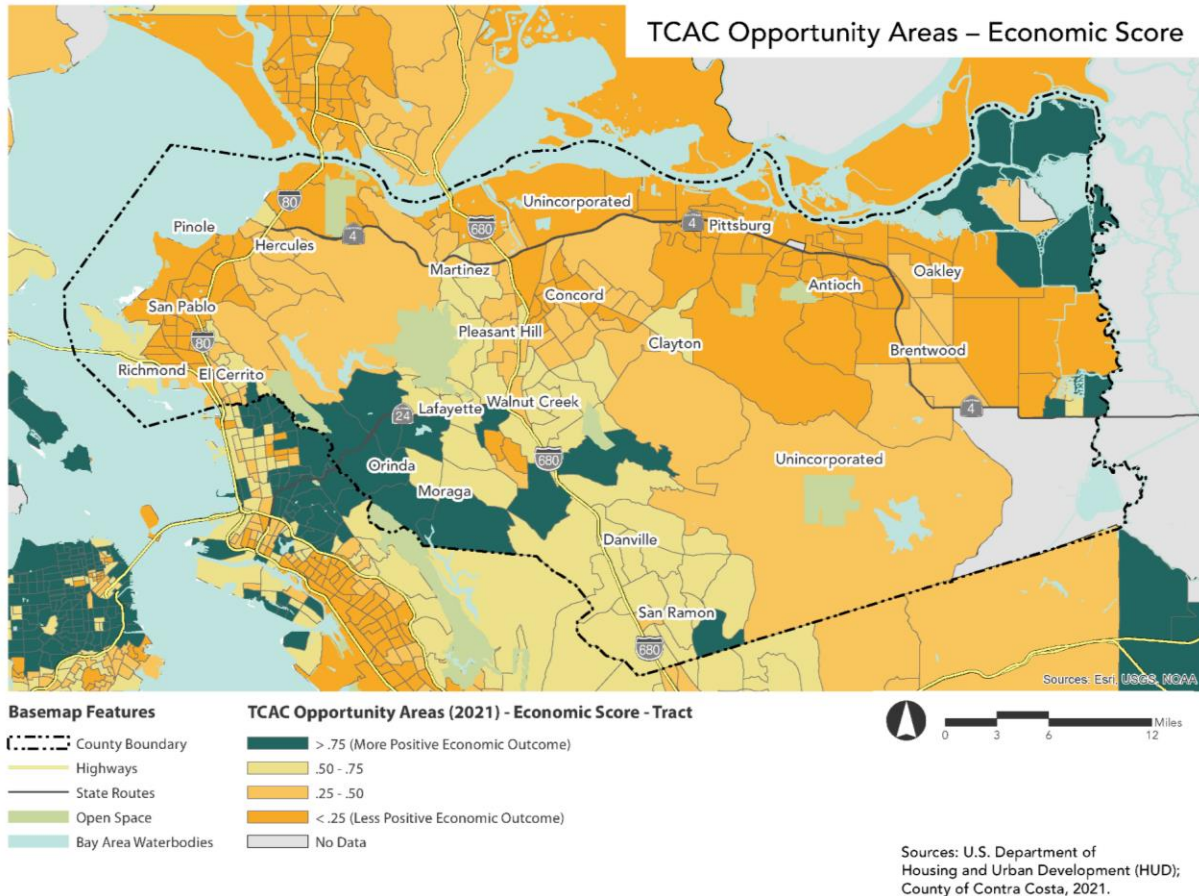
7.59 for Asian or Pacific Islanders (4.46 for those below the federal poverty line) to 10.14 for Hispanics. This is in stark contrast to the County overall where Asians or Pacific Islanders experience relatively high jobs proximity and Hispanics face the lowest. In the Bay Area region, scores are much higher than the County and the city of Antioch ranging from Hispanics with scores around 43 to non-Hispanics Whites at 53.62.



**Map 11: Residential Proximity to Job Locations in Contra Costa County**

The TCAC Economic scores, shown in Map 12, are the least positive outcome in all tracts of Antioch, likely due to the low job proximity reflected in the opportunity indices. This is also true for many of the surrounding jurisdictions, with the exception of some tracts in Oakley, Brentwood, and Concord which have slightly higher scores. The most positive economic outcome scores for TCAC in the region are closer to the job hubs of Oakland and San Francisco.





**Map 12: TCAC Opportunity Areas' Economic Score in Contra Costa County**

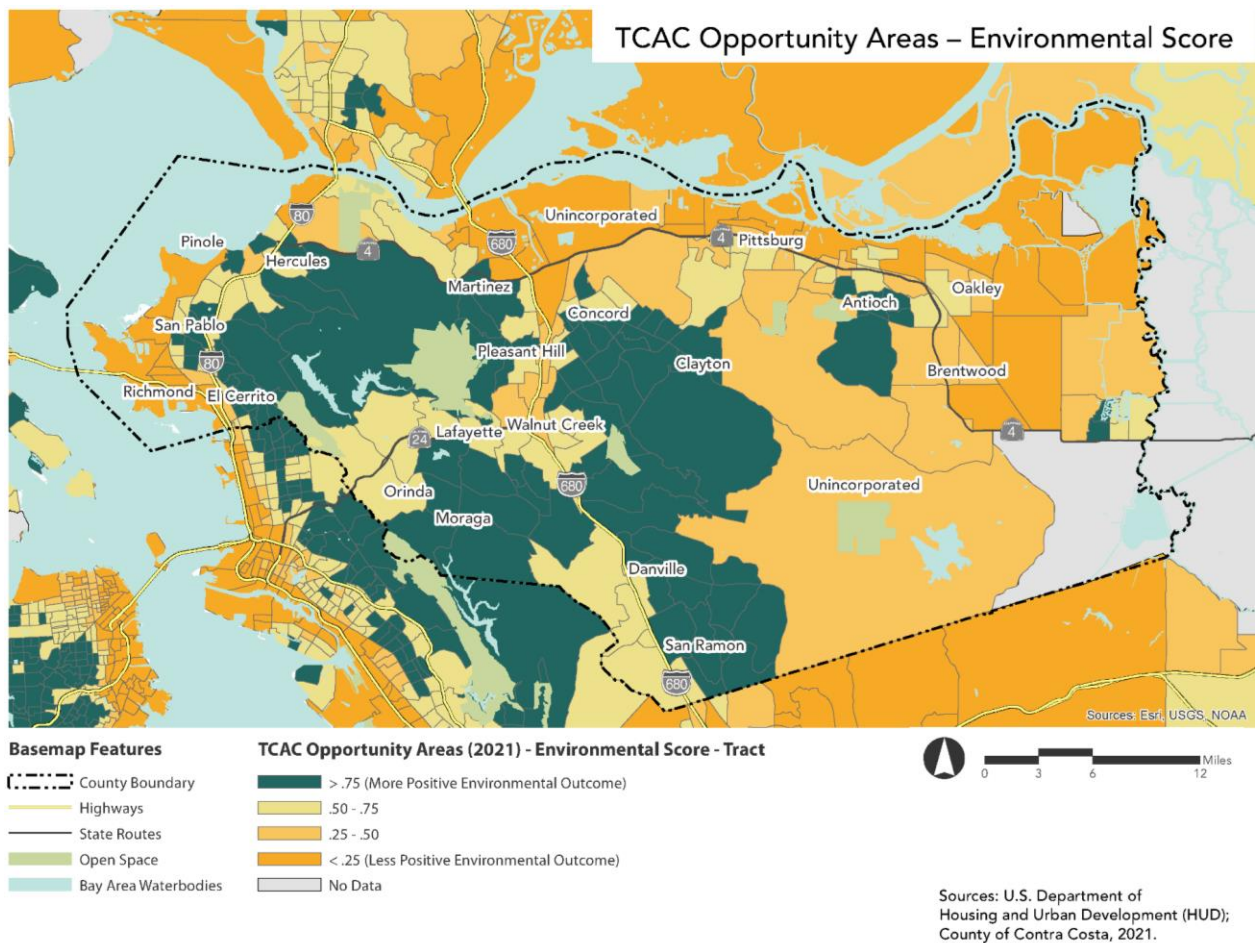
### Environment

The Environmental Health Index summarizes potential exposure to harmful toxins at a neighborhood level. Index values range from 0 to 100 and the higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group. There are modest differences across racial and ethnic groups in neighborhood access to environmental quality. Racial/ethnic groups in the County have scores ranging from low 13.85 to mid-40s. Non-Hispanic Blacks and Hispanics have the lowest scores amongst all residents in Contra Costa County with scores of 13.85 and 24.31 respectively; whereas non-Hispanic Whites have the highest scores (44.10) amongst all residents in Contra Costa County. Asian/Pacific Islanders and Native American residents have scores around 33 (refer to Table B-22). These scores are much lower than in the City of Antioch, where the Environmental Health Index ranges from 55.86 to 60.92 for all racial groups, including those below the federal poverty line. In the San Francisco-Oakland-Hayward Region, scores range from 39.75 (Black, Non-Hispanic below the poverty line) to 52.77 (White, Non-Hispanic above poverty line).

CalEnviroScreen was developed by the California Environmental Protection Agency (CalEPA) to evaluate pollution sources in a community while accounting for a community's vulnerability to the adverse effects of pollution. Measures of pollution burden and population characteristics are combined

into a single composite score that is mapped and analyzed. Higher values on the index indicate higher cumulative environmental impacts on individuals arising from these burdens and population factors. This means that, unlike the Environmental Health Index analyzed above, higher CalEnviroScreen values indicate worse environmental outcomes. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also considers socioeconomic factors such as educational attainment, linguistic isolation, poverty, and unemployment.

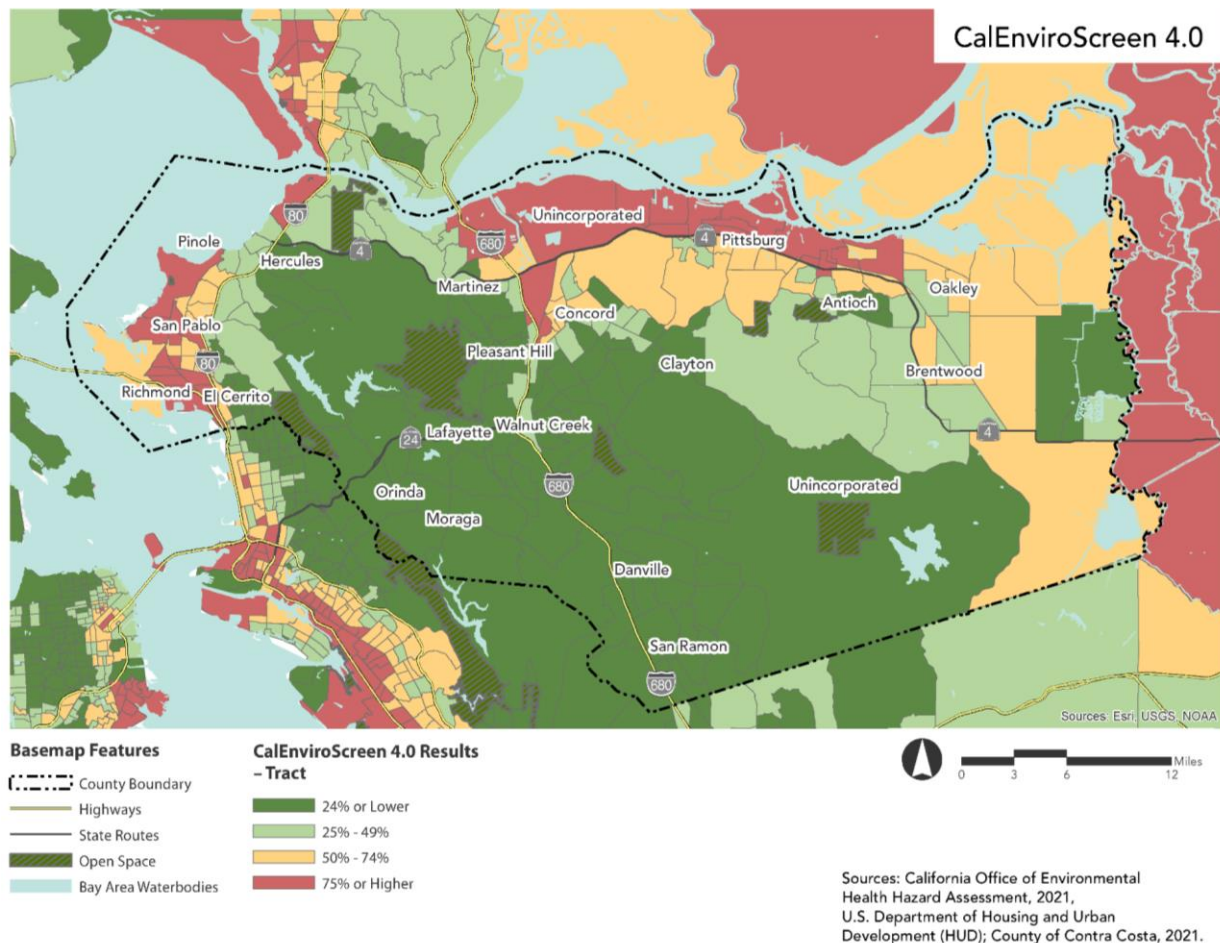
Map 13 below displays the Environmental Score for Contra Costa County based on CalEnviroScreen 3.0 Pollution Indicators and Values that identify communities in California disproportionately burdened by multiple sources of pollution and face vulnerability due to socioeconomic factors. The census tracts scoring in the highest 25 percent of census tracts were designated as disadvantaged communities. Several census tracts in northern Antioch are counted among these disadvantaged communities, as are census tracts in North Richmond, Richmond, Pittsburg, San Pablo, Rodeo, and Oakley.



**Map 13: TCAC Opportunity Areas' Economic Score in Contra Costa County**

Map 14 shows updated scores for CalEnviroScreen 4.0 released by the California Office of Environmental Health Hazard Assessment. Generally speaking, adverse environmental impacts are concentrated around the northern border of the county (Bay Point to Pittsburg) and the western border of the county (Richmond to Pinole). Areas around Concord to Antioch have moderate scores and the rest of the county have relatively low scores. From central Contra Costa County, we see an almost radial gradient effect of green to red (least to most pollution) moving to the outer parts of the county.

Within Antioch, census tracts located in northern half of the city, typically around or north of the State Route 4 highway, tend to score higher on CalEnviroScreen 4.0. The northern most census tract in the city, 6013305000, has the highest overall percentile score at 93 and a pollution burden percentile of 74. These northern neighborhoods are primarily comprised people of color, older homes, and a younger population than southern portions of the city. Additionally, the northern part of the city is primarily where industrial sites have historically been located.



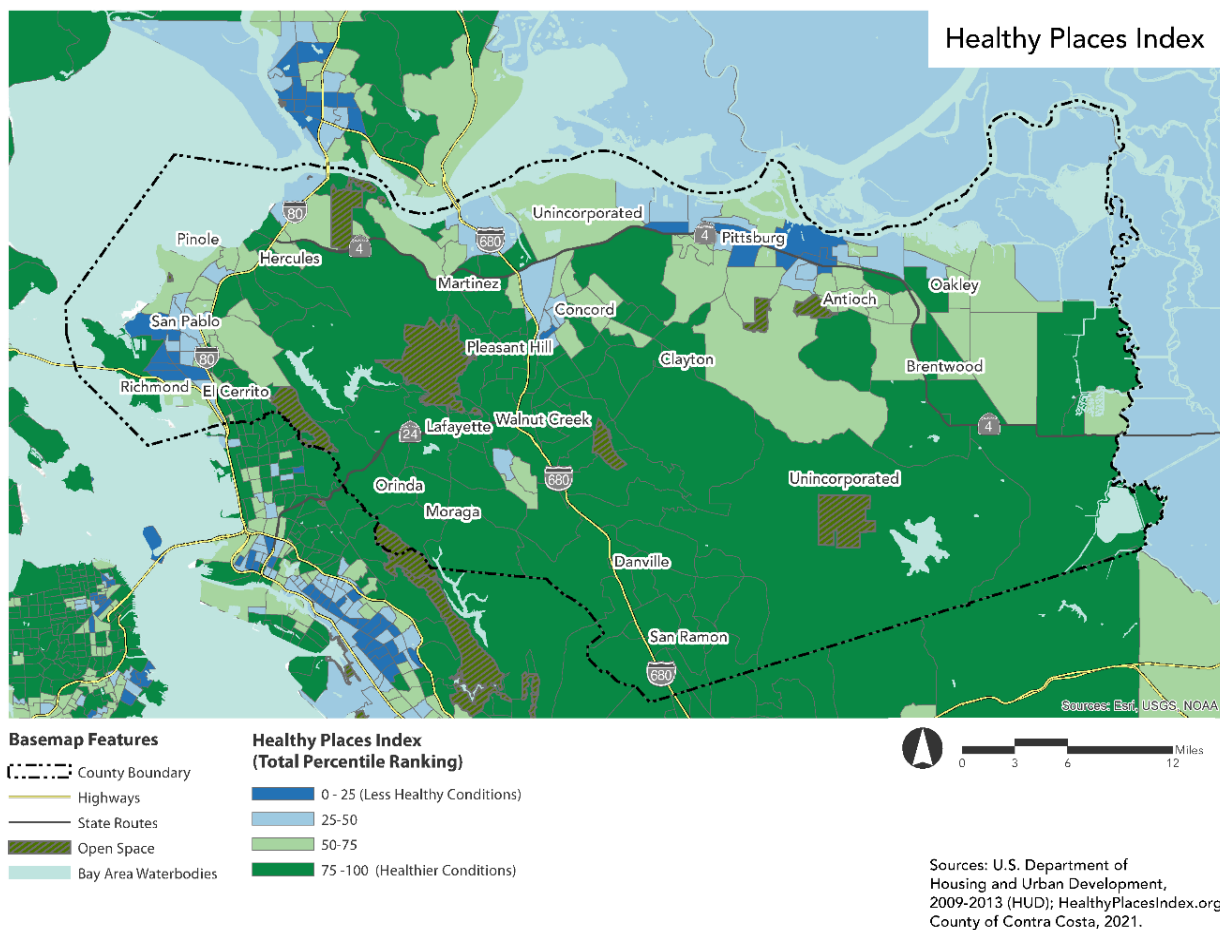
**Map 14: CalEnviroScreen 4.0 Results in Contra Costa County**



## Health and Recreation

Residents should have the opportunity to live a healthy life and live in healthy communities. The Healthy Places Index (HPI) is a tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state. The HPI tool combined 25 characteristics related to housing, education, economic, and social factors into a single indexed HPI Percentile Score, where lower percentiles indicate less positive health and recreation conditions.

Map 15 shows the HPI percentile score distributions for Contra Costa County. The majority of the County falls in the highest quarter, indicating healthier conditions. These areas have a lower percentage of minority populations and higher median incomes. Cities with the lowest percentile ranking, which indicates less healthy conditions, are Pittsburg, San Pablo, and Richmond. These areas have higher percentages of minority populations and lower median incomes.



**Map 15: Healthy Places Index in Contra Costa County**

Within Antioch, there tends to be poorer health outcomes in the northern portion of the city. On CalEnviroScreen 4.0, many census tracts north or near State Route 4 score 55 or above for pollution burden percentile, with the northernmost census tract scoring at 74 (mentioned earlier). Nearly all census tracts located north of the highway have a score of 99 for Asthma.

## Home Loans

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly considering the continued impacts of the lending/credit crisis. In the past, credit market distortions and other activities such as “redlining” were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants.

However, lending discrimination continues to be a contributing factor to disproportionate housing needs, as class groups who struggle to obtain access to loans are more likely to experience housing problems such as cost burdens, overcrowding, and substandard housing, and are more likely to be renters rather than homeowners. When banks and other financial institutions deny loan applications from people of color, they are less likely to achieve home ownership and instead must turn to the rental market. As Contra Costa’s rental housing market grows increasingly unaffordable, Blacks and Hispanics are disproportionately impacted. Table B-23 below shows that home loan applications by Black/Hispanic/Latino individuals are uniformly denied at higher rates than those of Whites or Asians. Because Blacks and Hispanics in the region are denied loans at far higher rates than Whites and Asians, their families are far more likely to have less access to quality education, healthcare, and employment.

When minorities are unable to obtain loans, they are far more likely to be relegated to certain areas of the community. While *de jure* segregation (segregation that is created and enforced by the law) is currently illegal, the drastic difference in loans denied between Whites and minorities perpetuates *de facto* segregation, which is segregation that is not created by the law, but which forms a pattern as a result of various outside factors, including former laws.

**TABLE B-23: HOME LOAN APPLICATION DENIAL RATES BY RACE/ETHNICITY IN CONTRA COSTA COUNTY**

Race/Ethnicity	FHA, FSA/RHA, and VA Home-Purchase Loans	Conventional Home-Purchase Loans	Refinance Loans	Home Improvement Loans	Multi-Family Homes
White, non-Hispanic	9.2%	8.0%	16.6%	19.5%	9.5%
Black, non-Hispanic	14.8%	13.5%	27.1%	34.6%	29.4%
Asian, non-Hispanic	13.1%	9.8%	15.2%	19.3%	12.3%
Hispanic	11.3%	12.0%	22.3%	31.0%	28.6%

Source: Contra Costa County AI (2020).

## Conclusion

Overall, Antioch faces the challenge of generally having lower opportunity areas and lower access to resources, jobs, and transportation for its residents compared to other parts of the County and Region. However, Antioch does provide the opportunity for more lower cost housing compared to many other parts of the Region. In addition to the quantitative data provided in this analysis, qualitative approaches to understanding local knowledge for this Housing Element (e.g., focus groups, interviews) have made it clear that there is a need in Antioch for housing programs that address lifestyle amenities that allow for the elderly and families to have access to safe open spaces like parks; security and adequate lighting in their neighborhoods; access to transit; and amenities and services that allow people to be proud of living in Antioch, not afraid of walking outside and connecting with people. Childcare is also crucial.

## DISPROPORTIONATE HOUSING NEEDS

The following subsection assesses the extent to which protected classes, particularly members of racial and ethnic minority groups, experience disproportionate housing needs and are at risk for displacement. Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Contra Costa County. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom).

According to the Contra Costa County AI, a total of 164,994 households (43.9 percent) in the County experience any one of the above housing problems; 85,009 households (22.6 percent) experience severe housing problems. Based on relative percentage, Hispanic households experience the highest rate of housing problems regardless of severity, followed by Black households and 'Other' races. Table B-24 lists the demographics of households with housing problems in the County.

**TABLE B-24: DEMOGRAPHICS OF HOUSEHOLDS WITH HOUSING PROBLEMS IN CONTRA COSTA COUNTY**

	Total Number of Households	Households with Housing Problems	Households with Severe Housing Problems
White	213,302	80,864 37.91%	38,039 17.83%
Black	34,275	19,316 56.36%	10,465 30.53%
Asian/Pacific Islander	51,353	21,640 42.14%	10,447 20.34%
Native American	1,211	482 39.80%	203 16.76%
Other	10,355	5,090 49.15%	2,782 26.87%
Hispanic	65,201	37,541 57.58%	23,002 35.28%
<b>Total</b>	<b>375,853</b>	<b>164,994 43.90%</b>	<b>85,009 22.62%</b>

Source: Contra Costa County AI (2020).

The 2020-2025 Contra Costa County Consolidated Plan found that 1,930 owners and 2,320 renters need housing assistance in Antioch, due to housing problems such as lacking complete plumbing or kitchen facilities, overcrowding, housing cost burden greater than 30 percent of household income, or zero/negative income.

There are significant disparities between the rates of housing problems that larger families (households of five or more people) experience and the rates of housing problems that families of five or fewer people experience. Larger families tend to experience housing problems more than smaller families. Non-family households in Contra Costa experience housing problems at a higher rate than smaller family households, but at a lower rate than larger family households. Table B-25 lists the number of households with housing problems according to household type.

**TABLE B-25: HOUSEHOLD TYPE AND SIZE**

Household Type	No. of Households with Housing Problems
Family Households (< 5 people)	85,176
Family Households (> 5 people)	26,035
Non-family Households	53,733

Source: Contra Costa County AI (2020).

## Homeownership Rates

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.<sup>16</sup> The subprime foreclosure crisis also hit multiple communities in Contra Costa County extremely hard. Cities that had concentrations of Black and Hispanic populations when the foreclosure crisis hit experienced areas of concentrated foreclosure activity at the height of the foreclosure crisis. Concentrated foreclosures in predominantly Black and Hispanic communities wiped out significant wealth among Black and Hispanic homeowners, both those who lost their homes to foreclosure and those whose home equity was diminished by declining home values. This loss of wealth imposed an additional barrier to Black and Hispanic homeowners using their accumulated wealth to purchase homes in and relocate to affluent communities with small Black and Hispanic populations in central County.

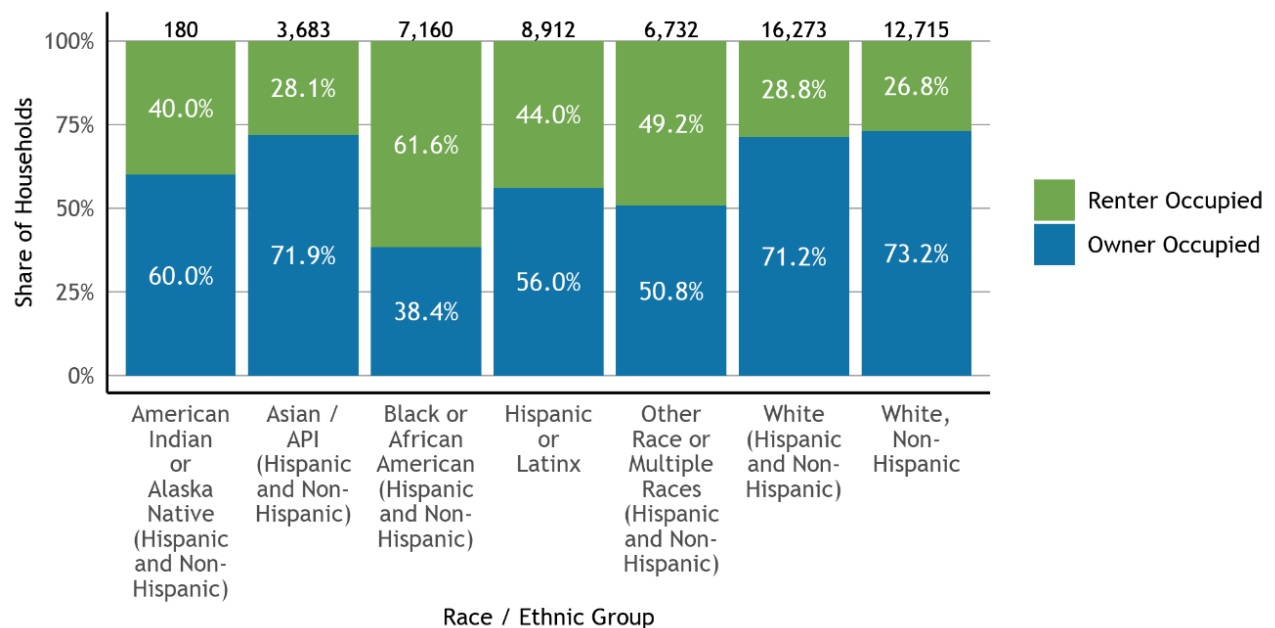
In addition, the nationally documented trend of poor maintenance of real estate owned (REO) properties following foreclosure, particularly in communities of color, resulted in the deterioration of

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<sup>16</sup> 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.

the physical condition of neighborhoods in a manner that, in the demographically changing communities of east County, could accelerate White Flight (the movement of White residents from cities to predominantly White suburbs). Many owners of REO properties opted not to bring those homes back to the market for sale, instead choosing to rent out single-family homes. This trend has accelerated patterns of racial succession in east County and undermined stable integration. Disparities in housing tenure by race and ethnicity continue throughout the region. Antioch, which has undergone starker and less stable demographic change than any other community in the County, is a prime example of this phenomenon. Between the 2005-2007 American Community Survey 3-Year Estimates and the 2016 American Community Survey 1-Year Estimates, the homeownership rate in the city of Antioch dropped from 72.9 percent to 61.5 percent while the percentage of occupied housing units that are in structures with five or more units barely increased from 12.2 percent to 13.0 percent.

Today, there are significant disparities in the rates of renter and owner-occupied housing by race/ethnicity in Contra Costa County, although Antioch has significantly higher homeownership rates by Hispanic and Black residents than in the County as a whole. In Antioch, 38.4 percent of Black households owned their homes, while homeownership rates were 71.9 percent for Asian households, 71.2 percent for White households, and 56.0 percent for Latinx households (see Figure B-30).



**Figure B-30: Housing Tenure by Race of Householder**

Universe: Occupied housing units

Notes: 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 total number of occupied housing units 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 total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003 (A-1).

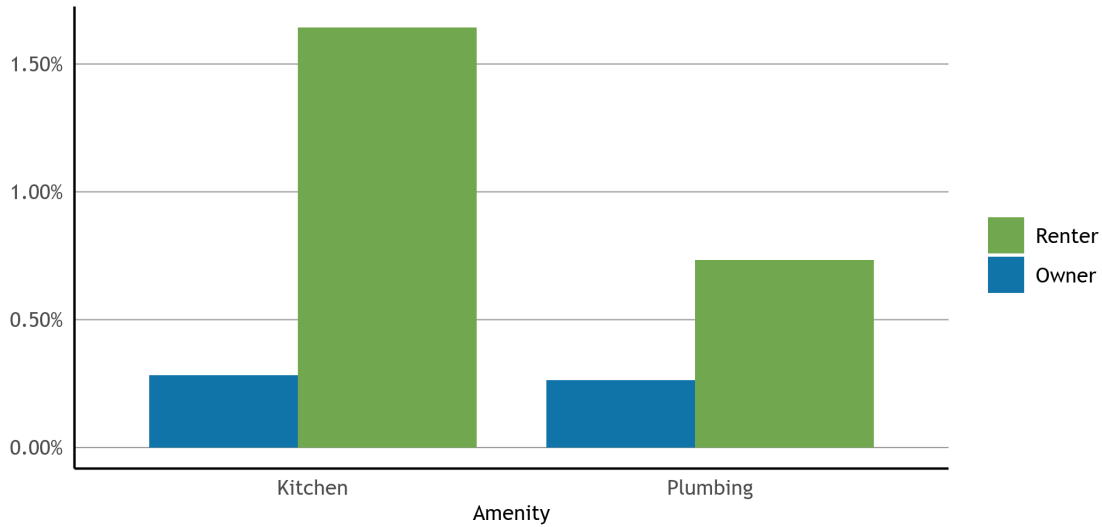
## Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in Figure B-31 below gives a sense of some of the substandard conditions that may be present in Antioch. For example, 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. While these percentages are low, they are higher than the overall trend in Contra Costa County, where 0.86 percent of households lack complete kitchen facilities and 0.39 percent of households lack complete plumbing facilities.

Code enforcement data can also be used to evaluate substandard housing issues. Code enforcement in Antioch is complaint-driven, meaning the Code Enforcement Division investigates properties when a complaint has been filed and therefore only sees a portion of potential code violations that may exist. Within the period from January 1, 2016 to October 25, 2021 there were also 1,126 code enforcement violation cases opened and investigated in the City of Antioch. Of these cases, 16 percent were related to work done without a building permit and approximately 6 percent were related to fences. The remaining cases range widely, but approximately 9 percent of all cases were issued by tenants. Key word searches of the complaints found that many of the cases mention mold (182 mentions), vermin (63 mentions of “vermin” and 30 for mice or rats), leaks (79), general disrepair or dilapidation (46), and/or cockroaches (43). Approximately 4 percent of all cases mentioned safety, either by the inspector or the person who filed the complaint.<sup>37</sup> Safety issues included but were not limited to collapsing roofs, unsafe wiring or electrical, mold, unlit or unsafe staircases, and gas leaks.

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<sup>37</sup> Note that the same word could appear more than once related to one complaint. These findings provide a general but imprecise understanding of the content of the complaints.



**Figure B-31: Substandard Housing Issues**

*Universe: Occupied housing units*

*Notes: Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations.*

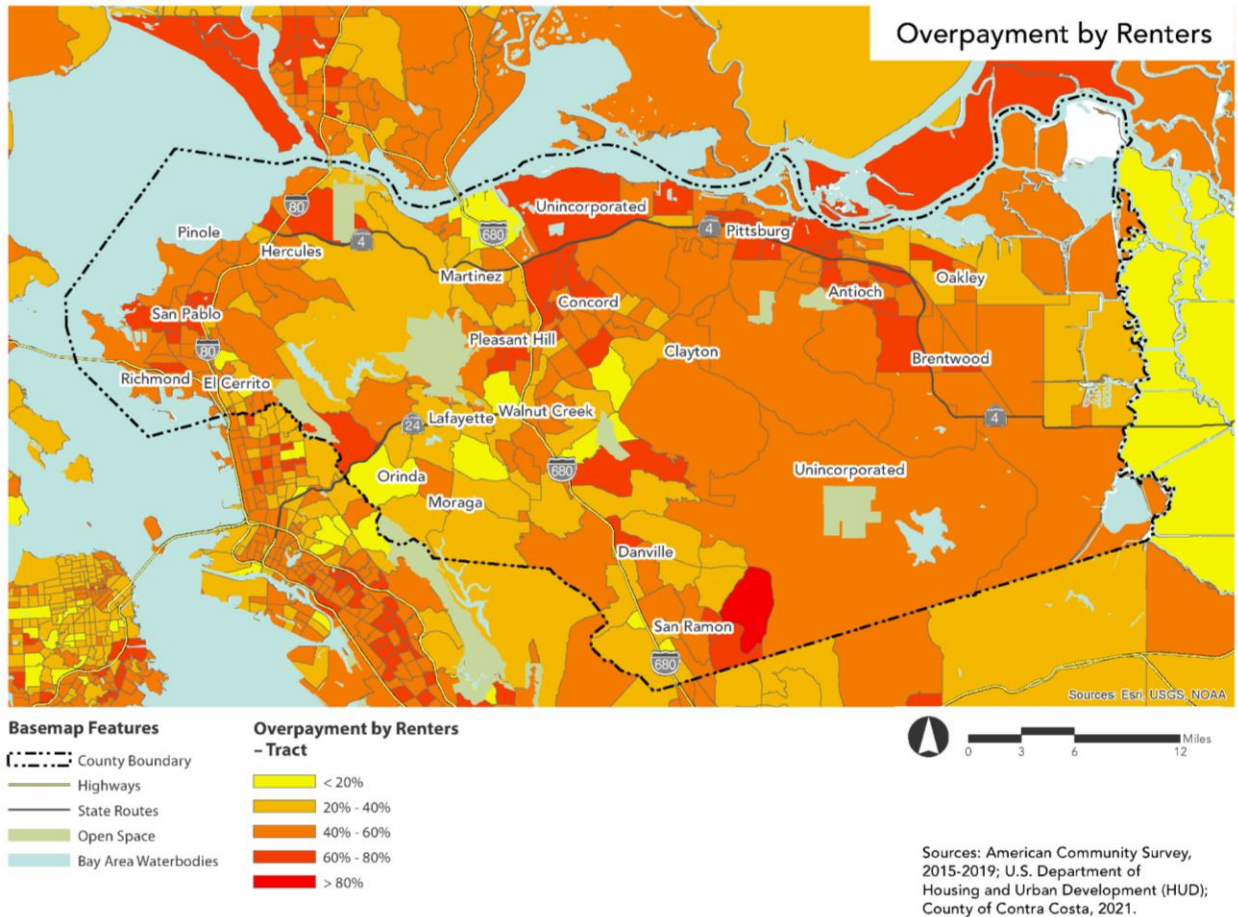
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049.*

## Housing Cost Burden

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.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

Referring to Map 16, we see concentrations of cost burdened renter households in and around Antioch, as well as San Pablo, Pittsburg, west Brentwood and Oakley, East San Ramon, and northern parts of Concord towards unincorporated areas. In these tracts, over 80 percent of renters experience cost burdens. Majority of east Contra Costa has 60 percent to 80 percent of renter households that experience cost burdens; west Contra Costa has 20 percent to 40 percent of renter households that experience cost burdens. Census tracts with a low percentage of cost-burdened households are located between San Ramon and Martinez on a north-south axis. In these tracts, less than 20 percent of renter households experience cost burdens.

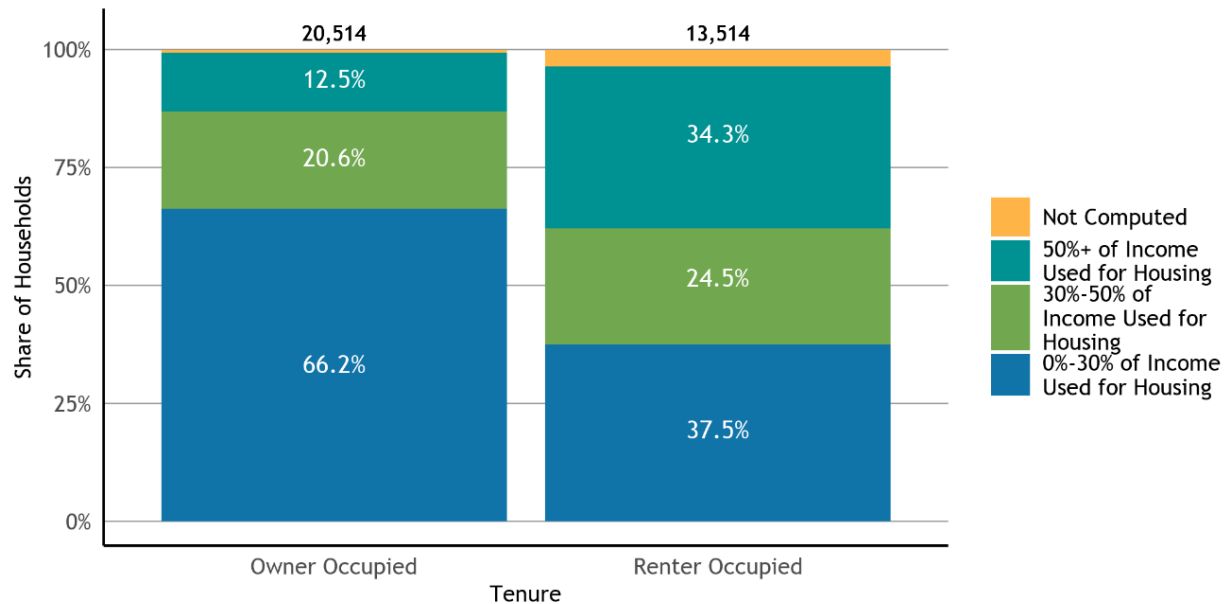




**Map 16: Distribution of Percentage of Overpayment by Renters in Contra Costa County**

In Antioch, 20.8 percent of households spend 50 percent or more of their income on housing, while 20.3 percent spend 30 to 50 percent. However, these rates vary greatly across income categories. For example, 77.0 percent of Antioch households making less than 30 percent of AMI spend the majority of their income on housing. For Antioch residents making more than the median income, just 0.2 percent are severely cost-burdened, and 90.8 percent of those making more than the median income spend less than 30 percent of their income on housing.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Antioch, 24.5 percent of renters spend 30 to 50 percent of their income on housing compared to 20.6 percent of those that own (see Figure B-32). Additionally, 34.3 percent of renters spend 50 percent or more of their income on housing, while 12.5 percent of owners are severely cost-burdened.



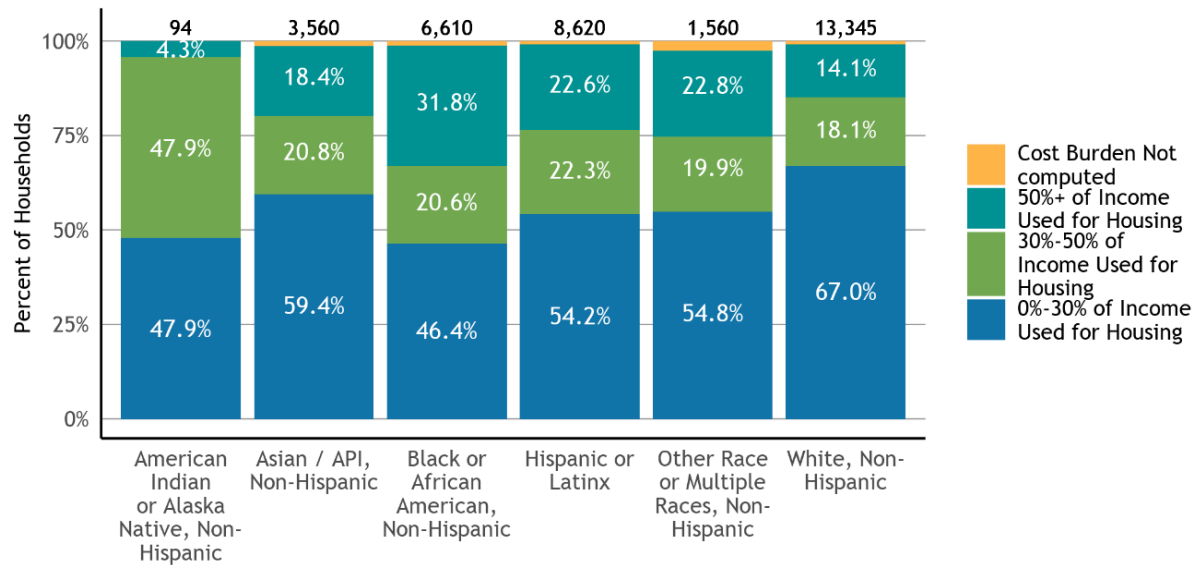
**Figure B-32: Cost Burden by Tenure**

*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.*

There are also relationships between cost burden and race/ethnicity. People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity. American Indian or Alaska Native, Non-Hispanic residents are the most cost burdened with 47.9 percent spending 30 to 50 percent of their income on housing, and Black or African American, Non-Hispanic residents are the most severely cost burdened with 31.8 percent spending more than half of their income on housing (see Figure B-33).



**Figure B-33: Cost Burden by Race**

*Universe: Occupied housing units*

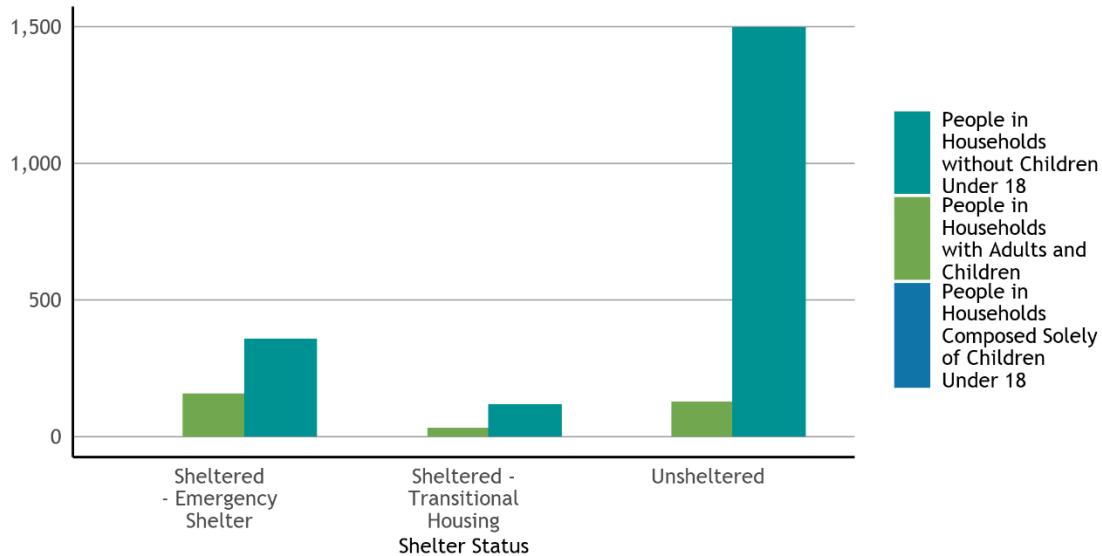
*Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD 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. 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. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.*

## Homelessness

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, people 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 B-34).

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 Figure B-35).



**Figure B-34: 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).

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

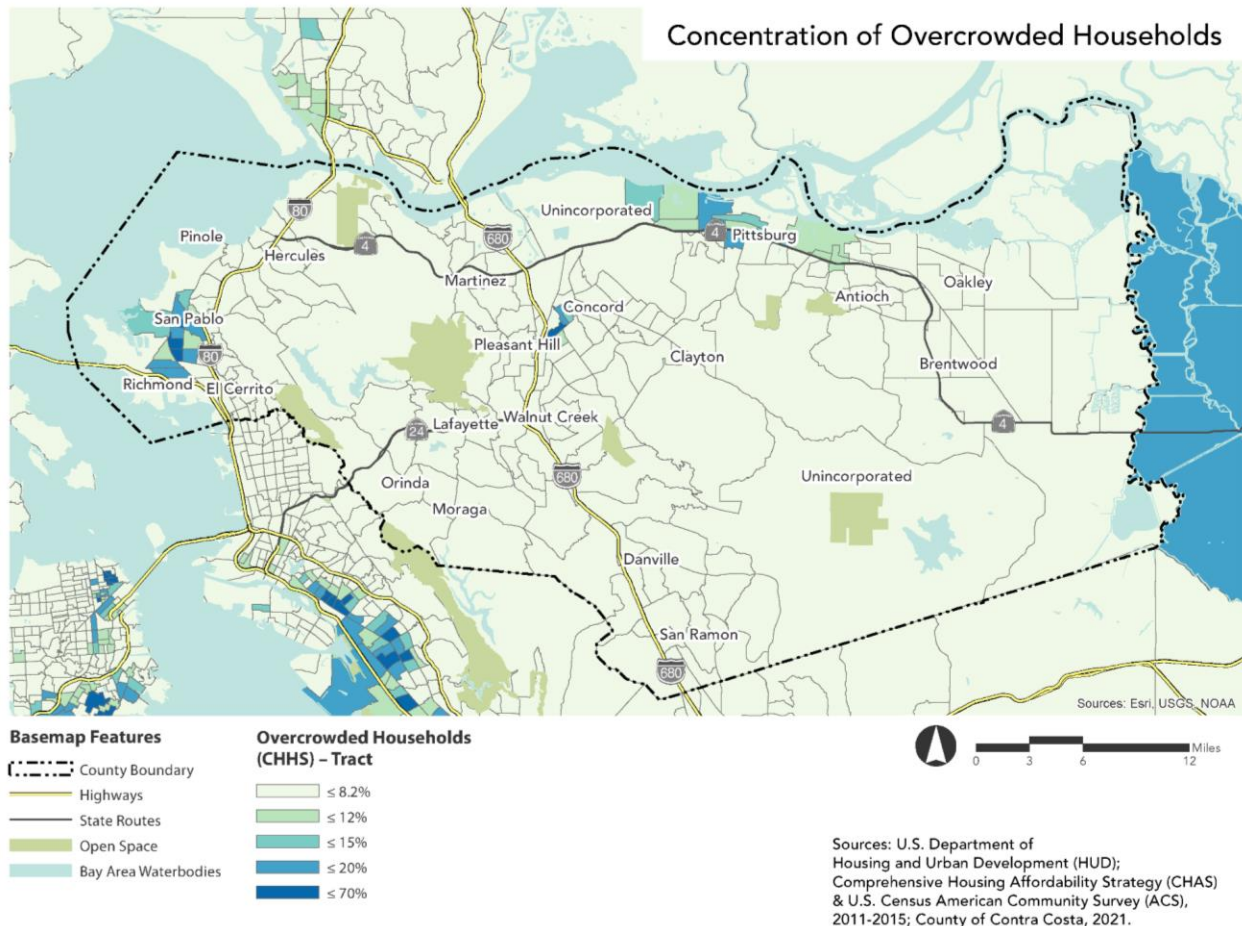
**Figure B-35: Number of Unsheltered Individuals by Contra Costa County Cities**

Universe: Population experiencing homelessness

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

## Overcrowded Households

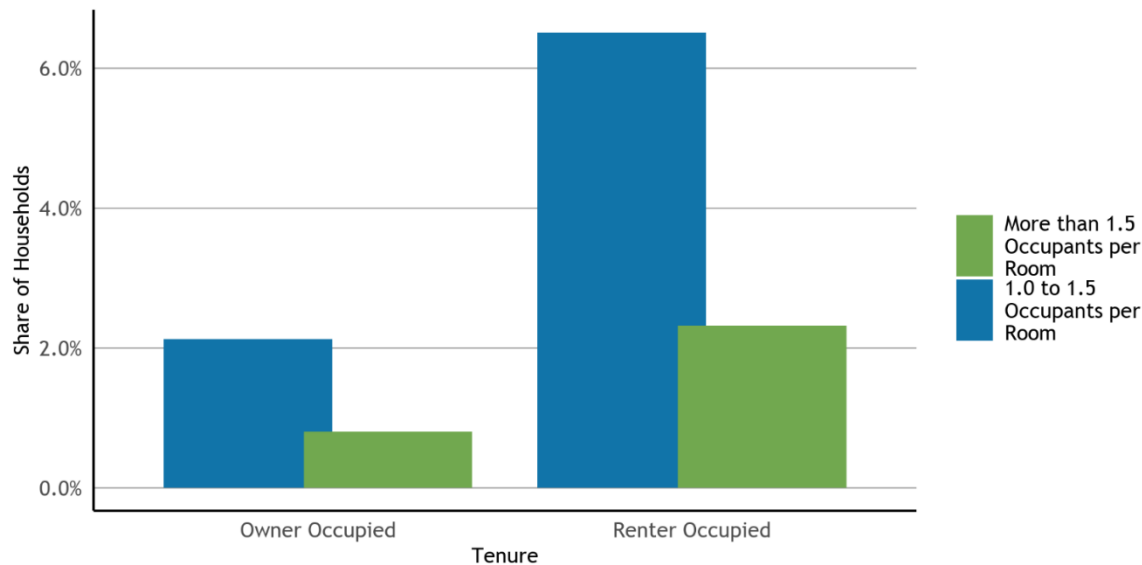
Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report defines it as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). Map 17 indicates that Contra Costa County in general has low levels of overcrowded households. Tracts in San Pablo, Richmond, and Pittsburg with higher percentages of non-White population show higher concentrations of overcrowded households compared to the rest of the county.



**Map 17: Distribution of Percentage of Overcrowded Households in Contra Costa County**

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. 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 own (see Figure B-36). In Antioch, 6.5 percent of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 2.1 percent for those own.





**Figure B-36: Overcrowding by Tenure and Severity**

*Universe: Occupied housing units*

*Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.*

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

## Displacement

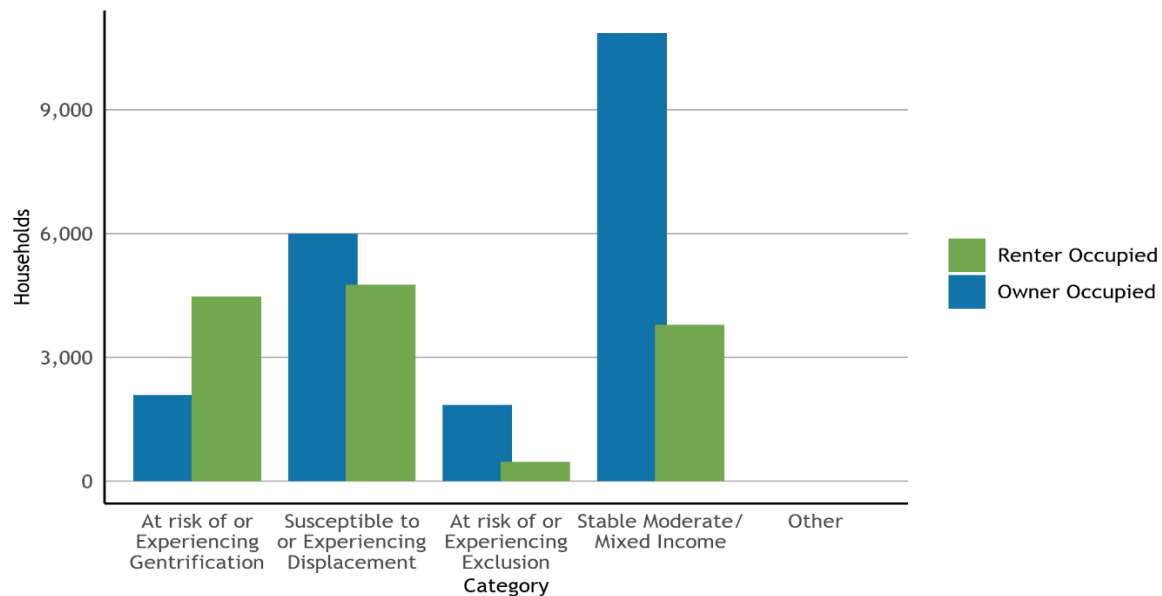
Displacement of residents due to economic pressures is a major contributing factor to segregation in Contra Costa County and the Bay Area. The Bay Area has been facing a major affordable housing crisis for years due to factors including insufficient housing production, especially in predominantly non-Hispanic White high-opportunity areas, and a strong regional economy boosted by the growth of the technology industry. Rising rents contribute to evictions, especially in areas with lower household incomes.<sup>18</sup> Developers may also seek to capitalize on rising property values by making improvements in housing in order to attract more affluent and largely White individuals. Displacement can occur as speculators rehabilitate homes to resell at higher prices, renovate rental units, or convert rental units into more expensive condominiums.<sup>19</sup> Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Antioch, 31.3 percent of households live in neighborhoods that

<sup>18</sup> Cat Schuknect, *Richmond Has Contra Costa's Highest Number of Sheriff-Enforced Evictions, Document Shows*, RICHMOND CONFIDENTIAL (Dec. 5, 2016), <http://richmondconfidential.org/2016/12/05/richmond-has-highest-rate-of-sheriff-enforced-evictions-in-county-doc..>

<sup>19</sup> Celina Chan, Viviana Lopez, Sydney Cespedes, & Nicole Montojo. 2015. *Concord: Signs of Speculation in the Monument Corridor*, [http://www.urbandisplacement.org/sites/default/files/concord\\_final.pdf](http://www.urbandisplacement.org/sites/default/files/concord_final.pdf).

are susceptible to or experiencing displacement and 19.2 percent live in neighborhoods at risk of or undergoing gentrification (see Figure B-37 below). Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 6.8 percent of households in Antioch live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.<sup>20</sup>



**Figure B-37: Households by Displacement Risk and Tenure**

Universe: Households

Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data. Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.

Despite increasing housing prices, much of Contra Costa remains relatively affordable compared to the rest of the Bay Area.<sup>21</sup> From 2011-2015, Contra Costa County gained thousands of net residents from Alameda County, San Mateo County, and San Francisco.<sup>22</sup> In particular, many individuals are moving to the Eastern portions of Contra Costa County where housing prices are generally lower. As previously discussed, the Black population in Antioch has risen sharply since 2000, more than doubling from 2000

<sup>20</sup> More information about this gentrification and displacement data is available at the Urban Displacement Project’s webpage: <https://www.urbandisplacement.org/>.

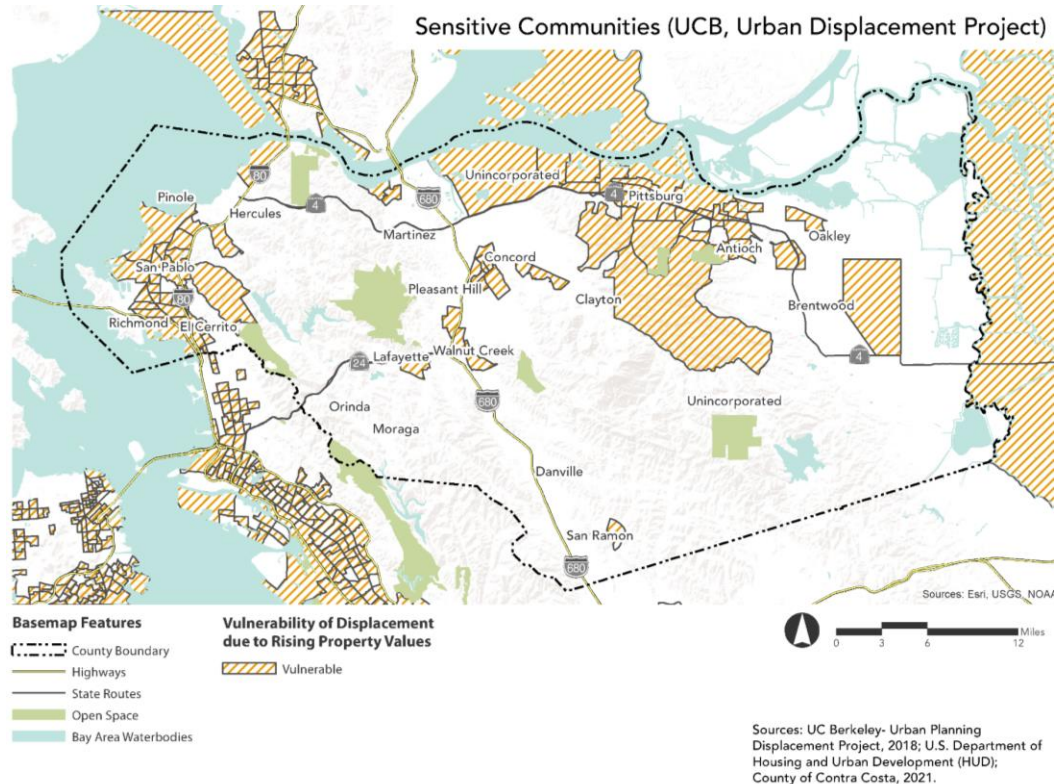
<sup>21</sup> Richard Scheinin, *Bay Area rents: still rising, but starting to level off*, Mercury News (August 11, 2016, 10:44 PM), <http://www.mercurynews.com/2016/07/21/bay-area-rents-still-rising-but-starting-to-level-off/>.

<sup>22</sup> Census Mapping Tool, <https://flowmapper.geo.census.gov>.



to 2010, while the Black population has declined in much of the Bay area including in the City of Richmond. As lower-income residents have been displaced from more expensive parts of the Bay Area, poverty in Eastern Contra Costa County has increased dramatically. From 2000-2014, the increase in poverty in Antioch was among the highest in the Bay Area.<sup>23</sup> Displacement is thus perpetuating segregation as low-income people of color increasingly concentrate in east County.

UC Berkeley’s Urban Displacement Project states that a census tract is a sensitive community if the proportion of very low-income residents was above 20 percent in 2017 and the census tracts meets two of the following four criteria: (1) Share of renters above 40 percent in 2017; (2) Share of Non-White population above 50 percent in 2017; (3) Share of very low-income households that are also severely rent burdened households above the county median in 2017; or (4) Nearby areas have been experiencing displacement pressures. Using this methodology, sensitive communities were identified in areas between El Cerrito and Pinole; Pittsburg, Antioch and Clayton; East Brentwood; and unincorporated land in Bay Point. Small pockets of sensitive communities are also found in central Contra Costa County from Lafayette towards Concord (refer to Map 18).



**Map 18: Sensitive Communities as Defined by the Urban Displacement Project**

<sup>23</sup> Joaquin Palomino, *As Bay Area Poverty Shifts from Cities to Suburbia, Services Lag*, San Francisco Chronicle, (December 31, 2015), <http://www.sfchronicle.com/bayarea/article/As-poverty-spreads-to-new-Bay-Area-suburbs6730818.php>.

## Conclusion

In Antioch, Black and Hispanic households, as well as large families, overall have disproportionate housing needs or face challenges in their housing situation in a variety of forms spanning both the rental and homeownership markets. Despite comparatively affordable housing in Antioch, there remains high levels of cost burden across several subsections of the population compared to surrounding areas. Antioch also has a disproportionate amount of unhoused individuals within the city who have unique needs to address.

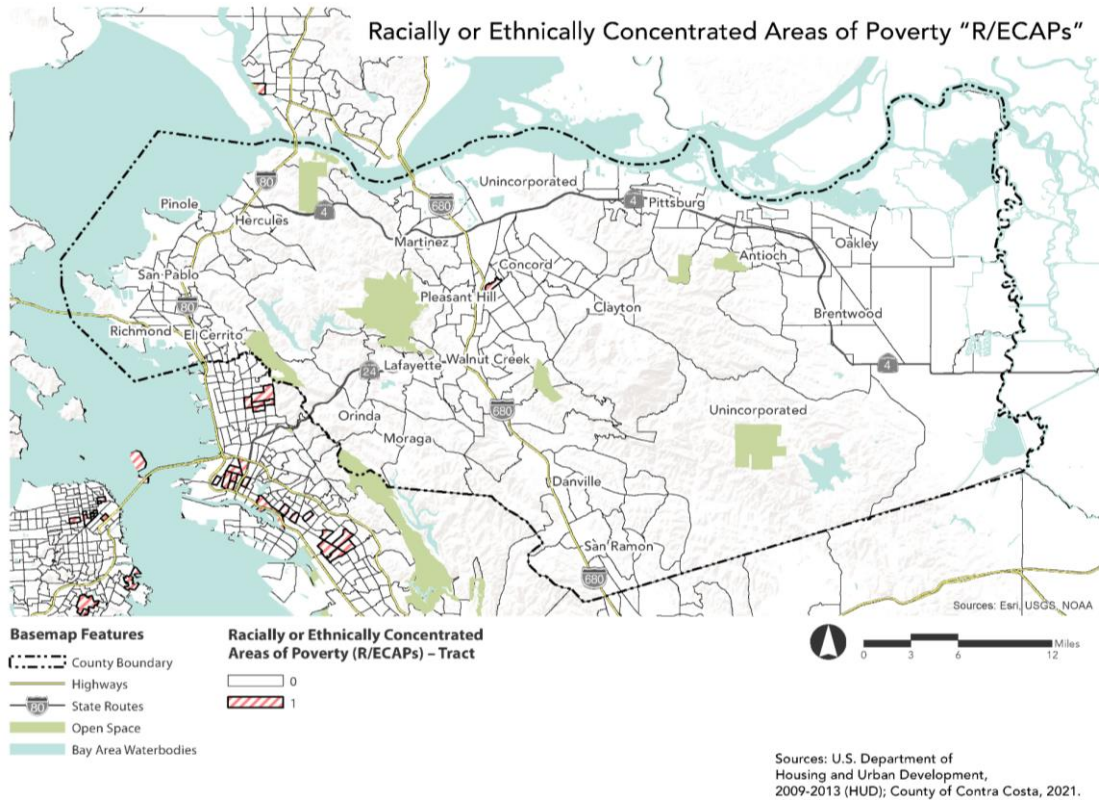
## RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAPs)

Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) are geographic areas with significant concentrations of poverty and minority populations. HUD developed a census-tract based definition of R/ECAP that relies on a racial and ethnic concentration threshold and a poverty test. The threshold states that an area with a non-White population of 50 percent or more would be identified as a R/ECAP; the poverty test defines areas of extreme poverty as areas where 40 percent or more of the population live below the federal poverty line or where the poverty rate is three times the average poverty rate for the metropolitan area (whichever is lower). Thus, an area that meets either the racial or ethnic concentration, and the poverty test would be classified as a R/ECAP. Identifying R/ECAPs facilitates an understanding of entrenched patterns of segregation and poverty due to the legacy effects of historically racist and discriminatory housing laws.

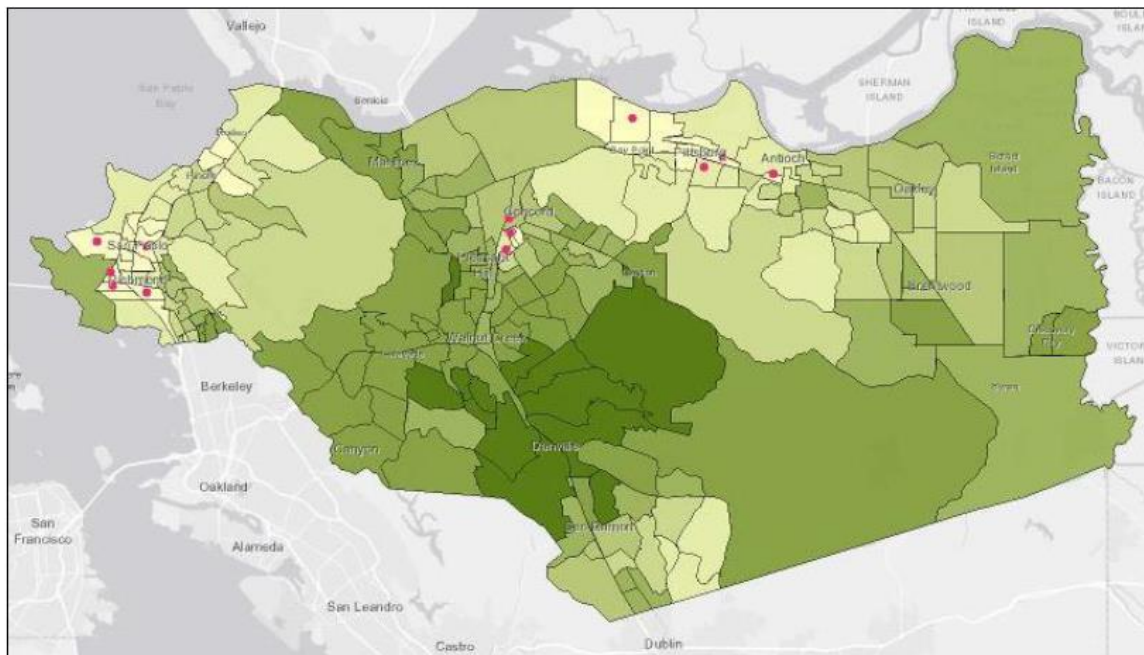
In Contra Costa County, the only area that meets the official definition of a R/ECAP is Monument Corridor in Concord (highlighted with red stripes in Map 19 below).

### Expanded R/ECAPs in Contra Costa County

According to the 2020 Contra Costa County AI, however, the HUD definition that utilizes the federal poverty rate is not suitable for analysis in the San Francisco Bay Area due to the high cost of living. The HUD definition would severely underestimate whether an individual is living in poverty. The Contra Costa County AI proposes an alternate definition of a R/ECAP that includes majority-minority census tracts that have poverty rates of 25 percent or more. Under this definition, twelve other census tracts would qualify as R/ECAPs in the areas of Antioch, Bay Point, Concord, Pittsburg, North Richmond, Richmond and San Pablo (refer to Map 20).



**Map 19: R/ECAPs in Contra Costa County**



**Map 20: Expanded R/ECAPs in Contra Costa County**

Source: Contra Costa County Analysis of Impediments to Fair Housing Choice January 2020-2025 (2020 AI).  
 Note: The 2020 AI does not provide a legend for the map shown above nor does it name the specific 12 additional R/ECAPs identified. The map shows the general location of the expanded R/ECAPs identified in the County.

In Antioch, there is one relatively small R/ECAP. It is located in the area between State Route 4 (on the southern end) and railroad tracks (on the northern end). Somerville Road and L Street form the eastern and western boundaries. This neighborhood is known colloquially in Antioch as the Sycamore neighborhood. According to data provided by the City based on data from the Urban Institute,<sup>24</sup> this census tract (Tract 307202) has 680 extremely low-income renters and is in the 96<sup>th</sup> percentile statewide for housing instability risk.<sup>25</sup> It is in 97<sup>th</sup> 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 US. According to City staff, the renters in this neighborhood are predominantly single-parent BIPOC women with children.<sup>26</sup> Local organizations cited the age and condition of housing stock in this area as a contributing factor; the homes near Highway 4 are older, smaller, and less expensive in this area and neighborhoods with newer housing stock are often resistant to welcoming residents with lower incomes (e.g., voucher holders).

### Racially and Ethnically Concentrated Areas of Affluence

Racially Concentrated Areas of Affluence (RCAs) are defined by the HUD as communities with a large proportion of affluent and non-Hispanic White residents. According to a policy paper published by HUD, non-Hispanic Whites are the most racially segregated group in the United States. In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, distinct advantages are associated with residence in affluent, White communities. RCAs are currently not available for mapping on the AFFH Data Viewer. As such, an alternate definition of RCA from the University of Minnesota Humphrey School of Public Affairs is used in this analysis. RCAs are defined as census tracts where (1) 80 percent or more of the population is White, and (2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

By cross-referencing Map 1 and Map 21, we can see a string of RCAs running from Danville to Lafayette that tapers off towards Walnut Creek. This aligns with the cities' racial demographic and median income (summarized in Table B-26 below). Although not all census tracts/block groups meet the criteria to qualify as RCAs, there is a tendency for census block groups with higher White populations to have higher median incomes throughout the county.

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<sup>24</sup> 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\\_ainfo=&&utm\\_source=urban\\_EA&utm\\_medium=email&&utm\\_campaign=prioritizing\\_rental\\_assistance&&utm\\_term=lab&&utm\\_content=coc\\_hudgrantees](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_ainfo=&&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.

<sup>25</sup> 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.

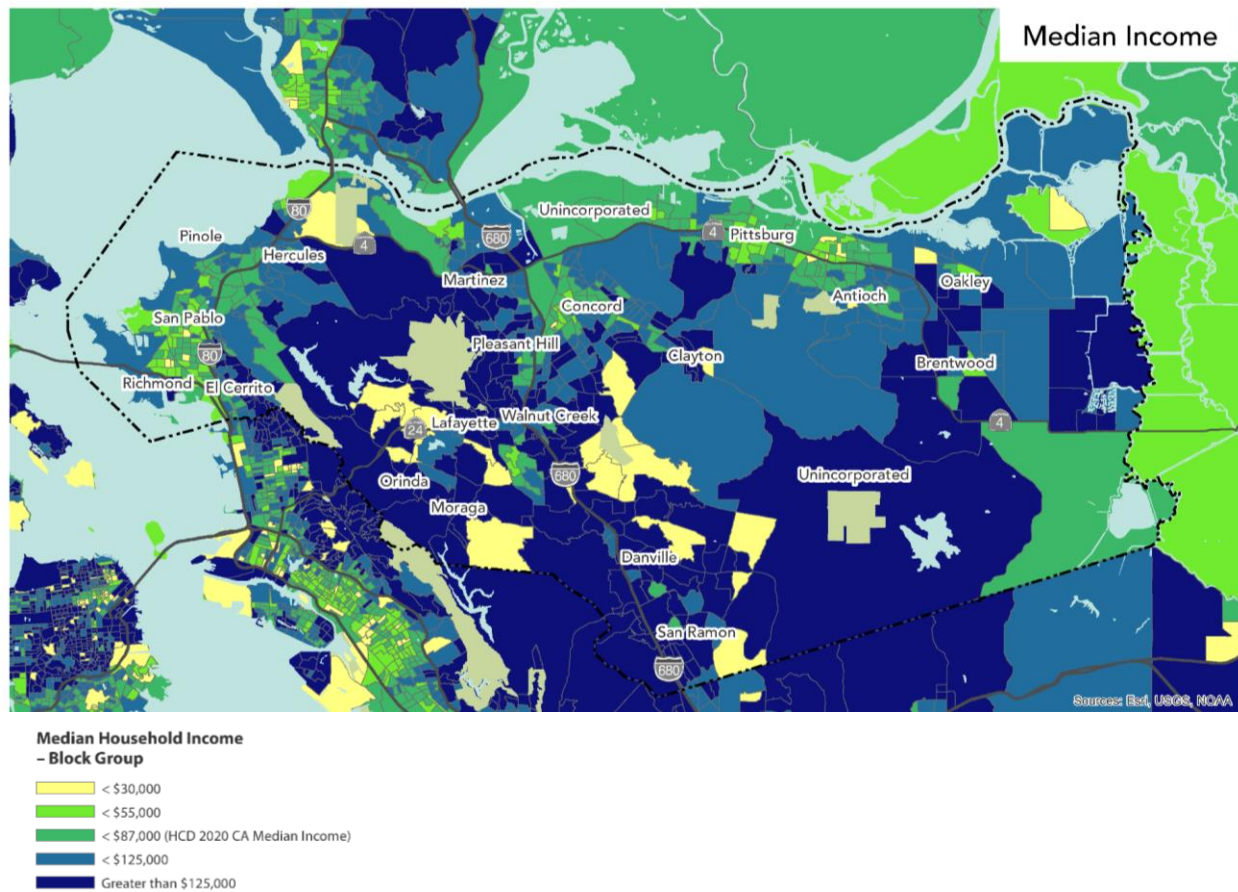
<sup>26</sup> House, Teri, CDBG & Housing Consultant, City of Antioch, 2021. Personal communication with Urban Planning Partners, July 15.



**TABLE B-26: WHITE POPULATION AND MEDIAN HOUSEHOLD INCOME OF RCAAs IN CONTRA COSTA COUNTY**

City	White Population	Median Household Income (2019)
Danville	80.53%	\$160,808
Lafayette	81.23%	\$178,889
Walnut Creek	74.05%	\$105,948

Source: DataUSA.io (2019)



**Map 21: Median Household Income in Contra Costa County**

**IDENTIFICATION OF CONTRIBUTING FACTORS**

This section identifies local and regional conditions that have contributed to the fair housing issues identified above, including economic and social issues, regulations, and historic events. These factors have been identified through review of the 2020 AI as well as stakeholder outreach.

## Regional Housing Crisis

As has been abundantly documented, the San Francisco Bay Area is in the midst of a housing affordability crisis that has stretched the resources of middle- and upper-middle income households while displacing low-income households. This dynamic contributes to segregation in Antioch and surrounding cities in Contra Costa County in a few distinct ways.

First, because housing supply is so constrained and housing prices are so high, new private development tends to go on the market at a very high price point, especially in central County. Given the correlation between race, ethnicity, and socioeconomic status in the Region, this means that White and Asian and Pacific Islander households can disproportionately afford newly constructed housing while Black and Hispanic households cannot. Thus, in the absence of policy interventions such as inclusionary zoning, new development tends to reproduce existing patterns of segregation.

Second, longtime low-income communities of color within the Region, such as historically Black West Oakland and the historically Hispanic Mission District in San Francisco, have undergone significant gentrification as a result of infill development and the rehabilitation and flipping of existing structures to meet demand from high-income and middle-income households seeking proximity to jobs, transit, and other amenities. Displaced households have few options in the urban core of the Region or in high-opportunity suburbs and, instead, often relocate to communities at the edges of the Region. East Contra Costa County and Antioch in particular are frequent destinations for these displaced households. In the case of Antioch, the city did not have an existing base of racial and ethnic diversity. The shift of population can hold the fleeting promise of integration, but, in practice and without strategic policy interventions, integration is only a brief prelude to resegregation.

Community service providers confirmed that East Contra Costa County faces significant pressure because of a lack of affordable housing regionally and in Antioch. Despite Antioch being relatively affordable compared to the region, there is a lack of diversity in housing types (overwhelmingly single-family homes), which limits housing opportunities for elderly residents looking to downsize, people experiencing or at risk of homelessness, and people with disabilities. Additionally, due to a lack of an adequate vehicle for a local match, such as an affordable housing bond or other local resource that can provide a local match, affordable projects in the County are less competitive for federal tax credits.

## Displacement of Residents Due to Economic Pressures

Displacement of residents due to economic pressures is a major contributing factor to segregation in many parts of Contra Costa County and the Bay Area. Rising housing prices have contributed to the displacement of many low-income residents throughout the Bay Area, as well as other factors like proximity to major transit stations and the prevalence of rehabilitating homes to resell or rent at higher prices. The Urban Displacement Project (UDP), an initiative of the University of California, Berkeley and the University of California, Los Angeles conducted research on gentrification and displacement in the Bay Area. The UDP conducted a 2015 study which concluded that nearly 48 percent of Bay Area neighborhoods are experiencing displacement though not all displacement is due to economic

pressures.<sup>27</sup> One key theme of the study is that displacement is a regional phenomenon linked to the broader economic pressures of housing costs and job markets. Parts of Antioch were identified as undergoing displacement, but the primary way displacement is perpetuating segregation in Antioch is that low-income people of color throughout the Bay Area increasingly concentrate in east Contra Costa County.

Despite increasing housing prices, Antioch remains relatively affordable compared to the rest of the Bay Area. Many Black residents have moved to east County communities or further out. In Antioch, the Black population has risen sharply since 2000, more than doubling from 2000 to 2010, while the Black population has declined in much of the Bay area including in the City of Richmond. As lower-income residents have been displaced from more expensive parts of the Bay Area, poverty in Eastern Contra Costa County has increased dramatically.<sup>28</sup> From 2000-2014, the increase in poverty in Bay Point and Antioch was the highest in the Bay Area.<sup>29</sup>

Community service providers identified that the lack of local tenant protections like rent control or just cause eviction policies have disproportionately impacted low-income families and seniors living on social security. The Tenant Protection Act of 2019 (AB 1482) protects tenants in California from rent increases above certain thresholds and also requires landlords to have just cause (which include at-fault just cause and no-fault just cause) before evicting tenants who have continuously and lawfully occupied a residential property for at least 12 months. However, AB 1482 does not protect tenants who have not lived continuously for a year in a property and these provisions will also sunset on January 1, 2030. Community service providers reported eviction as an issue in Antioch and cited that once a tenant is evicted, it is hard to find replacement housing because many landlords do not accept people who have evictions on their record. For evicted seniors, it is increasingly hard to find something affordable as they age and their income does not grow. Community organizations also cited a need for a tenant anti-harassment ordinance, as the eviction moratorium led community organizations to be more aware of landlords harassing their tenants to effectively evict individuals and families from their homes when they could not use other means. Additionally, landlords sometimes evict residents instead of fixing something in the home that the tenant has requested be fixed.

## Lack of Community Revitalization Strategies

**[Note to City: This paragraph is from the AI flagging in case there is more you want to add based on your local knowledge.]** Lack of community revitalization strategies is a significant contributing factor to the increasing segregation of Black and Hispanic residents in Antioch. A lack of decent jobs and a slow recovery from the foreclosure crisis has contributed to the increased concentration of poverty and of people of color in these communities. From 1945 until 2012, California operated local redevelopment agencies (RDAs), designed to revitalize blighted neighborhoods and, importantly, devote 20 percent of

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<sup>27</sup> Urban Displacement Project, University of California, Berkeley, *Executive Summary*, [http://www.urbandisplacement.org/sites/default/files/images/urban\\_displacement\\_project\\_-\\_executive\\_summary.pdf](http://www.urbandisplacement.org/sites/default/files/images/urban_displacement_project_-_executive_summary.pdf)

<sup>28</sup> Joaquin Palomino, *As Bay Area Poverty Shifts from Cities to Suburbia, Services Lag*, SAN FRANCISCO CHRONICLE, (Dec. 31, 2015), <http://www.sfchronicle.com/bayarea/article/As-poverty-spreads-to-new-Bay-Area-suburbs6730818.php>.

<sup>29</sup> Race, Inequality, and the Resegregation of the Bay Area, URBAN HABITAT (Nov. 2016), <http://urbanhabitat.org/sites/default/files/UH%20Policy%20Brief2016.pdf>.



allocated funds to affordable housing. In response to budget concerns, the RDAs were disbanded in 2012, and successor agencies were designated to wind down the RDA activities. The lack of community revitalization strategies is a product of this loss of funding. Community revitalization strategies are not absent, but rather the extent of those strategies is not commensurate with the total need.

The successor to the Antioch Redevelopment Agency is the Antioch City Council. As factories started closing in the 1960s, people started moving away from the industrial town of Antioch, and the downtown area suffered with the loss of retailers following residents. According to the 2020 AI, past revitalization efforts have been largely considered failures; the constant recipe suggested over the years has been the addition of high-density housing downtown, which would provide nearby customers for shops and restaurants. The four east County cities (Antioch, Brentwood, Oakley, and Pittsburg) have also launched a website, [eastcounty4you.com](http://eastcounty4you.com), to connect businesses and development opportunities in the region. The website promotes available sites, demographics, and business reports, and allows side-by-side comparison of communities to highlight the advantages of locating a business there.

### **Lack of Investments in Specific Neighborhoods**

Lack of private investment in specific neighborhoods is a contributing factor to segregation in areas of Black and Hispanic population concentration. One indicator of a lack of private investment in low-income neighborhoods is the distribution of grocery stores across a residential area. Traveling more than one mile in urban areas and ten miles in rural areas to a grocery store classifies an area as a food desert. According to the AI, food deserts in Contra Costa County line up roughly with the expanded selection of R/ECAPs, including northwestern Antioch, the Iron Triangle area of Richmond, and areas in Pittsburg, Bay Point, and North Richmond/San Pablo. Census tracts in northwestern Antioch are identified as potential food deserts given there are areas where more than 100 housing units do not have a vehicle and are more than 0.5 miles from the nearest supermarket. Pharmacies are often located within grocery stores, but to supplement the food deserts previously identified, there are an abundance of CVS and Walgreens pharmacies available throughout the County. Downtown Antioch north of the State Route 4 seems to be lacking in pharmacies.

An indicator of a lack of *public* investment in certain neighborhoods is the condition of paved roads and sidewalks. Residents can report potholes and other road/traffic problems on [www.seeclickfix.com](http://www.seeclickfix.com). The interactive map is not a perfect resource due to reporting bias (people in affluent neighborhoods are more likely to report problems, and more likely to have the computer access to do so) the inability to sort by date (perhaps some of the older reports have since been resolved), and general knowledge about town of the reporting function. Nevertheless, per this reporting, it seems clear that affluent areas like San Ramon, Walnut Creek, Lafayette, Moraga, Orinda, and Brentwood have few reports of potholes or poor road conditions, although the residents do tend to use the website to report other issues such as illegal dumping, graffiti, and homeless camps. Unsurprisingly, less affluent areas such as Antioch and Richmond have more road issues reported.

## Community Opposition to Housing

As described in the 2020 AI, community opposition to affordable housing is a significant contributing factor to segregation in the Region and parts of Contra Costa County. California in general, and Contra Costa County in particular, have a strong Not In My Back Yard (NIMBY) movement. NIMBY sentiment often reflects a desire to preserve the quaint, semi-rural character of an area and protect against overcrowding, traffic, and the obstruction of views. In some cases, it can also indicate thinly veiled racism under the guise of “preserving neighborhood character;” in other cases, even when not rooted in racism, it may have the same effect of exclusion. In California, NIMBYism is most often driven by a fear that increased housing construction will lower the values of existing homes.<sup>30</sup> The problem is so extreme in California, that even renters feel the localized effects. These fluctuations in home value can lead to massive displacement (compounded by the already extreme market rent prices in the Bay Area), and even homelessness.<sup>31</sup> In Contra Costa County, people in the Western portion of the County worry about Alameda and San Francisco County residents moving in and driving up housing costs.<sup>32</sup> In contrast to the NIMBYs, who tend to be baby boomers, well-settled in their homes and with a vested interest in preserving “neighborhood quality,” a corresponding YIMBY (Yes In My Back Yard) movement has emerged. So-called YIMBYs tend to be millennials crippled by exorbitant rental prices and pushing for an increase in the supply of housing. The movement is tech-funded, with people like Yelp CEO Jeremy Stoppelman supporting the movement so that his employees will be able to afford to live near their jobs. It is possible to overcome community opposition, but that community opposition can add cost and delay that lead developers to explore opportunities in alternative areas where community opposition is less prevalent.

## Lack of Regional Cooperation

Lack of local and regional cooperation is a contributing factor to segregation. Many high opportunity areas with predominantly Non-Hispanic White populations in Contra Costa County have been vehemently opposed to State legislation or local proposals that would bring more affordable housing development in their cities.<sup>33</sup> According to the 2020 AI, opponents of residential racial integration have

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<sup>30</sup> Katy Murphy, ‘Homes for human beings’: Millennial-driven anti-NIMBY movement is winning with a simple message, Mercury News (Nov. 13, 2017, 3:10 AM), <https://www.mercurynews.com/2017/11/12/homes-forhuman-beings-millennial-driven-anti-nimby-movement-is-winning-with-a-simple-message/>. (“California has built so few homes over the past four decades that it needs as many as 100,000 more per year in its high-cost metro areas – nearly double what it typically constructs – just to keep prices from rising faster than the national average, according to the Legislative Analyst’s Office.”)

<sup>31</sup> More than 25% of the national homeless population lives in California – roughly 114,000 people. Jennifer Medina, California Today: State’s Homeless Population Drives National Increase, NEW YORK TIMES (Dec. 21, 2017), <https://www.nytimes.com/2017/12/21/us/california-today-states-homeless-population-drives-nationalincrease.html>. Of additional concern is the California Ellis Act, which allows landlords to evict all of their tenants and “go out of business.” This law is commonly used to convert properties into condos which will not be subject to rent control. See chart and map of no-fault evictions via the Ellis Act. Ellis Act Evictions, ANTI EVICTION MAPPING PROJECT, <http://www.antievictionmappingproject.net/ellis.html>.

<sup>32</sup> Aaron Davis, Contra Costa Communities Seek Solutions to Housing Crisis, NIMBYism, East Bay Times (Dec. 15, 2017), (<https://www.eastbaytimes.com/2017/12/15/contra-costa-communities-seek-solutions-to-housingcrisis-nimbyism/>)

<sup>33</sup> News and Talk Tops in Overall Local Radio Market, SANTA CRUZ SENTINEL (Mar. 10, 2006), <http://www.santacruzsentinel.com/article/NE/20180419/NEWS/180419655>.

historically used calls for local control to mask their discriminatory intent. Thus, localism in Contra Costa County is impeding integration.

Lack of regional cooperation is also a contributing factor to R/ECAPs and disparities in access to opportunity in the Region, Contra Costa County, and Antioch. In the Bay Area, many cities have not met their RHNA goals, which represent the jurisdiction's "fair share" of the region's housing need. Generally, Bay Area governments do not permit enough housing to meet their RHNA targets for low-income housing. Cities that do not permit their "fair share" of housing place greater housing pressure on other jurisdictions that are more likely to permit housing. It is also important to note that a lack of permitting may reflect market forces as developers may lack an incentive to apply for permits to build affordable housing. A lack of regional cooperation may help artificially constrain regional housing supply and contribute to R/ECAPs as low-income people of color may have few affordable housing options outside of R/ECAPs.

Service providers in Antioch admit that it is frustrating that surrounding areas do not contribute their fair share, but that it is important for Antioch to do their part to hopefully lead the region and meet state requirements.

### **Land Use and Zoning Laws**

Land use and zoning laws are a significant contributing factor to the segregation of Black and Hispanic residents throughout the County and the Region. 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. There is a strong political drive to ensure single-family neighborhoods remain single-family neighborhoods, which has increasingly led the State to remove local land use control from jurisdictions in order to facilitate greater production of ADUs and missing middle housing in single-family neighborhoods.

One of the most effective tools to combat segregation is an inclusionary zoning ordinance, which requires a certain percentage of multi-family units to be reserved for low-income tenants. California's AB 1505 authorizes localities to adopt inclusionary zoning ordinances, with requirements that in lieu fees, off-site development, and other alternatives be available to developers in implementing the law. Antioch does not have inclusionary zoning or a local density bonus that goes beyond State law even though the city has among the greatest concentrations in the County of both low-income and non-white populations. Antioch's high- and medium-density residential zones lie mostly within the northern half of the city. This correlates with the locations of higher concentrations of low-income households and non-white populations in Antioch.

### **Private Discrimination**

ECHO Fair Housing conducted fair housing testing through randomized audit of property owners' compliance with local, State, and federal fair housing laws. A different protected class is selected each year as the focus of the audit. Differential treatment was found in Antioch in the Fiscal Year 2019-2020

(when testing discrimination based on racial voice identification) and Fiscal Year 2020-2021 (when testing discrimination based on the use of Housing Choice Vouchers to pay rent).

Further, lending discrimination is a major contributing factor to segregation. The AI found in the applications for various types of loans that Blacks and Hispanics (or Latinos) are uniformly denied at higher rates than those of Whites or Asians. When someone is unable to obtain loans, they are far more likely to be relegated to certain areas of the community.<sup>34</sup> While de jure segregation (segregation that is created and enforced by the law) is currently illegal, the drastic difference in loans denied between Whites and minorities perpetuates de facto segregation, which is segregation that is not created by the law, but which forms a pattern as a result of various outside factors, including former laws. Similarly, lending discrimination is a significant contributing factor to R/ECAPs, as minorities are less likely to be homeowners than Whites and thus more likely to be concentrated in high poverty communities. Lending discrimination directly contributes to economic segregation, which prevents minorities from living in thriving areas and instead relegates them to struggling neighborhoods.

Lending discrimination is also a contributing factor to disparities in access to opportunity. Wealth is commonly derived from home equity, particularly for minority families. The inability to purchase a home will not only impact the current applicants, but also future generations to come. Because Blacks and Hispanics in the region are denied loans at far higher rates than white and Asians, their families are far more likely to have less access to quality education, healthcare, and employment. Lending discrimination also greatly contributes to disproportionate housing needs, as class groups who struggle to obtain access to loans are more likely to experience housing problems such as cost burdens, overcrowding, and substandard housing. When banks and other financial institutions deny minorities' loan applications, those groups cannot achieve home ownership and instead must turn to the rental market. As Contra Costa's rental housing market grows increasingly unaffordable, Blacks and Hispanics are disproportionately impacted.

### **Availability of jobs and transit**

The type and availability of public transportation and jobs both contribute to Antioch's relatively lower access to opportunity. Nearly two-thirds of the jobs in Contra Costa County are located in central County. Moreover, much of the County serves as a bedroom community for other Bay Area counties. According to the 2020 AI, Contra Costa County has the highest percentage of residents who commute outside of their county for work in the Bay Area. Many east County residents who have moved to the area in search of affordable housing face long commutes to job centers, as east County has relatively few jobs despite large population growth. Low-wage workers may also be willing to commute longer distances to access jobs in neighboring cities such as Oakland and Emeryville that have higher minimum wage rates than their own communities. Jurisdictions in Alameda and Contra Costa Counties have not coordinated their minimum wage increases and pay differences between jurisdictions can exceed \$1 per hour.

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<sup>34</sup> Angela Hanks, Danyelle Solomon, & Christian E. Weller, *Systemic Inequality: How America's Structural Racism Helped Create the Black-White Wealth Gap*, American Progress (February 21, 2018), <https://www.americanprogress.org/issues/race/reports/2018/02/21/447051/systematic-inequality/>.

Within Contra Costa County, transit is generally not as robust in east County despite growing demand for public transportation among residents. The lack of adequate public transportation makes it more difficult for lower-income people in particular to access jobs. Average transit commutes in Antioch exceed 70 minutes. Data from MTC indicates that transit is the third largest expense for low-income families second only to housing and food spending. Since low-income riders often have to utilize multiple transit systems on their commute, transit costs can be extremely high and burdensome as commuters then have to pay multiple different fares. Despite having housing costs that are below the Bay Area regional average, Antioch has significantly higher average transit costs, when compared to the Bay Area average. This is largely due to the high rate of car ownership in Antioch and the comparatively long commute distance. According to the 2020 AI, Antioch residents have the longest overall commute, longer transit commute time, and longest drive alone commute time of any city in the Bay Area.

In May of 2018, rail service reached east County with the completion of the eBART (East Contra Costa BART) extension from the Pittsburg/Bay Point station to Antioch. The Antioch BART Station provides transportation from Antioch to other parts of the Bay Area but given its status as an end of the line station and its location in the middle of a freeway, the station primarily serves users with cars. The BART station may defray some of the cost of travel by decreasing time spent driving, but it is not easily accessible to those without cars.

BART service only began in Antioch in 2018 and implementation of the Hillcrest Station Specific Plan, which will enable greater transit-oriented development around the station, is ongoing. This means that there are limited residents how have safe and convenient access to BART via pedestrian or bicycle access. Additionally, bus service in Contra Costa County, like much of the Bay Area is fragmented. Several different bus systems including Tri-Delta Transit, AC Transit, County Connection, and WestCat provide local service in different sections of the County and 18 different bus agencies serve the larger Bay Area. The lack of an integrated network can make it harder for transit riders to understand how to make a trip that spans multiple operators and add costs during a daily commute.

## **ANALYSIS OF SITES INVENTORY**

Government Code Section 65583(c)(10) requires the sites inventory to be analyzed with respect to AFFH to ensure that affordable housing is dispersed equitably throughout the city rather than concentrated in areas of high segregation and poverty or low resource areas that have seen historic underinvestment. This section compares the sites inventory to the fair housing indicators in this assessment. It discusses how the inventory improves and avoids exacerbating fair housing issues in the city, avoids isolating or concentrating the 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, including displacement risk.

### **Unit Distribution – EJ Neighborhoods, R/ECAPs, and Access to Opportunity**

As mentioned above, the city does not have 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, the city of Antioch does include one census tract known as the Sycamore neighborhood (census tract 307202) 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, and they make up 7,905 acres of the city, or approximately 41 percent 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 equally across the city, special attention was made to avoid placing low-income units in the EJ and low-income neighborhoods. Figure B-38 shows the distribution of sites on top of the EJ neighborhoods (in purple) and low-income areas (in blue). The R/ECAP Sycamore neighborhood is shown in a darker blue and is included in the area of land that is considered an EJ neighborhood. Sites that would include affordable units (referred to as affordable housing sites) are shown in hatching.<sup>35</sup> As shown in Figure B-38, affordable housing sites are not identified in the Sycamore neighborhood and are sparingly identified in the EJ neighborhoods. Figure B-39 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 this reason, sites in the southern and eastern portions of the city were sought for locating affordable housing. Six affordable housing sites are located in the City's two moderate resource census tracts.

Table B-27 shows the distribution of sites and units across these neighborhoods compared to the city at large. As shown in the table, 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, 18 percent of the city 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 less likely to be in an EJ neighborhood than otherwise indicated by the spread of EJ neighborhoods in the city. Furthermore, 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 census tracts.

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<sup>35</sup> 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.

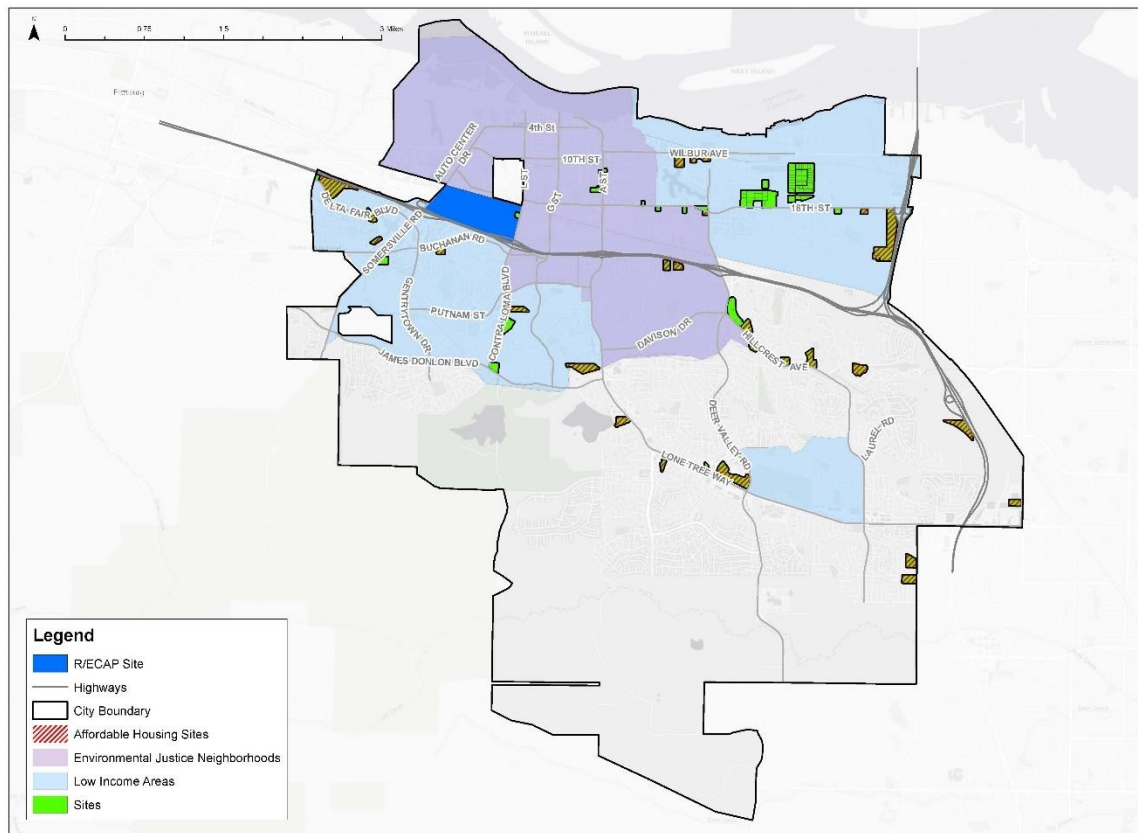
**TABLE B-27: LOWER INCOME SITES DISTRIBUTION**

	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	55%
In EJ neighborhoods	18%	4	10%	62	4%
Outside low-income and EJ neighborhoods*	45%	11	27%	445	29%
In Moderate Resource Neighborhoods	14%	6	15%	241	16%
Citywide	100%	41	100%	1,515	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.

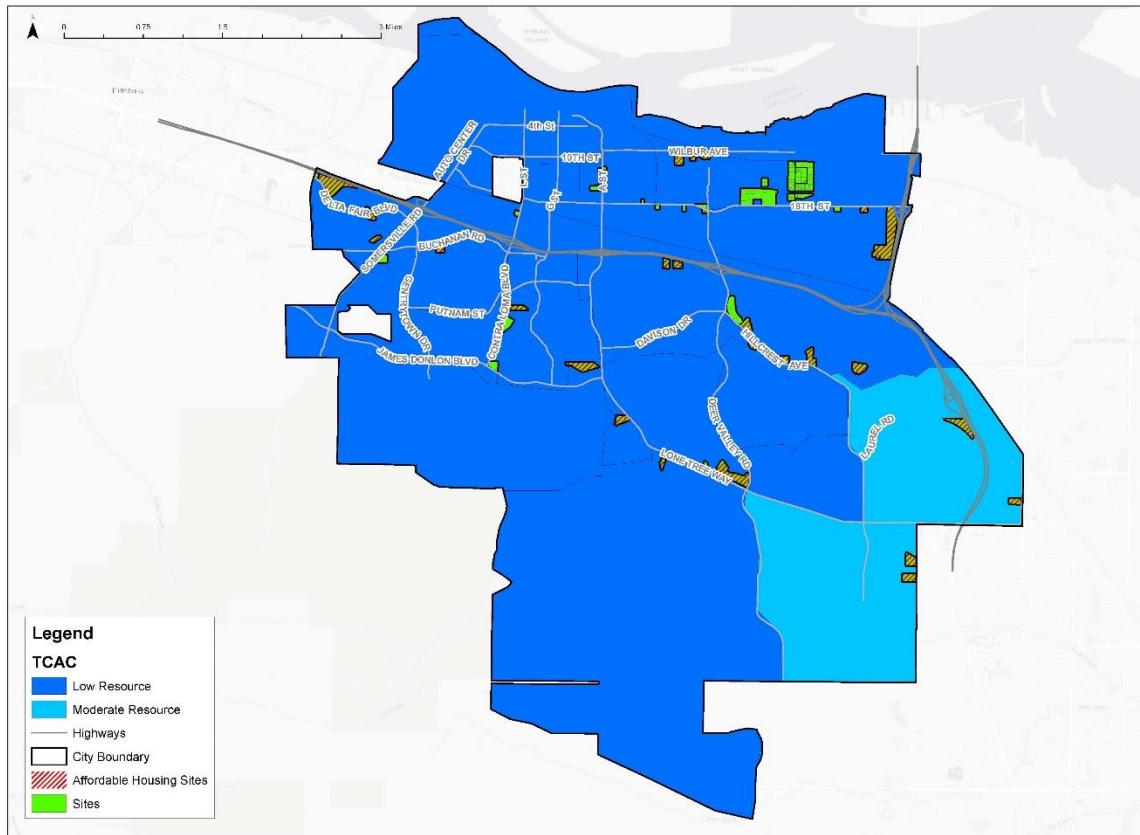
\*Sites in this category are still in TCAC Low Resource census tracts but are outside of the lower-income census tracts and EJ areas shown in purple and blue in Figure 3-7.

Source: City of Antioch and Urban Planning Partners, 2022



**Figure B-38: RHNA Distribution and EJ, R/ECAP and Low-Income Areas**





**Figure B-39: RHNA Distribution and Access to Opportunity**

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 B-27, 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 B-38, affordable housing sites are dispersed throughout the city. Moreover, approximately 3,400 acres on the City's southern edge are undeveloped and given the City'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 inventory. The dispersion rate of 55 percent of affordable units being 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 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 low-income census tracts are often near transportation and services. The City will utilize strategies to encourage housing

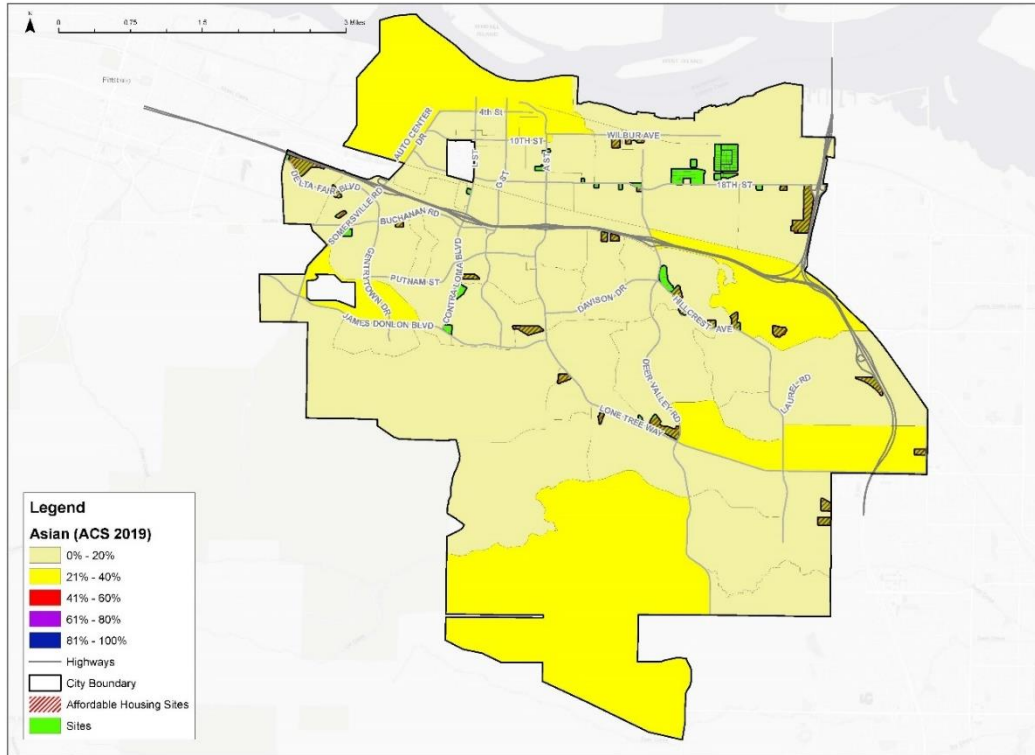
mobility and to protect existing residents with the intent to avoid creating disproportionate impacts for residents in lower-income neighborhoods. In addition, all projects in the EJ and low-income neighborhoods are anticipated to be mixed-income projects bringing investment and economically diverse residents to these parts of the city.

### **Potential Effects on Economic and Racial Segregation**

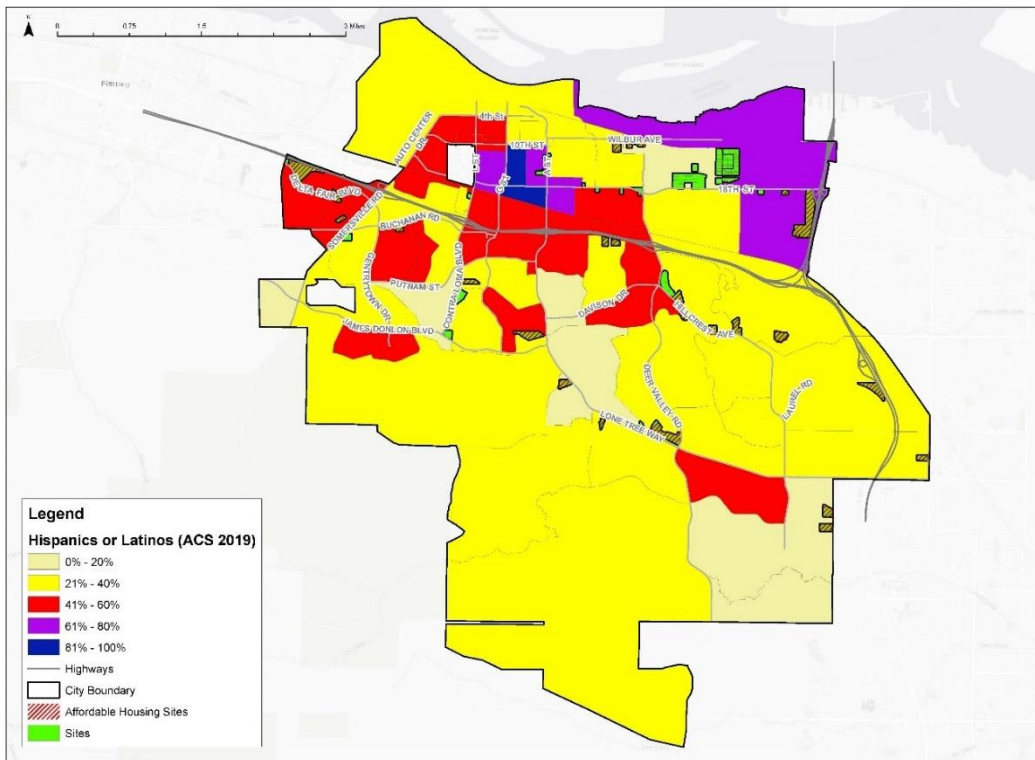
As discussed above, the primary racial segregation Antioch exhibits is a regional and inter-city phenomenon, meaning that BIPOC residents in Antioch (especially Black residents) are excluded from other parts of the Region but are not concentrated in neighborhoods within Antioch. The city does exhibit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

Figures B-40 through B-45 show the sites inventory overlaid on socioeconomic data by census tract. Sites that are planning to include units that are affordable to very low- and low-income households are shown in red hatch marks and sites for moderate- and above moderate-income households are in green. The distribution of sites is unlikely to exacerbate existing patterns of economic segregation or to create racial segregation, as demonstrated by the following facts:

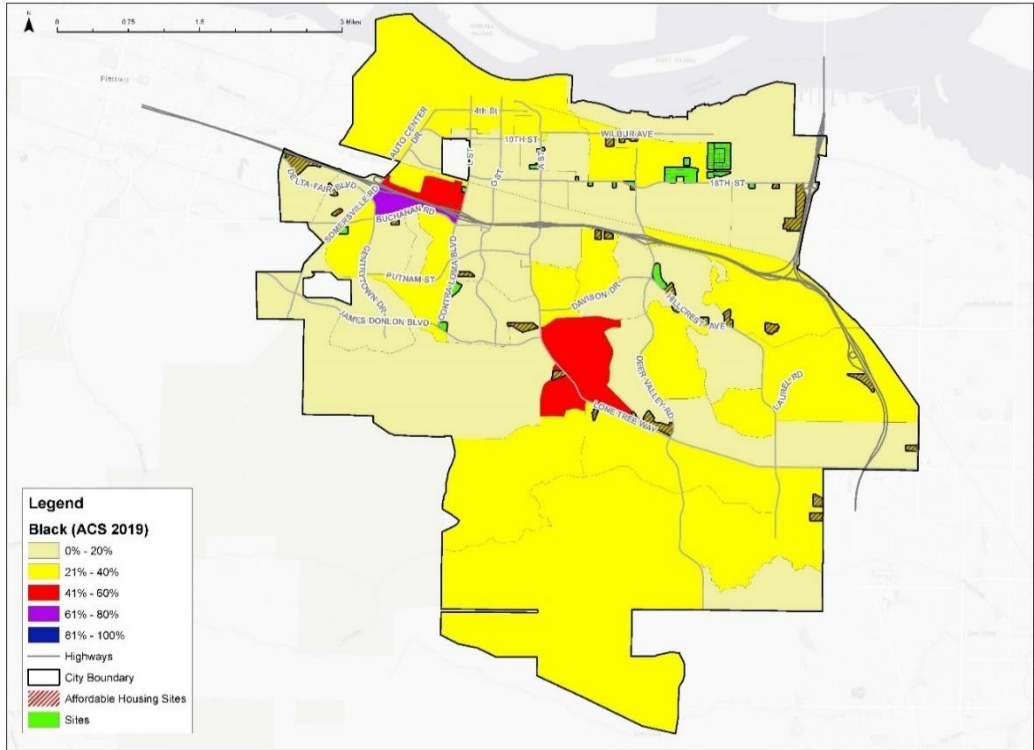
- The one census tract with the highest median income includes one site and it is an affordable housing site.
- The census tracts with the lowest median incomes have a mix of affordable and market-rate sites to bring a balanced approach of adding investment in these communities while also providing anchors against displacement risk where it is highest in northwestern Antioch.
- 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 inventory includes one market-rate site here. 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 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.



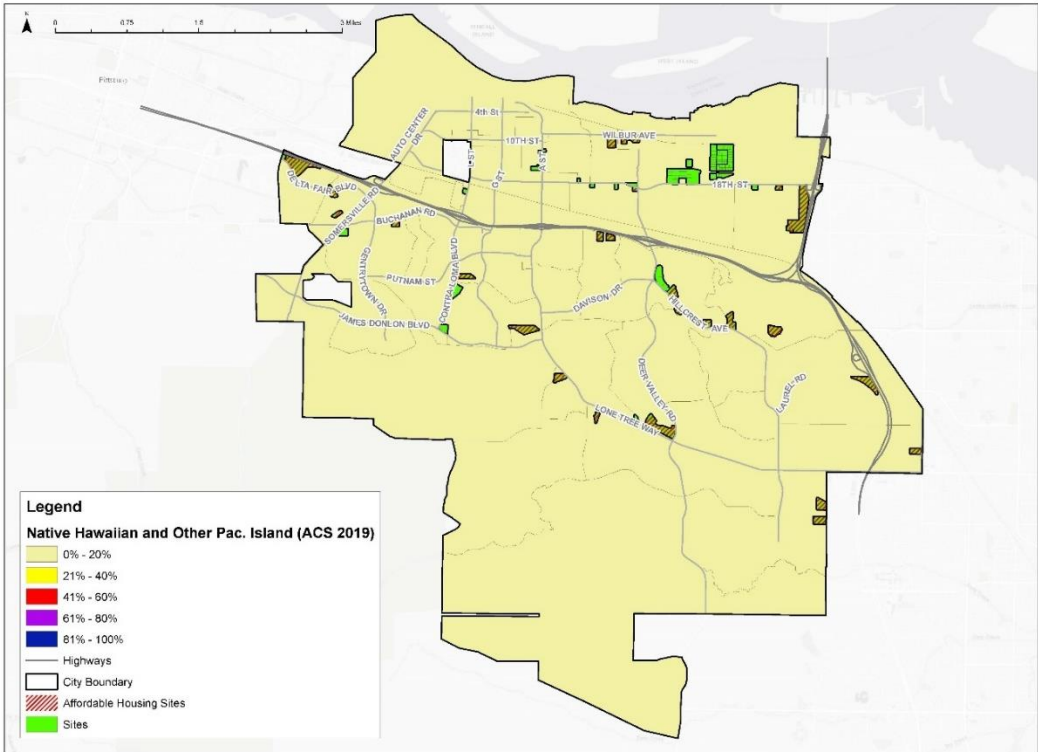
**Figure B-40: Sites Inventory and Asian Residents per Block Group, 2019**



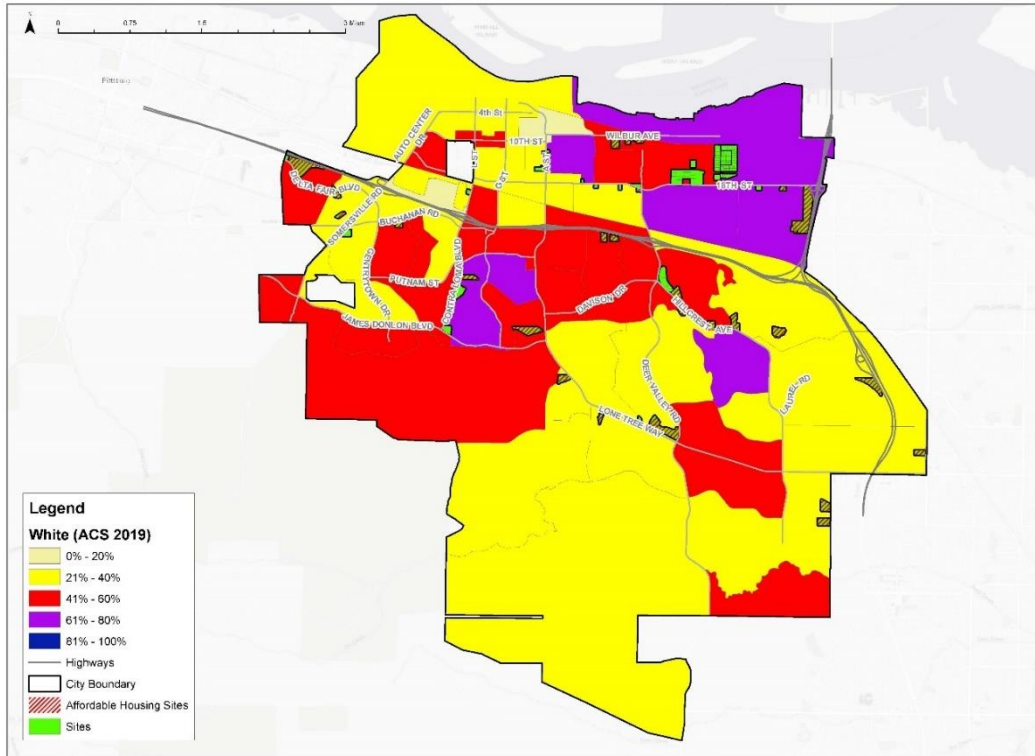
**Figure B-41: Sites Inventory and Hispanic or Latino Residents per Block Group, 2019**



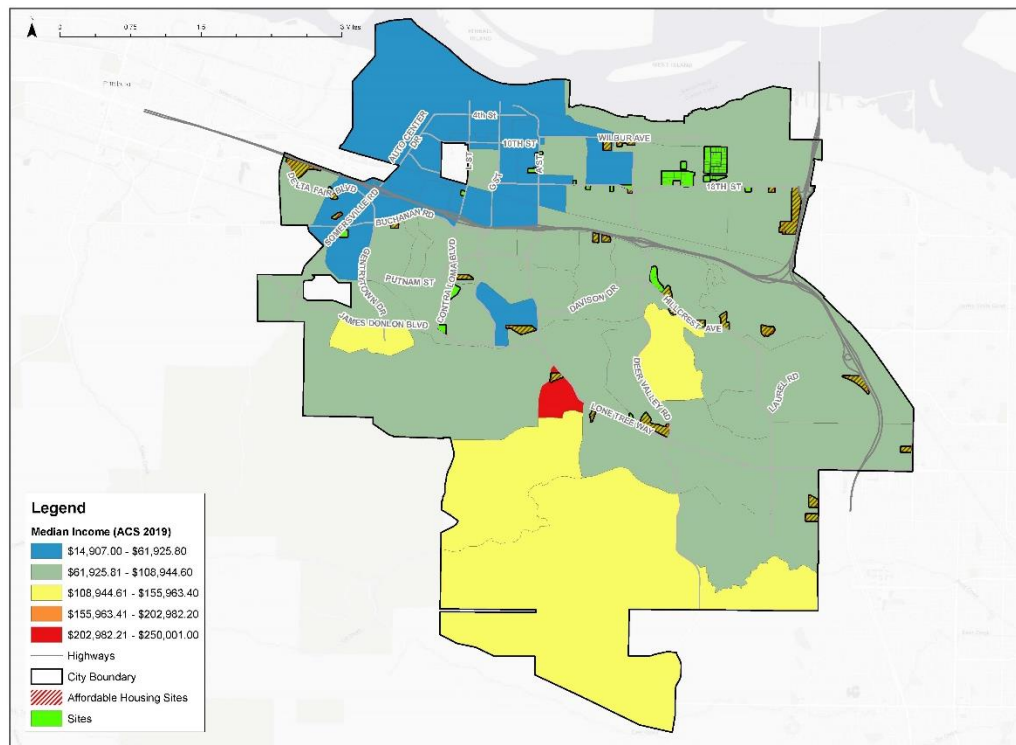
**Figure B-42: Sites Inventory and Black Residents per Block Group, 2019**



**Figure B-43: Sites Inventory and Native Hawaiian and Other Pacific Islander Residents per Block Group, 2019**

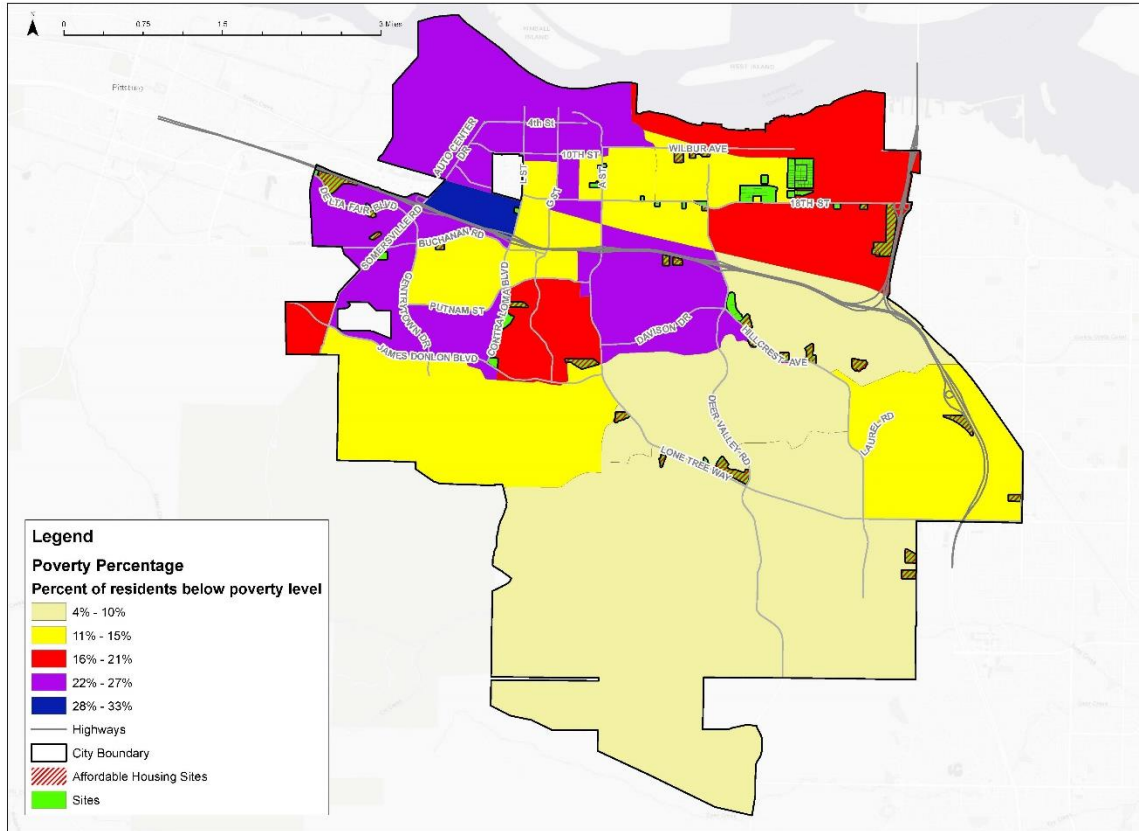


**Figure B-43: Sites Inventory and White Residents per Block Group, 2019**



**Figure B-44: Sites Inventory and Median Income per Block Group, 2019**



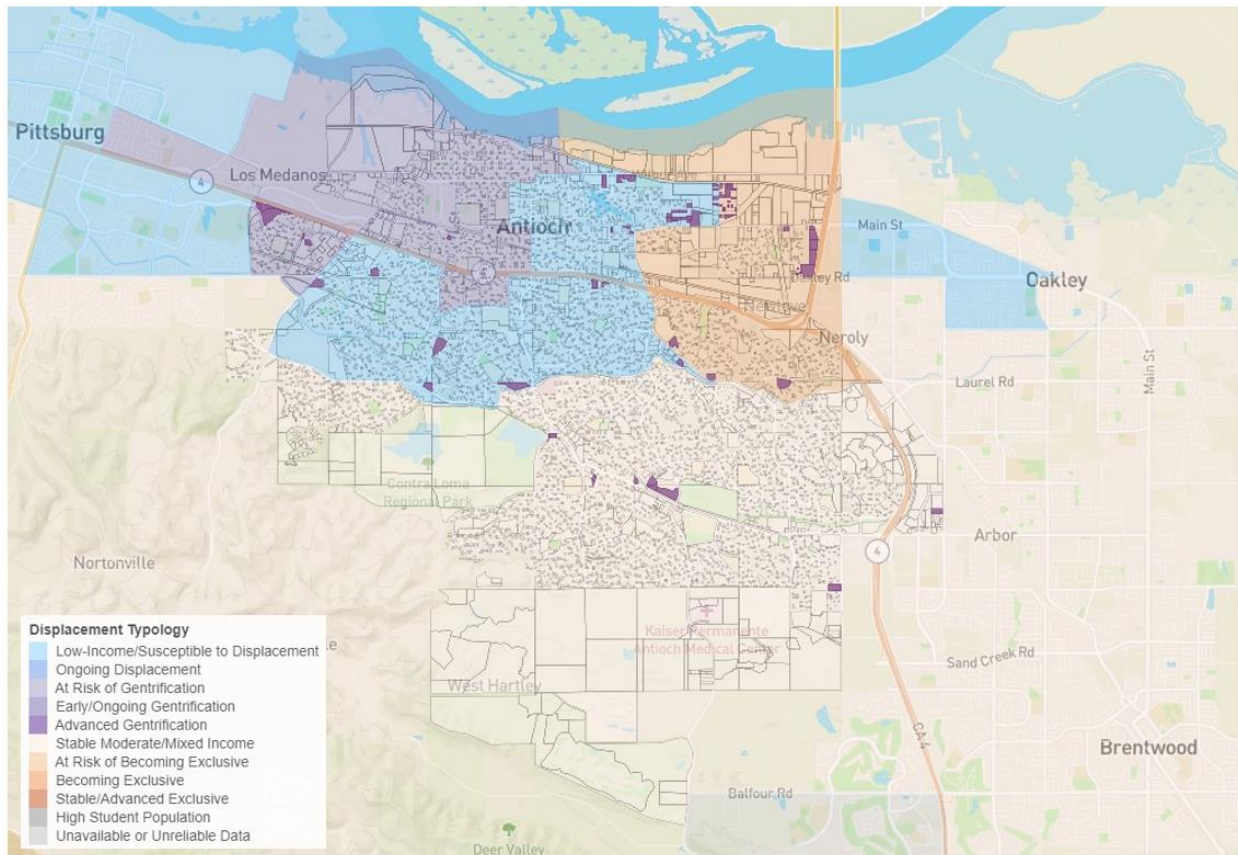


**Figure B-45: Sites Inventory and Percent of Households in Poverty per Block Group, 2019**

### Potential Effects on Displacement Risk and Disproportionate Housing Needs

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 B-46 shows the inventory of sites on top of gentrification and displacement typology, as mapped by the Urban Displacement Project. As shown in Figure B-46, 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. Figure B-46 shows northwestern Antioch at risk of gentrification while the central portions of Antioch in the north and west are low-income/susceptible to displacement. Given EJ issues also concentrated in the northwestern part of the city, many of the census tracts with displacement vulnerability and gentrification risk were expressly avoided as areas to place housing. As a result, little development is anticipated in 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 in Figure B-46 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 along Viera Avenue and mixed-income projects with affordable units along 18<sup>th</sup> 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 B-46: 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.*



# FAIR HOUSING ACTION PLAN

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 3-4 below summarizes the fair housing issues, contributing factors, and implementation programs included in the Housing Element to affirmatively further fair housing in Antioch within each of the four HCD-recommended Action Areas.

**TABLE B-28: FAIR HOUSING ACTION PLAN**

Actions	Fair Housing Issues	Contributing Factors	Implementation
<b>Action Area 1. Enhancing housing mobility strategies</b>			
<p><b>Action 1.1:</b> Consistent with the 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.</p>	<p>Persons with disabilities and Hispanic and Black households are concentrated in census tracts with low median incomes and older housing stock.</p>	<p>Lack of high opportunity areas; lack of affordable housing; lack of accessible affordable units.</p>	<p><b>Objectives:</b> Remove barriers to housing in areas of opportunity and strategically enhancing access.</p> <p><b>Quantified Objectives:</b> Rezoning six sites in the City’s Moderate Resource census tracts</p> <p><b>Responsible Party:</b> Community Development Department</p> <p><b>Timeline:</b> January 2023</p>
<p><b>Action 1.2:</b> 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, 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.</p>	<p>Persons with disabilities have disproportionate housing needs.</p>	<p>Lack of high opportunity areas; lack of affordable rental housing; lack of accessible affordable units.</p>	<p><b>Objectives:</b> 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><b>Quantified Objectives:</b> Subsidized development of 25 ADUs by the end of the Planning Period</p> <p><b>Responsible Party:</b> City Partnership with Habitat for Humanity</p> <p><b>Timeline:</b> Program design completed by June 2025. Funding and approvals granted for 5 ADUs by Dec 2026 and then 5 ADUs annually thereafter.</p>
<b>Action Area 2. Encouraging new housing choices and affordability in high resource areas and outside of areas of concentrated poverty.</b>			

Actions	Fair Housing Issues	Contributing Factors	Implementation
<p><b>Action 2.1:</b> 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.</p>	<p>Persons with disabilities and Hispanic and Black households are concentrated in census tracts with low median incomes and older housing stock.</p>	<p>Lack of high opportunity areas; Lack of affordable housing and especially affordable housing in high opportunity areas; Lack of accessible affordable units.</p>	<p><b>Objectives:</b> Encouraging new housing choices and affordability</p> <p><b>Quantified Objectives:</b> Affordable housing projects and available affordable units are advertised to at least three community organizations</p> <p><b>Responsible Party:</b> Community Development Department</p> <p><b>Timeline:</b> Ongoing. Marketing plans are submitted at time of building inspection.</p>
<p><b>Action 2.2:</b> Incentivize developers through direct subsidies, development standards concessions, or fee waivers/reductions to increase the number of accessible units beyond the federal requirement of 5% for subsidized developments.</p>	<p>Persons with disabilities have disproportionate housing needs and persons with disabilities are most likely to file fair housing complaints.</p>	<p>Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts.</p>	<p><b>Objectives:</b> Encouraging new housing choices and affordability for populations with special needs housing</p> <p><b>Quantified Objectives:</b> Two projects that go beyond the federal minimum of 5% accessible units for subsidized projects</p> <p><b>Responsible Party:</b> City of Antioch, Planning Dept</p> <p><b>Timeline:</b> Menu of incentives created by January 2024 and outreach to developers by June 2024</p>
<p><b>Action 2.3:</b> 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)</p>	<p>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.</p>	<p>Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts.</p>	<p><b>Objectives:</b> Encouraging new housing choices and affordability for populations with special needs housing</p> <p><b>Quantified Objectives:</b> Reduce unsheltered unhoused population by 40%. Construction of 190 units of housing for extremely-low income individuals.</p> <p><b>Responsible Party:</b> City of Antioch, Housing</p> <p><b>Timeline:</b> Program designed completed by April 2024.</p>

Actions	Fair Housing Issues	Contributing Factors	Implementation
<b>Action Area 3. Improving place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing.</b>			
<b>Action 3.1:</b> Develop and implement EJ policies to improve quality of life in EJ neighborhoods.	Hispanic households are concentrated in EJ neighborhoods.	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.	<p><b>Objectives:</b> Alleviate disparate impacts experienced by households living in EJ neighborhoods, especially impacts related to environmental outcomes.</p> <p><b>Quantified Objectives:</b> Improve CalEnviroScreen composite score in EJ area by 10%.</p> <p><b>Responsible Party:</b> City of Antioch, various departments.</p>
<p><b>Action 3.2:</b> Continue to fund minor home repairs and implement a preference for projects in the following order:</p> <ol style="list-style-type: none"> <li>1) Projects in the Sycamore neighborhood (i.e., Antioch's ethnically concentrated area of poverty)</li> <li>2) Projects in EJ neighborhoods</li> <li>3) Projects in census tracts with lower median incomes</li> </ol> <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>	Hispanic households are concentrated in EJ neighborhoods.	Lack of affordable housing in high opportunity areas; Lack of high opportunity areas; Concentration of NOAH (i.e., older housing stock) in EJ neighborhoods.	<p><b>Objectives:</b> Conserve and improve assets in areas of lower opportunity and concentrated poverty.</p> <p><b>Quantified Objectives:</b> Rehabilitation of 40 homes in target neighborhoods.</p> <p><b>Responsible Party:</b> City of Antioch Housing Dept.</p> <p><b>Timeline:</b> Conduct publicity campaign for the program once annually in addition to hosting information on City website.</p>
<p><b>Action 3.3:</b> 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.</p>	Hispanic and Black households and persons with disabilities have disproportionate housing needs.	Historic discrimination and continued mortgage denials; Concentration in low opportunity census tracts; High housing costs and low wages	<p><b>Objectives:</b> Preserve existing affordable housing</p> <p><b>Quantified Objectives:</b> Preservation of 54 units before 2032.</p> <p><b>Responsible Party:</b> City of Antioch, Housing</p> <p><b>Timeline:</b> Preservation strategies established and outreach to non-profit partners by January 2031.</p>
<p><b>Action 3.4:</b> Promote economic development in the EJ neighborhoods and Sycamore neighborhood in particular. The City will prioritize economic development and infrastructure expenditures in and</p>	Persons with disabilities and Hispanic and Black households are concentrated in census tracts with low median	Lack of high opportunity areas; Lack of access to economic opportunity; Concentration of	<p><b>Objectives:</b> Place-based strategies to encourage community conservation and revitalization</p>

Actions	Fair Housing Issues	Contributing Factors	Implementation
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.	incomes and older housing stock.	NOAH (i.e., older housing stock) in EJ neighborhoods.	<p><b>Responsible Party:</b> City of Antioch, Economic Development, Public Works, and Planning</p> <p><b>Timeline:</b> Ongoing. Adoption of EJ policies by February 2023.</p>
<b>Action Area 4. Protecting existing residents from displacement</b>			
<b>Action 4.1:</b> Establish tenant protections to implement AB 1482 with measures related to relocation, documentation, and right to return policy in eviction cases.	Persons with disabilities and Black and Hispanic households have disproportionate housing needs and persons with disabilities are most likely to file fair housing complaints.	Lack of 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><b>Objectives:</b> Protect residents from displacement and preserve housing affordability.</p> <p><b>Responsible Party:</b> City of Antioch, Housing Dept.</p> <p><b>Timeline:</b> Staffing plan and program design established by April 2024.</p>
<b>Action 4.2:</b> Partner with ECHO Housing and/or Bay Area Legal Aid 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.	Persons with disabilities and Black and Hispanic households have disproportionate housing needs and persons with disabilities are most likely to file fair housing complaints.	Lack of accessible affordable units; Lack of understanding of reasonable accommodation requirements by landlords and property owners.	<p><b>Objectives:</b> Protect existing residents from displacement and enforce Fair Housing laws</p> <p><b>Quantified Objectives:</b> Conduct 2-3 workshops per year on fair housing rights and resources</p> <p><b>Responsible Party:</b> ECHO Housing and/or Bay Area Legal Aid in partnership with the City</p> <p><b>Timeline:</b> Program design to track attendance and condition business license approval completed by January 2024. Program launch March 2024.</p>
<b>Action 4.3:</b> 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.	Persons with disabilities and Black and Hispanic households have disproportionate housing needs and persons with disabilities are most likely to file fair housing complaints.	Lack of accessible affordable units; Lack of understanding of reasonable accommodation requirements by landlords and property owners.	<p><b>Objectives:</b> Enforce Fair Housing laws</p> <p><b>Quantified Objectives:</b> Increase participants in fair housing programs by 5%</p> <p><b>Responsible Party:</b> City of Antioch in partnership with ECHO Housing and/or Bay Area Legal Aid</p> <p><b>Timeline:</b> Ongoing</p>

Actions	Fair Housing Issues	Contributing Factors	Implementation
<p><b>Action 4.4:</b> 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.</p>	<p>Persons with disabilities have disproportionate housing needs and are most likely to file fair housing complaints with HUD.</p>	<p>Lack of accessible affordable units; Concentration in low income and low opportunity census tracts; Lack of understanding of reasonable accommodation requirements by landlords and property owners.</p>	<p><b>Objectives:</b> Enforce Fair Housing laws</p> <p><b>Quantified Objectives:</b> Increased reasonable accommodation requests and fulfilled requests by 10%</p> <p><b>Responsible Party:</b> City of Antioch</p> <p><b>Timeline:</b> Information added to City website by January 2024.</p>









Antioch	NEROLY RD & COUNTRY HILLS DR, Antioch	94509	053-060-056		East Lone Tree Specific Plan Focus Area	S-P	30	35	0.606	VACANT	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5	3	3	8	19	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 114	
Antioch	NEROLY RD & COUNTRY HILLS DR, Antioch	94509	053-060-057		East Lone Tree Specific Plan Focus Area	S-P	30	35	7.219	VACANT	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element	66	38	41	106	251	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 115	
Antioch	LONE TREE WAY & COUNTRY HILLS DR, Antioch	94509	055-071-106		Business Park	P-D	30	35	3.628	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	28	16	17	46	107	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 116	
Antioch	LONE TREE WAY & COUNTRY HILLS DR, Antioch	94509	055-071-107		Business Park	P-D	30	35	2.322	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	18	10	11	29	68	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 117	
Antioch	LONE TREE WAY & DEER VALLEY RD, Antioch	94509	055-071-108		Business Park	P-D	30	35	9.54	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	75	43	46	120	284	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 118	
Antioch	LONE TREE WAY & COUNTRY HILLS DR, Antioch	94509	055-071-113		Business Park	P-D	12	20	0.96	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	10	Anticipated to be rezoned to R-20 by start of planning period	Site Inventory Map number 119	
Antioch	5200 HEIDORN RANCH RD Antioch CA	94509	056-130-014		Medium Low Density Residential	P-D	30	35	1.95	CHURCH	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15	8	9	24	56	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 120	
Antioch	5320 HEIDORN RANCH RD Antioch CA	94509	056-130-011		Medium Low Density Residential	P-D	30	35	5.04	Single Family Residence	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	39	22	24	63	148	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 121	
Antioch	1205 A St Antioch CA	94509	065-071-020		A Street Interchange Focus Area - Residential	C-O	12	20	0.31	Boarded Up Building	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2	Anticipated to be rezoned to R-20 by start of planning period	Site Inventory Map number 122	
Antioch	810 WILBUR AVE, Antioch CA	94509	065-110-006		High Density Residential	R-25	30	35	2.86	VACANT	YES - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements	0	0	0	74	74	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 123	
Antioch	701 WILBUR AVE, Antioch CA	94509	065-110-007		High Density Residential	R-25	30	35	2.5	Single Family Residence	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Nonvacant	19	11	12	31	73	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 124	
Antioch	301 E 18TH ST Antioch CA	94509	065-161-025		Medium Low Density Residential	C-2	12	20	0.31	Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	2	Anticipated to be rezoned to R-20 by start of planning period	Site Inventory Map number 125	
Antioch	E 18TH ST & BLOSSOM DR, Antioch, CA	94509	065-262-026		Neighborhood Community Commercial	R-20	0	20	1.3	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	10	20		Site Inventory Map number 126	
Antioch	1015 E 18TH ST Antioch CA	94509	065-262-035		Medium Low Density Residential	R-20	0	20	0.675	VACANT	YES - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements	0	0	5	5	10		Site Inventory Map number 127	
Antioch	A ST & PARK LN, Antioch CA	94509	067-093-022		A Street Interchange Focus Area - Commercial and Residential	C-O	0	20	0.32	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	4	Anticipated to be rezoned to R-20 by start of planning period	Site Inventory Map number 128	
Antioch	A ST Antioch CA	94509	067-103-017		A Street Interchange Focus Area - Commercial and Residential	C-O	12	20	1.774	VACANT	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements	0	0	10	10	20	Anticipated to be rezoned to R-20 by start of planning period	Site Inventory Map number 129	
Antioch	1805 CAVALLO RD, Antioch CA	94509	068-051-015	A	Medium Low Density Residential	R-20	0	20	0.47	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	6		Site Inventory Map number 130	
Antioch	1801 CAVALLO RD Antioch CA	94509	068-051-049	A	Neighborhood Community Commercial	R-20	0	20	0.47	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	6		Site Inventory Map number 131	
Antioch	504 E 18TH ST, Antioch CA	94509	068-051-050	A	Neighborhood Community Commercial	R-20	0	20	0.088	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0		Site Inventory Map number 132	
Antioch	TERRACE DR & E 18TH ST, Antioch CA	94509	068-082-057		Neighborhood Community Commercial	C-2	12	20	0.659	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	6	Anticipated to be rezoned to R-20 by start of planning period	Site Inventory Map number 133	
Antioch	2721 WINDSOR DR, Antioch CA	94509	068-252-041	B	Medium Low Density Residential	R-6	30	35	0.934	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12	7	7	19	45	Anticipated to be rezoned to R-35 by start of planning period	Creekside, consolidated site. Realistic capacity calculations assumed developable acreage of 1.57 across all four sites (instead of 2.591 gross acres).	Site Inventory Map number 134
Antioch	WINDSOR DR & IGLESIA CT, Antioch CA	94509	068-252-042	B	Medium Low Density Residential	R-6	30	35	0.088	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period	Creekside, consolidated site. Realistic capacity calculations assumed developable acreage of 1.57 across all four sites (instead of 2.591 gross acres). Capacity included in first entry for Consolidated Site B.	Site Inventory Map number 135
Antioch	WINDSOR DR & IGLESIA CT, Antioch CA	94509	068-252-043	B	Medium Low Density Residential	R-6	30	35	0.842	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period	Creekside, consolidated site. Realistic capacity calculations assumed developable acreage of 1.57 across all four sites (instead of 2.591 gross acres). Capacity included in first entry for Consolidated Site B.	Site Inventory Map number 136
Antioch	2709 WINDSOR DR, Antioch CA	94509	068-252-045	B	Medium Low Density Residential	R-6	30	35	0.727	VACANT	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period	Creekside, consolidated site. Realistic capacity calculations assumed developable acreage of 1.57 across all four sites (instead of 2.591 gross acres). Capacity included in first entry for Consolidated Site B.	Site Inventory Map number 137
Antioch	3351 CONTRA LOMA BLVD, Antioch CA	94509	071-370-026		Public/Institutional	R-6	0	20	1	CHURCH	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	16	Anticipated to be rezoned to R-20 by start of planning period	Church with gross acreage of 8.045 acres. Used 1 acreage for capacity calculation based on the vacant land where housing would be developed	Site Inventory Map number 138
Antioch	CACHE PEAK DR & GOLF COURSE RD, Antioch CA	94531	072-400-036	C	Convenience Commercial	P-D	30	35	2.01	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15	9	9	25	58	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 139	
Antioch	4655 GOLF COURSE RD, Antioch CA	94531	072-400-039	C	Convenience Commercial	P-D	30	35	2	House	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15	9	9	25	58	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 140	
Antioch	CACHE PEAK DR & GOLF COURSE RD, Antioch CA	94531	072-400-040	C	Convenience Commercial	P-D	30	35	0.212	VACANT	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	6	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 141	
Antioch	DALLAS RANCH RD, Antioch CA	94509	072-450-013		Office	P-D	30	35	1.5	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11	6	7	19	43	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 142	
Antioch	DELTA FAIR BLVD & BELLE DR, Antioch CA	94509	074-080-026		High Density Residential	R-35	30	35	12.262	Solar Panels	YES - Current	YES - Other-Publicly-Owned	Available	Used in Prior Housing Element - Nonvacant	96	55	60	155	366		Site Inventory Map number 143	
Antioch	DELTA FAIR BLVD & E LELAND RD, Antioch CA	94565	074-080-028		High Density Residential	R-35	30	35	0.494	VACANT	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	14		Site Inventory Map number 144	
Antioch	DELTA FAIR BLVD, Antioch CA	94509	074-080-029		High Density Residential	R-35	30	35	1.117	Billboard	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	8	5	5	14	32		Site Inventory Map number 145	
Antioch	DELTA FAIR BLVD, Antioch CA	94565	074-080-030		High Density Residential	R-35	30	35	5.5	VACANT	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	43	24	26	69	162		Site Inventory Map number 146	
Antioch	DELTA FAIR BLVD, Antioch CA	94509	074-122-016		Western Antioch Commercial Focus Area - Regional Commercial	C-3	0	20	0.6	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	8	Anticipated to be rezoned to R-20 by start of planning period	Site Inventory Map number 147	
Antioch	DELTA FAIR BLVD & FAIRVIEW DR, Antioch CA	94509	074-123-004		Western Antioch Commercial Focus Area - Regional Commercial	C-3	30	35	1.75	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13	7	8	22	50	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 148	
Antioch	FAIRVIEW DR, Antioch CA	94509	074-123-005		Western Antioch Commercial Focus Area - Regional Commercial	C-3	30	35	1.45	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11	6	7	18	42	Anticipated to be rezoned to R-35 by start of planning period	Site Inventory Map number 149	
Antioch	2100 L ST, Antioch CA	94509	074-343-034		Convenience Commercial	C-1	12	20	1.5	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9	18	Anticipated to be rezoned to R-20 by start of planning period	Site Inventory Map number 150	
Antioch	JAMES DONLON BLVD & CONTRA LOMA	94509	075-460-001		Office	C-1	20	25	3.13	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	31	31	62	Anticipated to be rezoned to R-25 by start of planning period	Site Inventory Map number 151	
Antioch	SOMERSVILLE RD & BUCHANAN RD, Antioch CA	94509	076-010-039		Western Antioch Commercial Focus Area - Regional Commercial	R-20	0	20	4.77	VACANT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	38	38	76		Site Inventory Map number 152	
Antioch	4325 BERRYESSA CT Antioch CA	94509	052-061-053		Low Density Residential	P-D	30	35	6	RANCHETT	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	39	22	24	63	148	Anticipated to be rezoned to R-35 by start of planning period	5 acres used to calculate capacity large easements on this site	Site Inventory Map number 153
Antioch	3195 CONTRA LOMA BLVD Antioch CA	94509	071-130-026		High Density Residential	R-20	30	35	4.31	CHURCH	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	22	13	14	36	85	Anticipated to be rezoned to R-35 by start of planning period	2.9 acres used to calculate the capacity since housing would only develop on the vacant part of the site and not where the church currently exists	Site Inventory Map number 154

Antioch	620 E TREGALLAS RD Antioch, CA	94509	068-251-012		High Density Residential	R-25	30	35	2.51	CHURCH	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Nonvacant	6	3	4	10	23	Anticipated to be rezoned to R-35 by start of planning period	0.86 acres used to calculate the capacity since housing would only develop on the vacant part of the site and not where the church currently exists	Site Inventory Map number 155
Antioch	4215 HILLCREST AVE Antioch CA	94509	052-061-014		Open Space	S	30	35	0.998	House	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	7	4	4	12	27	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 156
Antioch	4201 HILLCREST AVE Antioch CA	94509	052-042-037		Open Space	R-6	30	35	4.39	Single Family Residence	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	34	19	21	55	129	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 157
Antioch	WILDFLOWER DRIVE	94531	052-140-013		Mixed Use	P-D	20	25	4.18	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	41	41	82	Anticipated to be rezoned to R-25 by start of planning period		Site Inventory Map number 158
Antioch	WILDFLOWER DRIVE	94531	052-140-014		Mixed Use	P-D	20	25	3.95	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	39	39	78	Anticipated to be rezoned to R-25 by start of planning period		Site Inventory Map number 159
Antioch	WILDFLOWER DRIVE	94531	052-140-015		Mixed Use	P-D	20	25	0.91	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9	18	Anticipated to be rezoned to R-25 by start of planning period		Site Inventory Map number 160
Antioch	WILDFLOWER DRIVE	94531	052-140-016		Mixed Use	P-D	20	25	1.31	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	13	13	26	Anticipated to be rezoned to R-25 by start of planning period		Site Inventory Map number 161
Antioch	2721 EMPIRE AVE	94513	056-120-096		East Lone Tree Focus Area	P-D	30	35	3.3	Single Family Residence	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	25	14	16	41	96	Anticipated to be rezoned to R-25 by start of planning period		Site Inventory Map number 162
Antioch	3950 LONE TREE WAY	94509	072-011-052		Medium Density Residential	P-D/S-H	30	35	9.22	Senior Living Facility	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	33	19	20	53	125	Anticipated to be rezoned to R-35 by start of planning period	4.2 acres used to calculate the capacity since housing would only develop on the vacant part of the site and not where the senior facility currently exists. Lot has already been subdivided but is not yet recorded	Site Inventory Map number 163
Antioch	3415 OAKLEY RD	94509	051-200-065		Public/Institutional	P-D	30	35	9.233	Church	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	31	18	19	50	118	Anticipated to be rezoned to R-35 by start of planning period	4.0 acres used to calculate the capacity since housing would only develop on the vacant part of the site and not where the church currently exists	Site Inventory Map number 164
Antioch	1018 E 18TH ST	94509	068-091-043		Neighborhood Community Commercial	R-6	30	35	0.84	Single-family House	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	6	3	4	10	23	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 165
Antioch	1919 BUCHANAN RD	94509	076-231-007		Public/Institutional	P-D	30	35	3.27	Church	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11	6	7	19	43	Anticipated to be rezoned to R-35 by start of planning period	1.5 acres used to calculate the capacity since housing would only develop on the vacant part of the site and not where the church currently exists	Site Inventory Map number 166
Antioch	APOLLO CT	94509	065-122-023	F	Eastern Waterfront Employment Focus Area - Business Park	PBC/Cannabis Overl	30	35	1.6	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12	7	7	20	46	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 167
Antioch	APOLLO CT	94509	061-122-029	F	Eastern Waterfront Employment Focus Area - Business Park	PBC/Cannabis Overl	30	35	1.7	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13	7	8	21	49	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 168
Antioch	APOLLO CT	94509	061-122-030	F	Eastern Waterfront Employment Focus Area - Business Park	PBC/Cannabis Overl	30	35	2.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16	9	10	26	61	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 169
Antioch	APOLLO CT	94509	061-122-028	F	Eastern Waterfront Employment Focus Area - Business Park	PBC/Cannabis Overl	30	35	0.6	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	2	2	7	15	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 170
Antioch	HILLCREST AVE	94531	052-370-009		Office	P-D	30	35	2.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16	9	10	27	62	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 171
Antioch	3301 JESSICA CT	94509	051-390-006	G	Medium Density Residential	P-D	30	35	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	23	13	14	37	87	Anticipated to be rezoned to R-35 by start of planning period	Capacity calculation for consolidated site includes all Jessica Court sites below	Site Inventory Map number 172
Antioch	3305 JESSICA CT	94509	051-390-005	G	Medium Density Residential	P-D	30	35	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 173
Antioch	3309 JESSICA CT	94509	051-390-004	G	Medium Density Residential	P-D	30	35	0.22	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 174
Antioch	3313 JESSICA CT	94509	051-390-003	G	Medium Density Residential	P-D	30	35	0.13	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 175
Antioch	3317 JESSICA CT	94509	051-390-002	G	Medium Density Residential	P-D	30	35	0.14	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 176
Antioch	3321 JESSICA CT	94509	051-390-001	G	Medium Density Residential	P-D	30	35	0.76	Shed	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 177
Antioch	3325 JESSICA CT	94509	051-390-016	G	Medium Density Residential	P-D	30	35	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 178
Antioch	3329 JESSICA CT	94509	051-390-011	G	Medium Density Residential	P-D	30	35	0.17	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 179
Antioch	3333 JESSICA CT	94509	051-390-010	G	Medium Density Residential	P-D	30	35	0.16	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 180
Antioch	3345 OAKLEY RD	94509	051-390-009	G	Medium Density Residential	P-D	30	35	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 181
Antioch	Jessica Court Roundabout	94509	--	G	--	P-D	30	35	0.63	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	0	0	0	Anticipated to be rezoned to R-35 by start of planning period		Site Inventory Map number 182

## APPENDIX D: REVIEW OF HOUSING ELEMENT PAST PERFORMANCE PROGRAM ACCOMPLISHMENTS

### ACHIEVEMENTS FOR SPECIAL NEEDS POPULATIONS

As part of analyzing prior programs, the Housing Element must evaluate the effectiveness of goals, policies, and programs to meet the housing needs of special needs populations. The City has accomplished the following actions:

- **Seniors.** The City saw the construction of 85 units of affordable senior housing completed in April 2018 with full lease up in June 2018. The project, developed by Satellite Affordable Housing Associates, utilized City funding from the former Redevelopment Agency, NSP-1, CDBG, HOME, Housing Successor Agency, and other funding sources including State Veterans funding, MHP, and 4 percent tax credits. The City also approved 117 units of age-restricted, affordable apartments for seniors in 2019 as part of the AMCAL project. The affordable units are restricted at 30 to 60 percent of AMI and are currently under construction. The AMCAL project utilized the City's senior housing density bonus to build 6 percent more units than allowed by the underlying zoning. In addition to the senior density bonus, the City has established reduced parking standards and reduced impact fees for senior housing to further incentivize housing development for seniors.
- **Persons with disabilities.** The AMCAL project mentioned above totals 394 affordable units for seniors and families and the project meets the standards for accessibility and accommodation for hearing impaired individuals. The senior housing buildings include elevators. In addition to these forthcoming units, the City sold a 5-acre property to the County for use as a potential CARE Center/Homeless Housing project. The City been working with the County Health, Housing and Homeless Services division on adding 50 units of extremely low- and very low-income housing as part of the Homeless CARE Center development, and these units would be affordable rental housing units for persons with incomes at 30 percent or less of AMI who are experiencing homelessness, including persons with disabilities and persons with mental illness. The project went stagnant during 2021 due to the pandemic but continues to be developed. In addition, the City hosts the County's only homeless shelter for disabled homeless persons. A reasonable accommodation request was approved for this shelter, the Don Brown Homeless Shelter, to reduce the number of required parking stalls in order to accommodate a handicap van parking stall. The City also approved a reasonable accommodation request to approve the conversion of a bedroom into a semi-independent living space for a person with a disability. The Housing Element builds on the success of the City's existing programs and policies to further remove constraints to housing for persons with disabilities, including by-right supportive housing in certain zones pursuant to AB 2162 (Program 3.1.5).
- **Large households.** Homes consisting of five or more members residing together typically lack adequately sized and affordable housing options. As discussed in Appendix A, overcrowding disproportionately impacts renters. Construction of new affordable rental housing and rehabilitation of existing homes can ensure that large households continue to have adequate housing options. As mentioned above, 394 affordable rental units are currently under construction, and they include units for families. The City will continue facilitate housing production, including the production of Accessory Dwelling Units (ADUs) to accommodate large households.

- **Farm workers.** As discussed in Appendix A, farm workers are not a significant portion of the Antioch community. Farmworker housing needs are accommodated through housing programs and policies that assist lower-income households in general rather than a specialized program. The City will implement Program 3.1.7 of the Housing Element to bring the Zoning Ordinance into compliance with the Employee Housing Act and to ensure affordable units are available to farmworkers, including seasonal and monolingual workers and their families.
- **Female-headed single-parent households.** Female-headed households make up 20 percent of households in Antioch and they are largely concentrated in lower-income areas. Approximately one third of Antioch’s female-headed households with children fall below the Federal Poverty Line. Affordable housing and housing rehabilitation programs can serve low-income families, including female-headed households. As mentioned above, the City approved 394 affordable housing units that are currently under construction, and family units are included in the project. The City has partnered with Habitat for Humanity East Bay/Silicon Valley to provide housing rehabilitation services and is actively seeking another partnership with them to administer a program to facilitate ADU construction (Program 2.1.9). The City has made some progress addressing special housing needs for female-headed households and will continue to address housing constraints for this group in the 2023-2031 cycle.
- **Unhoused.** Antioch is the only jurisdiction in Contra Costa County with a homeless shelter for disabled homeless persons, and there continues to be a need for additional housing and services for the city’s unhoused population. Antioch and Richmond have the highest percentages of the County’s unsheltered population. As mentioned above, the City sold a 5-acre property to the County with an Emergency Shelter Overlay and continues to work with the County to develop this site as a potential CARE Center/Homeless Housing project housing for extremely low- and very low-income individuals. The site could accommodate up to 50 small studio apartments to provide permanent supportive housing for unhoused persons. This 2023-2031 Housing Element continues programs to provide housing for unhoused populations.

The programs described above illustrate that, cumulatively, the City has made progress in permitting affordable housing for seniors, persons with disabilities, and those with very low- and low-incomes. However, many of the housing needs that the 2015 Housing Element’s programs address remain needs, As such, many of the programs included in the 5th Cycle Housing Element that address special housing needs are continued and refined in this 2023-2031 Housing Element.

## APPROPRIATENESS OF THE PREVIOUS ELEMENT

The 2015–2023 Housing Element includes policies and programs that have been implemented, as well as several outdated measures that do not reflect current housing needs. As shown in the table below, the majority of policies and programs continue to be appropriate and will either be kept in the Housing Element and revised to address identified housing needs, constraints, or other concerns or maintained without significant revision. Some policies and programs are redundant and will be revised to be more concise. The Housing Plan will also be revised to provide clearly stated goals and to associate policies and programs with the most relevant goals. Quantified objectives will be provided for each program. See Chapter 7 for the goals, policies, and programs of this Housing Element.

**REVIEW OF HOUSING ELEMENT PAST PERFORMANCE PROGRAM ACCOMPLISHMENTS**

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<b>Goal 1: Conserve and improve the existing housing supply to provide adequate, safe and decent housing for existing Antioch residents.</b>		
<b>Policy 1.1: Ensure the supply of safe, decent, and sound housing for all residents</b>		
<p><b>1.1.1 Monitor and Preserve At-Risk Projects:</b> The City has identified 82 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 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. The City will also ensure that proper noticing requirements are followed and tenant education is conducted.</p>	<p>The only At-Risk project is Casa del Rio, senior housing. Staff (TH) contacted owner to discuss and is confident they will be retained. Staff will monitor annually to ensure.</p>	Continue
<p><b>1.1.2 Neighborhood Preservation Program:</b> Continue to contribute funds for and promote the Neighborhood Preservation Program (NPP) administered by Contra Costa County. The NPP provides zero and low-interest loans to low- and moderate-income households for housing rehabilitation. The City will continue to provide information about the program on the City website and at City Hall and refer homeowners to the County.</p>	<p>The City contracted with Contra Costa County for over 20 years to administer the Neighborhood Preservation Program, which provides housing rehabilitation loans to low- and moderate-income homeowners to bring their homes up to code, to ensure health and safety code standards are met, and provide handicap access. Sadly, the County decided to no longer provide this service for local jurisdictions.</p> <p>Habitat for Humanity East Bay/Silicon Valley is the new provider for the program, which began to rehabilitate homes in FY 2021. They were approved for funding and entered into contract in FY 18-19.</p>	Modify
<p><b>1.1.3 Community Education Regarding the Availability of Rehabilitation Programs:</b> 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 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.</p>	<p>Outreach has not begun but will commence once the program catches up on the backlog of existing applicants.</p>	Keep

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p><b>1.1.4 Rental Rehabilitation Program:</b> Continue to provide financial assistance to owners of rental property to rehabilitate substandard units to enable such units to remain affordable following rehabilitation. The City will continue to promote and provide funds for the Rental Rehabilitation Program administered by the Housing Authority of Contra Costa County. The program provides low-interest loans to property owners for rehabilitation of rental units occupied by lower-income tenants. The use of these funds will ensure that rental properties will not deteriorate and still remain affordable. The City shall continue to provide information about the program on the City's website and at City Hall and will refer property owners to the Housing Authority.</p>	<p>The Rental Rehab program was cancelled, as it has not been successful in attracting participants in the past decade. The demand for housing in Contra Costa County (and all of California) far exceeds the supply, and owners are increasingly unwilling to enter into an obligation to rent at a lower price to LMI renters, even in exchange for very favorable rehab loans. The program also suffered because the upfront costs (credit report, title report, appraisal, and lead paint inspection and report) total \$800+ (depending on the # of units.) The funding source for this program was CDBG, which does not allow expenditures that do not result in accomplishments. Therefore, we must charge the owner for these items if they choose not to go forward with a loan.</p>	<p>Delete This program did not have enough interest, but the Housing Authority continues to work with landlords on renting to voucher holders</p>
<p><b>1.1.5 Code Enforcement:</b> Provide ongoing inspection services to review code violations on a survey and complaint basis. Examples of code violations include families living in illegal units, such as garages and recreational vehicles, construction of illegal buildings, and households living in unsafe buildings.</p>	<p>A 1/2 cent sales tax was passed by City voters two years ago, and the City now has sufficient operating revenues to fund Code Enforcement without CDBG funds. For Calendar year 2020, Code Enforcement officers received 10,858 calls for service. Of these, 2,991 new cases were opened, and 2,781 total cases were closed. In calendar 2020, the Abatement Team:</p> <ul style="list-style-type: none"> <li>▪ Removed 5,853 yards of illegally dumped waste from city right-of-ways and property.</li> <li>▪ Removed 1,546 locations of graffiti.</li> <li>▪ Removed 1,411 abandoned shopping carts from city property.</li> </ul> <p>In 2020, the Code Enforcement Division continued participating in the Mattress Recycling Council (MRC) program operated by the State of California's Department of Resources Recycling and Recovery (Cal Recycle). In 2020, nearly 1,200 mattresses were reported to MRC/CalRecycle resulting in nearly \$18,000 back to the city in reimbursements.</p> <p>During 2020, the Code Enforcement Division continued the neighborhood cleanup events to assist residents with debris removal. The City of Antioch and Republic Services partnered together to host cleanup events so that residents have a no-cost way to legally dispose of unwanted items. During 2020, eleven cleanup events were held in various neighborhoods resulting in over 152 tons of debris removed from private properties and disposed of in a lawful manner!!</p>	<p>Modify This program will be reframed to more clearly address code enforcement as a means of improving quality of life and safety</p>



Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
	<p>In 2019, Code Enforcement officers received 10,348 calls for service. Of these, 3,568 new cases were opened, and 3,175 total cases were closed.</p> <p>In FY 2017-18, the Team:</p> <ul style="list-style-type: none"> <li>▪ Removed 6,142 yards of illegally dumped waste from city right-of-ways and property.</li> <li>▪ Removed 779 locations of graffiti.</li> <li>▪ Removed 1,533 abandoned shopping carts from city property.</li> </ul> <p>In 2017, Antioch utilized \$140,000 in CDBG funding to provide code enforcement in lower-income areas in Antioch. Enforcement officers received 2,370 calls for service and 1,622 web reports of violations within the entire city. Within the lower-income CDBG eligible areas of the city, officers opened cases on 1,341 unduplicated households (up from 835 the prior year) and closed 1,322 cases (up from 829 the prior year). Out of the 1,341 cases, the officer and consultant assigned to Building and Housing cases opened 156 cases that were Housing and Building code related. Of this 156, 108 were housing related which encompasses mold, lack of heat, lack of water and electricity, and weather protection. 50 of them were building code related which encompasses unpermitted additions or structure improvements and, residents living in garages and sheds.</p> <p>Out of the 1,322 cases that were closed (up from 829 the prior year), 138 (up from 40) of them were housing related and 50 (up from 27) of them were building code related.</p> <p>In FY 2016-17, the Team:</p> <ul style="list-style-type: none"> <li>▪ * Removed 4,577 yards of illegally dumped waste from city right-of-ways and property.</li> <li>▪ * Removed 1,877 shopping carts from city right-of-ways and property.</li> <li>▪ * Removed 206 locations of graffiti.</li> </ul>	
<p><b>1.1.6 Infrastructure to Support Housing for Extremely Low-, Very Low-, Low-Income, Large Households, and Farm Workers:</b> 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</p>	<p>In 2020, the City invested \$1mil in CDBG funding to improve the roadway, drainage, and handicap access in low-income census tract 3050, which includes the new AMCAL project of over 300 affordable units.</p> <p>No projects requiring supporting infrastructure were proposed by builders in 2019. The City Roadway project was dormant to gather additional funding. The only project was work on the Brackish Water Desalination Plan, which totaled about \$20,000.</p> <p>No projects requiring supporting infrastructure were proposed by builders in 2018 or</p>	<p>Keep</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>to correct existing infrastructure deficiencies 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.</p>	2017.	
<p><b>1.1.7 Condominium Conversion:</b> 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 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.</p>	No conversion took place between 2015-2018.	Keep
<p><b>1.1.8 Rental Inspection Program:</b> Ensure that the residents of rental units are afforded safe and sanitary housing through continued implementation of the Residential Rental Inspection Program. The program proactively identifies blighted, deteriorated and substandard rental housing stock through periodic mandatory inspections. Property owners are required to address any code violations and have the property re-inspected by the City. While the ordinance that establishes the program is still in effect, the program is currently suspended due to staff reductions.</p>	<p>The Residential Rental Inspection Program was suspended during the planning period. The City has added more code enforcement officers and all six Code Enforcement Officers have received training and have experience in investigating building and housing issues and are responsible for addressing those violation types within their beat. The City provides code enforcement on a complaint-basis.</p>	Remove
<p><b>1.1.9 Neighborhood Stabilization Program:</b> Implement programs and activities in accordance with the City's adopted Neighborhood Stabilization Plan (NSP). The City was awarded over \$4 million in NSP monies. Funds have</p>	<p>The City began working with Satellite Affordable Housing Associates in 2009 to develop 85 units of affordable senior housing, utilizing City funding from the former Redevelopment Agency, NSP-1, CDBG, HOME, Housing Successor Agency, and other funding sources including State Veterans funding, MHP and 4 percent tax</p>	<p>Remove Funding has been all used for this one-time program</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>been allocated to Satellite Housing, but they have been unsuccessful in leveraging other funding. If Satellite Housing is unable to secure additional funding, the funds will likely be used for the purchase and rehabilitation of abandoned and foreclosed homes.</p> <p>The programs and activities provided for in the NSP include:</p> <ul style="list-style-type: none"> <li>▪ Purchase and rehabilitation of abandoned and foreclosed homes (initially ten homes, additional homes if revenue from initial sales is available quickly).</li> <li>▪ Self-help rehabilitation of previously abandoned and foreclosed homes (initially four homes, additional homes if revenue from initial sales is available quickly).</li> <li>▪ NSP program planning and administration.</li> <li>▪ Construction of multi-family housing for seniors.</li> </ul>	<p>credits.</p> <p>Satellite broke ground in September 2016 and completed the project with April 2018, with full lease up in June. All remaining NSP program income was invested in this project, so no further acquisition/rehab projects with Habitat or Heart &amp; Hands will occur.</p>	
<p>The foreclosure and self-help rehabilitation programs are currently suspended but would be reinstated if the funds allocated for Satellite Housing become available.</p>	<p>The City continues to post information on foreclosure prevention on its website, and to direct callers to Bay Legal and Echo Housing, as well as 211, for further assistance.</p> <p>Because of the COVID-19 pandemic, the City used CDBG-CV funding to provide both Eviction Prevention and Foreclosure Prevention services for the first time since the Recession of 2008, with services beginning in January 2021.</p>	<p>Keep</p>
<p><b>Goal 2: Facilitate the development of a broad array of housing types to accommodate new and current Antioch residents of diverse ages and socioeconomic backgrounds.</b></p>		
<p><b>Policy 2.1: Provide adequate residential sites for the production of new for-sale and rental residential units for existing and future residents</b></p>		
<p><b>2.2.1 Inventories:</b> 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</p>	<p>A spreadsheet and GIS maps of available sites was developed, and it is updated as projects are applied for or approved.</p>	<p>Keep</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>have the potential for development into emergency shelters, or mixed-use areas.</p>	<p>No sites were downzoned in 2015-2020.</p>	<p>Keep</p>
<p><b>2.1.2 Adequate Sites for Housing:</b> 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. As a result of recent amendments to the Zoning Ordinance, the inventory now includes sites where single- and multi-family, rental and ownership residential development at a minimum net density of 30 du/ac is permitted by right. Higher densities of up to 35 du/ac are permitted, subject to discretionary review. The rezoned land ensures that the majority of the City’s lower-income need is accommodated on sites designated for exclusive residential use. The remaining lower-income housing need is accommodated on sites with densities and development standards that permit at a minimum 16 units per site. 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.</p>	<p>The City Community Development Director and City Planners continue to meet with prospective developers, both for-profit and non-profit, market rate and affordable, as requested and at no cost to the developer. Meetings help educate developers on the City’s development review and design review processes, City requirements and expectations, and help to save time and money for both the City and developers. Meetings with nonprofit developers also include strategizing about the availability of funding assistance.</p> <p>Market rate units – During the planning period, staff met with potential developers including Concentric Development Group, GBN Partners, and Blue Mountain Communities. Their applications totaled 434 units and was under review in 2019.</p>	<p>Keep</p>
<p><b>2.1.4 Above Moderate-Income Housing:</b> Facilitate the development of a range of housing types and opportunities to meet the need for providing above moderate-income housing. Where appropriate, provide requirements in outlying focus areas for the development</p>	<p>The City Community Development Director and City Planners continue to meet with prospective developers, both for-profit and non-profit, market rate and affordable, as requested and at no cost to the developer. Meetings help educate developers on the City’s development review and design review processes, City requirements and expectations, and help to save time and money for both the City and developers.</p>	<p>Modify Combine with the program above</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
of such housing with appropriate amenities.	Meetings with nonprofit developers also include strategizing about the availability of funding assistance. In the planning period, staff met with potential developers including Live LMC, and Grupe Co. regarding potential multi-family developments and Lennar Group, Richmond American Homes, Yellow Roof Foundation and Su Property Group about single-family and duplex developments.	
<b>Policy 2.2: Facilitate the development of new housing for all economic segments of the community, including lower-income, moderate-, and above moderate-income households.</b>		
<b>2.2.1 Promote Loan Programs:</b> 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.	<p>In 2017, a nonprofit was funded to develop a homebuyer assistance program for the City of Antioch and the program launched March 2018 with \$45,000 in forgivable subsidy for lower-income households, while funding lasts. Four homebuyers purchased homes through this program. After the Wells Fargo subsidy ran out, Council then authorized RDA Housing Successor funding to conduct a modest program to assist lower-income homebuyers. This program was launched in 2020.</p> <p>Because of the COVID-19 pandemic, the City's First Time Homeowner program was suspended from March through the end of the year, due to fears of the housing market losing value and fears of another foreclosure crisis. No loans were issued in 2020.</p>	Keep
<b>Policy 2.3: Actively pursue and support the use of available County, State, and Federal housing assistance programs.</b>		
<p><b>2.3.1 Affordable Housing Program Inventory; Pursue Available Projects.</b> 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 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:</p> <ul style="list-style-type: none"> <li>✓ County Mortgage Revenue Bond program (proceeds from the sale of bonds finances the development of affordable housing)</li> <li>✓ County Mortgage Credit Certificate Program (buy down of interest rates for lower-income households)</li> <li>✓ Calhome Program (to assist in the development of</li> </ul>	<p>The City has worked with the County Health, Housing and Homeless Services division on adding 50 units of extremely low- and very low-income housing as part of the Homeless CARE Center development. City and County staff has been working to find potential sources of funding, including City Housing Successor and CDBG funds, County CDBG, HOME, ESG, and HOPWA funds, State HEAP, VHHP, MHP, Whole Person Care, Mental Health, Re-entry and other potential sources of funding for the entire project (see detail in 2.3.2 below).</p> <p>In 2020, the general shutdown of most businesses due to COVID-19 precluded further development efforts for nonprofit housing.</p> <p>In 2018, the City worked with the Reliant Group, Inc. which proposed to acquire and rehabilitate a then-existing 112-unit multifamily rental housing project located at 2811 Cadiz Lane in Antioch, known as Villa Medanos Apartments. The City conducted a TEFRA hearing in January 2019 and approved adding these units to the City's affordable housing stock. The development consisted of ten two-story buildings and one leasing office, providing 112 units of affordable family housing. Of these, 40 are one-bedroom, 32 are two-bedroom, with one bathroom, 40 are two-bedroom, with two bathrooms. The ten two-story buildings have no elevators and there are currently no handicap units on site. The Borrower intends to convert 10 percent of the units to be accessible per TCAC Code. These apartments are now</p>	Keep

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>for-sale housing for lower-income households)</p> <ul style="list-style-type: none"> <li>✓ FDIC Affordable Housing Program (assistance for rehabilitation costs and closing costs for lower-income households)</li> <li>✓ HELP Program (for preservation of affordable housing and rehabilitation of housing)</li> <li>✓ Home Investment Partnerships Program (HOME) (for rehabilitation of lower-income and senior housing)</li> <li>✓ HUD Single-Family Property Disposition Program (for rehabilitation of owner-occupied housing)</li> <li>✓ Loan Packaging Program (for development and rehabilitation of affordable housing for lower-income households and seniors)</li> <li>✓ Low-Income Housing Tax Credit Programs (for development of rental housing and preservation of existing affordable housing for large family units)</li> <li>✓ McAuley Institute (for new housing or rehabilitation of housing for lower-income households)</li> <li>✓ Mercy Loan Fund (for new housing or for rehabilitation of housing for the disabled and lower-income households)</li> <li>✓ Neighborhood Housing Services (for rehabilitation of housing for lower-income households)</li> <li>✓ Section 8 Housing Assistance (rent subsidies for very low-income households)</li> <li>✓ Section 223(f) Mortgage Insurance for Purchase/Refinance (for acquisition and development of new rental housing)</li> <li>✓ Section 241(a) Rehabilitation Loans for Multi-family Projects (for energy conservation and rehabilitation of apartments)</li> <li>✓ Neighborhood Stabilization Program (acquire and redevelop foreclosed properties)</li> </ul>	<p>restricted to residents earning 60 percent or less of the area median income, with 10 percent to be affordable for those earning 50 percent or less of the area median income. Villa Medanos is an important addition to the City's affordable housing stock for lower-income families in 2019 and beyond.</p>	

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p><b>2.3.2 Housing for Extremely Low-Income Households:</b> 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 waivers/deferrals, land-write downs, expedited/priority processing, identifying grant and funding opportunities and/or offering additional incentives to supplement density bonus provisions in state law. Densities up to 35 units per acre are now permitted in high density residential districts. This will offer additional opportunities to provide housing for extremely low-income households.</p>	<p>The Satellite "Tabora Gardens" project, finished in 2018, completes 84 (+1 manager unit) units affordable to households from 0-50 percent AMI.</p> <p>In 2020 the City sold a city-owned approximately 5-acre parcel with an Emergency Shelter overlay as a potential CARE Center/Homeless Housing project. The City has been working with the County Continuum of Care staff and nonprofit affordable housing agencies to envision the campus. The site may be able to accommodate up to 50 small studio apartments to help homeless persons find housing in this extremely restricted housing environment. These units are envisioned as permanent supportive housing. A survey by the CoC has found that Contra Costa County lacks inventory of SRO and studio apartments for this population. The addition of a possible 50 units extremely and very low-income RHNA units would meet 135 of the 175-unit goal in the 5<sup>th</sup> Cycle.</p> <p>This project continues to be developed but was stagnant during 2021 due to the pandemic.</p>	<p>✓ Keep</p>
<p><b>Policy 2.4: Proactively assist and cooperate with non-profit, private, and public entities to maximize opportunities to develop affordable housing. One of the objectives of the General Plan Land Use Element is to distribute low- and moderate-income housing throughout the city, rather than concentrate it in one portion of the community. For example, the element allows for higher density housing within designated Focus Areas to facilitate affordable housing development. Additionally, the recent amendments to the Zoning Ordinance rezoned seven sites for higher density development. These sites are now more geographically dispersed around the city.</b></p>		
<p><b>2.4.1 Support Non-Profit Housing Sponsors:</b> 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 providing funding, supporting grant applications, identifying available sites for housing development, and City involvement in the development of such sites.</p> <p>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. The City will continue focused outreach efforts to non-profit organizations on an ongoing basis to develop</p>	<p>As mentioned previously, the City worked with Satellite Affordable Housing Associates on the Tabora Gardens project, which completed construction on 85 units (84 + 1 manager unit) of affordable housing for extremely low- and low-income seniors, including homeless persons, homeless Veterans and Veterans. The City provided significant funding from multiple funding sources totaling \$3,283,755, supported their TCAC application, conducted their TEFRA hearing, and worked closely with the County and their funding sources.</p> <p>Also see 2.3.1. narrative which details City efforts in developing the CARE Center site on City-owned property, including funding sources.</p> <p>In 2020, the City Housing Consultant continued discussions with Resources for Community Development (RCD), Mercy Housing, Satellite Affordable Housing Associates (SAHA), and Contra Costa Interfaith Housing to discuss and encourage further affordable housing development in the City of Antioch. The City and County are working to secure an affordable housing provider to construct micro units behind</p>	<p>Keep</p>



Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
partnerships for housing development.	the new homeless shelter/CARE Center in Antioch as part of the development, which will be affordable at 0-30 percent AMI.	
<b>Policy 2.5: Proactively encourage the development of affordable housing within the Rivertown area.</b>		
<p><b>2.5.1 Additional Development Incentives for the Rivertown Focus Area:</b> Use voluntary incentives to encourage the production of affordable housing, including housing as part of mixed-use projects. Within the Rivertown Focus Area, provide incentives for the production of affordable housing in addition to City density bonus incentives. The City shall promote this Program by creating informational brochures for distribution to developers and by discussing these benefits with both potential developers and past developers within the city. Examples of such additional incentives include, but are not limited to the following</p> <ul style="list-style-type: none"> <li>✓ Leverage City-owned properties. Pursue development of City-owned properties in the Rivertown Focus Area as catalyst projects to spur additional investment.</li> <li>✓ Higher than minimum required density bonuses. Provide the density bonuses available through the City's Senior Housing Overlay District throughout the Rivertown Focus Area.</li> <li>✓ Fast track processing. By expediting the development review process, carrying costs for lands being developed with affordable housing can be minimized.</li> </ul> <p>Additionally, the City of Antioch has received a grant from the Strategic Growth Council for the development of a Specific Plan in the downtown area. The Specific Plan has an objective of increasing infill and compact development. By investing in one of the City's lowest income areas, the Specific Plan will bring new stores, amenities and services. Through the redevelopment of the downtown, the additional high-density housing could also provide a variety of housing types including affordable housing.</p>	The City put out an RFP for city-owned former RDA properties in 2014 and entered into negotiations with one developer in 2015. The Specific plan was finalized for adoption in 2017. These continued during 2020 with little forward motion due to the pandemic.	Modify Specific Plan has been completed and adopted
<b>Goal 3: Facilitate the development of special purpose housing to meet the needs of the elderly, persons with disabilities, large families, and</b>		

Goal/Policy/Action the homeless.	Progress in Implementation	Continue/Delete/Modify
<b>Policy 3.1: Assure the provision of housing opportunities for those residents of the city who have special housing needs, including farm workers, the elderly, disabled, large families, and the homeless.</b>		
<p><b>3.1.1 Housing Opportunities for Special Needs Groups:</b> Expand housing opportunities to meet the special housing needs of the elderly; persons with disabilities, including those who have developmental disabilities; large families; and the homeless. Recent amendments to the Zoning Ordinance will help increase housing opportunities for special needs groups. A new emergency shelter overlay district has been created to provide adequate sites for emergency shelters as required by State law. Transitional housing is now explicitly defined and listed as a residential use. Single Room Occupancy (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.</p>	<p>AMCAL received entitlement in 2019 and in 2020 began construction of 394 affordable apartments for seniors and families. Age-restricted units will comprise 177 units, including 38 units at 30 percent, 28 units at 40 percent, 14 units at 50 percent, and 19 at 60 percent AMI level (proposed in application). Project will meet standards for accessibility and accommodation for hearing impaired individuals, and the senior buildings will have elevators.</p> <p>CARE Center – The Homeless Care Center site, discussed in detail in 2.3.1. would potentially add between 30-50 units of affordable rental housing for persons with incomes 0-30 percent who are experiencing homelessness, including veterans, persons with HIV/AIDS, persons with mental illness, and persons with disabilities.</p>	Keep
<p><b>3.1.2 Senior Housing:</b> Continue to implement the Senior Housing Overlay District (SH). Through density bonus options and other incentives, this district allows higher densities and more flexible design standards, reflecting the unique needs of an elderly population and providing more affordable units to the growing number of senior citizens that live on a small fixed-income. A developer is granted an increase of 20 percent over the otherwise maximum allowable residential density and an additional incentive or financially equivalent incentive. Additional bonuses will be granted for projects including very low- and low-income seniors. These overlay district areas are located close to services specific to senior citizen needs.</p>	<p>See above description of AMCAL senior housing. The Antioch Homeless CARE Center site housing would also be available to homeless senior individuals.</p>	Modify

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>The parking requirement for these projects is 0.75 parking spaces per dwelling unit.</p>		
<p><b>3.1.3 Incentives for Special Needs Housing:</b> 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 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.</p>	<p>Between 2017-2020, One developer, AMCAL, requested a senior housing overlay district to achieve a higher density, and none requested reasonable accommodations during the planning period.</p> <p>In 2015 and 2016, density bonus and other incentives, including financial, were provided to Satellite to develop housing for older adults, veterans, unhoused veterans, and people with disabilities.</p>	Keep
<p><b>3.1.4 Coordination with Agencies Serving the Homeless:</b> Continue to cooperate with public and private agencies, such as the Contra Costa Continuum of Care, to develop housing (including transitional housing), family counseling, and employment programs for the homeless. The City will continue to fund homeless services through CDBG. The City shall monitor statistics from police, County agencies, and private organizations regarding homeless shelter needs to determine if Antioch is meeting the needs of its homeless population.</p>	<p>The City works very closely with the Contra Costa Homeless Continuum of Care body, called the Council on Homelessness. In 2020, the City's Housing consultant served on the Board of the Council on Homelessness, Healthcare for the Homeless, and the FEMA/United Way EFSP local board, sat on the Review and Ranking Committee for the CoC funding as well as for ESG and Emergency Food and Shelter (EFSP) Grants Committee, and participated in the Equity taskforce.</p> <p>The City actively participates in all efforts to develop housing and services for persons who are homeless, is an active participant in the County's Zero: 2016 campaign strategy to end Veteran and Chronic Homelessness and works closely with the Housing Authority of Contra Costa and Veteran Administration in Martinez. The City hosts the County's only homeless shelter for disabled homeless persons, continues to work with the County to place a CARE Center in Antioch, and is working to develop the five-acre land the City sold to the County to build homeless housing with services.</p>	Keep
<p><b>3.1.5 Emergency Shelters and Supportive and Transitional Housing:</b> Implement recent amendments to Zoning Code that brought the City into compliance with State requirements (SB 2) for accommodating 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 that complies with</p>	<p>The City is in compliance with SB 2, having designated sites for homeless emergency shelters. In 2017, discussions continued with a nonprofit interested in establishing a 50-bed homeless shelter for women and children. In 2016, at City expense, the emergency shelter overlay was changed to include an additional parcel, owned by the City, to possibly become the site of the shelter.</p> <p>In 2020, the City transferred the parcel to the County for development of the homeless shelter and studio apartments/micro units for homeless individuals.</p>	Keep

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>the requirements of State law by providing for establishment of emergency shelters without discretionary zoning approval. With this amendment, the City has sites with sufficient capacity to meet the local need for emergency shelters. The City will monitor implementation of the Zoning Code to determine if further changes are needed to meet applicable requirements of State and federal law.</p>		
<p><b>3.1.6 Zoning for Employee and Farmworker Housing:</b> 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 and 17021.6. Specifically, the Ordinance shall be amended to do the following:</p> <ul style="list-style-type: none"> <li>▪ Any employee housing providing accommodations for six or 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.</li> <li>▪ 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.</li> </ul>	<p>This action will occur in 2021 in tandem with zoning ordinance updates to comply with SB 330 and SB 2 grant.</p>	<p>Modify Expand to include additional State law and other considerations</p>
<p><b>Goal 4: Reduce residential energy and water use to conserve energy/water and reduce the cost of housing.</b></p>		
<p><b>Policy 4.1: Provide incentives for energy conservation measures in new housing by providing information on programs available through PG&amp;E.</b></p>		
<p><b>4.1.1 Encourage Energy Conservation:</b> Continue to pursue funding sources and program partnerships for energy saving and conservation. Encourage developers to utilize energy-saving designs and building materials.</p>	<p>Energy conservation for existing housing and neighborhoods is encouraged and supported in a variety of ways:</p> <ul style="list-style-type: none"> <li>▪ Condition of Approval – Energy conservation is incorporated into the standard condition of approval for new developments.</li> <li>▪ In 2020 the city continued to partner with the County and the cities of San Pablo and Walnut Creek to launch <a href="http://www.cleanercontracosta.org">www.cleanercontracosta.org</a>. This web-platform provides resources to residents that are offered for their address. It allows for residents to easily find energy efficiency tools and rebates for their homes.</li> <li>▪ The city continues to promote the programs available through BayREN and EnergyUpgrade California, including a Nextdoor post on the Energy Efficient Toolkit available for check out through the County Library System.</li> <li>▪ Property Assessed Clean Energy (PACE) – Financing Legislation passed by the</li> </ul>	<p>Keep</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
	<p>State of California and approved by the City in 2015 now enables Antioch property owners to finance a wide range of energy and water efficiency upgrades by attaching PACE financing to their property tax bill. Upgrades such as solar installations, attic insulation, energy efficient windows, water-on-demand water heaters, grey water systems, and more are covered. Financing defers upfront costs, lowers energy bills, and allows homeowners easy financing with their property tax bill.</p> <p>We promote all our PACE programs and all other energy efficiency and solar programs on our website, through social media and on our local access channel. Nextdoor and Facebook posts in 2020 included holiday energy saving tips as well as easy things to do year-round.</p>	
<p><b>4.1.2 Water Conservation Program:</b> 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 that conforms to the State's model ordinance.</p>	<p>Antioch is operating under the State of CA Water Efficient Landscape Ordinance (WELO) and has tiered water rates for residential water. The City water department complied with the States drought regulations. Staff promotes a variety of workshops on water conservation, such as "Lose a Lawn, Gain a Garden" and all residents are eligible for Contra Costa Water District water conservation programs and rebates. Water customers receive information online, through our Recreation Guide and on their water bills. All new development projects are required to comply with WELO requirements.</p>	<p>Keep</p>
<p><b>4.1.3 Green Building Encouragement:</b> 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</p>	<p>In addition to the efforts in 4.1.1, the City partnered with California Youth Energy Services to conduct 121 Green Home Site Visits at homes and apartments in Antioch over the summer of 2019, did outreach blitzes with PG&amp;E to Antioch businesses on the East Bay Energy Watch program and participated as an outreach partner in the Sunshares program for discounted photovoltaic systems and electric vehicles.</p> <p>However, these efforts, although funded, were suspended in 2020 due to the restrictions imposed by the pandemic.</p>	<p>Keep</p>
<p><b>Goal 5: Remove governmental constraints inhibiting the development of housing required to meet identified needs in Antioch.</b></p>		
<p><b>Policy 5.1: Review and modify standards and application processes to ensure that City standards do not act to constrain the production of affordable housing units.</b></p>		
<p><b>5.1.1 Maintain a Streamlined, Affordable Application Process:</b> Continue efforts to identify ways to streamline and improve the development review process, as well as eliminate any unnecessary delays and restrictions in the</p>	<p>The Master Fee Schedule was reviewed in 2020 to ensure that it only recovers actual costs of providing services. The Schedule is reviewed on an annual basis and is adopted by Council annually. The City augments its small planning and engineering staff with consultants to enable projects to move through the entitlement process</p>	<p>Modify Add information about SB 35, SB 330 and other relevant by-right</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>processing of development applications, consistent with maintaining the ability to adequately review proposed projects. Utilize input received from developers to assist in identifying means to implement this program.</p> <p>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 recent amendments to the Zoning Ordinance will make it possible to further streamline and improve the process by permitting certain developments by right.</p>	<p>quicker. CEQA is consistently the aspect of the entitlement process that increases the time it takes to review development applications.</p>	<p>requirements</p>
<p><b>5.1.2 Residential Development Impact Fee Ordinances:</b> 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 February 2014, the fee schedule includes a maximum of \$7,198 per single-family unit and \$4,692 per multifamily unit, which is similar to comparable jurisdictions. 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.</p>	<p>The City Council adopted new development impact fees at a lower rate for qualified Senior Housing.</p>	<p>Keep</p>
<p><b>5.1.3 Density Bonus Ordinance:</b> Zoning Ordinance was amended to bring City's requirements into compliance with State law. Continue to monitor implementation to identify further changes that may be required.</p>	<p>The Zoning Ordinance was amended in 2014 to bring the City into compliance with State law. Further modifications were made in 2020 to update the ordinance to mirror the State ordinance.</p>	<p>Keep</p>
<p><b>5.1.4 Pre-Application Conferences:</b> Continue pre-application conferences for applicants to assist developers in meeting City requirements and development expectations.</p>	<p>Preapplication conferences at no cost to the applicant continue to occur for all affordable and market rate housing projects.</p>	<p>Keep</p>
<p><b>5.1.5 Development Standards Handouts:</b> Regularly update handouts on development standards.</p>	<p>Handouts on development standards were updated in 2019. Handouts are available online and at City offices.</p>	<p>Keep</p>
<p><b>5.1.6 Review and Revise Residential Parking Requirements:</b> Continue to monitor the effects of the</p>	<p>The City has monitored the changes to the residential parking requirements and found that generally developers continue to meet the parking requirements without</p>	<p>Modify</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>recent amendments to the City's Zoning Ordinance that allow reduction of parking requirements that may constrain residential development. The amendments established procedures broadening the authority of the Zoning Administrator and the Planning Commission to allow reductions 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.</p>	<p>using the parking reduction code amendments. The City continues to monitor this item.</p>	<p>Have heard mixed things about parking in Antioch and will reframe this program to be about collection information on best practices</p>
<p><b>5.1.7 Review and Revise Use Permit Approval Processes and Criteria:</b> Continue to monitor the effects of the recent amendments to the Zoning Ordinance on the use permit approval process. The Zoning Ordinance now allows up to 20 units/acre to be permitted by right in the new R-25 and R-35 districts, subject to compliance with all other applicable standards. Allowing multi-family uses to be permitted by right and introducing new development standards minimizes the subjective approval criteria as well as removing a layer of discretionary review, which may be viewed as constraints.</p>	<p>As part of the SB 2 grant for the City's Strategic Infill Housing Study in early 2021, the City and the City's consultants met with developers, property owners, and stakeholders to discuss residential development in the city. Use Permits were not listed as being a specific deterrent to building multifamily housing. The code amendments to be adopted as part of the project would allow certain commercial sites to develop residential uses through a streamlined, non-discretionary process.</p>	<p>Delete</p>
<p><b>5.1.8 Amend Residential Growth Management Program Ordinance:</b> Municipal growth initiatives that limit the number of new units that may be constructed each year have been found in conflict with State law if they affect the jurisdiction's ability to meet its Regional Housing Needs Allocation (RHNA). If the City experiences a significant increase in its rate of development, and it appears that the trigger will be met, it will amend the Residential Growth Management Program Ordinance to exempt income-restricted housing needed to meet RHNA. If the Ordinance is amended, the City will consider and address any undue constraints on housing cost and supply and approval certainty and timing. However, at the current rate of development, the need for this revision appears unlikely.</p>	<p>On October 9, 2019, the City amended the Residential Growth Management program to exempt 100 percent low, very low, or senior designated affordable housing units are exempt from the unit count in order to accommodate new housing development while meeting the requirements of Measure U, which was adopted by the voters in 1998. Based on the current rate of development, further amendments in the near future appear unlikely.</p>	<p>Keep The City does not enforce growth management allocations, as discussed in the Governmental Constraints section. However, this policy implements a voter-approved measure that requires a vote to change and therefore remains in the General Plan.</p>
<p><b>5.1.9 Monitor Effects of Regional Fees:</b> 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</p>	<p>Participate in regional discussions and participate in Regional Transportation meetings and committees through CCTA.</p>	<p>Keep</p>



Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>on housing costs and production and continue to work with the County to ensure that the fees are equitable and appropriately applied and adjusted. The City shall also work with the County to pursue a fee reduction or exemption for high density housing near transit.</p>		
<p><b>5.1.10 Use Permit Process Monitoring:</b> The City will evaluate the impacts and potential constraints to multi-family development in the R-25 and R-35 zones. The report will be referenced in the progress report required pursuant to Government Code Section 65400. The evaluation will consider approvals and denials, number of applications, length of approval process, types of conditions imposed including cost and any reductions in the initially proposed number of units. The City will solicit and consider input from developers including non-profit organizations as part of the evaluation process. If the City determines that the process does pose a constraint to the development of housing including housing affordable to lower-income households, the City will evaluate the necessary steps to remove or mitigate the constraint such as replacing the use permit process or other similar action.</p>	<p>As part of the SB 2 grant for the City’s Strategic Infill Housing Study in early 2021, the City and the City’s consultants met with developers, property owners, and stakeholders to discuss residential development in the city. Use Permits were not listed as being a specific deterrent to building multifamily housing. The code amendments to be adopted as part of the project would allow certain commercial sites to develop residential uses through a streamlined, non-discretionary process.</p>	Delete
<p><b>Goal 6: Provide equal housing opportunities for all existing and future Antioch residents.</b></p>		
<p><b>Policy 6.1: Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.</b></p>		
<p><b>6.1.1 Cooperative Association:</b> Continue to contract with 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. Additionally, the City will create written materials in English and Spanish, explaining how complaints can be filed. The materials will be available at City Hall in the Community Development 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.</p>	<p>The City coordinates with all CDBG jurisdictions to jointly offer Fair Housing and Tenant/Landlord Counseling program services, provided by Bay Area Legal Aid and Echo Housing, throughout Contra Costa. These contracts are funded by CDBG and operate on a fiscal year basis.</p> <p>For Fiscal years 2019-20 and 2020-21, Antioch funded Fair Housing at \$25k and Tenant/ Landlord services at \$15k for FY 2019-20 and \$30,000 for FY 20-21. Antioch funded Fair Housing at \$25k and Tenant/ Landlord services at \$15k for FY 2017-18, and similar levels for 2016-17. Because of the COVID-19 pandemic, the City received additional CDBG-CV funding. The City allocated \$205,000 to ECHO Housing for Eviction Prevention services, legal services, Foreclosure Prevention services, and doubled the Tenant/Landlord Counseling budget. which it used to provide legal services to help prevent evictions. It also allocated almost \$1mi for tenant rental assistance. Most services have been delivered by telephone or Zoom meetings with clients.</p>	Keep

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
	<p>Fair Housing – The purpose of Fair Housing services is to end housing discrimination by providing discrimination investigations, counseling, mediation and advocacy, education and legal referrals, legal representation, and housing testing. Services included counseling on such issues as evictions, lockouts, mortgage foreclosure, repairs and habitability, security deposits, understanding lease terms, negotiating debt payment plans between landlords and tenants, and assisted tenants in public housing and those with Section 8 vouchers. In calendar year 2020, 72 Antioch residents were given Fair Housing services. In calendar year 2019, 23 Antioch residents were given Fair Housing services and testing of 15 rental apartments was undertaken by ECHO. We are happy to report that testing revealed no instances of discrimination. In calendar year 2017, 26 Antioch residents were given Fair Housing services.</p> <p>Tenant/Landlord – The purpose of Tenant/Landlord housing service is to provide housing counseling and legal services to Antioch tenants and/or landlords to preserve their rights and responsibilities under federal, state, and local housing laws. In 2020, 120 Antioch residents received such services. In 2019, 189 Antioch residents received such services. In 2016, 168 Antioch residents received such services.</p>	

# APPENDIX E: PUBLIC ENGAGEMENT INPUT

## INTRODUCTION

With the passage of Assembly Bill (AB) 686 in 2018, infusing racial and social equity into community engagement is now a legally mandated requirement for public agencies in California. Housing Element law requires “meaningful, frequent, and ongoing community participation, consultation, and coordination” during preparation and adoption of the Housing Element and a diligent effort to include all economic segments of the community. According to the California Department of Housing and Community Development (HCD)’s guidance on Affirmatively Furthering Fair Housing (AFFH)<sup>1</sup>, jurisdictions should consider the following best practices, which the City followed:

- Consider geographic barriers to participation and include a **variety of meeting types and locations**, including transit-accessible locations, remote meeting options, and meetings outside of work hours
- Include ample time for the public to review the Draft Housing Element online and in person before submission to HCD
- Offer translation and interpretation services and ensure accessibility for persons with Limited English Proficiency (LEP)
- Avoid overly technical language to make information more accessible
- Identify and consult the following types of key **stakeholders who can assist** with engaging low-income households and protected classes:
  - Community-based organizations (CBOs) that represent historically marginalized, underserved, and underfunded communities
  - Public housing authorities
  - Housing and community development providers
  - Lower income community members and households that include persons in protected classes
  - Fair Housing agencies
  - Independent living centers
  - Regional centers
  - Homeless service agencies
  - Churches and community service organizations that serve marginalized communities, especially those with limited English proficiency
- Integrate and align engagement for the **Housing and EJ Elements**

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<sup>1</sup> California Department of Housing and Community Development, 2021. Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, April.

A dedicated website hosted by the City was used throughout the project's entirety, which was updated with summaries of outreach activity results on a rolling basis. The updates included information on the project schedule, upcoming outreach opportunities, and drafts of deliverables available for public review and comment. The website utilized the City's built-in translation tool to translate all web content, except the Housing Element guide, which was translated in Spanish.

The following goals and metrics were used throughout the community outreach process for the Housing Element update.

1. Community engagement activities reached and included the voices of those in protected classes and those who have been historically excluded, including:
  - People who have not previously participated in planning processes.
  - Low-income households and the unhoused.
  - Latino community.
  - Residents in low-income neighborhoods disproportionately impacted by environmental hazards.

*How to measure success: demographic tracking to see who is participating compared to the population as a whole.*

2. The City sees a greater level of engagement from the community that goes beyond the usual suspects and development/real estate professionals to include those who may not feel as connected to Antioch.

*How to measure success: the number of participants we get at meetings and other events/activities compared to historic levels of participation.*

3. The community sees their input in the final Housing, Safety, and EJ Elements.

*How to measure success: a summary of comments can identify that all comments were considered and the majority incorporated into deliverables.*

The Housing Element and the update process was successful in meeting these goals, as evident in the following:

- City staff reported higher attendance at Housing Element meetings than previously reached in other planning efforts
- Spanish-language focus groups and a bilingual community meeting were successful in reaching over 29 residents, many of whom lived in neighborhoods with disproportionate impacts and earned below the median income
- Stories shared during community meetings and focus groups included a rich diversity of experiences, including homeowners who had lost their homes in the foreclosure crisis, renters who experienced threats from landlords, and residents at risk of displacement
- Tables throughout this appendix detail how feedback was incorporated for each engagement activity conducted.

## STAKEHOLDER INTERVIEWS AND FOCUS GROUPS

Interviews or focus groups were conducted with 14 stakeholders, including Spanish-speaking residents from the environmental justice neighborhoods, to better understand constraints, housing needs, and fair housing opportunities.

The main constraints and opportunities identified during these interviews are listed below.

### CONSTRAINTS

1. **Site availability.**
  - Affordable housing opportunities should be distributed throughout the community, not segregated to particular neighborhoods or sections of the City.
  - Contra Costa County does not have an adequate vehicle for a local match (affordable housing bond or other local resources that can provide a local match), leading affordable projects in the County less competitive for federal tax credits.
  - Existing environmental constraints on a site may make it more difficult and costly to develop.
2. **Barriers to rehabilitation funding.**
  - Homeowners that live in a flood zone are required to have flood insurance to access federal funding for repairs, which is cost prohibitive for many low-income homeowners.
  - Owners of mobile homes cannot secure loans because they are not considered real property.
  - Antioch's grant and loan program requires that a lien be placed on a home for two years for grants of \$15,000 or more, which turns homeowners off from the program due to fear of a lien, and the amount of time it takes to administer.
3. Market-related barriers, including **high construction costs** for both single-family and multi-family development.
  - Primarily due to shortage of labor and materials.
  - Lengthy approval process adds to the cost of development.
4. Local **resistance to higher multi-family densities**. The community have historically preferred low-density housing.

### SPECIAL HOUSING NEEDS

Regional groups in East Contra Costa County identified Antioch as one of the highest need areas in terms of housing disparities. 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. Widespread displacement from other Bay Area communities have led to rapid low-income population growth in Antioch, stretching the resources and supply of affordable units. Antioch residents with disabilities and seniors living on social security are on a fixed income and can't afford rent. Additionally, unhoused Antioch residents are in need of a living facility with wraparound services.

Specific to affordable housing and fair housing, the following barriers were cited.

- A lack of affordable housing with adequate amenities, including access to transit, safety features, case management for fair housing on-site, and childcare.
- A lack of housing that is affordable enough to avoid rent burden (households paying over 30 percent of their income on housing).
- A lack of landlord/tenant counseling, and discrimination and harassment protection (or lack of widespread awareness of these services). Also, a lack of rent control leading to households being priced out and lack of just cause eviction policies.
- A lack of effective outreach campaigns, especially for non-English speaking households and seniors.
- A lack of quality parks around

### OPPORTUNITIES

- Collaboration efforts among community-based organizations (CBOs) and public resources to more effectively reach Antioch residents and ensure people know to call 211 or where to find resources online.
- The City of Antioch can lead the region to get more federal funds to help with homeownership.
- Public health programs run by the County, including interventions related to lead paint exposure and asthma, can be amplified by the City to better serve low-income households and households in areas with disproportionate environmental impacts.

### INCORPORATION INTO HOUSING ELEMENT

Feedback from stakeholder interviews was used to inform the Constraints section of the Housing Element, and policies and programs are proposed to directly address the barriers that were identified, as summarized below.

What We Heard	Policy or Program
There is a lack of affordable housing with adequate amenities, including access to transit, safety features, on-site case management, and childcare.	Program 2.1.5 commits the City to track and pursue funding for affordable housing and Program 5.1.14 seeks to ensure affordable housing sites are located in areas with relatively higher access to opportunity.
There is a need for more tenant protections, including discrimination and harassment protection, just cause policies, and rent control.	Program 5.1.9 establishes tenant protections consistent with Assembly Bill 1482, including measures related to relocation, documentation, rent control, and just cause eviction.
There are barriers for low-income homeowners to access rehabilitation funding.	Program 4.1.12 removes the two-year lien requirement that was cited as a governmental constraint to accessing rehabilitation funding. Program 5.1.6 prioritizes home repair grants in the neighborhoods with the most need.
Contra Costa County does not have an adequate vehicle for a local match (affordable housing bond or other local resources that can provide a local match), leading affordable projects in the County less competitive for federal tax credits.	Through Program 5.1.13, the City would support County efforts to obtain an affordable housing bond issuance to finance affordable housing production and preservation activities.
Affordable housing opportunities should be distributed throughout the community, not segregated to particular neighborhoods or sections of the City.	The sites inventory and related programs (Programs 4.1.14 and 5.1.14) disperse affordable housing sites throughout the city and avoid concentrating units in northwestern Antioch where there are higher concentrations of poverty.
Persons with disabilities face disproportionate housing impacts	Programs 5.1.3 and 5.1.12 seek to incentivize greater numbers of

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and there is not adequate housing stock that is accessible and affordable.

accessible units in affordable housing projects and to increase awareness around reasonable accommodation.

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## COMMUNITY MEETINGS

### COMMUNITY MEETING #1

The first community meeting on February 17, 2022, utilized breakout rooms and a live poll to gather community feedback. To publicize the meeting, the following organizations and agencies were asked to send or pass out the flyer shown below: Antioch Unified School District, Opportunity Junction, BAART Programs, Brighter Beginnings, Antioch Rotary Club, East Bay Goodwill, AspiraNet, and CIWP. Physical flyers were also put up in several neighborhoods throughout the City. Physical flyers were also posted in the following locations throughout the City: City of Antioch City Hall on H Street, Antioch Food Center on E 18<sup>th</sup> Street, Rite Aid on E 18th Street, Cielo Supermarket on A Street, United States Postal Service on 4th Street, United States Postal Service on W Tregallas Road, Nu Delhi Bazaar on Lone Tree Way, Starbucks on Lone Tree Way, Starbucks on Somersville Road, Kaiser Permanente Delta Fair on Delta Fair Blvd, Antioch BART station, and Safeway on Deer Valley Road. The City also publicized the meeting on Next Door, the City's website, and via social media.





## HELP SHAPE THE CITY'S HOUSING FUTURE!

The City of Antioch is updating its Housing Element for the years 2023 to 2031. This Housing Element update will create a plan for all the policies and programs related to housing.

### Your input matters!

Join us remotely to learn about the update process and share your ideas on how the City's future housing opportunities can reflect the community's needs and values.

**Thursday, February 17, 2022**

**7:00 TO 8:00 PM**

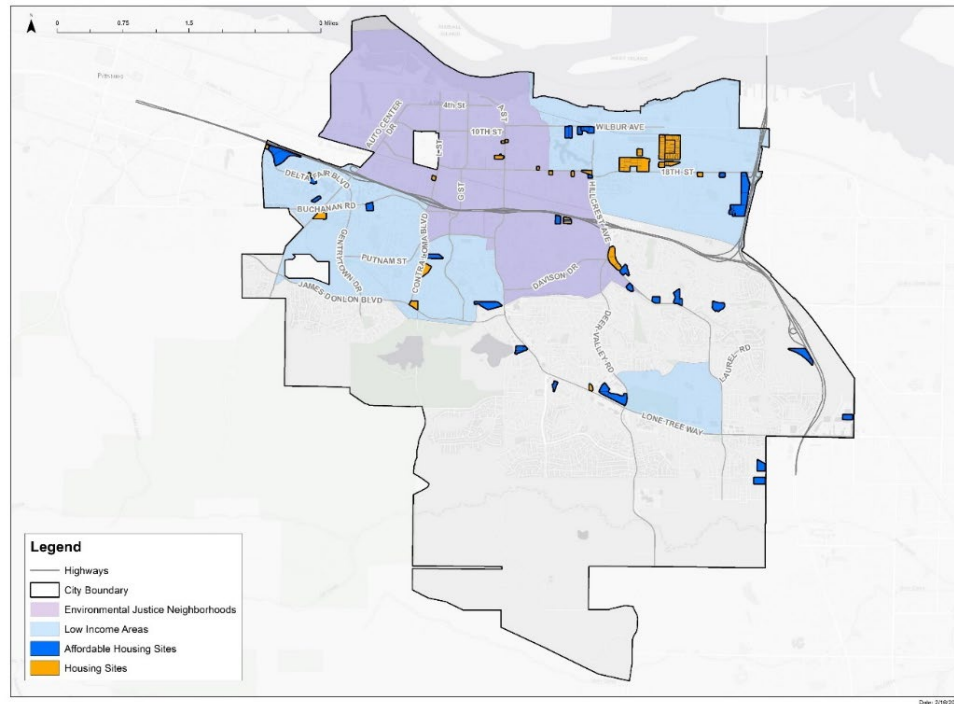
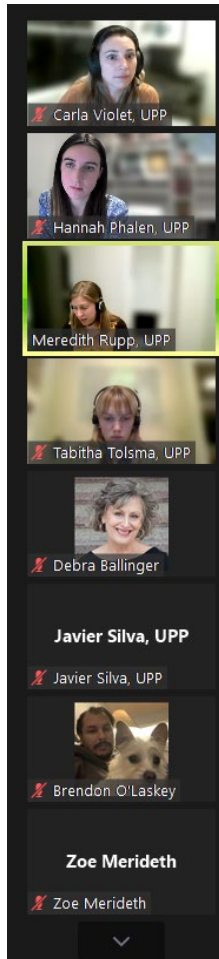
**Join online:** Pre-register at [bit.ly/AntiochHE](https://bit.ly/AntiochHE)\*

**Join by phone:** +1 (669) 900-6833  
Meeting ID 858-1851-0143



\*After registering, you will receive an email with your meeting link. Attendees will still be able to register and join the meeting after 7:00 pm on 2/17.

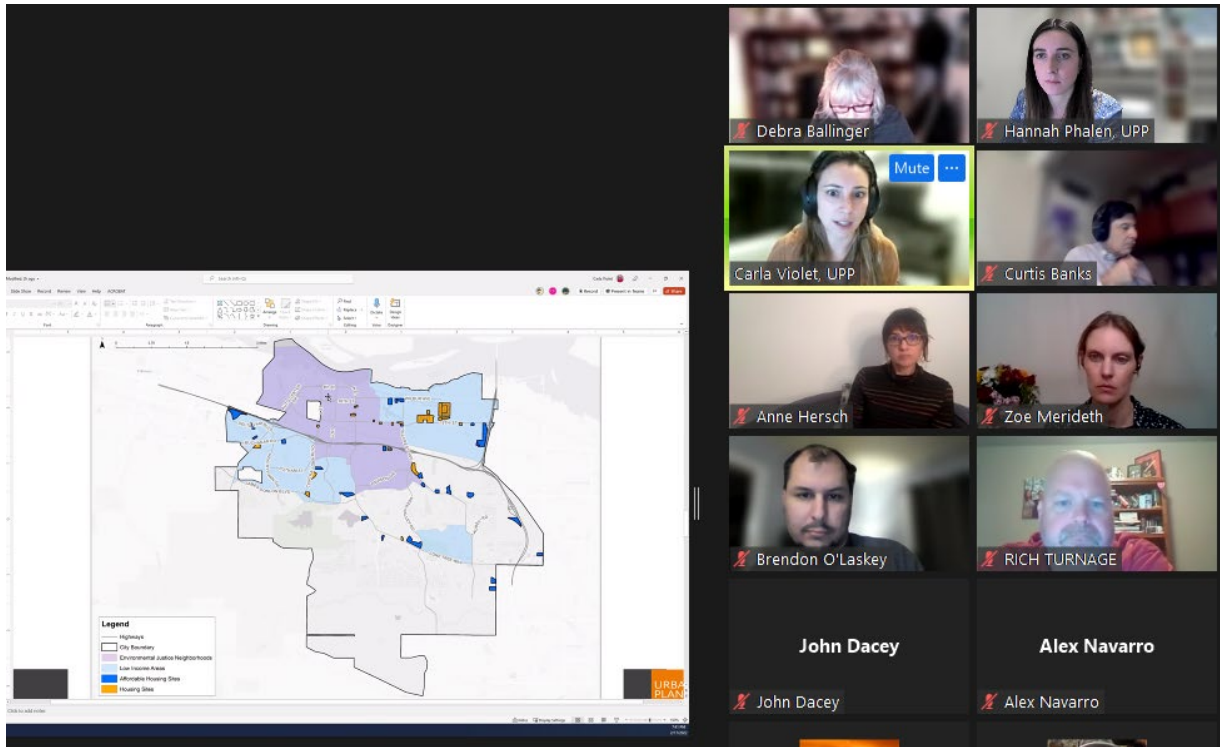
## Breakout Out Rooms



During breakout rooms discussions, participants were encouraged to give feedback on Antioch’s key housing needs and challenges, potential housing sites, and the location of Environmental Justice (EJ) neighborhoods. Participants answered five questions after receiving a presentation about housing needs and EJ concerns in Antioch and seeing a draft of the housing sites inventory. The feedback received during these discussion groups is listed below.

1. What, if anything, stood out from what you just heard? Does it seem correct? Are we leaving any key issues out from our talk on housing?
  - It is important to look at the Affirmatively Furthering Fair Housing analysis during the site selection process. Community engagement there is very important as well.
  - Community members want to see how much of past RHNA goals Antioch has met.
  - Some attendees wondered whether the map is sufficient to provide up to 3,000 homes but thinks it looks good overall.
  - Antioch is very car dependent, and for low-income areas it can be very isolating regarding services. They hope the City will think about this for future planning.

- Resident appreciates maps and opportunity areas, seeking an overlay of affordable housing with respect to opportunity zones and EJ areas—expressed concerns for seeing successful assessment of fair housing and affordable programs.
- Community members curious about what dictates “affordable housing.”



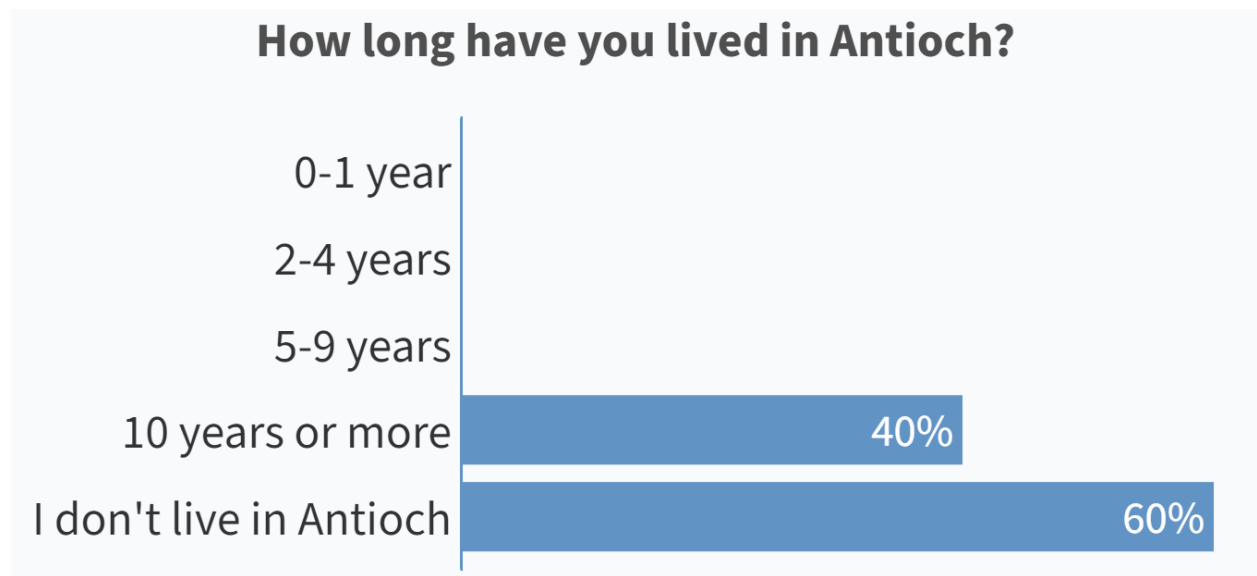
2. What are some of Antioch’s key housing needs and challenges? What did you think about the neighborhoods identified as Environmental Justice neighborhoods? Did we miss any?
  - The car dependency.
  - Provide housing where it should go, but also discourage housing where it shouldn’t go. Placing it next to transit reduces car dependency, and bike paths. There may be an opportunity through something like density transfer to shift units zoned for housing into infill sites closer to needed services so the City can 1) protect open space and green belt, 2) reduce GHG from cars, 3) amp up housing where it’s needed and can be more affordable and be less damaging to the environment.
  - The amount of infrastructure needed to support more housing needs consideration. In particular, near 18th street there is a back access to BART, which could easily bring a 4-mile trip to a 1-mile trip.
  - Surprised the area near Buchanan Road isn’t included as an EJ neighborhood due to environmental issues they’ve noticed there.
  - Anywhere near the freeway, there are a lot of trucks especially with the new Amazon facility in Oakley increasing truck emissions and frequency. Keeping housing away from freeway would be best.

- Someone wished there was more flexibility in identifying which neighborhoods are considered EJ neighborhoods beyond the quantitative metrics.
3. How do you feel about the identified housing sites? Do you think the sites have been spread throughout the city well?
- There was agreement that keeping new housing away from the freeway is best.
  - There was concern about a lack of a feeling of community when all the affordable housing is spread throughout the city and scattered.
  - Community members noticed a generally lack of new development capacity in the southern part of the City.
  - More concern for proximity to transit than actual location of sites.
  - One member says the sites look spread out, surprised that the sites visible meets the standards.
  - One member wanted to know if EJ properties near the harbor are included in updates for sea level rise.
  - One member of the public supported more multifamily and affordable housing opportunities in the southern boundary area market-rate housing community to better integrate and provide more business opportunities.
4. What words describe housing in your community ideally in the future?
- Affordable
  - All-electric
  - Safe
  - Walkable
  - Recycled materials
  - Duplexes, townhomes, not just big McMansions. Different types
  - Infill, keep open areas open and fill in where it's already developed
  - Equity and Opportunity
  - Healthy
  - Equitable
  - Affordable
  - Accessible
  - Sustainable
  - Opportunity for work and careers
5. Are there any other topics we didn't address that you'd like to discuss right now?
- Many renters are extremely housing burdened, we should make sure the affordable housing that is built is actually affordable enough for the people who live here.
  - There seems to be a lack of tenant protections in Antioch.

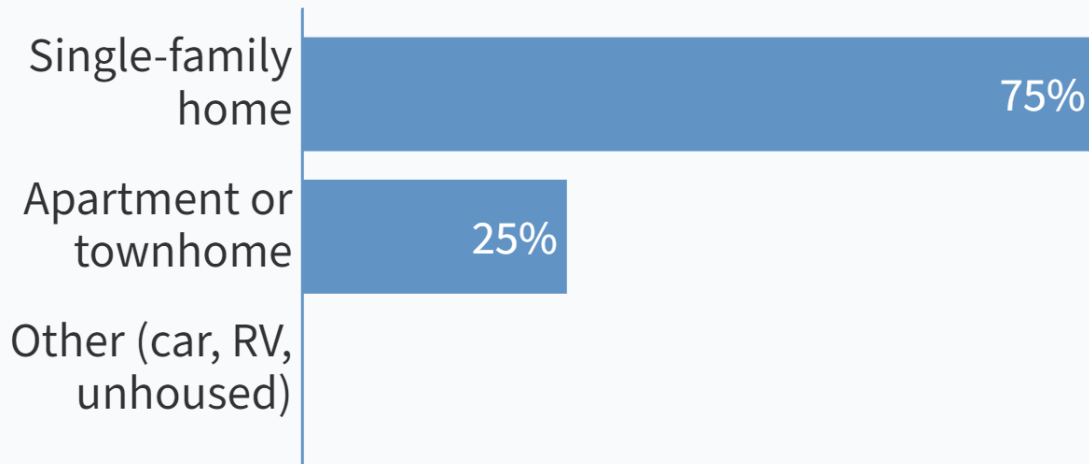
- Hopes the City will encourage alternative energy sources – not just solar but single house windmills and using smaller local grids.
- There are cost barriers that are difficult to build affordable housing and do the right thing for people with property they want to build affordable homes on. Connectivity fees, such as to Contra Costa Water, are too high just for the right to do business with them. The City needs more flexibility and some way to work through this would go a long way to ensure we can provide these price points that we all want.

### Live Poll

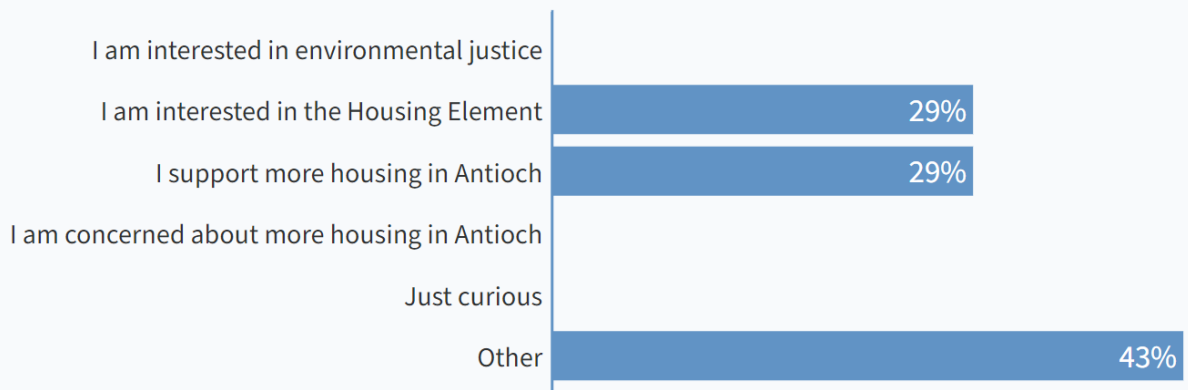
In addition to the breakout rooms, a live poll was used to collect data. The results are shown below.



## What type of home do you live in?



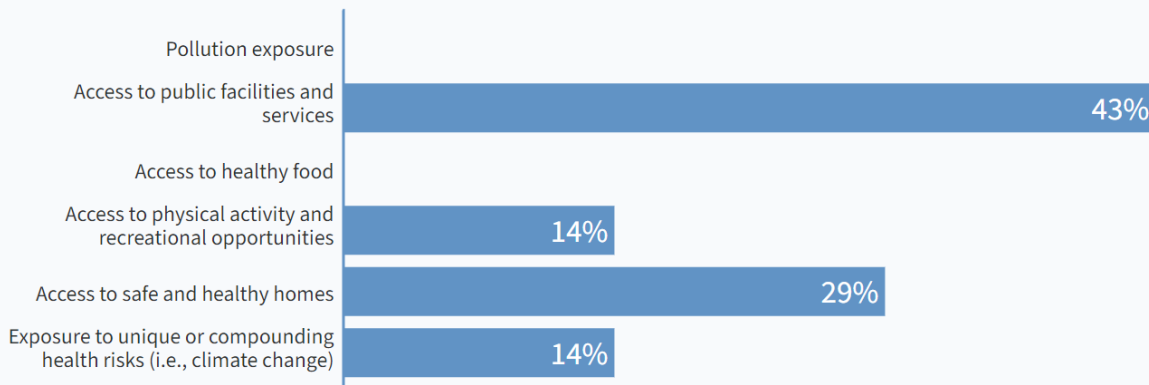
## Why are you attending tonight? Please select the option you most agree with.



## In one word, describe housing in Antioch

inequitable  
unaffordable  
cheaper  
so-called-affordable  
sprawl  
overpriced

## Based on the EJ topics presented, what is the most critical issue in Antioch?



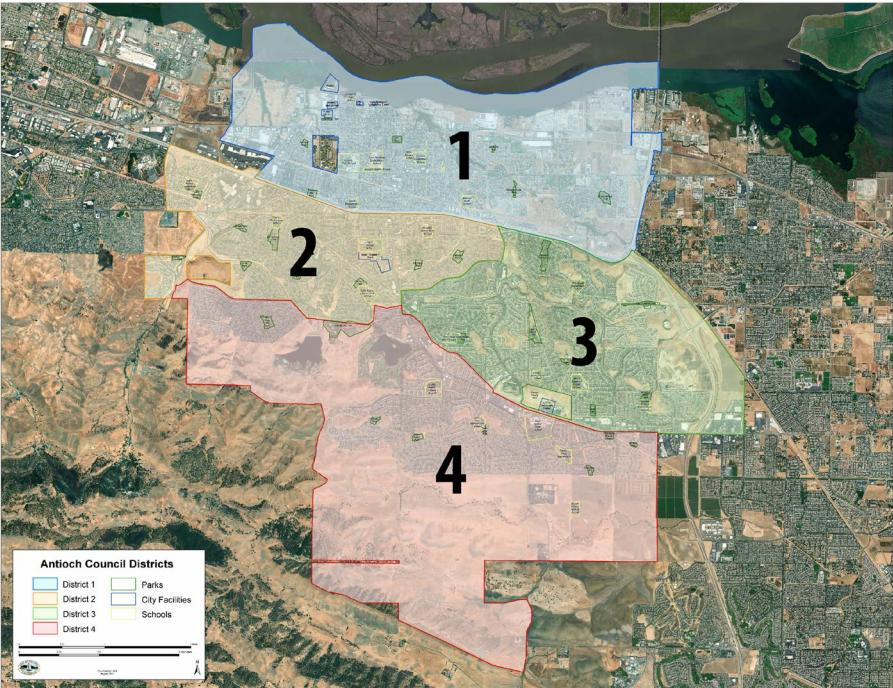
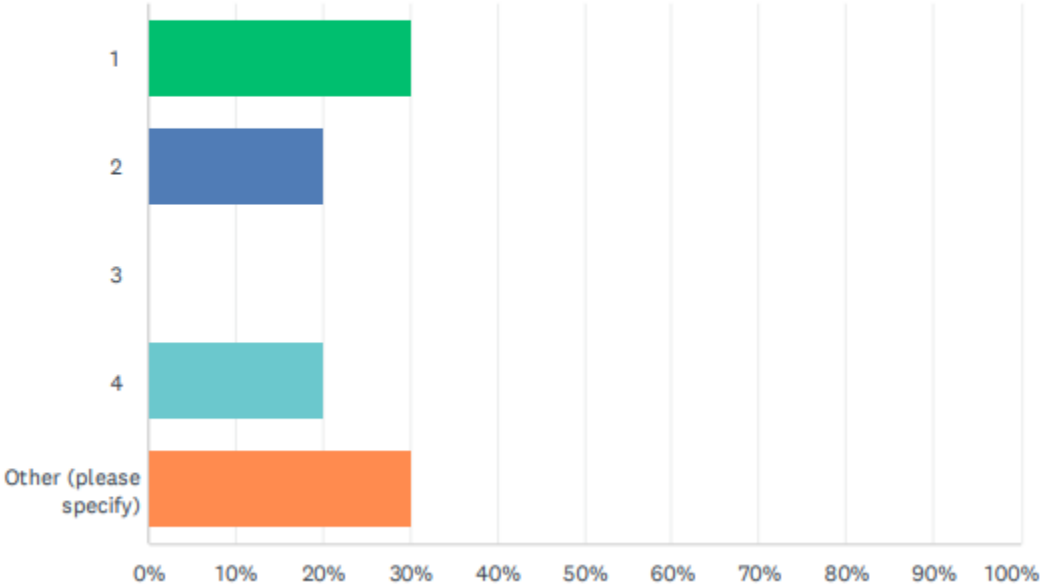
### Exit Poll Surveys

Online exit poll surveys were open following the first community meeting to assess the demographics of those who attended and compare to city demographics. The results and comparisons are described below.



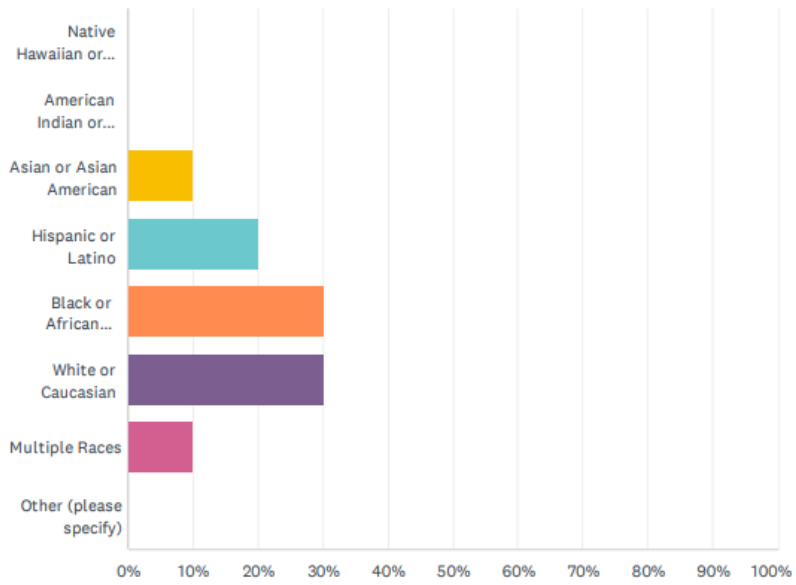
# Q5 What area do you live in?

Answered: 10 Skipped: 0



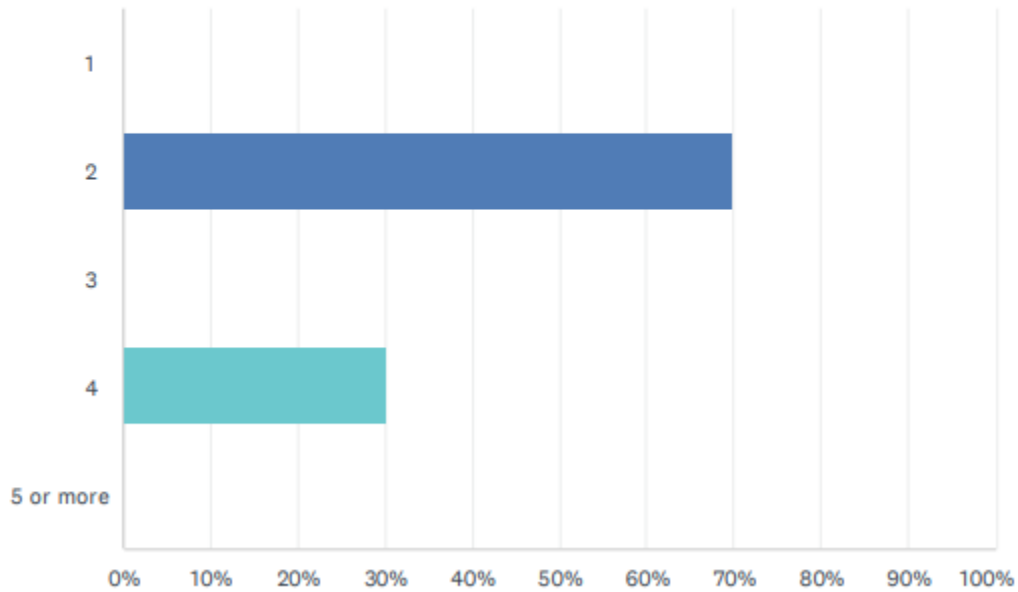
### Q6 What race/ethnicity do you most identify?

Answered: 10 Skipped: 0



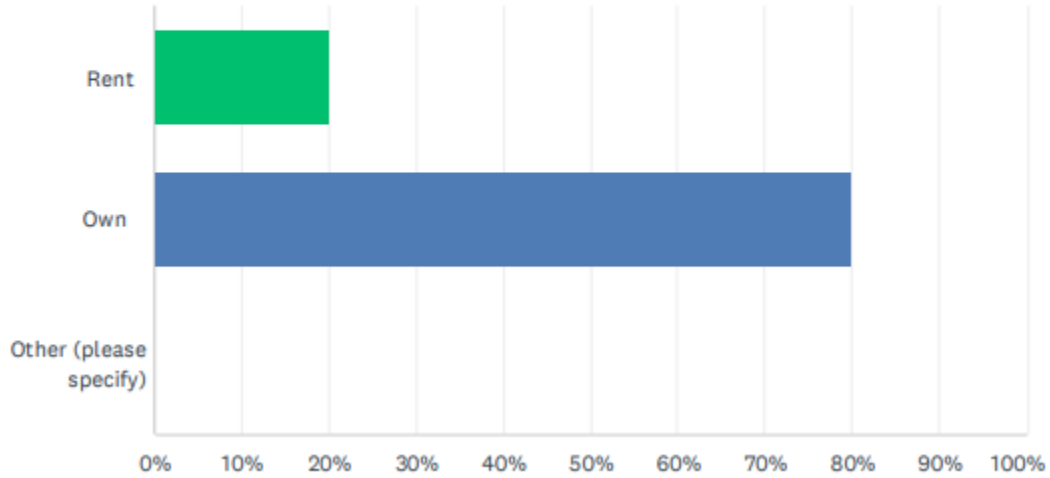
### Q7 How many people are in your household?

Answered: 10 Skipped: 0



## Q8 Do you rent or own your residence?

Answered: 10 Skipped: 0



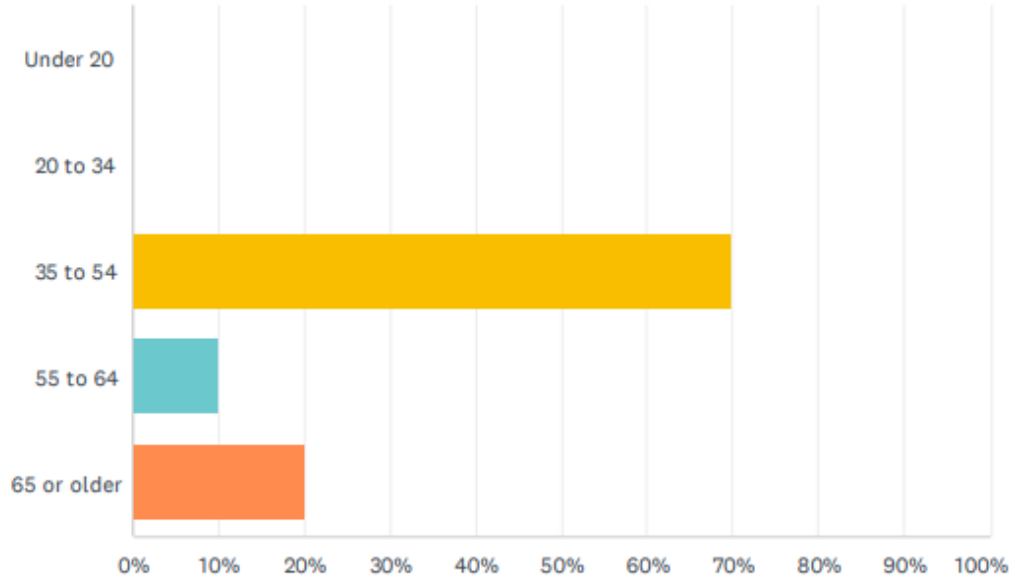
## Q9 Primary Language spoken at home

Answered: 10 Skipped: 0

#	RESPONSES	DATE
1	English	3/2/2022 5:34 PM
2	English	2/22/2022 2:08 PM
3	English	2/17/2022 8:11 PM
4	English	2/17/2022 8:09 PM
5	English	2/17/2022 8:09 PM
6	English	2/17/2022 8:07 PM
7	English	2/17/2022 8:07 PM
8	English	2/17/2022 8:07 PM
9	English	2/17/2022 8:06 PM
10	English	2/17/2022 8:05 PM

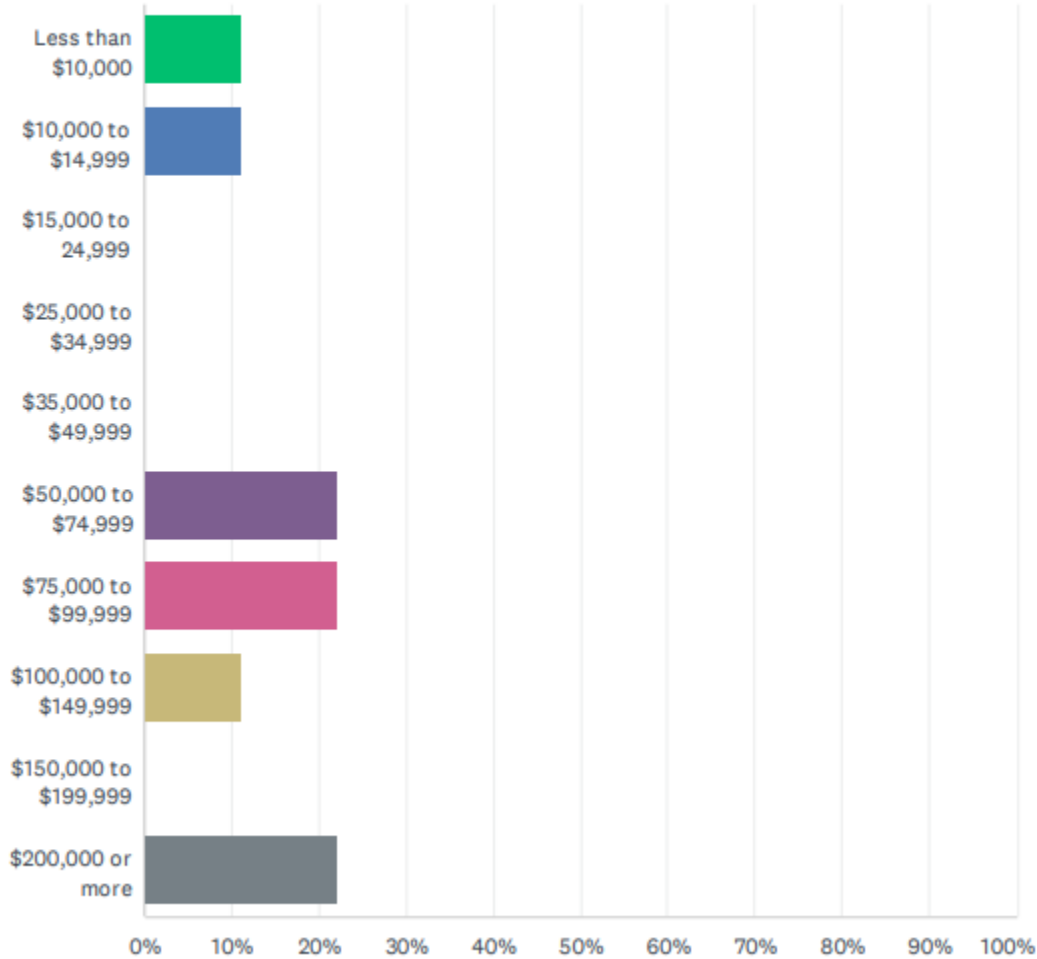
# Q10 What is your age?

Answered: 10 Skipped: 0



## Q11 What is your household income?

Answered: 9 Skipped: 1



Hispanic or Latinx residents make up 33% of Antioch’s population, but only 20% of the community meeting participants. White or Caucasian residents (28% of Antioch’s population) and Black or African American were slightly over-represented at 30% of participants, while Black or African American residents (21% of Antioch’s population) also represented 30% of the community meeting participants. Asian or Asian Americans make up 12% of Antioch’s population and 10% of the community meeting participants.

No one under 35 years old completed the first exit survey, nor anyone who did not speak English as a first language. Homeowners in Antioch make up 60% of the population, but were over-represented in the community meeting which was 80% homeowners.

To address the need for greater participation from renters, young adults, households with larger families, and Spanish speakers, the following practices were implemented for future outreach:

- A Spanish-language focus group and bilingual community meeting were implemented to better reach the Latinx community
- Publicity for the second community meeting was targeted at apartments, including Casa Blanca Apartments, Cypress Meadows Apartments, Delta Pines Apartments, and Delta View Apartments
- A partnership with First Five was established to reach their members who are primarily Spanish speakers and advocates for families

## COMMUNITY MEETING #2

The second community meeting on April 13, 2022, utilized group discussion and live polls to gather community feedback. To publicize the meeting, the following organizations and agencies were asked to share the flyer shown below: Antioch Unified School District, Opportunity Junction, BAART Programs, Brighter Beginnings, Antioch Rotary Club, East Bay Goodwill, AspiraNet, CIWP, Contra Costa Health Services, Independent Living Resources, Alpha Home Care for Seniors, First 5, ECHO, Shelter Inc, CC Senior Legal Services, Bay Area Legal Aid, Habitat for Humanity, San Vincent de Paul, and Cypress Meadows Apartment.

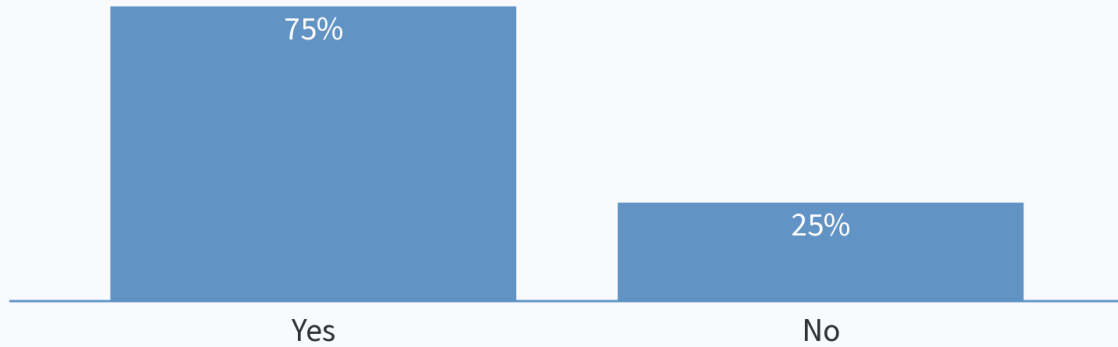
Physical flyers were also put up in several neighborhoods throughout the City. Physical flyers were also posted in the following locations throughout the City: Antioch Food Center on E 18<sup>th</sup> Street, Rite Aid on E 18<sup>th</sup> Street, Cielo Supermarket on A Street, United States Postal Service on 4<sup>th</sup> Street, United States Postal Service on W Tregallas Road, Nu Delhi Bazaar on Lone Tree Way, Starbucks on Lone Tree Way, Starbucks on Somersville Road, Antioch BART station, Safeway on Deer Valley Road, Antioch Contra Costa Library on 18<sup>th</sup> Street, Bridgemont on J Street, Casa Blanca Apartments on Claudia Court, Tom's Wash and Fold on Delta Fair Blvd, Laundry Room on Delta Fair Blvd, Launderland on A Street, and Antioch Senior Center on 2<sup>nd</sup> Street. The City also publicized the meeting on Next Door, the City's website, and via social media.

The first part of the meeting was a 25min-30min presentation about the housing element, goals and policies of the housing element, and environmental justice. During the presentation, live polls were used to gather participant feedback. The results are described below.

When poll is active, respond at [pollev.com/uppartners](https://pollev.com/uppartners)

Text **UPPARTNERS** to **22333** once to join

## Did you attend our last community meeting on Feb 17, 2022?



Powered by  Poll Everywhere

When poll is active, respond at [pollev.com/uppartners](https://pollev.com/uppartners)

Text **UPPARTNERS** to **22333** once to join

## In one word, describe housing in Antioch

expensive  
scarce getting

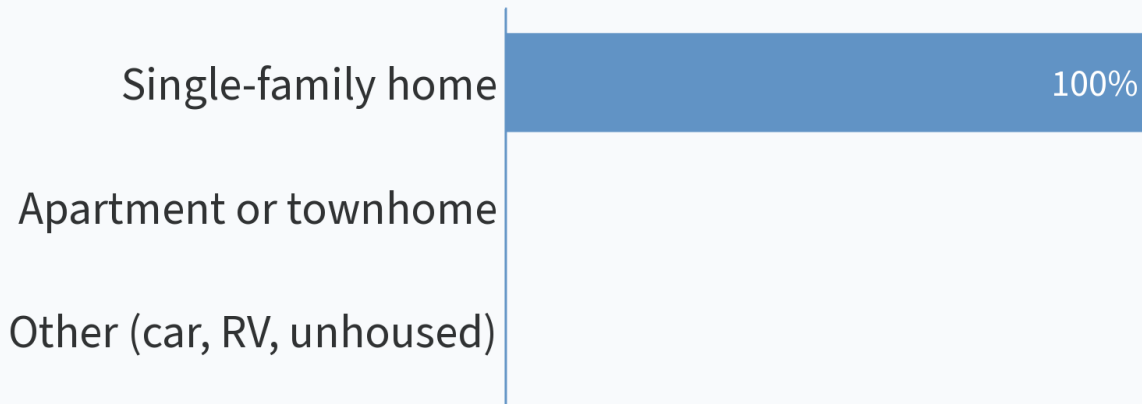
Powered by  Poll Everywhere



When poll is active, respond at [pollev.com/uppartners](https://pollev.com/uppartners)

Text **UPPARTNERS** to **22333** once to join

## What type of home do you live in?

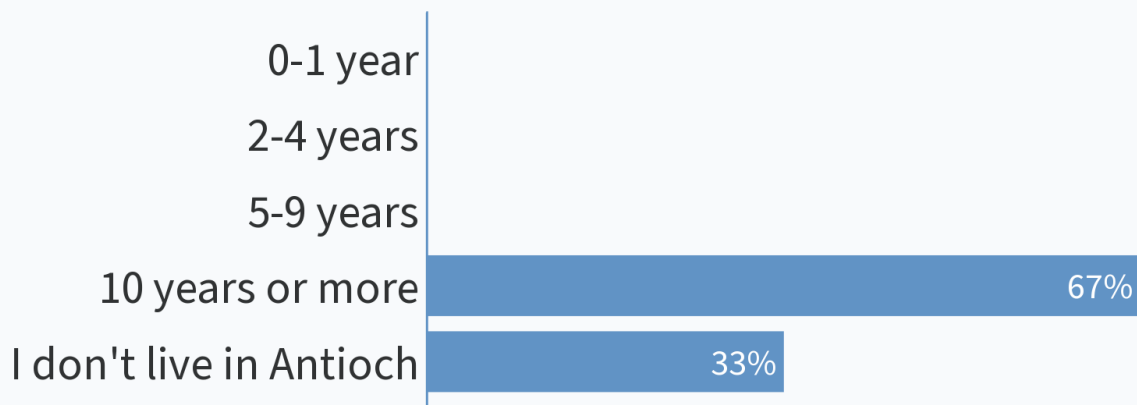


Powered by  Poll Everywhere

When poll is active, respond at [pollev.com/uppartners](https://pollev.com/uppartners)

Text **UPPARTNERS** to **22333** once to join

## How long have you lived in Antioch?

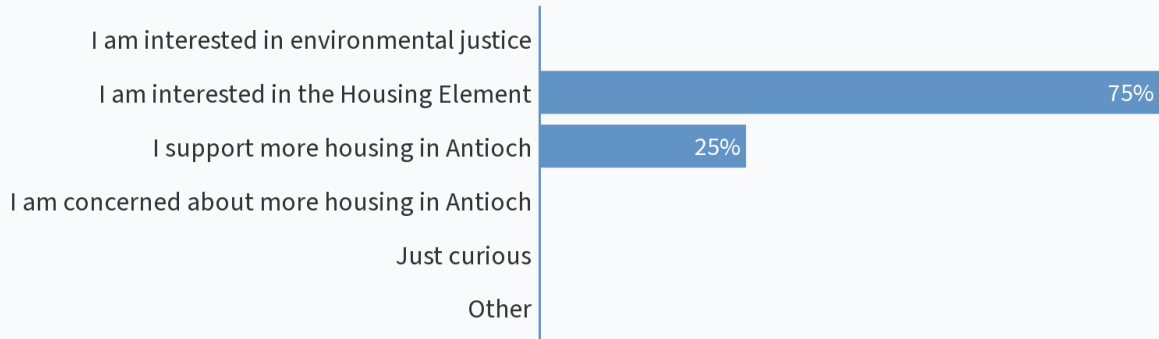


Powered by  Poll Everywhere

When poll is active, respond at [pollev.com/uppartners](https://pollev.com/uppartners)

Text **UPPARTNERS** to **22333** once to join

## Why are you attending tonight? Please select the option you most agree with.



Powered by  Poll Everywhere

This was followed by a 40-45min discussion with the participants. The discussion about was about the housing element goals and their relationship to housing needs in Antioch.

Key points from the discussion, organized according to each housing element goal, are listed below.

### Goal 1: Housing Conservation and Improvement

- Community land trusts as an option to preserve housing

### Goal 2: Housing Production

- Ensuring there are various types of housing available in the city, such as townhomes, single family, apartments, etc.
- Locating apartments near services is important.
- Programs to assist residents with down payments would be helpful.

### Goal 3: Special Needs Housing

- The conditional use permit currently required to build in the transitional housing overlay may serve as a hinderance to getting housing built.

### Goal 4: Elimination of Government Constraints

- Most people in the east bay require a car to get to their job. It is important to consider parking when considering housing.

### Goal 5: Fair Housing

- It is important to have tenant protections as rents continue to rise.

- Education for tenants and landlords about their rights would be useful.

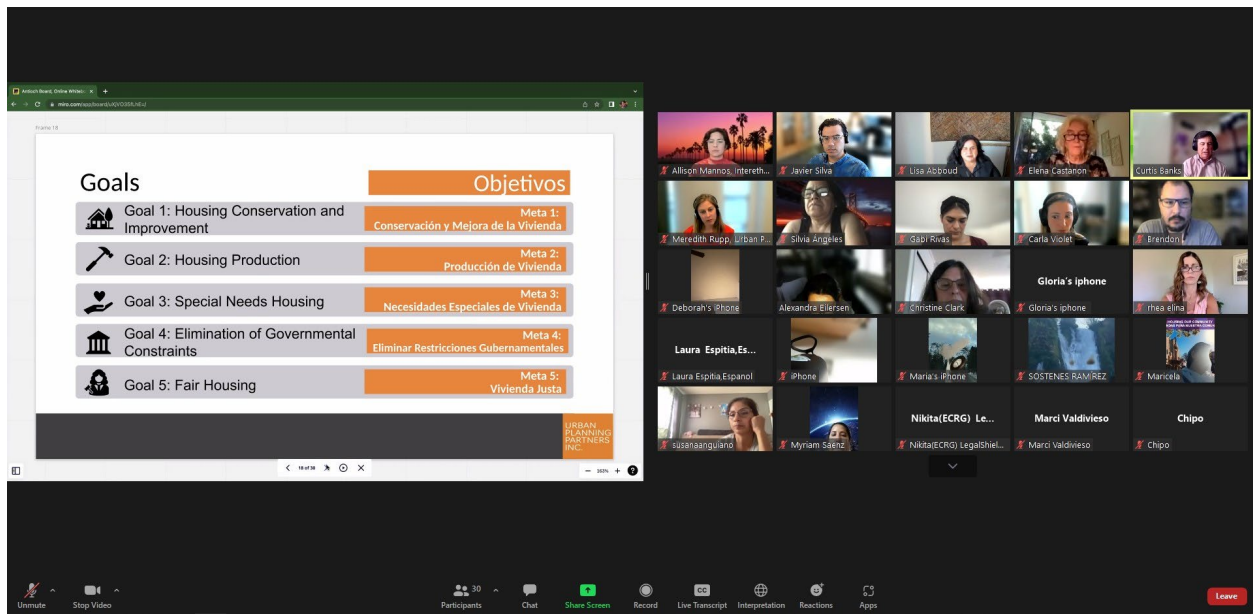
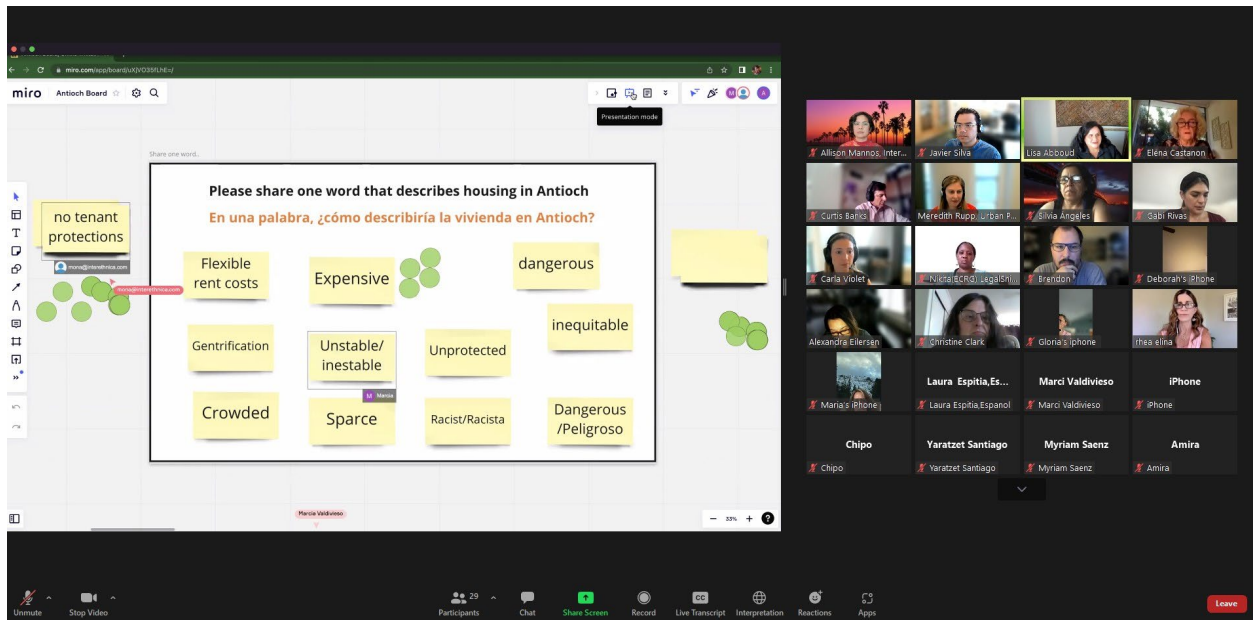
After the discussion, participants were informed about next steps for the housing element and provided relevant contact information if they had any comments or concerns.

### **BILINGUAL COMMUNITY MEETING #3**

The third community meeting on May 4 was co-hosted by First Five, an organization dedicated to ensuring children grow up healthy, ready for school, and supported in safe and nurturing families and communities. First Five is active in housing issues in Antioch and is currently completing a housing needs assessment. They are also a trusted organization among Antioch's Latinx community. The meeting content and format was formed in partnership with First Five to ensure ample time for community discussion. The meeting was conducted in English and Spanish on Zoom, with a Spanish-language interpretation channel available during the presentation and discussion naturally flowing between Spanish and English with back interpretation as needed. The meeting was attended by 21 community members.

Participants were asked to describe housing in Antioch and common themes included inadequate housing conditions, fair housing concerns, and housing cost. The words or phrases participants gave included:

- Inseguro/unsafe
- Lack of flexible rent cost
- Gentrification
- Crowded
- Sparse
- Racist/Racista
- Unprotected
- Unstable/inestable
- Expensive/costoso
- No tenant protections
- inequitable
- Dangerous/Peligroso



After a brief presentation on the Housing Element goals and EJ analysis, discussion was opened to discuss the housing element goals and their relationship to housing needs in Antioch.

Key points from the discussion, organized as constraints and opportunities, are listed below.

### Housing Needs and Constraints

- Tenants have felt intimidated or threatened by landlords to request repairs needed for their homes to be safe and healthy. Some residents reported experiencing potentially retaliatory behavior for actions they have taken (e.g., rent increases after participating in protests).

- The housing stock is unsafe for kids with houses in the The rent increases allowed even with State tenant protections provided by AB 1482 are too high (10% increase over one year) for many Antioch families.
- The units and circumstances protected from just cause eviction under State law exempt many units in Antioch, including units constructed in the last 15 years and tenants that have not been living in the same place for one year.
- Sycamore neighborhood strewn with garbage, abandoned vehicles, and other hazards.
- Rental housing is important for some segments of the community but the current regulations mean it is unstable. Homeownership opportunities would allow people to feel safe in their homes and is important for creating generational wealth, especially for groups that have historically been blocked from homeownership opportunities.
- There is a need for more legal services and to remove the paperwork and requirements needed to access these services. Residents reported that they end up abandoning efforts to obtain legal services given the time it takes to navigate systems.
- Homelessness is prevalent in Antioch and rents are too high.
- Antioch residents are unable to compete for homes with investors who offer cash and use houses just to make money.
- Black and Latinx residents are experiencing housing discrimination.
- Parks need improvements, including lighting and accessibility improvements and restrooms and/or water fountains. Parks are not walking distance from residents in northern Antioch.
- Clean air and improved schools are other priorities that affect residents' access to opportunities. There is concern about placing housing near Highway 4 due to air quality concerns from vehicle emissions.

### Potential Solutions and Opportunities

- Community land trusts, community benefits districts, and tenant opportunity to purchase and/or community opportunity to purchase acts can be established to prevent displacement and protect tenants.
- Tenant protections such as an anti-harassment ordinance, just cause eviction protections, and/or rent control can correct perceived power imbalances between tenants and landlords and empower tenants to take action against unsafe or inadequate housing conditions without fear of retaliation.
- A local just cause ordinance could remove loopholes in State law and decrease the causes considered permissible for eviction.
- Public, City-owned land could be used for affordable housing.
- Owner-occupancy requirements for certain housing typologies could create more stable neighborhoods and ensure residents are part of the Antioch community and not extracting investments out of housing.

- Models where landlords and property owners pay extra taxes or fees could create financial resources to fund a rent board. The City of Richmond was cited as a model where landlords pay for the costs to administer a rent control program.
- Homelessness interventions should address the root causes of homelessness.
- Educate renters on what their rights are as renters in Antioch.
- Education around homeownership and giving youth a roadmap to achieve homeownership can help build generational wealth and create more stable neighborhoods.
- A needs assessment on parks provides information on the quality of each of Antioch’s parks and can be used to inform EJ policies.
- Inclusionary zoning could increase the stock of affordable housing in Antioch.

**INCORPORATION INTO HOUSING ELEMENT**

Feedback from the community meetings was used to inform the Constraints, Housing Needs, and AFFH sections of the Housing Element, and policies and programs are proposed to directly address the barriers that were identified, as summarized below.

What We Heard	Policy or Program
There is a need for more affordable housing near transit and jobs and better infrastructure in underserved neighborhoods. Place housing near transit and bike paths.	In accordance with Program 3.1.2, 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 work with the County to pursue a fee reduction or exemption for high-density housing near transit through Program 4.1.8.
It is important to look at the Affirmatively Furthering Fair Housing analysis during the site selection process. Community engagement there is very important as well.	The sites inventory and related programs (Programs 4.1.14 and 5.1.14) disperse affordable housing sites throughout the city and avoid concentrating units in northwestern Antioch where there are higher concentrations of poverty.
Sites for affordable housing should be selected based on proximity to services and transit. Housing should not be placed directly adjacent to highways given concerns for air quality and other environmental justice issues.	The sites inventory and related programs (Programs 4.1.14 and 5.1.14) disperse affordable housing sites throughout the city and proximity to services and transit were considered during the site selection process. The EJ neighborhoods with the greatest environmental hazards were avoided when considering the placement of affordable housing sites.
There is a need for more tenant protections, including discrimination and harassment protection, just cause policies, and rent control.	Program 5.1.9 establishes tenant protections consistent with Assembly Bill 1482, including measures related to relocation, documentation, rent control, and just cause eviction.
Tenants are not aware of their rights and landlords are not kept accountable for providing safe and healthy housing. Many housing situations are currently unsafe and inadequate.	Program 5.1.10 requires landlords to participate in fair housing training as a condition of their business license approval and Program 5.1.11 would ensure continued publication of resources and services available to tenants. Program 5.1.1 calls for continued collaboration with legal providers and fair housing services to provide educational services, including know your rights trainings.
Utilize regulatory and financial tools like by-right, and COPA/TOPA, community land trusts, and inclusionary.	Through Program 5.1.13, the City will support Contra Costa 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.
Residents have a desire for more homeownership opportunities.	Program 2.1.2 the City will support construction of new housing for homeownership and rental units on vacant and non-vacant

	sites identified in the sites inventory.
People are concerned with homelessness and housing for persons with disabilities.	Programs 5.1.3 and 5.1.12 seek to incentivize greater numbers of accessible units in affordable housing projects and to increase awareness around reasonable accommodation.
The City should partner with fair housing organizations and other community based organizations to reach more residents.	Program 1.1.7 expands 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. Program 5.1.10 continues partnerships ECHO Housing and/or Bay Area Legal Aid to perform fair housing training for landlords and tenants. Program 5.1.11 continue maintenance of 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. 5.1.16 complements implementation Program 2.1.8, in which the City partners with Habitat for Humanity to create an ADU/JADU loan product and requires loan recipients to affirmatively market their ADU to populations with disproportionate housing needs.
Connectivity fees, such as to Contra Costa Water, are too high just for the right to do business with them. The City needs more flexibility and some way to work through this would go a long way to ensure we can provide these price points that we all want.	The City is working to reduce fees generally. Program 4.1.2 ensures that new residential development is adequately served by public facilities and services by continuing to implement the Development Impact Fee Program. Program 4.1.8 monitors the effects of regional fees levied by the County.
The City should encourage alternative energy sources – not just solar but single house windmills and using smaller local grids.	Program 1.3.2 encourages energy conservation through pursuing funding sources and program partnerships for energy saving and conservation. Program 1.1.10 encourages “green building” practices in new and existing housing development and neighborhoods.
There is a need for more tenant protections, including discrimination and harassment protection.	Program 5.1.9 establishes tenant protections consistent with Assembly Bill 1482, including measures related to relocation, documentation, rent control, and just cause eviction.
Community members noticed a generally lack of new development capacity in the southern part of the City.	The sites inventory and related programs (Programs 4.1.14 and 5.1.14) disperse affordable housing sites throughout the city and avoid concentrating units in northwestern Antioch where there are higher concentrations of poverty.

## COMMUNITY-WIDE SURVEY

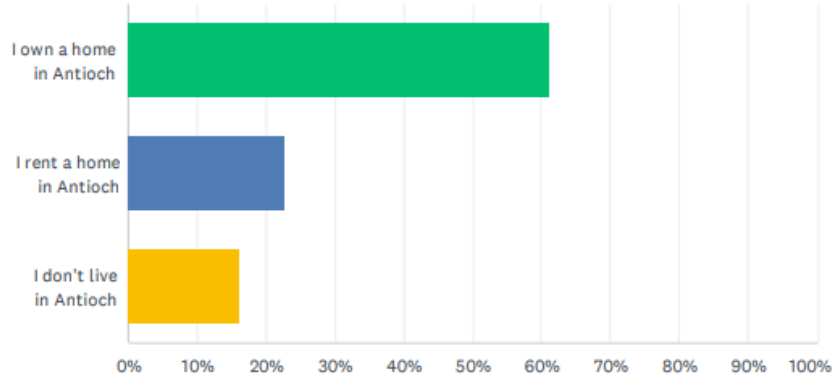
The City also prepared an online survey to help design housing strategies that reflect local priorities, while still meeting State requirements. Two versions of the survey, one in English and one in Spanish, were posted online from April 1, 2022, to April 15, 2022, then again between April 20 and April 22. The survey was shared with participants signed up for housing element updates via the city website. Additionally, the survey was shared with Antioch CIWP, Aspiranet, East Bay Goodwill, Antioch Rotary Club, Brighter Beginnings, BAART Programs, Opportunity Junction, Antioch Unified School District, Contra Costa Health Services, Independent Living Resources, Alpha Home Care for Seniors, First 5, ECHO, Shelter Inc, CC Senior Legal Services, Bay Area Legal Aid, Habitat for Humanity, San Vincent de Paul, and Cypress Meadows Apartments. A total of 31 people, 26 of which live in the City of Antioch, completed the survey in English. A total of 4 people completed the survey in Spanish. The results of the



survey are shown below.

### Q1 What is your current housing situation?

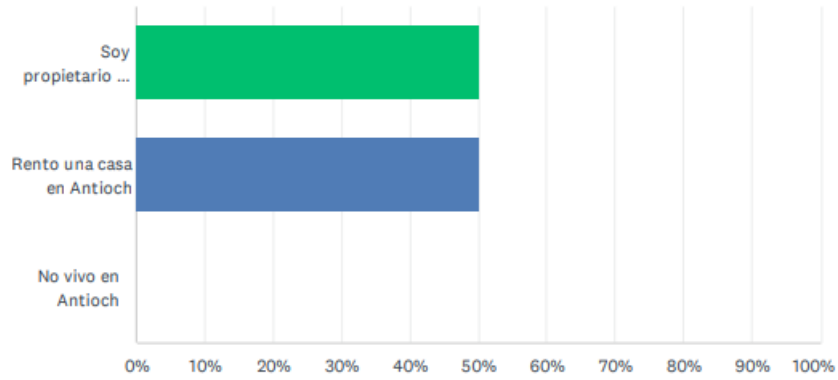
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES
I own a home in Antioch	61.29% 19
I rent a home in Antioch	22.58% 7
I don't live in Antioch	16.13% 5
TOTAL	31

## Q1 ¿Cuál es su situación de vivienda actual?

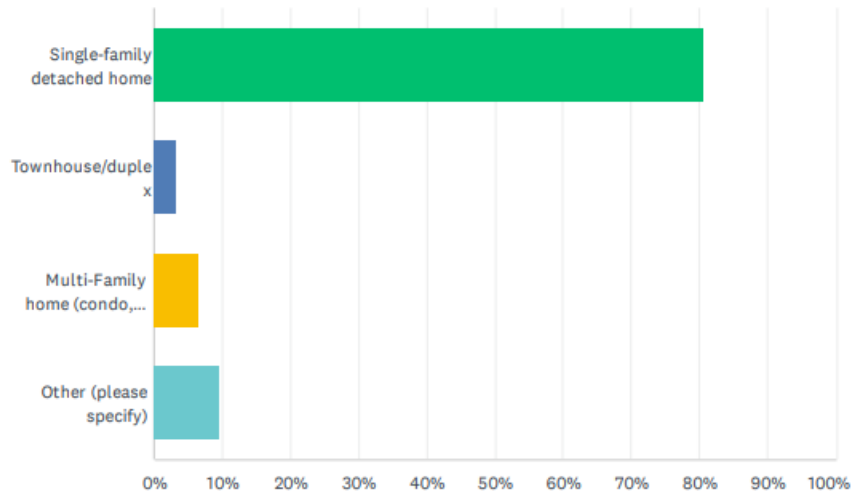
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Soy propietario de una casa en Antioch	50.00%	2
Rento una casa en Antioch	50.00%	2
No vivo en Antioch	0.00%	0
<b>TOTAL</b>		<b>4</b>

## Q2 Which of the following best describes your residence?

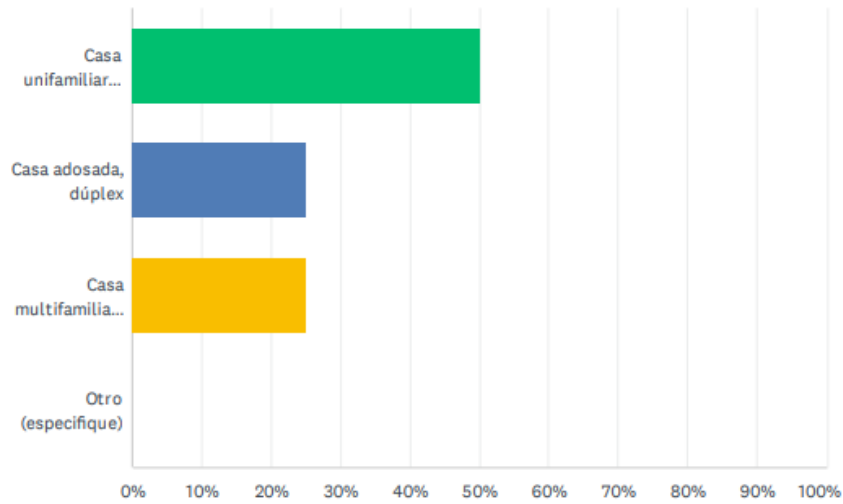
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single-family detached home	80.65%	25
Townhouse/duplex	3.23%	1
Multi-Family home (condo, apartment, accessory dwelling unit)	6.45%	2
Other (please specify)	9.68%	3
<b>TOTAL</b>		<b>31</b>

## Q2 ¿Cuál de las siguientes opciones describe mejor su residencia?

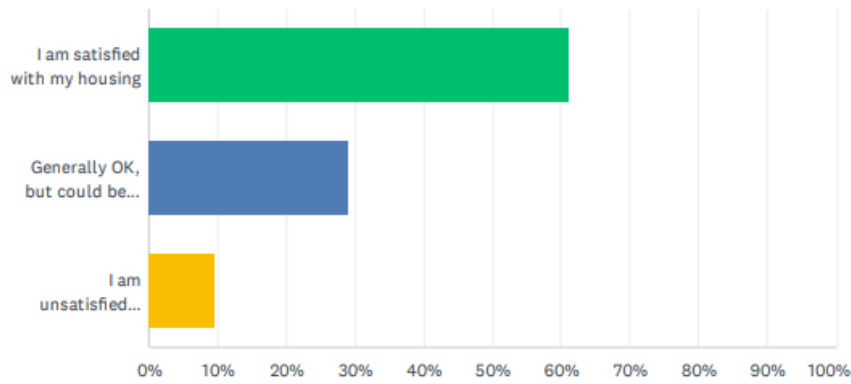
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Casa unifamiliar independiente	50.00%	2
Casa adosada, dúplex	25.00%	1
Casa multifamiliar (condominio, apartamento, unidad de vivienda anexa)	25.00%	1
Otro (especifique)	0.00%	0
<b>TOTAL</b>		<b>4</b>

### Q3 How well does your current housing meet your needs?

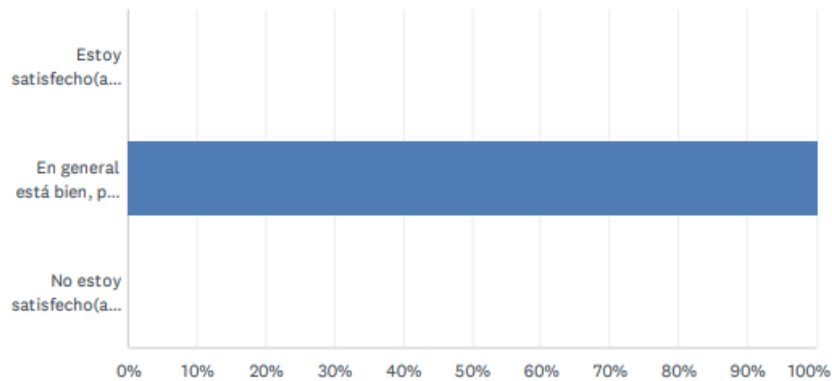
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
I am satisfied with my housing	61.29%	19
Generally OK, but could be better	29.03%	9
I am unsatisfied with my housing (please explain)	9.68%	3
<b>TOTAL</b>		<b>31</b>

### Q3 Evalúe la forma en que su vivienda actual satisface sus necesidades

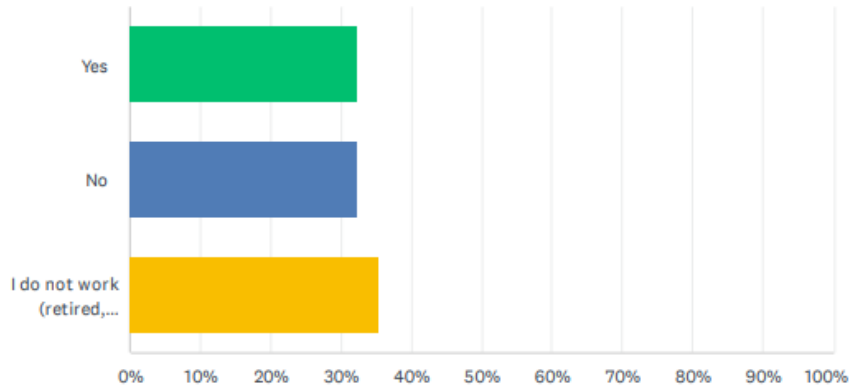
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Estoy satisfecho(a) con mi vivienda	0.00%	0
En general está bien, pero podría ser mejor	100.00%	4
No estoy satisfecho(a) con mi vivienda (explique)	0.00%	0
<b>TOTAL</b>		<b>4</b>

### Q4 Do you work in Antioch?

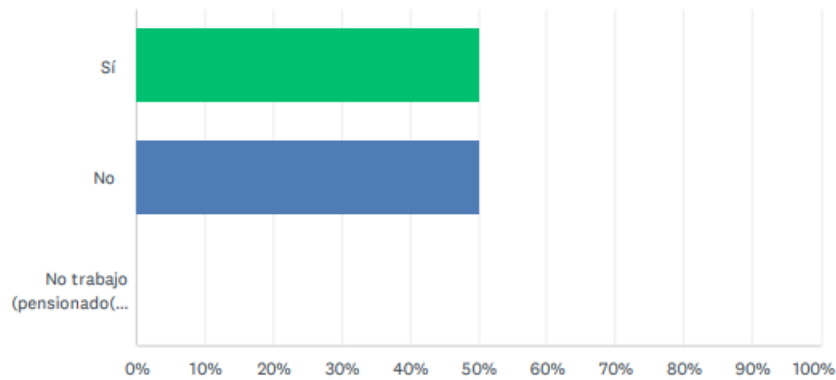
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	32.26%	10
No	32.26%	10
I do not work (retired, student, unable to work)	35.48%	11
<b>TOTAL</b>		<b>31</b>

### Q4 ¿Trabaja usted en Antioch?

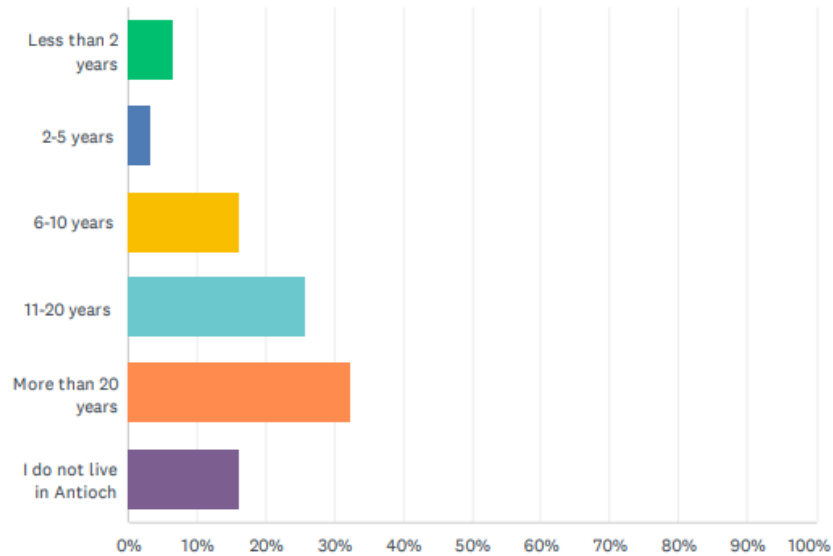
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	50.00%	2
No	50.00%	2
No trabajo (pensionado(a), estudiante, no puedo trabajar)	0.00%	0
<b>TOTAL</b>		<b>4</b>

## Q5 How long have you lived in Antioch?

Answered: 31 Skipped: 0

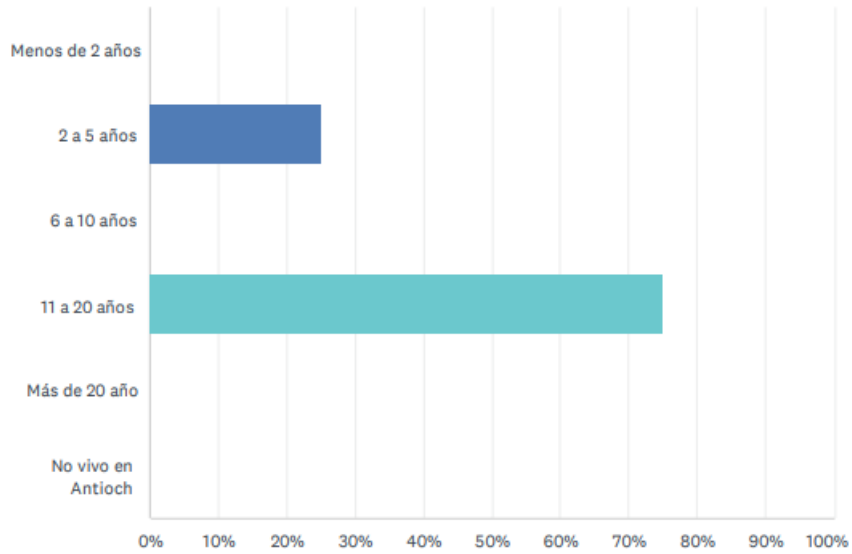


ANSWER CHOICES	RESPONSES	
Less than 2 years	6.45%	2
2-5 years	3.23%	1
6-10 years	16.13%	5
11-20 years	25.81%	8
More than 20 years	32.26%	10
I do not live in Antioch	16.13%	5
<b>TOTAL</b>		<b>31</b>



## Q5 ¿Cuánto tiempo lleva viviendo en Antioch?

Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Menos de 2 años	0.00%	0
2 a 5 años	25.00%	1
6 a 10 años	0.00%	0
11 a 20 años	75.00%	3
Más de 20 año	0.00%	0
No vivo en Antioch	0.00%	0
<b>TOTAL</b>		<b>4</b>

**Q6 The City must plan for 3,016 new housing units in the next eight years to meet its housing goals and comply with State law. What housing types do you think the City should support to meet its housing needs? Select all that apply.**

Answered: 31 Skipped: 0

ANSWER CHOICES	RESPONSES	
Accessory Dwelling Units on single-family lots	51.61%	16
Townhomes	48.39%	15
Duplexes, triplexes, and fourplexes	45.16%	14
Larger units for families with children and/or multiple generations	58.06%	18
Housing for seniors	74.19%	23
Housing for farmworkers	25.81%	8
Housing for people with disabilities	61.29%	19
Interim/transitional housing for people looking to transition from homelessness	74.19%	23
Other (please specify)	19.35%	6
Total Respondents: 31		

**Q6 La Ciudad debe planificar 3,016 nuevas unidades de vivienda en los próximos ocho años para cumplir con sus metas de vivienda y cumplir con la ley del Estado. ¿Qué tipos de vivienda cree usted que la Ciudad debe apoyar para satisfacer las necesidades de vivienda? Seleccione todos los que apliquen.**

Answered: 4 Skipped: 0

ANSWER CHOICES	RESPONSES	
Unidades de vivienda anexas en lotes unifamiliares	50.00%	2
Casas adosadas	50.00%	2
Complejos de 2, 3 o 4 unidades	25.00%	1
Unidades más grandes para familias con niños y/o varias generaciones	100.00%	4
Viviendas para personas mayores	50.00%	2
Viviendas para trabajadores agrícolas	0.00%	0
Viviendas para personas con incapacidades	25.00%	1
Viviendas provisionales/de transición para personas que sin hogar	25.00%	1
Otro (especifique)	0.00%	0
Total Respondents: 4		

## Q7 How do you feel about the following strategies to promote new housing development?

Answered: 31 Skipped: 0

	STRONGLY OPPOSE	MODERATELY OPPOSE	NEUTRAL / NO OPINION	MODERATELY SUPPORT	STRONGLY SUPPORT	TOTAL
Redevelop lots with existing buildings that have the potential for more housing units	9.68% 3	3.23% 1	6.45% 2	29.03% 9	51.61% 16	31
Incentivize accessory dwelling units (ADUs, also known as second units or granny flats) on existing single-family properties	3.23% 1	6.45% 2	22.58% 7	22.58% 7	45.16% 14	31
Modify zoning to allow residential development on vacant lots intended for commercial uses (e.g., offices)	3.23% 1	0.00% 0	12.90% 4	22.58% 7	61.29% 19	31
Increase residential densities to allow more housing units in areas near transit and services	6.45% 2	12.90% 4	6.45% 2	19.35% 6	54.84% 17	31
Streamline the housing approval process, reducing the time required for project approval	0.00% 0	9.68% 3	16.13% 5	19.35% 6	54.84% 17	31
Make it easy for religious institutions to add housing to their properties if they choose to	3.23% 1	9.68% 3	22.58% 7	19.35% 6	45.16% 14	31
Require new multi-family housing projects (e.g., apartments) to reserve a portion of their units as affordable housing for low-income residents	0.00% 0	0.00% 0	6.45% 2	29.03% 9	64.52% 20	31
Incentivize the development of small-scale multi-family buildings like duplexes and small apartment buildings, sometimes referred to as missing middle housing	3.23% 1	3.23% 1	12.90% 4	25.81% 8	54.84% 17	31

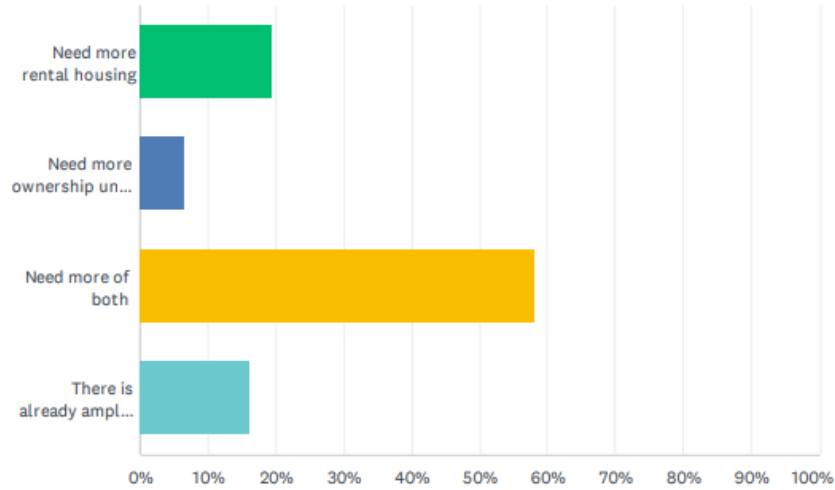
## Q7 ¿Qué opina de las siguientes estrategias para promover el desarrollo de nuevas viviendas?

Answered: 4 Skipped: 0

	ME OPONGO TOTALMENTE	ME OPONGO MODERADAMENTE	NEUTRO / SIN OPINIÓN	APOYO MODERADAMENTE	APOYO TOTALMENTE	TOTAL
Reurbanizar lotes con edificios existentes que tienen la posibilidad de contener más unidades de vivienda	25.00% 1	0.00% 0	0.00% 0	0.00% 0	75.00% 3	4
Incentivar las unidades de vivienda anexas (ADUs, también conocidas como segundas unidades o mini apartamentos) en propiedades unifamiliares existentes	25.00% 1	0.00% 0	0.00% 0	50.00% 2	25.00% 1	4
Modificar la zonificación para permitir el desarrollo residencial en lotes vacíos destinados a usos comerciales (por ejemplo, oficinas)	0.00% 0	0.00% 0	25.00% 1	25.00% 1	50.00% 2	4
Aumentar la densidad residencial para permitir un mayor número de viviendas en zonas cercanas a servicios y al transporte público	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Agilizar el proceso de aprobación de la vivienda, reduciendo el tiempo necesario para la autorización de proyectos	0.00% 0	0.00% 0	25.00% 1	25.00% 1	50.00% 2	4
Facilitar que las instituciones religiosas añadan viviendas a sus propiedades si así lo deciden.	0.00% 0	0.00% 0	0.00% 0	50.00% 2	50.00% 2	4
Exigir que los nuevos proyectos de viviendas multifamiliares (por ejemplo, apartamentos) reserven una parte de sus unidades como viviendas de precio accesible para residentes con bajos ingresos	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Incentivar el desarrollo de edificios multifamiliares a pequeña escala, como dúplex y pequeños edificios de apartamentos, a veces denominados vivienda tipo media "Missing Middle"	0.00% 0	0.00% 0	0.00% 0	50.00% 2	50.00% 2	4

## Q8 Do you think there are adequate housing options for rental and ownership in Antioch?

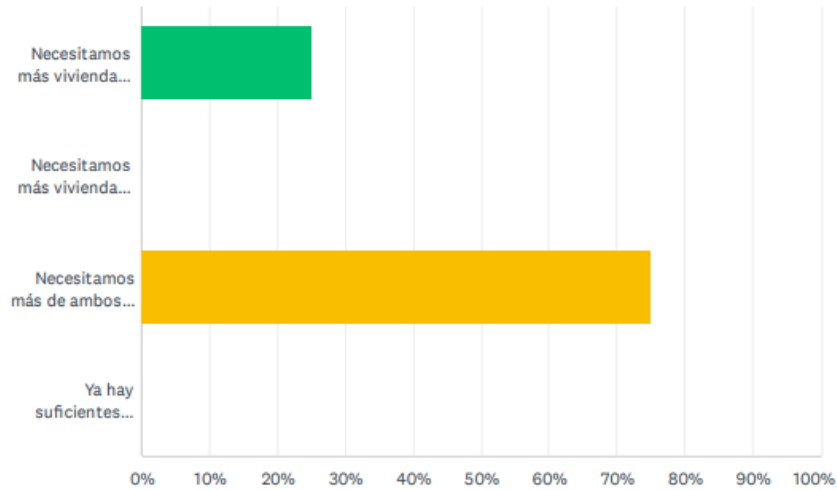
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES
Need more rental housing	19.35% 6
Need more ownership units (i.e., single-family homes, condos)	6.45% 2
Need more of both	58.06% 18
There is already ample housing	16.13% 5
<b>TOTAL</b>	<b>31</b>

## Q8 ¿Cree usted que hay suficientes opciones de vivienda para rentar y adquirir en Antioch?

Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Necesitamos más viviendas de renta	25.00%	1
Necesitamos más viviendas para adquirir (es decir, casas unifamiliares, condominios)	0.00%	0
Necesitamos más de ambos tipos	75.00%	3
Ya hay suficientes viviendas	0.00%	0
<b>TOTAL</b>		<b>4</b>

## Q9 How do you feel about the following strategies to address housing affordability?

Answered: 31 Skipped: 0

	STRONGLY OPPOSE	MODERATELY OPPOSE	NEUTRAL / NO OPINION	MODERATELY SUPPORT	STRONGLY SUPPORT	TOTAL
Financial assistance programs for people who cannot afford housing, such as subsidized rent and down payment loans	6.45% 2	3.23% 1	3.23% 1	25.81% 8	61.29% 19	31
Public funding for to construct new affordable housing	10.00% 3	6.67% 2	13.33% 4	13.33% 4	56.67% 17	30
Incentives for private developers to build more affordable housing in mixed-income projects	9.68% 3	3.23% 1	3.23% 1	25.81% 8	58.06% 18	31
Conversion of single-family units to duplexes in single-family neighborhoods	12.90% 4	9.68% 3	22.58% 7	29.03% 9	25.81% 8	31
Financial assistance to homeowners to add accessory dwelling units (ADUs)	6.45% 2	0.00% 0	16.13% 5	38.71% 12	38.71% 12	31
Streamlined housing approval process that can make it less expensive to build residential buildings by reducing the time required for project approval	3.23% 1	12.90% 4	12.90% 4	19.35% 6	51.61% 16	31
Affordable housing near transit and jobs	3.23% 1	3.23% 1	6.45% 2	19.35% 6	67.74% 21	31
Programs that help people experiencing homelessness find permanent housing	3.23% 1	3.23% 1	3.23% 1	16.13% 5	74.19% 23	31
Fees for new residential developments that would be used to fund the development of affordable housing	12.90% 4	6.45% 2	19.35% 6	19.35% 6	41.94% 13	31



## Q9 ¿Qué opina de las siguientes estrategias para crear más viviendas de precio accesible?

Answered: 4 Skipped: 0

	ME OPONGO TOTALMENTE	ME OPONGO MODERADAMENTE	NEUTRO / SIN OPINIÓN	APOYO MODERADAMENTE	APOYO TOTALMENTE	TOTAL
Programas de ayuda financiera para personas que no pueden pagar una vivienda, como rentas subvencionadas y préstamos para el pago inicial	0.00% 0	0.00% 0	0.00% 0	50.00% 2	50.00% 2	4
Financiación pública para construir nuevas viviendas de precio accesible	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Incentivos para que los promotores privados construyan más viviendas de precio accesible en proyectos de ingresos mixtos	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Conversión de unidades unifamiliares en dúplex en vecindarios unifamiliares	0.00% 0	0.00% 0	25.00% 1	0.00% 0	75.00% 3	4
Ayuda financiera a los propietarios de viviendas para agregar unidades de vivienda anexas (ADUs)	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Agilización del proceso de aprobación de la vivienda para hacer menos costosa la construcción de edificios residenciales al reducir el tiempo necesario para la autorización de proyectos	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Viviendas de precio accesible cerca del transporte público y de los puestos de trabajo	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Programas que ayuden a las personas sin hogar a encontrar una vivienda permanente	0.00% 0	0.00% 0	25.00% 1	0.00% 0	75.00% 3	4
Cuotas para nuevos desarrollos residenciales que se utilizarían para financiar el desarrollo de viviendas de precio accesible	0.00% 0	0.00% 0	25.00% 1	25.00% 1	50.00% 2	4

**Q10 What do you think are the best ways to ensure housing opportunities are available to all members of Antioch, especially those who have not had fair access to housing in the past? Please indicate your position for each option.**

Answered: 30 Skipped: 1

	STRONGLY OPPOSE	MODERATELY OPPOSE	NEUTRAL / NO OPINION	MODERATELY SUPPORT	STRONGLY SUPPORT	TOTAL
Landlord and tenant counseling services	3.33% 1	0.00% 0	16.67% 5	23.33% 7	56.67% 17	30
Foreclosure prevention services	3.33% 1	6.67% 2	16.67% 5	16.67% 5	56.67% 17	30
Emergency rental assistance programs	3.33% 1	3.33% 1	6.67% 2	20.00% 6	66.67% 20	30
Education and counseling on fair housing laws	3.33% 1	0.00% 0	6.67% 2	16.67% 5	73.33% 22	30
Relocation assistance for displaced tenants	6.67% 2	3.33% 1	6.67% 2	16.67% 5	66.67% 20	30
Ensure affordable housing opportunities are created throughout the entire city	6.67% 2	3.33% 1	6.67% 2	23.33% 7	60.00% 18	30
Improve infrastructure, transit, and services in underserved neighborhoods	3.33% 1	3.33% 1	3.33% 1	13.33% 4	76.67% 23	30
Provide financial incentives to landlords who participate in housing voucher programs	13.33% 4	10.00% 3	6.67% 2	16.67% 5	53.33% 16	30
Passage of an anti-harassment ordinance to prohibit intimidation or fraud to force tenants to move out	13.33% 4	0.00% 0	6.67% 2	10.00% 3	70.00% 21	30
Fair housing testing services to identify unlawful housing discrimination	3.33% 1	0.00% 0	6.67% 2	16.67% 5	73.33% 22	30

**Q10 ¿Cuáles cree usted que son las mejores maneras de garantizar que haya oportunidades de vivienda disponibles para todos las personas en Antioch, especialmente para aquellas que no hayan tenido un acceso justo a la vivienda en el pasado? Indique su posición para cada opción.**

Answered: 4 Skipped: 0

	ME OPONGO TOTALMENTE	ME OPONGO MODERADAMENTE	NEUTRO /SIN OPINIÓN	APOYO MODERADAMENTE	APOYO TOTALMENTE	TOTAL
Servicios de asesoría a inquilinos y propietarios	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Servicios de prevención de ejecuciones hipotecarias	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Programas de ayuda de emergencia para la renta	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Educación y asesoría sobre las leyes de vivienda justa	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Asistencia para la reubicación de inquilinos desplazados	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Garantizar la creación de oportunidades de vivienda de precio accesible en toda la ciudad	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Mejorar la infraestructura, el transporte público y los servicios en los vecindarios desatendidos	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Ofrecer incentivos financieros a los propietarios que participen en programas de vales de vivienda	0.00% 0	0.00% 0	25.00% 1	25.00% 1	50.00% 2	4
Aprobación de una ordenanza contra el acoso que prohíba la intimidación o el fraude para obligar a los inquilinos a desocupar su vivienda	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Servicios de pruebas de vivienda justa para identificar la discriminación ilegal en la vivienda	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4

## Q11 Is there anything else you'd like to tell us about housing needs in Antioch?

Answered: 21 Skipped: 10

Open-Ended Response
No
Nope
Yes. There should have been more time given to the community of Antioch to complete this survey. The more time the more participation. And I do have a few comments to add: On question #7 We should also add modifying zoning in single family neighborhoods to allow more residential density. On question # 8 We should add also incentivizing funding for Tenant Owned Property Acquisition (TOPA= Tenant Opportunity to Purchase Act). On question #9 Yes. Subsidized rent is great, and public funding for Social Housing is great (especially if each tenant given a voucher is streamlined into the Home Choice Voucher (HCV) Program for homeownership. Also, we should increase Density Bonuses to 10% Very-low Income, and an additional 5% for Low-Income residents. I do not trust impact/service fees in lieu of affordable housing, because the fees plie up while all the available land for affordable housing is developed (the value is in the land). Also, the city of Oakland experienced a lack of Fiduciary Accounting of fees by the City. Lastly, on question #10 Yes. Incentivize Housing Voucher Program (see comments on question #9), but also more funding for Rapid Rehousing/Rapid Exiting Program
No
Engage with residents in the recently annexed northeast Antioch neighborhood
No
Pass All needed Housing Policies niow
We need more affordable housing and stop the gentrification of our community. We need to keep our diverse community and help those who are in need, especially families and children!
Everyone Deserves A Home.
rent is getting out of control!!!!
Live/work spaces
We need middle income homeownership opportunities
Increasing housing must also have increased emergency, Postal Service and businesses at the same time.
Perhaps provide opportunities for citizens to partner with the city to build affordable housing. Like a co-op program where residents get tax incentives to participate. Or co ownership opportunities to buy housing.
Landlord responsibility for homes they rent to keep their property clean. Require them to maintain yards & upkeep of their property. Provide service to landlords on how to choose renters who won't trash their rental home. Neighborhoods in Antioch have severe blight issues with irresponsible landlords
No
Tenants should have a right to legal representation in tenant-landlord legal issues.
The problem is that jobs are created in other areas, which do not have enough housing and thus the workers can only afford Antioch. Need businesses to set up in East County. There is plenty of land east of Antioch to build homes and businesses. Why make the population denser in Antioch so that people If you build it people will come! If the city of Antioch wants to stay forward thinking and relevant it must meet the demands of the people first, lose the old good old boys attitude and thinking. like Pittsburg did and compete with it's surrounding cities for housing market.
we also need more jobs, stores and infrastructure to accommodate the increase in housing
na

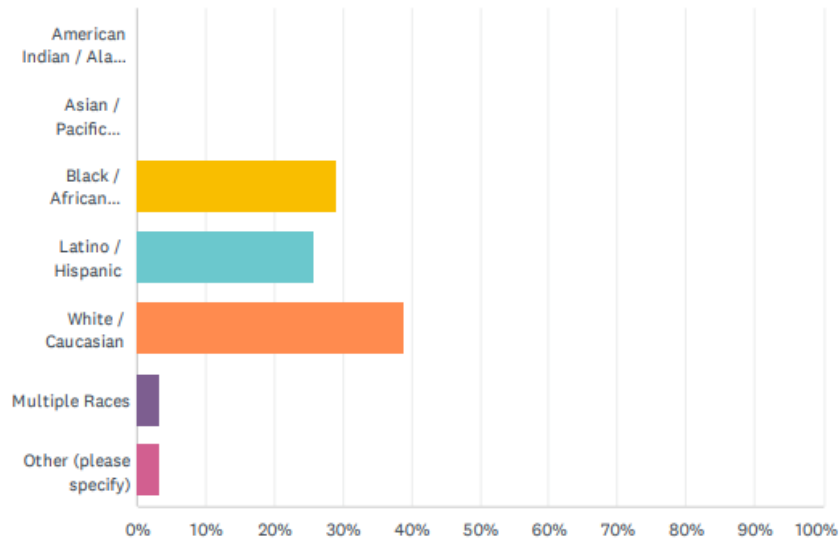
## Q11 ¿Hay algo más que le gustaría decirnos sobre las necesidades de vivienda en Antioch?

Answered: 2 Skipped: 2

Open-Ended Response
Igual de apoyos para personas indocumentadas y legales
Se necesitan más programas de vivienda a bajo costo o renta basada en el ingreso. También se necesitan leyes de control de renta y causa justa. Programas que ayuden con la cuota inicial para primeros compradores de casa.

## Q13 What race/ethnicity do you most identify?

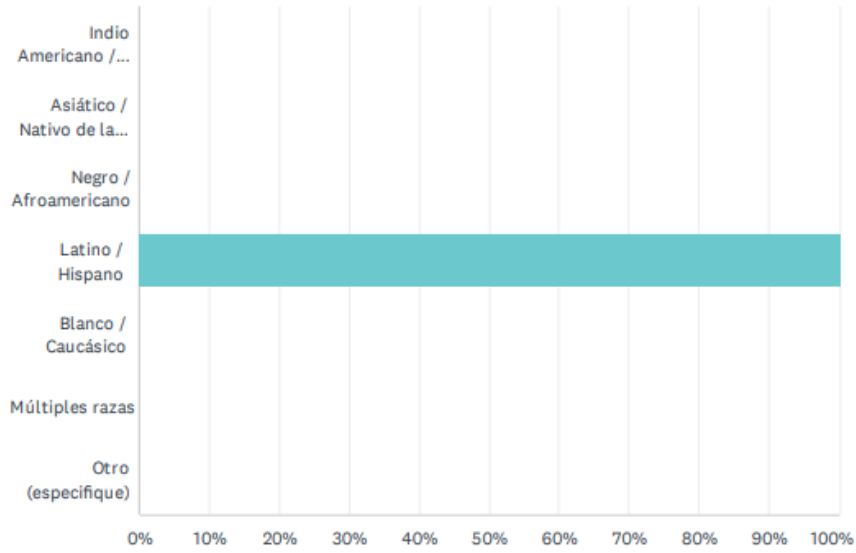
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
American Indian / Alaska Native	0.00%	0
Asian / Pacific Islander	0.00%	0
Black / African American	29.03%	9
Latino / Hispanic	25.81%	8
White / Caucasian	38.71%	12
Multiple Races	3.23%	1
Other (please specify)	3.23%	1
<b>TOTAL</b>		<b>31</b>

### Q13 ¿Con qué raza/etnia se identifica más?

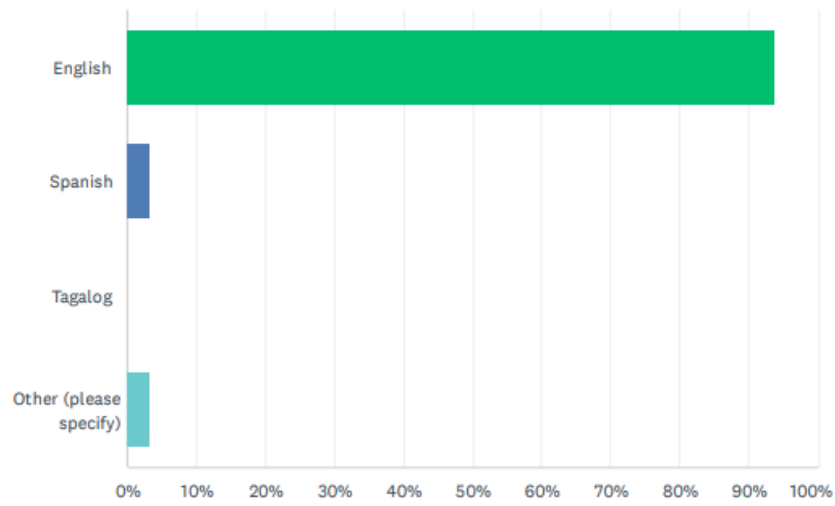
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Indio Americano / Nativo de Alaska	0.00%	0
Asiático / Nativo de las islas del Pacífico	0.00%	0
Negro / Afroamericano	0.00%	0
Latino / Hispano	100.00%	4
Blanco / Caucásico	0.00%	0
Múltiples razas	0.00%	0
Otro (especifique)	0.00%	0
<b>TOTAL</b>		<b>4</b>

## Q14 Primary language spoken at home

Answered: 31 Skipped: 0

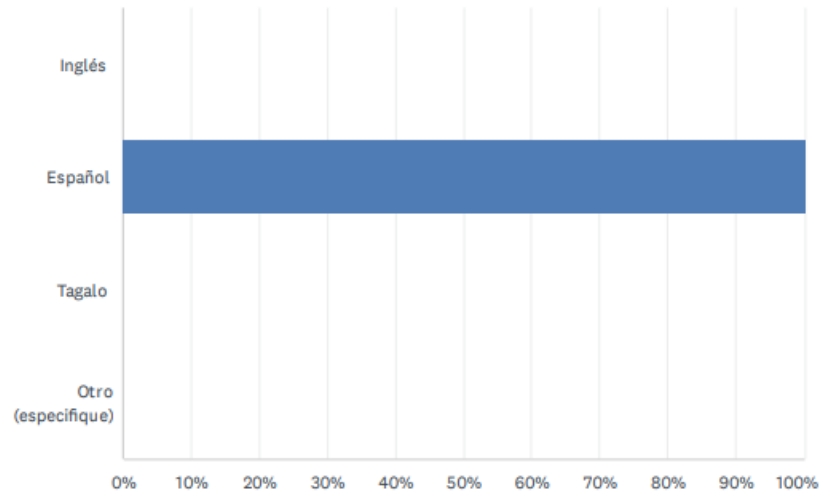


ANSWER CHOICES	RESPONSES	
English	93.55%	29
Spanish	3.23%	1
Tagalog	0.00%	0
Other (please specify)	3.23%	1
<b>TOTAL</b>		<b>31</b>



## Q14 Idioma principal que se habla en casa

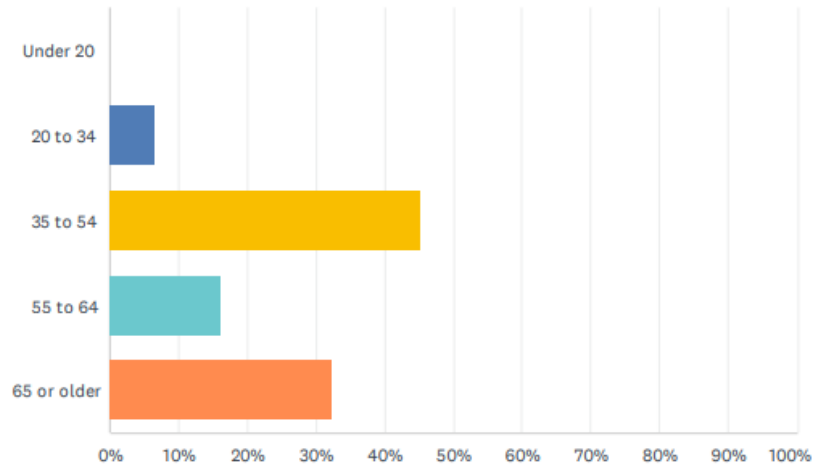
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Inglés	0.00%	0
Español	100.00%	4
Tagalo	0.00%	0
Otro (especifique)	0.00%	0
<b>TOTAL</b>		<b>4</b>

## Q15 What is your age?

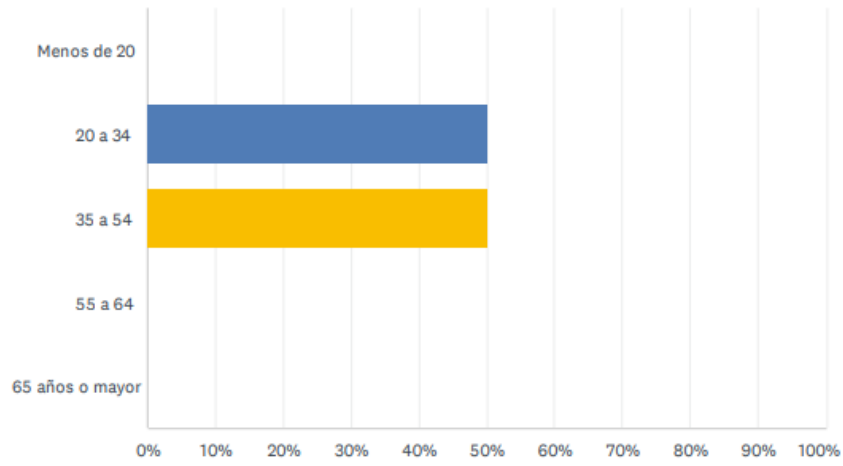
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 20	0.00%	0
20 to 34	6.45%	2
35 to 54	45.16%	14
55 to 64	16.13%	5
65 or older	32.26%	10
<b>TOTAL</b>		<b>31</b>

## Q15 ¿Cuál es su edad?

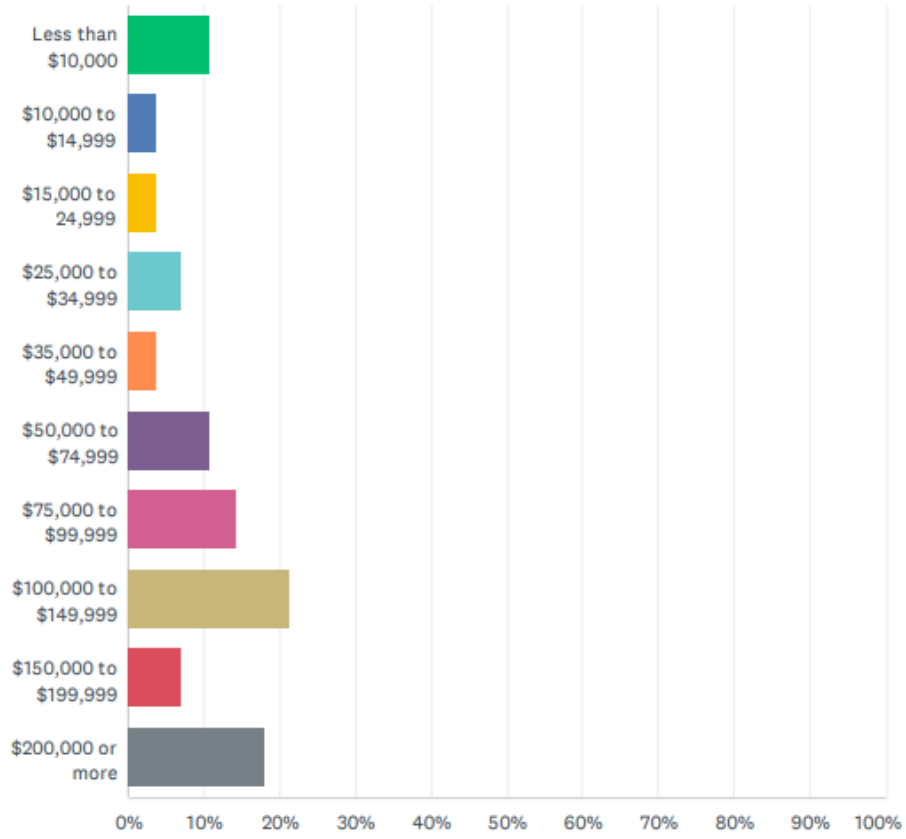
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Menos de 20	0.00%	0
20 a 34	50.00%	2
35 a 54	50.00%	2
55 a 64	0.00%	0
65 años o mayor	0.00%	0
<b>TOTAL</b>		<b>4</b>

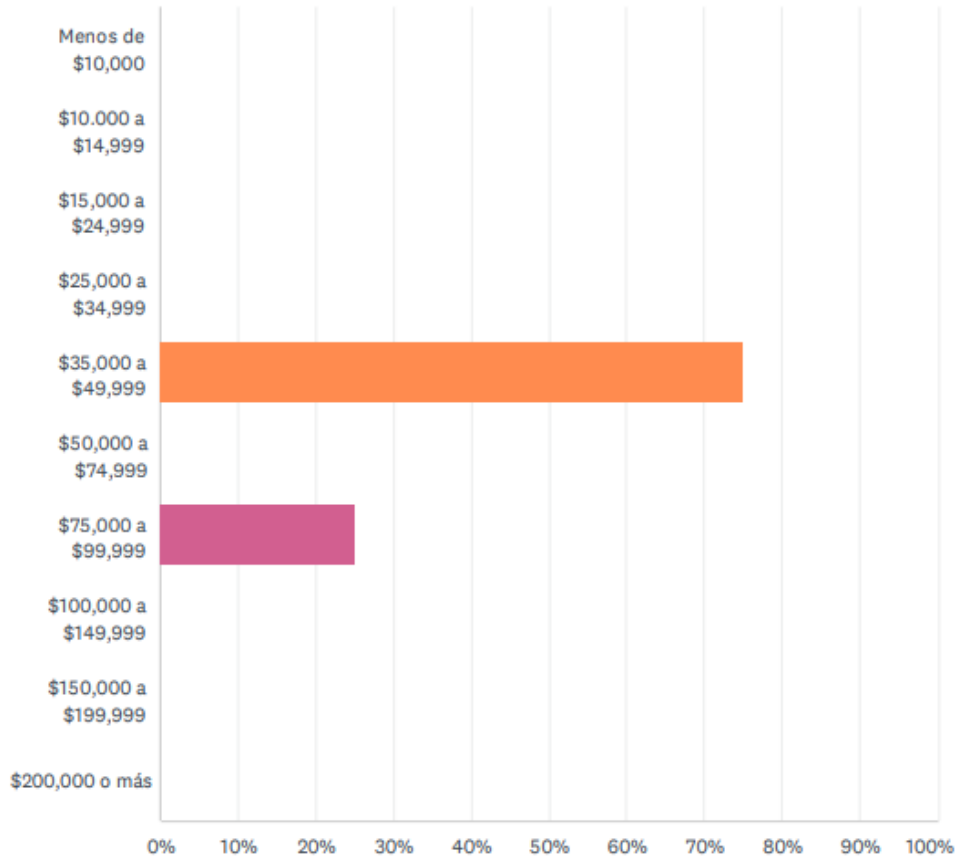
# Q16 What is your household income?

Answered: 28 Skipped: 3



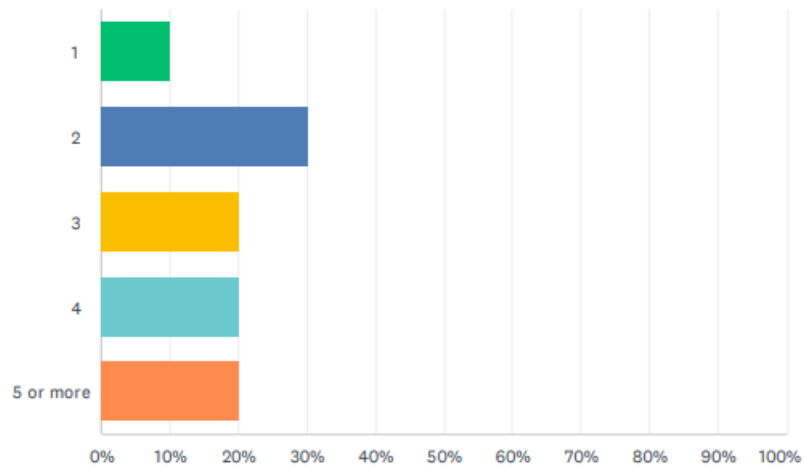
# Q16 ¿Cuáles son los ingresos de su grupo familiar?

Answered: 4 Skipped: 0



## Q17 How many people are in your household?

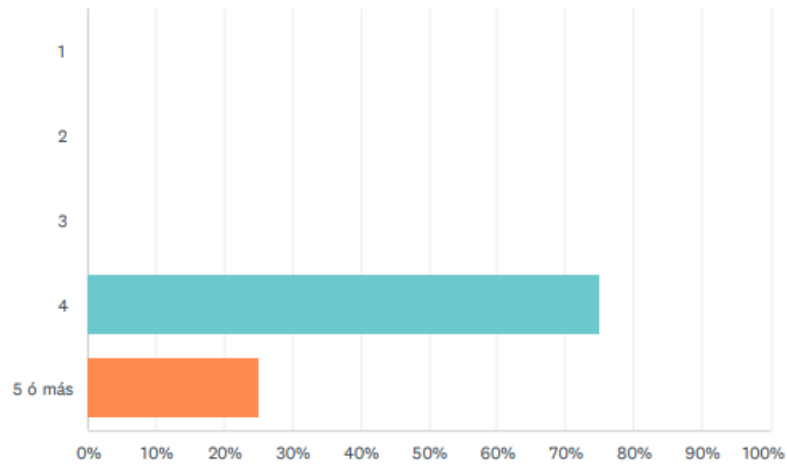
Answered: 30 Skipped: 1



ANSWER CHOICES	RESPONSES	
1	10.00%	3
2	30.00%	9
3	20.00%	6
4	20.00%	6
5 or more	20.00%	6
TOTAL		30

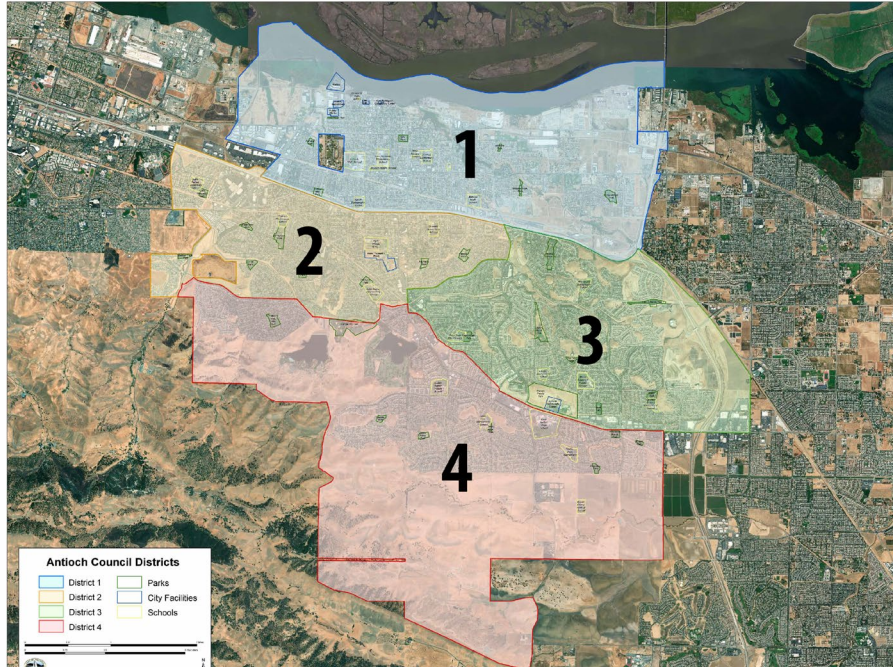
## Q17 ¿Cuántas personas hay en su grupo familiar?

Answered: 4 Skipped: 0



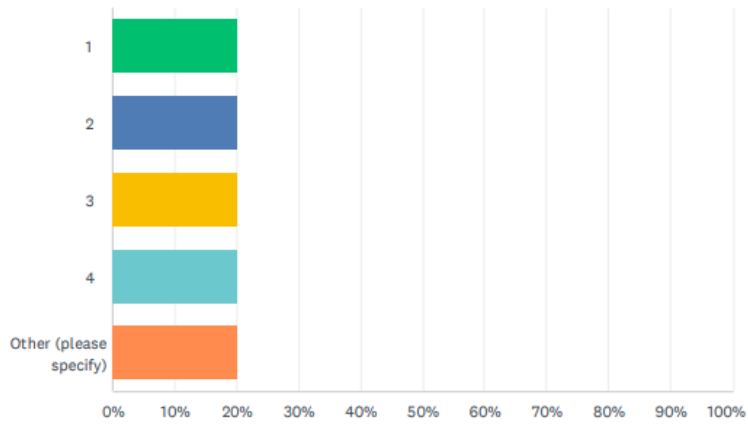
ANSWER CHOICES	RESPONSES	
1	0.00%	0
2	0.00%	0
3	0.00%	0
4	75.00%	3
5 ó más	25.00%	1
<b>TOTAL</b>		<b>4</b>





**Q18 What area do you live in Antioch?**

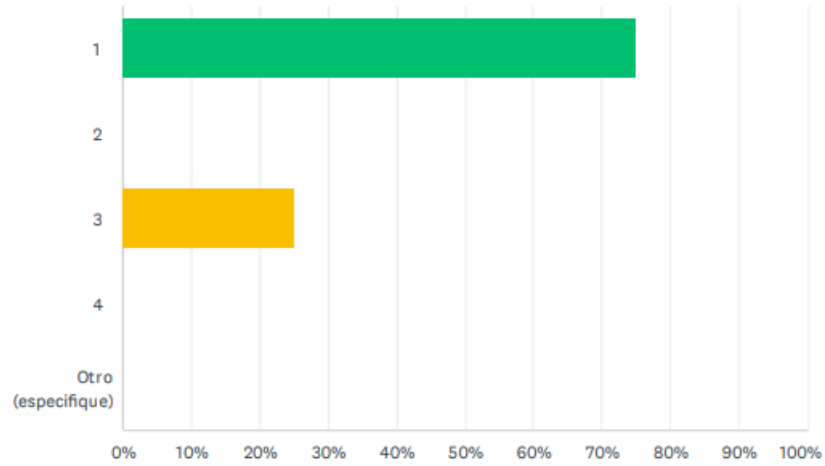
Answered: 30 Skipped: 1



ANSWER CHOICES	RESPONSES	
1	20.00%	6
2	20.00%	6
3	20.00%	6
4	20.00%	6
Other (please specify)	20.00%	6
<b>TOTAL</b>		<b>30</b>

### Q18 ¿En qué zona de Antioch vive usted?

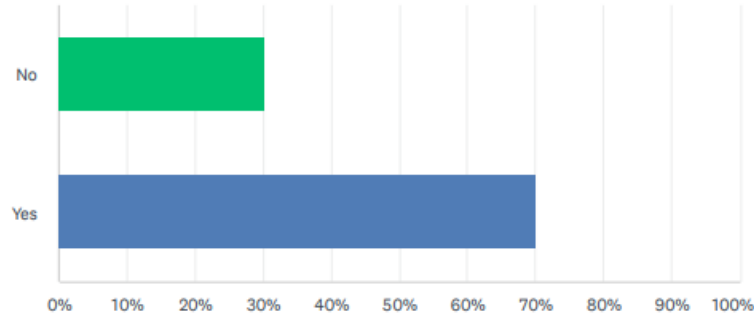
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
1	75.00%	3
2	0.00%	0
3	25.00%	1
4	0.00%	0
Otro (especifico)	0.00%	0
<b>TOTAL</b>		<b>4</b>

**Q19 Would you like to sign up for email updates on the project? All entries will be placed in a raffle to win a \$50 gift card!**

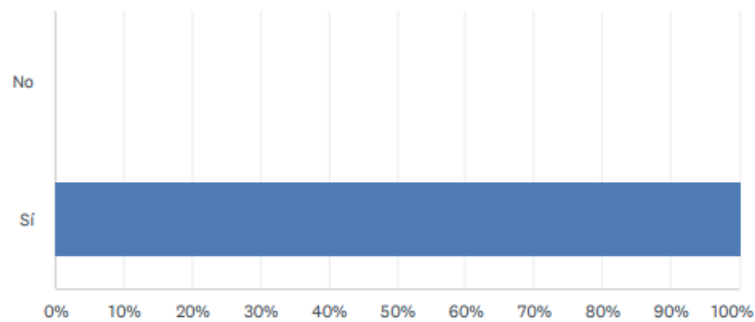
Answered: 30 Skipped: 1



ANSWER CHOICES	RESPONSES	
No	30.00%	9
Yes	70.00%	21
<b>TOTAL</b>		<b>30</b>

**Q19 ¿Desea inscribirse para recibir noticias sobre el proyecto por correo electrónico? ¡Todos los inscritos participarán en un sorteo para ganar una tarjeta de regalo con valor de \$50!**

Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
No	0.00%	0
Sí	100.00%	4
<b>TOTAL</b>		<b>4</b>

## INCORPORATION INTO HOUSING ELEMENT

Feedback from the survey shaped the policies and programs included in the Housing Element, Safety Element, and Environmental Justice policies. Programs with the most support were included in the elements, including what is summarized below.

What We Heard	Policy or Program
<p>Residents are interested in education about their rights as tenants and are concerned about tenant harassment and unlawful housing discrimination. Spanish-speaking respondents were more supportive fair housing interventions than English speaking respondents, perhaps indicating a greater appetite for fair housing programs in the Spanish speaking community.</p>	<p>Program 5.1.10 continues partnerships ECHO Housing and/or Bay Area Legal Aid to perform fair housing training for landlords and tenants. Program 5.1.11 continue maintenance of 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. See the Fair Housing Action Plan in Chapter 3 for more information.</p>
<p>Survey respondents were most supportive of rezoning commercial land for residential uses and establishing an inclusionary housing requirement. Solutions with less support included converting single-family units to duplexes and requiring affordable housing impact fees for new residential development.</p>	<p>The sites inventory includes approximately 20 sites currently designated for commercial uses that would be rezoned for medium- or high-density residential uses. Program 2.1.10 begins the process to potentially establish inclusionary housing in Antioch.</p>
<p>Survey 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. Spanish-speaking respondents were more likely to value housing for larger families and/or multiple generations than their English-speaking counterparts.</p>	<p>In accordance with Program 3.1.2, 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. Program 3.1.5 facilitates the development of supportive and transitional housing. Programs 2.1.7 and 3.1.1 address housing needs for large families.</p>
<p>Antioch needs more of both rental and ownership units.</p>	<p>Program 2.1.2 identified adequate sites to accommodate its fair share of extremely low-, very low-, and low-income housing for this Housing Element planning period, including both ownership and rental units.</p>

## PUBLIC REVIEW DRAFT STUDY SESSIONS AND PUBLIC HEARINGS

At the Study Sessions and Public hearings held for the Public Review Draft Housing Element many members of the public, including members of community benefit organizations (CBOs) such as 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 policies regarding tenant protections and an inclusionary housing program be revised to include more robust and detailed policy language. 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.

### INCORPORATION INTO HOUSING ELEMENT

What We Heard	Policy or Program
Public comments requested that the Public Review Draft Housing Element 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	Policy 5.1.9 <i>Tenant Protections</i> was revised to detail tenant protections mentioned by the public as well as associated timelines related to such measures. See Chapter 7 of this Element.
Public comments requested that the Public Review Draft Housing Element be revised to include more comprehensive information regarding the City’s proposed exploration of an inclusionary housing program.	Policy 2.1.10 Inclusionary Housing was revised to further detail the City’s proposed analysis of an inclusionary housing program. See Chapter 7 of this Element.