



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.

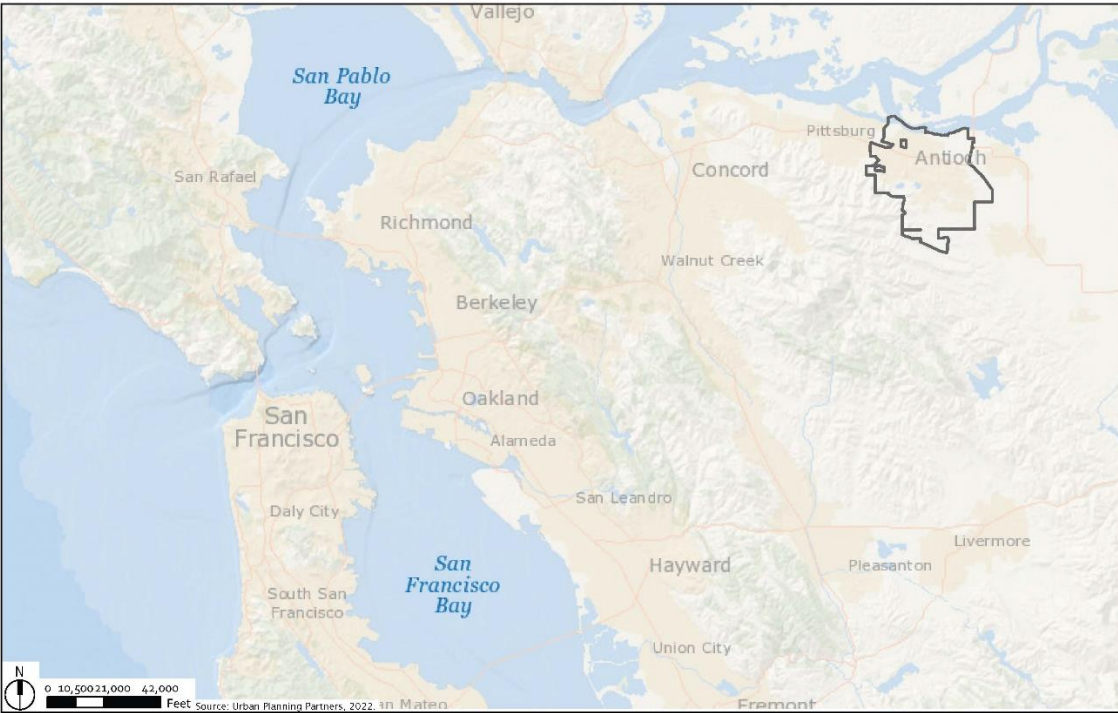


Figure 1-1 City Location

Source: Urban Planning Partners, 2022.

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.

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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.

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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