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HOUSING GOALS, POLICIES, AND PROGRAMS

California Government Code Section 65583(b)(1) requires the Housing Element to contain “a statement of goals, quantified objectives, and policies relative to the maintenance, preservation, and development of housing.” The policies and programs directly address the housing needs and constraints identified and analyzed in this Housing Element and are based on State law.

Five goals are presented below pursuant to HCD requirements for the 6th Cycle, corresponding to the following topics:

- Improve and Conserve Existing Housing Stock
- Address and Remove (or Mitigate) Housing Constraints
- Assist in the Development of Housing
- Identify Adequate Sites
- Preserve Units At-Risk of Conversion to Market Rates
- Equal Housing Opportunities

As required by law, quantified objectives have been developed for housing production, rehabilitation, and conservation. These are presented at the end of this chapter. The quantified objectives provide metrics for evaluating the effectiveness of the Element.

Three types of statements are included in this chapter: goals, policies, and programs. Goals express broad, long-term statements for desired outcomes. Each goal is followed by multiple policies. The policies are intended to guide decision makers, staff, and other City representatives in the day-to-day operations of the City. They are statements that describe the City’s position on specific housing issues. Some policies, but not all, require specific programs to ensure their effective implementation. The link between each program and its corresponding policy or policies is noted at the end of the program.

A. GOALS, POLICIES, AND IMPLEMENTING PROGRAMS

Goal 1: Improve and Conserve Existing Housing Stock

Conserve and improve the existing housing supply to provide adequate, safe, and decent housing for existing Antioch residents.

Policy 1.1 Safe Housing. Ensure the supply of safe, decent, and sound housing for all residents.

Policy 1.2 Housing Rehabilitation. Continue to participate in housing rehabilitation programs and pursue funding to rehabilitate older housing units.

Policy 1.3 Reducing Home Energy Costs. Provide incentives to reduce residential energy and water use to conserve energy/water and reduce the cost of housing.

B. IMPLEMENTING PROGRAMS

I.1.1 Monitor and Preserve At-Risk Projects. The City has identified 54 multi-family rental units at-risk of converting from income-restricted to market-rate within the next 10 years. To preserve affordability of these units, the City shall proactively meet with the property owners and identify funding sources and other incentives to continue income-restrictions. The City shall develop strategies to act quickly should the property owners decide not to continue income restrictions. The strategy program may include, but is not limited to, identifying potential funding sources and organizations and agencies to purchase the property. If preservation is not possible, the City shall ensure that tenants of at-risk units opting out of low-income use restrictions are properly noticed and informed of resources available to them for assistance.

Responsible Agency: City of Antioch

Implementation Schedule: The Housing Coordinator will contact management of the ANKA I MESA and Antioch Rivertown Senior buildings by 2028 (earliest conversion date is 2032) to start looking at funding sources and other incentives.

Quantified Objective: Retention of existing affordable housing stock through early action regarding 54 “at-risk” units.

Funding Source: CDBG and General Fund

Implements: Policy 1.1

I.1.2 Housing Rehabilitation Program. Continue to contribute funds for and promote the Housing Rehabilitation Program (previously the Neighborhood Preservation Program (NPP)) administered by Contra Costa County. This program provides zero and low-interest loans to low- and moderate-income households for housing rehabilitation. The City will continue to provide information about the program on the City website and at City Hall and refer homeowners to the County.

Responsible Agency: Housing & CDBG programs, Contra Costa County

Implementation Schedule: Ongoing

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

Funding Source: CDBG

Implements: Policy I.1, I.2

- 1.1.3 **Community Education Regarding the Availability of Rehabilitation Programs.** Continue to provide information to extremely low-, very low-, low- and moderate-income homeowners, other homeowners with special needs, and owners of rental units occupied by lower-income and special needs households regarding the availability of rehabilitation programs through neighborhood and community organizations and through the media. Disseminate information developed and provided by the Housing Authority of Contra Costa County and Contra Costa County's Department of Conservation and Development to Antioch residents. Continue to use the City's website and social meeting to advertise the program.

Responsible Agency: City of Antioch CDBG & Housing Program

Implementation Schedule: Ongoing

Non-Quantified Objective: Through public education, the public's ability to use programs will be enhanced and other specific quantified objectives will be easier to achieve. Conduct outreach twice annually with community-based organizations and other potential community partners that are working with lower-income community members.

Funding Source: City of Antioch CDBG funding to the County's Neighborhood Preservation and the Housing Authority of Contra Costa County's Rental Rehabilitation programs

Implements: Policy I.1, I.2

- 1.1.4 **Code Enforcement.** Enforcement of planning and building codes is important to protect Antioch's housing stock and ensure the health and safety of those who live in the city, especially for lower-income households. Typical code enforcement actions relate to life safety and public health violations, unpermitted construction, and deteriorated buildings. Code enforcement is performed on a survey and complaint basis, with staff responding to public inquiries as needed.

Responsible Agency: Neighborhood Improvement Services

Implementation Schedule: Ongoing

Non-Quantified Objective: Monitor the housing conditions in the City and respond to complaints. Inform violators of available rehabilitation assistance. Through remediation of substandard housing conditions, return approximately six units/year to safe and sanitary condition, thereby keeping people in their homes and preventing displacement.

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Funding Source: General Fund

Implements: Policy I.1

- I.1.5 **Safe Housing Outreach.** Continue to provide information on the City's website on safe housing conditions and tools to address unhealthy housing conditions, including information on County programs and resources like the Lead Poisoning Prevention Program. Collaborate with local community organizations to outreach and provide assistance to City residents facing unhealthy housing conditions. Consistent with the City's EJ policies currently under development, safe housing outreach will be concentrated in northwestern Antioch where there are higher concentrations of cost-burdened households and lead exposure.

Responsible Agency: Neighborhood Improvement Services

Implementation Schedule: Ongoing

Non-Quantified Objective: Safer housing stock

Funding Source: General Fund

Implements: Policy I.1

- I.1.6 **Infrastructure to Support Housing for Extremely Low-, Very Low-, Low-Income, and Large Households.** Continue to utilize available federal, State, and local housing funds for infrastructure improvements that support housing for Antioch's extremely low-, very low-, low-income, and large households. The City uses CDBG funds for street improvements and handicapped barrier removal within low-income census tracts. The City will ensure that the Capital Improvement Program includes projects needed to correct existing infrastructure deficiencies, including infrastructure to combat chronic flooding, and to help finance and facilitate the development of housing for special needs groups. This will ensure that the condition of infrastructure does not preclude lower-income housing development. The City will coordinate and promote these improvements with non-profit housing development programs. In addition, improvements and resources are promoted on the City's website, local newspapers, at the senior center, and through televised public City meeting and hearings. Furthermore, as a result of amendments to the General Plan and Zoning Ordinance in 2014, the City has increased opportunities for developing housing for lower-income households and persons with special needs in areas that are already adequately served by infrastructure.

Responsible Agency: City of Antioch CDBG & Housing Programs, Public Works - Capital Improvement Department

Implementation Schedule: Annually, as funds are available.

Quantified Objective: Provide infrastructure improvements necessary to accommodate the City's lower-income RHNA need of 1,248 dwelling units.

Funding Source: Federal, State and Local funds, CDBG

Implements: Policy I.1

- I.1.7 **Condominium Conversion.** Continue to implement the condominium conversion ordinance, which establishes regulations for the conversion of rental units to owner-occupied units. The ordinance requires that any displaced tenants who choose not to purchase and who are handicapped, have minor children in school, or are age 60 or older be given an additional six months in which to find suitable replacement housing according to the timetable or schedule for relocation approved in the conversion application.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based.

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

Funding Source: Developers proposing to conversions

Implements: Policy I.1

- I.1.8 **Foreclosure Prevention.** Continue and expand partnerships between various governmental, public service, and private agencies and advocacy organizations to provide ongoing workshops and written materials to aid in the prevention of foreclosures. The City will continue to provide information about foreclosure resources on the City website and at City Hall. The City will also continue to refer persons at-risk of foreclosure to public and private agencies that provide foreclosure counseling and prevention services.

Responsible Agency: City of Antioch CDBG & Housing Programs Implementation

Schedule: Ongoing

Non-Quantified Objective: Foreclosure prevention.

Funding Source: CDBG

Implements: Policy I.1

- I.1.9 **Water Conservation Program.** As part of the development review process, ensure that new residential development meets City standards and guidelines for conserving water through provision of drought-tolerant landscaping, and the utilization of reclaimed wastewater when feasible. Continue to encourage water conservation through City's Water Efficient Landscape Ordinance (WELO) that conforms to the State's model ordinance. Encourage water utilities to participate in BayREN's Water Upgrade Saves Program in order to make water efficiency improvements availability to residents at no up-front cost.

Responsible Agency: Community Development Department, City Engineer, and Building Official

Implementation Schedule: Ongoing, project-based.

Non-Quantified Objective: Conservation of water resources.

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Funding Source: General Fund

Implements: Policy I.3

- I.1.10 **Encourage Energy Conservation.** Continue to pursue funding sources and program partnerships for energy saving and conservation. Encourage developers to utilize energy-saving designs and building materials, including measures related to the siting of buildings, landscaping, and solar access. The City will continue to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects.

The City will post and distribute information to residents and property owners on currently available weatherization and energy conservation programs, including annual mailing in City utility billings. The City will refer individuals interested in utility assistance to the appropriate local provider and to nonprofit organizations that may offer utility assistance. City efforts could include the following:

- Provide information regarding incentives for energy efficiency and electrification, rebate programs, and energy audits available through Pacific Gas and Electric (PG&E), BayREN, and other relevant organizations.
- Refer residents and businesses to energy conservation programs such as Build It Green and LEED for Homes.
- Develop incentives, such as expedited plan check, for developments that are utilizing green building.
- Promote funding opportunities for green buildings, including available rebates and funding through the California Energy Commission.
- Provide resource materials regarding green building and conservation programs on the City website and at the Planning and Building Counter.

Responsible Agency: City Building Official, Community Development Department, in association with energy providers

Implementation Schedule: Ongoing

Non-Quantified Objective: Increase energy efficiency, lower energy and construction cost burdens on housing for lower-income and special needs households, increase public awareness and information on energy conservation opportunities and assistance programs for new and existing residential units, and comply with State energy conservation requirements. Make information available on the City's website and in public places, such as City Hall, by March 2023.

Funding Source: General Fund, developers, energy providers

Implements: Policy I.3

- I.1.11 **Green Building Encouragement.** Continue to encourage "green building" practices in new and existing housing development and neighborhoods. The City will continue to provide information on green building programs and resources on the City website and at City Hall. The City shall continually analyze current technologies and best practices and update the

informational material as necessary. The City will continue to promote the Energy Upgrade California program, which provides incentives for energy-saving upgrades to existing homes.

Responsible Agency: Community Development Department

Implementation Schedule: Annually reviewing local building codes to ensure consistency with State-mandated green buildings standards. Make updated information available on the City's website and in public places, such as City Hall, by March 2023.

Non-Quantified Objective: Encourage green building practices

Funding Source: General Fund

Implements: Policy I.3

Goal 2: Assist in the Development of Housing

Facilitate the development of a broad array of housing types to meet the City's fair share of regional housing needs and accommodate new and current Antioch residents of diverse ages and socioeconomic backgrounds.

Policy 2.1 Development Capacity. Provide adequate residential sites for the production of new for-sale and rental residential units for existing and future residents.

Policy 2.2 New Housing Opportunities. Facilitate the development of new housing for all economic segments of the community, including lower-income, moderate-, and above moderate-income households.

Policy 2.3 Housing Funding. Actively pursue and support the use of available County, State, and federal housing assistance programs.

Policy 2.4 Developer Engagement. Proactively assist and cooperate with non-profit, private, and public entities to maximize opportunities to develop affordable housing and to spread affordable housing throughout the city rather than concentrate it in one portion of the community.

C. IMPLEMENTING PROGRAMS

2.1.1 **Inventories.** Using the City's GIS database, create and maintain an inventory that identifies sites planned and zoned for residential development for which development projects have yet to be approved. This database shall also have the ability to identify sites that have the potential for development into emergency shelters, or mixed-use areas.

Responsible Agency: Community Development Department and GIS staff

Implementation Schedule: Database to be developed within six months of Housing Element adoption; to be updated and maintained on a regular basis.

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Non-Quantified Objective: Maintenance of an inventory of available sites for use in discussions with potential developers and evaluating the City's ability to meet projected future housing needs.

Funding Source: General Fund

Implements: Policy 2.1

- 2.1.2 **Adequate Sites for Housing; No Net Loss.** The City has identified adequate sites to accommodate its fair share of extremely low-, very low-, and low-income housing for this Housing Element planning period. The inventory includes sites where multi-family residential development at a minimum net density of 30 du/ac and up to 35 du/ac is permitted by right. The City will support construction of new housing for homeownership and rental units on vacant and non-vacant sites identified in the sites inventory.

Per Government Code Section 65863, which limits the downzoning of sites identified in the Housing Element unless there is no net loss in capacity and the community can still identify "adequate sites" to address the regional housing need, the City shall ensure that any future rezoning actions do not result in a net loss in housing sites and/or capacity to meet its RHNA. To ensure compliance with SB 166, the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining RHNA.

Responsible Agency: Community Development Department (Planning Division)

Implementation Schedule: Ongoing

Non-Quantified Objective: Prevention of net loss of housing sites and capacity for extremely low-, very low-, low-, and moderate-income housing. Provide the sites inventory on City website and update the inventory at least semi-annually. Develop procedure for monitoring No Net Loss by the end of 2023.

Funding Source: General Fund

Implements: Policy 2.1

- 2.1.3 **Meet with Potential Developers.** Facilitate the development of a range of housing types and opportunities to meet the need for providing both affordable and above moderate-income housing. Meet with prospective developers as requested, both for profit and non-profit, on the City of Antioch's development review and design review processes, focusing on City requirements and expectations. Discussion will provide ways in which the City's review processes could be streamlined without compromising protection of the public health and welfare, and funding assistance available in the event the project will meet affordable housing goals. The City will use feedback from developer discussions to understand developers' experiences with the City's permitting process and where there are points of friction.

Responsible Agency: Community Development Department,

Implementation Schedule: Ongoing meetings as requested.

Non-Quantified Objective: To facilitate the development review process by ensuring a clear understanding on the part of developers as to City expectations for their projects and timeline. Discussion is also anticipated to function as a feedback loop, and assist the City in minimizing the costs of the development review process to new residential development.

Funding Source: General Fund

Implements: Policy 2.2, 2.4

- 2.1.4 **Promote Loan Programs.** Although the City no longer funds its own first-time homebuyers loan program, it will provide information to eligible buyers about loan programs offered by the California Housing Finance Agency and any other similar programs that may become available.

Responsible Agency: City of Antioch (Housing Coordinator)

Implementation Schedule: The Housing Coordinator will prepare a “fact sheet” annually to hand out to the inquiring public. The fact sheet is updated annually after July 1.

Non-Quantified Objective: Increase awareness of funds available for eligible first-time homebuyers.

Funding Source: City of Antioch CDBG & Housing Programs

Implements: Policy 2.3

- 2.1.5 **Affordable Housing Program Inventory; Pursue Available Projects.** Explore and inventory the variety of potential financial assistance programs from both the public and private sectors to provide more affordable housing units. The Housing Coordinator will provide assistance to the City in preparation of applications for potential financial assistance programs. Additionally, the Housing Coordinator, on an annual basis, will specify which programs the City should apply for. All available local, State, federal, and private affordable housing programs for new housing and for the conservation and/or rehabilitation of existing housing will be pursued, including, but not limited to the following:

- County Mortgage Revenue Bond program (proceeds from the sale of bonds finances the development of affordable housing).
- County Mortgage Credit Certificate Program (buy down of interest rates for lower-income households).
- Calhome Program (to assist in the development of for-sale housing for lower-income households).
- FDIC Affordable Housing Program (assistance for rehabilitation costs and closing costs for lower-income households).
- HELP Program (for preservation of affordable housing and rehabilitation of housing).
- Home Investment Partnerships Program (HOME) (for rehabilitation of lower-income and senior housing).

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- HUD Single-Family Property Disposition Program (for rehabilitation of owner-occupied housing).
- Loan Packaging Program (for development and rehabilitation of affordable housing for lower-income households and seniors).
- Low-Income Housing Tax Credit Programs (for development of rental housing and preservation of existing affordable housing for large family units).
- McAuley Institute (for new housing or rehabilitation of housing for lower-income households).
- Mercy Loan Fund (for new housing or for rehabilitation of housing for the disabled and lower-income households).
- Neighborhood Housing Services (for rehabilitation of housing for lower-income households).
- Section 8 Housing Assistance (rent subsidies for very low-income households).
- Section 223(f) Mortgage Insurance for Purchase/Refinance (for acquisition and development of new rental housing).
- Section 241(a) Rehabilitation Loans for Multi-Family Projects (for energy conservation and rehabilitation of apartments).
- Neighborhood Stabilization Program (acquire and redevelop foreclosed properties).

Responsible Agency: City of Antioch (Housing Coordinator)

Implementation Schedule: The Housing Coordinator reviews potential funding opportunities on an annual basis with budget review. In addition, pursue funds on an ongoing basis as available, based on specific program application requirements.

Non-Quantified Objective: Maximize access to governmental and private housing programs, and thereby facilitate achievement of other Housing Element objectives.

Funding Source: CDBG, General Fund; funding from programs pursued

Implements: Policy 2.2, 2.3

- 2.1.6 **Housing for Extremely Low-Income Households.** Encourage the development of housing units for households earning less than 30 percent of the Median Family Income (MFI) for Contra Costa County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing. The City will encourage development of housing for extremely low-income households through a variety of activities such as targeted outreach to for-profit and non-profit housing developers; providing financial or in-kind technical assistance, fee support, land-write downs, and/or expedited/priority processing; identifying grant and funding opportunities; and/or offering additional incentives to supplement density bonus provisions in State law. With implementation of the Housing Element, more sites will be zoned to densities up to 35 units per acre, which will offer additional opportunities to provide housing for extremely low-income households.

Responsible Agency: City of Antioch CDBG & Housing Programs

Implementation Schedule: Outreach to developers on at least an annual basis; apply for or support applications for funding on an ongoing basis; review and prioritize local funding at least twice in the planning period.

Quantified Objective: Encourage and facilitate construction of 175 units affordable to extremely low-income households to meet RHNA.

Funding Source: CDBG

Implements: Policy 2.2

- 2.1.7 **Support Non-Profit Housing Sponsors.** Support qualified non-profit corporations with proven track records in their efforts to make housing more affordable to lower and moderate-income households and for large families. This effort will include providing funding, supporting grant applications, identifying available sites for housing development, and City involvement in the development of such sites. The City will also work with the Multi-Faith ACTION Coalition and Contra Costa Interfaith Housing (CCIH) to rezone sites to allow housing on properties owned by religious institutions, as identified in the sites inventory.

In addition, the City will promote affordable development by encouraging developers to use the State and City density bonus program. Recent amendments to the Zoning Ordinance modified development standards and other regulations to make it easier to develop on infill parcels. The City will continue focused outreach efforts to non-profit organizations on an ongoing basis to develop partnerships for housing development.

Responsible Agency: City of Antioch CDBG & Housing Programs

Implementation Schedule: Ongoing

Non-Quantified Objective: By supporting these entities in their efforts, increase the production of affordable housing to meet other objectives of the Housing Element.

Funding Source: Private sources, CDBG

Implements: Policy 2.3, 2.4

- 2.1.8 **Promote ADUs as Affordable Housing.** Partner with Habitat for Humanity to create an ADU/JADU loan product to assist homeowners in constructing ADUs/JADUs for rental housing. The program design could provide loans to homeowners to construct ADUs or JADUs with public money that would be repaid with the rental income from the completed ADU/JADU.

Responsible Agency: Community Development Department (Planning Division) and Housing Coordinator

Implementation Schedule: Program design completed by 2025 and program launch by 2026. Funding and approvals granted for five ADUs by December 2026 and then five ADUs annually thereafter.

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Quantified Objective: Achievement of objectives for development of new housing for lower- and moderate-income households potentially in the city's higher opportunity areas. Generation of economic opportunities for homeowners.

Funding Source: Housing Successor Funds or PLHA for construction loan and General Fund for marketing the program

Implements: Policy 2.2

- 2.1.9 **Housing for Unhoused Populations.** Continue discussion with the County Continuum of Care staff and nonprofit affordable housing agencies to realize the vision of a potential CARE Center/Homeless Housing project on a 5-acre site with Emergency Shelter Overlay that the City sold to the County in 2020. The project would provide permanent supportive housing for extremely- and very low-income individuals and could include SROs or studio apartments given Contra Costa County's lack of this type of housing product currently.

Responsible Agency: Housing Coordinator

Implementation Schedule: On-Going

Quantified Objective: Development of 30-50 units for extremely low- and very low-income households during the planning period.

Funding Source: Available Grant Funding

Implements: Policy 2.2, 2.3

- 2.1.10 **Inclusionary Housing.** Conduct a feasibility study on the financial viability and potential of an inclusionary housing ordinance. If appropriate and financially feasible, adopt an inclusionary ordinance. The ordinance would require that the development of new market-rate housing units include a percentage of units that are affordable at specific income levels and possibly allow an in-lieu fee option to generate funding for the development of affordable housing in the city. Funds collected from in-lieu fees could be used for the following purposes:

- New construction of affordable housing.
- Acquisition/rehabilitation of housing and addition of affordability covenants.
- Permanent supportive housing/transitional and emergency shelters.
- Down payment assistance program.
- Rental assistance programs.

Responsible Agency: Housing Coordinator

Implementation Schedule: Completion of feasibility report by June 2023

Quantified Objective: Development of 30-50 units for extremely low- very low-, and/or low-income households during the planning period.

Funding Source: General Funds

Implements: Policy 2.2, 2.3

- 2.1.11 **Missing Middle Housing.** Review development standards, especially relative to height, FAR/density, lot size, and lot coverage to facilitate missing middle housing. Develop objective standards for duplexes, triplexes, and quads and consider financial incentives for missing middle housing projects (e.g., property tax abatement, permitting fee support, waiving public improvement requirements). Incentives could be limited to the Viera area where missing middle housing is envisioned in this Housing Element.

Responsible Agency: Community Development Department (Planning Division)

Implementation Schedule: Development standards review and objective standards completed by March 2023.

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

Funding Source: General Fund

Implements: Policy 2.1, 2.2

- 2.1.12 **Prioritize Very Low- and Low-Income Housing Development.** The City will encourage water providers to give priority to very low- and low-income housing developments in case of a water shortage pursuant to Government Code Section 65589.7. The City will also provide a copy of the 2023–2031 Housing Element upon its adoption to local water providers and the operators of the public sewer system and encourage them to give priority to very low- and low-income housing developments pursuant to Government Code Section 65589.7.

Responsible Agency: Community Development Department (Planning Division)

Implementation Schedule: Providers provided Housing Element withing 30 days of its adoption.

Quantified Objective: None.

Funding Source: General Fund

Implements: Policy 2.1

Goal 3: Special Needs Housing

Facilitate the development of special purpose housing to meet the needs of the elderly, persons with disabilities, large families, female-headed households, and the unhoused.

- Policy 3.1 Maximize Housing Opportunities.** Identify and maximize opportunities to expand housing opportunities for those residents of the city who have special housing needs, including the elderly, disabled, large families, female-headed households, and the unhoused.

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- Policy 3.2 Senior Housing.** Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or the community.
- Policy 3.3 Persons with Disabilities.** Address the special needs of persons with disabilities, including developmental disabilities, through provision of supportive and accessible housing that allows persons with disabilities to live independent lives.
- Policy 3.4 Housing and Services for the Unhoused.** Implement the Contra Costa Interagency Council on Homelessness strategic plan to prevent and end homelessness and work cooperatively with local agencies to provide a continuum of care for the homeless, including interim/emergency housing, permanent supportive affordable housing, and access to services.

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- 3.1.1 Housing Opportunities for Special Needs Groups.** Expand housing opportunities to meet the special housing needs of the elderly; persons with disabilities, including those who have developmental disabilities; large families; female-headed households; and the unhoused. Consistent with State law, the Zoning Ordinance will help increase housing opportunities for special needs groups by facilitating the development of emergency shelters, transitional housing, single room occupancy (SRO) units, ADUs and JADUs, residential care facilities, and high-density multi-family housing. Transitional housing is now explicitly defined and listed as a residential use and SRO units are defined as a form of multi-family housing subject to the standards and requirements applicable to comparable multi-unit residential facilities. Residential care facilities serving six or fewer people are permitted as a residential use. Facilities serving seven or more residents may be subject to a use permit, but any standard requirements or conditions imposed on such facilities must be comparable to those imposed on other group residential facilities. Additionally, densities up to 35 units per acre are now permitted in high-density residential districts. This will offer additional opportunities to provide housing for special needs groups.

The City shall also develop sources of predevelopment financing through available Federal, State, and private sources (i.e., HOME and CDBG) to assist non-profit developers.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based.

Non-Quantified Objective: Maximize opportunities to address the housing needs of special needs groups within the city.

Funding Source: State and Federal housing funds, CDBG, NSP

Implements: Policy 3.1, 3.2, 3.3, 3.4

- 3.1.2 Senior Housing.** The City will seek opportunities to develop affordable senior housing when collaborating with affordable housing developers in proximity to, and accessible to, commercial and civic services and public transit. The City will also strive to allow older adults to age in place. The City will partner with the Antioch Senior Center and service providers such as AARP to promote home rehabilitation programs to seniors on fixed incomes.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based.

Non-Quantified Objective: Facilitate housing that is affordable for lower-income seniors.

Funding Source: General Fund

Implements: Policy 3.1, 3.2

- 3.1.3 **Incentives for Special Needs Housing.** Enable special needs groups to access appropriate housing through the reasonable accommodation ordinance. This ordinance gives persons with disabilities the opportunity to request reasonable accommodation from zoning laws when they are a barrier to equal housing access pursuant to State and federal law. The City has approved such requests such as reducing the number of required parking stalls in order to accommodate a handicap van parking stall at the Don Brown Homeless Center, which provides services to the homeless and disabled populations. The City has also approved the conversion of a bedroom into a semi-independent living space for a person with a disability without requiring the provisions of Section 9-5.3904 as it pertains to second units.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based.

Non-Quantified Objective: Continue to provide reasonable accommodations to encourage the development of specialized housing for persons with disabilities.

Funding Source: General Fund

Implements: Policy 3.1, 3.3

- 3.1.4 **Coordination with Agencies Serving the Unhoused Population.** Continue to cooperate with public and private agencies, such as the Contra Costa Continuum of Care, to develop housing (including transitional housing), family counseling, and employment programs for the unhoused population. The City will continue to fund services for the unhoused through CDBG. The City shall monitor statistics from police, County agencies, and private organizations regarding shelter needs to determine if Antioch is meeting the needs of its unhoused population. The City will assist the County as needed to implement Built for Zero, including assisting in the creation of a By-Name List of homeless veterans and the chronically homeless in the community to help communities get a clearer picture of who needs help, how many people are being housed and how many people are entering or returning to homelessness each month. The City will also work with Contra Costa Interfaith Housing (CCIH) in implementation of its scattered-site permanent housing program to provide housing for 48 chronically homeless adults struggling with mental health and other complex issues. In addition to obtaining affordable permanent housing, residents in this program receive intensive support from a mobile service team of case managers and mental health clinicians who visit them in their homes. Case managers partner with residents to set goals specific to their unique needs including mental health, sobriety, and employment needs, and access to essentials such as food and primary health care. This supportive housing model is cost-effective and successful in preventing high-cost emergency room visits, hospitalizations, and incarceration, while offering dignity and support to chronically

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homeless adults. This is a new housing model for CCIH, which already provides permanent housing and/or supportive services at four affordable housing sites, serving more than 1,000 formerly homeless and very low-income Contra Costa residents.

Responsible Agency: City of Antioch CDBG & Housing Programs, Contra Costa County Health Services Department, and public service agencies

Implementation Schedule: Ongoing

Non-Quantified Objective: Develop housing self-sufficiency for those who are currently unhoused by working with appropriate agencies to implement housing and employment programs.

Quantified Objective: Forty (40) percent reduction in number of unsheltered persons counted in Antioch during the 2030 PIT count.

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

Implements: Policy 3.1, 3.4

- 3.1.5 **Emergency Shelters and Supportive and Transitional Housing.** Continue to implement the Zoning Ordinance to accommodate emergency shelters, and transitional and supportive housing for homeless individuals and families and persons with disabilities. In June 2014, the City established a new Emergency Shelter Overlay District that complies with the requirements of State law by providing for establishment of emergency shelters without discretionary zoning approval. With this amendment, the City has sites with sufficient capacity to meet the local need for emergency shelters. The City will revise the Zoning Ordinance to allow transitional and supportive housing in all zoning districts in the city in the same way other residential uses are allowed in each zoning district, as required by State law, including AB 2162. Language identifying transitional housing and supportive housing as permitted uses and subject to the same standards as other residential dwellings of the same type will be included in the Zoning Ordinance, including allowing these uses by-right in the R-25 and R-35 zoning districts. The City will also revise the Zoning Ordinance to define and allow eligible Low Barrier Navigation Centers (LBNCs) by right consistent with AB 101. Eligible LBNCs would be permitted by right where multi-family uses are allowed, including in the R-25 and R-35 zones.

The City will also continue to monitor implementation of the Zoning Code to determine if further changes are needed to meet applicable requirements of State and federal law.

Responsible Agency: Community Development Department, CDBG & Housing Programs

Implementation Schedule: Ongoing. Review Zoning Ordinance for consistency with AB 2162 and AB 101 by July 2023.

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

Funding Source: General Fund

Implements: Policy 3.1, 3.4

3.1.6 **Zoning for Employee Housing.** Amend the Zoning Ordinance to explicitly define and provide zoning provisions for employee housing in accordance with California Health and Safety Code Sections 17021.5, 17021.6, and 17021.8. Specifically, the Ordinance shall be amended to do the following:

- Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure. Employee housing shall not be included within the definition the definition of a boarding house, rooming house, hotel, dormitory, or other similar term.
- No conditional use permit, zoning variance or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.
- Any employee housing consisting of 12 units or 36 beds or less designed for use by a family or household shall be deemed an agricultural use.
- No conditional use permit, zoning variance, or other discretionary zoning clearance shall be required of this employee housing for up to 12 units or 36 beds that is not required of any other agricultural activity in the same zone.

Responsible Agency: Community Development Department

Implementation Schedule: Within 18 months of Housing Element adoption.

Non-Quantified Objective: Compliance with Health and Safety Code regarding Employee Housing.

Funding Source: General Fund

Implements: Policy 3.1

3.1.7 **Farmworker Housing.** Ensure affordable units for extremely-, very-low, and low-income households made available to farmworkers, including seasonal, monolingual, migrant workers, and their families. The City will also participate in the Bay Area Regional Agricultural Plan as appropriate. The Bay Area Regional Agricultural Plan has the following objectives: 1) explore regional strategies for the conservation of agricultural land, (e.g., joint powers authority, financing mechanisms, land trust) thus reducing the greenhouse gas emissions associated with urbanization; (2) help local governments plan land-use strategies to protect agricultural land that might otherwise be developed; and (3) explore farmworker housing including programs, policies, and legislation. By working together, public agencies can leverage each other's knowledge, advocate regionally and on a State level for legislative changes, and partner on funding opportunities

Responsible Agency: Community Development Department and Housing Coordinator

Implementation Schedule: Identify and reach out to Bay Area Regional Agricultural Plan to be on their contact list with in 1 year of Housing Element adoption.

Non-Quantified Objective: Compliance with State and regional objectives to support California's agricultural industry and the employees who are a critical part of the Bay Area's economy, geography, and history.

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Funding Source: General Fund

Implements: Policy 3.1

- 3.1.8 **Rental Assistance.** Continue to leverage local, State, and federal funding, as available, to maintain and continue rental assistance and financial assistance programs that were created to keep individuals housed and prevent homelessness during and following the COVID-19 pandemic and beyond.

Responsible Agency: City of Antioch CDBG & Housing Programs, Contra Costa County Health Services Department, and public service agencies

Implementation Schedule: Ongoing

Non-Quantified Objective: Homelessness prevention

Funding Source: HUD, CDBG, and private funds

Implements: Policy 3.1, 3.4

- 3.1.9 **Housing and Services for those with Disabilities.** To the extent practicable, use affordable housing funds for the construction of permanent supportive housing in developments in which 10-25% of units are set aside for persons with disabilities. Affirmatively market units to individuals with intellectual and developmental disabilities, their families, and service providers, such as the Regional Center of the East Bay. Explore funding options for continuing community-based services for possible expansion of services, particularly for persons with psychiatric disabilities.

Responsible Agency: Community Development Department, CDBG and Housing Coordinator

Implementation Schedule: Ongoing

Non-Quantified Objective: Maximize opportunities to address the housing needs of special needs groups within the City.

Funding Source: State and Federal housing funds, CDBG, NSP

Implements: Policy 3.1, 3.3

Goal 4: Elimination of Government Constraints

Remove governmental constraints inhibiting the development of housing required to meet identified needs in Antioch.

- Policy 4.1 Procedures Refinement.** Review and modify standards and application processes to ensure that City standards do not act to constrain the production of affordable housing units.

- Policy 4.2 Zoning Code Amendments.** The City will review and rezone sites assumed to meet the RHNA to ensure zoning and general plan designations are compatible and comply with State law.

Policy 4.3 Monitoring. Consistently monitor and review the effectiveness of the Housing Element programs and other City activities in addressing the housing need.

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4.1.1 Maintain a Streamlined, Affordable Application Process. Continue efforts to identify ways to streamline and improve the development review process, as well as eliminate any unnecessary delays and restrictions in the processing of development applications, consistent with maintaining the ability to adequately review proposed projects. The City will utilize input received from developers to assist in identifying means to implement this program, which will include the development and launch of online permitting software. Undertake a regular review to ensure that development review fees are the minimum necessary to recover costs. The City will review development review procedures and fee requirements on an annual basis. If, based on its review, the City finds development review procedures or fees unduly impact the cost or supply of housing, the City will make appropriate revisions to ensure the mitigation of these identified impacts. The City could utilize a committee of relevant stakeholders to review the approval process and identify improvements. Potential improvements could include:

- Continue to provide one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across City approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.
- Publicly posting status updates on project permit approvals on the City’s website.
- Establishing priority permit processing or reduced plan check times for high priority projects, such as ADUs/JADUs, multi-family housing, or homes affordable to lower- or moderate-income households.
- Consolidating fee schedules across departments to simplify administration and allow people to obtain schedules and documentation in one location. This would include gathering information from outside agency fees.

Amendments to the Zoning Ordinance will also make it possible to further streamline and improve the process by permitting certain developments by right. The City will also continue to implement SB 35, SB 330, and other State laws to ensure ministerial review for eligible projects.

Responsible Agency: Community Development Department, City Engineer, and Building Official

Implementation Schedule: Annual review, revisions as found appropriate. Launch of online permitting software by Fall 2023.

Non-Quantified Objective: Minimize the costs of residential development within Antioch attributable to the time it takes to review development applications and plans.

Funding Source: General Fund

Implements: Policy 4.1

4.1.2 Residential Development Impact Fee Ordinances. Ensure that new residential development is adequately served by public facilities and services by continuing to implement the Development Impact Fee Program. Based on the findings of an impact fee study completed in

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April 2022 by the County Costa County Planning Collaborative, typical impact fees in Antioch are lower than other jurisdictions in the county, both as a raw number and as a share of total project fees. Antioch's impact fees equate to approximately 30 percent of the countywide average for both single-family and multi-family projects. The study found that single-family homes in Antioch are typically subject to impact fees in the amount of \$15,370 per unit and multi-family projects are subject to approximately \$6,530 per unit. The Development Impact Fee Ordinance provides certainty of fees for developers. The fee was based on the projected costs of capital facility, equipment and infrastructure improvements necessary to serve the new development within the City.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based.

Non-Quantified Objective: Continually ensure provision of adequate public facilities and services to new and existing residential development.

Funding Source: General Fund

Implements: Policy 4.1, 4.3

- 4.1.3 **Density Bonus Ordinance.** The Zoning Ordinance was amended to bring City's requirements into compliance with State law. Continue to monitor implementation to identify further changes that may be required.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing

Non-Quantified Objective: Ensure that City density bonus provisions comply with State requirements.

Funding Source: General Fund

Implements: Policy 4.3

- 4.1.4 **Pre-Application Conferences.** Continue pre-application conferences for applicants to assist developers in meeting City requirements and development expectations.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based.

Non-Quantified Objective: Minimize development review time and costs for new residential projects.

Funding Source: General Fund

Implements: Policy 4.1

- 4.1.5 **Development Standards Handouts.** Regularly update handouts on development standards and provide the public information on the application requirements and permitting process.

Responsible Agency: Community Development Department

Implementation Schedule: Update handouts on a semiannual basis and when development standards are modified.

Non-Quantified Objective: Minimize development review time and costs for new residential projects.

Funding Source: General Fund

Implements: Policy 4.1

- 4.1.6 **Review and Revise Residential Parking Requirements.** Conduct a comprehensive study of best practices for parking to identify and amend the City's Zoning Ordinance depending on the findings. The City recently amended the City's Zoning Ordinance to allow reduction of parking requirements that may constrain residential development. The amendments established procedures broadening the authority of the Zoning Administrator and the Planning Commission to allow reductions to a project's normally required number of parking spaces and modifications to development standards for parking areas. The amended provisions allow modification to parking requirements without requiring approval of a variance. However, many applicants continue to elect to provide all required parking, indicated the need to better understand the market conditions and best practices for cities like Antioch.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing

Non-Quantified Objective: Allow a reduction or amendment to the parking requirements of projects as appropriate.

Funding Source: General Fund

Implements: Policy 4.3

- 4.1.7 **Streamlined Approvals.** Implement the recommendation of the City's Strategic Infill Housing Study, completed in early 2021, to allow certain commercial sites to develop residential uses through a streamlined, non-discretionary process. The City will also continue to ministerially approve projects with 50 percent of their units affordable to lower-income households, consistent with State law, and will develop an application for SB 35 projects. The City shall also allow housing developments with at least 20 percent affordable housing by-right on lower-income housing sites that have been counted in previous housing element cycles, consistent with Government Code Section 65583.2(c).

Responsible Agency: Community Development Department

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

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

Funding Source: General Fund

Implements: Policy 4.1, 4.2, 4.3

- 4.1.8 **Monitor Effects of Regional Fees.** Like other jurisdictions in the county, Antioch is subject to regional transportation impact fees levied by Contra Costa County. The City shall monitor the effects of these fees on housing costs and production, and continue to work with the County to ensure that the fees are equitable and appropriately applied and adjusted. The City shall also work with the County to pursue a fee reduction or exemption for high-density housing near transit.

Responsible Agency: Community Development Department

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

Non-Quantified Objective: Ensure that the Regional Transportation Impact Fee does not overly burden housing production in Antioch, particularly affordable and/or high-density housing.

Funding Source: General Fund

Implements: Policy 4.3

- 4.1.9 **Missing Middle Permitting Process.** Establish middle housing densities and building types in the Zoning Code through a forthcoming zoning action and allow these products by-right in certain zones, subject to objective development standards. The intent of this program is to ensure that approval for middle housing is no more difficult than approval for a single-family home.

Responsible Agency: Community Development Department

Implementation Schedule: Establish of middle housing densities and definition in Zoning Code by 2024.

Quantified Objective: Streamlined approval process and facilitate development of 60 moderate-income housing units.

Funding Source: General Fund

Implements: Policy 4.1, 4.3

- 4.1.10 **R-35 Zone.** Remove the inconsistency currently in the R-35 section of the Zoning Ordinance that requires a minimum density of 30 du/ac but also allows projects less than 30 du/ac. Revise the Zoning Ordinance to remove the provision allowing projects less than 30 du/ac.

Responsible Agency: Community Development Department

Implementation Schedule: Zoning Ordinance updated by March 2023.

Non-Quantified Objective: Facilitate the development of diverse housing types and address land use controls that are a constraint to development.

Funding Source: General Fund

Implements: Policy 4.2

- 4.1.11 **CEQA Streamlining.** Continue to allow eligible projects to use CEQA streamlining provisions, such as Infill Exemptions, Class 32 Exemptions, and Community Plan Exemptions (15183).

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing

Non-Quantified Objective: Streamline housing development.

Funding Source: General Fund

Implements: Policy 4.1

- 4.1.12 **Removing Barriers to Rehabilitation Programs.** Remove the two-year lien requirement for homeowners participating in the City's home rehabilitation program in partnership with Habitat for Humanity East Bay/Silicon Valley.

Responsible Agency: Housing

Implementation Schedule: January 2025

Non-Quantified Objective: Remove barriers to housing conservation

Funding Source: General Fund

Implements: Policy 4.1

- 4.1.13 **Objective Development Standards.** Develop city-wide objective development standards to utilize for review of residential projects instead of subjective design review processes. The objective development standards will be posted on the City's website for developers and other stakeholders to easily reference and will not be overly cumbersome to implement.

Responsible Agency: Community Development Department

Implementation Schedule: Adoption of the objective standards will be in tandem with adoption of the Housing Element and they will be used for project review by June 2023.

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Non-Quantified Objective: Streamline housing development.

Funding Source: General Fund

Implements: Policy 4.1

- 4.1.14 **Rezoning and Specific Plan and General Plan Amendments.** Perform the rezonings and amendments to the General Plan and applicable specific plans/focus area plans (e.g., East Lone Tree Specific Plan, Eastern Waterfront Employment Focus Area) to allow residential development on sites identified in the inventory. The required rezonings and amendments are identified in Table 6-10 of the Housing Element.

Responsible Agency: Community Development Department

Implementation Schedule: Adoption of the rezoning and amendments will be in tandem with adoption of the Housing Element. Sites will be rezoned by the beginning of the Planning Period.

Quantified Objective: Ensure availability of sites for up to 810 new units of housing.

Funding Source: General Fund

Implements: Policy 4.2

Goal 5: Fair Housing

Provide equal housing opportunities for all existing and future Antioch residents.

Policy 5.1 Ending Housing Discrimination. Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

Policy 5.2 Increased Integration and Opportunity. Increase available financial resources for affordable housing in order to better fund efforts to foster stable residential integration and increased access to opportunity. Increase integration by increasing the supply of affordable housing for families in higher opportunity areas.

Policy 5.3 Affordable Housing. Provide for the production of additional affordable housing through market incentives and improvements.

Policy 5.4 Anti-Displacement. Reduce the displacement of low-income communities of color by enhancing protections for vulnerable tenants and homeowners and preserving affordable housing in areas that are gentrifying or at risk of gentrification.

Policy 5.5 Improved information-sharing and coordination. Improve communications and coordination between jurisdictions, service providers, and agencies in the County.

F. IMPLEMENTING PROGRAMS

- 5.1.1 **Fair Housing Services.** Continue to contract with Bay Area Legal Aid or other similar organizations to provide fair housing counseling and tenant/landlord counseling. Continue to

refer cases and questions to the appropriate fair housing service provider for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing. Additionally, the City will create written materials in English and Spanish, explaining how complaints can be filed. The materials will be available at City Hall in the Community Development Department, City Manager's office, the City's website and throughout the community in places such as bus stops, public libraries, community centers, local social centers, and other public locations. In addition, the City can assist the Contra Costa County Consortium with the following efforts:

- Educate landlords on criminal background screening in rental housing (using HUD fair housing guidance) and explore the feasibility of adopting ordinances.
- Develop and disseminate a best-practices guide to credit screening in the rental housing context in order to discourage the use of strict FICO score cut-offs and overreliance on eviction records.
- Develop and distribute informational brochure on inclusionary leasing practices, including with licenses where applicable.
- Increase outreach to LGBTQ and immigrant stakeholder groups to provide "know your rights" materials regarding housing discrimination.
- Continue and increase outreach and education activities for all protected classes.
- Include education on new requirements of the Right to a Safe Home Act in outreach activities to both landlords and the public.
- For publicly supported housing, develop protocols to ensure responsiveness to reasonable accommodation requests.

Responsible Agency: City of Antioch CDBG & Housing Programs

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

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

Funding Source: CDBG

Implements: Policy 5.1

- 5.1.2 **Implement Fair Housing Act.** Continue to use local permitting and approval processes to ensure all new multi-family construction meets the accessibility requirements of the federal and State Fair Housing Acts.

Responsible Agency: Community Development

Implementation Schedule: Ongoing on a project basis

Non-Quantified Objective: Ensuring accessibility of new housing

Funding Source: General Fund

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Implements: Policy 5.1

- 5.1.3 **Incentivize Accessible Units.** Incentivize developers through development standards concessions or fee waivers/reductions to increase the number of accessible units beyond the federal requirement of 5% for subsidized developments.

Responsible Agency: Community Development Department

Implementation Schedule: Menu of incentives created by January 2024 and outreach to developers by June 2024

Non-Quantified Objective: Encouraging new housing choices and affordability for populations with special needs housing.

Quantified Objective: Two projects that go beyond the federal minimum of 5% accessible units for subsidized projects.

Funding Source: General Fund

Implements: Policy 5.2, Policy 5.3

- 5.1.4 **Prioritize Funding for Hard to Serve Residents.** Develop a program to prioritize City funding proposals for City-funded affordable housing that are committed to supporting hard to serve residents (e.g., unhoused populations, extremely low income, special needs).

Responsible Agency: City of Antioch, Housing

Implementation Schedule: Program designed completed by April 2024.

Non-Quantified Objective: Encouraging new housing choices and affordability for populations with special needs housing.

Quantified Objective: Reduce unsheltered unhoused population by 40%. Construction of 190 units of housing for extremely-low income individuals.

Funding Source: Program creation provided by General Fund. Potential City funding is indeterminate (see Program 5.1.13).

Implements: Policy 5.2, Policy 5.3

- 5.1.5 **Environmental Justice.** Develop and implement Environmental Justice policies to improve quality of life in EJ neighborhoods. EJ policies are being developed in conjunction with the Housing Element.

Responsible Agency: City of Antioch, Housing

Implementation Schedule: Adoption of EJ policies by February 2023.

Non-Quantified Objective: Alleviate disparate impacts experienced by households living in EJ neighborhoods, especially impacts related to environmental outcomes.

Quantified Objective: Improve CalEnviroScreen composite score in EJ area by 10 percent.

Funding Source: General Fund

Implements: Policy 5.2, Policy 5.3

5.1.6 **Home Repairs.** Continue to fund minor home repairs and implement a preference for projects in the following order:

- 1) Projects in the Sycamore neighborhood (i.e., Antioch's ethnically concentrated area of poverty)
- 2) Projects in EJ neighborhoods
- 3) Projects in census tracts with lower median incomes

The City will affirmatively market the home repair program to residents in these areas, such as through a targeted mailings and posting of flyers in the subject census tracts in English, Spanish, and Tagalog.

Responsible Agency: City of Antioch, Housing

Implementation Schedule: Conduct publicity campaign for the program once annually in addition to hosting information on City website.

Non-Quantified Objective: Conserve and improve assets in areas of lower opportunity and concentrated poverty.

Quantified Objective: Rehabilitation of 40 homes in target neighborhoods.

Funding Source: CDBG and General Fund?

Implements: Policy 5.2, Policy 5.4

5.1.7 **Monitor At-Risk Projects.** Monitor affordable housing projects that are at risk of conversion to market rate. Support regional and local efforts to examine displacement of affordable housing and lower income households. Assist with the retention of special needs housing that is at risk of expiring affordability requirements.

Responsible Agency: City of Antioch Housing Dept.

Implementation Schedule: Preservation strategies established and outreach to non-profit partners by January 2031.

Non-Quantified Objective: Preserve existing affordable housing.

Quantified Objective: Preservation of 54 units before 2032.

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Funding Source: General Fund

Implements: Policy 5.2, Policy 5.3

- 5.1.8 **Economic Development in EJ Neighborhoods.** Promote economic development in the EJ neighborhoods and Sycamore neighborhood in particular. The City will prioritize economic development and infrastructure expenditures in and around lower-income and environmental justice neighborhoods, to enhance business and housing opportunities. This could include facade improvements and small business grant recipients. The City will explore methods for providing low-interest loans and below-market leases for tax-foreclosed commercial properties to low-income residents seeking to start businesses within the EJ neighborhoods.

Responsible Agency: City of Antioch, Economic Development, Public Works, and Planning

Implementation Schedule: Ongoing

Non-Quantified Objective: Place-based strategies to encourage community conservation and revitalization.

Funding Source: General Fund

Implements: Policy 5.2

- 5.1.9 **Tenant Protections.** Establish tenant protections to implement AB 1482 with measures related to relocation, documentation, and right to return policy in eviction cases.

Responsible Agency: City of Antioch, Housing Dept.

Implementation Schedule: Staffing plan and program design established by April 2024.

Non-Quantified Objective: Protect residents from displacement and preserve housing affordability.

Funding Source: General Fund

Implements: Policy 5.4

- 5.1.10 **Fair Housing Training.** Partner with ECHO Housing and/or Bay Area Legal Aid to perform fair housing training for landlords and tenants. Attendance at a fair housing training will become a condition for approval of landlords' business licenses. The training would include information on reasonable accommodation and source of income discrimination, as well as other fair housing information with emphasis on certain topics driven by housing complaint data and information from stakeholders.

Responsible Agency: ECHO Housing and/or Bay Area Legal Aid in partnership with the City

Implementation Schedule: Program design to track attendance and condition business license approval completed by January 2024. Program launch March 2024.

Non-Quantified Objective: Protect existing residents from displacement and enforce Fair Housing laws

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

Funding Source: General Fund

Implements: Policy 5.1

- 5.1.11 **Fair Housing Webpage.** Continue to maintain a webpage specific to fair housing including resources for residents who feel they have experienced discrimination, information about filing fair housing complaints with HCD or HUD, and information about protected classes under the Fair Housing Act.

Responsible Agency: City of Antioch in partnership with ECHO Housing and/or Bay Area Legal Aid

Implementation Schedule: Ongoing

Non-Quantified Objective: Enforce Fair Housing laws

Quantified Objective: Increase participants in fair housing programs by 5 percent.

Funding Source: General Fund

Implements: Policy 5.1

- 5.1.12 **Right to Reasonable Accommodations.** Ensure that all multi-family residential developments contain signage to explain the right to request reasonable accommodations for persons with disabilities as a condition of business license approval. Make this information available and clearly transparent on the City's website in English, Spanish, and Tagalog and fund landlord training and outreach on reasonable accommodations.

Responsible Agency: City of Antioch

Implementation Schedule: Information added to City website by January 2024.

Non-Quantified Objective: Enforce Fair Housing laws.

Quantified Objective: Increased reasonable accommodation requests and fulfilled requests by 10 percent.

Funding Source: General Fund

Implements: Policy 5.1

- 5.1.13 **Financial Resources.** Support the County's exploration of a countywide affordable housing bond issuance that would support efforts to develop permanent supportive housing, to build

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affordable housing for families, and to preserve affordable housing in areas undergoing gentrification and displacement. Efforts to support a bond issue could include the posting of informational materials regarding the need for affordable housing and the possible uses of bond proceedings on government agency websites.

Responsible Agency: CDBG and Housing Coordinator

Implementation Schedule: Earliest option for a bond measure would be on the 2024 ballot. Implementation of Program 5.1.15 would also help with implementation of this program.

Non-Quantified Objective: Assistance for the City to achieve their very low- and low-income RHNA units

Funding Source: CDBG and General Fund

Implements: Policy 5.3

- 5.1.14 **Enhancing Housing Mobility Strategies.** Consistent with the sites inventory, rezone sites throughout the city to permit multi-family units in areas where it was not previously allowed, including areas with relatively higher median incomes and relatively newer housing stock.

Responsible Agency: Community Development Department

Implementation Schedule: By January 2023

Non-Quantified Objective: Remove barriers to housing in areas of opportunity and strategically enhancing access.

Funding Source: CDBG and General Fund

Implements: Policy 5.2, Policy 5.3

- 5.1.15 **Inter-Agency and Inter-Jurisdictional Coordination.** Continue funding and supporting multi-agency collaborative efforts for legal services, including organizations that do not receive Legal Services Corporation funding and are able to represent undocumented residents. Explore and participate in an ongoing working group of representatives from Consortium, PHA, and local housing and community development staff, along with representatives of local and regional transportation, education, climate/energy, and health agencies.

Responsible Agency: Community Development and Housing Coordinator

Implementation Schedule: Ongoing

Non-Quantified Objective: Assistance for the City to achieve preservation goals

Funding Source: CDBG and General Fund

Implements: Policy 5.1

- 5.1.16 **Promote ADUs as Affordable Housing.** This program complements Implementation Program 2.1.8, in which the City partners with Habitat for Humanity to create an ADU/JADU loan product to assist homeowners in constructing ADUs/JADUs for rental housing. Loan recipients would be required to affirmatively market their ADU to populations with disproportionate housing needs, including persons with disabilities, Hispanic households, Black households, and female-headed households. This would include translation of materials into Spanish and sharing information with community organizations that serve these populations, such as legal service or public health providers.

Responsible Agency: City Partnership with Habitat for Humanity

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

Non-Quantified Objective: Increase housing mobility by generating wealth for low-income homeowners and by facilitating the development of ADUs that are affordable to lower-income households in areas with relatively higher incomes

Quantified Objective: Subsidized development of 25 ADUs by the end of the Planning Period.

Funding Source: Housing Successor Funds or PLHA

Implements: Policy 5.3

- 5.1.17 **Schools.** Increase and stabilize access to proficient schools supporting regular lines of communications between Antioch school district school boards and school district staff with the Housing Authority of Contra Costa County to ensure that districts take into account the needs of low-income residents in redistricting and investment decisions, particularly for residents of public and assisted housing in the region. To the extent possible, focus the development of new family-friendly affordable housing in school districts and school zones with lower rates of school-based poverty concentration, and incentivize new market-rate multi-family development in high performing school zones to include more bedrooms in affordable apartments for families with children.

Responsible Agency: Community Development and Housing Coordinator

Implementation Schedule: Ongoing

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

Funding Source: CDBG

Implements: Policy 5.2

- 5.1.18 **Encouraging New Housing Choices.** Require affordable housing developments be affirmatively marketed to households with disproportionate housing needs, including persons with disabilities, Hispanic households, Black households, and female-headed households. This would include translation of materials into Spanish and Tagalog and sharing information with community organizations that serve these populations, such as legal service or public health

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providers. All marketing plans would include strategies to reach groups with disproportionate housing needs.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing. Marketing plans are submitted at time of building inspection.

Non-Quantified Objective: Encouraging new housing choices and affordability.

Quantified Objective: Affordable housing projects and available affordable units are advertised to at least 3 community organizations.

Funding Source: CDBG

Implements: Policy 5.3

G. QUANTIFIED OBJECTIVES

Table 7-1 summarizes the quantified objectives for the 2023-2031 planning period.

TABLE 7-1 QUANTIFIED OBJECTIVES: 2023-2031

Program/Income Level	Quantified Objective (Dwelling Units or Households)
New Construction	
Extremely and Very Low-Income	132
Low-Income	340
Moderate-Income	190
Above Moderate-Income	400
Total	1,705
Rehabilitation	
Extremely and Very Low-Income	0
Low-Income	20
Moderate-Income	10
Above Moderate-Income	--
Total	30
Preservation/Conservation	
Extremely Low-Income	20
Very Low-Income	21
Low-Income	41
Moderate-Income	--
Above Moderate- Income	--