





## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of June 14, 2022

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Curtis Banks, Project Director  
Alexia Rotberg, Project Manager  
Urban Planning Partners Inc.

**REVIEWED BY:** Anne Hersch, Planning Manager 

**APPROVED BY:** Forrest Ebbs, Community Development Director 

**SUBJECT:** City of Antioch 6<sup>th</sup> Cycle Housing Element Update

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### RECOMMENDED ACTION

It is recommended that the City Council:

1. Provide feedback on the draft Housing Element and
2. Motion to approve and submit the draft Housing Element to the California Department of Housing and Community Development (HCD) for review.

### FISCAL IMPACT

The Housing Element is funded through a combination of State grants and local funding.

### EXECUTIVE SUMMARY

The purpose of this report is to provide an update on the draft Housing Element, to receive comments and feedback from the City Council, and to obtain City Council approval to submit the Draft Housing Element Update for submission to the California Department of Housing and Community Development (HCD) for review and certification. The Housing Element must be certified by HCD and adopted by the City by January 2023 (although a 120-day grace period is allowed).

This staff report provides a summary of the City of Antioch 6<sup>th</sup> Cycle Housing Element Update for the 2023-2031 planning period (Housing Element), which requires all local

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jurisdictions in the State to update the Housing Element of their General Plans every eight years.<sup>1</sup>

The 6th Cycle Housing Element has a significant amount of new statutory requirements. These requirements include the obligation for communities to deliberately address, combat, and relieve disparities in housing that have resulted from past patterns of segregation, as well as new public participation and transparency requirements related to draft element updates and revisions. For additional information related to these new requirements see the section below entitled, “New Requirements for the 6<sup>th</sup> Cycle Housing Element Update”.

## **DISCUSSION**

### **Background**

Local jurisdictions throughout the State of California must update the Housing Element of their General Plans every eight years.<sup>2</sup> The City of Antioch has drafted the 6<sup>th</sup> Cycle Housing Element Update of its General Plan for the 2023-2031 planning period. This Housing Element is required to ensure the City of Antioch adequately plans for the existing and projected housing needs of residents of all income groups.

As part of the Housing Element update process, jurisdictions are required to establish goals, policies, quantified objectives, and implementing programs for the preservation, improvement, and development of housing during the eight-year planning period. This includes the identification of land resources in the community that are eligible for future accommodation of residential development necessary to satisfy the community’s Regional Housing Needs Allocation (RHNA) for the 2023-2031 planning period, as ascribed by the Association of Bay Area Governments (ABAG) in partnership with the California Department of Housing and Community Development (HCD).

The following section summarizes the required components of Housing Element Updates per State Law, new requirements included since the 5th cycle Housing Element Update (2015-2023), and penalties for non-compliance with Housing Element Laws. The section also includes a summary of public meetings related to the 6th Cycle Housing Element Update prior to today’s meeting.

### **Required Components of a Housing Element**

Local governments are required to include the items below as components within their Housing Elements, pursuant to Government Code Section 65583:

1. **Housing Needs Assessment (Chapter 2 and Appendix A):** Examine demographic, employment and housing trends and conditions and identify existing and projected

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<sup>1</sup> California Government Code Sections 65580-65589.8.

<sup>2</sup> California Government Code Sections 65580-65589.8.

housing needs of the community, with attention to special housing needs (e.g., large families, persons with disabilities).

2. **Affirmatively Furthering Fair Housing (AFFH) (Chapter 3 and Appendix B):** Analyze and address significant disparities in housing needs and access to opportunity.
3. **Constraints Analysis (Chapter 4):** Analyze and recommend remedies for existing and potential governmental and nongovernmental barriers to housing development.
4. **Housing Resources (Chapter 5):** Analyzes resources available for the development, rehabilitation, and preservation of housing.
5. **Housing Sites Inventory (Chapter 6 and Appendix C):** Identify locations of available sites for housing development or redevelopment to demonstrate there is enough land zoned for housing to meet future need at all income levels.
6. **Policies and Programs (Chapter 7):** Establish policies and programs to be carried out during the 2023-2031 planning period to fulfill the identified housing needs.
7. **Community Engagement (Chapter 8 and Appendix E):** Implement a robust community engagement program that includes reaching out to individuals and families at all economic levels of the community plus historically underrepresented groups.
8. **Evaluation of Past Performance (Appendix D):** Review the prior Housing Element to measure progress in implementing policies and programs.

The Staff Report prepared for the May 18, 2022 Planning Commission meeting provides an in-depth analysis of the these sections. Please reference that report (Attachment A) as well as the entire draft Housing Element link (Attachment B).

#### New Requirements for the 6<sup>th</sup> Cycle Housing Element Update

Pursuant to recent State legislation, the two items below are now required as part of the Housing Element Update process. For additional information regarding these requirements, please see the attached Staff Report drafted for the Planning Commission Study Session on May 18, 2022.

- **Affirmatively Furthering Fair Housing (AFFH).** Assembly Bill (AB) 686 (2018), established new requirements for jurisdictions to affirmatively further fair housing as part of the housing element update process. This means taking “meaningful actions, in addition to combating discrimination, to overcome patterns of segregation and foster inclusive communities”.
- **Public Comment on Draft Revisions.** AB 215 (2021) requires the City to make the first draft of its Housing Element update available for public comment for at least 30 days. If any comments are received, the City must take at least 10 additional business days to consider and incorporate public comments into its draft revision before submitting it to HCD. HCD must review the draft and report its written findings to the the City within 90 days of receiving the first draft submittal for each Housing Element (or within 60 days of its receipt for a subsequent draft amendment or adoption).

### Penalties for Noncompliance

Under the 6<sup>th</sup> Cycle, jurisdictions face a number of new consequences for not having a certified Housing Element, consistent with State Housing Laws. These include the potential for litigation, loss of local decision-making power regarding certain developments, and ineligibility for certain State funds. For additional information regarding penalties for noncompliance with State Housing Laws, please see the attached Staff Report drafted for the Planning Commission Study Session on May 18, 2022.

### Related Elements

In conjunction with the 6<sup>th</sup> Cycle, State Law requires updates to other portions of the City's General Plan. These updates include the City's Safety Element consistent with SB 1035 and SB 379 and Environmental Justice Policies consistent with SB 1000. In Fall 2022, these updates will be separately provided to Council for review. For additional information regarding these updates, see the attached Staff Report drafted for the Planning Commission Study Session held on May 18, 2022.

### Summary of Prior Meetings and Study Sessions

Over the course of the last year, the City of Antioch conducted a comprehensive community engagement and outreach strategy to assist in informing the 6<sup>th</sup> Cycle Housing Element Update Process. This strategy included a series of community meetings and study sessions with the Planning Commission and City Council. The meetings and study sessions are summarized below. Feedback received throughout the ongoing community engagement and outreach process has assisted staff and the consulting team in preparing the draft Housing Element Update and related items, as outlined in the tables found in Appendix E of the Housing Element.

#### **Study Sessions**

- October 6, 2021 – Planning Commission
  - Presentation of the Housing Element, Environmental Hazards Element, and Environmental Justice Requirements
- October 26, 2021 – City Council
  - Presentation of the Housing Element, Environmental Hazards Element, and Environmental Justice Requirements
- November 17, 2021 – Planning Commission
  - Presentation on Environmental Justice and California Environmental Quality Act (CEQA) as applied to the Housing Element
- May 18, 2022 – PC Study Session
  - Presentation of the Draft Housing Element
- June 1, 2022 – PC Study Session
  - Presentation of the Draft Housing Element

In addition to these meetings, several community meetings were also held, as discussed under *Community Engagement* in this staff report.



### Regional Housing Needs Allocation (RHNA)

An analysis of the City's housing needs includes the City's RHNA. According to ABAG's adopted *Final RHNA Plan for the San Francisco Bay Area: 2023-2031 (Plan)* the total RHNA for the San Francisco Bay Area is 441,176 residential units for the 6<sup>th</sup> Cycle Housing Element Update 2023-2031 planning period. Antioch's "fair share" of the region's housing needs for the 2023-2031 planning period is 3,016 residential units, to be allocated across four income groups as detailed below in Table 1.

Table 1: City of Antioch's Regional Housing Needs Allocation (RHNA)

Income Category	City of Antioch RHNA	
	Previous Housing Element Cycle (2015-2023)	6 <sup>th</sup> Cycle RHNA (2023-2031)
Very Low (Less than 50% of AMI)	349	792
Low (50-80% of AMI)	205	456
Moderate (80-120% of AMI)	214	493
Above Moderate (More than 120% of AMI)	680	1,275
Total	1,448	3,016

Source: *Final RHNA Plan for the San Francisco Bay Area: 2023-2031*

### RHNA Buffer

New "no net loss" provisions of SB 166 (2017) require the City of Antioch to ensure an adequate supply of land resources are available for housing development throughout the 2023-2031 planning period. This means if housing sites identified within Antioch's 6<sup>th</sup> Cycle Housing Element Update are developed with non-residential uses, lower residential densities, or residential uses at affordability levels higher than anticipated by the Housing Element, Antioch's Housing Element could be determined to be out of compliance.

HCD guidance recommends a buffer of 15% to 30% in each income category. Consistent with this guidance, the City's Sites Inventory provides a minimum 20% buffer across all RHNA income groups with an overall buffer of 52%. See Table 2 below.

### Housing Sites Inventory

To address 6<sup>th</sup> Cycle RHNA Requirements and remain consistent with the "no net loss" provisions, staff and consultants have identified adequate land resources available to the City for the preservation, rehabilitation, and production of housing throughout the City. These resources are referred to as the City's Housing Sites Inventory. Consistent with Government Code Section 65583.2(a), the following land resources were included to accommodate Antioch's RHNA: vacant sites zoned for residential use, residentially zoned

sites that are capable of being developed at a higher density, and sites zoned for nonresidential use that can be redeveloped for residential use, and for which the Housing Element includes a program to rezone the site. City staff anticipate starting the rezoning process in tandem with HCD's review of the Housing Element so that sites will be rezoned before the start of the planning period.

The City's Housing Sites Inventory is comprised of a total of 182 parcels which are planned to accommodate up to 4,575 housing units during the 2023-2031 planning period. See Table 2 below for a breakdown of the Inventory by income group and provided RHNA buffer.

Table 2: City of Antioch's RHNA, Land Resources, and RHNA Buffer

<b>Income Category</b>	<b>RHNA (units)</b>	<b>Housing Element Sites Inventory (units)</b>	<b>Buffer Percentage</b>
Very Low (Less than 50% of AMI)	792	967	22%
Low (50-80% of AMI)	456	548	20%
Moderate (80-120% of AMI)	493	947	92%
Above Moderate (More than 120% of AMI)	1,275	2,113	66%
Total	3,016	4,575	52%

Source: City of Antioch and Urban Planning Partners, 2022

Sites included within City's Site Inventory were selected based on a variety of factors, including the existing land uses on and surrounding the site, existing zoning, parcel size, and property owner interest. Sites within the City of Antioch's Site Inventory were also selected to increase housing opportunities in high resource neighborhoods and bring additional resources to traditionally under-resourced neighborhoods, which is consistent with the aim of affirmatively further fair housing (Gov't Code § 8899.50).<sup>3</sup>

Citywide demographic data including indicators such as median income, poverty level, environmental hazards, displacement risk, racial makeup, and access to opportunity were

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<sup>3</sup> "Affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, 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. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development." (Gov't Code § 8899.50(a)(1))

analyzed during site selection in order to ensure inequalities were not exacerbated within any part of the City.

For additional information related to the Sites Inventory, including a Sites Inventory Map, please see the attached Staff Report drafted for the Planning Commission Study Session held on May 18, 2022. For detailed information on specific Housing Sites see Chapter 6 of the attached draft Housing Element.

#### Additional Resources to Accommodate RHNA Requirements

In addition to the development of up to 4,575 multi-family residential units to be accommodated within the sites inventory as described above, the City is able to also account for both pending/pipeline projects and Accessory Dwelling Units (ADU) which are anticipated to be developed during the 6<sup>th</sup> cycle planning period, towards RHNA requirements. Accordingly, the City has accounted for 394 residential units which are planned to be developed as part of the planned AMCAL project within the City, as well as a total of 136 Accessory Dwelling Units (ADUs), or approximately 17 ADUs per year, to be built during the eight-year planning period. This figure is based on average ADU production rates over recent years and further provides a RHNA buffer, consistent with State recommendations across all income groups. Table 3 shows the total development potential from the pipeline units, ADUs, and development on sites in the sites inventory.

Table 3: City of Antioch Housing Sites Inventory

Site Category	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2023-2031 RHNA	792	456	493	1,275	3,016
Pipeline Units (AMCAL project)	91	299	0	4	394
Projected ADUs	41	41	41	13	136
Future Multi-Family Development on Sites Identified in Sites Inventory	967	548	947	2,113	4,575
Total	<b>1,099</b>	<b>888</b>	<b>988</b>	<b>2,130</b>	<b>5,105</b>
Buffer Percentage	39%	95%	100%	67%	69%

Source: City of Antioch and Urban Planning Partners, 2022

#### Policies and Programs

The draft Housing Element also includes a set of goals, policies, and implementing programs intended to promote the preservation, rehabilitation, and production of housing throughout the City of Antioch. The City's Goals are organized into the following five (5) topic areas, each of which include several policies and implementing programs:

1. Improve and Conserve Existing Housing Stock
2. Assist in the Development of Housing
3. Special Needs Housing

4. Elimination of Government Constraints
5. Fair Housing

The complete set of Housing goals, policies, and programs can be found in Chapter 7 of the attached draft Housing Element. Goals, policies, and programs related to Fair Housing are also included within Chapter 3, and Appendix B of the draft Housing Element.

### **Community Engagement**

Consistent with State Law, the City of Antioch has conducted ongoing community outreach efforts throughout the 6<sup>th</sup> Cycle Housing Element Update process. These efforts, inclusive of Planning Commission and City Council Meetings held prior to today, are summarized below and discussed in Chapter 8 and Appendix E of the Housing Element Update.

### **Community Meetings**

- **February 17, 2022 – Community Meeting No. 1**
  - The meeting was held virtually and utilized breakout rooms and a live poll to gather community feedback. A presentation was given for context, including an overview of housing needs data and the draft sites inventory. The presentation was followed by a breakout room discussion to receive feedback on housing needs and the sites inventory.
  - Key Topics Discussed: Cost burdened experienced by renters, need for affordable housing, importance of locating housing near services and transit, questions about how to address Antioch's car dependency and infrastructure needs, and the importance of conducting an assessment of fair housing and using it to inform the location of sites.
- **April 13, 2022 – Community Meeting No. 2**
  - The meeting was held virtually and utilized live polls and discussion to gather community feedback. The presentation contained information about the contents and goals of the Housing Element update, alongside an update on findings related to environmental justice (EJ). The presentation was followed by a discussion.
  - Key Topics Discussed: Providing various types of housing, importance of locating future housing near services, need for programs around tenant rights, importance of addressing governmental constraints to development of transitional housing, and the desire to increase homeownership opportunities.
- **May 4, 2022 – Community Meeting No. 3 (Bilingual)**
  - This bilingual English-Spanish virtual community meeting was held in partnership with First Five Contra Costa Children and Families Commission. First Five is a trusted community organization in the Latinx community and has been active in identifying housing issues for its members and advocating for solutions. There was a brief presentation on the contents and

goals of the Housing Element update and findings related to environmental justice. After the presentation, there was a discussion.

- Key Topics Discussed: Experiences with unsafe and inadequate housing and landlord harassment; desire for greater tenant protections and legal services; desire for more opportunities to homeownership; importance of considering quality of parks and clean air in housing and EJ policies; concerns about investment properties and rising rents.

#### Stakeholder Interviews and Focus Groups

- October 20, 2021 – Independent Living Resources
- October 25, 2021 – Antioch First 5 Center
- October 25, 2021 – ECHO Fair Housing
- December 3, 2021 – AMCAL Multi-Housing
- December 13, 2021 – Community-Based Organizations Focus Group
  - ECHO Fair Housing
  - Shelter Inc
  - Contra Costa Senior Legal Services
  - Bay Area Legal Aid
  - Habitat for Humanity East Bay/Silicon Valley
  - Saint Vincent de Paul Most Holy Rosary Conference
  - East Bay Housing Organizations
- December 22, 2021 – CityVentures
- February 19, 2022 – Spanish Speakers Focus Group
- April 5, 2022 – Contra Costa Health Services
- April 19, 2022 – Antioch First 5 Center
- April 25, 2022 – Contra Costa Health Services

#### PLANNING COMMISSION REVIEW

The City of Antioch's Planning Commission held two (2) Study Sessions related to review and discussion of the attached draft Housing Element.

- **May 18, 2022 – Study Session No. 1**
  - Several members of the public belonging to First 5's East County Regional Group offered public comment in response to the draft Housing Element. Members agreed with the main components of the draft Element but expressed the desire for additional tenant protections in the draft Housing Element. Members expressed concerns including landlord harassment, cost-burden, and high rates of eviction/displacement. Members also requested tenant protections including rent control, an anti-harassment ordinance, and a "just cause" Ordinance.
  - Several commissioners recommended the City study rent control, "just cause" ordinances, and "anti-harassment" ordinances.
  - Other commissioners expressed that rent control is not a long-term solution to the City's housing issues, but a shorter-term "stop-gap" measure. It was also suggested that a cost-benefit analysis of the creation of a "right to counsel" program for city residents facing fair housing issues be considered.

- **June 1, 2022 – Study Session No. 2**

- No members of the public spoke at this meeting.
- Commissioners recommended that additional language be added to the discussion of solar to mention the benefits, including how solar can reduce operational costs for occupants.
- A concern was raised about Site 162 at 2721 Empire Ave being rezoned to R-35 due to it being located between large retail buildings. Other commissioners felt the location was appropriate as it would allow future residents to walk to nearby commercial uses. It was noted that the design of the development would be key to fitting into the area.
- Support for rent control, tenant protections and just cause evictions were reiterated.
- It was noted that fees in Antioch are considerably lower than in adjacent communities and the City may want to reevaluate its fees.
- It was suggested that a program be considered to allow renters the first right to purchase their unit if it is offered for sale.
- It was also suggested the City explore and educate landlords about programs that offer rental deposit assistance. A business that lets tenants pay a monthly insurance fee instead of providing first and last month's rent and a security deposit was cited as an example.
- The consideration and feasibility of a basic income program was discussed.
- Down payment assistance programs were identified for consideration.

## **NEXT STEPS**

Staff have consolidated comments received from the public and the Planning Commission in response to the Draft Housing Element Update and incorporated them into the revised draft. Following the presentation of the revised draft to the City Council on June 14, 2022, the document will be sent to the State (HCD) for initial review. Initial review comments from HCD are anticipated in **mid-September 2022**. Once HCD comments are received, City staff and the consultant team will update the draft based on HCD's comments and then seek formal adoption of the Housing Element and associated Environmental Impact Report (EIR) from Planning Commission and City Council.

During early summer, staff and the consulting team will begin the rezoning process and continue to work on drafting EJ goals, policies, and programs to be incorporated in the General Plan, as well as mandatory updates to the Environmental Hazards Element. The program EIR will also be underway, and the draft EIR is scheduled for release in late Summer 2022. The entire package of draft elements, rezoning, and EIR will go to Planning Commission and City Council in Fall 2022.

## **EIR**

Pursuant to the requirements of the California Environmental Quality Act (CEQA), the City's action to submit the Draft 2023-2031 Housing Element to HCD for review is exempt from CEQA pursuant to CEQA Guidelines Section 15262, as the project involves only feasibility or planning studies for possible future actions which have not been approved or adopted. However, the City of Antioch will prepare an EIR, consistent with CEQA, for the Draft 2023– 2031 Housing Element Update.

## **LETTERS RECEIVED**

As part of the Council discussion, staff received two letters on behalf of Denovo Homes. Attachment C is a request to include a 17 acre property at north of Vineyard Drive and east of Viera Avenue as a Housing Element Opportunity Site.

Attachment D is a request to include approximately 6 acres at Slatten Ranch at Empire Way and Wicklow Avenue as a Housing Element Opportunity Site.

## **ATTACHMENTS**

**Attachment A:** Staff Report: Planning Commission Study Session 5-18-22

**Attachment B:** City of Antioch Draft 6<sup>th</sup> Cycle Housing Element Update

Housing Element Link:

[https://www.antiochca.gov/fc/community-development/planning/housing-element/AntiochHousingElement\\_PubReviewDraft-App\\_final\\_reduced.pdf](https://www.antiochca.gov/fc/community-development/planning/housing-element/AntiochHousingElement_PubReviewDraft-App_final_reduced.pdf)

**Attachment C:** Viera Letter

**Attachment D:** Slatten Ranch Letter



**TO:** Antioch Planning Commission

**SUBMITTED BY:** Curtis Banks, Project Director  
Meredith Rupp, Project Manager  
Urban Planning Partners Inc.

**REVIEWED** Anne Hersch, Planning Manager *AH*

**SUBJECT:** City of Antioch 6<sup>th</sup> Cycle Housing Element Update

**DATE:** May 18, 2022

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### **RECOMMENDED ACTION**

Staff recommends that the Planning Commission receive the presentation on the Housing Element update and provide feedback to staff and the consultant. This is a study session and no action will be take.

### **EXECUTIVE SUMMARY**

This staff report provides a summary of the City of Antioch 6<sup>th</sup> Cycle Housing Element Update for the 2023-2031 planning period (Housing Element), pursuant to California Government Code Sections 65580-65589.8, which require all local jurisdictions in the State to update the Housing Element of their General Plans every eight years. With a significant amount of new statutory requirements, the 6<sup>th</sup> Cycle Housing Element is much different than prior cycles. These requirements include the obligation for communities to deliberately address, combat, and relieve disparities in housing that have resulted from past patterns of segregation, as well as new public participation and transparency requirements related to draft element updates and revisions. For additional information related to these new requirements see the "New Requirements for the 6<sup>th</sup> Cycle Housing Element Update" Section below.

The purpose of this report is to provide the Planning Commission with an update on the draft Housing Element and receive comments and feedback from the Planning Commission to be incorporated into the Housing Element for review by the City Council. Following City Council review, the Draft Housing Element Update will be submitted to the California Department of Housing and Community Development (HCD) for review and certification. Consistent with statutory requirements, the Housing Element must be certified by HCD and adopted by the City by January 2023 (although a 120-day grace period is allowed).



## **DISCUSSION**

### **Background**

Pursuant to California Government Code Sections 65580-65589.8 which require local jurisdictions throughout the State to update the Housing Element of their General Plans every eight years, the City of Antioch has drafted the 6<sup>th</sup> Cycle Housing Element Update of its General Plan for the 2023-2031 planning period. This Housing Element is required to ensure the City of Antioch adequately plans for the existing and projected housing needs of residents of all income groups.

As part of the Housing Element update process, jurisdictions are required to establish goals, policies, quantified objectives, and implementing programs for the preservation, improvement, and development of housing during the eight-year planning period. This includes the identification of land resources in the community that are eligible for future accommodation of residential development necessary to satisfy the community's Regional Housing Needs Allocation (RHNA) for the 2023-2031 planning period, as ascribed by the Association of Bay Area Governments (ABAG) in partnership with the California Department of Housing and Community Development (HCD).

The following section summarizes the required components of Housing Element Updates per State Law, new requirements included since the 5th cycle Housing Element Update (2015-2023), and penalties for non-compliance with Housing Element Laws. The section also includes a summary of public meetings related to the 6th Cycle Housing Element Update prior to today's meeting.

### **Required Components of a Housing Element**

Pursuant to Government Code Section 65583, local governments are required to include the below items as components within their Housing Elements, and subsequent updates thereto.

1. **Housing Needs Assessment:** Examine demographic, employment and housing trends and conditions and identify existing and projected housing needs of the community, with attention paid to special housing needs (e.g., large families, persons with disabilities).
2. **Evaluation of Past Performance:** Review the prior Housing Element to measure progress in implementing policies and programs.
3. **Housing Sites Inventory:** Identify locations of available sites for housing development or redevelopment to demonstrate there is enough land zoned for housing to meet future need at all income levels.
4. **Community Engagement:** Implement a robust community engagement program that includes reaching out to individuals and families at all economic levels of the community plus historically underrepresented groups.
5. **Constraints Analysis:** Analyze and recommend remedies for existing and potential governmental and nongovernmental barriers to housing development.
6. **Policies and Programs:** Establish policies and programs to be carried out during the 2023-2031 planning period to fulfill the identified housing needs.
7. **Affirmatively Furthering Fair Housing (AFFH):** Analyze and address significant disparities in housing needs and access to opportunity, as described further below.

### New Requirements for the 6<sup>th</sup> Cycle Housing Element Update

Pursuant to recent State legislation, the following items are now required as part of the Housing Element Update process:

- **Affirmatively Furthering Fair Housing (AFFH).** Assembly Bill (AB) 686, passed in 2018, created new requirements for jurisdictions to affirmatively further fair housing. According to AB 686, affirmatively furthering fair housing means to take “meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics” and is Federally mandated by the 1968 Fair Housing Act. The four main goals are to:
  - Address significant disparities in housing needs and in access to opportunity
  - Replace segregated living patterns with truly integrated and balanced living patterns
  - Transform racially and ethnically concentrated areas of poverty into areas of opportunity
  - Foster and maintain compliance with civil rights and fair housing laws
- **Public Comment on Draft Revisions.** AB 215 (2021), requires local governments to make the first draft of their Housing Element update available for public comment for at least 30 days. Further, if any comments are received, a local government must take at least 10 additional business days to consider and incorporate public comments into the draft revision before submitting to HCD. HCD must review the draft and report its written findings to the planning agency within 90 days of receiving the first draft submittal for each Housing Element (or within 60 days of its receipt for a subsequent draft amendment or adoption).

### Penalties for Noncompliance

Under the 6<sup>th</sup> Cycle, jurisdictions face several new consequences for not having a certified Housing Element. Under legislation enacted in recent years, if a city does not comply with State housing law, it can be brought under litigation– by individuals, developers, third parties or the State. In addition to facing significant fines, a court may limit local land use decision-making authority until the jurisdiction brings its Housing Element into compliance. Additionally, local governments may lose the right to deny certain projects.

Conversely, an HCD-certified Housing Element makes cities eligible for numerous sources of funding, such as Local Housing Allocations, Affordable Housing and Sustainable Communities Grants, Senate Bill (SB) 1 Planning Grants, CalHOME Program Grants, Infill Infrastructure Grants, Pro-Housing Design funding, Local Housing Trust Funds, Regional Transportation Funds (such as MTC’s OneBayArea Grants).

### Related Elements

- **Environmental Justice.** In 2016, SB 1000 amended Government Code § 65302 to require cities to adopt an Environmental Justice (EJ) Element or EJ-related goals, policies, and objectives integrated in other General Plan Elements, that identifies “disadvantaged communities” within the area covered by the General Plan. “Disadvantaged communities” are defined as areas identified by the California Environmental Protection Agency Pursuant to Section 39711 of the Health and Safety Code or a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. This law is triggered if the city is updating two or more elements concurrently on or after January 1, 2018.

- **Safety Element.** Cities must review and update their Safety Element to meet certain requirements concurrently with the Housing Element update. The Safety Element must be reviewed and updated to address wildfire, seismic, geologic and flood risks. Climate adaptation and resiliency strategies are also considered. Antioch's Safety Element is called the Environmental Hazards Element.
- **SB 1035 and SB 379.** Require all cities to address climate change adaptation and resilience in their General Plan Safety Element. SB 379 is triggered by the next update of a jurisdiction's local hazard mitigation plan (updated every five years) or before 1/1/2022, whichever is first. SB 1035 built off SB 379, requiring the Safety Element be updated every eight years upon the next Housing Element update.
- **SB 1241.** Applies to communities with very high fire hazard severity or unincorporated communities in state responsibility areas. Communities subject to SB 1241 need to ensure consistency between the housing and safety elements to address fire risk. AB 2911 strengthened the local very high fire hazard severity zone designation. There are no very high fire hazard severity zones in Antioch.

### Summary of Prior Meetings and Study Sessions

Over the course of the last year, the City of Antioch has conducted a comprehensive community engagement and outreach strategy as required by State Law to assist in informing the 6<sup>th</sup> Cycle Housing Element Update Process. This strategy has included a series of community meetings and study sessions with the Planning Commission and City Council. These meetings and study sessions are summarized below. Feedback received throughout the ongoing community engagement and outreach process has assisted staff and the consulting team in preparing the draft Housing Element Update and related items, as outlined in the tables found in Appendix E of the Housing Element.

#### **Study Sessions**

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- October 26, 2021 – City Council
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- November 17, 2021 – Planning Commission
  - Presentation on Environmental Justice and Housing Element's CEQA

In addition to these meetings, several community meetings were also held, as discussed under *Community Engagement* in this staff report.

### **DRAFT HOUSING ELEMENT**

The following section summarizes the contents of the City of Antioch's Draft Housing Element.

#### **Housing Needs Assessment**

The City's analysis of housing needs includes an assessment of detailed demographic data, including population age, size, and ethnicity; household characteristics; overpayment trends; housing stock conditions; units in need of replacement or rehabilitation; and needs of special needs populations including the elderly, persons with disabilities, unhoused persons, extremely

low-income households, and farmworkers. Utilizing the *Housing Needs Data Report* provided by ABAG, the 6<sup>th</sup> Cycle Housing Element Update outlines the housing needs for the City of Antioch. The Needs Assessment is summarized in Chapter 2 and more detailed information is provided in Appendix A.

### Regional Housing Needs Allocation (RHNA)

In January of 2022, HCD approved ABAG's adopted *Final RHNA Plan for the San Francisco Bay Area: 2023-2031 (Plan)* which establishes a total RHNA for the San Francisco Bay Area of 441,176 residential units for the 6<sup>th</sup> Cycle Housing Element Update 2023-2031 planning period. ABAG's *Plan* further distributes this RHNA across the Bay Area's nine counties and 101 cities based on demographic population data received from the California Department of Finance (DOF). Local jurisdictions must then utilize their ascribed RHNA to update their Housing Elements, inclusive of identifying eligible land resources to accommodate this RHNA. See the Sites Inventory Section below.

RHNA requirements are organized into four affordability categories, established according to the Area Median Income (AMI) of a geography. These categories include very low-income residential units, which are affordable to households earning less than 50% of AMI; low-income residential units, which are affordable to households earning between 50% and 80% of AMI; moderate income residential units, which are affordable to households earning between 80% and 120%; and above moderate-income residential units, which are affordable to households earning upwards of 120% of AMI. Antioch's 2023-2031 RHNA allocation compared to its previous allocation is detailed below in Table 1.

Table 1: City of Antioch's Regional Housing Needs Allocation (RHNA)

Income Category	City of Antioch RHNA	
	Previous Housing Element Cycle (2015-2023)	6 <sup>th</sup> Cycle RHNA (2023-2031)
Very Low (Less than 50% of AMI)	349	792
Low (50-80% of AMI)	205	456
Moderate (80-120% of AMI)	214	493
Above Moderate (More than 120% of AMI)	680	1,275
Total	1,448	3,016

Source: *Final RHNA Plan for the San Francisco Bay Area: 2023-2031*

### RHNA Buffer

New "no net loss" provisions of SB 166 (2017) require the City of Antioch to ensure an adequate supply of land resources to be made available for housing development throughout the duration of the 2023-2031 planning period. This means if housing sites identified within Antioch's 6<sup>th</sup> Cycle Housing Element Update are developed with non-residential uses, lower residential densities, or residential uses at affordability levels higher than anticipated by the Housing Element, Antioch's Housing Element could be determined to be out of compliance. HCD recommends a buffer of 15% to 30% in each income category.

## **Constraints Analysis**

In addition to analyzing the existing and projected housing needs of Antioch, the Housing Element Update must also identify and analyze potential and actual governmental and nongovernmental constraints to the maintenance, improvement, or development of housing for all income in the community, regardless of protected class. Chapter 4 of the Housing Element identifies governmental and non-governmental constraints.

## **Housing Resources & Sites Inventory**

Chapter 5 identifies resources available to the community for the preservation, rehabilitation, and production of housing throughout the community. This includes programmatic and financial resources, such as those offered locally or through State or federal partners.

Chapter 6 outlines the land resources within Antioch that were identified as eligible for accommodation of the City's RHNA. Pursuant to Government Code Section 65583.2(a) the following land resources were included to accommodate Antioch's RHNA: vacant sites zoned for residential use, residentially zoned sites that are capable of being developed at a higher density, and sites zoned for nonresidential use that can be redeveloped for residential use, and for which the Housing Element includes a program to rezone the site. City staff anticipate starting the rezoning process in tandem with HCD's review of the Housing Element so that sites will be rezoned before the start of the planning period.

A total of 182 parcels are identified to accommodate up to 4,575 housing units, providing a buffer of approximately 20% for the lower-income units. See Table 2 and the map of sites in Attachment A. Sites were selected based on a variety of factors, including the existing land uses on and surrounding the site, existing zoning, parcel size, property owner interest, and AFFH considerations (e.g., avoidance of concentrating low-income units in one area, avoidance of placing low-income units in EJ areas). The majority of sites (55%) identified in the inventory are vacant sites. New state requirements (AB 1397, 2017) require substantial analysis to demonstrate that nonvacant sites could realistically redevelop during the planning period, including an analysis of the nonvacant site's existing use as an impediment to future development, the jurisdiction's past experience converting existing uses to higher density residential, and market trends and conditions. The nonvacant sites included in the inventory all have a land to improvement ratio of less than 1.0, indicating underutilization and the potential for redevelopment and/or have interest from the property owner.

Table 2: City of Antioch's RHNA, Land Resources, and RHNA Buffer

<b>Income Category</b>	<b>RHNA (units)</b>	<b>Housing Element Sites Inventory (units)</b>	<b>Buffer Percentage</b>
Very Low (Less than 50% of AMI)	792	967	22%
Low (50-80% of AMI)	456	548	20%
Moderate (80-120% of AMI)	493	947	92%
Above Moderate (More than 120% of AMI)	1,275	2,113	66%
Total	3,016	4,575	52%

Source: City of Antioch and Urban Planning Partners, 2022

In addition to the development of multi-family units planned for in the sites inventory, the City anticipates a total of 136 Accessory Dwelling Units (ADUs), or approximately 17 ADUs per year, to be built during the eight-year planning period. This figure is based on average ADU production rates over recent years and further provides a RHNA buffer, consistent with State recommendations. The completion of the AMCAL project will also count towards the 2023-2031 RHNA because it is anticipated that the Certificate of Occupancy will be issued after the 6<sup>th</sup> Cycle planning period begins. Table 3 shows the total development potential from the pipeline units, ADUs, and development on sites in the sites inventory.

Table 3: City of Antioch Housing Sites Inventory

Site Category	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2023-2031 RHNA	792	456	493	1,275	3,016
Pipeline Units (AMCAL project)	91	299	0	4	394
Projected ADUs	41	41	41	13	136
Future Multi-Family Development on Sites Identified in Sites Inventory	967	548	947	2,113	4,575
<b>Total</b>	<b>1,099</b>	<b>888</b>	<b>988</b>	<b>2,130</b>	<b>5,105</b>
Buffer Percentage	39%	95%	100%	67%	69%

Source: City of Antioch and Urban Planning Partners, 2022

## **Policies and Programs**

The Housing Element Update includes a set of goals, policies, and implementing programs intended to promote the preservation, rehabilitation, and production of housing throughout the City of Antioch. Goals are long-range, broad, and comprehensive targets that describe future outcomes the City desires. A policy is a specific instructional guideline that seeks to promote goals. Together, goals and policies are implemented through a series of programs that identify specific, quantifiable actions the City will undertake during the 6<sup>th</sup> Cycle planning period. The State requires clear metrics and milestones be established for each implementation program.

Goals, policies, and programs are found in Chapter 7 of the Housing Element. Identified below are the 5 goals of the Housing Element. Fair housing goals and actions are also included in the Fair Housing Action Plan found in Chapter 3.

1. Improve and Conserve Existing Housing Stock
2. Assist in the Development of Housing
3. Special Needs Housing
4. Elimination of Government Constraints
5. Fair Housing

## **AFFH**

AFFF requirements are intended to address racial inequalities seen today throughout the Bay Area which developed through historical policies and practices enacted at federal, State, regional, and local levels and across the public and private sectors. Though many of these explicit forms of historical discrimination have been outlawed, the results of these systems have left a lasting

imprint on both the Bay Area region and Antioch. Racially explicit practices (e.g., racial covenants) which excluded persons of color from predominately White neighborhoods have been replaced with race-neutral land use policies that continue to exclude these same groups. Furthermore, rapidly increasing housing costs have deepened racial and economic disparity and segregation, displacing many low income and people of color to the peripheries of the region or out of the Bay Area all together.

Accordingly, AB 686 requires the City of Antioch to incorporate fair housing into its 6<sup>th</sup> Cycle Housing Element Update to increase housing opportunities in high resource neighborhoods and bring additional resources to traditionally under-resourced neighborhoods. These fair housing requirements were considered during the site selection process for the site inventory. Demographics and indicators such as median income, poverty level, environmental hazards, displacement risk, racial makeup, and access to opportunity were analyzed during site selection in order to ensure inequalities were not exacerbated within the city. AFFH is discussed in Chapter 3 and more thoroughly analyzed in Appendix B.

### **Evaluation of Past Progress**

Pursuant to State Law, the Housing Element must review the implementation status of Goals, Policies and Programs from the City of Antioch's 5<sup>th</sup> Cycle Housing Element. This evaluation can be found in Appendix D of the Housing Element.

### **Community Engagement**

Consistent with State Law, the City of Antioch has conducted ongoing community outreach efforts throughout the 6<sup>th</sup> Cycle Housing Element Update process. These efforts, inclusive of Planning Commission and City Council Meetings held prior to today, are summarized below and discussed in Chapter 8 and Appendix E of the Housing Element Update.

#### **Community Meetings**

- **February 17, 2022 – Community Meeting #1**
  - The meeting was held virtually and utilized breakout rooms and a live poll to gather community feedback. A presentation was given for context, including an overview of housing needs data and the draft sites inventory. The presentation was followed by a breakout room discussion to receive feedback on housing needs and the sites inventory.
  - Key Topics Discussed: Cost burdened experienced by renters, need for affordable housing, importance of locating housing near services and transit, questions about how to address Antioch's car dependency and infrastructure needs, and the importance of conducting an assessment of fair housing and using it to inform the location of sites.
- **April 13, 2022 – Community Meeting #2**
  - The meeting was held virtually and utilized live polls and discussion to gather community feedback. The presentation contained information about the contents and goals of the Housing Element update, alongside an update on findings related to EJ. The presentation was followed by a discussion.
  - Key Topics Discussed: Providing various types of housing, importance of locating future housing near services, need for programs around tenant rights, importance

of addressing governmental constraints to development of transitional housing, and the desire to increase homeownership opportunities.

- **May 4, 2022 – Community Meeting #3 (Bilingual)**

- This bilingual English-Spanish virtual community meeting was held in partnership with First Five. First Five is a trusted community organization in the Latinx community and has been active in identifying housing issues for its members and advocating for solutions. There was a brief presentation on the contents and goals of the Housing Element update and findings related to environmental justice. After the presentation, there was a discussion.
- Key Topics Discussed: Experiences with unsafe and inadequate housing and landlord harassment; desire for greater tenant protections and legal services; desire for more opportunities to homeownership; importance of considering quality of parks and clean air in housing and EJ policies; concerns about investment properties and rising rents.

#### Stakeholder Interviews and Focus Groups

- October 20, 2021 – Independent Living Resources
- October 25, 2021 – Antioch First 5 Center
- October 25, 2021 – ECHO Fair Housing
- December 3, 2021 – AMCAL Multi-Housing
- December 13, 2021 – Community-Based Organizations Focus Group
  - ECHO Fair Housing
  - Shelter Inc
  - Contra Costa Senior Legal Services
  - Bay Area Legal Aid
  - Habitat for Humanity East Bay/Silicon Valley
  - Saint Vincent de Paul Most Holy Rosary Conference
  - East Bay Housing Organizations
- December 22, 2021 – CityVentures
- February 19, 2022 – Spanish Speakers Focus Group
- April 5, 2022 – Contra Costa Health Services
- April 19, 2022 – Antioch First 5 Center
- April 25, 2022 – Contra Costa Health Services

#### **NEXT STEPS**

At the end of the 30-day comment period, staff will consolidate comments received by the public and Planning Commission in response to the Draft Housing Element Update and incorporate them into the revised draft. The revised Draft will be presented to City Council on June 14 and then be sent to the State (HCD) for initial review. Initial review comments from HCD are anticipated in **mid-September 2022**. Once HCD comments are received, Staff and consultant team will update the draft based on HCD's comment and then seek formal adoption of the Housing Element and associated Environmental Impact Report (EIR) from Planning Commission and City Council.

During the spring and early summer, staff and the consulting team will begin the rezoning process and continue to work on drafting EJ goals, policies, and programs to be incorporated in the General Plan, as well as mandatory updates to the Environmental Hazards Element. The program EIR will also be underway, and the draft EIR is scheduled for release in late Summer 2022. The entire package of draft elements, rezoning, and EIR will go to Planning Commission and City Council in Fall 2022.



## **EIR**

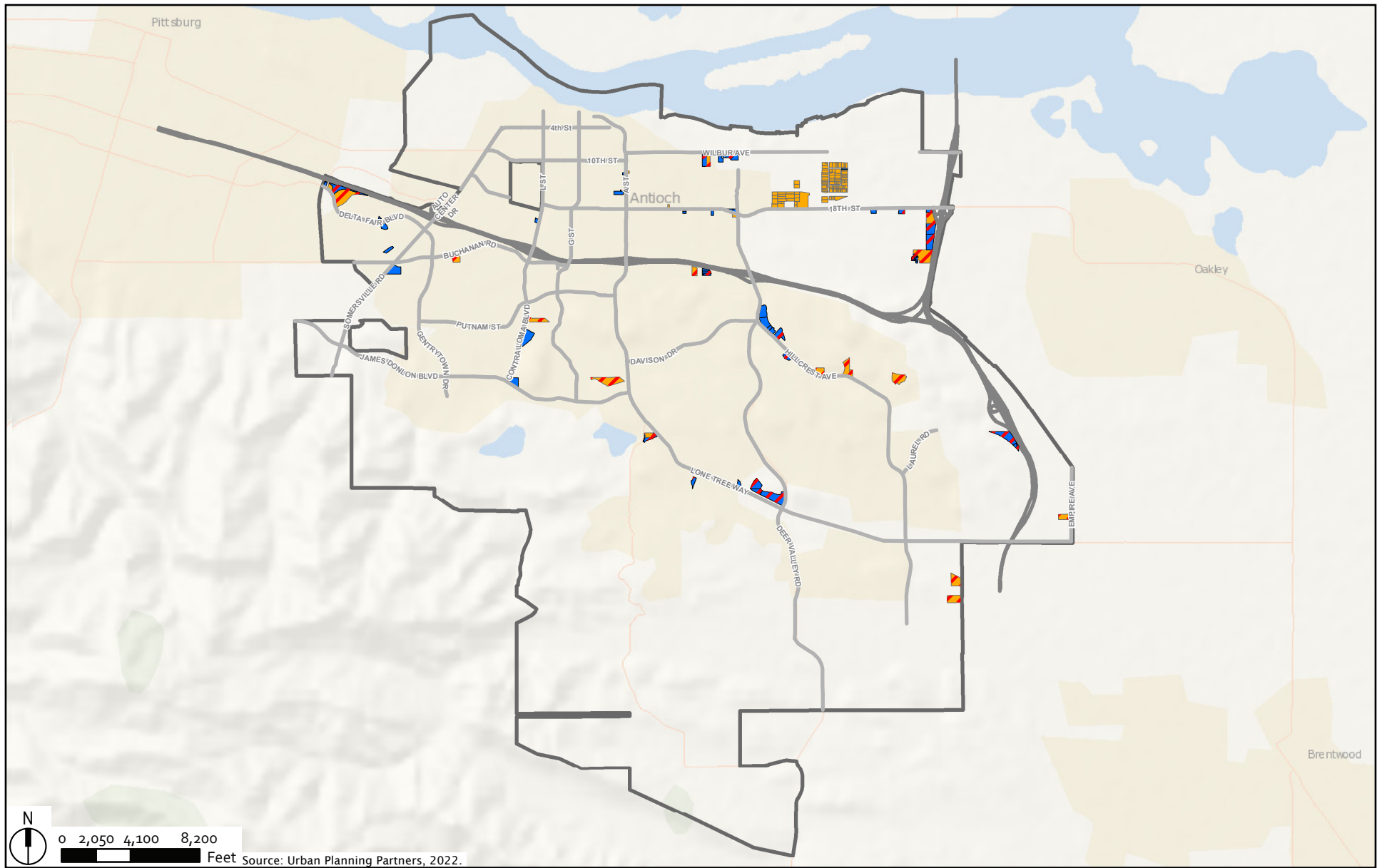
Pursuant to the requirements of the California Environmental Quality Act (CEQA), the City's action to submit the Draft 2023-2031 Housing Element to HCD for review is exempt from CEQA pursuant to CEQA Guidelines Section 15262, as the project involves only feasibility or planning studies for possible future actions which have not been approved or adopted. However, the City of Antioch will prepare an EIR, consistent with CEQA, for the Draft 2023– 2031 Housing Element Update.




A Notice of Preparation for the EIR associated with Antioch's 6<sup>th</sup> Cycle Housing Element Update was posted on November 8, 2021. The scoping session for the EIR was on November 17, 2021 before the Planning Commission. Comments received during the 30-day scoping period will be considered in the Program EIR Analysis.

## **ATTACHMENTS**

Attachment A: Sites Inventory

**ATTACHMENT A  
SITES INVENTORY  
(SEPARATE PAGE)**



-  Nonvacant Sites  
 Vacant Sites  
 Affordable Housing Sites

June 8, 2022 (*via e-mail*)

City of Antioch City Council  
c/o Anne Hersch, Planning Manager  
200 H Street  
Antioch, CA 94531

**RE: Request for consideration to add parcels to Housing Element update for additional housing opportunity site – 17 undeveloped acres near Viera Ave.**

Dear honorable members of the City Council:

First and foremost, I would like to take an opportunity to commend and say thank you to all of City of Antioch's leadership on the City Council, Planning Commission, and City Staff for everyone's diligent efforts on the Housing Element update in progress. This is no small task for the City to undertake and from what I have seen it has been a well thought out and informative process for the City to update its Housing Element to facilitate the City in its goals in promoting and creating diversified housing opportunities for the whole City and is very exciting to see come together. Thank you for undertaking this process!

I represent the current property owner of undeveloped land next the Viera Ave. neighborhood and respectfully request the City consider adding our land into the Housing Element as a housing opportunity site:

- *APNs:* 051-052-053 & 051-082-010
- *General Location:* north of Vineyard Drive & East of Viera Ave.
- *Size:* Approximately seventeen (17) acres
- *General Description:* Flat undeveloped land

From our review of the draft Housing Element being discussed and presented to the City Council our property is immediately adjacent to all the various parcels in the Viera Avenue neighborhood referenced in the draft Housing Element opportunity housing sites list.

Due to our property being immediately adjacent to the existing residential uses and future redeveloped neighborhood based on the draft Housing Element we respectfully and humbly request the City of Antioch include our 2 parcels in the discussion of redevelopment in the Viera Avenue neighborhood. This is because with future new redevelopment potential in this neighborhood the current light industrial land use assigned to our property does not and will not fit in with the current and future evolution of the neighborhood.

Should the City support our vision to have our property become complimentary to the existing and future neighborhood next door we are fully prepared and able to start collaborating with City Staff on what residential uses for this property make the most sense to help the City in its housing creation goals through diversified housing opportunities of different densities.

Thank you very much for your time and consideration in our request to consider adding our property into the list of Housing Element opportunity sites! Please do not hesitate to reach out to me directly if there are any questions desired to be answered.

Yours truly,

A handwritten signature in black ink, appearing to read 'T. Sanson', with a long horizontal flourish extending to the right.

Trent Sanson  
Owner Representative  
Cell Phone: (925) 382-0245

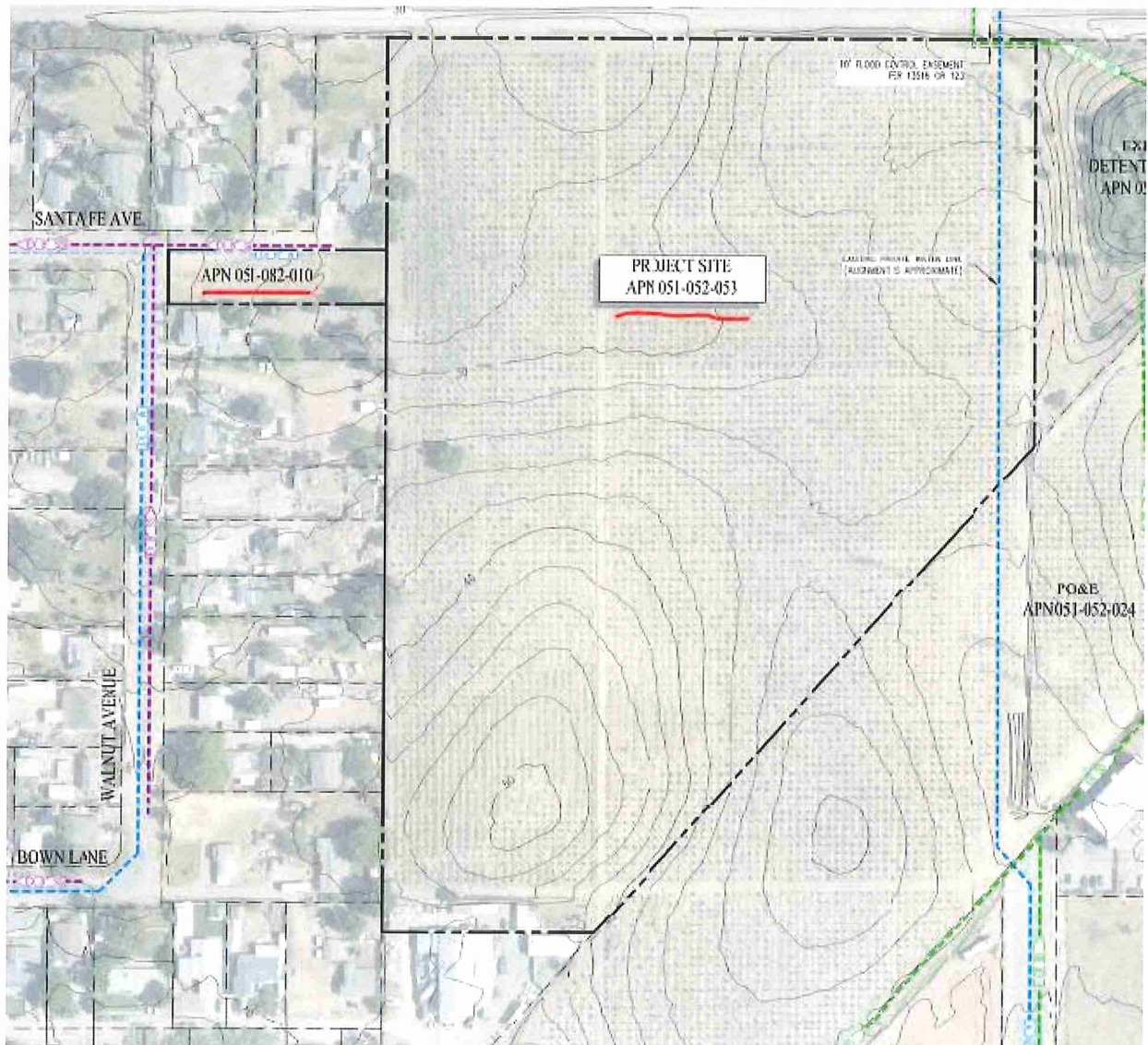


VIERA AVE. NEIGHBORHOOD IN HOUSING ELEMENT

VIERA SITES



## ADDITIONAL PROPERTY IN QUESTION





Meadow Creek Group, LLC

1500 Willow Pass Court, Concord, CA 94520 · Ph (925) 685-0110 · Fax (925) 685-0660

June 8, 2022 (*via e-mail*)

City of Antioch City Council  
c/o Anne Hersch, Planning Manager  
200 H Street  
Antioch, CA 94531

**RE: Request for consideration to add parcel to Housing Element update for additional housing opportunity site – 6 vacant acres near Slatten Ranch**

Dear honorable members of the City Council:

First and foremost, I would like to take an opportunity to commend and say thank you to all of City of Antioch's leadership on the City Council, Planning Commission, and City Staff for everyone's diligent efforts on the Housing Element update in progress. This is no small task for the City to undertake and from what I have seen it has been a well thought out and informative process for the City to update its Housing Element to facilitate the City in its goals in promoting and creating diversified housing opportunities for the whole City and is very exciting to see come together. Thank you for undertaking this process!

I represent the current property owner of undeveloped land next to Slatten Ranch made up of various parcels and respectfully request the City Council consider adding one of the parcels into the Housing Element as an opportunity site:

- *APN:* 056-120-098
- *General Location:* in between Empire Ave., Wicklow Wy., and Empire Ave.
- *Size:* Approximately six (6) acres
- *General Description:* Flat undeveloped land

The previous property owner was part of the development team for the adjacent Slatten Ranch shopping center. From our understanding for a variety of reasons they did not find it viable to develop and expand further due to economic constraints for past, present, and future commercial development and resultantly sold us the land where we hope to continue working with the City of Antioch with a fresh new perspective to active this vacant and underutilized land that does nobody any good by sitting and staying vacant.

We are currently working with our commercial brokerage team to market and find other alternative commercial uses for our undeveloped acreage of land backing up to Highway 4 as well as the vacant pads next to JC Penney, but for a variety of reasons strongly feel the stand-alone parcel in question is best suited for a high-quality multi-family housing development:



- Additional housing units would support the existing commercial uses nearby and help show additional rooftops to promote potential future commercial developments to succeed.
- On the opposite side of Empire Ave. is already existing residential developments as well as new ones being built out now and planned right next to the property so multi-family housing on our six (6) acre parcel will act as a transition of land uses to the new commercial being sought after along the freeway.
- Additional housing opportunity sites with land owners ready and prepared to develop now can expeditiously and efficiently add the needed and desired attainable housing units by design with higher densities compared to traditional single family homes.

Based on the recent success we saw at the Wildflower Station condominium project off of Hillcrest Ave. & Wildflower Dr. it has been proven that ownership multi-family housing opportunities are needed and strongly demanded by those looking for home ownership opportunities but are priced out of the market with how expensive single-family homes have become in recent years.

We have prepared a conceptual site plan illustrating how we can create a viable and vibrant infill townhome/condominium community on this parcel in question and have attached it here with this letter for your consideration to illustrate further. The conceptual site plan prepared illustrates how we can design new housing units in the 20 du/ac range through new high-quality townhomes for potentially one hundred thirty-four (134) new housing opportunities on this one property alone.

Should the City support our vision to create more attainable housing opportunities in Antioch on this property we are prepared to immediately continue working with City Staff to collaborate in furthering this vision along to create more attainable by design housing opportunities for the City of Antioch in areas that are currently underutilized and not serving any benefit by staying vacant.

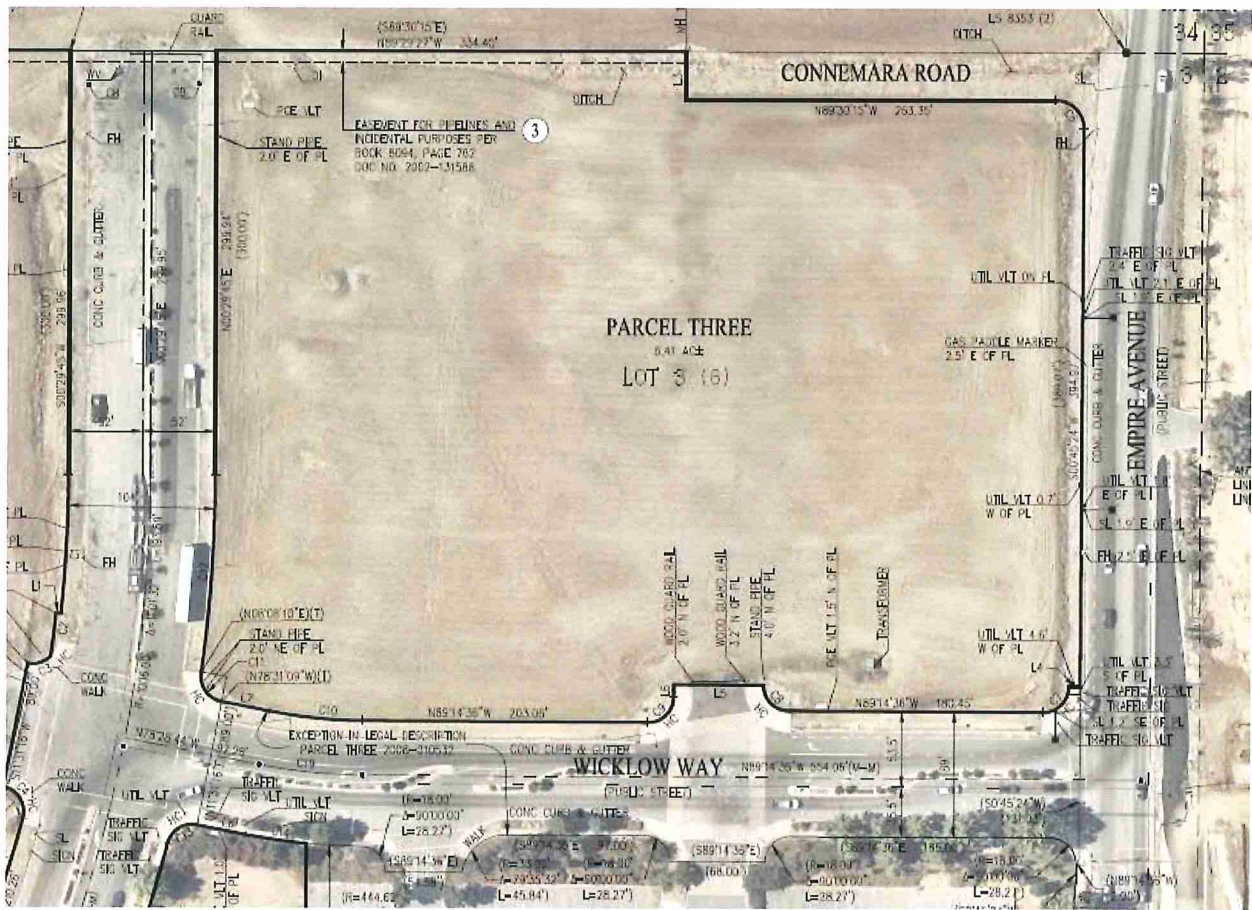
Thank you very much for your time and consideration in our request to consider adding our property into the list of Housing Element opportunity sites! Please do not hesitate to reach out to me directly if there are any questions desired to be answered.

Yours truly,

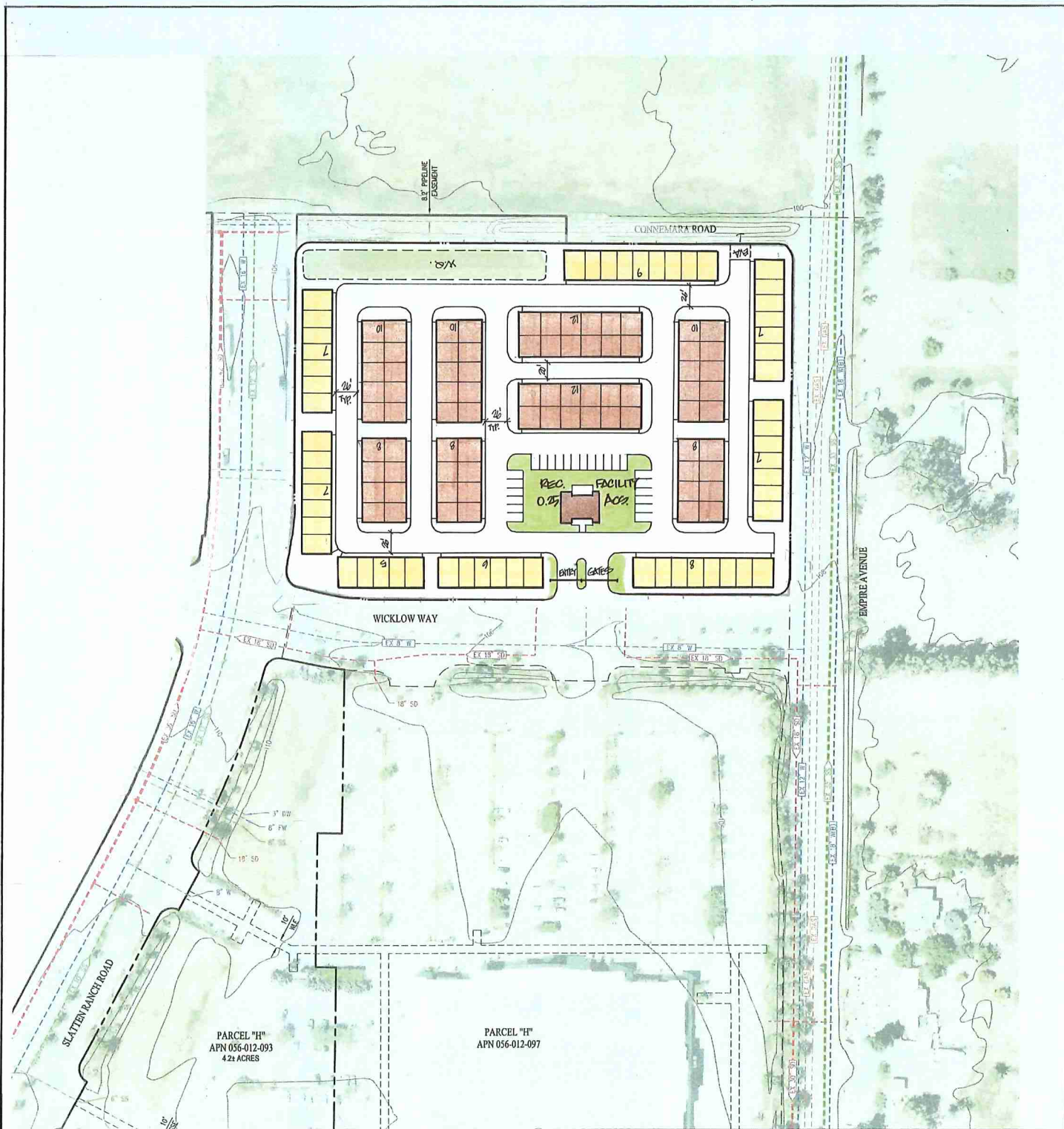


Trent Sanson  
Owner Representative  
Cell Phone: (925) 382-0245

AERIAL OF PROPERTY







PRODUCT:	YIELD:	%
Townhouses	56	42%
Back/Back Townhouses	78	58%
<b>TOTAL:</b>	<b>134</b>	

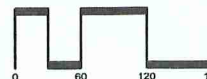
134 Units @ 6.4 Acres = 20.9 d.u.'s/acre

## CONCEPTUAL SITE PLAN

### SLATTEN RANCH

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 60' DATE: MAR 24, 2022



SAN RAMON • (925) 866-0322  
ROSEVILLE • (916) 788-4456  
WWW.CBANDG.COM  
CIVIL ENGINEERS • SURVEYORS • PLANNERS

F:\318-00\WOODENRIDGE\04\_BASE MAP\_03 SCALE 1"=60'

**D4**



# 6<sup>th</sup> Cycle Housing Element 2023-2031 Update

City Council Study Session | June 14, 2022

SM-1.02

# For Review this Evening. . .

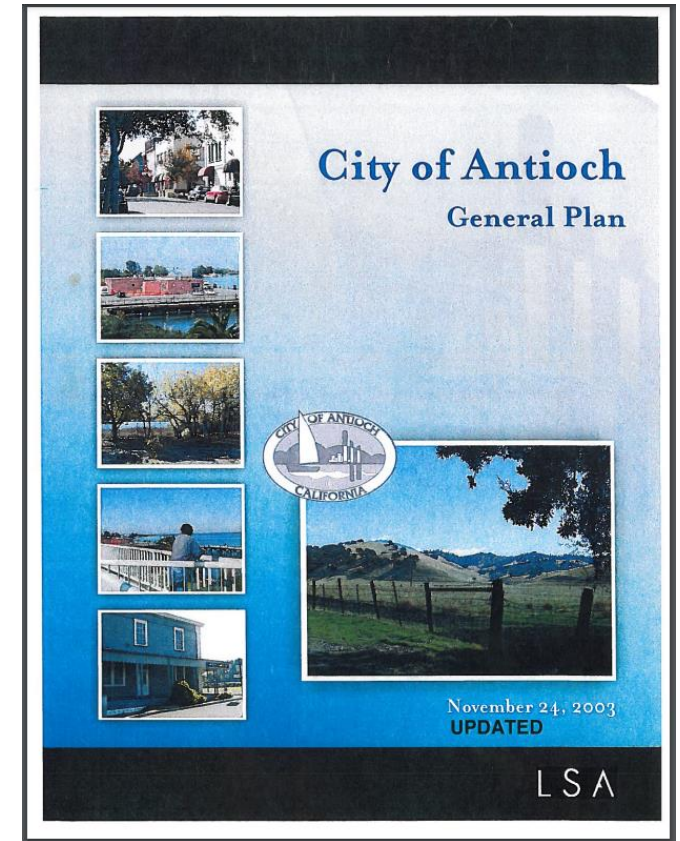
- Presentation on draft Housing Element Update
- Public Comment
- Council discussion/questions for Staff and the Consultant
- Provide feedback on the draft Housing Element
- Authorize staff sending draft Housing Element to HCD

# Summary of Study Sessions

- October 6, 2021 – Planning Commission
  - Presentation on Housing Element, Environmental Hazards Element, and Environmental Justice Requirements
- October 26, 2021 – City Council
  - Presentation on Housing Element, Environmental Hazards Element, and Environmental Justice Requirements
- November 17, 2021 – Planning Commission
  - Environmental Justice and Housing Element's CEQA Scoping Session
- May 18, 2022 – Planning Commission
  - Draft Housing Element Public Review
- June 1, 2022 – Planning Commission
  - Draft Housing Element Public Review

# What is a Housing Element?

- Required Element of the General Plan (California Government Code Sections 65580-65589.8)
- A plan to meet the community's housing needs and goals over the next 8 years
- Reviewed by California Department of Housing and Community Development (HCD)
- This update covers the 2023-2031 planning period



# Antioch Regional Housing Needs Allocation

Income Category	RHNA 5: 2015-2023 (units)	RHNA 6: 2023-2031 (units)
Very Low Income	349 (24%)	792 (26%)
Low Income	205 (14%)	456 (15%)
Moderate Income	214 (15%)	494 (17%)
Above Moderate Income	680 (47%)	1,275 (42%)
<b>Total</b>	<b>1,448</b>	<b>3,016</b>

*Source: Final RHNA Plan for the San Francisco Bay Area: 2023-2031*



# Housing Element Components

1. Housing Needs Assessment
2. Affirmatively Furthering Fair Housing (AFFH)
3. Constraints Analysis
4. Evaluation of Past Performance
5. Resources and Housing Sites Inventory
6. Goals, Policies and Programs
7. Community Outreach & Engagement



# Chapters

Component	2023-2031 Draft Housing Element
Housing Needs Assessment	Chapter 2 (and Appendix A)
AFFH	Chapter 3 (and Appendix B)
Constraints Analysis	Chapter 4
Housing Resources and Sites Inventory	Chapters 5-6 (and Appendix C)
Policies and Programs	Chapter 7
Community Outreach & Engagement	Chapter 8 (and Appendix E)
Evaluation of Past Performance	Appendix D

# New Components to 6<sup>th</sup> Cycle

- Environmental Justice
- Environmental Hazards Element
- Objective Development Standards
- Affirmatively Furthering Fair Housing (AFFH)\*
- Public Comment and HCD Review Timing

# AFFH: New Requirement for the 6<sup>th</sup> Cycle Housing Element Update

- Affirmatively Furthering Fair Housing: AB 686 (2018)
  - Four main goals:
    - Address significant disparities in housing needs and in access to opportunity
    - Replace segregated living patterns with truly integrated and balanced living patterns
    - Transform racially and ethnically concentrated areas of poverty into areas of opportunity
    - Foster and maintain compliance with civil rights and fair housing laws

AFFH requires jurisdictions to take “**meaningful actions**, in addition to combating discrimination, that overcome patterns of segregation and **foster inclusive communities** free from barriers that restrict access to opportunity based on protected characteristics

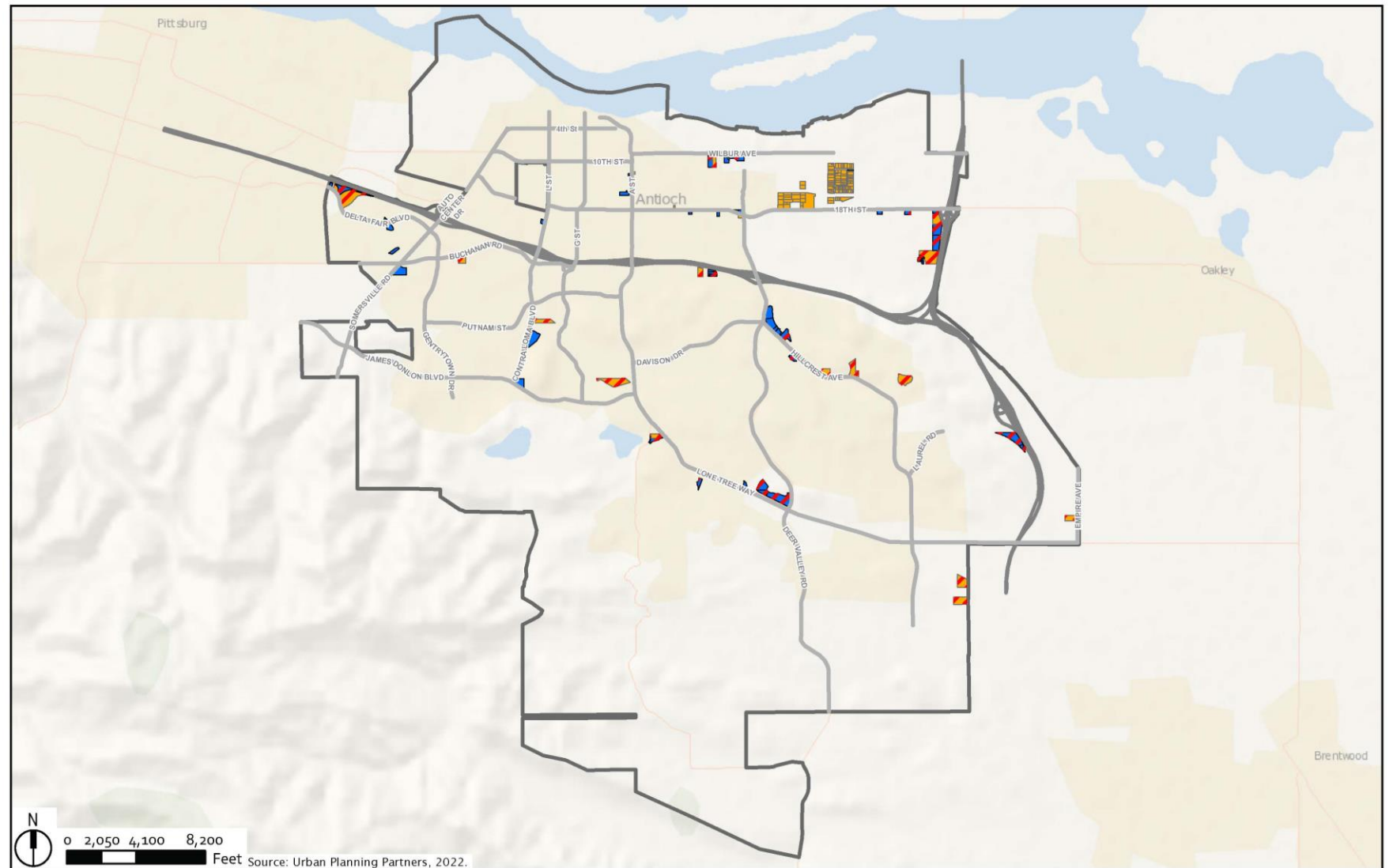
# Public Comment: New Requirement for the 6<sup>th</sup> Cycle Housing Element Update

- Public Comment and HCD Review
  - AB 215 (2021)
  - 30-day public comment period for draft Housing Element prior to HCD's review
    - Antioch's public comment period is **May 16-June 15**
  - 7-day public comment period for subsequent drafts

# Sites Inventory

	Extremely- and Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
<b>2023-2031 RHNA</b>	<b>792</b>	<b>456</b>	<b>493</b>	<b>1,275</b>	<b>3,016</b>
<b>Pipeline Units (AMCAL Project)</b>	91	299	0	4	394
<b>Projected ADUs</b>	41	41	41	13	136
<b>Future Multi-Family Development on Sites in the Inventory</b>	967	548	947	2,113	4,575
<b>Total</b>	<b>1,099</b>	<b>888</b>	<b>988</b>	<b>2,130</b>	<b>5,105</b>
<b>Buffer Percentage</b>	39%	95%	100%	67%	69%

# Sites Inventory



# Goals, Policies, and Programs

- **Goals:** broad statement of desired outcome
- **Policies:** Guide decision makers, staff, and other representatives in day-to-day operations
- **Programs:** Specific activities that implement policies
- See Chapter 7



Goal 1: Housing Conservation and Improvement



Goal 2: Housing Production



Goal 3: Special Needs Housing



Goal 4: Elimination of Governmental Constraints



Goal 5: Fair Housing



# Community Engagement

- February 17, 2022 – Community Meeting #1
- April 13, 2022 – Community Meeting #2
- May 4, 2022 – Community Meeting #3 (Bilingual)
- Online Survey
- Focus groups and interviews with stakeholders
- Chapter 8 and Appendix E



# Key Topics

- **Disperse affordable housing** opportunities throughout the city and consider proximity to transit and services
- Desire for more **tenant protections**, including discrimination and harassment protection, just cause policies, and rent control
- Concerns over the **safety of current housing stock** and lack of landlord accountability
- Community **support for rezoning commercial** sites for residential uses and an inclusionary housing requirement

# Planning Commission Review

- Public Comments:
  - Desire for additional tenant protections
  - Concerns regarding harassment from landlords, cost-burden, and high rates of eviction
  - Desire for protections including rent control, and Anti-Harassment Ordinance, and a “Just Cause” Ordinance
- Planning Commissioner Comments:
  - Consider rent control, a “just cause” ordinance, and “anti-harassment” ordinance
  - Conduct a cost-benefit analysis for the creation of “right to counsel” programming
  - Consider down payment assistance and rent assistance alternatives and programs.
  - Consider options that offer tenants the first right of refusal to purchase their unit if offered for sale

# Next Steps

- Consolidate comments and send to the State
- Ongoing work on EIR, Environmental Hazards and EJ elements, rezoning, and objective standards
- State comments in mid-September
- Formal adoption in late 2022/early 2023

# Questions? Comments?





# 6<sup>to</sup> elemento de vivienda del ciclo Actualización 2023-2031

Sesión de estudio del Ayuntamiento | 14 de junio de 2022

SM-1.02.Spanish

# Para revisar esta tarde. . .

- Presentación del proyecto de actualización del elemento Vivienda
- Comentario del público
- Debate/preguntas del consejo para el personal y el consultor
- Proporcionar comentarios sobre el proyecto de elemento de vivienda
- Autorizar al personal a enviar el proyecto del elemento de vivienda al HCD

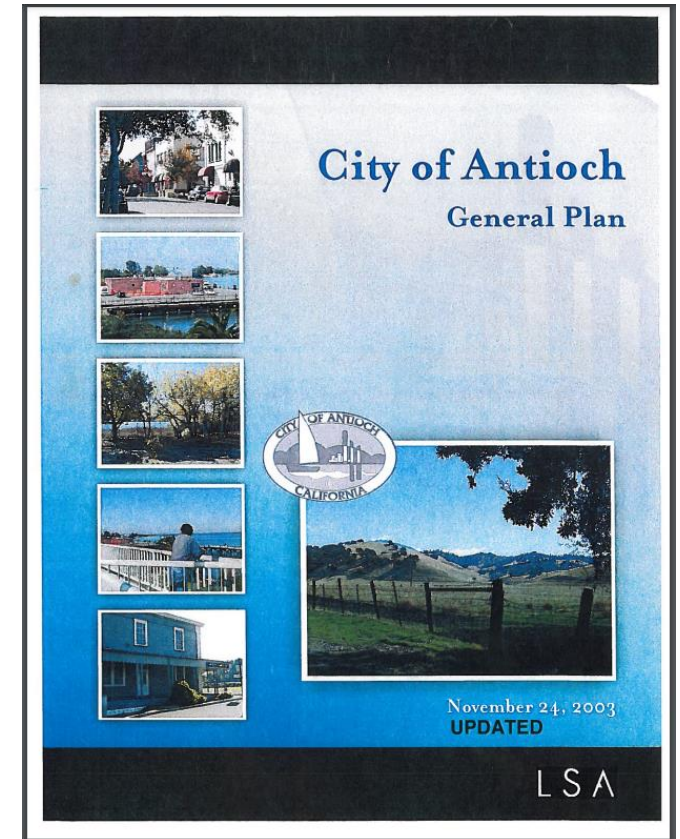
# Resumen de las sesiones de estudio

- 6 de octubre de 2021 - Comisión de planificación
  - Presentación sobre el elemento de vivienda, el elemento de riesgos ambientales y los requisitos de justicia ambiental
- 26 de octubre de 2021 - Ayuntamiento
  - Presentación sobre el elemento de vivienda, el elemento de riesgos ambientales y los requisitos de justicia ambiental
- 17 de noviembre de 2021 - Comisión de planificación
  - Sesión de evaluación del elemento de justicia ambiental y de vivienda de la CEQA
- 18 de mayo de 2022 - Comisión de planificación
  - Revisión pública del borrador del elemento de vivienda
- 1 de junio de 2022 - Comisión de planificación
  - Revisión pública del borrador del elemento de vivienda



# ¿Qué es un elemento de vivienda?

- Elemento obligatorio del Plan general (Gobierno de California Secciones de código 65580-65589.8)
- Un plan para atender las necesidades y los objetivos de vivienda de la comunidad en los próximos 8 años
- Revisado por el Departamento de Vivienda y Desarrollo Comunitario de California (HCD)
- Esta actualización abarca el periodo de planificación 2023-2031



# Asignación de las necesidades regionales de vivienda de Antioch

Categoría de ingresos	RHNA 5: 2015-2023 (unidades)	RHNA 6: 2023-2031 (unidades)
Ingresos muy bajos	349 (24%)	792 (26%)
Ingresos bajos	205 (14%)	456 (15%)
Ingresos moderados	214 (15%)	494 (17%)
Ingresos superiores a los moderados	680 (47%)	1.275 (42%)
<b>Total</b>	<b>1.448</b>	<b>3.016</b>

*Fuente: Final RHNA Plan for the San Francisco Bay Area (Plan final de RHNA para el Área de la Bahía de San Francisco): 2023-2031*

# Componentes del elemento de vivienda

1. Evaluación de las necesidades de vivienda
2. Promoción Afirmativa de la Vivienda Justa (AFFH)
3. Análisis de restricciones
4. Evaluación de los resultados anteriores
5. Inventario de recursos y sitios de viviendas
6. Objetivos, políticas y programas
7. Alcance y compromiso de la comunidad



# Capítulos

Componente	Proyecto de elemento de vivienda 2023-2031
Evaluación de las necesidades de vivienda	Capítulo 2 (y Anexo A)
AFFH	Capítulo 3 (y Anexo B)
Análisis de restricciones	Capítulo 4
Inventario de recursos y sitios de viviendas	Capítulos 5-6 (y Anexo C)
Políticas y programas	Capítulo 7
Alcance y compromiso de la comunidad	Capítulo 8 (y Anexo E)
Evaluación de los resultados anteriores	Anexo D

# Nuevos componentes para el 6° ciclo

- Justicia medioambiental
- Elemento de riesgo ambiental
- Normas de desarrollo objetivo
- Promoción Afirmativa de la Vivienda Justa (AFFH)\*
- Comentarios del público y calendario de revisión del HCD

# AFFH: Nuevo requisito para la actualización del 6° ciclo del elemento de vivienda

- Promoción Afirmativa de la Vivienda Justa: AB 686 (2018)
  - Cuatro objetivos principales:
    - Abordar las disparidades significativas en las necesidades de vivienda y en el acceso a las oportunidades
    - Reemplazar los modelos de vida segregados por modelos de vida verdaderamente integrados y equilibrados
    - Transformar las áreas de pobreza concentradas racial y étnicamente en áreas de oportunidad
    - Fomentar y mantener el cumplimiento de las leyes sobre derechos civiles y vivienda justa

La AFFH exige que las jurisdicciones adopten "**acciones significativas**", además de combatir la discriminación, que superen los patrones de segregación y **fomenten comunidades inclusivas** libres de barreras que restrinjan el acceso a las oportunidades basadas en características protegidas

# Comentario del público: Nuevo requisito para la actualización del 6° ciclo del elemento de vivienda

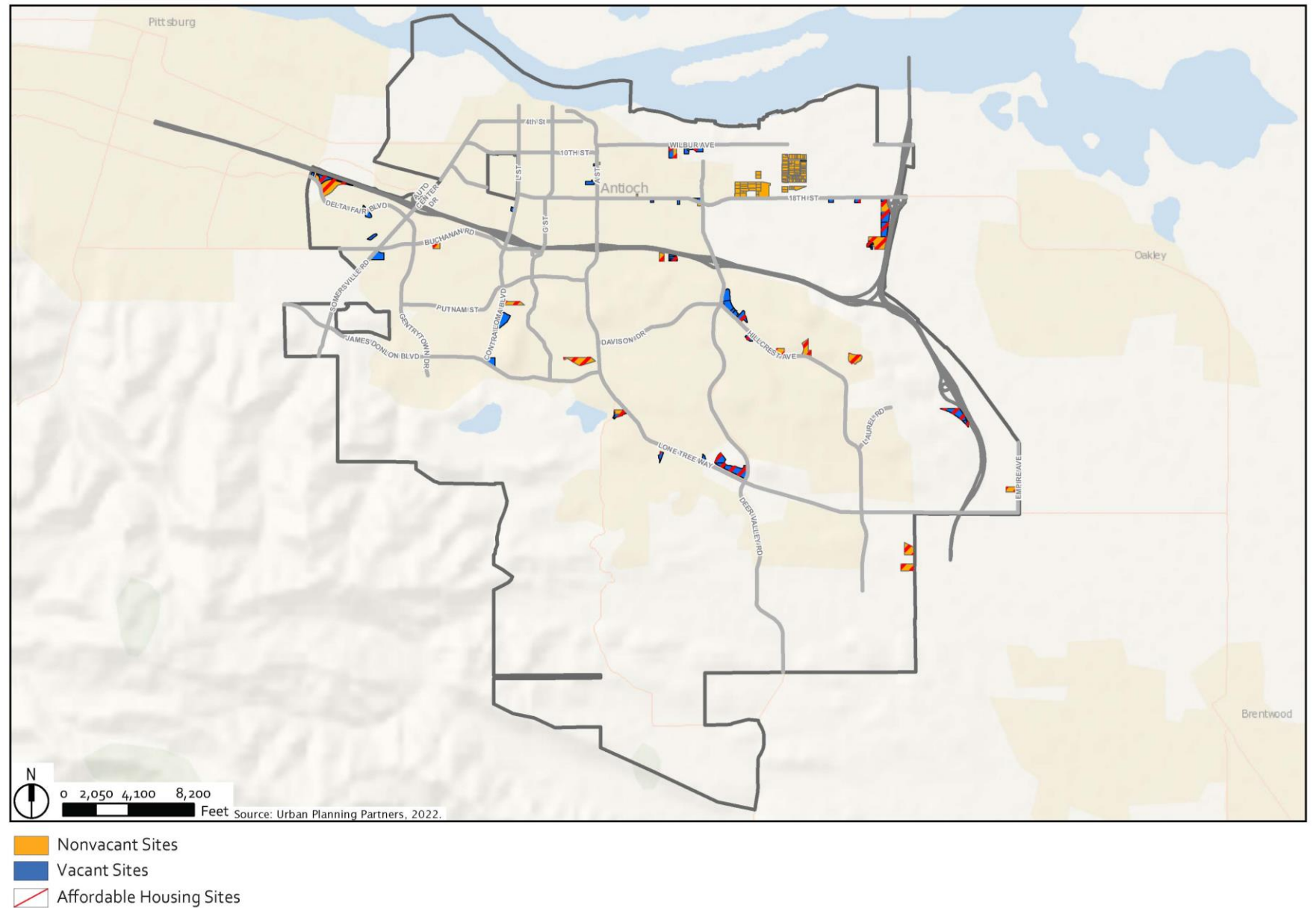
- Comentarios del público y revisión del HCD
  - AB 215 (2021)
  - Periodo de comentarios públicos de 30 días para el borrador del elemento de vivienda antes de la revisión del HCD
    - El periodo de comentarios públicos de Antioch es del **16 de mayo al 15 de junio**
  - Periodo de comentarios públicos de 7 días para los siguientes borradores



# Inventario de sitios

	Ingresos extremadamente bajos y muy bajos	Ingresos bajos	Ingresos moderados	Ingresos superiores a los moderados	Total
<b>2023-2031 RHNA</b>	<b>792</b>	<b>456</b>	<b>493</b>	<b>1.275</b>	<b>3.016</b>
Unidades de tuberías (Proyecto AMCAL)	91	299	0	4	394
ADU proyectadas	41	41	41	13	136
Futuros desarrollos plurifamiliares en sitios del inventario	967	548	947	2.113	4.575
<b>Total</b>	<b>1.099</b>	<b>888</b>	<b>988</b>	<b>2.130</b>	<b>5.105</b>
<b>Porcentaje de margen</b>	<b>39%</b>	<b>95%</b>	<b>100%</b>	<b>67%</b>	<b>69%</b>

# Inventario de sitios



# Objetivos, políticas y programas

- **Objetivos:** declaración amplia del resultado deseado
- **Políticas:** Orientar a los responsables de la toma de decisiones, al personal y a otros representantes en las operaciones cotidianas
- **Programas:** Actividades específicas de aplicación de las políticas
- Consulte el capítulo 7



Objetivo 1: Conservación y mejora de la vivienda



Objetivo 2: Producción de la vivienda



Objetivo 3: Viviendas para personas con necesidades especiales



Objetivo 4: Eliminación de las restricciones gubernamentales



Objetivo 5: Vivienda Justa

# Compromiso de la comunidad

- 17 de febrero de 2022 - Reunión comunitaria N.º 1
- 13 de abril de 2022 - Reunión comunitaria N.º 2
- 4 de mayo de 2022 - Reunión comunitaria N.º 3 (bilingüe)
- Encuesta en línea
- Grupos de discusión y entrevistas con las personas interesadas
- Capítulo 8 y Anexo E



# Temas principales

- **Dispersar las oportunidades de vivienda asequible** en toda la ciudad y considerar la proximidad al tránsito y los servicios
- Deseo de más **protecciones para los inquilinos**, incluida la protección contra la discriminación y el acoso, las políticas de causa justa y el control de los alquileres
- Inquietudes acerca de la **seguridad del actual parque de viviendas** y la falta de responsabilidad de los propietarios
- Apoyo de la **Comunidad a la rezonificación de terrenos comerciales** para usos residenciales y a un requisito de inclusión de viviendas

# Revisión de la Comisión de Planificación

- Comentarios del público:
  - Deseo de más protecciones para los inquilinos
  - Inquietud por la **seguridad del parque de viviendas actual** y la falta de responsabilidad de los propietarios
  - Deseo de protección que incluya el control de los alquileres, una ordenanza contra el acoso y una ordenanza de "causa justa".
- Comentarios del Comisionado de Planificación:
  - Considerar el control de alquileres, una ordenanza de "causa justa" y una ordenanza "contra el acoso".
  - Realizar un análisis de costos y beneficios para la creación de un programa de "derecho a la asesoría".
  - Considerar las alternativas y programas de ayuda al pago inicial y al alquiler.
  - Considerar opciones que ofrezcan a los inquilinos el primer derecho de rechazo a comprar su unidad si se pone a la venta

# Próximos pasos

- Consolidar los comentarios y enviarlos al Estado
- Trabajo en curso sobre el EIR, los elementos de Riesgos Ambientales y EJ, la rezonificación y las normas objetivas
- Comentarios del Estado a mediados de septiembre
- Adopción formal a finales de 2022/principios de 2023

# ¿Preguntas? ¿Comentarios?

