

# 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.

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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.

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**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.

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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.

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**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.

