

3

AFFIRMATIVELY FURTHERING FAIR HOUSING

Assembly Bill (AB) 686, signed in 2018 and codified in Government Code Section 65583, establishes new requirements for ~~cities-Cities~~ and ~~counties-Counties~~ to take deliberate action to relieve patterns of segregation and ~~to~~ foster inclusive communities, a process referred to as affirmatively furthering fair housing. With these new requirements, ~~housing-Housing elements-Elements~~ are now required to include ~~the following~~:

- ~~A s~~Summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction's fair housing enforcement and outreach capacity;
- ~~An~~ analysis of available federal, State, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty (R/ECAPs), disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk;
- ~~An~~ assessment of the contributing factors for the fair housing issues identified in the analysis;
- ~~The i~~dentification of the jurisdiction's fair housing priorities and goals, giving highest priority to the greatest contributing factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance;
- Concrete strategies and actions to implement the fair housing priorities and goals in the form of programs to affirmatively further fair housing; and
- Meaningful, frequent, and ongoing public participation to reach a broad audience.

The purpose of these requirements is to identify segregated living patterns and replace them with truly integrated and balanced living patterns, to transform R/ECAPs into areas of opportunities, and to foster and maintain compliance with ~~the~~ Civil Rights and Fair Housing Law.

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This chapter ~~begins with a summary of the Assessment of Fair Housing found in Appendix B and calls out~~ outlines the most important findings and contributing factors of fair housing issues in Antioch ~~from the analysis found in Appendix B, Affirmatively Furthering Fair Housing.~~ It then describes how the ~~Housing sites~~ Sites inventory relates and is responsive to the City's duty to affirmatively further fair housing (AFFH). Finally, this chapter describes how outreach was done in a manner consistent with HCD's AFFH guidance. ~~Appendix B, Affirmatively Furthering Fair Housing, includes this same analysis in more detail.~~

A. ASSESSMENT OF FAIR HOUSING

The Assessment of Fair Housing covers the following topics: fair housing enforcement and capacity, segregation and integration, R/ECAPs, access to opportunity, disproportionate housing needs and displacement risk, and identification of contributing factors.

1. ENFORCEMENT AND CAPACITY

Antioch residents are afforded fair housing protections under ~~several s~~State fair housing laws including:

- ~~California Fair Employment and Housing Act (FEHA) (Government Code Section 12900)~~
- ~~FEHA Regulations (California Code of Regulations Title 2 Sections 12005-12271)~~
- ~~Prohibition of Discrimination Against Affordable Housing (Government Code Section 65008)~~
- ~~Affirmatively Furthering Fair Housing (Government Code Section 8899.50)~~
- ~~Government Code Section 11135~~
- ~~Density Bonus Law (Government Code Section 65915)~~
- ~~Housing Accountability Act (Government Code Section 65589.5)~~
- ~~No-Net-Loss Law (Government Code 65863)~~
- ~~Least Cost Zoning Law (Government Code 65913.1)~~
- ~~Excessive Subdivision Standards (Government Code 65913.2)~~
- ~~Limits on Growth Controls (Government Code 65302.8)~~
- ~~Housing Element Law (Government Code 65583)~~
- ~~Ralph Civil Rights Act (California Civil Code Section 51.7)~~
- ~~Unruh Civil Rights Act (California Civil Code Section 51)~~

~~The City of Antioch maintains compliances with State fair housing laws listed above.~~

~~California Fair Employment and Housing Act (FEHA), Ralph Civil Rights Act, and Unruh Civil Rights Act.~~ There has been a downward trend from 2016 to 2020 in the number of Department of Fair Employment and Housing (DFEH) complaints in the ~~County~~county, but the number ~~of~~ cases filed with the Department of Housing and Urban Development's Office of Fair Housing and Equal Opportunity (HUD FHEO) has been more volatile. As shown in Table 3-1, these cases peaked in 2019 before drastically falling in 2020. A total of 148 cases were filed in the ~~County~~county between 2015 and 2020, with disability being the top allegation of basis of discrimination, followed by familial status and race.

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TABLE 3-1 NUMBER OF FHEO FILED CASES BY PROTECTED CLASS IN CONTRA COSTA COUNTY (2015–2020)

Year	Number of Filed Cases	Disability	Race	National Origin	Sex	Familial Status
2015	28	17	4	2	2	4
2016	30	14	8	7	5	6
2017	20	12	3	5	1	5
2018	31	20	6	3	4	9
2019	32	27	4	4	4	1
2020	7	4	1	0	2	1
Total	148	94	26	21	18	26

Percentage of Total Filed Cases

*Note that cases may be filed on more than one basis.

63.5% 17.5% 14.2% 12.2% 17.6%

Source: Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity (FHEO) Filed Cases, 2021.

The City of Antioch contracts with its nonprofit partners, [Eden Council for Hope and Opportunity \(ECHO\)](#) Housing and Bay Area Legal Aid, to provide fair housing services. ~~After receiving a complaint, the ECHO will provide clients with counseling and send testers for investigation. The most common actions taken or services provided by ECHO after receiving a complaint are providing clients with counseling, followed by sending testers for investigation.~~ Regardless of actions taken or services provided, almost 45 percent of cases are found to have insufficient evidence, and only about 12 percent of all cases resulted in successful mediation. Testing data from ECHO Housing is shown in Table 3-2 and indicates that housing discrimination may be increasing in Antioch. Differential treatment was not detected between 2017 and 2019 but in fiscal years 2019-2020, 8 percent of cases indicated differential treatment based on racial voice identification, and in fiscal years 2020-2021, 17 percent of cases indicated discrimination based on potential tenants' use of Housing Choice Vouchers. Antioch had more source of income discrimination identified in this housing testing than the other three jurisdictions tested during this same period (0 percent in Concord and Walnut Creek and 5 percent of cases in Contra Costa County).

TABLE 3-2 ECHO FAIR HOUSING ANTIOCH AUDIT RESULTS

	Fiscal Year 2017-2018	Fiscal Year 2018-2019	Fiscal Year 2019-2020	Fiscal Year 2020-2021
Differential Treatment	0	0	1	2
No Differential Treatment	13	13	11	10
Differential Treatment (Percentage of Total)	0%	0%	8%	17%

Source: ECHO Fair Housing Fair Housing Audit Reports.

The City does not provide direct mediation or legal services, but it does provide resources on the City website and directs residents to ECHO Housing and Bay Area Legal Aid for fair housing assistance. While these organizations provide valuable assistance, the capacity and funding that they have is generally insufficient. Greater resources would enable stronger outreach efforts, including populations that may be less aware of their fair housing rights, such as limited English proficiency and LGBTQ residents. The city of Antioch has made recent efforts to partner with nonprofits to engage in greater outreach to the Hispanic

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community in order to encourage greater participation in government service programs—generally resulting in increased outreach efforts, but “with declining success.”¹ Additionally, while Antioch reported significant new outreach programming for people experiencing homelessness, it also faces a severe continuing lack of available funding and services to support this population. Local knowledge from service providers indicated that seniors are another population that could benefit from targeted outreach on fair housing and that Antioch and East County at large would benefit from increased coordination between service providers.

2. SEGREGATION AND INTEGRATION

The following section summarizes trends of segregation and integration throughout the City of Antioch. For additional analysis incorporating statistical indices such as the isolation, dissimilarity, and Theil's H Index, please see Appendix B Affirmatively Furthering Fair Housing.

RACE AND ETHNICITY

The racial and ethnic composition of Antioch diverges significantly from those of the ~~County-county~~ and the ~~Region-region~~ and has changed significantly over time. ~~In particular,~~ Antioch has much higher Black and Hispanic population concentrations ~~than both the County and the Region~~ and lower non-Hispanic White and Asian or Pacific Islander population concentrations ~~than both the county and region~~. The growth in the Black population stands in stark contrast to ~~a the County-county which has a plateauing flat~~ Black population and a region with a declining Black population.

Antioch also has higher concentrations of persons with disabilities across all categories than both the ~~County-county~~ and the ~~Region-region~~, particularly for persons with cognitive disabilities. ~~The City's Antioch's~~ comparatively low-cost housing market and fast pace of growth likely contribute to the continued differences between the ~~City-city~~ and ~~County-county~~ in terms of the composition of the population. While Antioch provides a more affordable option for lower-income households seeking for-sale and ownership housing, the high cost of housing in surrounding areas in the Bay Area continues to serve as a barrier for many low- and moderate-income households.

Antioch is one of the most diverse jurisdictions in the region ~~(see Figure 3-1)~~ ~~with a population comprised of a variety of races and ethnicities and household incomes as shown in the racial and income dot maps included below.~~ Racial dot maps offer a visual representation of the spatial distribution of racial/ethnic and income groups within the City of Antioch and help identify potential patterns of segregation and integration across different groups throughout the city. ~~When dots appear to show a lack of a pattern of clustering, segregation measures tend to be lower, and conversely, when visual clusters are apparent, segregation measures may be higher.~~

~~As shown below in Figure 3-1 while Antioch has a diversity of racial groups distributed throughout the city, locally there are visual concentrations of both Black and Latinx residents in the northwestern portions of the city, specifically around the Sycamore neighborhood, directly north of State Road 4. However, according to the 2020-2025 Contra Costa County Analysis of Impediments to Fair Housing Choice (2020 AI), at the county and regional level, racial segregation is more apparent on an inter-jurisdictional scale and occurring between jurisdictions more so than within jurisdictions.~~

~~The County Analysis determined the following, as indicated in Figure 3-2 below:~~

¹ City of Antioch 2017-18 CAPER, available at <https://www.antiochca.gov/fc/cdbg/FY-2017-18-CAPER.pdf>.

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- Black residents are generally concentrated within the cities of Antioch, Hercules Pittsburg, and Richmond and the unincorporated community of North Richmond;
- Latinx residents are concentrated in the cities of Pittsburg, Richmond, and San Pablo; in specific neighborhoods within the cities of Antioch, Concord, and Oakley; and in the unincorporated communities of Bay Point, Montalvin Manor, North Richmond, and Rollingwood;
- Asians and Pacific Islanders concentrated in the Cities of Hercules and San Ramon, unincorporated communities of Camino Tassajara and Norris Canyon, and within neighborhoods in the cities of El Cerrito and Pinole.
- Non-Hispanic White residents concentrated in the cities of Clayton, Lafayette, Orinda, and Walnut Creek; in the Town of Danville; and in the unincorporated communities of Alamo, Alhambra Valley, Bethel Island, Castle Hill, Diablo, Discovery Bay, Kensington, Knightsen, Port Costa, Reliez Valley, San Miguel, and Saranap.
- There are also concentrations of non-Hispanic Whites within specific neighborhoods in the cities of Concord, Martinez, and Pleasant Hill. In general, the areas with the greatest concentrations of non-Hispanic Whites are located in the southern portions of central County.

Segregation is primarily a regional and inter-municipal phenomenon (e.g., Black residents in particular are segregated in Antioch, but the areas from which they are disproportionately excluded are other parts of the County county and Regionregion, not other neighborhoods within Antioch). However, there are concentrations of low-income households, people with disabilities, and people experiencing poverty in certain parts of the city. In particular, the northwest portion of the city on either side of California State Route 4 is an area of the city with concentrations of lower-income households, poverty, and persons with disabilities, as shown in Figures 3-2 through 3-4.

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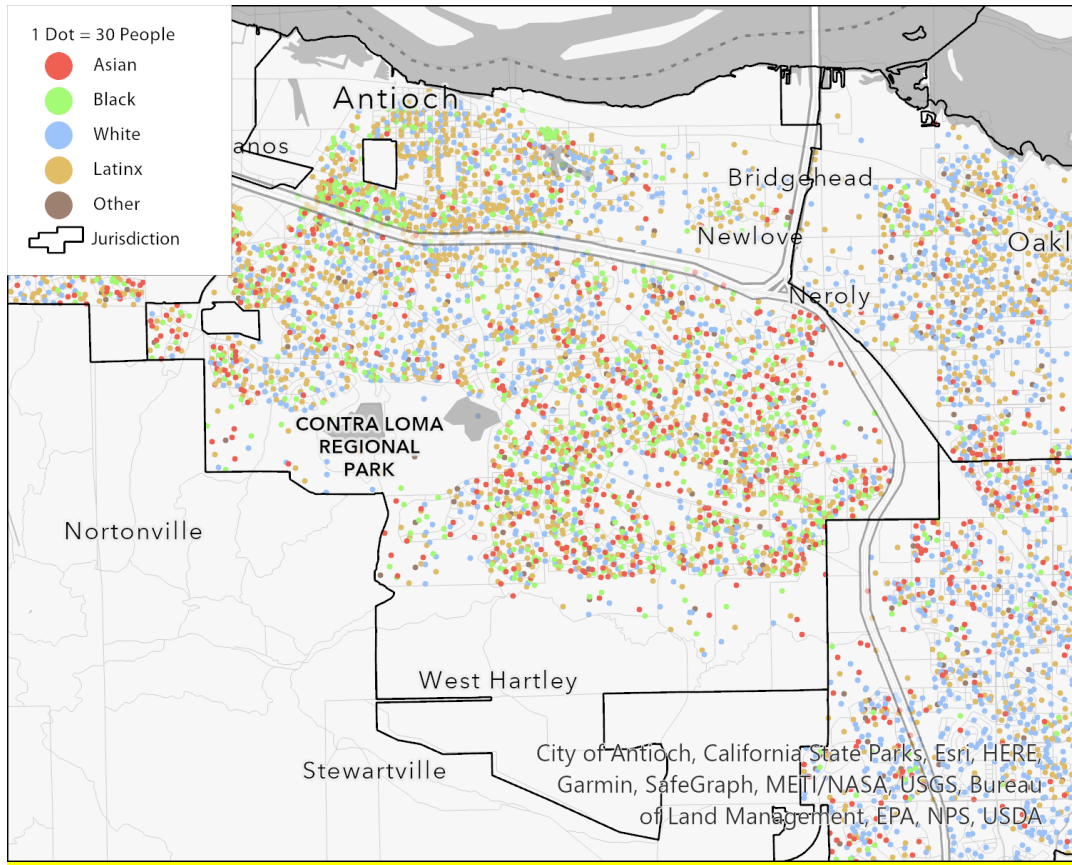


Figure 3-1 Racial Dot Map of Antioch, 2020

Universe: Population.

Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Note: The plot shows the racial distribution at the census block level for City of Antioch and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

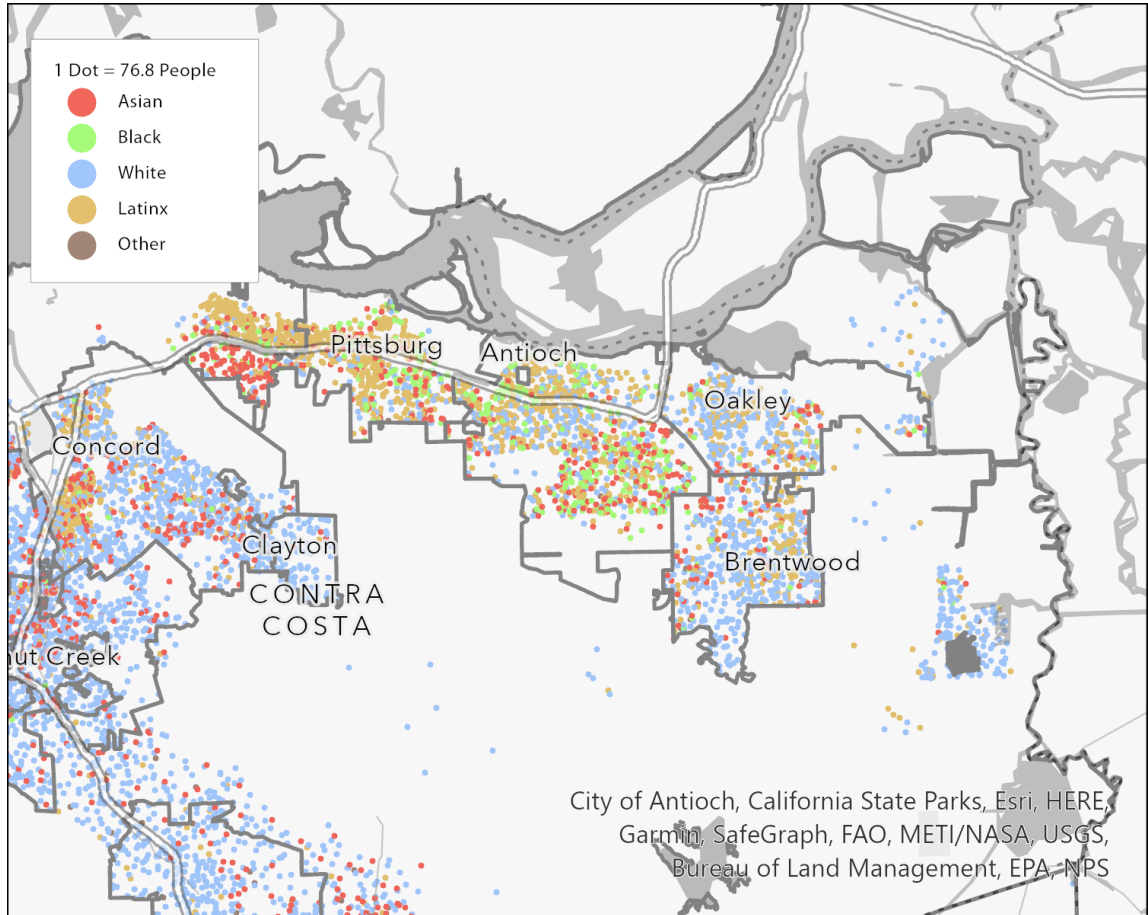


Figure 3-2 Racial Dot Map of Antioch and Surrounding Areas, 2020

Universe: Population.

Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Note: The plot shows the racial distribution at the census block level for City of Antioch and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

INCOME

In addition to racial diversity, the City of Antioch also includes a diversity of household income groups throughout the city, as shown below in Figures 3-3 through 3-5 below which visualize the spatial distribution of income groups citywide. As depicted by the figures, there are concentrations of very low-income households, many of which include households below the federal poverty line, in the northwest portions of the city on either side of State Route 4. As shown below in Figure 3-6 below, this northwestern portion of the city, along with other areas of the city, also includes a higher percentage of persons with a disability than other areas. It is also important to note that these areas include the census tract referred to as the Sycamore neighborhood (i.e., census tract 3072.02) which is designated as a racially and ethnically concentrated areas of poverty (R/ECAP), which is to be discussed in the following section of this chapter.

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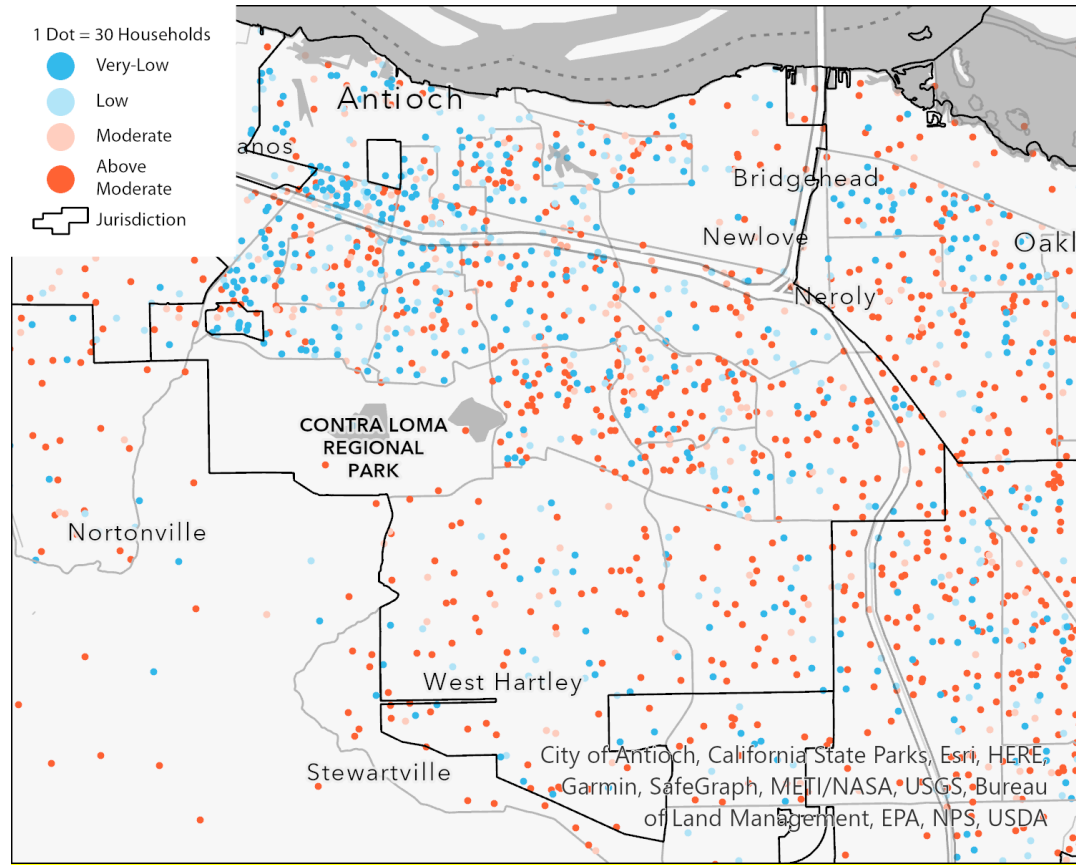


Figure 3-3: Income Dot Map of Antioch (2015)

Universe: Population.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

Note: The plot shows the income group distribution at the census block group level for City of Antioch and vicinity.

Dots in each block group are randomly placed and should not be construed as actual placement of individuals.

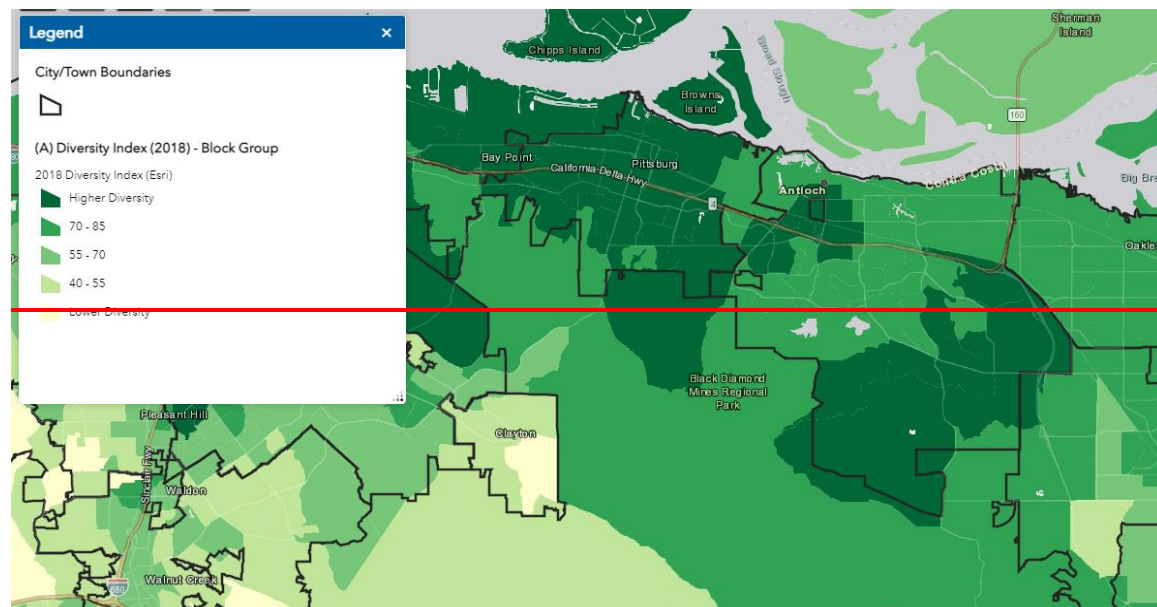


Figure 3-1—Diversity Index Score, 2018

Source: California Department of Housing and Community Development (HCD) AFFH Data Viewer.

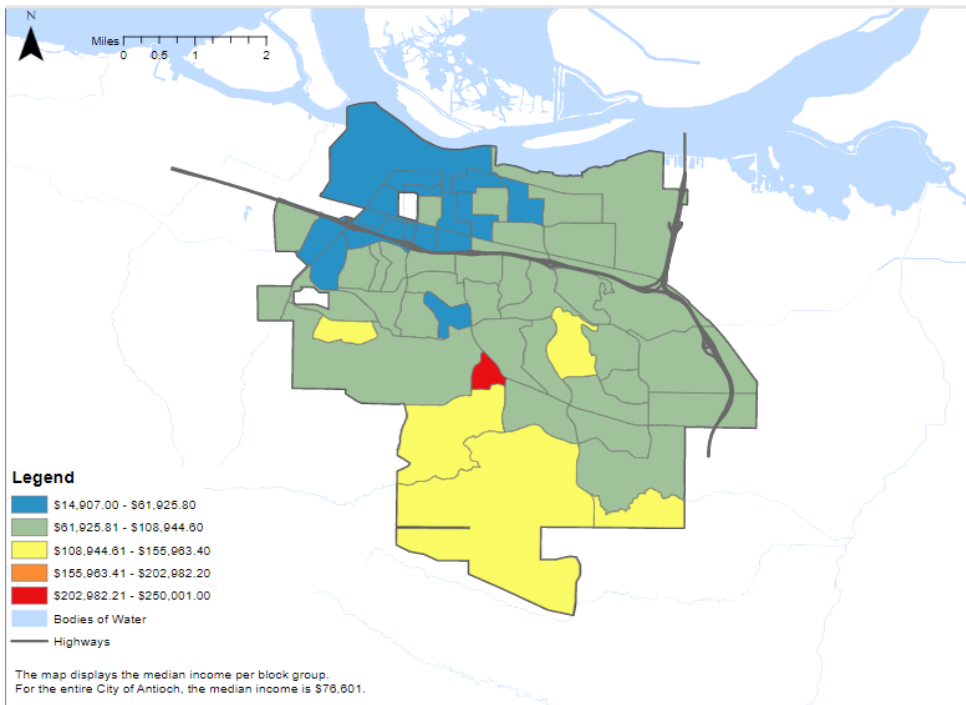


Figure 3-24 Median Income per Block Group, 2019

Source: ACS 2019 5-year estimates, Table B19013.

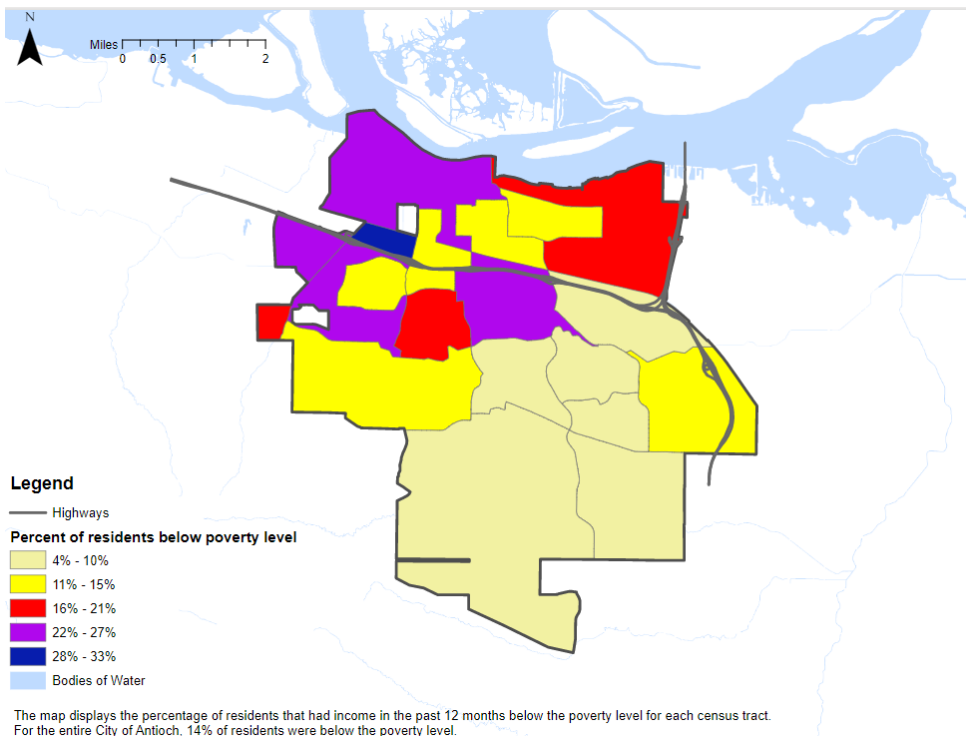


Figure 3-35 Percent of Households in Poverty per Block Group, 2019

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Source: ACS 2019 5-year estimates, Table B17001.

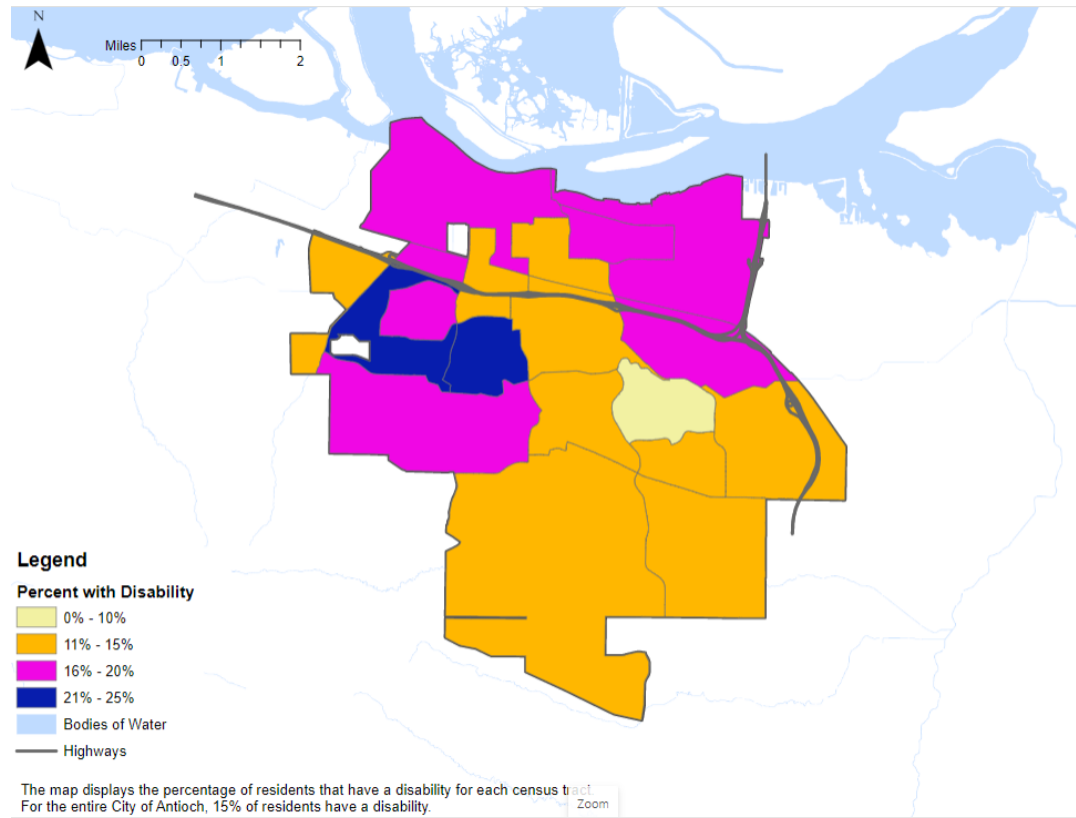


Figure 3-46 Percent of Persons with a Disability per Block Group, 2019

Source: ACS 2019 5-year estimates, Table B18101.

2.3. R/ECAPs

In Contra Costa County, the only area that meets the official HUD definition of a R/ECAP is in Concord. There are no R/ECAP areas within the City of Antioch.

However, according to the ~~2020-2025 Contra Costa County Analysis of Impediments to Fair Housing Choice (2020 AI)~~, when a more localized definition is used that considers the Bay Area’s high cost of living, 12 additional census tracts qualify as R/ECAPs. In Antioch, the census tract known as the Sycamore neighborhood is considered a R/ECAP when utilizing this expanded definition. Antioch’s R/ECAP is the ~~navy blue rectangle just north of State Route 4 in Figure 3-3~~ ~~red triangle polygon in Figure 3-7 below.~~ When comparing this area to the racial and income dot maps included in Figures 3-1 through 3-6 above, in Figure 3-5, it becomes evident it is apparent that this neighborhood has higher portions concentrations of Latino-Latinx and Black residents than other areas of the city, as well as a higher concentration of lower-income households including those living below the federal poverty line.

RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAP)

HUD developed a definition of R/ECAPs based on the racial/ethnic makeup of an area as well as its poverty rate. For a metropolitan area to be considered a R/ECAP under HUD’s definition, it must:

- 1) Have a non-White population of 50 percent or more, and
- 2) Have extreme levels of poverty, meaning either:
 - a. At least 40 percent of the population lives at or below the federal poverty line, or
 - b. The poverty rate is three times the average census tract level poverty rate in the region, whichever is less.

Because the federal poverty rate is utilized in this definition, the Bay Area’s high cost of living is not reflected. The Bay Area’s cost of living far exceeds the national average, and so a broader definition of R/ECAP is utilized in this Housing Element, consistent with the County Costa County Consortium Analysis of Impediments to Fair Housing (June 2019). This refined definition includes census tracts that

- 1) Have a non-White population of 50 percent or more, and
- 2) Have poverty rates of 25 percent or more.

According to data from the Urban Institute,² the Sycamore neighborhood (i.e., census tract 3072.02) has 680 extremely low-income renters and is in the 96th percentile statewide for housing instability risk.³ It is in 97th percentile on the Urban Institute’s Equity Subindex, which is based on the shares of people of color, extremely low-income renter households, households receiving public assistance, and people born outside the U.S. According to City staff, the renters in this neighborhood are predominantly Black, Indigenous, and people of color (BIPOC) women with children.⁴

Local organizations cited the age and condition of housing stock in this area as a contributing factor; the homes near Highway-State Route 4 are older, smaller, and less expensive in this area, and therefore more affordable to lower-income households, and those living on fixed incomes. ~~and Similarly,~~ neighborhoods with concentrations of newer housing stock are often resistant to welcoming residents with lower incomes living on fixed incomes (e.g., voucher holders). These patterns have led to a concentration of extremely- and very low-income Latino and Black households in northwestern Antioch. As discussed

² Where to Prioritize Emergency Rental Assistance to Keep Renters in Their Homes – Antioch. 2021. Available at <https://www.urban.org/features/where-prioritize-emergency-rental-assistance-keep-renters-their-homes>. Urban Institute, 2021. *Where to Prioritize Emergency Rental Assistance to Keep Renters in Their Homes*, May 14.

³ Calculated based on shared of people living in poverty, renter-occupied housing units, severely cost-burdened low-income renters, severely overcrowded households, and unemployed people.

⁴ House, Teri, CDBG & Housing Consultant, City of Antioch. 2021. ~~Written~~ ~~Personal~~ communication with to Urban Planning Partners, July 15.

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further in the below *Disproportionate Housing Needs* section, households within the northwestern portions of the city are disproportionately affected by certain housing needs, including cost burden, risk of displacement, and overcrowding.

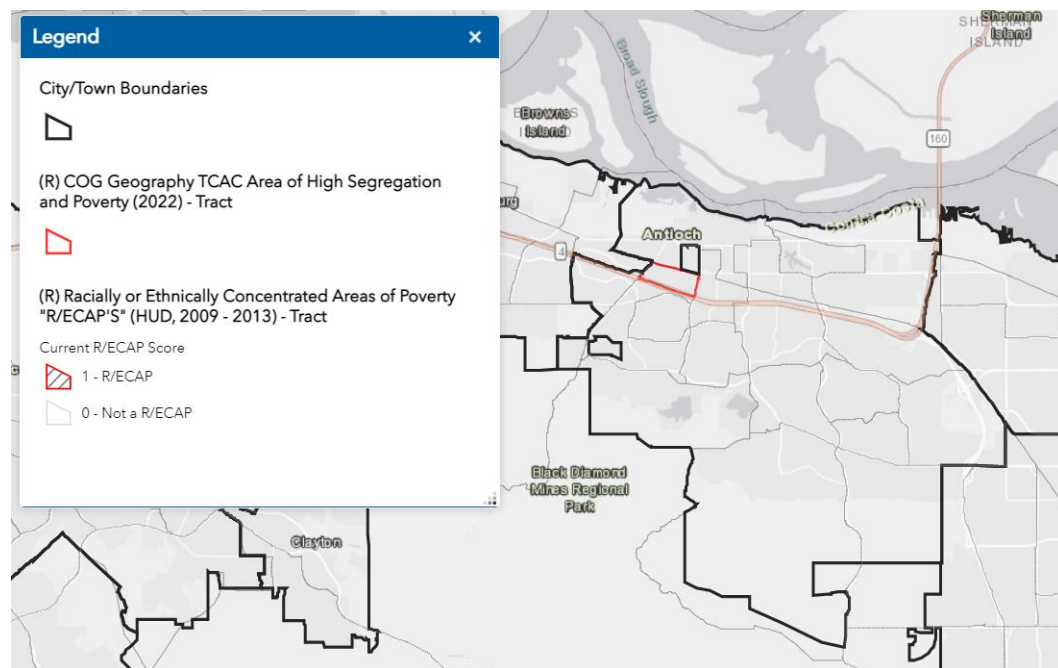


Figure 3-57 R/ECAPs'S, -(2009-2013)

Universe: Population.

Source: California Department of Housing and Community Development (HCD) AFFH Data Viewer. Decennial census (2010); American Community Survey (ACS), 2006-2010; Brown Longitudinal Tract Database (LTDB) based on decennial census data, 2000 & 1990.

4. DISPROPORTIONATE HOUSING NEEDS

COST BURDEN

As discussed in *Chapter 2, Housing Needs*, housing needs are experienced disproportionately throughout the City of Antioch based on housing tenure and household income and race.

INCOME

Housing Needs Throughout the city, the level of cost burden is disproportionately experienced based on income level as demonstrated in Figure 2-10; in *Chapter 2, Housing Needs*. Whereas households earning between 31-50 percent (very low income), 51 to 80 percent (low income), and 81 to 100 percent (moderate income) of AMI comprise approximately 13.4, 15.9, and 10.7 percent of the city's overall population respectively; 30.2, 42.0, and 33.4 percent of these income groups respectively are cost burdened and spend between 30 to 50 percent of their incomes on housing.

Additionally, households earning less than 50 percent of AMI (i.e., very low and extremely low-income households) disproportionately experience severe cost burden in housing and pay more than 50 percent of their incomes to housing. Households earning between 0 to 30 percent of AMI comprise approximately

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18.5 percent of the city's overall population according to Figure 2-7 in *Chapter 2, Housing Needs*, whereas households earning between 31 to 50 percent of AMI comprise approximately 13.4 percent of the city's overall population. However, despite the small percentages of the city's overall population comprised of these income groups, approximately 77 percent of ELI households and 39.4 percent of VLI households are severely cost burdened and spend greater than 50 percent of their income on housing. Several variables may compound to further exacerbate the level of cost burden experienced by ELI and VLI households. These variables include reliance on single-source and/or fixed incomes, childcare costs, and transportation costs.

TENURE

Within Antioch, in addition to income, cost burden also varies by housing tenure. Within Antioch, 60.3 percent of households are owner occupied, whereas 39.7 percent are renter occupied. See Figure 2-8 within *Chapter 2, Housing Needs*. However, whereas 33.1 percent of owner-occupied households in the city experience some level of cost burden, as shown in Figure 2-11 in *Chapter 2, Housing Needs*, 58.8 percent of renter occupied households experience some level of cost burden. This indicates that renter occupied households disproportionately experience cost burden.

RACE

Within Antioch, in addition to income and housing tenure, cost burden also varies by race. Generally, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity. In Antioch this is demonstrated by data included within Figure 2-12 of *Chapter 2, Housing Needs*, which visualizes cost burden by race in the city. Whereas Black residents make up approximately 22 percent of the city's population according to Figure 2-12, 31.8 percent of Black residents are severely cost burdened. This indicates that Black residents are disproportionately represented within the portion of the city's population experiencing severe cost burden.

ADDRESSING COST BURDEN

As part of the Housing Element update, the City of Antioch includes programs within *Chapter 7, Housing Goals, Policies, and Programs*. The programs encourage the development of rental housing options affordable to lower income households, including *Program 2.1.6. Housing for Extremely Low-Income Households*, *Program 2.1.7. Support Non-Profit Housing Sponsors*, *Program 2.1.9. Housing and Resources for Unhoused Populations/Individuals Experiencing Homelessness*, and *Program 3.1.4. Coordination with Agencies Serving the Unhoused/Homeless Population*. These programs relate to ongoing outreach and coordination with non-profit housing developers and service providers to provide housing and services for ELI and VLI households to address cost burden within these groups. *Chapter 7* also includes programs related to special needs housing that are intended to encourage the development of emergency, transitional, and supportive housing options which typically serve ELI and VLI households.

Additionally, as public hearings related to the Housing Element update, residents, and members of community benefit organizations (CBOs), including First 5 Contra Costa's East County Regional Group, ACCE, and Monument Impact, provided feedback that residents residing within older multi-family buildings, including those within the Sycamore neighborhood which is identified as a R/ECAP as described above, experienced fears of displacement related to threats of eviction, skyrocketing rents, and neglect of work orders and property maintenance. In response to these accounts, and the analyzed disproportionate cost burden by of lower-income renters within the city, *Program 5.1.8. Tenant Protections*, within *Chapter 7, Housing Goals, Policies, and Programs*, was amended to include additional details regarding proposed tenant

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protections to be developed and considered for adoption by the City Council. These protections include but are not limited to Rent Stabilization, Just Cause Eviction, and Anti-Harassment Ordinances. In September 2022, the City of Antioch adopted a Rent Stabilization Ordinance which has been codified within Section 11-1 of the City's Municipal Code.

OVERCROWDING

Overcrowding occurs when the number of people living in a household is greater than what the home was designed to hold. The U.S. Census Bureau defines overcrowding as more than one occupant per room (not including bathrooms and kitchens), with more than 1.5 occupants per room being considered severely overcrowded. As discussed in Chapter 2, *Housing Needs*, overcrowding is often related to the cost of housing and can occur when demand in a city or region is high, as is the case in the Bay Area. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities.

TENURE

In Antioch, 2.3 percent of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.8 percent of households that own (see Figure 2-14). This is disproportionate to the percentage of households that are renter and owner occupied in the city. Whereas 60.3 percent of households in the city are owner occupied within the city, only 39.7 percent of units are renter occupied. Accordingly, renters disproportionately experience overcrowding in the city.

INCOME

Overcrowding often disproportionately impacts low-income households. As discussed in Chapter 2, *Housing Needs*, shown in Figure 2-16, the income group that experiences the most overcrowding are households making 31-50% of the AMI. As discussed above this indicates the demand for housing affordable to this income group may exceed the supply of this housing type in the city.

#HOUSING CONDITIONS

As discussed in Chapter 2, *Housing Needs*, a significant portion of the City of Antioch's housing stock was constructed prior to 1999, with a majority being built between 1980 and 1999, a majority of the city's older housing stock is located north of State Route 4, including the Sycamore neighborhood (i.e., census tract 3072.02) which is classified as a R/ECAP. As part public hearings related to the Housing Element update, residents, and members of community benefit organizations (CBOs); provided feedback that residents in multi-family buildings within the Sycamore neighborhood experienced substandard housing conditions, threats of eviction, and neglect of work orders and property maintenance. In response to these accounts, and the disproportionate substandard housing conditions experienced by lower-income households; and renters within the city, Chapter 7, *Housing Goals, Policies, and Programs*, contains Program 1.1.76, *Community Education Regarding the Availability of Antioch Housing Programs, Fair Housing, and Tenant/Landlord Services*, and Program 1.1.98, *Safe Housing Outreach*. These programs relate to community education related to available fair housing programs and services for tenants and landlords in the city. Program 1.1.87, *Code Enforcement*, continues the enforcement of relevant local and state building codes.

Chapter 7, *Housing Goals, Policies, and Programs*, also includes Program 5.1.65, *Home Repairs* which prioritizes advertising and implementation of the City's existing Housing Rehabilitation Program, intended for lower-income household home repairs, in lower-income neighborhoods including the Sycamore neighborhood.

DISPLACEMENT

As lower-income residents have been displaced from more expensive parts of the Bay Area, Antioch has become one of the comparatively more affordable places in the Bay Area to live. Accordingly, the concentration of lower-income households, and rates of poverty in Eastern Contra Costa County has increased dramatically. However, with the Bay Area’s competitive housing market, many lower-income renters within Antioch reported steep rental increases, threats of eviction, and landlord neglect as part of outreach efforts related to the Housing Element update. Many reported fears of displacement and a lack of availability of affordable housing options elsewhere in the city.

According to the University of California, Berkeley’s Urban Displacement Project,⁵ 31.3 percent of households in the Antioch lives in neighborhoods that are susceptible to or experiencing displacement and 19.2 percent live in neighborhoods at risk of or undergoing gentrification. These neighborhoods are in the northwest portion of the city, including the R/ECAP Sycamore neighborhood. See Figure 3-68 below for the displacement risk levels in Antioch. In response to households within the northwest portion of the city disproportionately experiencing risk of displacement, Program 5.1.8. Tenant Protections, within Chapter 7, Housing Goals, Policies, and Programs, was amended to include additional details regarding proposed tenant protections to be developed and considered for adoption by the City Council. These protections include Rent Stabilization, Just Cause Eviction, and Anti-Harassment Ordinances. In September 2022, the City of Antioch adopted a Rent Stabilization Ordinance which has been codified within Section 11-1 of the City’s Municipal Code.

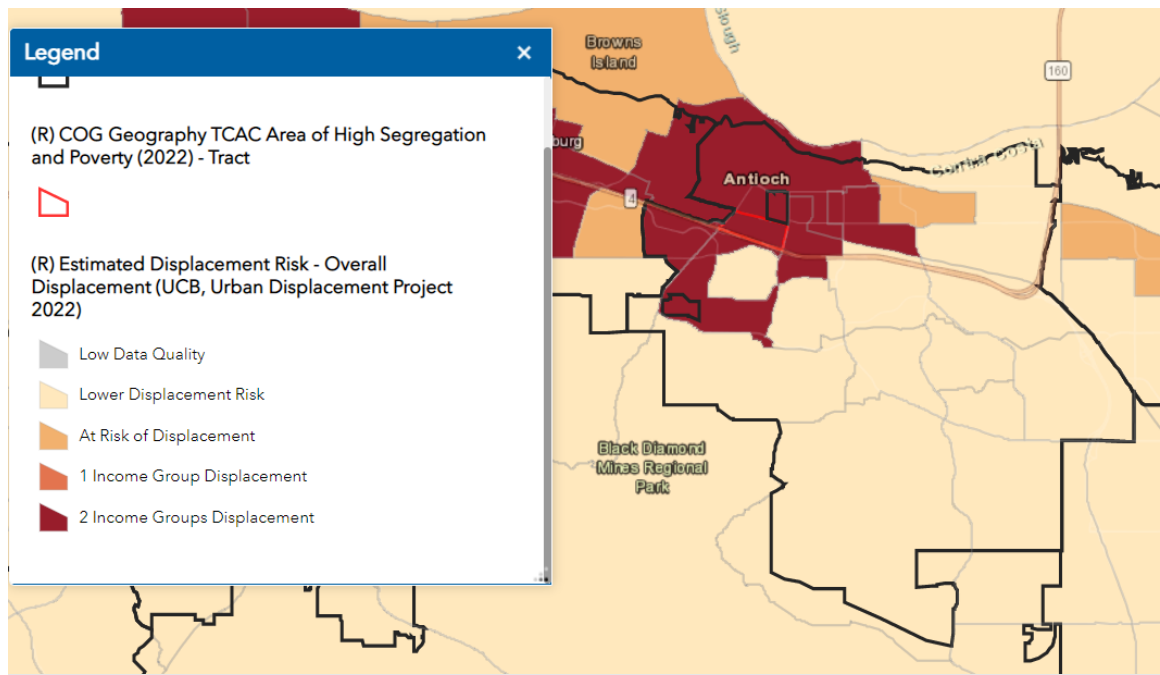


Figure 3-78 Displacement Risk, (2022)

Source: Urban Displacement Project, 2022. California Department of Housing and Community Development (HCD) AFFH Data Viewer.

⁵ More information about this gentrification and displacement data is available at the Urban Displacement Project’s webpage: <https://www.urbandisplacement.org/>.

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HOMELESSNESS

As discussed in Chapter 2, Housing Needs, the City of Antioch has the second highest point-in-time count of homeless individuals in Contra Costa County behind the City of Richmond, and the highest point-in-time count of homeless individuals in the East County, according to the County's 2020 point-in-time count survey. Within Contra Costa County's homeless population, certain protected groups of the population are disproportionately overrepresented compared to the overall share of the County's population they comprise. As depicted below in Figure 3-89, in Contra Costa County, Black (Hispanic and Non-Hispanic) residents represent 33.8 percent of the unsheltered-homeless population but only 8.7 percent of the overall population of Contra Costa County. Similarly, Latinx residents represent 25.4 percent of the County's unsheltered-homeless population but only 16.6 percent of the County's population. See Figure 3-910 below.

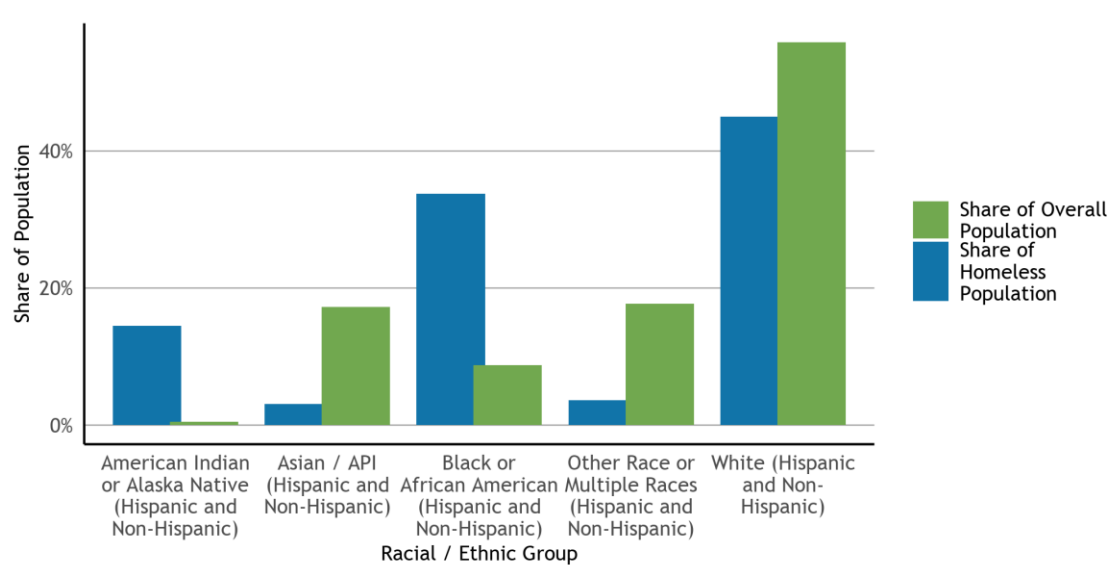


Figure 3-9 Racial Group Share of General and Homeless Populations, Contra Costa County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area County is its own CoC, and so the data for this table is provided at the county-level. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-1)

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

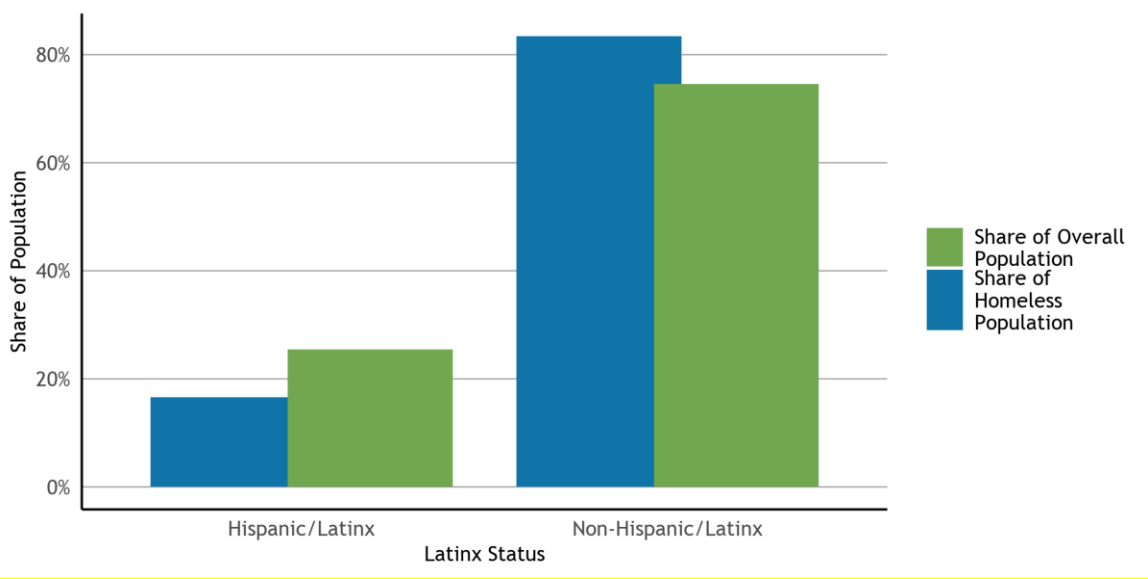


Figure 3-10 Latinx Share of General and Homeless Populations, Contra Costa County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)

Additionally, many of those experiencing homelessness are dealing with other health issues – including mental illness, substance abuse, domestic violence, or other disabilities – that are potentially life threatening and/or require additional assistance in accessing services and housing. In Contra Costa County, homeless individuals are commonly challenged by severe mental illness, with 519 reporting this condition. Of those, some 70.1 percent% are unsheltered homeless, further adding to the challenge of addressing such ongoing health concerns. See Figure 3-10I below.

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

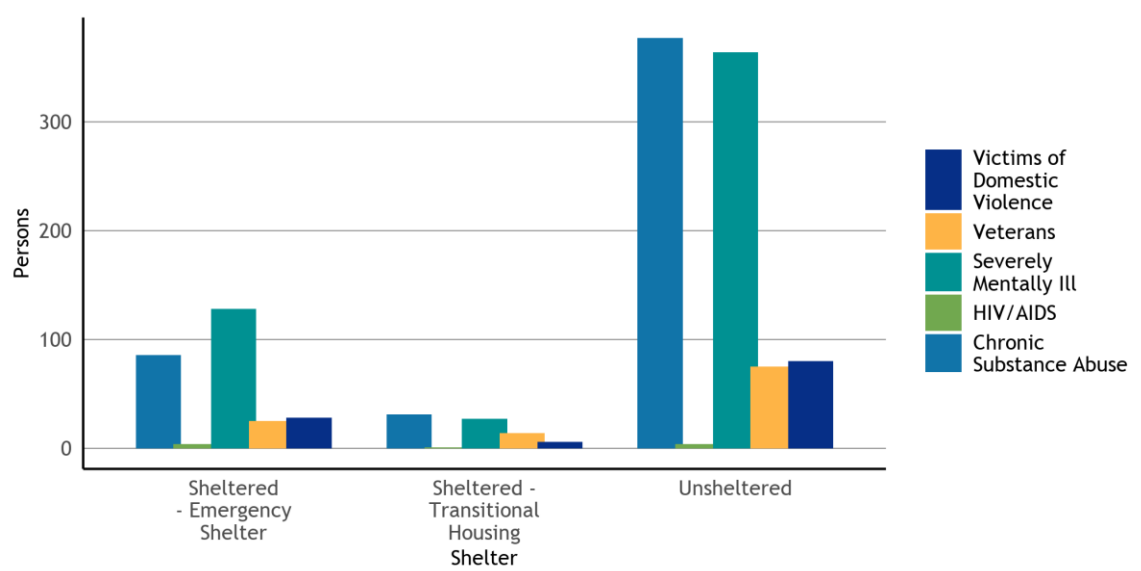


Figure 3-11 Characteristics for the Population Experiencing Homelessness, Contra Costa County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

3.5. ACCESS TO OPPORTUNITY

The California Tax Credit Allocation Committee (TCAC) identifies high resource census tracts using metrics related to environmental health, economic mobility, and educational attainment. Neighborhoods with the highest TCAC scores (i.e., high resource neighborhoods) are considered by TCAC to be those that offer low-income residents the best chance of a high quality of life. Low resource areas are characterized as having fewer opportunities for employment and education, or a lower index for other economic, environmental, and educational indicators.

As shown in Figure 3-6^{1,2}, most census tracts within Antioch are identified as ~~being~~ Low Resource, with a few in the southeast bordering with Brentwood and Oakley as Moderate Resource. ~~One neighborhood within the city, just north of State Road 4, known as the Sycamore neighborhood~~The Sycamore neighborhood (i.e., census tract 3072.02) is classified as an area of “High Segregation and Poverty” and shown in light yellow in Figure 3-8.~~See Figure 3-7 below.~~ Per the TCAC mapping methodology, areas classified as high segregation and poverty are census tracts where at least 30 percent of residents live below the federal poverty line and a higher concentration of residents are persons of color. This census tract is also considered a R/ECAP, as discussed above. According to data from the Urban Institute,⁶ the Sycamore neighborhood (i.e., census tract 3072.02) has 680 extremely low-income renters and is in the 96th percentile statewide for housing instability risk.⁷ It is in 97th percentile on the Urban Institute’s Equity Subindex, which is based on the shares of people of color, extremely low-income renter households, households receiving public assistance, and people born outside the U.S. According to City staff, the renters in this neighborhood are predominantly Black, Indigenous, and people of color (BIPOC) women with children.⁸

~~Compared-Relative~~ to the rest of the ~~County-county~~ and ~~Region-region~~, the TCAC scores shows that Antioch has lower opportunity areas and lower access to resources for its residents. This is ~~related-due~~

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE (TCAC) INDICATORS OF OPPORTUNITY

TCAC utilizes indicators related to educational attainment, environmental health, and economic mobility to measure access to opportunity. The indicators consulted are listed below.

Economic

- Percent of population with income above 200 percent% of the federal poverty line
- Percent of adults with a bachelor’s degree or above
- Percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces
- Number of jobs filled by workers with less than a bachelor’s degree that fall within a given radius of each census tract population-weighted centroid

Environmental

- CalEnviroScreen 4.0 Pollution indicators

Education

- Percentage of 4th-fourth graders who meet or exceed math proficiency standards
- Percentage of 4th-fourth graders who meet or exceed literacy standards
- Percentage of high school cohort that graduated on time
- Percent of students not receiving free or reduced-price lunch

For more information, visit: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>

⁶ Urban Institute, 2021. *Where to Prioritize Emergency Rental Assistance to Keep Renters in Their Homes*, May 14. [Urban Institute, op. cit.](#)

⁷ Calculated based on [shared of people living in poverty, renter-occupied housing units, severely cost-burdened low-income renters, severely overcrowded households, and unemployed people.](#)

⁸ House, Teri, CDBG & Housing Consultant, City of Antioch, 2021. [Written communication to Urban Planning Partners, July 15.](#) House, Teri, CDBG & Housing Consultant, City of Antioch, 2021. [Personal communication with Urban Planning Partners, July 15.](#) [op. cit.](#)

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to several factors, including factors such as the relative lack of high-quality transit, vehicle dependency, and associated reliance on costly cars and long commutes, the lack of jobs, poor air quality from past and present industrial uses in the north, and lower educational outcomes.

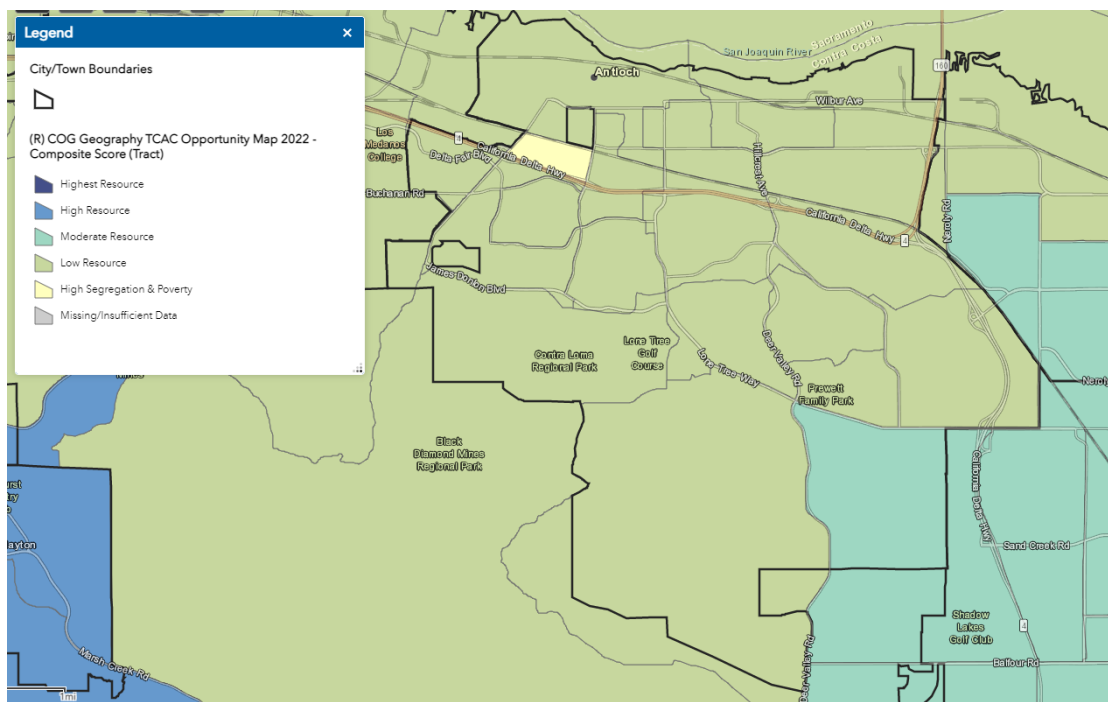


Figure 3-712 2021-2022 TCAC/HCD Opportunity Map by Census Tract, Antioch 2022

Source: California Department of Housing and Community Development (HCD) AFFH Data Viewer.

4.6. CONTRIBUTING FACTORS

Based on local knowledge obtained through community outreach and the findings of the 2020 AI, the following items have been identified as factors which have contributed contributing factors to the fair housing issues summarized described above. Meaningful Actions intended to address fair housing issues and contributing factors are included below in Table 3-4 of Section D, Meaningful Actions.:

- **Regional Housing Crisis and Displacement.** ~~Historic underproduction of housing means that private new construction goes on the market at a very high price point that is most oftentimes unaffordable to Black and Hispanic households.~~ Low-income communities of color in the Bay Area are being displaced and relocated to Antioch and other cities in East County as those with higher incomes compete with them for limited housing stock. Historic underproduction of housing means that private new construction goes on the market at a high price point that is most oftentimes unaffordable to Black and Hispanic households
- **Lack of Community Revitalization Strategies.** A lack of jobs (partially driven by the closing of factories) and slow recovery from the foreclosure crisis has contributed to the increased concentration of poverty in Antioch. Additionally, The the State of California's 2011 decline of dissolution of Redevelopment Agencies has eliminated key local funding for investing in neighborhoods in need of revitalization. In Antioch, redevelopment areas comprised many commercial corridors in the northern portions of the city, see Figure 3-13 below. This includes many areas established as EJ Neighborhoods by the General Plan.

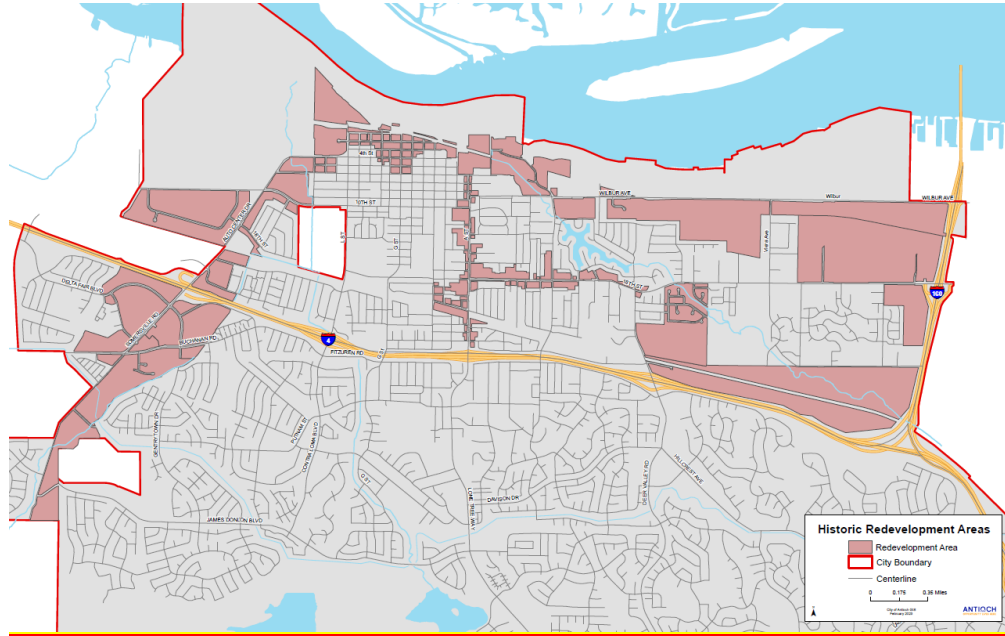


Figure 3-13 Historic Redevelopment Areas

Source: City of Antioch, 2023.

- **Lack of Investment in Specific Neighborhoods.** Northwestern Antioch and EJ Neighborhoods suffers from a lack of both private and public investment, which contributes to lower access to opportunity and the status of the Sycamore neighborhood as a R/ECAP. This part of the city includes some of the first areas developed within Antioch. However, over time development, and other forms of public and private investments occurred throughout other parts of the city.
- **Community Opposition to Housing.** The Not In My Backyard (NIMBY) movement is a significant contributing factor to housing underproduction and racial segregation in the Bay Area. The NIMBY movement is not as active in Antioch, but it is more active in Western and Central County and contributes to the regional segregation that excludes Black and Hispanic residents in Antioch from more affluent cities in central County. It can also create disproportionate housing needs as residents are forced into substandard and/or overcrowded conditions when there is not adequate housing supply that is affordable.
- **Lack of Regional Cooperation.** Many high opportunity areas with predominantly Non-Hispanic White populations in Contra Costa County have opposed efforts to bring more-affordable housing development into their cities. This phenomenon contributes to segregation and the creation of R/ECAPs when cities do not permit their “fair share” of housing because it puts-results in greater housing pressure on other jurisdictions that are more likely to permit housing-and-reduces-housing options-and-mobility.
- **Land Use and Zoning Laws.** In-general, throughout the Bay Area, people of color disproportionately occupy high-density housing, which can generally be built only in areas zoned for multi-family homes, multiple dwellings, or single-family homes on small lots. This tends to segregate people of color into the municipal areas zoned for high-density housing, which has implications on access to opportunity and the perpetuation of R/ECAPs.
- **Private Discrimination.** Fair housing testing has revealed differential treatment in Antioch and lending discrimination is also present with loan applications submitted by Blacks and Latinos uniformly

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

denied at higher rates than those of Whites or Asians. This private discrimination contributes to limited access to opportunity for people of color and perpetuates patterns of segregation and R/ECAPs.

- **Historic Discrimination in Land Use and Zoning.** Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments intended to exclude persons of color and lower income groups from certain areas. This generational lack of access for many communities, particularly people of color and lower income residents, along with lack of investments in these same communities, as described above, precipitates many fair housing issues experienced today.

B. SITES INVENTORY

The section describes how the ~~sites inventory~~ Housing Sites Inventory is consistent with the City's obligation ~~and goal~~ to AFFH. It discusses how the inventory ~~improves and avoids exacerbating fair housing issues in the city,~~ avoids isolating or concentrating the Regional Housing Needs Allocation (RHNA) by income group in certain areas of the community, ~~and relates to local knowledge and other relevant factors.~~ This section also discusses the distribution of sites relative to patterns of segregation and integration, R/ECAPs, disparities in access to opportunity, ~~and~~ disproportionate housing needs, ~~and~~ including displacement risk.

1. UNIT DISTRIBUTION – ENVIRONMENTAL JUSTICE (EJ) NEIGHBORHOODS, R/ECAPs, AND ACCESS TO OPPORTUNITY

As mentioned above, Antioch does not have any high-opportunity areas; the vast majority of the city is considered Low Resource by TCAC except for neighborhoods on the easternmost edge of the city. Additionally, while there are no R/ECAPs using HCD's definition, Antioch does include one census tract known as the Sycamore neighborhood (census tract 3072.02) that is considered a R/ECAP when using a more localized definition that considers the Bay Area's high cost of living.

Antioch ~~also~~ has neighborhoods that are considered "disadvantaged communities" under State law. "Disadvantaged communities" are areas within the city where a combination of social, economic, and environmental factors disproportionately affect health outcomes. They are identified as census tracts that are at or below the statewide median income *and* experience disproportionate environmental pollution and other hazards that can lead to negative health outcomes. For purposes of this Housing Element, these neighborhoods are referred to as EJ neighborhoods given that "disadvantaged communities" is not a preferred term for residents of these neighborhoods.

There are 12 census tracts in Antioch that are considered low-income areas, comprising 7,905 acres ~~of the city, or approximately~~ 41 percent of the city by area of the entire city. Of these 12 census tracts, there are 5 that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. These 5 census tracts are Antioch's EJ neighborhoods, and they make up 3,460 acres ~~of the city, or approximately~~ 18 percent of the total city area.

In addition to generally spreading the RHNA housing sites equally across the city, special ~~attention was made~~ consideration was given to avoid placing sites for low-income units in the EJ and low-income neighborhoods, as well as distributing sites to accommodate moderate and above moderate-income units evenly throughout the city. Avoiding placement of additional units in these areas helps are intended to

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~~address historical patterns of racial segregation in housing throughout the country which disproportionately affecteds persons of color.~~ Figure 3-7~~12~~ shows the distribution of sites on top of the EJ neighborhoods (in purple) and low-income areas (in ~~light~~ blue). The R/ECAP Sycamore neighborhood is shown in a darker blue and is ~~included in the area of land that is considered in~~ an EJ neighborhood. Sites that would include affordable units (referred to as affordable housing sites) are shown in hatching.⁹ As shown in Figure 3-7~~14~~, affordable housing sites are not identified in the Sycamore neighborhood and are sparingly identified in the EJ neighborhoods. ~~Similarly, moderateModerate, and above-moderate income housing sites (i.e., non-affordable housing sites) are located throughout the city.~~

~~Figure 3-85 shows the distribution of sites on top of the TCAC access to opportunity index.~~ Although Antioch does not have high opportunity areas, local knowledge indicates that areas in the south have new housing stock and higher median incomes and are not as impacted by environmental hazards. For these reasons, sites in the southern and eastern portions of the city were sought for locating affordable housing. ~~Accordingly, sSix affordable housing sites are located in the City's-city's two moderate resource census tracts in order to provide affordable housing sites near newer housing stock, serving higher median incomes, toand promote economic integration. Similarly, mModerate, and above moderate-income sites (shown asin green in Figure 3-14) are evenly distributed throughout the city as well, to discourage the concentrationg of income levels. Figure 3-15 shows the distribution of sites on top of the TCAC access to opportunity index.~~

⁹ All sites with affordable units are anticipated to be mixed-income projects with units ranging from very low-income to above moderate-income, but the term “affordable housing site” is used for clarity.

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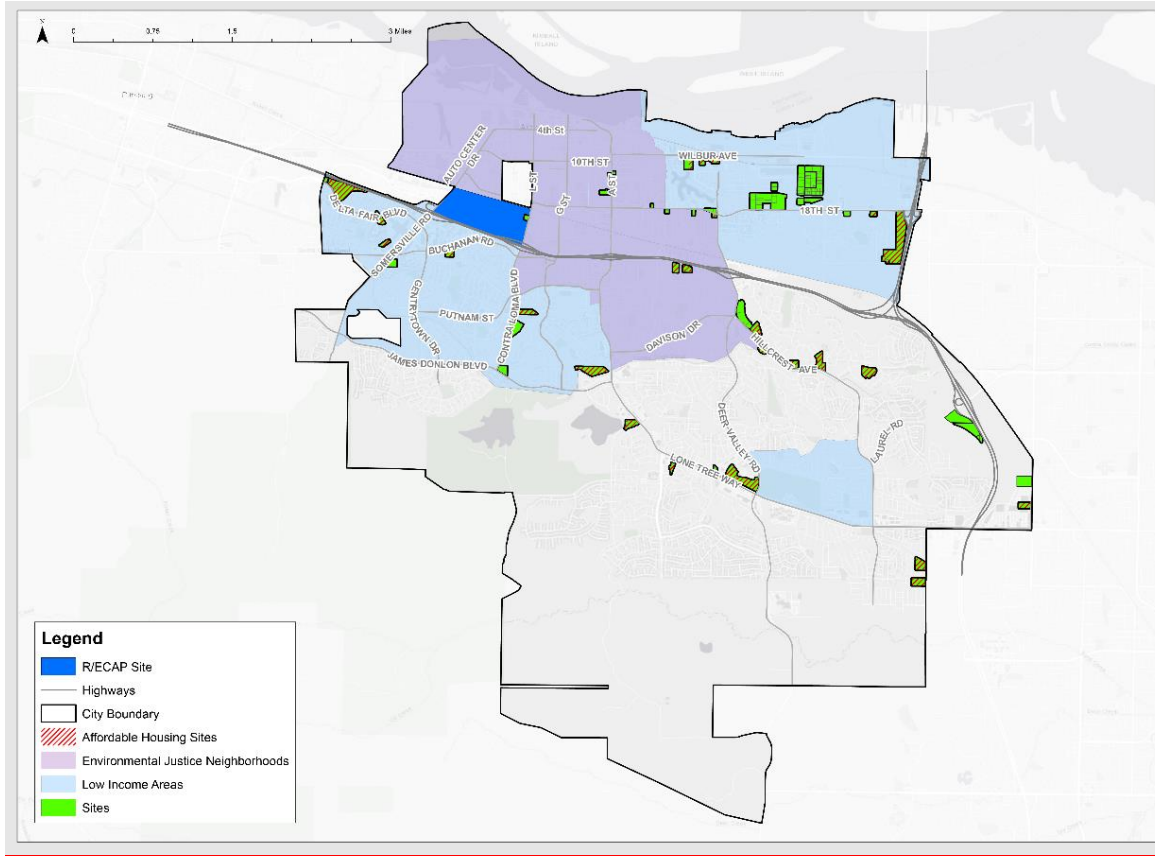


Figure 3-14 RHNA Distribution and EJ, R/ECAP, and Low-Income Areas

Source: California Department of Housing and Community Development (HCD) AFFH Data Viewer.

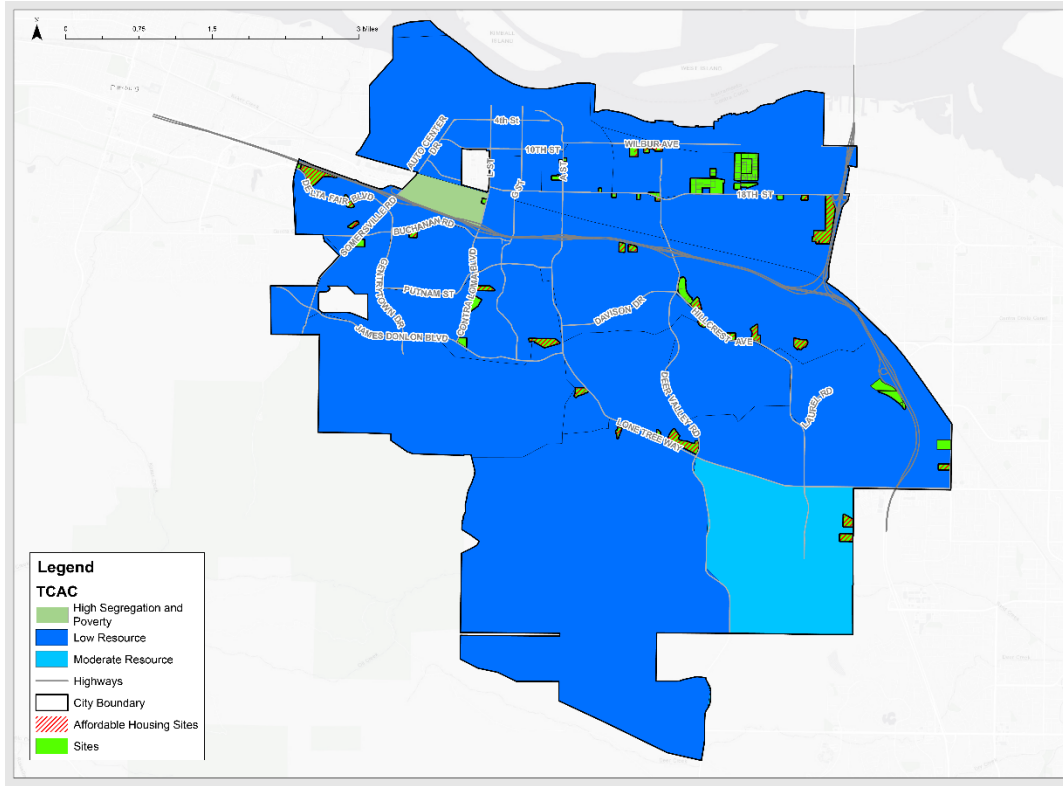


Figure 3-915 RHNA Distribution and Access to Opportunity

Source: California Department of Housing and Community Development (HCD) AFFH Data Viewer.

Table 3-3 shows the distribution of sites and units across these neighborhoods compared to the city at large. As shown in the table, only 10.9 percent of affordable sites are located in EJ neighborhoods and only 4 percent of lower-income units identified to satisfy the lower-income RHNA are identified in EJ neighborhoods. This is a relatively low percentage of sites considering that looking citywide, EJ neighborhoods comprise 18 percent of the city by areas located in an EJ neighborhood. This confirms that sites are not concentrated in EJ areas and in fact the opposite is true; affordable units are underrepresented in EJ neighborhoods compared to the citywide conditions. Furthermore, conversely 31 percent of lower-income sites are proposed outside of low-income neighborhoods and/or EJ Neighborhoods. This includes although only 14 percent of the city's land area is a moderate resource area (and much of this area is undeveloped), 16 percent of the affordable housing lower-income units which are located in census tracts designated as moderate resource areas. This distribution of lower-income sites and units is intended to avoid concentrating lower-income units in EJ neighborhoods and/or low-income neighborhoods, and instead promoting economic integration across all parts of the city. units are sited in these two 2 census tracts.

A larger portion of the city is considered below the statewide median income than considered an EJ neighborhood; 41 percent of the entire city is considered a low-income neighborhood. As shown in Table 3-3, 58 percent of affordable sites and 55 percent of affordable units are identified in these census tracts. Therefore, there are more affordable housing sites and units in low-income census tracts than the city baseline of 41 percent of all land area. However, this does not indicate that sites are disproportionately located in these areas.

Conversely, as shown in Table 3-4 below, approximately 94 percent of the city's moderate and above moderate sites, totaling approximately 45 percent of moderate and above moderate-income units in the

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Inventory, are proposed in low-income neighborhoods, 8 percent of moderate and above moderate sites, totaling approximately 5 percent of moderate and above moderate-income units in the Inventory, are proposed in designated EJ Neighborhoods. Approximately 8 percent of moderate and above moderate-income sites, totaling around 43 percent of moderate and above moderate-income units, are located outside of low-income and EJ Neighborhoods. It is important to note that for purposes of analysis, moderate and above-moderate income sites do not include lower income housing sites which include a portion of units as moderate and above moderate income. Moderate and above moderate-income sites refer only to sites that include only moderate and above moderate-income units in the Inventory. Accordingly, lower income sites throughout the city, included within Table 3-3 also include a portion of moderate and above moderate-income units.

TABLE 3-3 LOWER INCOME SITES DISTRIBUTION

	Percentage of Land Area	Number of Lower Income RHNA Sites	Percentage of Lower Income RHNA Sites	Number of Lower Income RHNA Units	Percentage of Lower Income RHNA Units
In low-income neighborhoods	41%	25	56%	694	54%
In EJ neighborhoods	18%	4	9%	52	4%
Outside low-income and EJ neighborhoods*	45%	14	31%	472	37%
In Moderate Resource Neighborhoods	14%	2	4%	71	6%
Citywide	100%	45	100%	1,289	100%

Notes: Rows do not total the citywide number given that all EJ neighborhoods are also low-income neighborhoods. Consolidated sites with common ownership (i.e., consolidated sites B and G at Windsor Drive and Jessica Court, respectively) are counted as one site each.

Lower income sites include sites which propose to accommodate units affordable to lower incomes, which also include a portion of moderate and above moderate-income units.

*Sites in this category are still in TCAC Low Resource census tracts but are outside of the lower-income census tracts and EJ areas shown in purple and blue in Figure 3-7.

Source: City of Antioch and Urban Planning Partners, 2022.

This distribution of moderate and above moderate-income sites and units is intended to encourage public and private investment in areas of the city identified as having older housing stock and promote racial and economic integration across all parts of the city. Due to this intent, 0 percent of moderate and above-moderate income only sites are proposed within Moderate Resource Neighborhoods. This indicates a relatively even distribution of unit incomes across the city, as shown in Figure 3-7 below. This distribution is intended to promote racial and economic integration throughout the city by not concentrating any one income group of housing in any one part of the city.

Moreover, approximately 3,400 acres on the City's southern edge are undeveloped and given the City of Antioch's goals to encourage infill development and limit sprawl, this area was not considered a suitable area to encourage housing development. The decision to focus on infill development limited the availability of land by approximately 18 percent. Excluding the roughly 3,400 acres of undeveloped land in the south, the census tracts that are below the median income then make up half of the available land for the sites Housing Sites Inventory. The dispersion rate of 55 percent of affordable units being located in a low-income census tract is then on par with 50 percent of the whole city's available land area that is in a low-income census tract. The 55 percent of affordable units that are in

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the low-income neighborhoods is a reasonable dispersion, given the availability of limited availability of land, and the wide expanse of low-income neighborhoods, in the city and that the proximity of the low-income census tracts are often near and transportation and services. The City will utilize strategies to encourage housing mobility, and to protect existing residents, with the intent to avoid creating disproportionate impacts for residents in lower-income neighborhoods. In addition, all projects in the EJ and low-income neighborhoods are anticipated to be mixed-income projects bringing investment and economically diverse residents to these parts of the city.

TABLE 3-34 MODERATE AND ABOVE MODERATE INCOME SITES DISTRIBUTION

	Percentage of Land Area	Number of Affordable Lower Income RHNA Sites	Percentage of Affordable Lower Income RHNA Sites	Number of Affordable Lower Income RHNA Units	Percentage of Affordable Lower Income RHNA Units
In low-income neighborhoods	41%	134	94%	594	45%
In EJ neighborhoods	18%	12	8%	64	5%
Outside low-income and EJ neighborhoods*	45%	11	8%	568	43%
In Moderate Resource Neighborhoods	14%	0	0%	100	8%
Citywide	100%	142	100%	1,326	100%

Notes: Rows do not total the citywide number given that all EJ neighborhoods are also low-income neighborhoods. Consolidated sites with common ownership (i.e., consolidated sites B and G at Windsor Drive and Jessica Court, respectively) are counted as one site each. Moderate and Above Moderate-income sites only include sites which only include moderate and above moderate-income units. Lower income sites, which include sites which propose to accommodate units affordable to lower incomes, and a portion of moderate and above moderate-income units are included above in Table 3-3.

*Sites in this category are still in TCAC Low Resource census tracts but are outside of the lower-income census tracts and EJ areas shown in purple and blue in Figure 3-7.

Source: City of Antioch and Urban Planning Partners, 2022

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

2. POTENTIAL EFFECTS ON ECONOMIC AND RACIAL SEGREGATION

As discussed above, the primary racial segregation ~~Antioch exhibits~~ is a regional and inter-city phenomenon, meaning that BIPOC residents in Antioch (especially Black residents) are excluded from other parts of the ~~Region-region~~ but are not concentrated in neighborhoods within Antioch. The city does exhibit patterns of economic segregation, ~~though~~ with concentrations of lower incomes and people experiencing poverty in the northwest portion of the city.

The ~~sHousing Sites~~ inventory is not anticipated to exacerbate or create patterns of racial segregation. See Appendix B, *Affirmatively Furthering Fair Housing* for visualizations of the ~~sSites~~ inventory by income level on top of racial data by census tract. Figures 3-9156 and 3-10167 illustrate the ~~Sites~~ inventory ~~on top of data showing alongside~~ the median income and poverty rates of each census block. ~~As illustrated in these figures and discussed in Appendix B, the~~ **The distribution of sites is intended to promote racial and economic integration throughout the city and is** unlikely to exacerbate existing patterns of economic ~~or racial~~ segregation ~~or to create racial segregation~~, as demonstrated by the following facts:

- The ~~one~~ census tract with the highest median income includes one site and it is an affordable housing site.
- The census tracts with the lowest median incomes have a mix of affordable and market-rate sites. ~~This to~~ brings a balanced approach of adding investment in these communities, while also providing anchors against displacement risk where it is highest ~~in~~ northwestern Antioch.
- ~~The R/ECAP Sycamore Neighborhood experiences the highest rates of poverty and contains one site, which is market-rate. The sites inventory identifies only one site in the census tract experiencing the greatest rates of poverty, which is Antioch's R/ECAP (the Sycamore neighborhood). The sites inventory includes one market rate site here. The Sites Inventory~~ ~~it~~ does not site low-income units in areas with a greater concentration of low-income households.
- ~~Sites in the northwest with higher rates of poverty do not include affordable housing sites in order to avoid concentrations of low-income residents in one area of Antioch.~~
- ~~Antioch's racial and ethnic diversity is spread throughout the city and the sSites inventory does not disproportionately place sites in areas with greater populations of people of color. The areas of Antioch that do have higher rates of White residents are identified to accommodate affordable housing units.~~
- ~~Sites with 100 percent market rate units (i.e., units that are identified for moderate- and above-moderate incomes) are spread throughout the city, but they are not located in the census tract with the highest median income, nor isolated in certain parts of the city.~~

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

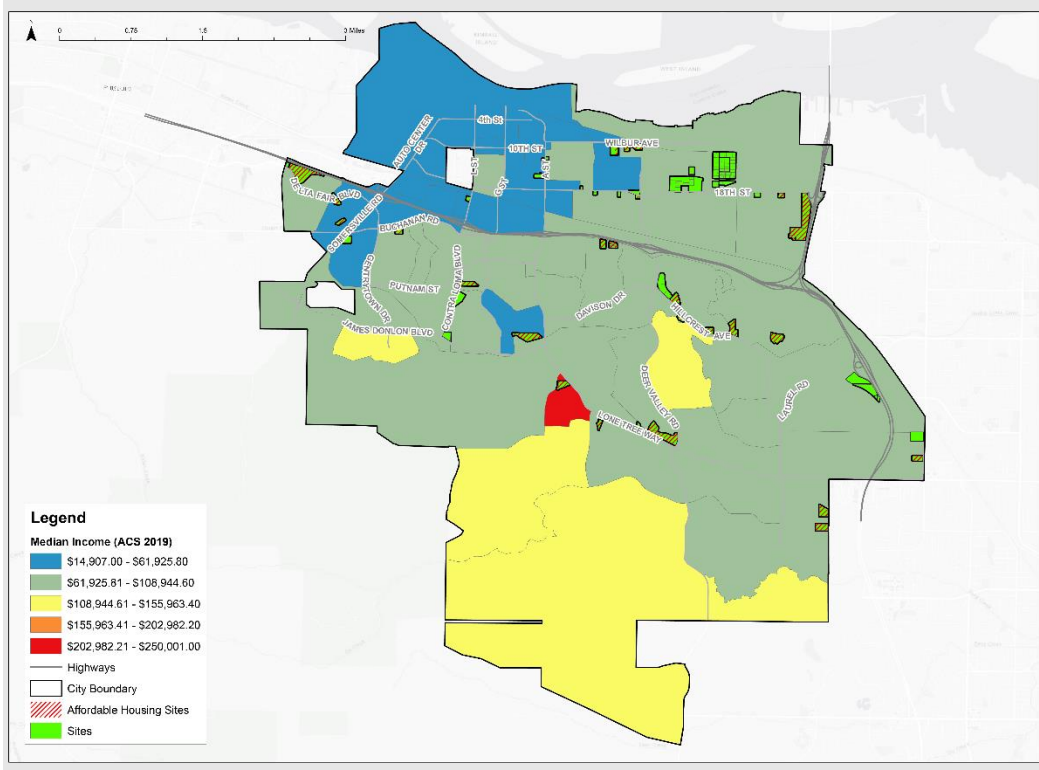
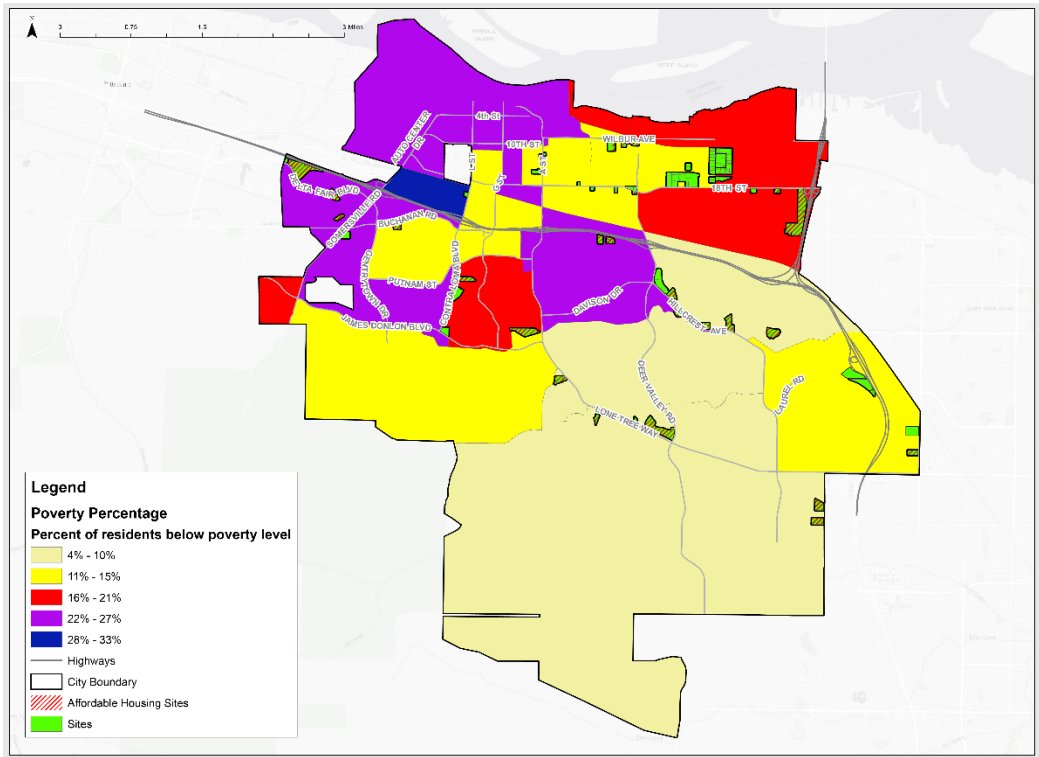


Figure 3-016 Sites Inventory and Median Income per Block Group, 2019

Source: California Department of Housing and Community Development (HCD) AFFH Data Viewer.



3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Figure 3-117 Sites Inventory and Percent of Households in Poverty per Block Group, 2019

Source: California Department of Housing and Community Development (HCD) AFFH Data Viewer.

- ~~Sites in the northwest with higher rates of poverty do not include affordable housing sites in order to avoid concentrations of low-income residents in one area of Antioch.~~
- ~~Antioch's racial and ethnic diversity is spread throughout the city and the sites inventory does not disproportionately place sites in areas with greater populations of people of color. The areas of Antioch that do have higher rates of White residents are identified to accommodate affordable housing units.~~
- ~~Sites with 100 percent market rate units (i.e., units that are identified for moderate and above-moderate incomes) are spread throughout the city but they are not located in the census tract with the highest median income.~~

3. DISPROPORTIONATE HOUSING NEEDS AND DISPLACEMENT RISK

As previously discussed, renters are disproportionately affected by housing needs including overpayment, overcrowding, and displacement risk. With implementation of the Housing Element, there is some potential to ease overcrowding and cost burden as there will be more housing options available for a variety of income levels in all areas of the city.

Figure 3-116 shows the inventory of sites on top of gentrification and displacement typology, as mapped by the Urban Displacement Project. ~~As shown in Figure 3-116, the~~The southern half of Antioch is categorized as stable moderate/mixed income. This is the area where mixed-income projects that include affordable units are identified, which can help ensure the stability and economic diversity of this area. Northwestern Antioch, on the other hand, is at risk of gentrification while the central portions of Antioch in the north and west are low-income/susceptible to displacement. Given the EJ issues also concentrated in this area, many of the census tracts with displacement vulnerability and gentrification risk were expressly avoided as areas to place new housing. As a result, little development is anticipated ~~in as a part of~~ the Housing Element in northwest Antioch and sites that are identified in these areas are primarily market-rate development so as to not concentrate lower-income populations in the northwest. The addition of some market-rate development in this area has the potential to add to the intensity of the displacement and gentrification risk. However, the City has included programs to protect vulnerable residents from displacement, including implementation of tenant protections consistent with AB 1482. Additionally, the sites identified in the low-income/susceptible to displacement neighborhoods include affordable housing sites. The development of affordable units in these neighborhoods would help protect Antioch residents from displacement.

Finally, the displacement map shows two census tracts in northeastern Antioch at risk of becoming exclusive. The sites identified in this part of Antioch are primarily sites for missing middle housing around Viera Avenue and mixed-income projects with affordable units along 18th Street and Hillcrest Avenue. By increasing the diversity of housing types and facilitating the development of multi-family housing, including potentially affordable units, the Sites Inventory would counteract current trends of potential exclusion in this area.

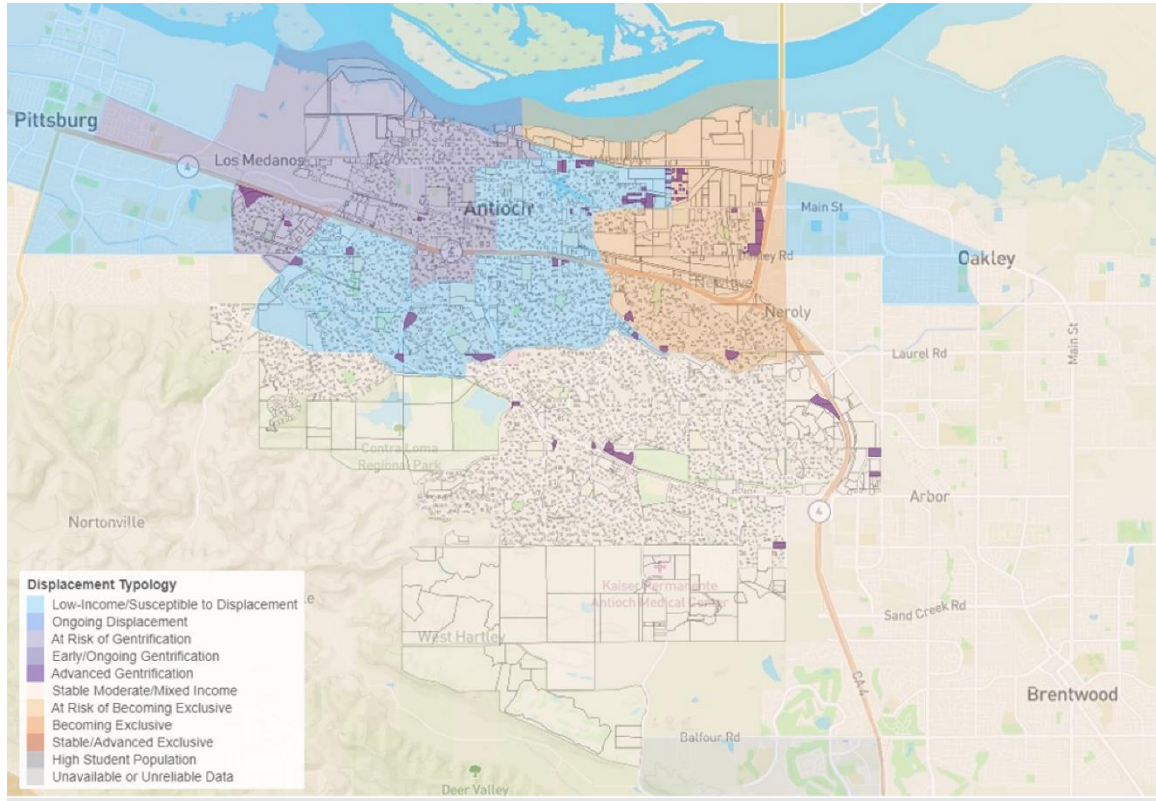


Figure 3-1218 Sites Inventory and Displacement Typology

Notes: Consolidated site G at Jessica Court is not visible on the map given discrepancies with APNs. These sites are in eastern Antioch in the stable moderate/mixed income category.

Source: Housing Element Site Selection (HESS) Tool and Urban Displacement Project.

C. OUTREACH

In addition to requirements around certain analysis and data, HCD guidance on AFFH stipulates that community participation is another area where the **City** can demonstrate its commitment to AFFH. Throughout the Housing Element update, best practices from the HCD guidance on AFFH were used, including using a variety of meeting types and locations, ample time for public review, translating key materials, conducting meetings and focus group fully in Spanish to create a safe space for residents to provide feedback in their native language, avoiding overly technical language, and consulting key stakeholders who can assist with engaging low-income households and protected classes. Overall, the goals for this outreach were to reach and include the voices of those in protected classes and increase resident participation overall. *Chapter 8, Participation, of this Housing Element* describes all community engagement activities undertaken during the update process and how community feedback was incorporated into the Housing Element. *Appendix B, Affirmatively Furthering Fair Housing*, describes outreach findings specifically to fair housing.

D. MEANINGFUL ACTIONS

Pursuant to Government Code Section 65583 (e)(10)(A)(v), the Housing Element includes several policies and programs to proactively address fair housing issues. These issues, as discussed in the above analysis include:

- Lower income households in the city disproportionately experience cost burden, with extremely low-income (ELI) Households, earning less than 30 percent of AMI, experiencing the highest rate of severe cost burden. See Figure 2-10, in Chapter 2, Housing Needs.
- Renters in the city disproportionately experience severe cost burden and overcrowding compared to homeowners. See Figures 2-810 and 2-145 in Chapter 2, Housing Needs.
- Black/African American residents in the city disproportionately experience severe cost burden and homelessness. See Figure 2-12 of Chapter 2, Housing Needs and Figure 3-9 above.
- Black/African American, Latinx and Lower Incomes are concentrated within northwestern portions of the city, including a census tract identified as a R/ECAP. See Figures 3-1, 3-32, 3-3, and 3-7 3-4 and 3-7 above.

Table 4-23-45 below summarizes meaningful actions identified by the Element to address the fair housing issues identified within the city, contributing factors, and implementation programs included in the Housing Element, to affirmatively further fair housing in Antioch. is Meaningful actions include various programs also included within Chapter 7, Housing Goals, Policies, and Programs.

TABLE 3-45 FAIR HOUSING ACTION PLAN [NOTE: TABLE 3-5 HAS BEEN REVISED TO REFERENCE EXISTING PROGRAMS WITHIN CHAPTER 7 RELATED TO ADDRESSING FAIR HOUSING ISSUES IDENTIFIED BY THE ELEMENT. REDLINES WERE CONSOLIDATED TO FACILITATE REVIEW OF REVISIONS. ALL PROGRAMS INCLUDED HAVE BEEN REVIEWED AND APPROVED BY CITY COUNCIL.]

<u>ActionsProgram</u>	<u>Action</u>	<u>Geographic Emphasis</u>	<u>Implementation</u>	<u>Objective</u>
Action Area 1. Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing. Enhancing housing mobility strategies				
<u>Program 5.1.1 Fair Housing Services</u>	<p><u>Continue to contract with organizations to provide fair housing counseling and tenant/landlord counseling.</u></p> <ul style="list-style-type: none"> ▪ <u>Educate landlords on criminal background screening in rental housing (using HUD fair housing guidance).</u> ▪ <u>Develop and disseminate a best practice guide to credit screening in the rental housing</u> ▪ <u>Develop and distribute informational brochure on inclusionary leasing practices, including with licenses where applicable.</u> ▪ <u>Increase outreach to LGBTQ and immigrant stakeholder groups</u> ▪ <u>Continue and increase outreach and education activities for all protected classes.</u> ▪ <u>Include education on new requirements of the Right to a Safe Home Act in outreach activities</u> ▪ <u>Develop protocols to ensure responsiveness to reasonable accommodation requests in subsidized affordable units.</u> 	<u>EJ Neighborhoods, including the northwest portions of the city, and that within which is designated a R/ECAP.</u>	<u>The City maintains annual contracts with ECHO Housing and Bay Area Legal Aid. Referrals are ongoing. The written materials are completed and available.</u>	<ul style="list-style-type: none"> ▪ <u>Provide Fair Housing services to a minimum of 50 Antioch tenants and landlords annually who require information regarding fair housing and discrimination, or complainants alleging discrimination based on federal, state, and local protected classes.</u> ▪ <u>Conduct Fair Housing testing of a minimum of five apartment complexes annually based on complaints received.</u>
<u>Program 5.1.9 Fair Housing Training</u>	<u>Partner with organizations to provide fair housing training to landlords and tenants. Attendance at a fair housing training will become a condition for approval of landlords' business licenses.</u>	<u>EJ Neighborhoods, including the northwest portions of the city, and</u>	<u>Program design to track attendance and condition business license approval</u>	<u>Protect existing residents from displacement and enforce fair housing laws.</u>

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

<u>ActionsProgram</u>	<u>Action</u>	<u>Geographic Emphasis</u>	<u>Implementation</u>	<u>Objective</u>
		that within which is designated a R/ECAP.	completed by January 2024. Program launch March 2024.	Conduct four to six workshops a year.
Program 5.1.9 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	Citywide	Ongoing	Outreach and Enforcement of fair housing laws.

Action Area 2. Encouraging new housing choices and affordability in higher resource areas and outside of areas of concentrated poverty to increase access to opportunity for protected groups and encourage racial and economic integration throughout the city.

Program 2.1.9 Housing and Resources for Unhoused Individuals/Individuals Experiencing Homelessness	<p>Encourage the provision of housing opportunities and resources for homeless/unhoused individuals, through a variety of actions, including:</p> <ul style="list-style-type: none"> Continue to advertise city and county resources available to unhoused individuals experiencing homelessness/individuals on the eCity's website. Continue to collaborate with Contra Costa County on the provision of shelter and services for unsheltered/homeless individuals. Continue to support operation of the Don Brown Shelter at 1401 West 4th Street. Continue discussion with the County Continuum of Care staff and nonprofit affordable housing providers to develop a supportive and transitional housing development within the City's emergency shelter overlay district. Amend the Zoning Ordinance by the end of January 31, 2023, to allow "supportive housing" as defined by AB 2162 (2018) within all zoning districts which allow for multi-family development. Supportive housing uses shall be 	EJ Neighborhoods and Citywide as applicable	<ul style="list-style-type: none"> Refer and connect 10 homeless/unhoused residents to available resources per year. Meet with County Continuum of Care staff by June 2023 to discuss County plans for the 5-acre site located within the City's Emergency Shelter Overlay. Amend the Zoning Ordinance to ensure compliance with AB 2162 (2018) by the end of January 31, 2023. Amend the Zoning Ordinance to ensure compliance with AB 101 (2019) by the end of January 31, 2023. 	Development of 30-50 units for extremely low- and very low-income households during the planning period.
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3. AFFIRMATIVELY FURTHERING FAIR HOUSING

<u>Actions/Program</u>	<u>Action</u>	<u>Geographic Emphasis</u>	<u>Implementation</u>	<u>Objective</u>
	<p><u>reviewed consistent with the review of residential uses within the same zoning district.</u></p> <ul style="list-style-type: none"> ▪ <u>Amend the Zoning Ordinance to allow for “low barrier navigation centers” as defined by AB 101 (2019) within mixed use and non-residential zoning districts which allow for multi-family development, and permitted through a streamlined, ministerial process.</u> ▪ <u>Amend the Zoning Ordinance by September 30, 2023, to allow for “transitional housing” as defined, as a permitted use in zones allowing residential uses, subject to the standards and procedures of residential uses in the same zone.</u> 			
<u>Program 3.1.1 Housing Opportunities for Extremely Low-Income Households and Special Needs Groups</u>	<p><u>Expand housing opportunities to meet the special housing needs of certain groups, through actions including:</u></p> <ul style="list-style-type: none"> ▪ <u>Continue to support affordable housing development for special-needs groups throughout the city, including in areas that are predominantly single-family residential.</u> ▪ <u>Continue to promote the use of the density bonus ordinance, and application process streamlining, to encourage affordable housing.</u> ▪ <u>Identify and reach out to Bay Area Regional Agricultural Plan to be on their contact list with in 1 year of Housing Element adoption.</u> ▪ <u>Amend the Zoning Ordinance by the end of January 31, 2023, to allow “supportive housing” as defined by AB 2162 (2018) within all zoning districts which allow for multi-family</u> 	<u>Citywide</u>	<ul style="list-style-type: none"> ▪ <u>Amend the Zoning Ordinance by January 31, 2023, to allow for “low barrier navigation centers” as defined by AB 101 (2019)</u> ▪ <u>Amend the Zoning Ordinance by the end of January 31, 2023, to allow “supportive housing” as defined by AB 2162 (2018)</u> ▪ <u>Amend the Zoning Ordinance by January 31, 2023, to rezone 46 parcels to the city’s R-35 zoning district</u> ▪ <u>Develop a program by April 30, 2024, to prioritize City</u> 	<u>Maximize opportunities to address the housing needs of special needs groups within the city.</u>

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

<u>ActionsProgram</u>	<u>Action</u>	<u>Geographic Emphasis</u>	<u>Implementation</u>	<u>Objective</u>
	<p>development. Supportive housing uses shall be reviewed consistent with the review of multi-family uses within the same zoning district.</p> <ul style="list-style-type: none"> ▪ Amend the Zoning Ordinance by September 30, 2023, to allow for residential care facilities and group homes for 7 or more persons within zoning districts that permit residential development. ▪ Amend the Zoning Ordinance by September 30, 2023, to revise the required findings for approving residential care facilities and group homes for 7 or more persons to be objective, and consistent with state law. ▪ Develop a program by April 30, 2024, to prioritize City funding proposals to affordable housing developments that are committed to supporting special needs residents 		<p>funding proposals to affordable housing developments that serve special needs individuals</p>	
<p><u>Program 3.1.5. Emergency Shelters, Supportive, and Transitional Housing</u></p>	<ul style="list-style-type: none"> ▪ To retain compliance with state law, the city will revise the Zoning Code Section Off-Street Parking Requirements by Use, to remove the per-bed parking stall requirement associated with emergency shelters. ▪ Amend the Zoning Ordinance by the end of January 31, 2023, to allow “supportive housing” as defined by AB 2162 (2018) within all zoning districts which allow for multi-family development. Supportive housing uses shall be reviewed consistent with the review of multi-family uses within the same zoning district. ▪ Amend the Zoning Ordinance by September 30, 2023, to allow for “transitional housing” as 	<p>Citywide</p>		<p>Compliance with SB 2.</p>

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

<u>Actions/Program</u>	<u>Action</u>	<u>Geographic Emphasis</u>	<u>Implementation</u>	<u>Objective</u>
	defined, as a permitted use in zones allowing residential uses, subject to the standards and procedures of residential uses in the same zone.			
<u>Program 4.1.14 Rezoning and Specific Plan and General Plan Amendments</u>	<p><u>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 Housing Sites Inventory.</u></p> <ul style="list-style-type: none"> ▪ <u>Amend the General Plan Land Use Element to allow for residential uses consistent with sites being rezoned per the site inventory.</u> ▪ <u>Amend the Zoning Ordinance by January 31, 2023, to rezone 46 parcels to the eCity's R-35 zoning district which allows for the by-right development of multi-family uses between 25 and 35 dwelling units per acre, at and above that of the city's default density necessary to accommodate housing for lower-income residents.</u> 	<u>Citywide</u>	<u>Amend the General Plan and Zoning Map by January 31, 2023</u>	<u>Ensure availability of sites for up to 810 new units of housing.</u>
Action Area 3. Improving place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing.				
<u>Program 1.1.7 Code Enforcement</u>	<u>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 in neighborhoods identified within city's Environmental Justice Element, to address issues discussed within the Housing Needs and AFFH Chapters of this Element.</u>	<u>Areas in northwest portion of the city, including Environmental Justice Neighborhoods and the Sycamore neighborhood.</u>	<ul style="list-style-type: none"> ▪ <u>Ongoing routine enforcement survey activities and complaint basis, with staff responding to public inquiries as needed.</u> ▪ <u>Annually survey multi-family developments in the</u> 	<u>Monitor the housing conditions in the city and respond to complaints. Inform violators of available rehabilitation assistance to mitigate costs of compliance. Through remediation of substandard housing conditions, return</u>

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

<u>ActionsProgram</u>	<u>Action</u>	<u>Geographic Emphasis</u>	<u>Implementation</u>	<u>Objective</u>
			environmental justice neighborhoods for life safety and public health violations.	approximately six units/year to safe and sanitary condition.
<u>Program 1.1.8 Safe Housing Outreach</u>	<u>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 aid city residents facing unhealthy housing conditions.</u>	<u>Areas in northwest portion of the city, including Environmental Justice Neighborhoods and the Sycamore neighborhood.</u>	<ul style="list-style-type: none"> ▪ <u>Continue to provide information on the city’s website regarding the city’s Housing Rehabilitation Program in partnership with Habitat for Humanity East Bay/ Silicon Valley.</u> ▪ <u>Develop and provide informational brochures related to safe housing resources available to residents, including but not limited to materials from Costa County’s Lead Poisoning Prevention Program, and the city’s Housing Rehabilitation Program.</u> 	<u>Annually assist a minimum of 10 households in applying for Housing Rehabilitation Program grants to address unsafe housing conditions within Antioch’s Environmental Justice Neighborhoods.</u>
<u>Program 1.1.9. Infrastructure to Support Lower Income Households Housing for Extremely Low-, Very Low-, Low-Income, and Large Households</u>	<u>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.</u>	<u>Low-income areas of the city including EJ Neighborhoods and the Sycamore neighborhood R/ECAP</u>	<u>Annually, as funds are available, and as part of the City’s 5-year CIP</u>	<u>Provide infrastructure improvements necessary to accommodate the City’s lower-income RHNA need of 1,248 dwelling units.</u>

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

<u>ActionsProgram</u>	<u>Action</u>	<u>Geographic Emphasis</u>	<u>Implementation</u>	<u>Objective</u>
<u>Program 5.1.4 Environmental Justice</u>	<u>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.</u>	<u>EJ Neighborhoods</u>	<u>Adoption of EJ policies by May 2023</u>	<u>Alleviate disparate impacts experienced by households living in EJ neighborhoods, especially impacts related to environmental outcomes.</u>
<u>Program 5.1.5 Home Repairs</u>	<p><u>Continue to fund minor home repairs and implement a preference for projects in</u></p> <ul style="list-style-type: none"> ▪ <u>Properties in the Sycamore R/ECAP,</u> ▪ <u>EJ Neighborhoods or</u> ▪ <u>Lower income census tracts</u> <p><u>The city will affirmatively market the home repair projects to residents in these areas, such as through a targeted mail posting of flyers in the subject census tracts in English, Spanish, and Tagalog.</u></p>	<ul style="list-style-type: none"> ▪ <u>Properties in the Sycamore R/ECAP,</u> ▪ <u>EJ Neighborhoods or</u> ▪ <u>Lower income census tracts</u> 	<u>Conduct publicity campaign for the program once annually in addition to hosting information on City website.</u>	<u>Rehabilitation of 40 homes in target neighborhoods.</u>
<u>Program 5.1.6 Monitor At-Risk Projects</u>	<u>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.</u>	<u>Antioch Rivertown Senior (50 units) within EJ Neighborhood and as applicable</u>	<u>Preservation strategies established and outreach to non-profit partners by January 2031.</u>	<u>Preservation of 54 units before 2032.</u>
<u>Program 5.1.7 Economic Development in EJ Neighborhoods</u>	<u>Promote economic development in the EJ neighborhoods and the Sycamore neighborhood. The City will prioritize economic development and infrastructure expenditures in and around lower-income and environmental justice neighborhoods, to enhance business and housing opportunities, and address issues discussed within the Housing Needs and AFFH Chapters of this Element.</u>	<u>EJ Neighborhoods</u>	<u>Ongoing</u>	<u>Place-based strategies to encourage community conservation and revitalization.</u>
Action Area 4. Protecting existing residents from displacement				

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

<u>ActionsProgram</u>	<u>Action</u>	<u>Geographic Emphasis</u>	<u>Implementation</u>	<u>Objective</u>
<u>Program 5.1.6 Monitor at-Risk Projects</u>	<u>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.</u>	<u>Antioch Rivertown Senior (50 units) within EJ Neighborhood and as applicable</u>	<u>Preservation strategies established and outreach to non-profit partners by January 2031.</u>	<u>Preservation of 54 units before 2032.</u>
<u>5.1.8 Tenant Protections</u>	<u>Pursue the development of citywide tenant protection policies for consideration by the City Council. These policies would address, but not necessarily be limited to, anti-harassment, just cause eviction, Tenant Opportunity to Purchase Act (TOPA), Community Opportunity to Purchase Act (COPA) and rent stabilization.</u> <u>The process would include inclusive public outreach with tenants, community-based organizations, landlords and other interested community members. The goal of this effort is to prepare and present an implementing ordinance for City Council consideration</u>	<u>Citywide</u>	<u>Initiate public engagement and outreach process by June 2023.</u> <u>In Fall 2022 the City of Antioch City Council adopted a Rent Stabilization Ordinance which caps rental increases at the lesser of 3%, or 60% of annual CPI increase.</u>	<u>Protect approximately 13,509 households from displacement and preserve housing affordability.</u>

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