

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) COMMITTEE MEETING

Special Meeting
9:30 a.m.

June 4, 2025
Council Chambers

1. CALL TO ORDER AND ROLL CALL

Present: Mayor Pro-Tem, Rocha, Councilmember, Tamisha Torres-Walker

Staff: Teri House, CDBG Housing Consultant and Delia Pedroza, Housing Specialist

2. CONSENT CALENDAR

2.1 Approval of the CDBG Committee meeting minutes of January 29, 2025.

Approval of the previous meeting minutes was **deferred**.

3. NEW BUSINESS

3.1 Review of Application Scoring process

Staff Presentation on Process Overview –Teri House

Staff presented a summary - the 2025-30 Consolidated Plan development process began approximately one year ago with a needs analysis community surveys, gathering of HUD and census data, and data analysis. Staff conducted community meetings to gather resident feedback on needs; held focus groups with non-profit agencies providing public services and economic development. All findings were previously presented to the committee for review of community needs from the residents' perspective.

High-Priority Needs Identified are:

- Populations with income \leq 50% of Area Median Income (AMI)
- Seniors/Disabled persons
- Homeless individuals
- Other highest-need groups

Grant Application Process:

- Applications were ranked in October 2024, with submissions due in December 2024.
- Total applications received: \$2,750,233 in requests; 12 new applicants requested \$409,943 for 15% of requested funds.
- Total funds available: \$911,040 plus residual funds \$346,307; Housing Successor \$250,000 for homeless services and \$250,000 for Administration, PLHA \$509,164 and EECBG grant remaining of \$82,807 if the contract is ever signed by the Department of Justice (DOJ).

- Council received a packet containing all applications.

Scoring Methodology:

- Applications were rated by the CDBG Committee Council members from 0 to 100.
- Scores were aggregated and averaged.
- Applications were reviewed in descending order by score, within each category, as follows:
 - Homeless programs - Housing Successor funds (maximum \$250,000)
 - CDBG Public Services (maximum 15% of grant or \$136,656)
 - CDBG Economic Development (Committee maximum set at 15% or \$125,000)
 - Balance of CDBG funding plus PLHA and EECBG considered under Housing programs.

3.2 Determine Funding Allocation for Fiscal Year 2025–26

Presentation: Staff provided a spreadsheet showing all applications within their category in descending rank order, showing requested amounts and two scenarios for discussion. Staff outlined differences of A and B scenarios and emphasized that the Committee could change in whatever ways they wished.

3.3.1 Committee Discussion

The CDBG Committee reviewed all applications as scored, considered the data they had reviewed for the Consolidated Plan, staff input, community responses and input. Committee members modified the scenarios and created a mutually agreeable set of recommendations to put forth to the City Council as the draft 2025-26 Action Plan to be included in the 2025-30 Consolidated Plan.

3.3.2 Home-Based Businesses living in rental housing

Discussion revisited an issue that arose about possible restriction by Antioch on home-based businesses that operate in rental housing. Currently in Antioch, landlords must approve business license applications for home businesses in properties they own and rent out, which creates inconsistent opportunities for residents. The City of Concord policies allow more flexibility, resulting in higher success rates for entrepreneurs.

4. PUBLIC COMMENT

- 4.1 Speaker – Nichole Gardner: Spoke of the desire for new applicants to have a chance at this source of Antioch funding. Since the last meeting, they received guidance on how new organizations can secure funding and have already received \$20,000 in other support. They emphasized the importance of this funding in helping the program move forward and reiterated that their focus is ensuring they can meet the needs of the unhoused community they serve, providing food and toiletries. They urged the council to

consider the needs of unhoused individuals across different areas.

- 4.2 Speaker Melissa Case? - The speaker, who is self-employed and a former landlord, expressed concern about renters operating businesses from rental properties. She emphasized that landlords should be involved due to potential liability issues and mentioned that business insurance may be required to protect the property owner. She gave examples—such as fireworks on the street—to highlight possible risks. She supports a policy that addresses home-based businesses in rental units and includes landlord approval and insurance coverage, particularly day care.
- 4.3 Speaker Brianna Robinson, Brianna Robinson, President/CEO of Opportunity Junction Expressed her support and gratitude for the recommendation to continue funding Opportunity Junction for another year. Their belief that everyone deserves a chance to succeed is reflected in the work they've done in Antioch for the past 25 years. This year, 19 Antioch residents enrolled in their full-time, 7-month Administrative Career Training Program. The program includes 12 weeks of instruction and 4 months of paid work experience. Participants also receive support with resumes, job skills, and job searches. So far, 12 residents have been placed in jobs earning \$21.50 an hour. The program also met its HUD goals through partnerships with two local employers. Opportunity Junction has recently expanded their building and parking space, showing their continued commitment to our community.

5. RECOMMENDED ACTION

Scenario B was modified and approved-Fiscal Year 2025-26 City of Antioch Action Plan Funding Spreadsheet

6. ORAL/WRITTEN COMMUNICATIONS - None

7. UPCOMING/FUTURE AGENDA ITEMS

Mayor Pro Tem Rocha requested staff research comparable ordinances affecting home based businesses and bring back findings.

8. NEXT MEETING DATE

The Committee members determined that September 3 would work for both.

9. ADJOURNMENT

The meeting adjourned at 10:30 a.m.

Respectfully submitted,

Jeri House

