



FISCAL YEAR 2015-2016

CONSOLIDATED ANNUAL PERFORMANCE
EVALUATION REPORT (CAPER)

FOR THE 1ST PROGRAM YEAR OF THE FISCAL YEAR 2015-2020
Contra Costa Consortium Consolidated Plan

Community Development Block Grant
(CDBG) Program

Submitted to HUD September 30, 2016

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During FY 15-16, \$1,022,250 in total funding was allocated, of which \$748,610 was the annual CDBG entitlement grant, \$23,640 was prior year funds, \$200,000 was CDBG Housing Revolving Loan funds, and \$50,000 was Housing Successor funds.

A summary of achievement by goal is attached, with highlights below:

- **Homeless H-1:** Three agencies were funded with Housing Successor Agency (HSA) funding to provide emergency shelter for single adults, runaway youth, and battered spouses and their children. Agencies were contracted to serve 93 persons and served 136, all exceeding goals (avg goal achievement 179%).
- **Homeless Goals H-2:** Four agencies were funded, 1 CDBG (Loaves & Fishes) and 3 HSA, to provide daytime and nighttime homeless outreach, food, and homeless prevention/rapid rehousing services. Agencies were contracted to serve 590 persons, served 1,411, all exceeding goals (avg 278%).
- **CD-2 Special Needs:** Six agencies were funded (all CDBG) to provide senior recreation and hot meal services, senior legal services, care management, and advocacy in nursing homes. Agencies were contracted to serve 1,539 persons, served 1,285, 4 of the 6 agencies exceeding their goals (avg 152%).
- **CD-3 Youth:** Two agencies were funded (all CDBG) to provide recreational opportunities to children from lower income households, and sexual assault intervention. Agencies were contracted to serve 155 youth, served 190, all agencies exceeding goals (avg 141%).
- **CD-4 Fair Housing:** One agency in collaboration with a second as subcontractor, was funded with CDBG Administration funds to provide fair housing counseling and legal advocacy. Agency was contracted to serve 15 households, and served 25, which is 167% of goal.
- **CD-5 Tenant/Landlord Counseling:** One agency in collaboration with a second as subcontractor, was funded with CDBG Public Services funds to provide tenant/landlord counseling. Agency was contracted to serve 150 households, and served 241, which is 161% of goal.
- **CD-6 Economic Development:** Three agencies were funded with CDBG funds, 2 were CBDOs which provided training and placement in the construction trade and in clerical/office. The third agency provided microenterprise assistance to small home-based family child care businesses. Agencies were contracted to provide services to 44 people, served 55, (avg 128%).

In total, the agencies above contracted to serve 2,586 people and served 3,343 people, for an average of 129% achievement of goal.

Achievement issues were noted in the Housing programs:

- The Housing Authority "Rental Rehabilitation Program" continued to see landlords leave the Section 8 program due to skyrocketing Bay Area rents, and met with no success in trying to entice landlords with rehab

funding when it involved some added length of affordability. However, due to recently passed legislation regarding second units, which will make creation of units far less expensive, project will be kept open for the coming year to see how funds can be used in this way to create new units of affordable housing.

- The Neighborhood Preservation Program (NPP) which provides rehabilitation loans for lower income homeowners continues to have capacity issues due to low staffing levels, both for review and inspection, as well as inadequate qualified projects in the Code Enforcement area. Program is only averaging 1 unit annually instead of three. The program will continue in 16-17 but a new contractor may be sought for the future, depending on progress.

- Many Antioch homeowners coming to the NPP were looking for grants, so the City created a grant program with Community Energy Services which took effect mid year. Now that the project is geared up, it is going well but achievements are lagging due to ramp-up time. We expect 16-17 achievements to be on schedule.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
AH-1: Increase Affordable Rental Housing Supply.	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	25	0	0.00%	3	0	0.00%
AH-2: Increase Affordable Supportive Housing.	Affordable Housing	CDBG: \$ / Redevelopment Fund: \$	Other	Other	6	0	0.00%			
AH-3: Maintain and Preserve Affordable Housing.	Affordable Housing	CDBG: \$ / Redevelopment Fund: \$200000	Homeowner Housing Rehabilitated	Household Housing Unit	115	1	0.87%	50	1	2.00%
AH-3: Maintain and Preserve Affordable Housing.	Affordable Housing	CDBG: \$ / Redevelopment Fund: \$200000	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	625	127	20.32%	500	128	25.60%
CD-1: General Public Services.	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	0	0.00%			
CD-2: Non-Homeless Special Needs.	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	1285	25.70%	5500	1249	22.71%
CD-3: Youth.	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	700	190	27.14%	700	190	27.14%
CD-4: Fair Housing.	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	425	25	5.88%			
CD-4: Fair Housing.	Non-Housing Community Development	CDBG: \$	Other	Other	0	0		125	25	20.00%
CD-5: Tenant/Landlord Counseling.	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	241	32.13%	600	241	40.17%

CD-6: Economic Development.	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	38		75	38	50.67%
CD-6: Economic Development.	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	75	17	22.67%	50	17	34.00%
CD-6: Economic Development.	Non-Housing Community Development	CDBG: \$	Other	Other	0	0		0	0	
CD-7: Infrastructure and Accessibility.	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	0	0.00%	5000	0	0.00%
CD-8: Administration.	Non-Housing Community Development	CDBG: \$	Other	Other	5	1	20.00%	5	1	20.00%
H-1: Permanent Housing for Homeless.	Homeless	Redevelopment Fund: \$	Homeless Person Overnight Shelter	Persons Assisted	215	133	61.86%	43	133	309.30%
H-2: Prevention of Homelessness.	Homeless	CDBG: \$ / Redevelopment Fund: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	572	114.40%	0	572	
H-2: Prevention of Homelessness.	Homeless	CDBG: \$ / Redevelopment Fund: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1125	315	28.00%	225	315	140.00%
H-2: Prevention of Homelessness.	Homeless	CDBG: \$ / Redevelopment Fund: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
H-2: Prevention of Homelessness.	Homeless	CDBG: \$ / Redevelopment Fund: \$	Homelessness Prevention	Persons Assisted	1025	524	51.12%	205	524	255.61%
H-2: Prevention of Homelessness.	Homeless	CDBG: \$ / Redevelopment Fund: \$	Other	Other	0	0		100	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

All (100%) of the City's CDBG and Housing Successor funding sources (used for homeless outreach, emergency housing, and prevention activities, as well as affordable housing) address the priorities and specific objectives identified in the FY 2015-2020 Consolidated Plan. All of the funded activities meet at least one of the highest priority needs identified in the Consolidated Plan.

Antioch Administration Goals and Objectives: All CDBG-funded activities proceeded on schedule, and grant disbursements were made in a timely manner. The Antioch grant program continues to accomplish its goals and objectives as outlined below:

- 1. Not more than 150 Percent of the Current Year's CDBG Grant Amount on Federal Deposit at the end of April** - At the end of April each year jurisdictions are allowed by HUD to have up to 150% of the grant amount on hand, or risk the removal of excess funds. Antioch's unadjusted draw ratio was under HUD maximum standards. The City works diligently to ensure that grant funds are disbursed and capital projects are completed in a timely manner. This year was challenging as the three housing Rehab programs have been slow to expend funds.
- 2. Percentage of Public Services and Economic Development contracts that meet contract goals of number of clients to be served - 100%.** All of these CDBG-funded programs for 2015-16 met or exceeded their contract performance objectives. **3. Number and Percent of CDBG-Funded Capital Projects Completed within three (3) years of Initial Funding Date - 100%.** Our target is to have 100% of capital projects completed within three years, and we have been successful in attaining this goal. The reason for a three year goal is because the program must accumulate funding for several years to create a project that achieves sufficient economy of scale.
- 3. Experienced Grant Staff** – After experiencing several staff turnovers, the City hired a highly experienced part-time consultant to manage the CDBG program with over 20 years of CDBG grant management expert

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	926
Black or African American	401
Asian	119
American Indian or American Native	17
Native Hawaiian or Other Pacific Islander	35
Total	1,498
Hispanic	191
Not Hispanic	1,307

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City of Antioch and Consortium members require quarterly and year-end reporting on the race and ethnicity of all clients served, and agency efforts to reach out to and serve clients with limited English proficiency. Client demographic composition is checked each quarter to ensure that it is capturing an appropriate and representative subset of the City's population, based on the funded services.

In FY 2015-16, responses from all 14 CDBG-funded Public Services, Economic Development, Fair Housing and Tenant/Landlord agencies show that 100% have Spanish-speaking staff or volunteers who deliver the services and ALL have program materials in Spanish, which is the language that occurs most often besides English.

About half of the agencies have staff persons who speak other languages, including Korean, Mandarin, Cantonese, Tagalong, Croatian, Serbian, Bosnian, Slovak, Russian, Ukrainian, Portuguese, Hebrew, Farsi, German, and Japanese. Some agencies are able to expand their language capacity through volunteers that speak other languages. The Consortium will continue to request subrecipients to provide information on how they are reaching out to all persons including limited-English citizens.

The table below presents an analysis of service by race and Hispanic ethnicity as compared to the 2010 Census. As is evident, all groups are being provided with services in a relatively equal proportion to the population, with Black/African American clients represented by approximately 10% higher than the 2010 census, and Hispanic of any race represented by approximately 13% less than that Census. Please note that this table replaces the CAPER generated table above, as the data above does not represent homeless activities funded with Housing Successor Agency sources.

A spreadsheet listing all Public Services, Homeless services, Fair Housing Tenant/Landlord, and Economic Development activities with the goal, number of people served, and race/ethnicity data is attached to reflect the summary table below.

FY 15-16 Services by Race/Ethnicity

Services Provided by Race & Hispanic Ethnicity Compared to Antioch Population, 2010 Census			
Race/Ethnicity	# Persons Served	% Served	% Antioch Population 2010 Census
White	1,388	50.1%	48.9%
Black/African American	774	27.9%	17.3%
American Indian/Alaskan Native	118	4.3%	0.9%
Asian	187	6.7%	10.5%
Native Hawaiian/Pacific Islander	40	1.4%	0.8%
Some Other Race	53	1.9%	14%
2 or more races/Other	211	7.6%	7.7%
Total	2,771	100%	100%
Hispanic (all races)	516	18.6%	31.7%

City of Antioch FY 2015-16 Achievements in Public Services, Homeless, Fair Housing, Tenant/Landlord, and Economic Development Activities

Goals and Agencies Funded	Client Goal	Total Clients Served	% of Client Goal	White	White-Hisp	Black	Black-Hisp	Asian	Asian-Hisp	Am. Indian/ Alaska	Am. Indian/ Alaska/ Hisp	Haw aiiian	Haw aiiian - Hisp	Am Indian/ White	Am Ind/ White-Hisp	Asian / White	Asian/ White -Hisp	Black/ White	Black/ White -Hisp	Am Ind/ Black	Am Ind/ Black-Hisp	Other	Other-Hisp	Total-ALL	Total-Hisp
HOMELESS GOALS H-1																									
CC Homeless Program-Interim Housing	80	110	138%	56	3	31		2		15	14	2	1	4	4									110	22
Northern California Runaway Center	3	6	200%	4	1	2																		6	1
STAND! Battered Emergency Shelter	10	20	200%	3		6		2													9	2		20	2
Subtotal:	93	136	179%																						
HOMELESS GOALS H-2																									
Anka - Homeless Outreach (Day)	40	151	378%	84	3	39	1	1		15	10	3	2	8	7	1								151	23
CC Homeless Outreach (Night)	175	373	213%	180	15	93	2	6		54	44	4									36			373	61
Loaves and Fishes (AREA BENEFIT)	150	572	381%	AREA BENEFIT ACTIVITY - DOES NOT REPORT RACE/ETHNICITY DATA																					
SHELTER, Inc.-Homeless Prevention/RR	225	315	140%	97	50	159	16	24	8	18	13	1	1		1		14	5			1			315	93
Subtotal:	590	1,411	278%																						
NON HOUSING CD GOALS CD 1-5 (no CD-1)																									
CD-2 Special Needs																									
City-Senior Center	1,100	696	63%	497	121	77	1	88	1	1		3		3		2		2		3	1	20	9	696	133
Contra Costa Senior Legal Services	75	101	135%	63	15	23		10		1		4												101	15
Lions Center for the Blind	14	42	300%	29		2		5				1									5	5		42	5
Meals On Wheels	200	258	129%	150	32	74		10		2		5									17	1		258	33
Meals On Wheels-Care Management	100	89	89%	56	10	19		6				3									5			89	10
Ombudsman Services - Advocacy	50	99	198%	44	9	5		2													48	1		99	10
Subtotal:	1,539	1,285	152%																						
CD-3 Youth																									
City-Youth Recreational Programs	120	129	108%	19	8	50		17				2		2		1		4			34	20		129	28
Community Violence Solutions-Child Sexual Assault Intervention	35	61	174%	17		17		1									5	2			21	18		61	20
Subtotal:	155	190	141%																						
CD-4 Fair Housing																									
Bay Area Legal Aid - Fair Housing	15	25	167%	7	2	15				2	2										1			25	4
CD-5 Tenant/Landlord Counseling																									
Bay Area Legal Aid-Tenant/Landlord	150	241	161%	66	20	138		5		10	8	12	10								10	7		241	45
CD-6 Economic Development																									
Child Care Council-Microenterprise Assist.	15	17	113%	3	3	11		2													1			17	3
Open Opportunities - CBDO Future Build Pre-Apprenticeship Training Program	16	15	94%	7	4	8																		15	4
Opportunity Junction-CBDO Job Training and Placement Program	13	23	177%	6	2	5		6							1		2				3	2		23	4
	44	55	128%																						
TOTALS:	2,586	3,343	129%	1,388	298	774	20	187	9	118	91	40	14	17	11	6	27	7	3	1	211	65		2,771	516
				50.1%		27.9%	0.7%	6.7%		4.3%		1.4%	0.6%		0.2%		1.0%		0.1%		7.6%			100.0%	18.6%

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		3,000,000	342,295

Table 3 – Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Antioch	100	100	Other

Table 4 – Identify the geographic distribution and location of investments

Narrative

In 2015-16, City Council directed the majority of funds to serve lower income areas identified in the NSP-1 funding application, to support efforts of the recently created Code Enforcement program there. The majority of the Housing, senior, infrastructure, and economic development activities funded occur in these areas. The exceptions are Youth Scholarships (offered to all youth from lower income households), Ombudsman services (advocacy and intervention at all care facilities in the City), Meals on Wheels (delivered to homebound seniors throughout the City), Child Sexual Assault Intervention (provided to all child and disabled adult victims throughout the City), and Fair Housing and Tenant/Landlord services.

Table A details the upper quartile of lower income census tracts and block groups in Antioch according to the HUD website, presented in descending order of the percentage of lower income residents, with notes

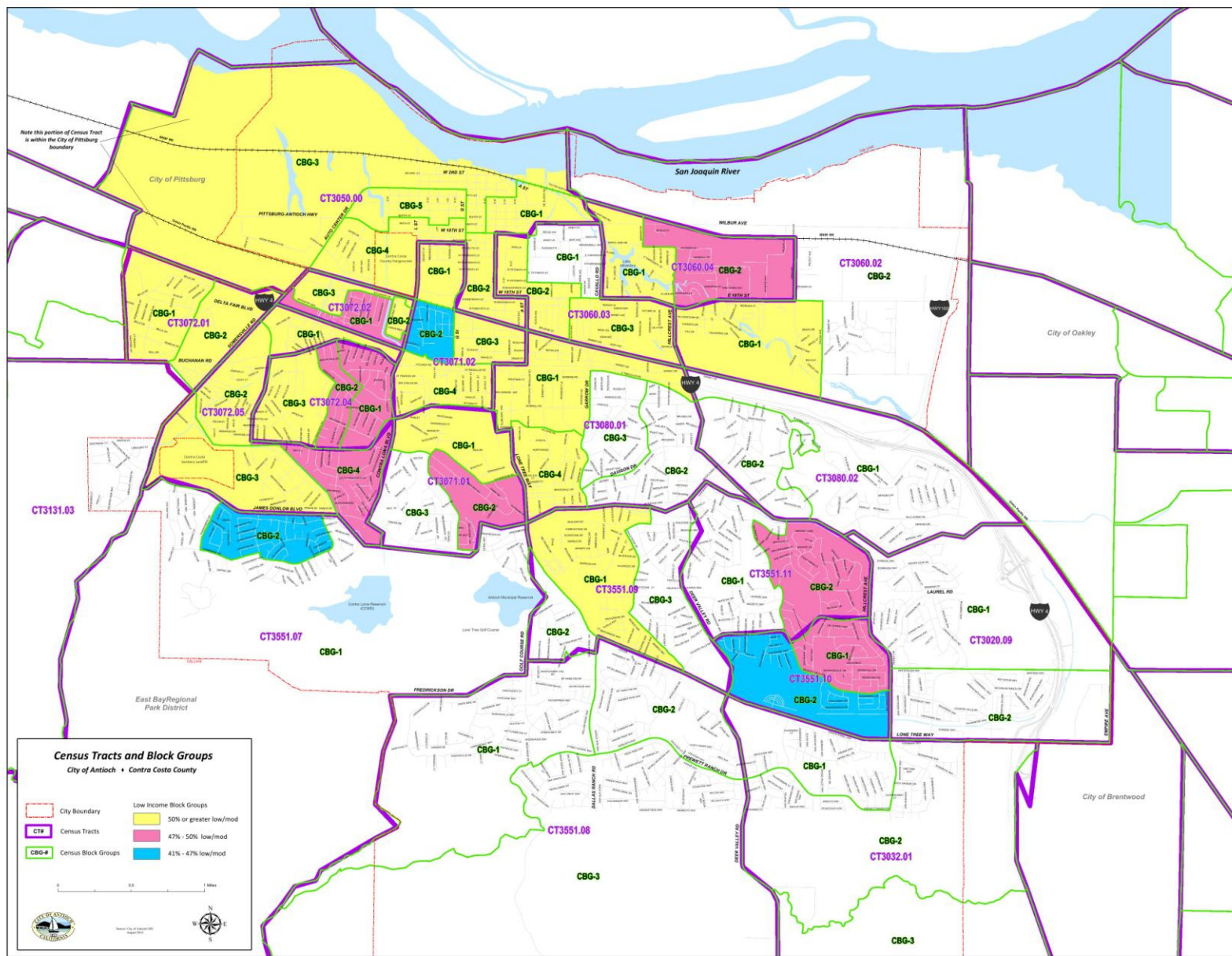
Figure 1 shows targeted lower income areas, the majority of which are located in the older area of Antioch, north of State Highway 4 from Deer Valley Road to the City of Pittsburg border. However, low income CTs and BGs have been spreading south of the freeway in recent years. Areas in yellow are 51+% low/mod, while areas in pink are within 2% of that amount. Areas in blue will be watched as they are within 8-10% of low/mod. We have found that these new areas are largely becoming lower income due to the influx of Section 8 voucher recipients moving further east in search of affordable housing.

Table A: City of Antioch FY 2015 LMISD by Grantee - Summarized Block Group Data

Based on 2006-2010 American Community Survey, Sorted in Descending Order by Low/Mod Percent

#	TRACT	BLK GRP	LOW MOD	LOW/MOD UNIV	LOW/MOD %	HUD LOW/MOD INCOME (LMI) BLOCK GROUPS More than 50% of residents have incomes at or below 80% of the Area Median Income (AMI)
1	305000	5	960	1,025	93.66%	NOTES: * Qualifying area consists of 24 out of 57, or 42.1%, of Antioch block groups (BGs) * Total of low/mod residents in these areas is 24,170, which is 67.95% of the 36,830 total residents living in these areas * All three colored areas combined constitute 32,785 LMI persons, which is 28% of Antioch's total population, given below as 117,200. * All three colored areas represent 36, or 63%, of all 57 Antioch BGs. * Total population of 55,285 in the three colored areas constitutes 47.2% of City's population. <div> LMI Ttl LMI Univ Ttl Avg LMI 24,170 36,830 67.95% </div>
2	307202	2	750	855	87.72%	
3	305000	2	520	615	84.55%	
4	307202	3	1,410	1,680	83.93%	
5	307205	1	1,025	1,335	76.78%	
6	307102	1	545	715	76.22%	
7	306003	2	1,320	1,755	75.21%	
8	308001	4	1,155	1,570	73.57%	
9	307201	2	965	1,335	72.28%	
10	305000	1	1,000	1,385	72.20%	
11	305000	3	665	965	68.91%	
12	306003	3	1,415	2,060	68.69%	
13	307204	3	985	1,465	67.24%	
14	307102	4	1,155	1,760	65.63%	
15	306004	1	1,265	1,990	63.57%	
16	307205	2	1,310	2,075	63.13%	
17	306002	1	870	1,440	60.42%	
18	305000	4	965	1,605	60.12%	
19	307201	1	880	1,535	57.33%	
20	308001	1	1,065	1,990	53.52%	
21	307102	3	720	1,375	52.36%	
22	307205	3	700	1,350	51.85%	
23	355109	1	1,740	3,410	51.03%	
24	307101	1	785	1,540	50.97%	
25	307205	4	865	1,750	49.43%	IMMINENT "AT RISK" AREAS * Within these additional 8 BGs are 6,550 LMI residents, which is an avg of 48.3% of the 13,570 total residents in these areas. * If added to above eligible yellow BGs, this area comprises 32 BGs housing 50,400 people, of which 30,720 or 61% are LMI.
26	306004	2	640	1,295	49.42%	
27	307204	2	435	885	49.15%	
28	307101	2	525	1,085	48.39%	
29	355111	2	1,380	2,865	48.17%	AREAS OF CONCERN * Additional 4 BGs with 2,065 LMI & 4,885 total residents. 3 areas now avg 52.20% LMI residents.
30	355110	1	1,265	2,655	47.65%	
31	307202	1	640	1,345	47.58%	
32	307204	1	800	1,690	47.34%	
33	355110	2	810	1,880	43.09%	AREAS OF CONCERN * Additional 4 BGs with 2,065 LMI & 4,885 total residents. 3 areas now avg 52.20% LMI residents.
34	307102	2	405	945	42.86%	
35	309000	2	295	710	41.55%	
36	355107	2	555	1,350	41.11%	

Figure 1: 2015 Low/Mod Income Census Tract Map



Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The "Resources Made Available" includes the current year grant allocation, program income, returned or recaptured funds and prior year unexpended funds. The amount expended during program year 2015 includes funds expended on completed projects/activities and on projects/activities that are underway but not yet completed.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5- Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance		
Number of households supported through the production of new units		
Number of households supported through the rehab of existing units		
Number of households supported through the acquisition of existing units		
Total		

Table 6 - Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

In FY 2015-16 the City of Antioch was working with Satellite Affordable Housing Associates to finalize funding for 85 units of deeply affordable senior and Veteran housing, restricted to incomes at 50% and below of the area median income. The City has invested almost \$3 million in NSP-1, Redevelopment Agency Housing Set-Aside, and Housing Successor Agency funds, as well as \$270k in 2016-17 CDBG funds for infrastructure supporting the project. Outcomes are right on target for the Consolidated Plan period.

Discuss how these outcomes will impact future annual action plans.

These units will be completed in Spring of 2018 and reported at that time. No units other than these are projected for the Consolidated Plan, as this project fully expends the City's NSP funds, and the Housing Successor Agency fund balance is too little to support new housing development.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Persons Served

Narrative Information

N/A

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Homeless strategies are from the adopted Homeless Strategic Plan of the Contra Costa Homeless Continuum of Care. Homeless outreach to unsheltered homeless persons was funded under **Priority H-1: Permanent Housing for Homeless**. Further "Housing First" approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability.

The City of Antioch funded all homeless goals and strategies using Housing Successor Agency funds from the Redevelopment agencies that were dissolved by the State several years ago. This is an eligible use of funds and helps to free up limited and cap-restricted CDBG Public Services funding. Antioch funded two homeless outreach teams which seek out individuals on the street and in encampments and provide clients with access to food and shelter, and to integrated health, mental health, and substance abuse services. Assessments were done in the field to provide clients with referrals to safety net service. Outreach staff worked closely with law enforcement and other local entities, providing intervention services to advise the homeless of available options and to help them avoid incarceration.

H-1.4 Anka Behavioral Health, HOPE Plus Homeless Outreach Team (\$6,000 HS) Program provides homeless clients having mental health and substance abuse disorders with access to integrated health, mental health, and substance abuse services through contact with Outreach team. Team also provides food, sleeping bags, clothing and transportation to medical care and other homeless assistance programs. Goal 40, Served 151

(378%) *Exceeded goal.*

H-1.5 Central County Homeless Outreach, Reaching Out to the Homeless at Night (\$11,000 HS) Program provides night time homeless outreach with services including transportation to shelter or other locations, necessities such as blankets, socks, clothing, water, food, toiletries, etc., and assessment of physical and mental condition to offer/provide appropriate assistance. Goal 175, Served 373 (213%) *Exceeded goal.*

Reaching out to homeless persons

The Contra Costa Continuum of Care uses a number of strategies to reach out to unsheltered persons experiencing homelessness and assess their individual needs, including direct outreach and marketing, the use of phone-based services including 2-1-1, marketing in other languages (e.g., Spanish), making physical and virtual locations accessible to those with disabilities, and collaborating with local law enforcement. As a part of the Contra Costa Coordinated Entry System, CORE (Coordinated Outreach, Referral and Engagement) Teams serve as an entry point into the homeless system of care, providing both day and evening outreach resources and services to encampments and service sites. All persons experiencing homelessness receive a VI-SPDAT (Vulnerability Index - Service Prioritization Decision Assistance Tool) assessment, the common assessment tool being used by the Contra Costa Coordinated Entry System to prioritize those with the highest levels of chronicity and acuity for available housing resources and services. Persons are also referred to CARE (Coordinated Assessment Resource) Centers to access services for basic needs, case management, housing navigation, and health care. Health Care for the Homeless: In addition to providing direct medical care, testing and immunization services, the County-funded Health Care for the Homeless Program uses its mobile healthcare van for outreach. The bilingual Healthcare for the Homeless Team assesses client's needs, provides social support, and links clients to appropriate services and programs, including mental health and substance abuse programs, Medi-Cal, the County's Basic Adult Care program, and the Covered California healthcare insurance exchange. In addition, planning occurred for a new Dental van, which rolled out at year-end.

Addressing the emergency shelter and transitional housing needs of homeless persons

Crisis services, including emergency shelter and transitional housing, are a critical component of the Contra Costa Coordinated Entry System. For individuals and families experiencing a housing crisis that cannot be diverted, CORE Teams and CARE Centers make referrals to over 900 emergency shelter and transitional housing beds throughout Contra Costa County.

In keeping with a Housing First approach, the goal of Contra Costa's crisis response system is to provide immediate and easy access to safe and decent shelter to anyone who needs it, with the focused goal of re-housing people as quickly as possible. Contra Costa CoC has established system-level performance measures for emergency shelter, including reducing the average length of stay (goal: 50 days, 2015 performance: 51 days); increasing exits to permanent housing (goal: 30%, 2015 performance: 27%), and increasing non-returns to homelessness (goal: 75%, 2015 performance: 71%).

Following are the emergency shelters and transitional housing supported with Antioch Housing Successor funds:

H-1.1 Contra Costa County Behavioral Health Services, Homeless Program, Adult Continuum of Services (\$10,000 Housing Successor [HS] Fund). Program provides 24-hour emergency shelter with wrap-around case management and other services to assist homeless adults, both men and women, to find appropriate long-term housing, case management, housing and benefits assistance, meals, laundry facilities, healthcare, mental

health services, substance abuse treatment. This shelter is an important part of the CCC CoC and enables individuals and families the opportunity to work on stabilizing their lives and move forward toward a permanent housing solution. **Goal 80, Served 110 (138%) Exceeded goal.**

H-1.2 Northern California Family Center, Runaway Youth Shelter Services (\$5,000 HS). Program provides homeless youth under age 18 with 24-hour telephone consultation, emergency shelter, food, clothing, and mediation services. **Goal 3, Served 6 (200%) Exceeded goal.**

H-1.3 STAND! For Families Free of Violence, Emergency Shelter for Battered Women and their Children (\$8,000 HS) Program provides emergency shelter for up to 24 women and their children fleeing domestic violence, as well as comprehensive supportive services, including food, clothing, social and legal advocacy, vocational assistance, child care, housing referrals, and counseling. **Goal 10, Served 20 (200%). Exceeded goal.**

The City of Antioch is also home to the Don Brown Shelter, the County's only facility for severely mentally ill homeless adults (usually with co-occurring substance abuse disorders), which has been in the City for over 30 years. This site also served as the Multi-Service center for East Contra Costa County until its closure in March 2015. Over the past three years the facility had experienced a four-fold increase in homeless persons visiting each day for showers, meals, and other services. This high demand for services led to failing showers, greatly increased calls for service to the Police Department, security and staffing issues, and outcry from the neighbors who had befriended the shelter for decades. Compounding the challenges, the area was reclassified as a flood plain this past year, negatively affecting funding for urgently needed capital funding to repair the showers and roof. As a result, the Multi-Service Center component of the building closed, but the shelter is remaining open at the present time. The City is closely partnering with the CoC and Anka to find a larger location for a new CARE center in East County.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Contra Costa Coordinated Entry System is implementing a prevention/diversion screening tool to be used by 2-1-1 and other crisis service entry points into our system to identify clients on the brink of homelessness and connect them to prevention and mainstream services. Clients are connected to prevention providers throughout the County via Contra Costa Crisis Center (2-1-1).

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

H-2.1 Loaves and Fishes, Nourishing Lives—Feeding Homeless and At-Risk Households (\$3,250 CDBG-EN). Program provides hot, nutritious meals Monday through Friday in Antioch dining room, located at 403 West 6th Street. Partnering with other agencies, clients are also offered safety net services such as medical, shelter, and registration for Cal Fresh. **Goal 150, Served 572 (381%) Exceeded goal.**

H-2.2 SHELTER Inc., Homeless Prevention/ Rapid Rehousing (\$10,000 HS) Program prevented homelessness

for households at-risk of homelessness and rapidly re-housed households who were homeless by providing short-term financial assistance for move-in costs or past due rent. **Goal 225, Served 315 (140%)** Over \$80,000 was disbursed to Antioch residents on the verge of becoming homeless. *Exceeded goals*

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Lack of affordable housing stock is the CoC's biggest challenge. We have partnered with Multi-faith ACTION Coalition to work on improving landlord engagement by identifying landlords willing to rent to homeless veterans and chronically homeless families. CoC-wide performance measures include reducing the average length of stay in emergency shelter for permanent housing exits to less than 50 days. The CoC has developed a by-name list of both Veterans and chronic homeless individuals. County Homeless staff completed a "Cost of Homelessness" study for CCC last year, identifying the highest homeless utilizers of medical services. Intensive outreach occurs to reach out to these individuals and wrap them in healthcare and housing services. CoC now partners closely with the VA and Housing Authority and the HA has approved a Homeless Preference for available housing vouchers.

Prevention/Diversion to Avoid Homelessness: Screening tools adopted 15-16. City funds Shelter, Inc. to provide short-term rental assistance to persons at risk of homelessness to maintain housing.

Reducing Recidivism: CCC Mental Health, Alcohol and Other Drug Services and Homeless Programs now integrated into a single Behavioral Health Division that is able to address the mental health and substance abuse issues that are common barriers to long-term housing success for homeless individuals and families.

Veterans: Zero:2016 vastly improved data sharing to increase Veteran placements. Outreach teams link qualifying clients to Veteran service providers that ensure clients are able to access SSVF using a Housing First model with full geographic coverage. Functional ZERO for Veterans in October 2017.

Chronically Homeless: In 2016, the CoC saw a 37% decrease in chronically homeless. The decrease in sheltered chronically homeless persons (-29) paired w/the decrease (-176) in unsheltered chronically homeless persons highlights how local outreach teams and care providers have successfully engaged with chronically homeless population to begin process of establishing and maintaining stable housing.

Families With Children: Families who cannot be diverted are connected to crisis services and assessed using VI-F-SPDAT. Using a Housing First approach, families scoring in the Rapid Rehousing (RRH) range are prioritized and referred through Housing Placement Committee and paired with a housing navigator and locator to find housing.

Unaccompanied Youth: Youth aging out of foster care are linked to the Independent Living Skills Program (ILSP). ILSP includes workshops that prepare youth for emancipation plus employment assistance, non-McKinney-Vento housing and retention services, and an individualized transition plan. Youth can elect to remain in foster care or return to care after emancipation (before age 21) to receive a two-year housing subsidy, which can be used in a market rate unit, student housing, or congregate living. All foster and former foster youth can access this State program.

AB 109 - Reentry: The CoC has two discharge plans for former inmates, the Reentry Strategic Plan and Realignment Plan. The Reentry Strategic Plan focuses on: 1) housing-focused discharge planning prior to release; 2) formalized pre-release planning that identifies service needs & connects prisoners with community-based service providers; and 3) enrollment in public benefits at least 90 days prior to release. Realignment Plan provides: 1) pre-release "reach-in" assessments, case management and referrals to housing resources, and 2) individualized treatment plans for mental health/substance abuse issues, linked with housing services. training, substance abuse treatment & childcare.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority of Contra Costa County administers public housing and the Section 8 assistance program. The City has continued to work with members of the Contra Costa Consortium to ensure that the Housing Authority continues extensive outreach efforts to promote these programs. The City of Antioch continues to support the five-year strategy of the Housing Authority of Contra Costa County including its goals to increase resident involvement and expansion of home ownership opportunities for its public housing residents. The City of Antioch also worked closely with the Housing Authority in the development of the Contra Costa Homeless Continuum of Care Strategic Plan Update, which was adopted by the County Board of Supervisors in November 2014.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

N/A

Actions taken to provide assistance to troubled PHAs

The Housing Authority of Contra Costa County is not a troubled agency, so there were no actions taken to provide them with assistance.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Governmental constraints can limit the supply and increase the cost of housing, making 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, and processing and permit procedures. 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 limited to the policies, standards, requirements and actions at the local level.

The City of Antioch continues its efforts to remove or ameliorate City policies which negatively impact affordable housing development in the City including the following:

Housing Element - The City prepared a new Housing Element (2015-2023) to its General Plan in 2015, which was approved by the State of California Department of Housing and Community Development (HCD).

Preservation of land for Higher Density Development – 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 singlefamily dwellings are permitted to remain and may be replaced. 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.

Affordable Housing Incentives and Density Bonus - The City has adopted a density bonus ordinance and developer incentives for affordable housing that implement and clarify the requirements of the State Density Bonus Law. Antioch has also established a Senior Housing Overlay District providing additional incentives especially for projects that will accommodate lowerincome seniors. As required by State law, Antioch's basic density bonus program grants an increase of 5 to 35 percent over the otherwise maximum allowable residential density under the General Plan and Zoning Code, depending on the level of affordability, the percentage of units that are affordable, and the inclusion of child care facilities in the development project.

Density Bonus and CEQA – In all districts the maximum density may be exceeded if a project is entitled to a density bonus under the State density bonus law. Because they are permitted by right and do not require zoning approval or review under the California Environmental Quality Act, 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.

Reduced Setbacks for Multi-family Development - Article 7 in the Plan 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. Transit-Oriented Development District (TOD) - The City of Antioch will have an eBART terminal next year to increase public transit to work centers in the west. The City has designated a TOD to provide for a mix of high density uses that are oriented toward rail or bus transit stations within and adjacent to the City, including the area of the new eBART station. 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.

Senior Housing - 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 small fixed income. A developer agreeing to construct a senior housing development is granted an increase of 20 percent over the otherwise maximum allowable residential density and an additional incentive or financially equivalent incentive.

Reduced Parking Requirements - City Council revised the process for modifying parking requirements to clarify

the procedure, and now 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 a half mile of a major transit stop or incorporating transportation demand management measures, projects on infill sites, historic structures as described below.

Emergency Shelters, Transitional/Supportive Housing, and Single-Room Occupancy (SRO) Units - State law (SB 2) requires that cities identify sites that are adequately zoned for emergency shelters and transitional and supportive housing. Cities must not unduly discourage or deter these uses. 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. This provision was enacted to allow the City to accommodate additional facilities to meet the existing and projected need. At present, there is only one emergency housing facility with the City, the Don Brown Center, a 20-bed homeless shelter for severely mentally ill homeless persons. Additionally, the City of Antioch Zoning Code allows homeless shelters in the Light Industrial (M-1) District and Heavy Industrial (M-2) District zones with a use permit. The Emergency Overlay District includes a total of 16.4 acres. As discussed elsewhere in this CAPER, the City is working with a nonprofit agency to facilitate the development of a 50-bed homeless shelter for women and children on a 5+ acre site the City owns.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The Consortium members have identified the following obstacles in our County to meeting needs of the underserved:

- Accessibility of services
- Awareness of services
- Coordination of services
- Resources appropriate to the level of need

Accessibility of Services – Lack of accessibility to services can be the result of lack of transportation for those in need, services that are not delivered in a culturally appropriate manner or in the appropriate language, burdensome prerequisites to accessing services (“red tape”), and services that are not provided in proximity to those in need. Lack of transportation is a particular challenge for those who do not drive, do not have a car, or are elderly and for persons with disabilities. This is particularly true in East Contra Costa County, where Antioch is located, as many services are located in Central County.

Most if not all of the public service projects listed in AP-38 provide are located within the neighborhoods or communities of the target population to provide easy accessibility to their services. Some of the public service projects serving the elderly or persons with disabilities provide transportation to their services or provide "in-home" services.

Awareness of Services – The lack of awareness of the availability of services by those in need and a lack of knowledge about how to access services are significant obstacles to the provision of services. All agencies receiving CDBG, HOME, ESG, or HOPWA funds from the Consortium must provide significant outreach to those in need. City of Antioch staff will continue to monitor CDBG-funded agencies to verify if an agency's outreach is adequate and that outreach materials are available in various languages.

Coordination of Services – Those in need must often access services from several points; similar services may also be provided by more than one agency. Those being served by one agency may have needs that are not being addressed by the particular agency currently serving that person or family. Consortium applications

screen for awareness of similar services and ask agencies to describe their collaboration with them. City staff encourage CDBG funded agencies to collaborate and coordinate with other agencies in the community or serving their target population and base funding decisions on the level of their proposed collaboration, to reduce or eliminate duplication of services.

Resources – Resources are generally less than required to meet the level of need. The City’s CDBG funds are prioritized to the high Priority Needs and Goals established in the 2015-2020 Consolidated Plan. Funding is also prioritized to those undertakings that represent the most efficient use of funds, are delivered by the most qualified persons, and to the most needy populations of elderly, disabled, homeless, abused children, and youth from extremely and very low income families, as targeted by the City.

Housing – The City's efforts to increase and maintain the supply of affordable housing, to improve the quality of housing stock and livability of lower income areas, and to meet the objectives identified in the Consolidated Plan are directed at meeting underserved housing needs. In addition, the City has established criteria for the housing programs and developments planned with the allocation of CDBG and Housing Successor funds for housing which reserve a portion of the units for extremely-low income and/or special needs populations.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City has a Lead Based Paint Implementation Plan (LBP Plan) that describes the actions to be taken, and the responsibility, for compliance with the lead-based paint abatement regulations (24 CFR 35 and Title X of the Housing and Community Development Act of 1992) under each of its existing affordable housing programs. The City of Antioch has incorporated the requirements of the lead-based paint regulations into its affected programs, including the Neighborhood Preservation Program and Rental Rehabilitation Program, as well as the Neighborhood Stabilization Program when it was active. Rehabilitation programs are administered by the County and eliminate lead-based paint hazards in older housing as part of the overall rehabilitation project. All rehabilitation projects are required to complete lead inspections and provide a plan and budget for proper removal of lead or any other toxic material found on the property.

In the Rental Rehabilitation program, once a property is tested, a letter is sent to the property owner transmitting the lead-based paint results and advising them accordingly how to mitigate lead-based paint related rehabilitation items. Also included in the letter is a copy of the pamphlet entitled “Protect Your Family from Lead in Your Home” as additional information. The letter states that lead-based paint is known to be a health hazard as discussed in the testing report and pamphlet and that the owner should review these documents and store them in a safe place for future reference; as lead-based paint is an escrow disclosure item, this information may be useful in the event the property is sold.

If lead is found, the results are summarized in the letter and the property owner is advised that applicable State and Federal regulations regarding construction work involving lead-based paint apply to those areas of work on their property containing the indicated excessive levels of lead-based paint. Whether using a contractor or completing the work themselves, the property owner is advised that all applicable State and Federal regulations, standards and guidelines (particularly Federal Title X recommendations and guidelines) must be followed in completing the work. Any contractors that the property owner uses to do the work must be trained and certified in dealing with lead-based paint issues, and they must show appropriate proof of Certification for Lead-Based Paint work from an accredited training facility prior to commencing work.

If the property owner is participating in the Rental Rehabilitation Program, any work items containing excessive levels of lead-based paint identified must be completed as outlined in the report. In the event the

property owner chooses to decline assistance, they are still urged to comply with all applicable State and Federal regulations, standards and guidelines (especially Federal Title X recommendations and guidelines) in performing the work. The property owner is asked to review the letter, sign, date and return the signed copy to the program office as a condition of processing the rehabilitation application.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The movement of people above the poverty line involves a variety of policies and programs that extend beyond providing opportunities for employment at a living wage. Access to education, transportation, childcare, and housing are key components that can assist persons to secure and retain economically self-sustaining employment. The City employs a variety of strategies to help alleviate poverty in Antioch, including efforts to stimulate economic growth and job opportunities, and to provide Antioch residents with the skills and abilities required to take advantage of those opportunities.

The City allocates approximately 13% of the annual grant to Economic Development activities. These include the following actions which are listed under **CD-6: Economic Development. Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low-income residents, and increase the viability of neighborhood commercial areas.**

CD-6.1 Contra Costa Child Care Council, Road to Success for Childcare Businesses, (\$10,000 CDBG). Program benefits lower income residents by providing microenterprise assistance for those who want to maintain or start stable small businesses as licensed home-based family child care providers. **Goal 15, Served 17 (113%) Exceeded goal.**

CD-6.2 Open Opportunities, Future Build Pre-Apprenticeship Training (\$15,000 CDBG). Program provides 16-weeks of Pre-Apprenticeship training at the Pittsburg Adult Education Center, 1151 Stoneman Ave, for persons ages 18 and older in solar, energy, and construction trades. Core curriculum is developed by the Home Builders Institute and Building Trades Council. Training includes community service benefit projects in city and county parks and facilities, as well as placement services after graduation. **Goal 15, Served 15 (94%) Met goal.**

CD-6.3 Opportunity Junction, Job Training and Placement Program (\$50,000 CDBG). Program integrates computer training with life skills, paid experience, case management and psychological counseling, career counseling and job placement, and long-term ongoing support. Participants enter administrative careers that enable them to become self-sufficient. **Goal 13, Served 23 (177%) Exceeded goal.**

In addition, the City funds several Public Services activities that provide assistance to poverty-level individuals and families. These include Meals on Wheels, Senior Care Management, Senior Legal Services, Loaves and Fishes Dining Room, and the Senior Center feeding and resource programs.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Antioch works within an institutional structure that includes private industry, nonprofit organizations, and public institutions, to carry out its housing and community development plan. Two of the most important collaborations to develop and enhance coordination within this structure are mentioned below:

Membership In The Contra Costa County HOME Consortium “Consortium” – Overcomes Gaps Between County And City Government Institutional Structures And Enhances Coordination. The City of Antioch is a very active

member in the Contra Costa County HOME Consortium, which greatly enhances coordination between County and City government institutional structures . The Consortium is composed of the County Community Development Department (representing the City of Richmond and all of the urban county cities not receiving CDBG funds as an entitlement) and the entitlement cities of Antioch, Concord, Pittsburg, and Walnut Creek.

The Consortium provides a unified approach for the County's nonprofits seeking CDBG, General Fund, Housing Successor Agency, HOME, and ESG funding. We meet quarterly to share information and work on ways to overcome gaps between our respective institutional structures and enhance coordination of funding and service delivery throughout the County, and to streamline CDBG processes for non-profit recipients. Working together to support mutual projects has developed the Consortium members into a close, supportive team who have a much better understanding of each other's challenges and needs. Consortium members have continually streamlined process to benefit agencies and to reduce our administrative costs, effectively channeling additional funds to our communities.

Leadership participation in the Council on Homelessness(CoC governing body) – enhances coordination with the CC Health Services Department and its Behavioral Health Services and Homeless Programs as well as with all homeless housing and services providers. The City of Antioch has held a leadership position (Chair, Vice Chair) on the Council on Homelessness for a number of years. This has allowed the City best coordinate with all members of the Continuum of Care to plan for and provide services for Antioch residents, as well as for the County as a whole. In particular, this has resulted in far closer communication and collaboration with the County Housing Authority, the Veteran's Administration, and the various divisions of the County Health Department such as Behavioral Health, Emergency Medical Services, Health Centers and Clinics, and Public Health, including the Healthcare for the Homeless outreach teams. This enhanced communication has greatly improved outcomes for Antioch homeless persons encountered by Police and Code Enforcement who are in distress or needing medical or behavioral health treatment and/or intervention.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

There are a number of Public Housing units in the City of Antioch, as well as the highest concentration of Section 8 Voucher holders in the County, so the City and County Housing Authority are in regular communication. The Contra Costa Housing Authority assists Antioch residents, and those migrating to the City from San Francisco, Oakland, and all points West of Antioch in search of affordable housing, through the Section 8 Housing Program. Section 8 Certificates/Vouchers allow very low-income (below 50% of area median income) families to pay no more than 30% of their income on housing. The Contra Costa Housing Authority contracts with rental housing property owners to pay the difference between what tenants can afford and fair market rents.

City staff coordinate activities and strategies for affordable housing development in Antioch. The City conducted three TEFRA hearings and approved all affordable housing projects before Council during FY 2015-16. It worked closely with Satellite Affordable Housing Associates on the Tabora Gardens 85-unit development to bring it to fruition over a seven-year period, and invested almost \$3 million. The City is also working with another developer on a 235-unit affordable family project assisted with tax credits, which may get underway in the coming year.

The City works very closely with the Homeless Continuum of Care (as detailed earlier) concerning the provision of emergency housing and supportive services in Antioch through the Don Brown Shelter.

The Continuum of Care and the Council on Homelessness (formerly CCICH) worked with Contra Costa jurisdictions, public and private agencies, the interfaith community, homeless advocacy groups and other community organizations to implement the Continuum of Care Plan, which includes strategies and programs designed to alleviate homelessness, and the Ten Year Plan to End Homelessness. The City participates in the Housing subcommittee of the CoC and has worked closely with the committee to identify landlords of small multi-family properties throughout the County for contact and recruitment efforts to rent to homeless persons.

Consortium members also continued to work with Fair Housing and Tenant/Landlord providers on strategies and actions designed to overcome impediments to fair housing choice and eliminate housing discrimination in Contra Costa.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In FY 2009/10, Urban County staff, along with staff from the other Contra Costa CDBG entitlement jurisdictions (Antioch, Concord, Pittsburg, Richmond, and Walnut Creek), worked together to prepare the Contra Costa Consortium Analysis of Impediments to Fair Housing Choice (AI). This document outlines and identifies barriers to fair housing and presents a plan to properly navigate them. The City of Antioch adopted the AI on May 11, 2010 and Board of Supervisors adopted the AI on behalf of the Urban County on May 26, 2010. The AI is available on the City website at <http://www.ci.antioch.ca.us/CitySvcs/CDBG.htm> and on the County website at <http://www.cccounty.us/4823/Community-Development-Block-Grant>

In FY 2015-16 the Consortium began a process of completing an update to the AI, which is anticipated to be completed and approved by each Contra Costa CDBG entitlement jurisdiction by early October 2016. During this time, the City continued working with its subrecipients to help overcome or eliminate impediments to fair housing choice identified in the AI. Due to space constraints, only actions are listed, numbered as in the AI. The specific AI recommendations addressed this year are as follows:

- 1.1.a. City expended \$79,086 in Housing Successor funds to subsidize housing space rent for 84 Antioch senior households in mobile home parks.
- 1.1.c. Council encumbered \$1M in additional NSP, CDBG and Housing Successor funding for Tabora Gardens, 85 units senior and homeless Veteran housing, which will break ground in FY 2016-17.
- 1.2.a. Satellite applied for and received density bonus for Tabora Gardens. City provided technical assistance to another developer of affordable housing in the planning of over 200 units of subsidized family housing.
- 2.2.a The City coordinated in funding Satellite with County and State HCD, and with VA.
- 2.4.a Tabora Gardens is located on Tabora Drive in census tract (CT) 3071.01, block group (BG) 3, which is not a predominantly lower income BG or CT (although BG 1 does qualify as lower income), nor is it in an area of minority concentration.
- 6.1.a. The City contracted with BayLegal, subcontract with Echo Housing, to enforce and protect fair housing rights. Agencies conducted extensive outreach including PSAs, flyer distribution (960 pieces in English & Spanish) to churches, respond to inquiries, and conduct training on fair housing to 100 residents, 2 housing providers. Results of cases are in Table below.

7.1.a. City combats discrimination in housing through the work of BayLegal and Echo Housing (see Table).

7.1.b. The City also funds BayLegal to provide Tenant/Landlord services - 184 residents received coordinated housing counseling and legal assistance, direct client referrals, and more, as outlined in the Table below.

8.1. By far the greatest number of cases involve discrimination against persons with disabilities, as seen in the table below. BayLegal provided representation, and landlord education to achieve reasonable accommodation for residents.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Antioch works diligently to oversee all CDBG-funded activities to ensure their compliance with federal regulations and timeliness in accomplishing goals and drawing down funds. All activities except those involving housing rehabilitation are on schedule and grant disbursements are made in a timely manner, with all expenditures matching the letter of credit disbursements.

The City of Antioch conducts a desk monitoring of all subrecipients on a quarterly basis. Quarterly reports are thoroughly reviewed to compare contract goals to achievements, racial and ethnic distribution of persons served with the Antioch population in general, income level of persons served, and issues reported with program delivery. Board minutes are required for the quarter and are reviewed for a big-picture perspective of agency challenges and successes. A Sources and Uses budget is required and reviewed to gauge progress in obtaining program financial support from non-CDBG sources. Required Expense Summary reports and backup are carefully reviewed to ensure compliance with OMB circulars and other HUD regulations prior to payment being released. All projects and programs are required to submit an independent financial audit annually. Also annually, subrecipients provide detailed information about services to clients with limited English proficiency, numbers of staff who speak Spanish and other languages, materials translated into other languages, and more.

Additionally, staff and the Consortium conduct on-site visits to inspect, interview staff, and review project files using Consortium Program and Financial monitoring forms. These site interviews are shared by the Consortium, and multiple jurisdictions often accompany the lead jurisdiction. All monitoring contact letters, the completed joint monitoring forms, final monitoring results, and any follow-up communication about the monitoring is now being kept in the Community Data Services on-line reporting system.

In 2015-16, the City of Antioch and other Consortium members conducted in-depth, on-site monitoring visits with the following agencies which had active CDBG contracts with the City of Antioch:

- Contra Costa Homeless Outreach
- Contra Costa Behavioral Health Services – Homeless Shelter
- City of Antioch – Senior Center
- City of Antioch – Youth Recreation Scholarships
- City of Antioch – Code Enforcement Program
- Future Build Pre-Apprenticeship Training Program – Open Opportunities

- Loaves and Fishes – Nourishing Lives
- STAND! Against Domestic Violence – Rollie Mullen Emergency Shelter

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City has a 15-day comment period for citizen participation and comment on the CAPER and Action Plan, but often invites comment for a lengthier time. Notices are posted in local newspapers, as well as the City's website, and the draft CAPER is available on the City's website, by request from the City Clerk or CDBG Consultant, or at the local library.

The draft CAPER was first advertised for 15 days and discussed with Council at a Study Session on August 23, 2016 which also served to gather input and comments about the needs of Antioch's lower income areas and residents. The City of Antioch posted the draft FY 2015-16 CAPER for public review on September 9, 2016, with public comment due by September 26th CAPER public comments were solicited in these venues, as well as at the Public Hearing on September 27th where the CAPER was finalized.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes in program objectives were necessary in 2015-16. The priority goals and objectives established in the 2015-20 Consolidated Plan worked well for the City in this fiscal year and will be carried forward into FY 2016-17.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No