

ANNOTATED AGENDA

Antioch City Council REGULAR MEETING

Date: Tuesday, January 24, 2023

Time: 6:15 P.M. – Closed Session

7:00 P.M. – Regular Meeting

Place: Council Chambers

200 'H' Street

Antioch, CA 94509

City Council meetings are televised live on Comcast channel 24, AT&T U-verse channel 99, or live stream (at www.antiochca.gov). Please see inside cover for detailed Speaker Rules.

PLEASE TURN OFF CELL PHONES BEFORE ENTERING COUNCIL CHAMBERS.

Lamar Thorpe, Mayor
Tamisha Torres-Walker, Mayor Pro Tem (District 1)
Michael Barbanica, Council Member District 2
Lori Ogorchock, Council Member District 3
Monica E. Wilson, Council Member District 4

Ellie Householder, City Clerk Lauren Posada, City Treasurer

Cornelius Johnson, City Manager **Thomas Lloyd Smith**, City Attorney

In accordance with the Americans with Disabilities Act and California law, it is the policy of the City of Antioch to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950, and e-mail: publicworks@ci.antioch.ca.us.

Notice of Availability of Reports

This agenda is a summary of the actions proposed to be taken by the City Council. For almost every agenda item, materials have been prepared by the City staff for the Council's consideration. These materials include staff reports which explain in detail the item before the Council and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. Unless otherwise noted, City Council actions include a determination that the California Environmental Quality Act (CEQA) does not apply. City Council Agendas, including Staff Reports are posted onto our City's Website 72 hours before each Council Meeting. To be notified when the agenda packets are posted onto our City's Website, simply click on this link: https://www.antiochca.gov/notifications/ and enter your e-mail address to subscribe. Tο view the agenda information, click on the https://www.antiochca.gov/government/agendas-and-minutes/city-council/. Questions may be directed to the staff member who prepared the staff report, or to the City Clerk's Office, who will refer you to the appropriate person.

Notice of Opportunity to Address Council

The public has the opportunity to address the Council on each agenda item. Please see the Speaker Rules on the inside cover of this Agenda for additional information on public participation.

6:15 P.M. ROLL CALL - CLOSED SESSION - for Council Members - All Present

PUBLIC COMMENTS for Closed Session - None

CLOSED SESSION:

 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – pursuant to Government Code section 54956.9: DAVID L. COOK, Plaintiff, v. MARCOS TORRES, et al., Defendants, United States District Court, Northern District of California, Case 4:19-cv-01270-PJH.

Case Settlement of \$10,000 was approved by Council, 4/1 (Torres-Walker)

2) PUBLIC EMPLOYEE PERFORMANCE EVALUATION: CITY MANAGER. This closed session is authorized pursuant to Government Code section 54957(b)(1).

No reportable action

3) PUBLIC EMPLOYEE PERFORMANCE EVALUATION: CITY ATTORNEY. This closed session is authorized pursuant to Government Code section 54957(b)(1).

No reportable action

6:16 P.M. ADJOURNED TO CLOSED SESSION

7:08 P.M. ROLL CALL – REGULAR MEETING – for Council Members – All Present

PLEDGE OF ALLEGIANCE

CITY ATTORNEY TO REPORT OUT ON CLOSED SESSION

COUNCIL MEMBER OGORCHOCK REQUESTED A MOTION TO SUSPEND THE RULES TO MOVE COUNCIL REGULAR AGENDA ITEM #10 TO BE HEARD AFTER ITEM #3 PROCLAMATIONS; APPROVED 5/0

- IN HONOR OF MARTIN LUTHER KING, JR., DAY "I HAVE A DREAM", REMARKS BY DR. LAMONT FRANCIES, SENIOR PASTOR OF DELTA BAY CHURCH
- 2. INSPIRATION FOR THE NEW YEAR BY ANTIOCH'S HONORARY POET LAUREATE JOSE CORDON

MAYOR THORPE REQUESTED A MOTION TO SUSPEND THE RULES TO MOVE COUNCIL REGULAR AGENDA ITEMS #7 AND #8 TO BE HEARD AS THE NEXT ORDER OF BUSINESS; APPROVED 5/0

COUNCIL REGULAR AGENDA

7. BOARD OF ADMINISTRATIVE APPEALS APPOINTMENT FOR ONE VACANCY EXPIRING MARCH 2024

Reso No. 2023/09 adopted appointing Antwon R. Webster, Sr., to the Board of Administrative Appeals for the vacancy expiring March 2024, 5/0 Recommended Action: It is recommended that:

- 1) The Mayor nominate one (1) member to the Board of Administrative Appeals for the vacancy expiring March 2024.
- 2) The City Council appoint [Antwon R. Webster, Sr.] by resolution as a member of the Board of Administrative Appeals for the vacancy expiring March 2024.
- 8. PARKS AND RECREATION COMMISSION APPOINTMENTS FOR ONE (1) VACANCY EXPIRING APRIL 2026

Reso No. 2023/10 adopted appointing Dorothy Ellis to the Parks and Recreation Commission for the vacancy expiring April 2026, 5/0

Recommended Action: It is recommended that:

- 1) The Mayor nominate one (1) member to the Parks and Recreation Commission for the vacancy expiring April 2026.
- 2) The City Council appoint [Dorothy Ellis] by resolution as a member of the Parks and Recreation Commission for the vacancy expiring April 2026.

3. PROCLAMATIONS

- In Honor of Autrey James, Antioch's 2022/23 Lifetime Veteran of the Year
- In Recognition of Health for Humanity Yogathon, January 14 29, 2023
- Proclamation Recognizing Human Trafficking Prevention Month, January 2023
- Proclamation Declaring Grace Bible Fellowship of Antioch Day, January 27, 2023

Approved, 5/0

Recommended Action: It is recommended that the City Council approve the proclamations.

COUNCIL REGULAR AGENDA

10. DEPARTMENT DIRECTOR SALARY ADJUSTMENTS

Tabled, 4/1 (Torres-Walker)

Recommended Action: It is recommended that the City Council adopt a resolution:

- 1) Approving a new salary range for department directors;
- 2) Approving an effective date of the first full pay period after October 1, 2022; and
- 3) Authorizing the City Manager or designee to make the necessary Fiscal Year 2023 budget adjustments.

4. ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

- SALES TAX CITIZENS' OVERSIGHT COMMITTEE
- ANTIOCH POLICE OVERSIGHT COMMISSION

PUBLIC COMMENTS – Members of the public may comment only on unagendized items.

The public may comment on agendized items when they come up on this Agenda.

CITY COUNCIL COMMITTEE REPORTS/COMMUNICATIONS

MAYOR'S COMMENTS

5. CONSENT CALENDAR

A. APPROVAL OF COUNCIL SPECIAL MEETING MINUTES FOR NOVEMBER 15, 2022

Approved, 5/0

Recommended Action: It is recommended that the City Council approve the Special

Meeting Minutes.

B. APPROVAL OF COUNCIL MEETING MINUTES FOR NOVEMBER 22, 2022

Approved, 5/0

Recommended Action: It is recommended that the City Council approve the Meeting

Minutes.

C. APPROVAL OF COUNCIL SPECIAL MEETING MINUTES FOR DECEMBER 13, 2022

Approved, 5/0

Recommended Action: It is recommended that the City Council approve the Special

Meeting Minutes.

D. APPROVAL OF COUNCIL REGULAR MEETING MINUTES FOR DECEMBER 13, 2022

Approved, 5/0

Recommended Action: It is recommended that the City Council approve the Regular

Meeting Minutes.

E. COUNCIL MEETING FOR JANUARY 10, 2023 – NO QUORUM

Approved, 5/0

Action: January 10, 2023 – Order of Adjournment due to lack of a quorum.

F. APPROVAL OF COUNCIL SPECIAL MEETING MINUTES FOR JANUARY 13, 2023

Continued, 5/0

Recommended Action: It is recommended that the City Council continue the Special

Meeting Minutes.

G. APPROVAL OF COUNCIL WARRANTS

Approved, 5/0

Recommended Action: It is recommended that the City Council approve the warrants.

H. REJECTION OF CLAIMS: DYNISHA HODGES; PAT AND CORY STACK

Rejected, 5/0

Recommended Action: It is recommended that the City Council reject the claims submitted

by Dynisha Hodges and Pat and Cory Stack.

CONSENT CALENDAR - Continued

I. APPROVAL OF TREASURER'S REPORT FOR OCTOBER 2022

Received and filed, 5/0

Recommended Action: It is recommended that the City Council receive and file the

October 2022 Treasurer's Report.

J. APPROVAL OF TREASURER'S REPORT FOR NOVEMBER 2022

Received and filed, 5/0

Recommended Action: It is recommended that the City Council receive and file the

November 2022 Treasurer's Report.

K. RESOLUTION CONTINUING THE DECLARATION OF A LOCAL EMERGENCY CONCERNING THE SEVERE WINTER STORMS

Reso No. 2023/11 adopted, 5/0

Recommended Action:

It is recommended that the City Council adopt the resolution continuing the declaration of a local emergency associated with the State Declared Severe Winter Storms, locally identified as the 2023 January Winter Storm Event.

L. APPROVAL OF LICENSE & MARKETING AGREEMENT FOR THE RESIDENTIAL SERVICE LINE PROTECTION, PROPOSAL NO. 961-0202-22A, AWARD

Reso No. 2023/12 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution to:

- 1) Approve the Proposal included in the Draft License & Marketing Agreement submitted by HomeServe as the Sole Provider to the City of Antioch for Residential Service Line Protection for four (4) years,
- Authorize the City Attorney to release the City Logo for the purpose of publication regarding the Residential Service Line Protection to HomeServe; and
- Authorize the City Manager to execute a four (4) year License
 Marketing agreement with HomeServe in a form approved by the City Attorney.

CONSENT CALENDAR - Continued

Μ. ARPA FUNDED SMALL BUSINESS AND FAÇADE UPGRADE GRANT PROGRAMS

Reso No. 2023/13 adopted. 5/0

It is recommended that the City Council adopt the following Recommended Action: resolution:

- 1) Approving the City's Small Business Grant Program and Façade Upgrade Program to be administered by the Economic Development Department; and
- 2) Authorizing the Economic Development Director to disburse American Rescue Plan Act funds up to \$500,000 for Small Business Grants and up to \$500,000 for Façade Upgrade Grants, provided that all such funds are disbursed in accordance with the required contract provisions for federal awards and the City.
- N. AB 361: RESOLUTION MAKING FINDINGS NECESSARY TO CONDUCT BROWN ACT MEETINGS BY TELECONFERENCE FOR THE CITY COUNCIL, BOARDS, COMMISSIONS, AND COMMITTEES

Reso No. 2023/14 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt the resolution authorizing remote teleconference/virtual meetings of the legislative bodies of the City of Antioch, which includes the City Council, boards, commissions, and committees.

9:35 P.M. **FIVE MINUTE RECESS**

9:44 P.M. RECONVENED, ROLL CALL - All Present

PUBLIC HEARING

6. CITY OF ANTIOCH 6TH CYCLE HOUSING ELEMENT UPDATE

Recommended Action:

It is recommended that the City Council adopt the 2023-2031 following Resolutions and Ordinances related to the 6th Cycle Housing Element Update:

Reso No. 2023/15 adopted, 4/1 (Barbanica)

1) Adopt a Resolution certifying the Environmental Impact Report (EIR) and make all the findings required to approve the project, including a Statement of Overriding Considerations, and adopting a Mitigation Monitoring and Reporting Program.

Reso No. 2023/16 adopted, 4/1 (Barbanica)

2) Adopt a Resolution approving the Housing Element.

Reso No. 2023/17 adopted, 4/1 (Barbanica)

3) Adopt a Resolution approving the Amendments to the Land Use and Environmental Hazards Elements.

To 02/14/2023 for Adoption, 4/1 (Barbanica)

4) Introduce, read by title only, and waive further reading of the ordinance approving Amendments to the East Lone Tree Specific Plan.

To 02/14/2023 for Adoption, 4/1 (Barbanica)

5) Introduce, read by title only, and waive further reading of the ordinance approving the Zoning Text Amendments and Zoning Map Amendments to implement the 6th Cycle Housing Element.

Reso No. 2023/18 adopted, 4/1 (Barbanica)

6) Adopt a Resolution approving the Multi-Family Residential Objective Design Standards.

CEQA: An Environmental Impact Report (EIR) has been prepared for the project.

COUNCIL REGULAR AGENDA

9. RESOLUTION FOR APPROVAL OF CANNABIS OPERATING AGREEMENT FOR NATURAL SUPPLEMENTS, INC.

Reso No. 2023/19 adopted, 3/2 (Barbanica, Ogorchock)

Recommended Action:

It is recommended that the City Council consider and take action to adopt a resolution approving the operating agreement for Natural Supplements, Inc.

COUNCIL REGULAR AGENDA - Continued

11. STANDBY CITY COUNCIL MEMBERS

Recommended Action: It is recommended that the City Council appoint the following

nominees as standby city council members:

Council Member District 2 Barbanica: 1) William Barbanica, II;
2) Benjamin McCurdy; 3) Michael Schneider

12. CITY COUNCIL APPOINTMENTS TO COUNCIL COMMITTEE ASSIGNMENTS

["Exhibit 1" Appointments Attached]

Recommended Action:

It is recommended that the City Council review and discuss City Council Committee Assignments. Mayor Thorpe will advance appointments for City Council approval by majority vote to be acted upon as follows:

Approved, 5/0

1) Motion to approve all appointments for Mayor Thorpe.

Approved, 5/0

2) Motion to approve all appointments for Mayor Pro Tem (Council Member District 1) – Torres-Walker.

Approved, 4/0/1 (Barbanica abstained)

3) Motion to approve all appointments for Council Member District 2 – Barbanica.

Approved, 4/0/1 (Ogorchock abstained)

4) Motion to approve all appointments for Council Member District 3 – Ogorchock.

Approved, 5/0

5) Motion to approve all appointments for Council Member District 4 – Wilson.

PUBLIC COMMENT STAFF COMMUNICATIONS

COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS – Council Members report out various activities and any Council Member may place an item for discussion and direction on a future agenda. Timing determined by Mayor and City Manager – no longer than 6 months.

MOTION TO ADJOURN – After Council Communications and Future Agenda Items, the Mayor will make a motion to adjourn the meeting. A second of the motion is required, and then a majority vote is required to adjourn the meeting.

Motioned to adjourn Regular Meeting at 11:19 p.m., 5/0

Council Appointments December 2022 to December 2024 **COMMITTEE** REPRESENTATIVES COMMITTEE INFORMATION **ABAG** Mayor Pro Tem Torres-Walker General Assembly- once a year Council Member Ogorchock (alt.) (Association of Bay Area Govmt) 2nd Thursday of month, Chamber of Commerce Liaison 8:00 A.M. Council Member Ogorchock Chamber Conference Room Community Advisory Board- SF Bay Water Emergency Transit Mayor Pro Tem Torres-Walker **TBD** Authority 2nd Wednesday of month, Mayor Thorpe Delta Diablo 4:30 P.M., Council Member Wilson (alt.) 2500 Pittsburg/Antioch Highway 3rd Thursday of month, **East Bay Division** 6:00 P.M. Council Member Barbanica (League of California Cities) Rotates between Contra Costa and Alameda Counties 2nd Thursday of month, Mayor Thorpe 6:30 P.M. **TRANSPLAN** Council Member Wilson (alt.) Tri Delta Transit - 801 Wilbur Ave East Contra Costa Regional Fee 2nd Thursday of month, Mayor Thorpe and Financing Authority 6:30 P.M. Council Member Wilson (alt.) (ECCRFA) Tri Delta Transit - 801 Wilbur Ave 2nd Thursday of month, Mayor Thorpe State Route 4 By-Pass Authority 6:30 P.M. Council Member Wilson (alt.) Tri Delta Transit - 801 Wilbur Ave East County Water Management Council Member Barbanica As needed, 2-3 times per year Association Tri Delta Board of Directors 4th Wednesday of month, Mayor Thorpe Eastern Contra Costa Transit 4:00 P.M.. Council Member Wilson (alt.) Tri Delta Transit, 801 Wilbur Ave Authority

Council Member Ogorchock

Council Member Wilson (alt.)

Mayor Thorpe

As needed

6:30 P.M.

Costa County

1st Thursday of month,

Rotates between cities of Contra

Northeast Antioch Annexation

Mayors' Conference

CITY OF ANTIOCH

Council Committee Assignments				
Community Development Block Grant (CDBG) Committee	Mayor Pro Tem Torres-Walker Council Member Barbanica	Standing Committee - As needed Community Development Dept. to develop agenda and handle noticing		
Lone Tree Golf Course Committee	Council Member Wilson Council Member Ogorchock	Standing Committee - As needed Parks and Rec. Dept. to develop agenda and handle noticing		
City/School Committee	Mayor Pro Tem Torres-Walker Council Member Ogorchock	Standing Committee - As needed City Manager's to develop agenda and handle noticing		
Cannabis Committee	Mayor Pro Tem Torres-Walker Council Member Wilson	Standing Committee - As needed City Attorney's Office to develop agenda and handle noticing		
Waterfront Revitalization Committee	Mayor Pro Tem Torres-Walker Council Member Wilson	Standing Committee - As needed City Manager's Office to develop agenda and handle noticing		

What If

What if we loved with no fear?

No limits, no restraints

What if the things that made us congregate were mostly to colobrate?

What if the things that made us congregate were mostly to celebrate?

I know that might be unrealistic, but why not ask that question today?

What if the human connection was invested in like 5G?

What if 5G was being developed by more people that look like me?

See, I have of these questions about equity in society and sometimes my thoughts get scattered

But one thing I can clearly see, is that representation matters But what if it didn't happen to meet a diversity quota?

What if it just happened because that's the way that our kids grow up?

What if every kid knew exactly what it meant to be loved and they saw opportunity wherever their gaze was?

What if we took more risks?

Ran for more public offices and started more businesses?

What if we sat down and settled our differences?

El pueblo unido jamás será vencido, I hope you're listening

What if si se puede was internalized?

A little light at the end of the tunnel whenever we fall and cry

What if depression in our communities was recognized and physical and mental health were both equally prioritized?

So what if? Matter of fact somebody said it better, why not?

Go all in, give it everything we've got

With no excuses

Take our talents and strengths and use them

To lift each other up in unison

"What if"

Is a hypothetical and also a possibility

What if

We all treated each other with love, respect, and dignity?

- Jose Cordon



IN HONOR OF AUTREY JAMES

Antioch Lifetime Veteran of the Year 2022-2023

WHEREAS, Autrey James began his career as a Police Officer in 1985 with the San Leandro Police Department (SLPD), joined the U.S. Coast Guard Reserves in 1990, served in Operation Desert Shield in 1991 and continued to serve as a small boat operator and boarding officer;

WHEREAS, upon returning from active duty, Autrey resumed public service at SLPD, retiring in 2005 as a Police Sergeant and starting a career as a Deputy District Attorney with the Alameda County District Attorney's Office;

WHEREAS, since 2005, Autrey has been a member of the Harding-Noia, American Legion Post 161 in Antioch, served as Post Commander and as Post Adjutant for the last 5 years, and led the efforts to visit and provide gifts to veterans at Antioch nursing facilities;

WHEREAS, Autrey worked with Delta Veterans Group (DVG) to collect and distribute clothing for the first "Stand Down on the Delta" and has continued since then, organizing the Stand Down Veterans Courts;

WHEREAS, Autrey served as the American Legion District Commander, organized events for veterans throughout California, cooked for 200+ National Guard members, organized with The Veterans of Foreign Wars Department and The American Legion National Finance Commission to provide funds and supplies for displaced veterans affected by the California wildfires, created committees and raised funds to help veterans with housing costs and mental health through education, resources, and support;

WHEREAS, Autrey was recently assigned as Chairman of the National American Legion Veterans Affairs and Rehabilitation Commission, writing 3 resolutions onto the Legislative Agenda; and

WHEREAS, in March 2022, Autrey retired from the Alameda County District Attorney's Office as a Senior Assistant Deputy District Attorney, but remains active in the Antioch veterans community as a member of the American Legion Post, Veterans and Military Families Advisory Council of America, Save our Service-Members, and as a new member of the DVG Board of Directors.

NOW, THEREFORE, I, LAMAR A. THORPE, Mayor of the City of Antioch, do hereby salute, commend and honor AUTREY JAMES for his dedication, commitment, and positive influence to our community and the veterans in the City of Antioch.

JANUARY 24, 2023

LAMAR A. THORPE, Mayor 3.01 01-24-23



IN RECOGNITION OF

HEALTH FOR HUMANITY - YOGATHON

January 14th to January 29th, 2023

WHEREAS, YOGA is an ancient Hindu practice developed thousands of years ago in the Indian subcontinent for maintaining spiritual, mental, and physical well-being;

WHEREAS, Surya Namaskara, or Sun Salutation, is a traditional yogic practice combining a sequence of postures with breathing exercises;

WHEREAS, Hindu Swayamsevak Sangh, or HSS, is a non-profit charitable organization with over 235 branches in 164 cities and in 34 states, committed to Hindu values, education, and community service activities such as food drives, hot meals to shelters, and other Sewa (service) activities in California;

WHEREAS, HSS is organizing its annual Health for Humanity Yogathon with the goal of having over 10,000 individual participants practice Surya Namaskar to promote the spiritual, mental, and physical well-being of all members of the community; and

WHEREAS, YOGA enthusiasts, yoga studios, local schools, and other community organizations are participating in the HSS Health for Humanity Yogathon.

NOW, THEREFORE, I, LAMAR A. THORPE, Mayor of the City of Antioch, hereby recognize Hindu Swayamsevak Sangh for organizing its 16th annual "Health for Humanity – Yogathon" and encourage citizens to participate in this health awareness activity that celebrates the benfits of Yoga and the advantages of achieving a healthy body, mind, and spirit.

JANUARY 24, 2023

LAMAR A. THORPE, Mayor	



PROCLAMATION RECOGNIZING HUMAN TRAFFICKING PREVENTION MONTH

January 2023

WHEREAS, human trafficking is a form of interpersonal violence in which force, fraud or coercion is used to control victims for the purpose of commercial sexual and labor exploitation, and occurs in many industries, affecting individuals of all genders and ages;

WHEREAS, human trafficking is a fast-growing criminal industry, yet is consistently underreported, and relies upon exploitive and violent tactics which violate an individual's privacy, dignity, security, and humanity due to the systematic use of physical, emotional, sexual, psychological, and economic exploitation, control and abuse;

WHEREAS, in 2020, 16,658 human trafficking victims were identified nationwide through reports to the National Human Trafficking Resource Center, and California led all other states in reported cases, accounting for nearly 13 percent of all such reported cases;

WHEREAS, in Contra Costa County, from April 2019 through December 2021, 108 cases of sex and labor trafficking were investigated, 207 suspected victims of human trafficking were identified, and the District Attorney filed 42 human trafficking cases through the collaborative efforts of partners to the Contra Costa Human Trafficking Task Force; and

WHEREAS, the City of Antioch is working to raise awareness about human trafficking with the belief that a more informed public will better understand how behaviors can contribute to a patriarchal culture that facilitates and tolerates the systemic abuse of vulnerable populations, and will take actions to counte, r and prevent human trafficking.

NOW, THEREFORE, I, LAMAR A. THORPE, Mayor of the City of Antioch, hereby proclaim January 2023 as "Human Trafficking Prevention Month", and urge all residents to participate in the efforts to raise awareness and promote prevention.

During this month, we recognize the survivors, and commit to building a future in which no person is denied their inherent human rights of freedom and dignity. Let it be known that human trafficking has no place in this city, this county, this nation or this world.

JANUARY 24, 2023

LAMAR A. THORPE, Mayor



PROCLAMATION DECLARING GRACE BIBLE FELLOWSHIP OF ANTIOCH DAY

January 27, 2023

WHEREAS, in 2003, Grace Bible Fellowship was birthed in a local hair salon owned by Reverend Kirkland A. Smith and Senior Pastor, First Lady Qwivander Smith and its members believe God's favor blessed the weekly bible study held for one year at the Heavenly Hair Beauty Salon in Antioch;

WHEREAS, in January 2003, remaining faithful to Christ and to the leadership at Fremont Bible Fellowship, the Reverend and First Lady Smith, along with 30 charter members, marched into what is now known as Grace Bible Fellowship of Antioch;

WHEREAS, within one year, Grace Bible Fellowship of Antioch celebrated abundant growth in ministry and membership. It now serves over 1,500 members and supports countless ministries designed to meet the needs of the community;

WHEREAS, in 2022, Grace Bible Fellowship of Antioch increased its presence in Antioch by offering Afterschool Tutoring, Grace Closet-Food and Clothing Pantry, Overcomers for those struggling with addictions, Grace House for Men transitioning back into society and/or overcoming homelessness, and Midnight Basketball to give at-risk young men another alternative on Friday nights other than the streets. Lastly, Grace Daycare is opening soon, offering quality affordable daycare for parents; and

WHEREAS, January 2023 marks 20 years of ministry for Grace Bible Fellowship of Antioch located at 3415 Oakley Road, Antioch, California. Grace will continue to be a light in the City of Antioch by breaking ground on their new Multi-Purpose Center, Indoor Gymnasium, and Bowling Alley.

NOW, THEREFORE, I, LAMAR A. THORPE, Mayor of the City of Antioch, hereby proclaim January 27, 2023, as "Grace Bible Fellowship of Antioch Day", in recognition and celebration of the significant contributions to the local community in the City of Antioch.

JANUARY 24, 2023

LAMAR A. THORPE, Mayor	



BOARDS AND COMMISSIONS VACANCY ANNOUNCEMENTS

The City of Antioch urges residents to become involved in their local community! One way to do so is to serve on the various Boards, Commissions, and Committees.

Any interested resident is encouraged to apply for the vacancies listed below by their corresponding deadline.

- > SALES TAX CITIZENS' OVERSIGHT COMMITTEE
 - EXTENDED Deadline: Friday, January 27, 2023
- > ANTIOCH POLICE OVERSIGHT COMMISSION
 - EXTENDED Deadline: Friday, February 17, 2023

To be considered for the vacancy position(s) listed above, please fill out and sign the "Community Service Application" form, available at City Hall or online at https://www.antiochca.gov/government/boards-commissions/.

Then, e-mail it to cityclerk@antiochca.gov, or print and mail/drop off in the water billing drop-off box outside City Hall at: City Clerk, 200 H Street,

Antioch, CA 94509





BOARDS AND COMMISSIONS VACANCY ANNOUNCEMENTS

SALES TAX CITIZENS' OVERSIGHT COMMITTEE

PURPOSE:

The Committee's function is to review the expenditure records of the City's voter-approved Measure W one-cent sales tax effective April 1, 2019 and must report the results of their review to the City Council by April 1 each year.

CURRENT VACANCIES:

- (4) Full-Term seats, expiring March 2026
- (1) Partial-Term seat, expiring March 2024

MEETINGS:

 At least 2 times annually, virtually on Zoom

SEATS:

- 1 Chair
- 1 Vice Chair
- 5 Committee Members

ANTIOCH CALIFORNIA VISIT WEBPAGE

REQUIREMENTS:

All members must reside in the City of Antioch

To be considered for the vacancy position(s) listed above, please fill out and sign the "Community Service Application" form on the next page, or online at https://www.antiochca.gov/government/boards-commissions/.

Then, e-mail it to cityclerk@antiochca.gov, or print and mail/drop off in the water billing drop-off box outside City Hall at: City Clerk, 200 H Street, Antioch, CA 94509

EXTENDED DEADLINE: FRIDAY, JANUARY 27, 2023



BOARDS AND COMMISSIONS VACANCY ANNOUNCEMENTS

ANTIOCH POLICE OVERSIGHT COMMISSION

PURPOSE:

The Commission shall advise the City Council and Staff on the administration of the Antioch Police Department and public safety issues to ensure that the policies conform to national standards of constitutional policing.

The Commission shall promote, encourage, and facilitate community participation and oversight by reviewing and recommending policies that is sensitive to the diverse needs of residents, aiming to inform the community of its rights and responsibilities on interactions with police officers.

CURRENT VACANCIES:

- (2) 1-year terms, expiring November 30, 2023
- (2) 2-year terms, expiring November 30, 2024
- (3) 3-year terms, expiring November 30, 2025

MEETINGS:

 Twice a month, except in July and December, when meetings occur only once.

SEATS:

- 4 representatives, 1 from each District
- 1 representative from Faith-based community
- 1 representative from Business community
- 1 employee or student from Antioch Unified School District

ANTIQCH CALIFORNIA VISIT WEBPAGE

REQUIREMENTS:

- All members must reside in the City of Antioch
- Not a spouse of, or a current/former City employee / department-sworn employee / sworn police officer / sworn police officer association representative

To be considered for the vacancy position(s) listed above, please fill out and sign the "Community Service Application" form on the next page, or online at https://www.antiochca.gov/government/boards-commissions/.

Then, e-mail it to cityclerk@antiochca.gov, or print and mail/drop off in the water billing drop-off box outside City Hall at: City Clerk, 200 H Street, Antioch, CA 94509

EXTENDED DEADLINE: FRIDAY, FEBRUARY 17, 2023

ORDINANCE NO. 2212-C-S

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADDING SECTION 5.109 TO TITLE 2 AND CHAPTER 3 TO TITLE 4 OF THE ANTIOCH MUNICIPAL CODE CREATING THE ANTIOCH POLICE OVERSIGHT COMMISSION

WHEREAS, the City Council directed City staff to research and make recommendations to the City Council Police Oversight Standing Committee on the potential formation of an Antioch Police Oversight Commission;

WHEREAS, City staff researched (1) police oversight commissions and boards in general law and charter cities; (2) the differences between citizen police oversight commissions in general law cities and charter cities; and (3) solutions that can be achieved under each type of government within state and local laws and policies; and

WHEREAS, City staff recommends the formation of the Antioch Police Oversight Commission to increase transparency, enhance accountability, foster trust, and strengthen police-community relations in the City.

The City Council of the City of Antioch, California, hereby ordains as follows:

SECTION 1. Recitals.

The above recitals are incorporated as though set forth in this section.

SECTION 2. Adoption.

Section 2-5.109 is hereby added to the Antioch Municipal Code to read as follows:

§ 2-5.109 ANTIOCH POLICE OVERSIGHT COMMISSION.

The Antioch Police Oversight Commission ("Police Commission") consists of seven members. The Police Commission has the duties as specified in Chapter 3 of Title 4 of this code.

SECTION 3. Adoption.

Sections

Chapter 3 is hereby added to Title 4 of the Antioch Municipal Code to read as follows:

4-3.101	CREATED.
4-3.102	PURPOSE.
4-3.103	MEMBERSHIP AND APPOINTMENT.
4-3.104	TERMS OF OFFICE AND REMOVAL FROM OFFICE.
4-3.105	OFFICERS.
4-3.106	MEETINGS.
4-3.107	NO COMPENSATION.

4-3.108	BUDGET.
4-3.109	TRAINING.
4-3.110	POWERS AND DUTIES.
4-3.111	PUBLIC REPORTS.
4-3.112	REQUIREMENT OF COOPERATION BY THE ANTIOCH POLICE
	DEPARTMENT AND ALL OTHER CITY EMPLOYEES AND
	OFFICIALS WITH THE POLICE COMMISSION

§ 4-3.101 CREATED.

There is hereby created an Antioch Police Oversight Commission (hereinafter referred to as the "Police Commission").

§ 4-3.102 PURPOSE.

The purpose of the Police Commission is to advise the City Council, City Manager, and Chief of Police on the administration of the Antioch Police Department and on matters of public safety within the City of Antioch to ensure that the Antioch Police Department's policies, practices, and customs conform to national standards of constitutional policing.

The Police Commission shall facilitate community participation and oversight by reviewing and recommending policies, procedures, practices, and programs designed to result in community policing that is effective, responsive, and sensitive to the diverse needs of the residents of the City.

The Police Commission shall promote and encourage open communication and cooperation between the Antioch Police Department and residents of the City, recognizing that policing the City of Antioch is a shared responsibility.

The Police Commission shall develop, review, and make policy recommendations aimed at informing the community of its rights and responsibilities when interacting with police officers.

§ 4-3.103 MEMBERSHIP AND APPOINTMENT.

- (A) The Police Commission shall consist of seven (7) voting members appointed by the Mayor and confirmed by the City Council.
- (B) All voting members of the Police Commission shall be residents of the City of Antioch.
 - (C) The Mayor and the City Council shall strive to appoint and confirm at least:
- (a) one (1) representative from each of the four (4) councilmember voting districts of the City;

- (b) one (1) representative of the Antioch faith-based community;
- (c) one (1) representative of the Antioch business community; and
- (d) one (1) employee or student of the Antioch Unified School District.
- (D) No one shall be excluded from the Police Commission because he or she has a criminal record.
 - (E) The following shall not be eligible to serve as a Police Commissioner:
 - (a) current sworn police officer or his/her spouse;
 - (b) current City employee or his/her spouse;
 - (c) former Department sworn employee or his/her spouse; or
- (d) current or former employee, official, or representative of an employee association representing sworn police officers or his/her spouse.
- (F) Commissioners shall not be issued and shall not display, wear, or carry badges that so resemble a peace officer's badge that an ordinary reasonable person would believe that Commissioners have the authority of a peace officer.

§ 4-3.104 TERMS OF OFFICE AND REMOVAL FROM OFFICE.

- (A) The terms of office for all members of the Police Commission shall be three years, but the terms of not more than three (3) members shall expire in any one year. Therefore, when the initial seven (7) members are selected, two (2) commissioners shall be appointed to serve an initial one-year term, two (2) commissioners shall be appointed to serve an initial two-year term, and the remaining three (3) shall serve an initial three-year term. No members shall serve for more than two consecutive full terms. For this purpose, the initial one-year and two-year terms in this paragraph shall be considered full terms. The expiration date of all terms shall be November 31, but each member shall serve until his or her successor is duly appointed and qualified.
- (B) A member may resign before the expiration of his or her term with written notification to the chairperson of the Police Commission and the Mayor.
- (C) Members of the Police Commission shall serve at the pleasure of the City Council and may be removed from office by a majority vote of the Council.
- (D) The Police Commission may recommend to the City Council that a member be removed for reasons including but not limited to:
 - (a) misuse of position as a Police Commission member;

- (b) misuse of police-issued documents;
- (c) misconduct that impedes the member's ability to serve as an effective and impartial Police Commission member;
- (d) unexcused absences from at least three meetings in a one-year span of time;
- (e) violation of the Code of Ethics of the National Association for Civilian Oversight of Law Enforcement (NACOLE); or
 - (f) conflict of interest.
- (E) Upon receipt of notification of resignation or a Council vote of removal, the position shall be considered vacant and eligible for the Mayor to nominate a replacement commissioner for appointment with confirmation by the City Council. The replacement commissioner shall serve for the remainder of the term and be eligible for reappointment for one additional term.

§ 4-3.105 OFFICERS.

During January of each year, the Police Commission shall elect one of its members as chairperson and one as vice-chairperson who shall each hold office for one (1) year or until their respective successors are elected. After all Police Commission members have been appointed and confirmed, officers shall be elected no later than the second meeting of the Police Commission. No officer shall be eligible to serve more than two consecutive terms in the same office.

§ 4-3.106 MEETINGS.

- (A) The Police Commission shall hold its first meeting within thirty days after all of its members have been appointed and confirmed. At the first meeting, the Police Commission shall set the time and date of regularly scheduled meetings, which shall occur at least twice each month, except during the months of July and December when regular meetings shall occur once per month. Regular meetings of the Police Commission shall be held at Antioch City Hall except for meetings held under section 4-3.060(B). The Police Commission shall notify the public of the time and place of its meetings and provide time for public comment at each meeting in compliance with the Brown Act.
- (B) At least two meetings of the Police Commission each year shall be held at locations within the City of Antioch other than City Hall for the purpose increasing community engagement with the Police Commission. The Police Commission shall make a good faith effort to hold these meetings at public schools, youth centers, or community-based organizations within the City of Antioch.

- (C) All Police Commission meetings are subject to the Brown Act.
- (D) In the interest of upholding and modeling a positive relationship between the citizens of Antioch and the Antioch Police Department, the Antioch Chief of Police, or his or her designee, shall attend the beginning of all public meetings of the Police Commission and, as the first order of new business, be placed on the agenda to comment or report on any matters under consideration by the Police Commission.

§ 4-3.107 NO COMPENSATION.

Members of the Police Commission shall serve without compensation. However, the City Council may authorize the reimbursement of reasonable expenses incurred by the members in the performance of their duties.

§ 4-3.108 BUDGET.

The City shall provide the Police Commission with funding for general operating expenses, training, and continuing education for all Police Commissioners.

§ 4-3.109 TRAINING.

The City shall provide appropriate funding for introductory training of new Police Commission members as well as continuing education for all members. Training shall cover all of the following, but not be limited to:

- (A) The ordinance establishing the Police Commission;
- (B) National standards of constitutional policing;
- (C) Department operations, policies, procedures, practices, and programs;
- (D) Laws governing local public records and public meetings, confidentiality, police officer rights, arrestee rights, and excessive force; and
- (E) Police policies, practices, and procedures around stops, arrests, use of force, detention, large-scale protests, and marginalized communities.

§ 4-3.110 POWERS AND DUTIES.

To effectuate its purpose, the Police Commission shall, in compliance with the California Public Records Act (Gov. Code, §§ 6250 et seq.), Penal Code Sections 832.7 and 832.8; California Public Safety Officers Procedural Bill of Rights Act (Gov. Code, §§ 3300 et seq.), Government Code section 38630, Government Code section 37104, Penal Code section 832.7, and all other applicable state and federal law:

- (A) Propose changes, at its discretion or upon receiving direction from the City Council, including modifications to the Police Department's proposed changes, to any policies or procedures of the Police Department that govern First Amendment assemblies, use of force, use of canines, use of de-escalation techniques on civilians, hate crimes, or biased-based policing including profiling based on any of the protected characteristics identified by federal, state, or local law. All such proposed changes and modifications shall be submitted to the City Council for approval or rejection.
- (B) Recommend City Council approval or rejection of the Police Department's proposed changes to all policies and procedures of the Police Department that govern First Amendment assemblies, use of force, use of canines, use of de-escalation techniques with civilians, hate crimes, or biased-based policing including profiling based on any of the protected characteristics identified by federal, state, or local law.
- (a) If the Police Commission recommends rejection of the proposed policy, the Police Department's proposed changes, notice of the Commission's rejection, and the reasons for rejection, together with the Police Department's proposed changes, shall be submitted to the City Council for review.
- (b) If the Police Commission recommends approval of the Police Department's policy, the Police Department's proposed changes will proceed directly to the City Council for review.
- (c) If the Police Commission does not approve or reject the Police Department's proposed changes within sixty (60) days of the Police Department's submission of the proposed changes to the Police Commission, the Police Department's proposed changes will proceed directly to the City Council for review.
- (C) Review and comment on, at its discretion, any other policies, procedures, customs, and general orders of the Police Department. All such comments shall be submitted to the Chief of Police, the City Manager, and the City Attorney. The Chief of Police shall provide a written response to the Police Commission upon request.
- (D) Review the City Council's proposed budget advise whether budgetary allocations for the Police Department are aligned with the Police Department's policies and procedures. The Police Commission shall conduct at least one public hearing on the Police Department budget per budget cycle and shall forward to the City Council any recommendations for change.
- (E) Require the Chief of Police to submit an annual report to the Police Commission regarding such matters as the Police Commission shall require.
- (F) Report at least once a year to the Mayor, the City Council, and to the public to the extent permissible by law, the information contained in the Chief's report in addition to such other matters as are relevant to the functions and duties of the Police Commission.

- (G) Receive reports from the Police Department on publicly disclosable information concerning the status of civilian complaints. Develop a program for the mediation of civilian complaints, in coordination with the Chief of Police, the City Manager, and the City Attorney.
- (H) Study, develop, and recommend community policing and alternative crime-prevention policies and strategies to the Chief of Police, City Manager, City Attorney, and City Council; assess and make recommendations regarding the role of social services in public safety, including but not limited to those related to mental health, alcohol and substance abuse, homelessness, juvenile justice, and education.
- (I) Develop and recommend, in conjunction with the Chief of Police and the City Manager, educational programs regarding policing in Antioch and community outreach events, such as town hall meetings, forums to communicate information about neighborhood watch programs, and events designed to encourage safety and emergency preparedness.
- (J) Request and review data from public records of the Antioch Police Department as needed to effectuate the Police Commission's powers and duties including data regarding police use of force; demographics of individuals stopped, searched, or arrested; demographics of Antioch Police Department officers and staff; and officer training and qualifications.

§ 4-3.111 PUBLIC REPORTS.

- (A) The Police Commission shall draft and issue public reports regarding the issues described in section 4-3.100. An annual report may be in the form of an update from a previous year's report. The Police Commission may issue additional public reports as it deems appropriate.
- (B) The Police Commission shall provide annual public reports to City Council, City Manager, and City Attorney on the Police Department's progress on Police Commission recommendations and other updates relevant to the mission of the Police Commission.
- (C) All public reports shall omit or redact any confidential or privileged information as defined by State law.

SECTION 4. CEQA.

The adoption of this Ordinance is exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3), which provides that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be determined that the proposed project will not have a significant adverse effect on the environment, the project is not subject to CEQA. This Ordinance authorizes the City Council to create an Antioch Police

Oversight Commission and does not propose nor authorize any action or specific project that would have the potential to cause a significant adverse effect on the environment.

SECTION 5. Severability.

Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable, or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

SECTION 6. Publication; Effective Date.

This Ordinance shall take effect and be enforced within thirty (30) days from and after the date of its adoption by the City Council at a second reading and shall be posted and published in accordance with the California Government Code.

I HEREBY CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council of the City of Antioch held on the 10th day of May, 2022 and passed and adopted at a regular meeting thereof held on the 24th day of May, 2022, by the following vote:

AYES:

Council Members District 1 Torres-Walker, District 4 Wilson, and Mayor

Thorpe

NOES:

Council Member District 3 Ogorchock

ABSTAIN:

None

ABSENT:

Mayor Pro Tem (District 2) Barbanica

LAMAR A. THORPE

MAYOR OF THE CITY OF ANTIOCH

ATTEST:

ELIZABETH HOUSEHOLDER

CITY CLERK OF THE CITY OF ANTIOCH

CITY COUNCIL MEETING INCLUDING THE ANTIOCH CITY COUNCIL ACTING AS HOUSING SUCCESSOR TO THE ANTIOCH DEVELOPMENT AGENCY

Special Meeting 7:00 P.M.

November 15, 2022 Council Chambers

7:00 P.M. SPECIAL MEETING

Mayor Thorpe called the meeting to order at 7:00 P.M., and City Clerk Householder called the roll.

Present: Council/Agency Members District 1 Torres-Walker, District 3 Ogorchock, District 4

Wilson, Mayor Pro Tem (District 2) Barbanica and Mayor Thorpe

PLEDGE OF ALLEGIANCE

Mayor Thorpe led the Pledge of Allegiance.

CITY COUNCIL COMMITTEE REPORTS/COMMUNICATIONS

Councilmember Torres-Walker reported on her attendance at the Cannabis Standing Committee meeting.

Councilmember Wilson reported on her attendance at the Cannabis Standing Committee, Tri Delta Transit and Delta Diablo meetings.

Mayor Thorpe reported on his attendance at the Delta Diablo meeting and Contra Costa Transportation Authority Conference.

MAYOR'S COMMENTS

Mayor Thorpe thanked those who ran for public office. He spoke to disruptions occurring at Council meetings and recognized the respect Council had for each other. He announced that he would no longer allow speakers to yield their public comment time to others and he would be overseeing the speaker cards for Council meetings. He stated he looked forward to serving the community in a professional manner, for the remainder of his term.

1. PROCLAMATIONS

Family Court Awareness Month, November 2022 America's Recycle Day, November 15, 2022

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council unanimously approved the proclamations.

A 01-24-23 Environmental Resource Coordinator Haas-Wajdowicz accepted the *America's Recycle Day* proclamation. She recognized the Commercial Organics Participants in attendance this evening. Tina Swithin accepted the *Family Court Awareness Month* proclamation and thanked the City Council for the recognition.

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Lucas Stuart-Chilcoat announced a list of Christmas light displays was located at californiachristmaslights.com. He provided his address and noted they would be participating in the event.

Mayor Thorpe announced a turkey giveaway event would be held at 4:00 P.M. on November 18, 2022, at the Antioch Community Center.

- 2. CONSENT CALENDAR for City /City Council Members acting as Housing Successor to the Antioch Development Agency
- A. APPROVAL OF COUNCIL WARRANTS
- B. APPROVAL OF HOUSING SUCCESSOR WARRANTS
- C. REJECTION OF CLAIMS: KIMBERLY KIRKLAND AND JAVIER AGUILAR
- D. <u>RESOLUTION NO. 2022/190</u> INCREASE TO THE CURRENT PURCHASE ORDER WITH BADGER METER, INC. FOR WATER METER PURCHASES
- E. <u>RESOLUTION NO. 2022/191</u> SECOND AMENDMENT TO THE CONSULTING SERVICES AGREEMENT WITH CDM SMITH, INC. FOR CONSTRUCTION MANAGEMENT SERVICES RELATED TO THE BRACKISH WATER DESALINATION PROJECT (P.W. 694)
- F. <u>RESOLUTION NO. 2022/192</u> ACCEPTANCE OF BID AND AWARD OF CONTRACT TO SATELLITE PAINTING, INC. FOR THE MAINTENANCE SERVICE CENTER INTERIOR WALL PAINTING, BID NO. 968-1019-22B
- G. <u>RESOLUTION NO. 2022/193</u> RESCINDING THE SEPTEMBER 27, 2022, AWARD OF THE CURB, GUTTER, AND SIDEWALK REPAIR INCLUDING TREE REMOVAL AND STUMP GRINDING AND INSTALLATION OF CONCRETE CURB RAMPS AND MISCELLANEOUS LOCATIONS 2022/2023 AGREEMENT TO MG AND JC CONCRETE; REJECTING THE BIDS OF MG AND JC CONCRETE AND ANCHOR CONCRETE AS NON-RESPONSIVE AND AWARDING THE AGREEMENT TO MAURI CONCRETE (P.W. 507-19)

- H. <u>RESOLUTION NO. 2022/194</u> APPROVING THE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR PROMENADE VINEYARDS AT SAND CREEK PHASE 4 SUBDIVISION 9567 (TRI POINTE HOMES HOLDINGS) (P.W. 697-4)
- I. <u>RESOLUTION NO. 2022/195</u> SECOND AMENDMENT TO THE CONSULTING SERVICES AGREEMENT WITH INDIGO HAMMOND+PLAYLE ARCHITECTS, LLP FOR DESIGN ENGINEERING SERVICES RELATED TO THE COMMUNITY RESOURCES AND PUBLIC SAFETY DEPARTMENT (P.W. 700-1)
- J. <u>RESOLUTION NO. 2022/196</u> CONSIDERATION OF BIDS FOR THE MAINTENANCE SERVICE CENTER WAREHOUSE IMPROVEMENTS (P.W. 143-R)
- K. <u>RESOLUTION NO. 2022/197</u> CONSIDERATION OF QUOTE AND AWARD OF CONTRACT TO NC FLOORING GROUP, INC. OF UNION CITY, CA FOR MAINTENANCE SERVICE CENTER AND MARINA FLOORING REPLACEMENTS

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council unanimously approved the Council Consent Calendar with the exception of items H and I which were pulled for further discussion.

<u>Item H</u> – Andrew Becker expressed concern that the City would be adding more market rate housing at a time when there was a housing crisis in Antioch.

Katie Felch vielded her speaker time to Andrew Becker.

Andrew Becker encouraged the City to seek program incentives that would allow them to provide the correct type of housing.

Mayor Thorpe clarified that he had allowed Ms. Finch to yield her speaker time since Mr. Becker was not aware of new procedures. He reiterated that moving forward, he would no longer allow speakers to yield their time to others.

Director of Public Works/City Engineer Samuelson clarified that this project was approved several years ago. He noted it was the final phase of the project and the applicant had met all obligations of their approval.

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council unanimously approved Item H.

<u>Item I</u> – Director of Public Works/City Engineer Samuelson explained that this item was brought forward because there was direction to staff and the Ad Hoc Committee to explore locations for the Public Safety and Community Resources Department. He reported upon investigation of the Rivertown Community Center as a possible location, the consultant determined extensive renovations would be required. He noted direction was then given to explore construction of a new building. He further noted this action was to increase the agreement amount with the

consultant so they could perform the evaluation and then both options would be presented to Council for consideration.

On motion by Councilmember Wilson, seconded by Councilmember Torres-Walker the City Council approved item I. The motion carried the following vote:

Ayes: Torres-Walker, Wilson, Thorpe Noes: Ogorchock, Barbanica

PUBLIC HEARING

3. RESOLUTION ANNEXING CERTAIN PARCELS OF AG EHC II (MTH) CA 2, L.P. (DEER VALLEY ESTATES), INTO CFD NO. 2018-02 (POLICE PROTECTION)

Director of Public Works/City Engineer Samuelson presented the staff report dated November 15, 2022, recommending the City Council adopt the resolution annexing certain parcels of AG EHC II (MTH) CA 2, L.P. (Deer Valley Estates), into Community Facilities Districts (CFD) No. 2018-02 (Police Protection).

Mayor Thorpe opened and closed the public hearing with no members of the public requesting to speak.

In response to Councilmember Ogorchock, Director of Public Works/City Engineer Samuelson reported this development was in the process of annexing into the new fire department CFD. He noted that item would not be coming to Council because the City did not oversee or administer the fire department's CFD.

RESOLUTION NO. 2022/198

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council unanimously adopted the resolution annexing certain parcels of AG EHC II (MTH) CA 2, L.P. (Deer Valley Estates), into Community Facilities Districts (CFD) No. 2018-02 (Police Protection).

4. RESOLUTION ANNEXING CERTAIN PARCELS OF AG EHC II (MTH) CA 2, L.P. (DEER VALLEY ESTATES) INTO CFD NO. 2022-01 (PUBLIC SERVICES)

Director of Public Works/City Engineer Samuelson presented the staff report dated November 15, 2022, recommending the City Council adopt the resolution annexing certain parcels of AG EHC II (MTH) CA 2, L.P. (Deer Valley Estates), into Community Facilities Districts No. 2022-01 (Public Services).

Mayor Thorpe opened the public hearing.

Johnny Walker asked if Mayor Thorpe would read his comment.

Mayor Thorpe instructed City Clerk Householder to turn off the audio for the speaker and closed the public hearing.

RESOLUTION NO. 2022/199

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica, the City Council unanimously adopted the resolution annexing certain parcels of AG EHC II (MTH) CA 2, L.P. (Deer Valley Estates), into Community Facilities Districts No. 2022-01 (Public Services).

COUNCIL REGULAR AGENDA

5. CALIFORNIA ASSEMBLY BILL (AB) 844: GREEN EMPOWERMENT ZONE

Michael Sponsler, District Director representing Assemblyman Tim Greyson, provided a brief presentation of California Assembly Bill (AB) 844 Green Empowerment Zone.

Johnny Walker question if this item was related to an increase in garbage service fees.

Mayor Thorpe responded that this was not related to that item and instructed City Clerk Householder to turn off the audio for the speaker.

Councilmember Ogorchock and Mayor Thorpe nominated themselves to serve as the city's representative.

Following discussion, Council consensus supported appointing Mayor Thorpe as the city's representative and Mayor Thorpe nominated himself to serve in the position.

On motion by Councilmember Wilson, seconded by Councilmember Torres-Walker, the City Council appointed Mayor Thorpe to the Green Empowerment Zone Board of Directors for a two (2) year term. The motion carried the following vote:

Ayes: Torres-Walker, Wilson, Thorpe Noes: Ogorchock, Barbanica

6. PURCHASE OF SHOTSPOTTER RESPOND TECHNOLOGY WITH SOLE SOURCE JUSTIFICATION REQUEST

Interim Police Chief Ford introduced Sergeant Gonzalez who presented the staff report dated November 15, 2022, recommending the City Council adopt a resolution: 1) Approving the sole source request for the purchase and deployment of ShotSpotter, Inc.'s Respond Services; 2) Selecting a five-year purchase agreement with ShotSpotter, Inc., with a one-time \$10,000 startup fee: a. In an annual amount of \$210,000, not to exceed a total amount of \$1,060,000 over 5 years OR b. In an annual amount of \$280,000, not to exceed a total amount of \$1,410,000 over 5 years; 3) Authorizing the City Manager to execute the agreement; and 4) Re-allocating Police Department salary savings in the Fiscal Year 2022/23 General Fund budget to fund the first-year cost per the agreement selected.

Terri Greene, Western Region Director, stated they were grateful for the opportunity to serve Antioch and bring technology that would help reduce gun violence, be a deterrent and improve response times.

Ron Teachman introduced himself and provided a professional history. He stated he was grateful to serve Antioch and available to answer any questions.

Andrew Becker questioned which areas would be served by ShotSpotter.

Leslie May spoke in support of the purchase and deployment of the ShotSpotter program.

Johnny Walker and Mike Katz-Lacabe spoke in opposition to the purchase and deployment of the ShotSpotter program.

Councilmember Ogorchock questioned if there was an RFP or RFQ process for this item.

Lieutenant Fortner explained the sole source justification letter was included as exhibit A to the resolution. He noted that ShotSpotter technology and resources would be sole source and integrate with other ShotSpotter technology in the area.

City Attorney Smith added that the Sole Source justification was correct; however, if Council had concerns related to the costs, it could be further researched.

Lieutenant Fortner reported the APD had researched other technology; however, they did not offer the same services, so they did not consider them a competitor.

Councilmember Ogorchock suggested utilizing ARPA funding to pay for the ShotSpotter technology.

In response to Councilmember Barbanica, Lieutenant Fortner confirmed other technologies would not integrate with ShotSpotter utilized in nearby jurisdictions.

Ron Teachman explained ShotSpotter provided technology and human review to determine if the noise detected was gunfire.

Councilmember Barbanica stated he supported this item since there had been an increase in gunfire and because it was supported by Chief Ford.

Councilmember Torres-Walker thanked staff for the presentation. She reported other communities utilized ShotSpotter technology; however, it had not resulted in reduced gun violence.

Interim Police Chief Ford explained ShotSpotter detected gun violence and crime scenes as well as improved response times. He commented that there had been a lot of gun activity and confiscations in Antioch. He stated he believed that collectively all their tools and resources in

conjunction with ShotSpotter would mitigate some gun violence. He encouraged Council to look at this expense as an investment in public safety.

Councilmember Torres-Walker stated she believed the cost of gun violence was much higher than the cost to prevent gun violence and the City could do more to address public safety.

Mayor Thorpe thanked Lieutenant Fortner for bringing this item forward. He stated with concerns related to police staffing levels, he felt it was important to use technology to help provide services needed to assist the police department. He discussed the investments Council had made in public safety and aiding the APD.

A motion was made by Councilmember Barbanica to adopt a resolution: 1) Approving the sole source request for the purchase and deployment of ShotSpotter, Inc.'s Respond Services; 2) Selecting a five-year purchase agreement with ShotSpotter, Inc., with a one-time \$10,000 startup fee: In an annual amount of \$280,000, not to exceed a total amount of \$1,410,000 over 5 years; 3) Authorizing the City Manager to execute the agreement; and 4) Re-allocating Police Department salary savings in the Fiscal Year 2022/23 General Fund budget to fund the first-year cost per the agreement selected.

Councilmember Ogorchock seconded the motion and requested a friendly amendment to utilize ARPA funds to fund the first-year cost per the agreement selected. Councilmember Barbanica agreed to the amendment which was then followed by a substitute motion by Mayor Thorpe.

Councilmember Ogorchock speaking to the following substitute motion, clarified that if she voted against this item, it was only a vote against the funding source.

In response to Councilmember Barbanica, Interim Police Chief Ford stated that this cost would not place an undue hardship on the Antioch Police Department.

Councilmember Ogorchock commented the City had historically used salary savings on one-time items.

RESOLUTION NO. 2022/200

On motion by Mayor Thorpe, seconded by Councilmember Torres-Walker, the City Council adopted a resolution: 1) Approving the sole source request for the purchase and deployment of ShotSpotter, Inc.'s Respond Services; 2) Selecting a five-year purchase agreement with ShotSpotter, Inc., with a one-time \$10,000 startup fee: In an annual amount of \$280,000, not to exceed a total amount of \$1,410,000 over 5 years; 3) Authorizing the City Manager to execute the agreement; and 4) Re-allocating Police Department salary savings in the Fiscal Year 2022/23 General Fund budget to fund the first-year cost per the agreement selected. The motion carried the following vote:

Ayes: Torres-Walker, Wilson, Barbanica, Thorpe Noes: Ogorchock

7. TENTATIVE AGREEMENT BETWEEN THE CITY OF ANTIOCH AND ANTIOCH POLICE SWORN MANAGEMENT ASSOCIATION (APSMA) FOR THE PERIOD OF MARCH 1, 2022 – AUGUST 31, 2025

Director of Human Resources Cortez presented the staff report dated November 15, 2022, recommending the City Council adopt a resolution: 1) Approving the Tentative Agreement between the City of Antioch and the Antioch Police Sworn Management Association (APSMA); and 2) Authorizing the City Manager or designee to make any necessary adjustments to the Fiscal Year 2021/23 budget to implement the provisions of the Tentative Agreement.

RESOLUTION NO. 2022/201

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica, the City Council unanimously adopted a resolution: 1) Approving the Tentative Agreement between the City of Antioch and the Antioch Police Sworn Management Association (APSMA); and 2) Authorizing the City Manager or designee to make any necessary adjustments to the Fiscal Year 2021/23 budget to implement the provisions of the Tentative Agreement.

8. TENTATIVE AGREEMENT BETWEEN THE CITY OF ANTIOCH AND ANTIOCH PUBLIC WORKS EMPLOYEES' ASSOCIATION (APWEA) FOR THE PERIOD OF APRIL 1, 2022 – MARCH 31, 2026

Director of Human Resources Cortez presented the staff report dated November 15, 2022, recommending the City Council adopt a resolution: 1) Approving the Tentative Agreement between the City of Antioch and the Antioch Public Works Employees Association (APWEA); and 2) Authorizing the City Manager or designee to make any necessary adjustments to the Fiscal Year 2022/23 budget to implement the provisions of the Tentative Agreement.

RESOLUTION NO. 2022/202

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica, the City Council unanimously adopted a resolution: 1) Approving the Tentative Agreement between the City of Antioch and the Antioch Public Works Employees Association (APWEA); and 2) Authorizing the City Manager or designee to make any necessary adjustments to the Fiscal Year 2022/23 budget to implement the provisions of the Tentative Agreement.

ADJOURNMENT

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council unanimously adjourned the Special Meeting at 8:41 P.M.

Respectfully submitted:

<u>Kítty Eíden</u> KITTY EIDEN, Minutes Clerk

CITY COUNCIL MEETING INCLUDING THE ANTIOCH CITY COUNCIL ACTING AS SUCCESSOR AGENCY/HOUSING SUCCESSOR TO THE ANTIOCH DEVELOPMENT AGENCY

Regular Meeting 7:00 P.M.

November 22, 2022 Council Chambers

5:45 P.M. - CLOSED SESSION

Mayor Thorpe called Closed Session to order at 5:45 P.M., and City Clerk Householder called the roll.

Present: Council/Agency Members District 1 Torres-Walker, District 3 Ogorchock, District 4

Wilson, Mayor Pro Tem (District 2) Barbanica and Mayor Thorpe

PUBLIC COMMENT – None

- 1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION: CITY MANAGER. This closed session is authorized pursuant to Government Code section 54957(b)(1).
- 2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION: CITY ATTORNEY. This closed session is authorized pursuant to Government Code section 54957(b)(1).
- 3. CONFERENCE WITH REAL PROPERTY NEGOTIATIONS EXISTING LITIGATION Pursuant to California Government Code section 54956.8; Property: 4527 Deerfield Drive, Antioch, CA; Agency Negotiation: City of Antioch Negotiators: Cornelius H. Johnson, City Manager and Thomas Lloyd Smith, City Attorney; Negotiating Parties: City of Antioch and Yellow Roof Foundation, Negotiator Trent Sanson; Under Negotiation: Price and terms of payment.

ADJOURN TO CLOSED SESSION

Mayor Thorpe adjourned to Closed Session at 5:46 P.M.

7:00 P.M. REGULAR MEETING

Mayor Thorpe called the meeting to order at 7:00 P.M., and City Clerk Householder called the roll.

Present: Council/Agency Members District 1 Torres-Walker, District 3 Ogorchock, District 4

Wilson, Mayor Pro Tem (District 2) Barbanica and Mayor Thorpe

PLEDGE OF ALLEGIANCE

Mayor Thorpe led the Pledge of Allegiance.

CITY ATTORNEY TO REPORT OUT ON CLOSED SESSION

City Attorney Smith reported the City Council had been in Closed Session and gave the following report: #1 PUBLIC EMPLOYEE PERFORMANCE EVALUATION: CITY MANAGER, no reportable action, #2 PUBLIC EMPLOYEE PERFORMANCE EVALUATION: CITY ATTORNEY, no reportable action; and, #3 CONFERENCE WITH REAL PROPERTY NEGOTIATIONS – EXISTING LITIGATION, direction was given to City Manager and City Attorney.

ON MOTION BY COUNCILMEMBER BARBANICA SECONDED BY COUNCILMEMBER WILSON THE CITY COUNCIL MOVED TO SUSPEND THE RULES TO MOVE COUNCIL REGULAR AGENDA ITEMS #11 AND #12 TO BE HEARD AFTER ITEM #5 CONSENT CALENDAR; APPROVED 4/0.

1. INTRODUCTION OF NEW CITY EMPLOYEES

Director of Public Works/City Engineer Samuelson introduced Julie Viray, Administrative Analyst I who stated she looked forward to serving the City.

Director of Public Works/City Engineer Samuelson introduced Bryan Pitts, Operation Supervisor who thanked Director of Public Works/City Engineer Samuelson for the introduction and stated he looked forward to serving the City in his new position.

2. ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Director of Parks and Recreation Helfenberger announced the following civic and community event.

Holiday Delights Celebration – December 3, 2022

Councilmember Ogorchock announced Small Business Saturday would be held on November 26, 2022.

Lucas Stuart-Chilcoat announced a list of Christmas light displays was located at californiachristmaslights.com. He provided his address and noted they would be participating in the event December 2-30, 2022.

Director of Public Safety and Community Resources Johnson announced Antioch Council of Teens was hosting a coat drive and donations of coats, socks, scarves and hats would be accepted through December 16, 2022.

3. ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

City Clerk Householder announced the following Board and Commission openings.

Sales Tax Citizens' Oversight Committee

For more information and to apply, visit: www.antiochca.gov.

PUBLIC COMMENTS

Kevin Gustavo Roldan, Antioch resident, stated he utilized the Delta de Anza Trail to bike to school. He requested the City install raised crossings where trails intersected roadways and bollards on bike lanes.

Renee Ya, Hidden Glen resident, stated she submitted a petition for speed humps or speed cushions for their neighborhood as well as documents regarding an accident that had occurred in the area.

Leslie May discussed personal attacks against her on social media and stated she respected everyone.

AJ Potter, Hidden Glen resident, discussed a recent accident that occurred in his neighborhood and requested speed humps or speed cushions be installed in the area. He questioned how the city was addressing traffic concerns throughout the City.

Kathryn Wade reported that her niece was in a fatal traffic accident on the freeway. She requested the APD and the coroner provide her with the reports pertaining to her son's death.

Edgar M. expressed concern regarding unsafe traffic conditions in District 1 and encouraged residents in the Hidden Glen neighborhood to continue to pursue their requests for traffic calming measures. He commented that he had not received a response to an email he sent to city staff related to public comment speaker rules. He wished everyone a Happy Thanksgiving.

CITY COUNCIL COMMITTEE REPORTS/COMMUNICATIONS - None

MAYOR'S COMMENTS

Mayor Thorpe reported a petition submitted for the Hidden Glen area was under consideration and announced that a stop sign would be installed at Laurel Road. He noted Council may want to consider adding additional funds to the speed hump/cushions program during budget considerations. He further noted that traffic calming along Sycamore Drive would be discussed later in the agenda. He explained the Parks and Recreation Commission oversees parks and trails, so he encouraged residents to share their perspective with them.

4. PRESENTATION

INCLUSIONARY HOUSING POLICIES

Planning Manager Hersch presented the staff report dated November 22, 2022, recommending the City Council receive this informational report on inclusionary housing policies.

Mayor Thorpe reported Council had requested two public hearings to be postponed because a majority of Council wanted to learn more about inclusionary housing and how it would impact decisions on those public hearings.

In response to Councilmember Wilson, Planning Manager Hersch reported the economic study would take approximately 12 months so they could take a comprehensive look at the data to determine a fee that would reflect costs. She noted the Housing Element would come back to Council in January and would include a policy regarding pursuing inclusionary policies.

Director of Community Development Ebbs reviewed Brentwood and Concord's inclusionary housing ordinances. He explained that an inclusionary housing ordinance could move forward rather quickly; however, if they were going to offer an in-lieu fee option, it would need to be supported by a study.

Leslie May requested handicapped accessibility be considered for the physically disabled.

Andre Casanova, Antioch resident, requested prevailing wage, local hire and an apprenticeship program be considered.

Mayor Thorpe responded that this item was looking at a potential policy for future projects. He reminded the public that most projects approved in Antioch included a Project Labor Agreement that included local hire and prevailing wage.

- 5. CONSENT CALENDAR for City /City Council Members acting as Successor Agency/Housing Successor to the Antioch Development Agency
- A. APPROVAL OF COUNCIL MEETING MINUTES FOR OCTOBER 11, 2022
- B. APPROVAL OF COUNCIL MEETING MINUTES FOR OCTOBER 25, 2022
- C. APPROVAL OF COUNCIL SPECIAL MEETING MINUTES FOR NOVEMBER 15, 2022
- D. APPROVAL OF COUNCIL WARRANTS
- E. APPROVAL OF SUCCESSOR AGENCY WARRANTS
- F. APPROVAL OF HOUSING SUCCESSOR WARRANTS
- G. APPROVAL OF TREASURER'S REPORT FOR SEPTEMBER 2022

- H. <u>ORDINANCE NO. 2220-C-S</u> SECOND READING TRAVIS CREDIT UNION AT 3500 HILLCREST AVENUE (PD-22-03, UP-22-08, AR-22-07) (Introduced on October 25, 2022)
- I. <u>RESOLUTION NO. 2022/203</u> PURCHASE OF SEVEN CODE ENFORCEMENT RADIOS WITH SOLE SOURCE JUSTIFICATION IN THE AMOUNT OF \$64,481.59
- J. <u>RESOLUTION NO. 2022/204</u> RESCINDING THE COVID-19 MANDATORY TESTING AND VACCINATION POLICY
- K. <u>RESOLUTION NO. 2022/205</u> AB 361: RESOLUTION MAKING FINDINGS NECESSARY TO CONDUCT BROWN ACT MEETINGS BY TELECONFERENCE FOR THE CITY COUNCIL, BOARDS, COMMISSIONS, AND COMMITTEES
- L. <u>RESOLUTION NO. 2022/206</u> REQUEST FOR QUALIFICATIONS (RFQ) NO. 090822: MAYOR'S APPRENTICESHIP PROGRAM (MAP) SELECTION OF RUBICON PROGRAMS AND AUTHORIZATION TO ENTER INTO AN AGREEMENT FOR UP TO \$180,000 IN AMERICAN RESCUE PLAN ACT (ARPA) FUNDING
- M. <u>RESOLUTION NO. 2022/207</u> SIXTH AMENDMENT TO THE CONSULTING SERVICES AGREEMENT WITH CAROLLO ENGINEERS, INC. FOR ENGINEERING SERVICES DURING CONSTRUCTION FOR THE BRACKISH WATER DESALINATION PROJECT (P.W. 694)
- N. <u>RESOLUTION NO. 2022/208</u> FIRST AMENDMENT TO THE CONSULTING SERVICES AGREEMENT WITH GATES AND ASSOCIATES FOR LANDSCAPE ARCHITECTURAL SERVICES
- O. <u>RESOLUTION NO. 2022/209</u> SUSTAINABLE GROUNDWATER MANAGEMENT ACT IMPLEMENTATION ROUND 2 FUNDING APPLICATION TO THE CALIFORNIA DEPARTMENT OF WATER RESOURCES FOR THE EAST CONTRA COSTA GROUNDWATER SUBBASIN (P.W. 704-3)
- P. <u>RESOLUTION NO. 2022/210</u> AMENDMENT TO MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF ANTIOCH AND CONTRA COSTA COUNTY HEALTH, HOUSING & HOMELESSNESS (H3) FOR THE DELTA LANDING INTERIM HOUSING PROGRAM
- Q. <u>RESOLUTION NO. 2022/211</u> REQUEST FOR QUALIFICATIONS (RFQ) 081922 2022 REQUEST FOR HOMEKEY QUALIFICATIONS
- R. <u>RESOLUTION NO. 2022/212</u> TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ANTIOCH AND FELTON INSTITUTE FOR NON-POLICE COMMUNITY CRISIS INTERVENTION

RESPONSE PROVIDER SERVICES FOR LOW LEVEL 911 CALLS AS PART OF THE ANGELO QUINTO CRISIS RESPONSE TEAM PILOT PROGRAM

S. <u>RESOLUTION NO. 2022/213</u> CALIFORNIA ASSEMBLY BILL (AB) 844: GREEN EMPOWERMENT ZONE

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica, the City Council unanimously approved the Council Consent Calendar with the exception of items I, J, K, P and Q, which were removed for further discussion.

<u>Item I</u> – Lucas Stuart-Chilcoat stated he felt the radio costs were excessive and questioned if other models were considered.

Director of Community Development Ebbs responded that these radios systems would tie into the current APD radio systems, and he was unaware of an alternative.

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council unanimously approved Item I.

<u>Item J</u> – Lucas Stuart-Chilcoat questioned how many employees were unvaccinated. He spoke to the COVID vaccine benefits and discussed precautions that could be taken to decrease severity of symptoms. He reminded ill people to isolate and announced free COVID tests were available through the county and other sources.

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council unanimously approved Item J.

<u>Item K</u> – Councilmember Barbanica stated AB361 was appropriate when it was COVID related; however, now he felt meetings should be conducted in person.

Councilmember Wilson suggested taking 30-days to ease out of the AB361 provisions.

Councilmember Torres-Walker reported that she had several employees test positive for COVID recently and a potential threat still existed. She discussed the convenience of virtual meetings for those who wanted to be involved and could not attend in-person meetings. She stated she was not in favor of discontinuing this item.

Councilmember Ogorchock stated she supported easing out of the AB361 provisions within the next 30-days.

City Attorney Smith clarified with new legislation passed, a great deal of what is currently in AB361 would be incorporated into general law so the need for this action in the future was questionable.

Noes: Ogorchock, Barbanica

On motion by Mayor Thorpe, seconded by Councilmember Torres-Walker the City Council approved Item K. The motion carried the following vote:

Ayes: Torres-Walker, Wilson, Thorpe

<u>Item P</u> – Leslie May requested the City include language that all facilities be accessible for the physically disabled.

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council unanimously approved Item P.

<u>Item Q</u> – Andrew Becker stated he was disappointed that there was a rejection for a Homekey proposal. He requested Council give staff direction to work with Dignity Moves to pursue a Homekey application for the spring of 2023.

In response to Council, Assistant City Manager Bayon Moore confirmed the City had multiple organizations attend the pre-submission event. She reported that they only received one proposal from Hope Solutions; however, that organization did not have site control or experience developing affordable housing, so staff did not believe it would score strongly enough to advance a proposal to the State. She stated if it was the Council's direction to repackage and opportunity for Homekey staff could return with some suggestions for how to structure it to be successful and competitive. She noted they could also consider other funding opportunities that were available at the State level.

Mayor Thorpe suggested bringing this item back to Council at a future Study Session and clarified that the item before Council this evening was to accept or reject the bid.

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council unanimously approved Item Q.

COUNCIL MEMBER BARBANICA HAD PREVIOUSLY REQUESTED A MOTION TO SUSPEND THE RULES TO MOVE COUNCIL REGULAR AGENDA ITEMS #11 AND #12 TO BE HEARD AFTER THE CONSENT CALENDAR.

COUNCIL REGULAR AGENDA

11. AMENDATORY AGREEMENT WITH THE CITY OF ANTIOCH AND CONTRA COSTA WATER DISTRICT FOR TREATED WATER SERVICE

Director of Public Works/City Engineer Samuelson presented the staff report dated November 22, 2022, recommending the City Council adopt a resolution authorizing the City Manager to approve and execute the amendatory agreement with Contra Costa Water District for treated water service in a form approved by the City Attorney.

In response to Councilmember Barbanica, Director of Public Works/City Engineer Samuelson explained the potential financial impacts of the agreement.

RESOLUTION NO. 2022/214

On motion by Councilmember Ogorchock, seconded by Councilmember Wilson the City Council adopted a resolution authorizing the City Manager to approve and execute the amendatory agreement with Contra Costa Water District for treated water service in a form approved by the City Attorney. The motion carried the following vote:

Ayes: Torres-Walker, Ogorchock, Wilson, Thorpe Noes: Barbanica

12. SYCAMORE TRAFFIC CALMING MEASURES

Director of Public Works/City Engineer Samuelson presented the staff report dated November 22, 2022, recommending the City Council discuss and direct staff regarding Sycamore traffic calming needs.

Mayor Thorpe requested Council approve the installation of speed bumps on Sycamore Drive

Leslie May encouraged Council to support the installation of speed bumps on Sycamore Drive.

Lindsay Amezcua stated in addition to speed bumps she suggests the City install a stop sign and crosswalk at the bus stop. Additionally, she felt a center median would prevent cars from illegally passing.

Edgar M stated speed bumps and a center median would help in the Sycamore area and encouraged council to continue to look at other problem areas in Antioch.

Sabrina agreed that Sycamore was a problem area and discussed the importance of the community working with the City to reduce criminal activity.

Councilmember Torres-Walker thanked everyone for their comments. She reported the community had requested raised and lit crosswalks on Manzanita and Spanos as well as medians with forced turn lanes. Additionally, the community has asked for curb cuts in the Lemontree/Peppertree area.

Mayor Thorpe clarified that he was speaking generally when discussing the need for speed bumps for the Sycamore area and noted that something needed to be done immediately.

Director of Public Works/City Engineer Samuelson stated there were many traffic calming measures that could be consider for the neighborhood. He reported that they were close to being done with the James Donlon Blvd. study and they were in the process of creating some preliminary plans for Sycamore. He stated staff could return with some suggested items. He

noted if vertical items were to be considered, he would suggest public meetings be held to allow those affected to provide input. He further noted they could have something back to Council by April.

Councilmember Ogorchock agreed that the Sycamore area should be addressed next and requested staff also prioritize areas around schools.

Councilmember Wilson requested Prewett Ranch be added to the list to be considered for traffic calming measures.

Mayor Thorpe reported CCTA was working on safe routes to schools countywide. He encouraged Councilmembers who want other areas to be considered to send those requests to him so he could consider them as future agenda items.

In response to Councilmember Torres-Walker, Director of Public Works/City Engineer Samuelson explained that striping, signage, and speed feedback signs could be implemented sooner than April, if that was Council's direction. He noted medians, speed humps and road closures would take longer since they needed to be studied and a public meeting would need to take place.

Following discussion, Council directed staff to bring back traffic calming measures for the Sycamore Neighborhood.

ON MOTION BY COUNCILMEMBER BARBANICA SECONDED BY COUNCILMEMBER OGORCHOCK THE CITY COUNCIL UNANIMOUSLY SUSPENDED THE RULES TO MOVE COUNCIL REGULAR AGENDA ITEM #8 TO BE HEARD AS THE NEXT ORDER OF BUSINESS.

8. DISCUSSION OF PROVIDING \$125,000 TO THE ANTIOCH CHAMBER OF COMMERCE FOR GENERAL SUPPORT

Director of Economic Development Reed presented the staff report dated November 22, 2022, recommending the City Council discuss support for the Antioch Chamber of Commerce and provide staff with direction.

Daniel Sohn, President and CEO Antioch Chamber of Commerce, gave an overview of their plans for the Small Business Investment Center and the Antioch Convention and Visitor Bureau. He thanked Council and staff for their support.

Councilmember Ogorchock requested Council also consider replenishing the Antioch Cares Program.

Mr. Sohn reported they had just committed the last \$500.00 of the Antioch Cares Program to a local business, and they were looking at replenishing funds for that program.

In response to Councilmember Barbanica, Mr. Sohn clarified the request for \$100,000 would cover a 5-year period and \$20,000 annually would be used toward leveraging grant monies. He noted it would also help when seeking additional appropriations and promoting the program. He announced they were working directly with the Governor's Office of Small Business and Department of State to obtain a \$1M commitment from the state annually for Antioch.

Mayor Thorpe commented that staff would design a program for administering and monitoring the outcomes from the funds.

Mr. Sohn commented that the \$1M in funds they were seeking from the state would come to the City to disperse quarterly to the Convention and Visitors Bureau. He noted the Chamber of Commerce Board would have fiduciary responsibility over those dollars and recommended a member of City Staff or Council be appointed to the Advisory Board.

Councilmember Torres-Walker thanked Mr. Sohn for helping to create a relationship between the City and Chamber. She spoke in support of investing in business and local jobs for the community. She also supported staff or Council participation on the Advisory Board.

Mr. Sohn reiterated that they wanted to be good stewards of public money and it would be advantageous to have either staff or a Council Member present during Board meetings, so the city was aware of how the money was being spent and helping to decide how to use it. He stated they were looking for unanimous support of \$125,000 in funding and they would be happy to discuss adding Antioch Cares Program funding.

Council consensus supported providing \$125,000 of one-time money to the Antioch Chamber of Commerce for General Support and bringing back consideration of the \$125,000 for the Antioch Cares Program during ARPA funding consideration.

Following discussion, Council directed staff to bring back a resolution to formalize support to the Antioch Chamber of Commerce.

Mayor Thorpe supported the selection of the Chamber of Commerce CEO and the efforts to build on the success that the Chamber built under former Mayor Sean Wright. He commented that Mr. Sohn was doing the right job for the City and encouraged the Board to not allow people to undermine their process.

PUBLIC HEARING

6. LAKEVIEW CENTER PARCEL 5 REZONE (Z-22-06)

Director of Community Development Ebbs presented the staff report dated November 22, 2022, recommending the City Council introduce, waive the first reading, and read by title only the ordinance rezoning Lakeview Center Parcel 5 to include the Commercial Infill Housing (CIH) Overlay District.

Mayor Thorpe opened the public hearing.

Jeff Schroeder, Ponderosa Homes representing Bluerock Partners and Reynolds and Brown, stated that this parcel was always intended to be part of the property that was rezoned and to proceed with their application, they needed it to be included in the Commercial Infill Housing (CIH) Overlay District.

Mayor Thorpe closed the public hearing.

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council introduced, waived the first reading, and read by title only the ordinance rezoning Lakeview Center Parcel 5 to include the Commercial Infill Housing (CIH) Overlay District. The motion carried the following vote:

Ayes: Ogorchock, Wilson, Barbanica, Thorpe Noes: Torres-Walker

7. BUCHANAN CROSSINGS PARCEL 7 REZONE (Z-22-05)

Councilmember Barbanica recused himself from item #7 and left the dais.

Director of Community Development Ebbs presented the staff report dated November 22, 2022, recommending the City Council introduce, waive the first reading, and read by title only the ordinance rezoning Buchanan Crossings Parcel 7 to include the Commercial Infill Housing (CIH) Overlay District.

Mayor Thorpe opened the public hearing.

Matt Nohr, Proponent, gave a history of the property. He noted the Commercial Infill Housing Overlay District would allow for multi-family and offer another tool to develop their property. He noted a residential project would offer synergy and reduce environmental impacts. He further noted it was overlooked that the parcel was not included in the boundary, and requested Council approve the ordinance.

Mayor Thorpe closed the public hearing.

On motion by Councilmember Ogorchock, seconded by Councilmember Wilson the City Council introduced, waived the first reading, and read by title only the ordinance rezoning Buchanan Crossings Parcel 7 to include the Commercial Infill Housing (CIH) Overlay District. The month carried the following vote:

Ayes: Ogorchock, Wilson, Thorpe Noes: Torres-Walker

Councilmember Barbanica returned to the dais.

COUNCIL REGULAR AGENDA – Continued

9. SISTER CITIES INTERNATIONAL MEMBERSHIP REQUEST

Director of Economic Development Reed presented the staff report dated November 22, 2022, recommending the City Council provide direction to staff to activate the City of Antioch's membership with Sister Cities International and to return to City Council with a proposed program and annual budget.

Following discussion, Council consensus supported re-establishing membership with Sister Cities International and directed staff to bring back program design.

10. RESOLUTIONS APPROPRIATING EXPENDITURES FOR ENCUMBRANCES AND PROJECT BUDGETS OUTSTANDING TO THE 2022/23 FISCAL YEAR BUDGET AND APPROVING OTHER AMENDMENTS TO THE 2022/23 FISCAL YEAR BUDGET

Finance Director Merchant presented the staff report dated November 22, 2022, recommending the City Council adopt the following resolutions: 1) Resolution of the City Council of the City of Antioch appropriating expenditures for encumbrances and project budgets outstanding to the 2022/23 fiscal year budget and approving other amendments to the 2023 fiscal year budgets. 2) Resolution of the City Council of the City of Antioch approving amendments to the 2023 fiscal year budgets for items considered at the meeting of November 22, 2022.

Finance Director Merchant stated it was anticipated that budget study sessions would begin at the end of March or the beginning of April.

Mayor Thorpe stated he would prefer to consider staffing requests and ARPA funds during future Study Sessions.

City Attorney Smith expressed concern for postponing consideration of the positions requested to administer the Rent Stabilization Ordinance since they had had an overwhelming number of people contact the City prior to having petitions available. He noted the two positions requested for the City Attorney's office were to assist residents with those requests.

In response to Mayor Thorpe, City Attorney Smith commented that it took a year to fill the Assistant City Attorney position and she was hired to oversee legal matters for the entire City. He noted there was not sufficient staff to administer the Rent Stabilization Program.

RESOLUTION NO. 2022/215

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council unanimously adopted the resolution of the City Council of the City of Antioch appropriating expenditures for encumbrances and project budgets outstanding to the 2022/23 fiscal year budget and approving other amendments to the 2023 fiscal year budgets.

Following discussion, Council consensus directed staff to bring back the staffing requests, ARPA funding and one-time revenues for discussion at a future study session, there was also Council consensus to address Water Park slide structure repairs in the amount of \$400,000 with one-time revenues.

PUBLIC COMMENT

Johnny Walker discussed the results of the City Council election. He asked why some department heads were absent from the Council meeting. He noted the City could seek assistance from the California Highway Patrol for traffic concerns. He spoke about an elected official's DUI.

STAFF COMMUNICATIONS - None

COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS

Councilmembers Torres-Walker and Ogorchock wished everyone a Happy Thanksgiving.

Mayor Thorpe congratulated Councilmembers Wilson and Torres-Walker on their successful reelection campaigns.

ADJOURNMENT

On motion by Councilmember Ogorchock, seconded by Councilmember Wilson the City Council unanimously adjourned the meeting at 9:55 P.M.

<u>Kítty Eíden</u> KITTY EIDEN, Minutes Clerk

Respectfully submitted:

CITY COUNCIL MEETING

Special Meeting 6:00 P.M.

December 13, 2022 Council Chambers

6:00 P.M. SPECIAL MEETING

Mayor Thorpe called the meeting to order at 6:03 P.M., and City Clerk Householder called the roll.

Present: Council Members District 3 Ogorchock, District 4 Wilson, Mayor Pro Tem (District

2) Barbanica and Mayor Thorpe

Absent: Council Member District 1 Torres-Walker

SM-1. PROCLAMATION

Proclamation Presenting Antioch Resident Bianca Palomera with a Key to the City of Antioch for an Act of Courage, Kindness, and Heroism – December 13, 2022

Mayor Thorpe announced following approval of the proclamation refreshments would be served in the City Hall lobby.

Leslie May praised Ms. Palomera for the actions she took to defend a member of the community.

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council members present unanimously approved the proclamation.

ADJOURNMENT

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council unanimously adjourned the meeting at 6:07 P.M.

Respectfully submitted:

<u>Kitty Eidew</u>

KITTY EIDEN, Minutes Clerk

CITY COUNCIL MEETING INCLUDING THE ANTIOCH CITY COUNCIL ACTING AS SUCCESSOR AGENCY/HOUSING SUCCESSOR TO THE ANTIOCH DEVELOPMENT AGENCY

Regular Meeting 7:00 P.M.

December 13, 2022 Council Chambers

7:00 P.M. REGULAR MEETING

Mayor Pro Tem Barbanica called the meeting to order at 7:14 P.M., and City Clerk Householder called the roll.

Present: Council/Agency Members District 1 Torres-Walker, District 3 Ogorchock, District 4

Wilson, Mayor Pro Tem (District 2) Barbanica

Absent: Mayor Thorpe (arrived at 7:20 P.M.)

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Barbanica led the Pledge of Allegiance.

CITY ATTORNEY TO REPORT OUT ON CLOSED SESSION - No Closed Session

1. PROCLAMATIONS

In Honor of Pat Jeremy, United States Navy, Master Chief Petty Officer (E-9), Antioch's Veteran of the Year 2022-2023

In Honor of Frank E. Ballesteros "Humbug" Week, December 12 – 16, 2022

On motion by Councilmember Ogorchock, seconded by Councilmember Wilson the City Council members present unanimously approved the proclamations.

Pat Jeremy accepted the *In Honor of Pat Jeremy, United States Navy, Master Chief Petty Officer (E-9), Antioch's Veteran of the Year 2022-2023* proclamation and thanked the City Council for the recognition.

Mayor Thorpe arrived at 7:20 P.M. and presided over the remainder of the meeting.

Frank E. Ballesteros accepted the *In Honor of Frank E. Ballesteros "Humbug" Week, December 12 – 16, 2022* proclamation and thanked the City Council for the recognition.

2. ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Director of Parks and Recreation Helfenberger announced the following civic and community event.

Bay Miwok Meadows Park, Ribbon Cutting Ceremony – December 14, 2022

3. ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

City Clerk Householder announced the following Board and Commission openings.

- Sales Tax Citizens' Oversight Committee
- Contra Costa County Library Commission
- Antioch Police Oversight Commission

For more information and to apply, visit: www.antiochca.gov.

PUBLIC COMMENTS

J.R. Wilson, Antioch Rivertown Veterans Lions Club, announced Wreaths Across America event would take place at Oakview Memorial Park Cemetery at 12:00 P.M. on December 17, 2022. He thanked Councilmember Ogorchock for bringing the event to the Veteran's community and Antioch Veteran's Lyon's Club for hosting the event.

Reverend Phillips, Faith Alliance for a Moral Economy, thanked the City Council for passing the Rent Stabilization Ordinance and encouraged the City to assist tenants that were still facing illegal rent increases. She spoke in support of Council enacting just cause and anti-harassment ordinances.

Judith Ortiz, Monument Impact, Rocheall Pierre, ECRG, Cecilia Perez, First Five Contra Costa and ECRG, Myriam Saenz, ECRG, Kim Carlson, ACCE, Devin Williams and Tori Wakefield, ACCE, congratulated Councilmembers Torres-Walker and Wilson on their successful reelection campaigns. They thanked Council for passing the Rent Stabilization Ordinance and encouraged the City to assist tenants facing illegal rent increases. They also spoke in support of Council enacting just cause and anti-harassment ordinances.

Lemuel del Castillo, Antioch resident, advocated for bicycle safety and discussed the importance of planning for bicycle and pedestrian transit throughout Antioch.

Mahasin Aleem, Contra Costa County Libraries, introduced herself as the Senior Community Library Manager for the Antioch and Prewett Park Libraries.

Shagoofa Khan, Monument Impact, congratulated Councilmembers Torres-Walker and Wilson on their successful reelection campaigns. She announced Monument Impact was hosting a supply drive for Antioch Unified School District. Contact information was provided. She spoke in support of Council enacting just cause and anti-harassment ordinances.

Ralph Hernandez, Antioch resident, discussed adverse side effects of marijuana use and the negative impacts of the cannabis industry.

Norma Hernandez, Antioch resident representing retail establishments selling tobacco products, Jay Sarang, Business Owner, Jasbir Sooch and Satnam Sanghera, representing convenience stores, requested Council agendize reconsideration of the ordinance related to the restrictions on tobacco businesses.

Jilanda Plaza, ACCE, discussed harassment she had received from her landlord.

Francisco Torres, congratulated Councilmembers Torres-Walker and Wilson on their successful reelection campaigns. He thanked Council for passing the Rent Stabilization Ordinance and encouraged the City assist tenants that were facing illegal rent increases. He also spoke in support of Council enacting just cause and anti-harassment ordinances. He discussed allegations against the Antioch Police Department.

Frank Sterling, Antioch resident, congratulated Councilmembers Torres-Walker and Wilson on their successful reelection campaigns. He thanked Council for passing the Rent Stabilization Ordinance and encouraged the City assist tenants that were facing illegal rent increases. He also spoke in support of Council enacting just cause and anti-harassment ordinances. He discussed his interactions with the Antioch Police Department. He recognized Bianca Palomera for her acts of heroism.

Nisha Toor congratulated Councilmembers Torres-Walker and Wilson on their successful reelection campaigns. On behalf of local liquor and tobacco merchants, she requested Council agendize reconsideration of the ordinance related to restrictions on tobacco businesses.

James Daniels, ACCE, congratulated Councilmembers Torres-Walker and Wilson on their successful reelection campaigns. He spoke in support of Council enacting just cause and anti-harassment ordinances. He offered to provide free rental inspections for the City.

Edgar M. expressed concern that his emails had not successfully been delivered to an Elected Official and he had not received a response to other emails sent to City Officials. He spoke to the need for legal services for tenants and noted a Measure was not being enforced.

Patricia Granados congratulated Councilmembers Torres-Walker and Wilson on their successful reelection campaigns. She thanked the City for recognizing Bianca Palomera's acts of heroism. She requested an overpayment of wages be refunded to the City. She asked Council to participate in the AB3121 Task Force.

CITY COUNCIL COMMITTEE REPORTS/COMMUNICATIONS

Councilmember Ogorchock reported on her attendance at the Cal Cities Board of Directors meeting.

Councilmember Wilson announced Tri Delta Transit hired Chief Operations Manager Toan Tran and their next meeting would be held on December 14, 2022. She reported Delta Diablo would be meeting next week.

MAYOR'S COMMENTS

Mayor Thorpe thanked the community for attending this meeting. He recognized the Antioch Police Department for solving a crime. Speaking to a previous public comment, he clarified the City's email security system filtered some emails, and messages from the public were not deliberately ignored.

- 4. CONSENT CALENDAR for City /City Council Members acting as Successor Agency/Housing Successor to the Antioch Development Agency
- A. APPROVAL OF COUNCIL SPECIAL MEETING MINUTES FOR NOVEMBER 15, 2022
- B. APPROVAL OF COUNCIL MEETING MINUTES FOR NOVEMBER 22, 2022
- C. APPROVAL OF COUNCIL SPECIAL MEETING MINUTES FOR DECEMBER 13, 2022
- D. APPROVAL OF COUNCIL WARRANTS
- E. APPROVAL OF HOUSING SUCCESSOR WARRANTS
- F. <u>ORDINANCE NO. 2221-C-S</u> SECOND READING LAKEVIEW CENTER PARCEL 5 REZONE (Z-22-06) (Introduced on November 22, 2022)
- G. <u>ORDINANCE NO. 2222-C-S</u> SECOND READING BUCHANAN CROSSINGS PARCEL 7 REZONE (Z-22-05) (Introduced on November 22, 2022)
- H. ASSEMBLY BILL (AB) 1600 DEVELOPMENT IMPACT FEE REPORT
- I. <u>RESOLUTION NO. 2022/216</u> RENEWAL OF VESTING TENTATIVE SUBDIVISION MAP (VTSM) 9501 DESIGN REVIEW APPROVAL CREEKSIDE VINEYARDS AT SAND CREEK
- J. <u>RESOLUTION NO. 2022/217</u> MASTER FEE SCHEDULE UPDATE GIS BASED MAPPING FEE
- K. <u>SA RESOLUTION NO. 2022/39</u> RECOGNIZED OBLIGATION PAYMENT SCHEDULE (2023-24) FOR THE SUCCESSOR AGENCY TO THE ANTIOCH DEVELOPMENT AGENCY OF THE CITY OF ANTIOCH
- L. <u>RESOLUTION NO. 2022/218</u> APPROVING ONE-TIME MONEY ALLOCATION

- M. <u>RESOLUTION NO. 2022/219</u> USE AGREEMENT WITH CONGRESSMAN DESAULNIER'S OFFICE FOR OFFICE SPACE AT THE ANTIOCH COMMUNITY CENTER
- N. <u>RESOLUTION NO. 2022/220</u> CONSIDERATION OF BIDS FOR THE WAYFINDING SIGNS (P.W. 679-1)
- O. <u>RESOLUTION NO. 2022/221</u> ACCEPTING COMPLETED IMPROVEMENTS AND THE RELEASE OF BONDS FOR PARK RIDGE OFFSITE IMPROVEMENTS, TRACT NO. 8846 (PW 674-8)
- P. <u>RESOLUTION NO. 2022/222</u> ACCEPTING COMPLETED LAUREL ROAD IMPROVEMENTS AND THE RELEASE OF BONDS FOR HIDDEN GLEN UNIT 4 SUBDIVISION 8388 (P.W. 557-4)
- Q. <u>RESOLUTION NO. 2022/223</u> CONSIDERATION OF BIDS FOR ROOF REPLACEMENTS AT ANTIOCH WATER PARK AND WATER TREATMENT PLANT BID NO. 770-1130-22A AWARD
- R. <u>RESOLUTION NO. 2022/224</u> OF SUPPORT FOR A TRANSPORTATION DEVELOPMENT ACT GRANT FOR THE TRAFFIC CALMING IMPROVEMENTS ALONG WEST 10TH STREET

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica, the City Council unanimously approved the Council Consent Calendar.

COUNCIL REGULAR AGENDA

5. NEW CLASS SPECIFICATIONS, ASSIGNING SALARY RANGES, ASSIGNING THE CLASSIFICATIONS TO THE BARGAINING UNITS

Director of Public Safety and Community Resources Johnson presented the staff report dated December 13, 2022, recommending the City Council take the following actions: 1) Adopt a Resolution Approving the New Class Specification for Public Safety Manager, Assigning a Salary Range, Assigning the Classification to the Management - Senior Bargaining Unit. 2) Adopt a Resolution Approving the New Class Specification for Community Engagement Coordinator, Assigning a Salary Range, Assigning the Classification to the Confidential Bargaining Unit.

RESOLUTION NO. 2022/225

On motion by Councilmember Wilson, seconded by Councilmember Torres-Walker the City Council adopted a Resolution Approving the New Class Specification for Public Safety Manager, Assigning a Salary Range, Assigning the Classification to the Management - Senior Bargaining Unit. The motion carried the following vote:

Page 6 of 10

Ayes: Torres-Walker, Wilson, Thorpe Noes: Ogorchock, Barbanica

RESOLUTION NO. 2022/226

On motion by Councilmember Wilson, seconded by Councilmember Torres-Walker the City Council adopted a Resolution Approving the New Class Specification for Community Engagement Coordinator, Assigning a Salary Range, Assigning the Classification to the Confidential Bargaining Unit. The motion carried the following vote:

Ayes: Torres-Walker, Wilson, Thorpe Noes: Ogorchock, Barbanica

6. RESOLUTION APPROVING ALLOCATION FOR THREE PART-TIME SECRETARY POSITIONS TO SUPPORT CITY COUNCIL

Mayor Thorpe requested this item be postponed so staff could provide three separate resolutions in the event there were Councilmembers who did not support the allocation of three part-time secretaries.

On motion by Councilmember Wilson, seconded by Councilmember Torres-Walker the City Council unanimously postponed consideration of the resolution approving the allocation for three part-time secretary positions to support City Council. The motion carried the following vote:

Ayes: Torres-Walker, Barbanica, Wilson, Thorpe Noes: Ogorchock

7. RESOLUTION AUTHORIZING TO ISSUE A REQUEST FOR QUALIFICATIONS FOR A PRIVATE PATROL SECURITY COMPANY TO PROVIDE PRIVATE PATROL SECURITY SERVICES ON OR NEAR DOWNTOWN/RIVERTOWN CITY-OWNED PUBLIC PARKING LOTS.

Sean McCauley presented the staff report dated December 13, 2022, recommending the City Council, at the conclusion of a Downtown/Rivertown Public Parking Lots Security Plan presentation, adopt a resolution to develop a comprehensive Downtown/Rivertown Public Parking Lots Security Plan and authorize the City Manager to issue a Request for Qualifications for a private patrol security services either on and/or near Downtown/Rivertown Area City-Owned public parking lots or other designated downtown areas.

Ralph Hernandez stated he opposed approval of this item because the staff report did not include information on costs, timeline and the services that would be provided. He suggested the Antioch Police Department provide security for this area.

Andrew Becker encouraged the City to participate in community engagement. He suggested blight and transient activity in urban centers be addressed with adequate supportive services.

Frank Sterling stated he did not support hiring private security for the downtown area.

Allen Payton suggested downtown business and property owners assess themselves to provide security services. He stated he believed it would take a collaborative effort between the City and the business/property owners.

Councilmember Ogorchock thanked Mr. McCauley for the presentation. She commented that the City had historically provided this service and suggested city-owned parking lots in other areas outside of the downtown/Rivertown area be considered. She spoke in support of the resolution.

In response to Councilmember Torres-Walker, Mayor Thorpe clarified that this RFQ would be seeking qualifications and expenses related to providing security for the area.

Councilmember Torres-Walker stated public parking lots were public spaces and when they were privatized and over-surveyed, it resulted in marginalizing individuals for whom the spaces were provided. She noted public parking areas provided safe parking opportunities for unhoused residents. She suggested this proposal include a conversation with regards to how to utilize the APD and crisis response team to increase public safety and address the needs of those in public spaces who were potentially unhoused, in crisis and experiencing mental illness

Mayor Thorpe explained that consultants were hired to assist the City when they lacked the internal expertise. He reported Police Chief Ford and City Manager Johnson had the expertise to advise on this matter and had met with the downtown merchants. He noted the focus would be that as they continued to build up downtown new problems/nuisances would occur. He further noted this would create a presence so individuals would feel safe returning to their vehicles.

Councilmember Torres-Walker noted there were times when expertise needed to include other voices because occasionally, they could cause more harm than good.

Mayor Thorpe responded that it was important to take a complete approach.

RESOLUTION NO. 2022/227

On motion by Councilmember Ogorchock, seconded by Councilmember Torres-Walker the City Council unanimously adopted a resolution to develop a comprehensive Downtown/Rivertown Public Parking Lots Security Plan and authorize the City Manager to issue a Request for Qualifications for a private patrol security services either on and/or near Downtown/Rivertown Area City-Owned public parking lots or other designated downtown areas.

8. RESOLUTION CONFIRMING CANVASS BY THE COUNTY CLERK OF CONTRA COSTA COUNTY OF BALLOTS CAST IN THE GENERAL ELECTION HELD ON NOVEMBER 8, 2022

RESOLUTION NO. 2022/228

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council unanimously adopted the resolution confirming the certified results received by the County Clerk of Contra Costa County of ballots cast in the General Election held on November 8, 2022.

Mayor Thorpe declared a recess at 9:05 P.M. The meeting reconvened at 9:10 P.M. with all Councilmembers present.

Lucas Stewart Chilcoat, Robert Collins and Frank Sterling congratulated Councilmembers Torres-Walker and Wilson on their successful reelection campaigns.

Ralph Hernandez, Antioch resident, congratulated Councilmembers Torres-Walker and Wilson on their successful reelection campaigns. He questioned when the City would inform the public of the process for the recount for District 1 candidates.

Debra Vinson congratulated Councilmembers Torres-Walker and Wilson on their successful reelection campaigns. She thanked Councilmember Ogorchock for her public service.

OATHS OF OFFICE FOR NEWLY ELECTED COUNCIL

- Council Member District 1 Tamisha Torres-Walker
- Council Member District 4 Monica E. Wilson

City Clerk Householder administered the Oath of Office to Council Member District 1 Tamisha Torres-Walker and Council Member District 4 Monica E. Wilson.

Councilmember Torres-Walker thanked those who participated in her campaign and the residents who voted. She commented that she was grateful for the opportunity to represent the City for the next four years. She appreciated the work of Council and the Antioch community.

Councilmember Wilson thanked those who voted and supported her efforts to serve the City of Antioch. She recognized her family and thanked them for their support.

Councilmember Barbanica congratulated everyone who ran for office and those who won their campaigns.

Councilmember Ogorchock thanked Councilmembers Torres-Walker and Wilson for their public service.

Mayor Thorpe congratulated Councilmembers Torres-Walker and Wilson on their successful reelection campaigns. He stated he looked forward to continuing to serve on Council with them.

ROLL CALL for New Council

City Clerk Householder called the roll.

Present: Council/Agency Members District 1 Torres-Walker, District 3 Ogorchock, District 4

Wilson, Mayor Pro Tem (District 2) Barbanica and Mayor Thorpe

MAYOR AND COUNCIL COMMUNICATIONS / COMMENTS - None

9. COUNCIL REORGANIZATION - SELECTION OF MAYOR PRO TEMPORE

City Attorney Smith presented the staff report dated December 13, 2022, recommending the City Council select the mayor pro tempore.

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council unanimously selected Councilmember Torres-Walker as Mayor Pro Tempore.

Leslie May and Robert Collins congratulated Councilmembers Torres-Walker and Wilson on their successful reelection campaigns.

PUBLIC COMMENT

Andrew Becker congratulated Councilmembers Torres-Walker and Wilson on their successful reelection campaigns. He discussed a state grant opportunity for Project Homekey and requested Council work with Dignity Moves on this endeavor.

Johnny Walker discussed the outcome of an elected official's DUI hearing. He congratulated Councilmembers Torres-Walker and Wilson on their successful reelection campaigns.

STAFF COMMUNICATIONS - None

COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS

Councilmember Torres-Walker encouraged those with the ability to help, support families in need this holiday season. She thanked Councilmember Barbanica for assisting a family in locating housing. She also thanked the Quinto family for their attendance this evening and announced an event recognizing the anniversary of Angelo Quinto's passing would be held on December 23, 2022. She thanked the Antioch Police Department and Police Chief Ford for their fairness, compassion and providing resources for those in need.

Councilmember Ogorchock requested staff agendize a presentation from Pony Express for January 2023. She wished everyone a Merry Christmas.

Councilmember Wilson requested staff agendize just cause and anti-harassment policies as well as a moratorium on new gas stations. She wished everyone Happy Holidays.

Councilmember Barbanica wished everyone a Merry Christmas. He congratulated Councilmembers Torres-Walker and Wilson on their successful reelection campaigns. He thanked Councilmember Torres-Walker for referring a family in need of housing.

Mayor Thorpe wished everyone a safe holiday season. He encouraged those who prayed for Council to continue to do so and noted that he truly appreciated it. He stated Council would remain focused and continue to serve residents of Antioch.

ADJOURNMENT

On motion by Councilmember Ogorchock, seconded by Councilmember Wilson the City Council unanimously adjourned the meeting at 9:58 P.M.

<u>Kítty Eíden</u> KITTY EIDEN. Minutes Clerk

Respectfully submitted:



ORDER OF ADJOURNMENT

NOTICE IS HEREBY GIVEN that the regularly scheduled Antioch City Council Meeting for Tuesday, January 10, 2023, has been ADJOURNED due to lack of a quorum.

This notice is prepared and posted in accordance with Government Code section 54955.

Noticed by: City Clerk's Office January 10, 2023

<u>Е</u> 01-24-23



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 24, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Ellie Householder, MPP, City Clerk

Christina Garcia, CMC, Deputy City Clerk Cg

SUBJECT: City Council Special Meeting Minutes of January 13, 2023

RECOMMENDED ACTION

It is recommended that the City Council continue the Council Special Meeting Minutes of January 13, 2023, to the next meeting.

FISCAL IMPACT

None

DISCUSSION

N/A

ATTACHMENT

None.



100	General Fund		
Non Depar	tmental		
	MR ROOTER PLUMBING	BOND REFUND	1,000.00
00404382	AFLAC	INSURANCE PREMIUM	4,512.14
00404399	COLONIAL LIFE	INSURANCE PREMIUM	523.08
00404432	RANEY PLANNING & MANAGEMENT INC	CONSULTING SERVICES	29,047.50
00404453	ALLA ESAULTSEVA	BUSINESS LICENSE REFUND	4.00
00404454	ANALICIA PICENO & KAYLA QUINN	OVERPAYMENT REFUND	12.00
00404459	ARCH TRINITY LLC	BUSINESS LICENSE REFUND	4.00
00404481	CONTRA COSTA COUNTY	PAYROLL	50.00
00404483	COURT ORDERED DEBT COLLECTIONS	PAYROLL	40.00
00404507	LIFE INSURANCE COMPANY	PAYROLL	4,317.45
00404515	MUNICIPAL POOLING AUTHORITY	PAYROLL	2,161.37
00404524	PARS	PAYROLL	3,409.33
00404533	STATE OF CALIFORNIA	PAYROLL	147.59
00404534	STATE OF CALIFORNIA	PAYROLL	75.00
00404541	VANTAGEPOINT TRANSFER AGENTS 301362	PAYROLL	3,169.93
00404543	YUN HING TANG & XIAO YAN LU	BUSINESS LICENSE REFUND	4.00
00404552	ANGELITA AND HAROLD VERDUN	BUSINESS LICENSE REFUND	4.00
00404583	BRIGHT PLANET SOLAR	REFUND CBSC FEE	7.75
00404661	RAHMAN, AKM SHUDIPTO	CHECK REPLACEMENT	248.42
00404664	ROBERT S CLUFF MD	BUSINESS LICENSE REFUND	4.00
00404678	SUNRUN INSTALLATION SERVICES INC	REFUND CBSC FEE	6.48
00404687	TRC SOLUTIONS	DEPOSIT REFUND	6,800.00
00944475	NATIONWIDE RETIREMENT SOLUTIONS	PAYROLL	50,198.89
00944477	NATIONWIDE RETIREMENT SOLUTION	PAYROLL	30,082.73
City Counc			
00404598		BUSINESS EXPENSE	667.12
	LEAGUE OF CALIF CITIES	MEETING EXPENSE	40.00
City Attorn			
	OFFICE DEPOT INC	OFFICE SUPPLIES	33.86
	ATKINSON ANDELSON LOYA RUUD ROMO	LEGAL SERVICES RENDERED	2,453.25
	BERTRAND FOX & ELLIOT	LEGAL SERVICES RENDERED	2,675.00
	CALIF, STATE OF	USE TAX	3.59
00404491	FEDEX	SHIPPING SERVICE	32.15
	HANSON BRIDGETT LLP	LEGAL SERVICES RENDERED	25,408.51
	LEONE ALBERTS DUUS PROFESSIONAL CORP		542.85
	LEXISNEXIS	RESEARCH PLATFORM	236.00
	LIEBERT CASSIDY WHITMORE	LEGAL SERVICES RENDERED	11,270.00
	SHRED IT INC	SHRED SERVICE	105.09
	BANK OF AMERICA	BUSINESS EXPENSE	3,872.87
	LIEBERT CASSIDY WHITMORE	LEGAL SERVICES RENDERED	124.00
	COMPUTERLAND	PRINTER	532.11
00944468	COMPUTERLAND	COMPUTER EQUIPMENT	642.91
City Manag		0010111 7110 077 7070	0.000.00
	VOLER STRATEGIC ADVISORS INC	CONSULTING SERVICES	8,000.00
	CALIF, STATE OF	USE TAX	2.80
00404549	AMBIUS	PLANT SERVICES	340.91



00404560	BANK OF AMERICA	BUSINESS EXPENSE	3,020.68
00404561	BANK OF AMERICA	BUSINESS EXPENSE	1,265.85
00404598	COSTCO	BUSINESS EXPENSE	344.34
City Clerk			
	CALIF, STATE OF	USE TAX	12.53
00404513	MAUREEN KANE AND ASSOCIATES INC	TRAINING-VILLANUEVA	1,500.00
00404530	SHRED IT INC	SHRED SERVICE	52.53
00404551	AMERICAN LEGAL PUBLISHING	WEB HOSTING	500.00
00404609	EIDEN, KITTY J	MINUTES CLERK	700.00
00944479	BAY AREA NEWS GROUP - EAST BAY	LEGAL AD	900.90
City Treas	urer		
00404431	PFM ASSET MANAGEMENT LLC	ADVISORY SERVICES	11,059.81
Human Re	sources		
00404441	STERICYCLE INC	SHRED SERVICE	328.93
00404530	SHRED IT INC	SHRED SERVICE	105.09
00404559	BANK OF AMERICA	BUSINESS EXPENSE	418.49
00404560	BANK OF AMERICA	BUSINESS EXPENSE	2,000.00
00404563	BANK OF AMERICA	BUSINESS EXPENSE	854.03
	LIEBERT CASSIDY WHITMORE	TRAINING-CORTEZ	100.00
	Development		
	BANK OF AMERICA	BUSINESS EXPENSE	9,759.10
	CLEAR CHANNEL OUTDOOR LLC	DIGITAL BILLBOARDS	17,325.25
	NORTHWEST MEDIA PARTNERS LLC	DIGITAL MEDIA ADVERTISING	16,709.89
	SAN FRANCISCO BUSINESS TIMES	MEDIA WEBSITE BANNERS	6,780.35
	TEAMCALIF ECONOMIC DEVELOPMENT CORP	CITY MEMBERSHIP	2,500.00
	WAY TO LIFE FOODS	FACADE IMPROVEMENT	3,749.00
	dministration	17(6/182 IIII 1(6 V2III2)(1	3,7 10100
	OFFICE DEPOT INC	OFFICE SUPPLIES	85.81
	BANK OF AMERICA	BUSINESS EXPENSE	382.86
Finance A		200111200 E/11 E110E	002.00
	ALL PRO PRINTING SOLUTIONS	ENVELOPES	1,278.36
	WILLDAN FINANCIAL SERVICES	CDIAC REPORT PREP	1,900.00
	CALIF, STATE OF	USE TAX	4.14
	SHRED IT INC	SHRED SERVICE	52.54
	BADAWI & ASSOCIATES	AUDIT SERVICES	6,224.50
	THALES CONSULTING INC	SCO REPORT	4,000.00
00944462	SUPERION LLC	ASP SERVICE	19,768.13
Finance O		ACI CENTICE	13,700.13
00404427		OFFICE SUPPLIES	80.11
00404538	UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	6.00
00404651	OFFICE DEPOT INC	OFFICE SUPPLIE	63.90
00404660	QUADIENT LEASING USA INC	MAILING SYSTEM SUPPLIES	54.22
		MAILING STSTEM SOFFLIES	34.22
Non Depai 00404446	WAGEWORKS	ADMIN FEE	356.00
00404446	ALLA ESAULTSEVA	BUSINESS LIC OVERPAYMENT	275.00
00404453	ANALICIA PICENO & KAYLA QUINN	BUSINESS LIC OVERPAYMENT	1,230.00
00404454	ARCH TRINITY LLC	BUSINESS LIC OVERPAYMENT	410.00
00404512	MARGENETTE WELLS	BUSINESS LIC OVERPAYMENT	330.00



00404537		BUSINESS LIC OVERPAYMENT	250.00
00404543	YUN HING TANG & XIAO YAN LU		410.00
00404552	ANGELITA AND HAROLD VERDUN		410.00
00404569		BUSINESS EXPENSE	172.17
00404655	PACIFIC CREDIT SERVICES	PCS COMMISSION	66.00
00404664	ROBERT S CLUFF MD	BUSINESS LIC OVERPAYMENT	322.50
Public Wo	rks Administration		
00404427	OFFICE DEPOT INC	OFFICE SUPPLIES	38.07
00404572	BANK OF AMERICA	BUSINESS EXPENSE	309.41
00404612	FASTSIGNS	BUSINESS CARDS	90.46
	rks Street Maintenance		
00404390	BIG SKY LOGOS AND EMBROIDERY	HATS	52.65
00404404	CRYSTAL CLEAR LOGOS INC	STAFF APPAREL	155.38
00404408	EAST BAY WELDING SUPPLY	SUPPLIES	98.48
00404440	SCELZI ENTERPRISES INC	EQUIPMENT RENTALS	2,721.08
00404476	CALIF, STATE OF	USE TAX	502.07
00404484	CROWDER SUPPLY CO LLC	TOOLS	169.51
00404489	EAST BAY WORK WEAR	UNIFORMS	293.59
00404572	BANK OF AMERICA	BUSINESS EXPENSE	397.44
00404604	DKF SOLUTIONS GROUP LLC	TRAINING	372.50
00404612	FASTSIGNS	BUSINESS CARDS	180.92
00404642	LOWES COMPANIES INC	SUPPLIES	645.77
00404650	OCCUPATIONAL HEALTH CENTERS	PRE-EMPLOYMENT MEDICAL	454.00
00944458	GRAINGER INC	HOSE	300.14
00944460	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	157.50
Public Wo	rks-Signal/Street Lights		
00404405	DC ELECTRIC GROUP INC	STREET LIGHT REPAIRS	1,968.28
00404462	AT AND T MOBILITY	PHONE	46.23
00404476	CALIF, STATE OF	USE TAX	398.09
00404485	DC ELECTRIC GROUP INC	STREETLIGHT MAINTENANCE	5,686.00
00404522	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	3,792.98
Public Wo	rks-Facilities Maintenance		
00404389	BAY CITIES PYROTECTOR	QUARTERLY INSPECTION	960.00
00404404	CRYSTAL CLEAR LOGOS INC	STAFF APPAREL	182.19
00404419	HONEYWELL INTERNATIONAL INC	QUARTERLY MAINTENANCE	17,662.70
00404434	RICKIES ROOF REPAIR	ROOF REPAIR	600.00
00404436	ROBINS LOCK AND KEY	LOCK SMITH SERVICES	700.73
00404457	ANTIOCH ACE HARDWARE	SUPPLIES	10.23
00404464	AUTOMATIC DOOR SYSTEMS INC	DOOR REPAIR	1,835.00
00404476	CALIF, STATE OF	USE TAX	75.15
00404522	PACIFIC GAS AND ELECTRIC CO	GAS	1,012.42
00404525	PEPPER INVESTMENTS INC	MONTHLY PEST CONTROL	1,110.00
00404572	BANK OF AMERICA	BUSINESS EXPENSE	322.44
00404605	DREAM RIDE ELEVATOR	ELEVATOR SERVICE	320.00
00404621	GENERAL PLUMBING SUPPLY	PLUMBING PARTS	453.57
00404642	LOWES COMPANIES INC	SUPPLIES	1,585.54
00404654	PACE SUPPLY CORP	SUPPLIES	303.90
00404665	ROBINS LOCK AND KEY	LOCKSMITH	155.00



	BAY AREA NEWS GROUP - EAST BAY	LEGAL AD	188.10
00944458		PARTS	331.88
	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	6,037.50
	UNLIMITED GRAPHIC AND SIGN NETWORK	DECAL SIGNS	12,089.88
	rks-Parks Maint		
	WATERSAVERS IRRIGATION	IRRIGATION PARTS	1,017.90
00404476	CALIF, STATE OF	USE TAX	56.81
00404485		STREETLIGHT REPAIRS	2,322.27
00404522	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	151.57
00404548		DOOR REPAIR	510.00
00404572		BUSINESS EXPENSE	210.00
00404675		TREE REMOVAL	850.00
00404686	TRAYA, DEREK T	TRAINING EXPENSE	983.30
00944472	GRAINGER INC	LOCKS	40.94
00944478	AMERICAN PLUMBING INC	PLUMBING SERVICE	350.00
Public Wo	rks-Median/General Land		
00404386	ANTIOCH ACE HARDWARE	IRRIGATION PARTS	49.38
00404430	PEREZ NURSERY AND LANDSCAPING	LANDSCAPE SERVICES	1,413.29
00404448	WATERSAVERS IRRIGATION	IRRIGATION PARTS	38.90
00404476	CALIF, STATE OF	USE TAX	248.07
Police Adı	ministration		
00404409	FLYMOTION	REPAIR SERVICES	1,950.00
00404411	GALLS LLC	VESTS	446.88
00404413	GRIDIRON TRAINING INC	TRAINING-S. AIELLO	500.00
00404414	GRIDIRON TRAINING INC	TRAINING-J.EVANS	500.00
00404415	GRIDIRON TRAINING INC	TRAINING-L.BLEDSOE	500.00
00404423	KIM TURNER LLC	TRAINING-MEADS	125.00
00404427	OFFICE DEPOT INC	OFFICE SUPPLIES	430.53
00404433	REACH PROJECT INC	PROGRAM SERVICES	17,083.00
00404437	SAVAGE TRAINING GROUP LLC	TRAINING-J EVANS	304.00
00404438	SAVAGE TRAINING GROUP LLC	TRAINING-A.GONZALEZ	304.00
00404439	SAVAGE TRAINING GROUP LLC	TRAINING-L. BLEDSOE	304.00
00404476	CALIF, STATE OF	USE TAX	1,476.03
00404486	DUFFY, ADAM JAMES	TRAINING PER DIEM	370.00
00404487	EAN SERVICES LLC	VEHICLE RENTALS	567.90
00404490	EVANS, JOSHUA FIELD	MEAL ALLOWANCE	34.50
00404494	GONZALEZ, ADRIAN E	MEAL ALLOWANCE	34.50
00404502	KNOX INVESTIGATIONS	BACKGROUND INVESTIGATION	1,549.89
00404527	REINKE, LISA MARIE	TRAINING PER DIEM	222.00
00404529	SAVAGE TRAINING GROUP LLC	TRAINING T. SMITH	404.00
00404531	SOUTH BAY REGIONAL PUBLIC SAFETY	TRAINING C. KAWALYA	190.00
00404532	SOUTH BAY REGIONAL PUBLIC SAFETY	TRAINING J. RIOSBAAS	190.00
00404565	BANK OF AMERICA	BUSINESS EXPENSE	1,449.93
00404566	BANK OF AMERICA	BUSINESS EXPENSE	89.36
00404567	BANK OF AMERICA	BUSINESS EXPENSE	2,237.51
00404575	BARNETT MEDICAL SERVICES INC	EVIDENCE	184.18
00404592	COLLEY, PAMELA A	EXPENSE REIMBURSEMENT	23.00
00404595	CONTRA COSTA COUNTY	EVOC TRAINING	972.00



00404600		TRAINING M.MELLONE	1,972.13
00404601	CSULB FOUNDATION	TRAINING R. MARTIN	1,972.13
00404606	DUFFY, ADAM JAMES	EXPENSE REIMBURSEMENT	17.50
00404613	FEDEX	SHIPPING	17.82
00404614	FERNANDES AUTO WRECKING TOWING	TOWING SERVICES	10,500.00
00404619	GALLS LLC	TRAINING EQUIPMENT	1,874.23
00404626	INTERNAT'L ASSOC OF CHIEFS OF POLICE	MEMBERHSIP DUES - FORD	190.00
00404627	INTERNAT'L ASSOC OF CHIEFS OF POLICE	MEMBERSHIP DUES-MOREFIELD	190.00
00404636	LEXISNEXIS	MONTHLY SUBSCRIPTION	252.50
00404642	LOWES COMPANIES INC	SUPPLIES	98.51
00404643	MALSOM, STACEY K	EXPENSE REIMBURSEMENT	72.91
00404646	NAVAL, JESSIE KATHERINE	EXPENSE REIMBURSEMENT	34.50
00404647	NET TRANSCRIPTS	TRANSCRIPTION SERVICES	148.99
00404651	OFFICE DEPOT INC	BUSINESS CARDS	1,148.43
	PEREGRINE TECHNOLOGIES INC	PROFESSIONAL SERVICES	127,000.00
00404658	•	PRE-EMPLOYMENT MEDICAL	1,634.00
00404663	REACH PROJECT INC	PROGRAM SERVICES	17,083.00
00404669	SAVAGE TRAINING GROUP LLC	TRAINING L. BLEDSOE	404.00
00404670	SAVAGE TRAINING GROUP LLC	TRAINING B. WHITAKER	304.00
00404671	SDRTC	TRAINING E. LEWIS	525.00
00404672	SDRTC	TRAINING A. QUINTANILLA	525.00
00404673		SHRED SERVICES	405.45
00404674		BACKGROUND	290.00
00404684	THIRD DEGREE COMMUNICATIONS	TRAINING	1,190.00
00404690	VANDERPOOL, JASON C	EXPENSE REIMBURSEMENT	45.27
00404691	VIGIL JR, JOSEPH	TRAINING PER DIEM	370.00
00944461	RAY MORGAN COMPANY	COPIER USAGE	3,901.88
00944466		PROFESSIONAL SERVICES	5,810.50
00944476		POSTAGE	3,000.00
00944483		PROFESSIONAL SERVICES	6,228.75
00944486		ID CARDS	113.29
00944489		STORAGE	520.73
	soner Custody	DUDINESS EXPENSE	400.07
	BANK OF AMERICA	BUSINESS EXPENSE	439.97
	mmunity Policing	EVENIOE DEIMOUDOEMENT	04.05
	HOPWOOD, DANIEL JOHN	EXPENSE REIMBURSEMENT	31.25
	BANK OF AMERICA	BUSINESS EXPENSE	715.00
	BANK OF AMERICA	BUSINESS EXPENSE	674.00
00404580	BHALLA SERVICES INC	CAR WASHES	2,600.00
	D TAC K9 LLC	K9 MAINTENANCE TRAINING	1,850.00
	HUNT AND SONS INC	FUEL EXPENSE REIMBURSEMENT	1,404.97 29.28
	LENDERMAN, THOMAS E	EXPENSE REIMBURSEMENT	29.28
	ffic Division	EXPENSE REIMBURSEMENT	91.60
00404417	HAMILTON, JUSTIN MATTHEW RADAR SHOP, THE	TRAFFIC EQUIPMENT	81.69 547.50
	estigations	I NAFFIC EQUIFINENT	547.50
	CONTRA COSTA COUNTY	INVESTIGATIVE SERVICES	17,520.85
	AT AND T MCI	CELL FORENSICS	145.00
00404007	VI VIAD I MICI	OLLE FUNEINGIUG	145.00



00404565	BANK OF AMERICA	BUSINESS EXPENSE	295.23
00404597	CONTRA COSTA COUNTY	INVESTIGATIVE SERVICES	19,621.00
00404606	DUFFY, ADAM JAMES	EXPENSE REIMBURSEMENT	11.50
00404608	EGAN, JOSHUA	EXPENSE REIMBURSEMENT	19.50
00404679	T MOBILE USA INC	DIGITAL FORENSICS	1,055.00
Police Spe	ecial Operations Unit		
00404407	EAN SERVICES LLC	RENTAL VEHICLE	1,005.56
Police Cor	nmunications		
00404402	CONTRA COSTA COUNTY	SYSTEM MAINTENANCE	35,070.00
00404460	AT AND T	DISPATCH PHONES	58.28
00404479	COMCAST	CONNECTION SERVICES	145.63
00404493	GLOBALSTAR USA	SATELITE PHONE	270.24
00404523	PACIFIC TELEMANAGEMENT SERVICES	PAYPHONE	78.00
00404593	COMCAST	CONNECTION SERVICES	161.80
00404620	GEMALTO COGENT INC	LIVESCAN SOFTWARE	24,145.00
Police Cor	nmunity Volunteers		
	CONCORD UNIFORMS LLC	EQUIPMENT	163.85
Police Fac	ilities Maintenance		
00404419	HONEYWELL INTERNATIONAL INC	QUARTERLY MAINTENANCE	7,936.68
00404436	ROBINS LOCK AND KEY	LOCKSMITH SERVICES	192.63
00404525	PEPPER INVESTMENTS INC	MONTHLY PEST CONTROL	222.00
00404544	360 FITNESS LLC	GYM EQUIPMENT	7,012.20
00404642	LOWES COMPANIES INC	SUPPLIES	306.48
00944460	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	5,680.00
Youth Net	work Services		
00404476	CALIF, STATE OF	USE TAX	1.42
00404571	BANK OF AMERICA	BUSINESS EXPENSE	116.77
00404581	BIG SKY LOGOS AND EMBROIDERY	STAFF APPAREL	1,769.17
00404599	CPRS	MEMBERSHIP-CABRAL	165.00
Housing a	nd Homelessness		
	FOCUS STRATEGIES	CONSULTANT SERVICES	11,717.50
00404632	LAUNDERLAND	LAUNDRY VOUCHER PROGRAM	656.00
00404677	STRATEGIC THREAT MANAGEMENT INC	SECURITY SERVICES	1,680.00
Administra	ative Support		
	CALIF, STATE OF	USE TAX	0.63
00404570	BANK OF AMERICA	BUSINESS EXPENSE	484.96
00944464	CANON FINANCIAL SERVICES	COPIER LEASE	204.13
00944470	DELL COMPUTER CORP	COMPUTER EQUIPMENT	6,834.94
Communit	y Development Land Planning Services		
00404465	BANK OF AMERICA	BUSINESS EXPENSE	603.35
00944455	BAY AREA NEWS GROUP - EAST BAY	LEGAL AD	1,357.20
00944479	BAY AREA NEWS GROUP - EAST BAY	LEGAL AD	931.50
CD Code E	Enforcement		
00404427	OFFICE DEPOT INC	BUSINESS CARD	44.16
00404465	BANK OF AMERICA	BUSINESS EXPENSE	709.04
00404476	CALIF, STATE OF	USE TAX	124.47
00404585	CACEO	ANNUAL MEMBERSHIP	236.00
00404586	CACEO	WEBINAR	36.00



00404596	CONTRA COSTA COUNTY	RECORDINGS FEES	80.00
00404603	DATA TICKET INC	CONSULTING SERVICES	616.00
00404611	FASTENAL CO	SUPPLIES	126.76
00404651	OFFICE DEPOT INC	OFFICE SUPPLIES	708.96
00944470	DELL COMPUTER CORP	COMPUTER EQUIPMENT	10,920.02
PW Engine	eer Land Development		
00404476	CALIF, STATE OF	USE TAX	5.39
00404578	BENJAMIN FRANKLIN PLUMBING	PERMIT FEE REFUND	560.00
00404628	INTERWEST CONSULTING GROUP INC	PROFESSIONAL SERVICES	143,160.00
00944492	RAY MORGAN COMPANY	COPIER LEASE	442.54
00944495	TESTING ENGINEERS INC	SAMPLE TESTING SERVICES	2,930.50
Communit	y Development Building Inspection		
	4LEAF INC	CONSULTING SERVICES	30,268.00
	BANK OF AMERICA	BUSINESS EXPENSE	1,531.05
00404468	BROWN, HILARY T	EXPENSE REIMBURSEMENT	171.71
	BRIGHT PLANET SOLAR	REFUND ENERGY INSP FEE	760.54
00404678		REFUND ENERGY INSP FEE	757.34
Capital Imp	o. Administration		
	BANK OF AMERICA	BUSINESS EXPENSE	68.02
	BELLECCI AND ASSOCIATES INC	PROFESSIONAL SERVICES	3,400.00
00404584	BUENTING, SCOTT W	RENEWAL FEE REIMBURSEMENT	180.00
00404651		SUPPLIES	16.89
206	American Rescue Plan Fund		
	nmunity Center		
	BAY AREA NEWS GROUP - EAST BAY	LEGAL AD	421.20
209	RMRA Fund		
Streets			
00404510	LOCAL AGENCY FORM ASSISTANCE LLC	PROFESSIONAL SERVICES	3,240.00
00404582	BKF ENGINEERS INC	PROFESSIONAL SERVICES	61,910.10
212	CDBG Fund		•
CDBG			
00404590	CHOICE IN AGING	CDBG SERVICES	2,496.96
00404594	COMMUNITY VIOLENCE SOLUTIONS	CDBG SERVICES	2,500.16
213	Gas Tax Fund		
Streets			
00404476	CALIF, STATE OF	USE TAX	8,260.20
00404522	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,213.11
00404629	JJR CONSTRUCTION INC	CONSTRUCTION SERVICES	19,068.50
00944496	TJKM TRANSPORTATION CONSULTANTS	CONSULTING SERVICES	1,765.95
214	Animal Services Fund		
Animal Se	rvices		
00404426	MWI VETERINARY SUPPLY CO	SPAY/NEUTER SERVICES	618.35
00404476	CALIF, STATE OF	USE TAX	66.13
00404488	EAST BAY VETERINARY EMERGENCY	EMERGENCY VET SERVICES	2,039.61
00404498	HILLS PET NUTRITION	PET FOOD	812.36
00404503	KOEFRAN SERVICES INC	PET CREMATION SERVICES	2,068.00
00404516	MWI VETERINARY SUPPLY CO	VET SUPPLIES	1,363.97
00404535	STATE OF CALIFORNIA	X-RAY PERMIT	512.00



00404568	BANK OF AMERICA	BUSINESS EXPENSE	2,137.11
00404588	CHAMELEON SOFTWARE PRODUCTS	SOFTWARE SUPPORT	1,360.90
00404607	EAST BAY VETERINARY EMERGENCY	EMERGENCY VET SERVICES	2,286.82
00404624	HILLS PET NUTRITION	PET FOOD	247.13
00404645	MWI VETERINARY SUPPLY CO	VET SUPPLIES	1,124.75
00404685	TONY LA RUSSA'S ANIMAL RESCUE	ADMISSIONS	410.00
00944465	CDW GOVERNMENT INC	COMPUTER EQUIPMENT	152.24
00944489	MOBILE MINI LLC	STORAGE	161.53
216	Park-In-Lieu Fund	0.0.0.02	
Parks & O			
	ROYSTON HANAMOTO ALLEY AND ABEY	PROFESSIONAL SERVICES	4,164.00
219	Recreation Fund	11(0) 2001011/12 021(11020	1,101100
Non Depar			
	CHEEVES, CHRISTINE	DEPOSIT REFUND	1,000.00
	BANK OF AMERICA	EVENT INSURANCE	1,441.08
	guez Community Cent	EVERT INCOTORIOL	1,441.00
	ANTIOCH GLASS	GLASS DOOR REPAIR	689.00
	BAY CITIES PYROTECTOR	SPRINKLER SYSTEM TEST	980.00
	PEPPER INVESTMENTS INC	MONTHLY PEST CONTROL	222.00
	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	500.00
Senior Pro		JANITORIAL SERVICES	300.00
	BAY CITIES PYROTECTOR	SPRINKLER SYSTEM TEST	1,430.00
	HONEYWELL INTERNATIONAL INC	QUARTERLY MAINTENANCE	5,848.08
			109.20
	PACHECO, HILDA HYNSON	EXPENSE REIMBURSEMENT	
00404571	BANK OF AMERICA	BUSINESS EXPENSE	29.98
00404573	BANK OF AMERICA	BUSINESS EXPENSE	813.77
	BANK OF AMERICA	BUSINESS EXPENSE	326.67
00404652		EVENT SERVICES	160.00
	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	4.00
	Sports Programs	LIMPIDE OFFINIOS	0.40.00
	CONCORD SOFTBALL UMPIRES	UMPIRE SERVICES	240.00
	CALIF, STATE OF	USE TAX	6.30
	BANK OF AMERICA	BUSINESS EXPENSE	270.24
	-Comm Center		
	HONEYWELL INTERNATIONAL INC	QUARTERLY MAINTENANCE	10,860.72
	AT AND T MCI	PHONE	68.55
	CALIF, STATE OF	USE TAX	2.14
00404556		MUSIC LICENSE 2023	1,345.00
00404574	BANK OF AMERICA	BUSINESS EXPENSE	1,573.73
	LOWES COMPANIES INC	SUPPLIES	504.87
	Water Park		
00404389	BAY CITIES PYROTECTOR	QUARTERLY INSPECTION	480.00
00404419	HONEYWELL INTERNATIONAL INC	QUARTERLY MAINTENANCE	2,506.32
00404476	CALIF, STATE OF	USE TAX	61.81
00404501	KNORR SYSTEMS INC	POOL CHEMICALS	461.65
00404509	LINCOLN EQUIPMENT INC	POOL CHEMICALS	10,112.80
00404525	PEPPER INVESTMENTS INC	MONTHLY PEST CONTROL	543.00
00404573	BANK OF AMERICA	BUSINESS EXPENSE	35.00



00404574	BANK OF AMERICA	BUSINESS EXPENSE	1,218.60
00404631	KNORR SYSTEMS INC	POOL CHEMICAL	1,200.84
00944460	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	500.00
220	Traffic Signalization Fund		
Traffic Sig	nals		
00404662	RAYS ELECTRIC	PROFESSIONAL SERVICES	32,811.00
221	Asset Forfeiture Fund		
Non Depar	tmental		
00404511	MANRIQUEZ, DANIEL	ASSET FORFEITURE RETURN	2,771.00
00404579	BESHEARS, KELVIN MICHAEL DELMAR	ASSET FORFEITURE RETURN	1,577.00
00404623	HANCOCK, DEYONNA TODSHEA	ASSET FORFEITURE RETURN	4,880.00
226	Solid Waste Reduction Fund		
Solid Wast	te		
00404465	BANK OF AMERICA	BUSINESS EXPENSE	288.00
229	Pollution Elimination Fund		
Channel M	aintenance Operation		
00404383	AL FRESCO LANDSCAPING INC	LANDSCAPE SERVICES	9,720.00
00404386	ANTIOCH ACE HARDWARE	SUPPLIES	7.89
00404410	FURBER SAW INC	TOOLS	2,463.31
00404476	CALIF, STATE OF	USE TAX	8.05
00404528	ROMERO GARCIA, RICARDO ANDRES	EXPENSE REIMBURSEMENT	136.06
00404547	AL FRESCO LANDSCAPING INC	LANDSCAPE SERVICES	4,320.00
00404642	LOWES COMPANIES INC	SUPPLIES	183.98
00404656	PEPPER INVESTMENTS INC	PEST CONTROL SERVICES	450.00
251	Lone Tree SLLMD Fund		
Lonetree N	laintenance Zone 1		
00404443	TERRACARE ASSOCIATES	TURF MOWING	183.66
00404536	TERRACARE ASSOCIATES	TURF MOWING	183.66
Lonetree N	laintenance Zone 3		
00404442	STEWARTS TREE SERVICE INC	TREE REMOVAL SERVICE	1,300.00
00404448	WATERSAVERS IRRIGATION	REPAIR PARTS	105.54
00404476	CALIF, STATE OF	USE TAX	0.97
00404681	TERRACARE ASSOCIATES	LANDSCAPE SERVICES	600.00
Lonetree N	laintenance Zone 4		
00404443	TERRACARE ASSOCIATES	TURF MOWING	293.80
00404536	TERRACARE ASSOCIATES	TURF MOWING	293.80
252	Downtown SLLMD Fund		
Downtown	Maintenance		
00404443	TERRACARE ASSOCIATES	TURF MOWING	183.66
00404536	TERRACARE ASSOCIATES	TURF MOWING	183.66
254	Hillcrest SLLMD Fund		
Hillcrest M	aintenance Zone 1		
00404405	DC ELECTRIC GROUP INC	REPAIR SERVICES	1,814.10
00404443	TERRACARE ASSOCIATES	TURF MOWING	477.51
00404536	TERRACARE ASSOCIATES	TURF MOWING	477.51
Hillcrest M	aintenance Zone 2		
00404443	TERRACARE ASSOCIATES	TURF MOWING	653.83
00404476	CALIF, STATE OF	USE TAX	6.13



	TERRACARE ASSOCIATES	TURF MOWING	653.83
	laintenance Zone 4		
	TERRACARE ASSOCIATES	TURF MOWING	367.32
	WATERSAVERS IRRIGATION	REPAIR PARTS	58.37
	CALIF, STATE OF	USE TAX	0.54
	TERRACARE ASSOCIATES	TURF MOWING	367.32
255	Park 1A Maintenance District Fund		
Park 1A Ma	aintenance District		
	TERRACARE ASSOCIATES	TURF MOWING	477.51
00404522	PACIFIC GAS AND ELECTRIC CO	GAS	162.66
00404536	TERRACARE ASSOCIATES	TURF MOWING	477.51
256	Citywide 2A Maintenance District Fund		
Citywide 2	A Maintenance Zone 3		
00404443	TERRACARE ASSOCIATES	TURF MOWING	7.34
00404536	TERRACARE ASSOCIATES	TURF MOWING	7.34
Citywide 2	A Maintenance Zone 4		
-	TERRACARE ASSOCIATES	LANDSCAPE SERVICES	525.00
Citywide 2	A Maintenance Zone 6		
00404443	TERRACARE ASSOCIATES	TURF MOWING	440.78
	TERRACARE ASSOCIATES	TURF MOWING	440.78
	TERRACARE ASSOCIATES	LANDSCAPE SERVICES	600.00
	A Maintenance Zone 8		
•	TERRACARE ASSOCIATES	TURF MOWING	36.73
	TERRACARE ASSOCIATES	TURF MOWING	36.73
	A Maintenance Zone 9		
	TERRACARE ASSOCIATES	TURF MOWING	110.19
	TERRACARE ASSOCIATES	TURF MOWING	110.19
257	SLLMD Administration Fund		
	Iministration		
	CRYSTAL CLEAR LOGOS INC	STAFF APPAREL	173.42
	TERRACARE ASSOCIATES	TURF MOWING	440.67
	CALIF, STATE OF	USE TAX	5.44
00404536		TURF MOWING	440.67
	AMBRIZ, BENJAMIN M	TRAINING EXPENSE	943.01
00404572		BUSINESS EXPENSE	322,44
00404604		TRAINING	186.25
00404642		SUPPLIES	163.63
00404675		TREE REMOVAL	5,200.00
00944469		LANDSCAPE SUPPLIES	181.09
259	East Lone Tree SLLMD Fund	2/11/2007/11/2/00/11/2/20	101.00
Zone 1-Dis			
	WATERSAVERS IRRIGATION	IRRIGATION PARTS	1,010.45
00404446		USE TAX	177.07
00404470	LOWES COMPANIES INC	SUPPLIES	39.08
00404642	RUSSELL D MITCHELL AND ASSOCIATES INC	IRRIGATION DESIGN	2,450.00
00404667	WATERSAVERS IRRIGATION	REPAIR PARTS	321.30
00404092	WATERSAVERS IRRIGATION	NEFAIR FARTS	321.30



282	CFD 2018-02 Police Protection Fund		
	nmunity Policing	15041.45	000.40
	BAY AREA NEWS GROUP - EAST BAY	LEGAL AD	320.40
283	CFD 2022-01 Public Services Fund		
	01 Maintenance	. = 0.4. 4.5	
	BAY AREA NEWS GROUP - EAST BAY	LEGAL AD	320.40
570	Equipment Maintenance Fund		
Non Depai			
	HUNT AND SONS INC	FUEL	13,769.58
	HUNT AND SONS INC	FUEL	1,747.21
	HUNT AND SONS INC	FUEL	22,037.10
	t Maintenance		
	AFFORDABLE TIRE CENTER	TIRE PRESSURE INSPECTION	60.00
	LES SCHWAB TIRES OF CALIFORNIA	TIRE REPLACEMENT	1,249.12
	BILL BRANDT FORD	VEHICLE REPAIRS	1,290.93
	CALIF, STATE OF	USE TAX	228.35
	LIM AUTOMOTIVE SUPPLY INC	AUTO REPAIR PARTS	1,062.45
00404514		FUEL MASTER SYSTEM UPDATE	6,024.09
00404518		AUTO REPAIR PARTS	2,109.00
00404542		AUTO REPAIR PARTS	746.48
00404555		TOWING SERVICE	412.00
00404572	BANK OF AMERICA	BUSINESS EXPENSE	951.92
00404635		TIRES	473.25
00404639		PARTS	956.01
00404644		PARTS	2,082.72
	OREILLY AUTO PARTS	AUTO REPAIR PARTS	201.21
	STOMMEL INC	PARTS	95.70
573	Information Services Fund		
	upport & PCs		
	CARAHSOFT TECHNOLOGY CORP	LICENSE FEE	2,394.00
	ALTURA COMMUNICATION SOLUTIONS LLC	SOFTWARE SUPPORT	17,325.09
	CDW GOVERNMENT INC	COMPUTER EQUIPMENT	610.20
Telephone			
	AT AND T MCI	PHONE	2,175.90
	ort Services		
	CALIF, STATE OF	USE TAX	2.92
	EAST BAY WORK WEAR	SHIRTS	317.27
	BHALLA SERVICES INC	CAR WASHES	169.00
Office Equ	ipment Replacement		
	CALIF, STATE OF	USE TAX	40.74
00944465	CDW GOVERNMENT INC	COMPUTER EQUIPMENT	2,719.93
577	Post Retirement Medical-Police Fund		
Non Depai			
00404587	RETIREE	MEDICAL AFTER RETIREMENT	913.74
00944459	RETIREE	MEDICAL AFTER RETIREMENT	987.60
00944487	RETIREE	MEDICAL AFTER RETIREMENT	2,077.36
00944493	RETIREE	MEDICAL AFTER RETIREMENT	1,676.48
578	Post Retirement Medical-Misc Fund		



Non Depar	tmontal		
00404618		MEDICAL AFTER RETIREMENT	85.69
00944488		MEDICAL AFTER RETIREMENT	85.69
579	Post Retirement Medical-Mgmt Fund	WEDIOAE AFTER RETIREMENT	00.00
Non Depar	_		
00404396		MEDICAL AFTER RETIREMENT	1,044.93
00944480		MEDICAL AFTER RETIREMENT	132.25
00944481		MEDICAL AFTER RETIREMENT	2,224.72
00944490		MEDICAL AFTER RETIREMENT	269.02
00944494		MEDICAL AFTER RETIREMENT	558.38
580	Loss Control Fund	WEBTO/LE/WITEKTIETH CEMENT	000.00
Human Re			
00404553		AED MATERIALS	711.08
611	Water Fund	, (12) (III (12) (12)	7 1 1100
Non Depar			
	ALL PRO PRINTING SOLUTIONS	SUPPLIES	2,424.98
	BIG SKY LOGOS AND EMBROIDERY	SUPPLIES	1,469.33
	BISHOP CO	SUPPLIES	700.72
00404398	COLE SUPPLY COMPANY LLC	JANITORIAL SUPPLIES	2,429.50
00404425	LIM AUTOMOTIVE SUPPLY INC	AUTO REPAIR PARTS	1,289.54
00404435	ROBERTS AND BRUNE CO	SUPPLIES	526.80
00404476	CALIF, STATE OF	USE TAX	112.78
00404478	COLE SUPPLY COMPANY LLC	JANITORIAL SUPPLIES	891.38
00404489	EAST BAY WORK WEAR	UNIFORM SUPPLIES	271.88
00404611	FASTENAL CO	SUPPLIES	3,447.32
00404615	FIRST VANGUARD RENTALS AND SALES INC	SANDBAGS	6,508.21
00404642	LOWES COMPANIES INC	SUPPLIES	404.58
00944472	GRAINGER INC	SUPPLIES	562.57
Water Prod	duction		
00404386	ANTIOCH ACE HARDWARE	TOOLS	40.56
00404392	BORGES AND MAHONEY	REPAIR PARTS	102.46
00404394	BURLINGAME ENGINEERS INC	PARTS AND TOOLS	1,635.81
00404416	HACH CO	LAB SUPPLIES	365.47
00404418	HARRINGTON INDUSTRIAL PLASTICS LLC	PARTS	4,201.14
00404427	OFFICE DEPOT INC	OFFICE SUPPLIES	518.75
00404444	UNIVAR SOLUTIONS USA INC	CHEMICALS	16,120.55
00404447	WALTER BISHOP CONSULTING	PROFESSIONAL SERVICES	4,052.50
00404451	WEST YOST ASSOCIATES INC	PROFESSIONAL SERVICES	14,591.50
00404455	ANIMAL DAMAGE MANAGEMENT	PEST CONTROL	425.00
00404456	ANIXTER INC	TOOLS	1,253.26
00404458	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES	70.34
00404461	AT AND T MCI	PHONE	137.71
00404492	FISHER SCIENTIFIC COMPANY	LAB SUPPLIES	94.57
00404495	HACH CO	CABLES	1,222.41
00404497	HARRINGTON INDUSTRIAL PLASTICS LLC	PLUMBING SUPPLIES	2,935.92
00404499	HOUSE, KEVIN SHAW	EXPENSE REIMBURSEMENT	100.00
00404517	OFFICE DEPOT INC	OFFICE SUPPLIES	218.73
00404519	PAC MACHINE CO INC	SUMP PUMP	2,943.47



	PACE SUPPLY CORP	PIPE FITTINGS	38.62
	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	63.23
00404539	UNIVAR SOLUTIONS USA INC	CHEMICALS	6,643.86
	US BANK	COPIER	325.51
	ANTIOCH ACE HARDWARE	SUPPLIES	99.07
	BANK OF AMERICA	BUSINESS EXPENSE	420.93
	EXPONENT INC	WATER RIGHTS ASSISTANCE	216.00
	FASTENAL CO	PARTS	493.45
	GUALCO GROUP INC, THE	PROFESSIONAL SERVICES	4,000.60
00404630	KARL NEEDHAM ENTERPRISES INC	EQUIPMENT RENTAL	28,479.61
	LOWES COMPANIES INC	SUPPLIES	215.34
00404642	LOWES COMPANIES INC	SUPPLIES	4,207.49
00404682	TESCO CONTROLS INC	MAINTENACE AND SERVICE	3,000.00
00404689	UNIVAR SOLUTIONS USA INC	CHEMICALS	15,929.99
00944457	EUROFINS EATON ANALYTICAL INC	TESTING SERVICES	4,595.00
00944460	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	350.00
00944467	CHEMTRADE CHEMICALS US LLC	CHEMICALS	3,815.64
00944471	EUROFINS EATON ANALYTICAL INC	WATER TESTING AND ANALYSIS	830.00
00944473	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	2,524.04
00944474	IDEXX LABORATORIES INC	CHEMICALS	5,502.89
00944484	CHEMTRADE CHEMICALS US LLC	CHEMICALS	3,782.94
00944485	GRAINGER INC	SUPPLIES	7,937.71
Water Dist	ribution		
00404380	ACCOUNTEMPS	TEMP HELP	659.32
00404385	ALTA FENCE	FENCE REPAIR	260.50
00404386	ANTIOCH ACE HARDWARE	TOOLS	18.76
00404390	BIG SKY LOGOS AND EMBROIDERY	HATS	184.25
00404395	C AND J FAVALORA TRUCKING INC	ROAD MAINTENANCE	1,452.30
00404403	CRESCO EQUIPMENT RENTALS & AFFILIATES	EQUIPMENT RENTALS	5,549.04
00404406	DELTA DIABLO	RECYCLED WATER	8,113.25
00404412	GRANITE CONSTRUCTION CO	ASPHALT	6,281.84
00404427	OFFICE DEPOT INC	OFFICE SUPPLIES	88.29
00404428	PACE SUPPLY CORP	TOOLS	13,549.25
00404435	ROBERTS AND BRUNE CO	PARTS	489.38
00404476	CALIF, STATE OF	USE TAX	602.04
00404517	OFFICE DEPOT INC	OFFICE SUPPLIES	1,061.61
00404538	UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	6.00
00404545	ACCOUNTEMPS	TEMP HELP	439.65
00404546	ACE INDUSTRIAL SUPPLY INC	SUPPLIES	394.44
00404548	ALTA FENCE	GATE REPAIR	199.00
00404554	ANTIOCH ACE HARDWARE	SUPPLIES	59.25
00404572	BANK OF AMERICA	BUSINESS EXPENSE	475.72
00404576	BAY AREA BARRICADE SERVICE INC	TRAFFIC SAFETY SUPPLIES	5,783.83
00404589	CHECK PROCESSORS INC	LOCKBOX PROCESSING	483.38
00404604	DKF SOLUTIONS GROUP LLC	TRAINING	372.50
00404611	FASTENAL CO	SUPPLIES	36.05
	FASTSIGNS	BUSINESS CARD	90.46
00404613	FEDEX	SHIPPING	32.95



00404642	LOWES COMPANIES INC	SUPPLIES	960.20
00404648	NORTHERN CALIFORNIA BACKFLOW	TRAINING	600.00
00404651	OFFICE DEPOT INC	SUPPLIES	8.42
00404654	PACE SUPPLY CORP	VALVE	4,265.64
00404688	TRENCH PLATE RENTAL CO INC	EMERGENCY SHORING BOX	942.11
00944454	BADGER METER INC	WATER METERS AND PARTS	106,018.50
00944458	GRAINGER INC	TOOLS	541.00
00944460	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	157.50
	dings & Facilities		
	BROWN AND CALDWELL INC	PROFESSIONAL SERVICES	7,151.25
	CONSTRUCTION TESTING SERVICES	BRACKISH WATER PROJECT	50,517.85
	CAROLLO ENGINEERS INC	BRACKISH WATER PROJECT	135,259.18
621	Sewer Fund	DIVIGINIENT VIVILLE TREEDE	.00,2001.0
	water Administration		
	ACCOUNTEMPS	TEMP HELP	659.31
	ALTA FENCE	FENCE REPAIR	260.50
	ANTIOCH ACE HARDWARE	REPAIR PARTS	32.57
00404388	BAY AREA BARRICADE SERVICE INC	TRAFFIC CONTROL SIGNS	2,833.41
00404389	BAY CITIES PYROTECTOR	QUARTERLY INSPECTION	480.00
00404403	CRESCO EQUIPMENT RENTALS	EQUIPMENT RENTALS	5,549.03
00404404	CRYSTAL CLEAR LOGOS INC	STAFF APPAREL	627.11
00404412	GRANITE CONSTRUCTION CO	ASPHALT	6,281.83
00404412	JACK DOHENY COMPANY	SUPPLIES	650.83
00404422	WECO INDUSTRIES INC	REPAIR PARTS	3,466.60
00404449	CALIF, STATE OF	USE TAX	184.30
	•	OFFICE SUPPLIES	164.30
00404517	OFFICE DEPOT INC		
00404520	PACE SUPPLY CORP	PIPE FITTINGS	1,008.87
00404545	ACCOUNTEMPS	TEMP HELP	439.65
00404548	ALTA FENCE	GATE REPAIR	199.00
00404572	BANK OF AMERICA	BUSINESS EXPENSE	349.40
00404589	CHECK PROCESSORS INC	MONTHLY LOCKBOX PROCESSING	483.38
00404604	DKF SOLUTIONS GROUP LLC	TRAINING	1,018.75
00404611	FASTENAL CO	SUPPLIES	36.04
00404612	FASTSIGNS	BUSINESS CARDS	90.46
00404640	LOWES COMPANIES INC	SUPPLIES	50.00
00404642	LOWES COMPANIES INC	SUPPLIES	976.45
00404659	PONDER ENVIRONMENTAL SERVICES INC	SEWER DEBRIS HAULING	5,567.09
00944458	GRAINGER INC	TOOLS	248.25
00944460	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	157.50
00944472	GRAINGER INC	SUPPLIES	260.91
00944485	GRAINGER INC	PARTS	2,961.71
00944491	OWEN EQUIPMENT SALES	SEWER EQUIPMENT	364.57
631	Marina Fund		
	ministration		
00404450		SUPPLIES	14.18
	CALIF, STATE OF	USE TAX	10.23
00404525	PEPPER INVESTMENTS INC	MONTHLY PEST CONTROL	125.00
00404572	BANK OF AMERICA	BUSINESS EXPENSE	57.04



00404617	FRED PRYOR SEMINARS CAREER TRACK	TRAINING	477.00
00404642	LOWES COMPANIES INC	SUPPLIES	113.15
00944460	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	1.300.00



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 24, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Thomas Lloyd Smith, City Attorney TLS

SUBJECT: REJECTION OF CLAIMS: DYNISHA HODGES, PAT AND CORY

STACK

RECOMMENDED ACTION

It is recommended that the City Council reject the claims submitted by Pat and Cory Stack and Dynisha Hodges.

Should the City Council desire to discuss these matters, it would be scheduled for a future closed session.

ATTACHMENTS

None.



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 24, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Lauren Posada, City Treasurer LSP

SUBJECT: Approval of Treasurer's Report for October of 2022

RECOMMENDED ACTION

It is recommended that the City Council receive and file the October 2022 Treasurer's Report.

FISCAL IMPACT

There is no fiscal impact of this action.

DISCUSSION

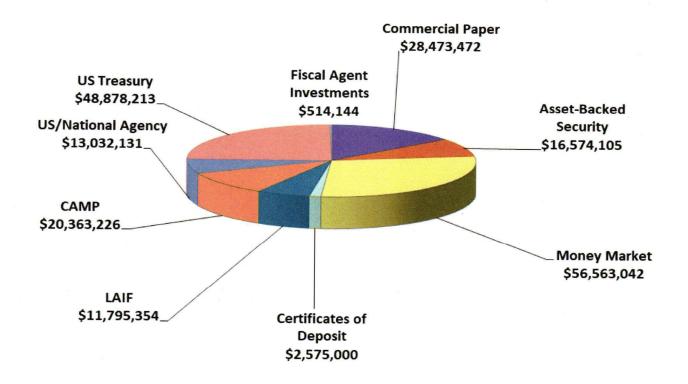
The City's *Statement of Investment Policy* (Policy) requires that the City Treasurer render, at least quarterly, an investment report to the City Council. The Policy also requires a monthly report of investment transactions to City Council. A monthly Treasurer's Report is provided with both reporting provisions of the Policy.

ATTACHMENTS

A. City Treasurer's Report

CITY OF ANTIOCH SUMMARY REPORT ON THE CITY'S INVESTMENTS

OCTOBER 31, 2022



Total of City and Fiscal Agent Investments = \$198,768,687

All City investments are shown above and conform to the City Investment Policy. All investment transactions during this period are included in this report. As Treasurer of the City of Antioch and Finance Director of the City of Antioch, we hereby certify that sufficient investment liquidity and anticipated revenue are available to meet the next six (6) months' estimated expenditures.

Lauren Posada City Treasurer Dawn Merchant Finance Director

Summary of Fiscal Agent Balances by Debt Issue

	Amount
Antioch Public Financing Authority 2015 Bonds (ABAG)	\$56,625
Antioch Public Financing Authority 2015 Refunding Bonds (02 Leave Rev)	\$310,825
Antioch Development Agency 2009 Tax Allocation Bonds	\$146,694
	\$514,144

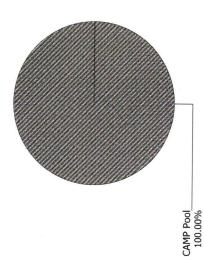


Account Statement - Transaction Summary

For the Month Ending October 31, 2022

City of Antioch - City of Antioch - 6090-001

CAMP Pool	Asset Summary		
Opening Market Value Purchases	20,309,106.19	October 31, 2022	October 31, 2022 September 30, 2022
Redemptions	54,119.38 CAMP Pool 0.00	20,363,225.57	20,309,106.19
Unsettled Trades Change in Value	0.00 Total	\$20,363,225.57	\$20,309,106.19
Closing Market Value Cash Dividends and Income	\$20,363,225.57 54,119.38		



Account Statement

For the Month Ending October 31, 2022

Consolidated Summary Statement

					7707 /TC 150000 6
CLIY OF ANTIOCH					
Portfolio Summary			Investment Allocation		
Portfolio Holdings	Cash Dividends and Income	Closing Market Value	Investment Type	Closing Market Value	Percent
PFMAM Managed Account	99,064.19	104,378,864.89	Asset-Backed Security	15,984,478.69	11.71
CAMP Pool	0.00	20,363,225.57	Federal Agency Bond / Note	7,872,254.11	5.77
Local Agency Investment Fund	0.00	11,795,353.63	Corporate Note	26,593,097.82	19.47
Total	0,10004		Bank Note	403,887.70	0.30
	\$99,064.19	\$136,537,444.09	Certificate of Deposit	2,563,066.43	1.88
			Federal Agency Commercial Mortgage-Backed Se	1,087,087.54	0.80
			Municipal Bond / Note	1,744,945.40	1.28
			Federal Agency Mortgage-Backed Security	251,831.07	0.18
			Supra-National Agency Bond / Note	1,495,716.83	1.10
			U.S. Treasury Bond / Note	46,382,499.30	33.96
			CAMP Pool	20,363,225.57	14.91
			Local Agency Investment Fund	11,795,353.63	8.64
			Total	\$136 537 444 00	100 000
Maturity Distribution (Fixed Income Holdings)	e Holdings)		Sector Allocation	60111/166/0014	100.00

				Abs 1.00 Fed Aoy Bond	/ puc
Portibilo noigings	Closing Market Value	Percent	Local Agency	Note	Ì
Under 30 days	32,478,021.42	23.79	Investment Fund	5.77%	
31 to 60 days	67,973.03	0.02	8.64%	Corporate Note	Note
61 to 90 days	0.00	0.00	14.91%	Bank Note	
91 to 180 days	713,163.65	0.52		0.30%	
181 days to 1 year	10,982,088.42	8.04		1.88%	JOSIL
1 to 2 years	43,905,313.60	32.16		Federal Agency	jency
2 to 3 years	31,306,797.40	22.93		Commercial Commercial Mortgage-Back	cial
3 to 4 years	7,289,399.27	5.34		Security	, A
4 to 5 years	9,542,856.23	6.99		0.80%	Noto.
Over 5 years	251,831.07	0.18		1.28%) Note
Total	\$136,537,444.09	100.00%	US TSY Bond / Note	Fed Agy MBS 0.18%	SS
Weighted Average Days to Maturity	299		33.96%	Supra-National Agency Bond / Note	ational Id / Note

PFM Asset Management LLC

Summary Page 1

CITY OF ANTIOCH, CA - 04380500

Managed Account Summary Statement

For the Month Ending October 31, 2022

Iransaction Summary - Managed Account		Cash Transactions Summary - Managed Account	int
Opening Market Value	\$104,156,649.87	Maturities/Calls	0.00
Maturities/Calls Principal Dispositions Principal Acquisitions	(528,770.97) (4,653,478.13) 5.569,228.33	Sale Proceeds Coupon/Interest/Dividend Income Principal Payments	4,663,402.26 208,290.95 528,770.97
Unsettled Trades Change in Current Value	153,603.64 (318,367.85)	Security Purchases Net Cash Contribution Percondition Transactions	(5,574,884.41) 174,420.23
Closing Market Value	\$104,378,864.89	ACCOLUMN TANSACTIONS	0.00
Earnings Reconciliation (Cash Basis) - Managed Account		Cash Balance	
Interest/Dividends/Coupons Received	218,215.08	Closing Cash Balance	\$0.00
Less Purchased Interest Related to Interest/Coupons Plus Net Realized Gains/Losses	(5,656.08) (113,494.81)		
Total Cash Basis Earnings	\$99,064.19		
Earnings Reconciliation (Accrual Basis)	Total		
Ending Amortized Value of Securities	109,532,920.99		
Ending Accrued Interest	294,365.93		
Plus Proceeds from Sales	5,384,839.76		
Plus Proceeds of Maturities/Calls/Principal Payments	528,770.97		
Plus Coupons/Dividends Received	208,290.95		
	(6,449,753.67)		
of Securities	(109,139,285.52)		
Less beginning Accrued Interest	(363,034.08)		

Total Accrual Basis Earnings

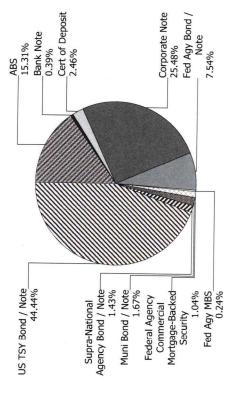
(\$2,884.67)

Sector Allocation

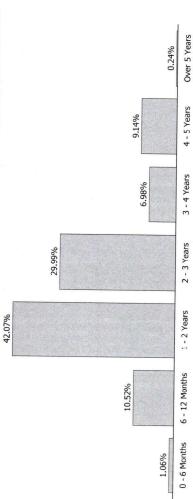
Portfolio Summary and Statistics

CITY OF ANTIOCH, CA - 04380500

Description U.S. Treasury Bond / Note Supra-National Agency Bond / Note Municipal Bond / Note	Par Value		
U.S. Treasury Bond / Note Supra-National Agency Bond / Note Municipal Bond / Note		Market Value Percent	Percent
Supra-National Agency Bond / Note Municipal Bond / Note	48,856,000.00	46,382,499.30	44.44
Municipal Bond / Note	1,595,000.00	1,495,716.83	
	1,855,000.00	1,744,945.40	
Federal Agency Mortgage-Backed Security	268,890.45	251,831.07	Ŭ
Federal Agency Commercial	1,147,081.17	1.087.087.54	1.04
Mortgage-Backed Security			
Federal Agency Bond / Note	8,175,000.00	7.872.254.11	7 54
Corporate Note	27.946.000.00	28 790 593 97	25.48
Certificate of Deposit	2.575,000.00	2 563 066 43	27.62
Bank Note	425.000.00	403 887 70	05.0
Asset-Backed Security	16,575,880,31	15.984.478.69	15.31
Managed Account Sub-Total 10	109,418,851.93	104,378,864.89 100.00%	100.00%
Accrued Interest		294,365.93	
Total Portfolio 10	109,418,851.93 104,673,230.82	104,673,230.82	



Unsettled Trades 875,020.00 875,027.55 Maturity Distribution



Yield to Maturity at Cost Yield to Maturity at Market Weighted Average Days to Maturity 783

Managed Account Issuer Summary

For the Month Ending October 31, 2022

CITY OF ANTIOCH, CA - 04380500

Credit Quality (S&P Ratings)			A	100.000	BBB+ 4 44%				2.36%	3.21%						AA+	54.05%																	
		Percent	0.30	1.38	08.0	1 66	09.0	0.03		0.50	0.34	0.36	0.21	0.41	1.82	2.24	0.70	0.27	0.32	0.64	0.11	0.42	0.77	0.68	0.67	1.37	0.21	2.07	0.20	0.23	9.76	0.30	0.89	0.31
	Market Value	of Holdings	311,500.48	1,442,902.22	931,743.53	1.732.703.93	718 306 95	462,803,22	1,229,205.81	517,814.83	353,555.45	372,059.12	215,284.50	426,802.50	1,904,228.05	2,340,902.03	732,658.83	282,961.50	338,087.40	665,285,60	110,370.68	439,275.25	799,920.00	713,163.65	702,951.60	1,433,745.76	214,738.65	2,162,762.94	211,250.90	241,235.99	7,048,409.78	314,890.55	932,168.62	328,469.61
Issuer Summary		Issuer	ABBOTT LABORATORIES	ALLY AUTO RECEIVABLES TRUST	AMAZON.COM INC	AMERICAN EXPRESS CO	AMERICAN HONDA FINANCE	ASTRAZENECA PLC	BANK OF AMERICA CO	BMW FINANCIAL SERVICES NA LLC	BMW VEHICLE OWNER TRUST	BRISTOL-MYERS SQUIBB CO	BURLINGTON NORTHERN SANTA FE	CALIFORNIA DEPARTMENT OF WATER RESOURCES	CAPITAL ONE FINANCIAL CORP	CARMAX AUTO OWNER TRUST	CATERPILLAR INC	CHARLES SCHWAB	CINTAS CORPORATION NO. 2	CITIGROUP INC	COLGATE-PALMOLIVE COMPANY	COMCAST CORP	CREDIT AGRICOLE SA	CREDIT SUISSE GROUP RK	DEERE & COMPANY	DISCOVER FINANCIAL SERVICES	EXXON MOBIL CORP	FANNIE MAE	FLORIDA STATE BOARD OF ADMIN FIN CORP	FORD CREDIT AUTO OWNER TRUST	FREDDIE MAC	GENERAL DYNAMICS CORP	GM FINANCIAL CONSUMER AUTOMOBILE TRUST	GM FINANCIAL LEASINGTRUST

CITY OF ANTIOCH, CA - 04380500

Managed Account Issuer Summary

For the Month Ending October 31, 2022

P INC TORCYCLE TRUST ALES CONAL COPMENT BANK RUCTION AND DEV TY COLLEGE DISTRICT LEASE TRUST ANK LTD THES CO FINANCE CORP AUTHORITY TY COLLEGE DISTRICT LES S GROUP 1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1			
P INC TORCYCLE TRUST SLES CONAL COPMENT BANK RUCTION AND DEV TY COLLEGE DISTRICT LEASE TRUST ANK LTD TIES CO FINANCE CORP AUTHORITY TY COLLEGE DISTRICT LES S GROUP S GROUP	0.22 0.05 0.12 0.21 0.52 0.53 0.85 0.17 0.69 0.72 0.30 0.87 1.16	0.17 0.22 0.05 0.12	Percent 0.70 0.70 0.49 0.22 0.18 0.25 0.75 0.74 0.74 0.75
ACHS GROUP INC TIDSON MOTORCYCLE TRUST MPANY T INC O RECEIVABLES INTERNATIONAL DDS CORP NGS PLC TTO RECEIVABLES ICAN DEVELOPMENT BANK DF RECONSTRUCTION AND DEV CHASE & CO DDIT OWNER TRUST IRATIN CORP S COMMUNITY COLLEGE DISTRICT FINZ AUTO RECEIVABLES INC NALEY USTRALIA BANK LTD JRAL AUTHORITY T URBAN DEVELOPMENT CORP T URBAN DEVELOPMENT CORP AL SERVICES GROUP S AG NOTAL CORP AL SERVICES GROUP	226,958.30 49,494.23 130,261.90 215,002.80 757,352.57 540,586.92 557,110.19 891,405.19 178,249.50 603,507.20 488,052.33 721,457.62 749,646.01 308,400.63 913,116.90 1,215,975.22 98,177.00 688,329.93	175,173.78 226,958.30 49,949.23 130,261.90	of Holdings 732,526.16 513,167.43 225,497.75 188,626.89 259,884.12 781,129.75 327,003.60 775,574.40 775,884.55 779,876.00 856,047.73 639,669.10 1,280,633.76
ACHS GROUP INC TIDSON MOTORCYCLE TRUST OMPANY T INC O RECEIVABLES INTERNATIONAL DDS CORP NGS PLC ITO RECEIVABLES ICAN DEVELOPMENT BANK OF RECONSTRUCTION AND DEV CHASE & CO DDIT OWNER TRUST IARTIN CORP S COMMUNITY COLLEGE DISTRICT ENZ AUTO RECEIVABLES INC NALEY USTRALIA BANK LTD JRAL CORP TURNPIKE AUTHORITY T URBAN DEVELOPMENT CORP TURNPIKE AUTHORITY T URBAN DEVELOPMENT CORP AL SERVICES GROUP EDERLAND. 3 AG			
ESSUER GOLDMAN S. HARLEY-DAV HERSHEY CC HOME DEPO HONDE AUT HONEL AUT HONEL FOCH HONEL FOCH HORMEL FOCH FOCH FOCH FOCH FOCH FOCH FOCH FOCH	LOS ANGELES COMMUNITY COLLEGE DISTRICT MERCEDES-BENZ AUTO LEASE TRUST MERCEDES-BENZ AUTO LEASE TRUST MERCE & CO INC MORGAN STANLEY NATIONAL AUSTRALIA BANK LTD NATIONAL AUSTRALIA BANK LTD NATIONAL RURAL UTILITIES CO FINANCE CORP NESTLE SA NEW JERSEY TURNPIKE AUTHORITY NEW JERSEY TURNPIKE AUTHORITY NEW YORK ST URBAN DEVELOPMENT CORP NISSAN AUTO RECEIVABLES PACCAR FINANCIAL CORP PNC FINANCIAL SERVICES GROUP PRAXAIR INC RABOBANK NEDERLAND ROCHE HOlding AG STATE OF CONNECTICUT STATE STREET CORPORATION	LOCKHEED MARTIN CORP LOS ANGELES COMMUNITY COLLEGE DISTRICT MERCEDES-BENZ AUTO LEASE TRUST MERCEDES-BENZ AUTO RECEIVABLES MERCK & CO INC	GOLDMAN SACHS GROUP INC HARLEY-DAVIDSON MOTORCYCLE TRUST HERSHEY COMPANY HOME DEPOT INC HONDA AUTO RECEIVABLES HONEYWELL INTERNATIONAL HORMEL FOODS CORP HSBC HOLDINGS PLC HYUNDAI AUTO RECEIVABLES IBM CORP INTER-AMERICAN DEVELOPMENT BANK INTL BANK OF RECONSTRUCTION AND DEV JP MORGAN CHASE & CO KUBOTA CREDIT OWNER TRUST

	Managed Acc	Managed Account Issuer Sun	5
CITY OF ANTIOCH, CA - 04380500			
	Market Value		
Issuer	of Holdings	Percent	
TARGET CORP	342,517.35	0.33	
THE BANK OF NEW YORK MELLON CORPORATION	1,425,237.93	1.37	
TORONTO-DOMINION BANK	1,049,982.78	1.01	
Toyota Lease Owner Trust	245,477.43	0.24	
TOYOTA MOTOR CORP	1,413,667.16	1.35	
TRUIST FIN CORP	757,807.89	0.73	
UNILEVER PLC	255,366.38	0.24	
UNITED STATES TREASURY	46,382,499.30	44.45	
UNITEDHEALTH GROUP INC	484,294.60	0.46	
USAA CAPITAL CORP	504,502.43	0.48	
VERIZON OWNER TRUST	498,786.68	0.48	
VOLKSWAGEN AUTO LEASE TURST	160,765.82	0.15	
WAL-MART STORES INC	484,683.71	0.46	
WORLD OMNI AUTO REC TRUST	447,051.56	0.43	
Total	\$104,378,864.89	100.00%	

100.00%

\$104,378,864.89

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For the Month Ending October 31, 2022

		Hallayeu A	DA ACC	ount o	ecall or	ccount Detail of Securities Held	es Held			For the Month Ending October 31, 2022	tober 31, 2022:
CITY OF ANTIOCH, CA - 04380500	30500									ı	
Security Type/Description			S&P	Moody's	Trade	Settle	Original	YTM	Accrued	Amortized	Market
Dated Date/Coupon/Maturity	CUSIP	Par	Rating	Rating	Date	Date	Cost	at Cost	Interest	Cost	Value
U.S. Ireasury Bond / Note											
US TREASURY NOTES DTD 09/30/2021 0.250% 09/30/2023	91282CDA6	1,075,000.00 AA+	AA+	Aaa	10/01/21	10/06/21	1,074,412.11	0.28	236.26	1,074,728.83	1,032,503.96
US TREASURY N/B NOTES DTD 10/31/2021 0.375% 10/31/2023	91282CDD0	3,350,000.00 AA+	AA+	Aaa	11/01/21	11/03/21	3,340,316.41	0.52	34.70	3,345,151,55	3,209,718.75
US TREASURY NOTES DTD 11/15/2020 0.250% 11/15/2023	91282CAW1	4,150,000.00 AA+	AA+	Aaa	12/01/20	12/03/20	4,153,890.63	0.22	4,792.80	4,151,369.13	3,965,843.75
US TREASURY NOTES DTD 01/15/2021 0.125% 01/15/2024	91282CBE0	2,965,000.00	AA+	Aaa	02/02/21	02/03/21	2,960,251.37	0.18	1.097.78	2,963,058,18	2,807,484.38
US TREASURY NOTES DTD 02/15/2021 0.125% 02/15/2024	91282CBM2	950,000.00	AA+	Aaa	02/23/21	02/25/21	947,328.13	0.22	251.70	948,840,14	896,562.50
US TREASURY NOTES DTD 02/15/2021 0.125% 02/15/2024	91282CBM2	2,200,000.00 AA+	AA+	Aaa	03/01/21	03/03/21	2,190,460.94	0.27	582.88	2,195,836.05	2,076,250.00
US TREASURY NOTES DTD 05/01/2017 2.000% 04/30/2024	912828X70	750,000.00 AA+	AA+	Aaa	04/01/21	04/05/21	787,236.33	0.37	41.44	768,136.52	721,054.65
US TREASURY N/B NOTES DTD 04/30/2022 2.500% 04/30/2024	91282CEK3	7,500,000.00 AA+	AA+	Aaa	05/03/22	05/04/22	7,465,429.69	2.74	517.96	7,474,036.60	7,267,968.75
US TREASURY N/B NOTES DTD 06/15/2021 0.250% 06/15/2024	91282CCG4	246,000.00	AA+	Aaa	06/22/21	06/24/21	244,568.20	0.45	233.57	245,220.22	229,279.68
US TREASURY N/B NOTES DTD 06/15/2021 0.250% 06/15/2024	91282CCG4	2,750,000.00 AA+	AA+	Aaa	07/01/21	07/07/21	2,732,167,97	0.47	2,610.99	2,740,170.80	2,563,085.80
US TREASURY N/B NOTES DTD 06/30/2022 3.000% 06/30/2024	91282CEX5	1,100,000.00 AA+	AA+	Aaa	08/04/22	08/08/22	1,098,324.22	3.08	11,119.57	1,098,530.06	1,071,296.82
US TREASURY N/B NOTES DTD 07/15/2021 0.375% 07/15/2024	91282CCL3	520,000.00 AA+	AA+	Aaa	08/05/21	08/09/21	519,939.06	0.38	577.58	519,964.61	484,168.78
US TREASURY N/B NOTES DTD 07/15/2021 0.375% 07/15/2024	91282CCL3	900,000.00 AA+	A	Aaa (08/09/21	08/10/21	899,050,78	0.41	99.666	899,448.21	837,984.42
US TREASURY N/B NOTES DTD 07/15/2021 0.375% 07/15/2024	91282CCL3	4,350,000.00 AA+	AA+	Aaa (08/04/21	08/06/21	4,355,097.66	0.33	4,831.69	4,352,952,28	4,050,258.03

Managed Account Detail of Securities Held

For the Month Ending October 31, 2022

CITY OF ANTIOCH, CA - 04380500	80500										
Security Type/Description			S&P	Moody's	Trade	Settle	Original	ΜŢΥ	Accrued	Amortized	Market
U.S. Treasury Bond / Note	CUSIP	Par	Rating	Rating	Date	Date	Cost	at Cost	Interest	Cost	Value
US TREASURY N/B NOTES DTD 08/15/2021 0.375% 08/15/2024	91282CCT6	1,100,000.00 AA+	AA+	Aaa	09/01/21	09/03/21	1,098,796.88	0.41	874.32	1,099,270.53	1,020,593.75
US TREASURY N/B NOTES DTD 09/15/2021 0.375% 09/15/2024	91282CCX7	2,000,000.00 AA+	AA+	Aaa	10/01/21	10/06/21	1,991,875.00	0.51	973.76	1,994,830.23	1,851,250.00
US TREASURY NOTES DTD 10/31/2019 1.500% 10/31/2024	912828YM6	3.000,000.00 AA+	AA+	Aaa	05/04/21	05/06/21	3,109,570.31	0.44	124.31	3,062,783.62	2,827,968.60
US TREASURY NOTES DTD 11/30/2019 1.500% 11/30/2024	9128287V6	800,000.00 AA+	AA+	Aaa	06/15/21	06/17/21	829,093.75	0.44	5,049,18	817,520.80	752,250.00
US TREASURY NOTES DTD 11/30/2019 1.500% 11/30/2024	912828W6	1,750,000.00 AA+	AA+	Aaa	06/02/21	06/07/21	1,814,941.41	0.42	11,045.08	1,788,801.47	1,645,546.88
US TREASURY N/B NOTES DTD 12/15/2021 1.000% 12/15/2024	91282CDN8	1,000,000.00	AA+	Aaa	01/03/22	01/05/22	999,296.88	1.02	3,797.81	999,493.10	930,000,00
US TREASURY N/B NOTES DTD 01/15/2022 1.125% 01/15/2025	91282CDS7	1,450,000.00 AA+	AA +	Aaa	02/01/22	02/03/22	1,438,898.44	1.39	4,831.69	1,441,691.87	1,347,593,75
US TREASURY N/B NOTES DTD 07/15/2022 3.000% 07/15/2025	91282CEY3	2,700,000.00 AA+	AA+	Aaa	08/05/22	08/08/22	2,689,769.53	3.14	23,991.85	2,690,580.71	2,600,437.50
US TREASURY N/B NOTES DTD 09/15/2022 3.500% 09/15/2025	91282CFK2	2,250,000.00 AA+	AA+	Aaa	10/06/22	10/11/22	2,204,912.11	4.23	10,224.45	2,205,797.01	2,193,398,55
Security Type Sub-Total		48,856,000.00					48,945,627.81	1.18	88,841.03	48.878.212.52	46 382 400 30
Supra-National Agency Bond / Note	9										05:561,305,01
INTL BK RECON & DEVELOP NOTES DTD 11/24/2020 0.250% 11/24/2023	459058ЛМ6	670,000.00 AAA	AAA	Aaa	11/17/20	11/24/20	668,559.50	0.32	730.49	669,489,58	639,669.10
INTER-AMERICAN DEVEL BK NOTES DTD 09/23/2021 0.500% 03/23/2024	4581X0D28	925,000.00 AAA	AAA	Aaa	09/15/21	09/23/21	924,315.50	0.52	488.19	924,567.82	856,047.73
Security Type Sub-Total		1,595,000.00					1,592,875.00	0.44	1,218.68	1,594,057.40	1,495,716.83
Municipal Bond / Note											

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For the Month Ending October 31, 2022

CITY OF ANTIOCH, CA - 04380500	80500										
Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original	YTM at Cost	Accrued	Amortized	Market
Municipal Bond / Note											one.
CT ST TXBL GO BONDS DTD 06/11/2020 2.000% 07/01/2023	20772KJV2	100,000.00	A+	Aa3	05/29/20	06/11/20	100,597.00	1.80	666.67	100,129,57	98,177.00
LOS ANGELES CCD, CA TXBL GO BONDS DTD 11/10/2020 0.444% 08/01/2023	54438СҮН9	235,000.00 AA+	AA+	Aaa	10/30/20	11/10/20	235,000.00	0.44	260.85	235,000.00	226,958.30
CA ST DEPT WTR RES WTR SYS TXBL REV BNDS DTD 08/06/2020 0.414% 12/01/2023	13067WRA2	450,000.00 AAA	AAA	Aa1	07/30/20	08/06/20	450,000.00	0.41	776.25	450,000.00	426,802.50
NY ST URBAN DEV CORP TXBL REV BONDS DTD 12/23/2020 0.620% 03/15/2024	650036DS2	640,000.00 AA+	¥ +	N.	12/16/20	12/23/20	640,000.00	0.62	507.02	640,000.00	603,507.20
NJ TURNPIKE AUTHORITY TXBL REV BONDS DTD 02/04/2021 0.897% 01/01/2025	646140DN0	195,000.00	AA-	Α1	01/22/21	02/04/21	195,000.00	06.0	583.05	195,000.00	178,249.50
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	235,000.00	\$	Aa3	09/03/20	09/16/20	235,000.00	1.26	985.43	235,000.00	211,250.90
Security Type Sub-Total		1,855,000.00					1,855,597.00	0.72	3,779.27	1,855,129.57	1,744,945.40
Federal Agency Mortgage-Backed Security	Security										
FN BM4614 DTD 10/01/2018 3.000% 03/01/2033	3140J9DU2	268,890.45 AA+	AA+	Aaa	08/03/21	08/17/21	286,536,38	2.35	672.23	284,689.71	251,831.07
Security Type Sub-Total		268,890.45					286,536.38	2.35	672.23	284,689.71	251.831.07
Federal Agency Commercial Mortgage-Backed Security	age-Backed Secu	rity									
FHLMC MULTIFAMILY STRUCTURED P DTD 05/01/2013 2.510% 11/01/2022	3137B1BS0	45,487.49 AA+	AA+	Aaa	08/13/19	08/16/19	46,240.88	1.98	95.14	45,487,49	45,487.49
FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEG04	29,239.80	AA+	Aaa	09/11/19	09/16/19	29,421.99	2.08	55.56	29,244.46	29,239.80
FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEG04	38,733.23 AA+	AA+	Aaa	09/04/19	09/09/19	39,240.68	1.86	73.59	38,746.14	38,733.23
FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	10,719.71 AA+	AA+	Aaa	12/07/18	12/17/18	10,719.68	3.20	28.61	10,719.71	10,662.97
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Managed Account Detail of Securities Held

For the Month Ending October 31, 2022

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CITY OF ANTIOCH, CA - 04380500	80500										
Security Type/Description		G&D		Moody'e T	Treado	Cottle		į			
Dated Date/Coupon/Maturity	CUSIP	Par R			Date	Settle	Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market
Federal Agency Commercial Mortgage-Backed Security	jage-Backed Sec	urity									
FHMS KJ27 A1 DTD 11/01/2019 2.092% 07/01/2024	3137F03V3	1,710.82 AA+		Aaa 11,	11/20/19	11/26/19	1,710.77	2.09	2.98	1,710.80	1,710.82
FHMS K053 A2 DTD 03/29/2016 2.995% 12/01/2025	3137BN6G4	550,000.00 AA+		Aaa 08,	08/04/22	08/09/22	543,662.11	3.36	1,372,71	543,662.11	520,422.69
FNA 2016-M3 A2 DTD 03/31/2016 2.702% 02/01/2026	3136ARTE8	471,190.12 AA+		Aaa 08,	08/31/22	09/06/22	455,232,23	3.76	1,060.96	455,232.23	440,830.54
Security Type Sub-Total		1,147,081.17					1,126,228.34	3.38	2.689.55	1 124 802 64	1 100 100 1
Federal Agency Bond / Note									Ser cools	1,154,002.94	1,087,087.54
FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	3135G05G4	70,000.00 AA+		Aaa 07/	07/08/20	07/10/20	69,849,50	0.32	53.96	69,965.50	67,923.17
FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	3135G05G4	1,375,000.00 AA+		Aaa 10/	10/07/20	10/08/20	1,374,505.00	0.26	1,059.89	1,374,876.37	1,334,205.13
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	700,000.00 AA+		Aaa 08/	08/25/20	08/26/20	698,936.00	0:30	325.69	699,711.85	675,522.40
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	1,275,000.00 AA+	н Ааа		08/19/20	08/21/20	1,273,699,50	0.28	593.23	1,274,649.41	1,230,415.80
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	735,000.00 AA+	Aaa		09/02/20	09/04/20	735,134.22	0.24	270.52	735,037.98	707,976.99
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	1,165,000.00 AA+	. Aaa		09/02/20	09/04/20	1,164,615.55	0.26	428.79	1,164,891.21	1,122,167.61
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	1,300,000.00 AA+	Aaa		10/07/20	10/08/20	1,299,584.00	0.26	478.47	1,299,878,52	1,252,204.20
FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAFA2	1,555,000.00 AA+	Aaa		12/02/20	12/04/20	1,553,460.55	0.28	1,587.40	1,554,440.46	1,481,838.81
Security Type Sub-Total		8,175,000.00					8,169,784.32	0.27	4,797.95	8,173,451.30	7,872,254.11
Corporate Note											

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For the Month Ending October 31, 2022

CITY OF ANTIOCH, CA - 04380500	00200									
Security Type/Description Dated Date/Coupon/Maturity	CUSIP	S&P Par Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market
Corporate Note										
GOLDMAN SACHS GROUP CORP NOTE(CALLED,OMD DTD 11/19/2020 0.627% 11/17/2022	38141GXL3	275,000.00 BBB+	A2	11/16/20	11/19/20	275,000.00	0.63	785.49	275,000.00	273,954.73
JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 03/04/2021 0.450% 01/17/2024	24422EVN6	380,000.00 A	A2	03/01/21	03/04/21	379,730.20	0.48	494.00	379,886.32	360,929.32
GOLDMAN SACHS CORP NOTES DTD 03/03/2014 4.000% 03/03/2024	38141GVM3	225,000.00 BBB+	A2	01/21/21	01/25/21	248,004.00	0.67	1,450.00	234,908.17	220.853.93
CHARLES SCHWAB CORP NOTES (CALLABLE) DTD 03/18/2021 0.750% 03/18/2024	808513BN4	300,000.00 A	A2	03/16/21	03/18/21	299,850.00	0.77	268.75	299,931.16	282,961.50
COMCAST CORP (CALLABLE) CORPORATE NOTES DTD 10/05/2018 3.700% 04/15/2024	20030NCR0	300,000.00 A-	A3	05/07/20	05/11/20	328.677.00	1.20	493.33	310,212.61	294,314,40
AMAZON.COM INC CORPORATE NOTES DTD 05/12/2021 0.450% 05/12/2024	023135BW5	225,000.00 AA	A1	05/10/21	05/12/21	224,671.50	0.50	475.31	224,832.75	210,759.53
CITIGROUP INC (CALLABLE) CORPORATE NOTES DTD 05/14/2020 1.678% 05/15/2024	172967MR9	50,000,00 BBB+	A3	10/02/20	10/06/20	51,235.50	0.98	386.87	50,253.34	48,925.30
CITIGROUP INC (CALLABLE) CORPORATE NOTES DTD 05/14/2020 1.678% 05/15/2024	172967MR9	300,000,00 BBB+	A3	05/07/20	05/14/20	300,000.00	1.68	2,321,24	300,000.00	293,551.80
UNITEDHEALTH GROUP INC (CALLABLE) CORP N DTD 05/19/2021 0.550% 05/15/2024	91324PEB4	325,000.00 A+	A3	05/17/21	05/19/21	324,662.00	0.59	824.24	324,826.36	303,938.38
CATERPILLAR FINL SERVICE CORPORATE NOTES DTD 05/17/2021 0.450% 05/17/2024	14913R2L0	475,000.00 A	A2 (05/10/21	05/17/21	474,363.50	0.50	973.75	474,673.04	442,956.03
HSBC USA INC CORPORATE NOTES DTD 05/24/2022 3.750% 05/24/2024	40428HTA0	800,000,00 A-	A1 (05/17/22	05/24/22	799,968.00	3.75	13,083,33	799,975.05	775,574.40

PFM Asset Management LLC

Account **04380500** Page **10**

Managed Account Detail of Securities Held

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CITY OF ANTIOCH, CA - 04380500	80500										
Security Type/Description			S&P	Moody's	Trade	Settle	Original	MIX	Accelled		
Dated Date/Coupon/Maturity	CUSIP	Par	Rating	Rating	Date	Date	Cost	at Cost	Interest	Amortized	Market
Corporate Note											Agine
ASTRAZENECA FINANCE LLC (CALLABLE) CORP	04636NAC7	495,000.00	-Y	A3	05/25/21	05/28/21	494,955.45	0.70	1,472.63	494,976.67	462,803.22
DTD 05/28/2021 0.700% 05/28/2024											
HORMEL FOODS CORP NOTES (CALLABLE) DTD 06/03/2021 0.650% 06/03/2024	440452AG5	350,000.00	⋖	A 1	03/10/22	03/14/22	338,915.50	2.12	935.28	342,082,50	327,003.60
JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 06/10/2021 0.450% 06/07/2024	24422EV09	130,000.00	∢	A2	06/07/21	06/10/21	129,837,50	0.49	234.00	129,913.17	121,635.28
TARGET CORP CORPORATE NOTES DTD 06/26/2014 3.500% 07/01/2024	87612EBD7	350,000.00	٨	A2	11/23/21	11/29/21	371,924.00	1.04	4,083,33	364,105,60	342,517.35
BANK OF AMERICA (CALLABLE) CORP NOTES DTD 07/23/2018 3.864% 07/23/2024	06051GHL6	100,000.00	Ą	A2	09/28/20	10/01/20	108,415.00	1.58	1,051.87	102,196.65	98,503.70
BANK OF AMERICA (CALLABLE) CORP NOTES DTD 07/23/2018 3.864% 07/23/2024	06051GHL6	225,000.00	Ą	A2	08/21/20	08/25/20	245,362.50	1.47	2,366.70	230,128.82	221,633,33
BRISTOL MYERS SQUIBB CO CORP NOTES (CALL DTD 01/26/2020 2.900% 07/26/2024	110122CM8	156,000.00 A+	A +	A2	10/05/20	10/07/20	168,899.64	69.0	1,193.83	161,727.90	150,618,62
AMERICAN EXPRESS CO CORP NOTES (CALLABLE DTD 07/30/2019 2.500% 07/30/2024	025816CG2	400,000.00 BBB+	BBB+	A2	11/19/21	11/23/21	414,320.00	1.14	2,527,78	409,149.73	379,372,40
PACCAR FINANCIAL CORP CORPORATE NOTES DTD 08/09/2021 0.500% 08/09/2024	69371RR40	265,000.00	+ +	A1	08/03/21	08/09/21	264,856.90	0.52	301.81	264,915.52	245,392.12
AMERICAN HONDA FINANCE CORPORATE NOTES DTD 09/09/2021 0.750% 08/09/2024	02665WDY4	275,000.00	Ą	A3	09/07/21	09/09/21	274,818.50	0.77	469.79	274,889.74	255,122.45

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CITY OF ANTIOCH, CA - 04380500 Sept Noody's Trade Settle Original YTH Accrued Amortized Cost Date Date Cost at Cost Interest Cost			Manage	ed Ac	count E	etail o	Managed Account Detail of Securities Held	es Held		Fort	For the Month Ending October 31, 2022	tober 31, 2022
urity CUSIP Par Rating Rading Date Settle Original Origi	CITY OF ANTIOCH, CA - 043	80500									•	
904764BN6 100,000,00	Security Type/Description Dated Date/Coupon/Maturity Corporate Note	CUSIP				Trade	Settle Date	Original Cost	YTM at Cost	Accrued	Amortized Cost	Market Value
10 10 10 10 10 10 10 10	UNILEVER CAPITAL CORP (CALLABLE) CORPORA DTD 08/12/2021 0.626% 08/12/2024	904764BN6	100,000.00	A STATE OF STREET	AI	02/22/22	02/24/22	00'662'96	2.05	137.37	97,543.72	92,860.50
OFFE 05565EBUB 205,000,00 A A2 08/19/21 08/12/21 204,981.55 0.75 337.40 204,989.06	UNILEVER CAPITAL CORP (CALLABLE) CORPORA DTD 08/12/2021 0.626% 08/12/2024	904764BN6	175,000.00		A1	08/09/21	08/12/21	175,000.00	0.63	240.40	175,000.00	162,505.88
PRATE 21688AAUG 465,000,00 A+ Aa2 08/15/22 08/22/22 464,786,10 3.90 3,453.59 464,806.88 PRALE 3814IGYE8 250,000,00 A+ A2 06/07/21 06/10/21 250,000,00 0.66 232.69 250,000,00 PORATE 89236TJN6 250,000,00 A+ A1 09/08/21 09/13/21 249,882.50 0.64 208.33 249,926.88 250,000,00 A4106ZAUB 545,000,00 A+ A1 09/08/21 09/14/21 545,000,00 0.61 431.19 545,000,00 A6106ZAUB 545,000,00 A- Aa3 09/07/21 09/14/21 545,000,00 0.81 431.19 545,000,00 A38516CH7 460,000,00 A- A2 10/16/20 10/21/20 459,921.80 4.86 0.00 459,921.80 46 A38516CH7 460,000,00 A- A2 10/19/22 11/02/22 456,040.00 1.65 2.119.79 497,068.43 497,068.43 447,068.43	BMW US CAPITAL LLC CORPORATE NOTES DTD 08/12/2021 0.750% 08/12/2024	05565EBU8	205,000.00		A2	08/09/21	08/12/21	204,981.55	0.75	337.40	204,989.06	189,456.49
NBLE 3814ICYE8 250,000.00 BBBH AZ 06/07/21 06/10/21 250,000.00 0.66 232.69 250,000.00 70RATE 89236TJM6 250,000.00 A+ A1 09/08/21 09/13/21 249,882.50 0.64 208.33 249,926.88 641062AUB 545,000.00 AA- Aa3 09/07/21 09/14/21 545,000.00 0.61 431.19 545,000.00 6065IGJH3 475,000.00 A- A2 10/16/20 10/21/20 475,000.00 0.81 74.81 475,000.00 72024 4385IGCH7 460,000.00 A- A2 10/16/22 11/02/22 459,921.80 4.86 0.00 459,921.80 46 72024 A385IGCH7 A60,000.00 A- A2 10/16/22 11/24/22 496,040.00 1.65 2.119.79 499,021.80 46	COOPERAT RABOBANK UA/NY CORPORATE NOTES DTD 08/22/2022 3.875% 08/22/2024	21688AAU6	465,000.00		Aa2	08/15/22	08/22/22	464,786,10	3.90	3,453,59	464,806.88	453,841.40
**ORATE 89236TJN6 250,000.00 A+ A1 09/08/21 09/13/21 249,882.50 0.64 208.33 249,926.88 **ORATE \$41062AU8 545,000.00 AA- Aa3 09/07/21 09/14/21 545,000.00 0.61 431.19 545,000.00 **O651GJH3 475,000.00 A- A2 10/16/20 10/21/20 475,000.00 0.81 74.81 475,000.00 **A3851GCH7 460,000.00 A- A2 10/16/20 11/02/22 459,921.80 4.86 0.00 459,921.80 46 **PORATE 21688AAS1 500,000.00 A+ Aa2 10/19/22 01/24/22 496.040.00 1.65 2.119.79 497.068.43 467.068.43 466.040.00 1.65 2.119.79 497.068.43 467.068.43 487.068.43 487.068.43 487.068.43 487.068.43 487.068.43 487.068.43 487.068.43 487.068.43 487.068.43 487.068.43 487.068.43 487.068.43 487.068.43 487.068.43 487.068.43 487.068.43	GOLDMAN SACHS GROUP INC (CALLABLE) CORP DTD 06/10/2021 0.657% 09/10/2024	38141GYE8	250,000.00	BBB+	A2	06/07/21	06/10/21	250,000.00	99.0	232.69	250,000.00	237.717.50
641062AU8 545.000.00 AA- Aa3 09/07/21 09/14/21 545.000.00 0.61 431.19 545.000.00 A- A2 10/16/20 10/21/20 475.000.00 0.81 74.81 475.000.00 A- A2 10/16/20 10/21/20 475.000.00 0.81 74.81 475.000.00 A- A2 10/16/20 11/02/22 459,921.80 4.86 0.00 459,921.80 4.86 0.00 459,921.80 4.86 2024 2024 2025 2026 2027	TOYOTA MOTOR CREDIT CORP CORPORATE NOTES DTD 09/13/2021 0.625% 09/13/2024		250,000.00		A1	09/08/21	09/13/21	249,882.50	0.64	208.33	249,926.88	230,828.00
2005 438516CH7 460,000.00 A- A2 10/16/20 10/21/20 459,921.80 4.86 0.00 459,921.80 44 2024 2024 500.000.00 A+ Aa2 01/19/22 01/24/22 496,040.00 1.65 2.119.79 497,068.43 497,068.43	NESTLE HOLDINGS INC CORP NOTES (CALLABLE DTD 09/14/2021 0.606% 09/14/2024	641062AU8	545,000.00	AA-	Aa3	09/07/21	09/14/21	545,000.00	0.61	431.19	545,000.00	504,029.08
438516CH7 460,000.00 A A2 10/28/22 11/02/22 459,921.80 4.86 0.00 459,921.80 2024 ORATE 21688AAS1 500,000.00 A+ Aa2 01/19/22 01/24/22 496.040.00 1.65 2.119.79 497,068.43	BANK OF AMERICA CORP (CALLABLE) CORPORAT DTD 10/21/2020 0.810% 10/24/2024	06051GJH3	475,000.00		A2	10/16/20	10/21/20	475,000.00	0.81	74.81	475,000.00	450,691.40
ORATE 21688AAS1 500.000.00 A+ Aa2 01/19/22 01/24/22 496.040.00 1.65 2.119.79 497.068.43	HONEYWELL INTERNATIONAL CORPORATE NOTES DTD 11/02/2022 4.850% 11/01/2024	438516CH7	460,000.00			10/28/22	11/02/22	459,921.80	4.86	0.00	459,921.80	460,066.70
	COOPERATIEVE RABOBANK UA CORPORATE NOTES DTD 01/12/2022 1.375% 01/10/2025		500,000.00		Aa2	01/19/22	01/24/22	496,040.00	1.65	2,119.79	497,068.43	459,275.50

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CITY OF ANTIOCH, CA - 04380500	80500										
Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par R	S&P Rating	Moody's Rating	Trade	Settle	Original	YTM at Cost	Accrued	Amortized	Market
Corporate Note							1500	at cost	THIEFEST	Cost	Value
AMERICAN HONDA FINANCE CORPORATE NOTES	02665WEA5	200,000.00	- A	A3	01/11/22	01/13/22	499,605.00	1.53	2,250.00	499,710.24	463,184.50
UID 01/13/2022 1.500% 01/13/2025											
LINDE INC/C! (CALLABLE) CORPORATE NOTES DTD 02/05/2015 2.650% 02/05/2025	74005PBN3	325,000.00	٧	A2	03/04/22	03/08/22	329,735.25	2.13	2,057.43	328,576.99	308,400.63
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 02/07/2022 1.875% 02/07/2025	63743HFC1	125,000.00	-	A 2	02/22/22	02/24/22	123,847.50	2.20	546.88	124,114.53	116,702.00
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 02/07/2022 1.875% 02/07/2025	63743HFC1	215,000.00	-¥	A2	01/31/22	02/07/22	214,993.55	1.88	940.62	214,995.12	200,727.44
MERCK & CO INC CORP NOTES DTD 02/10/2015 2.750% 02/10/2025	58933YAR6	225,000.00	A +	A1	03/09/21	03/11/21	240,104.25	1.00	1,392,19	233,341.15	215,002.80
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	350,000.00	+ +	A1	09/23/21	09/27/21	359,698.50	96.0	1,365.00	356,557.29	326,423.30
JPMORGAN CHASE & CO CORP NOTES (CALLABLE DTD 02/16/2021 0.563% 02/16/2025	46647PBY1	295,000.00	Ą	A1	02/09/21	02/16/21	295,000.00	0.56	346.01	295,000.00	274,673.91
AMERICAN EXPRESS CO CORP NOTES (CALLABLE DTD 03/04/2022 2.250% 03/04/2025	025816C00	120,000.00 BBB+	+88+	A2	03/01/22	03/04/22	119,878.80	2.29	427.50	119,905.56	111,429.96
AMERICAN EXPRESS CO CORP NOTES (CALLABLE DTD 03/04/2022 2.250% 03/04/2025	025816C00	205,000.00 BBB+	8B+	A2	03/02/22	03/04/22	204,633.05	2.31	730.31	204,714.07	190,359.52
EXXON MOBIL CORP CORPORATE NT (CALLABLE) DTD 03/06/2015 2.709% 03/06/2025	30231GAF9	225,000.00 AA-	- W	Aa2	03/26/21	03/30/21	238,932.00	1.10	931.22	232,922.73	214,738.65

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For the Month Ending October 31, 2022 1,215,975,22 **Amortized** 59,979.83 175,273.68 1,295,000.00 328,861.92 234,747.31 239,818.45 499,894.67 749,027.29 79,887.40 Cost Accrued Interest 191.25 557.81 562.50 650.00 3,911.33 1,225.07 950.00 1,125.00 96.00 at Cost ¥Ι 2.14 2.06 2.13 2.41 1.08 3.28 2.86 2.76 3.06 Original 175,350.00 1,295,000.00 330,018.00 239,774.40 59,974.20 242,156.25 499,870.00 748,807.50 79,860.00 Cost Managed Account Detail of Securities Held Settle 03/07/22 03/07/22 03/10/22 Date 03/14/22 03/09/21 04/01/22 04/07/22 04/13/22 03/28/22 03/02/22 03/03/22 Trade 03/28/22 03/03/22 03/10/22 03/05/21 Date 03/31/22 04/11/22 03/24/22 Moody's Rating A2 **A**2 Aa2 A1 A3 A2 A1 A1 A2 Rating V ¥ Ą V 225,000.00 AA- A^{+} ¥ V 4 60,000,00 1,295,000.00 325,000.00 175,000.00 240,000.00 500,000.00 750,000.00 80,000.00 Par 24422EWB1 24422EWB1 771196BT8 12189LAV3 437076CM2 002824BB5 05565EBZ7 69371RR73 023135CE4 CUSIP CITY OF ANTIOCH, CA - 04380500 BURLINGTN NORTH SANTA FE CORP NOTES HOME DEPOT INC (CALLABLE) CORPORATE Dated Date/Coupon/Maturity IOHN DEERE CAPITAL CORP CORPORATE JOHN DEERE CAPITAL CORP CORPORATE AMAZON.COM INC CORPORATE NOTES PACCAR FINANCIAL CORP CORPORATE DTD 03/07/2022 2.125% 03/07/2025 ABBOTT LABORATORIES CORP NOTE DTD 03/10/2015 2.950% 03/15/2025 DTD 04/01/2022 3.250% 04/01/2025 DTD 04/13/2022 3.000% 04/13/2025 DTD 03/07/2022 2.125% 03/07/2025 DTD 03/10/2022 2.132% 03/10/2025 DTD 03/09/2015 3.000% 04/01/2025 DTD 04/07/2022 2.850% 04/07/2025 BMW US CAPITAL LLC CORP NOTES ROCHE HOLDINGS INC (CALLABLE) Security Type/Description CORPORATE (CALLABLE)

Market

Value

56,269.02

164,117.98

311,500.48

215,284.50

228,861.84

476,065.50

720,984.00

76,092.72

206,100.90

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BANK OF NY MELLON (CALLABLE) CORP

DTD 04/24/2020 1.600% 04/24/2025

DTD 03/28/2022 2.700% 04/15/2025

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CITY OF ANTIOCH, CA - 04380500	80500									ı	
Security Type/Description Dated Date/Coupon/Maturity Corporate Note	CUSIP	Par	S&P Rating	Moody's Rating	Trade	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
BANIV OF INV MELLON VOTER OF THE											
DAIN OF NT PIELLON (CALLABLE) CORP NOTES DTD 04/24/2020 1.600% 04/24/2025	06406RAN7	250,000.00	∢	A1	03/10/22	03/14/22	243,977.50	2.41	77.78	245,206.37	229,001.00
BANK OF NY MELLON CORP (CALLABLE) CORP N DTD 04/26/2022 3.350% 04/25/2025	06406RBC0	500,000.00	A	A 1	04/19/22	04/26/22	499,930.00	3.36	279.17	499,942.08	480,885.50
CINTAS CORPORATION NO. 2 CORP NOTE (CALL DTD 05/03/2022 3.450% 05/01/2025	17252MAP5	145,000.00	-¥	A3	05/02/22	05/04/22	144,575.15	3.55	2,473.46	144,645.50	140,064.78
CINTAS CORPORATION NO. 2 CORP NOTE (CALL DTD 05/03/2022 3.450% 05/01/2025	17252MAP5	205,000.00	Ą	A 3	04/26/22	05/03/22	204,954.90	3.46	3,496.96	204,962.40	198,022.62
CITIGROUP INC (CALLABLE) CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025	172967MX6	350,000.00 BBB+	888+	A3	04/28/21	05/04/21	350,917.00	0.91	1,716.75	350,458.92	322,808.50
USAA CAPITAL CORP CORPORATE NOTES DTD 05/26/2022 3.375% 05/01/2025	903270D89	525,000.00	¥	Aa1	05/23/22	05/26/22	523,283.25	3.49	7,628.91	523,538.12	504,502.43
CATERPILLAR FINL SERVICE CORPORATE NOTES DTD 05/13/2022 3.400% 05/13/2025	14913R2V8	75,000.00	∢	A2	05/10/22	05/13/22	74,992.50	3.40	1,190.00	74,993.68	72,425.70
CATERPILLAR FINL SERVICE CORPORATE NOTES DTD 05/13/2022 3,400% 05/13/2025	14913R2V8	225,000.00	⋖	A2	05/10/22	05/13/22	224.714.25	3.44	3,570.00	224,759.09	217.277.10
GENERAL DYNAMICS CORP (CALLABLE) CORP NO DTD 05/11/2018 3.500% 05/15/2025	369550BG2	325,000.00	-	A3	03/02/22	03/04/22	336,576.50	2.34	5,245.14	334,045,77	314,890.55
HERSHEY CO CORP NOTES (CALLABLE) DTD 06/01/2020 0.900% 06/01/2025	427866BF4	250,000.00	٨	A1	02/23/22	02/25/22	240,037.50	2.17	937.50	242,118.59	225,497.75
HONEYWELL INTL CORP NOTES (CALLABLE) DTD 05/18/2020 1.350% 06/01/2025	438516CB0	350,000.00	∢	A2	02/24/22	02/28/22	340,658.50	2.20	1,968.75	342,591.22	321,063,05

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For the Month Ending October 31, 2022

CITY OF ANTIOCH, CA - 04380500	00200										
Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market
Corporate Note											
JPMORGAN CHASE & CO (CALLABLE) CORP NOTE DTD 06/01/2021 0.824% 06/01/2025	46647PCH7	595,000.00	-A	A1	05/24/21	06/01/21	595,000.00	0.82	2,042.83	595,000.00	547,987.27
TRUIST FINANCIAL CORP NOTES (CALLABLE) DTD 06/05/2018 3.700% 06/05/2025	05531FBE2	475,000.00	-¥	A3	02/07/22	02/09/22	499,358.00	2.09	7,127.64	493,892.40	454,430.13
NATIONAL AUSTRALIA BK/NY CORPORATE NOTES DTD 06/09/2022 3.500% 06/09/2025	63254ABD9	565,000.00 AA-	AA-	Aa3	05/31/22	06/09/22	565,000.00	3.50	7.800.14	565,000.00	540,586.92
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 05/04/2022 3.450% 06/15/2025	63743HFE7	65,000.00	- -	A2	05/02/22	05/04/22	64,691.90	3.61	1,102.56	64,740.90	62,316.99
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 05/04/2022 3.450% 06/15/2025	63743HFE7	85,000.00	- A	A2	04/27/22	05/04/22	84,977.05	3.46	1,441.81	84,980.70	81,491.46
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 05/04/2022 3.450% 06/15/2025	63743HE7	100,000.00	-A	A2	05/03/22	05/05/22	99,532.00	3.61	1,696.25	60.909,66	95,872.30
TOYOTA MOTOR CREDIT CORP CORPORATE NOTES DTD 06/30/2022 3.950% 06/30/2025	89236TKC8	225,000.00	A+	A1	06/27/22	06/30/22	224,786.25	3.98	2,987.19	224,810.43	219,291.98
JP MORGAN CHASE CORP NOTES (CALLABLE) DTD 07/21/2015 3.900% 07/15/2025	46625HMN7	475,000.00	¥	A1	03/10/22	03/14/22	489,834.25	2.91	5,454.58	486,783.23	457,974.58
MORGAN STANLEY CORP NOTES DTD 07/23/2015 4.000% 07/23/2025	6174468C6	225,000.00	A-	A1	06/22/22	06/24/22	224,581.50	4.06	2,450.00	224,629.86	216,918.45
IBM CORP CORPORATE NOTES DTD 07/27/2022 4.000% 07/27/2025	459200KS9	800,000.00	-A	A3	07/20/22	07/27/22	800,000.00	4.00	8,355.56	800,000,008	779,876.00
BANK OF AMERICA CORP NOTES DTD 07/30/2015 3.875% 08/01/2025	06051GFS3	475,000.00	-A	A2	03/10/22	03/14/22	490,665.50	2.84	4,601,56	487,725.05	458,377.38

PFM Asset Management LLC

Account **04380500** Page **16**

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	Securities
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For the Month Ending October 31, 2022

CITY OF ANTIOCH CA - 04380500	BUEUU									ב הוג הוג	or are right Enging October 31, 2022	iber 31, 2022
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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade	Settle	Original	YTM	Acc	Accrued	Amortized	Market
Corporate Note							COST	at cost	TUC	Interest	Cost	Value
COLGATE-PALMOLIVE CO CORPORATE NOTES	194162AM5	115,000.00 AA-	AA-	Aa3	08/01/22	08/09/22	114,894.20	3.13	.8	812.03	114,902.26	110,370.68
DTD 08/09/2022 3.100% 08/15/2025												
WALMART INC CORPORATE NOTES DTD 09/09/2022 3.900% 09/09/2025	931142EW9	495,000.00	A	Aa2	09/06/22	09/09/22	494,653.50	3.93	2.78	2,788.50	494,670.26	484,683.71
NESTLE HOLDINGS INC CORP NOTE DTD 09/13/2022 4.000% 09/12/2025	641062BA1	395,000.00 AA-	AA-	Aa3	09/06/22	09/13/22	394,869,65	4.01	2,10	2,106.67	394,875.48	387,376.11
HOME DEPOT INC NOTES (CALLABLE) DTD 09/19/2022 4.000% 09/15/2025	437076CR1	115,000.00	٧	A2	09/12/22	09/19/22	114,958.60	4.01	53	536.67	114,960.23	112,534.17
LOCKHEED MARTIN CORP NOTES (CALLABLE) DTD 10/24/2022 4.950% 10/15/2025	539830BU2	175,000.00	Α-	Ą	10/19/22	10/24/22	174,501.25	5.05	16	168.44	174,504,92	175,173.78
UNITEDHEALTH GROUP INC CORPORATE NOTES DTD 10/28/2022 5.150% 10/15/2025	91324PEN8	180,000.00	A+	A3	10/25/22	10/28/22	179,983.80	5.15	7	77.25	179,983,86	180,356.22
PNC FINANCIAL SERVICES CORP NOTE (CALLAB DTD 10/28/2022 5.671% 10/28/2025	693475BH7	345,000.00	4	A3	10/25/22	10/28/22	345,000.00	5.67	16	163.04	345,000.00	345,758.31
COMCAST CORP CORPORATE NOTES DTD 11/07/2022 5.250% 11/07/2025	20030NDZ1	145,000.00	-¥	A3	10/31/22	11/07/22	144,960.85	5.26		0.00	144,960.85	144,960.85
BRISTOL-MYERS SQUIBB CO CORPORATE NOTES DTD 11/13/2020 0.750% 11/13/2025	110122DN5	250,000.00	+ +	A2	02/22/22	02/24/22	236,870.00	2.23	87.	875.00	239,287.16	221,440.50
STATE STREET CORP (CALLABLE) CORPORATE N DTD 02/07/2022 1.746% 02/06/2026	857477BR3	225,000.00	∢	A1	02/02/22	02/07/22	225,000.00	1.75	.26	927.56	225,000.00	209,122.20
MORGAN STANLEY CORP NOTES (CALLABLE) DTD 02/18/2022 2.630% 02/18/2026	61747YEM3	585,000,00	Ą	A1	02/16/22	02/18/22	585,000.00	2.63	3,119.84	9.84	585,000.00	540,434,12

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For the Month Ending October 31, 2022

CITY OF ANTIOCH, CA - 04380500	0200										
Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade	Settle Date	Original Cost	YTM at Cost	Accrued	Amortized Cost	Market Value
Corporate Note											
STATE STREET CORP NOTES (CALLABLE) DTD 10/29/2020 2.901% 03/30/2026	857477BM4	510,000.00	A	A 1	02/17/22	02/22/22	520,266.30	2.38	1,274.02	517,980.87	479,207.73
BANK OF NEW YORK MELLON CORP NOTES (CALL	06406RBJ5	165,000.00	⋖	A 1	07/19/22	07/26/22	165,000.00	4,41	1,921.93	165,000.00	160,050.17
DTD 07/26/2022 4.414% 07/24/2026											
BANK OF NEW YORK MELLON CORP NOTES (CALL DTD 07/26/2022 4.414% 07/24/2026	06406RBJ5	360,000.00	∢	A1	07/20/22	07/26/22	361,173.60	4.32	4,193.30	361.068.47	349,200.36
TRUIST FIN CORP NOTES (CALLABLE) DTD 07/28/2022 4.260% 07/28/2026	89788MAH5	140,000.00	Ą	A3	07/25/22	07/28/22	140,000.00	4.26	1,540,70	140,000.00	134,834,56
TRUIST FIN CORP NOTES (CALLABLE) DTD 07/28/2022 4.260% 07/28/2026	89788MAH5	175,000.00	- A	A3	07/26/22	07/28/22	175,175.00	4.23	1,925.88	175,159.67	168,543.20
Security Type Sub-Total	= 1	27,946,000.00	a				28,158,603.14	2.33	159,830,39	28.055.119.07	26 503 007 92
Certificate of Deposit											20,150,550,52
CREDIT SUISSE NEW YORK CERT DEPOS DTD 03/23/2021 0.590% 03/17/2023	22552G3C2	725,000.00	A-2	P-2	03/19/21	03/23/21	725,000.00	0.59	2,720.97	725,000.00	713,163,65
CREDIT AGRICOLE CIB NY CERT DEPOS DTD 08/19/2022 4.100% 08/16/2024	22536AZR8	800,000.00	A +	Aa3	08/17/22	08/19/22	800,000.00	4.07	6,742.22	800,000.00	799,920.00
TORONTO DOMINION BANK NY CERT DEPOS DTD 10/31/2022 5.600% 10/27/2025	89115B6K1	1,050,000.00	⋖	A1	10/27/22	10/31/22	1,050,000.00	5.58	163.33	1,050,000,00	1,049,982.78
Security Type Sub-Total											
Bank Note		2,373,000.00					2,575,000.00	3.72	9,626.52	2,575,000.00	2,563,066.43
PNC BANK NA CORP NOTE (CALLABLE) DTD 06/01/2015 3.250% 06/01/2025	69353RE07	425,000.00	⋖	A2	08/09/22	08/11/22	417,775.00	3.89	5,755.21	418,353.00	403,887.70
Security Type Sub-Total		425,000.00					417,775.00	3.89	5,755.21	418,353.00	403,887.70
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For the Month Ending October 31, 2022 5,011.11 8,641.03 Market 49,949.23 99,496.50 Value 11,460.79 66,284.56 245,477,43 319,828.58 58,260.43 27,549,48 68,203.45 144,928.77 97,208.41 124,928.35 5,014.94 Amortized 8,656.72 50,228.49 100,650.68 11,473.37 66,504.84 249,985.69 325,008.59 58,688.87 27,647.50 147,654.89 69,287.16 98,643.04 126,808.25 Cost Accrued Interest 1.19 8.93 3.97 4.86 13.67 39.42 29.79 33.77 33.18 22.98 28.88 5.54 82.87 27.05 at Cost ¥ΤΜ 1.78 0.45 0.40 0.29 2.68 1.94 0.39 0.35 1.87 1.85 0.44 0.48 1.89 0.48 5,014.91 8,656.12 50,226.79 100,648.85 Original 11,472.52 66,501.37 249,970.83 324,984.06 58,684.64 147,648.79 27,643.97 69,284.35 126,795.96 98,632.07 Cost Managed Account Detail of Securities Held 09/23/20 08/27/19 09/29/20 10/08/19 Settle Date 03/10/21 04/17/19 04/21/21 05/26/21 01/29/20 01/29/20 07/27/20 07/15/20 01/22/20 07/22/20 08/20/19 09/22/20 09/15/20 03/02/21 05/18/21 Trade 04/09/19 10/01/19 04/13/21 01/21/20 01/21/20 07/21/20 Date 07/08/20 01/14/20 07/14/20 Moody's Rating Aaa Aaa Aaa Aaa R Aaa Aaa K R R Aaa R NR. R Rating 5,014.95 AAA 8,656.95 AAA ₹ AA AAA ₹ A AAA AA 27,650.00 AAA AAA A 126,819.71 AAA 147,660.16 AAA 100,652.05 50,229.33 11,473.70 66,506.50 250,000.00 325,035.09 69,289.58 58,691.52 98,651.43 Par 43815NAC8 362569AC9 58769EAC2 05591RAC8 14316LAC7 92348AAA3 89238EAC0 92348TAA2 41284UAD6 09661RAD3 380144AC9 89237VAB5 14315XAC2 44933FAC0 CUSIP CITY OF ANTIOCH, CA - 04380500 Dated Date/Coupon/Maturity DTD 08/27/2019 1.780% 08/15/2023 DTD 09/29/2020 0.450% 08/21/2023 DTD 09/23/2020 0.400% 11/15/2023 DTD 03/10/2021 0.290% 01/25/2024 DTD 04/17/2019 2.680% 03/15/2024 DTD 10/08/2019 1.940% 04/22/2024 DTD 04/21/2021 0.390% 04/22/2024 DTD 05/26/2021 0.340% 05/20/2024 DTD 01/29/2020 1.850% 07/22/2024 DTD 01/29/2020 1.870% 10/15/2024 DTD 07/27/2020 0.440% 10/15/2024 DTD 07/15/2020 0.480% 10/25/2024 OTD 01/22/2020 1.890% 12/16/2024 OTD 07/22/2020 0.480% 12/16/2024 Security Type/Description **Asset-Backed Security** BMWLT 2021-1 A3 HAROT 2019-3 A3 GMALT 2020-3 A3 MBALT 2020-B A3 CARMX 2019-2 A3 **HDMOT 2020-A A3 BMWOT 2020-A A3** VZOT 2019-C A1A GMALT 2021-2 A3 VZOT 2020-A A1A TLOT 2021-A A3 CARMX 2020-1 A3 TAOT 2020-C A3 HART 2020-B A3

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For the Month Ending October 31, 2022

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CITY OF ANTIOCH, CA - 04380500	30500											
Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued		Amortized Cost	Market
Asset-Backed Security												
MBART 2020-1 A3 DTD 06/23/2020 0.550% 02/18/2025	58769VAC4	132,827.42 AAA	AAA	NR	06/16/20	06/23/20	132,817.04	0.55	32.47	47	132,822,29	130,261.90
VZOT 2020-B A DTD 08/12/2020 0.470% 02/20/2025	92290BAA9	380,827.65	N.	Aaa	08/04/20	08/12/20	380,747.68	0.47	54.69	69	380,786.92	374,241.69
WOART 2020-B A3 DTD 06/24/2020 0.630% 05/15/2025	98163WAC0	140,894.27 AAA	AAA	N.	06/16/20	06/24/20	140,883.22	0.63	39.45	5	140,888.54	137,541.75
VWALT 2022-A A3 DTD 06/14/2022 3.440% 07/21/2025	92868AAC9	165,000.00	NR R	Aaa	06/07/22	06/14/22	164,986.87	3.44	173.43	13	164,988.49	160,765.82
KCOT 2021-1A A3 DTD 04/14/2021 0.620% 08/15/2025	50117TAC5	210,000.00	N.	Aaa	04/06/21	04/14/21	209,957.03	0.62	57.87	23	209,972.38	198,776.63
HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	200,000.00	AAA	N.	04/20/21	04/28/21	199,978.96	0.38	33.78	go.	199,986.21	192,454.20
KCOT 2021-2A A3 DTD 07/28/2021 0.560% 11/17/2025	50117XAE2	350,000.00	N.	Aaa	07/20/21	07/28/21	349,986.81	0.56	87.11	1	349,990.68	323,690.69
HAROT 2021-4 A3 DTD 11/24/2021 0.880% 01/21/2026	43815GAC3	270,000.00	NR.	Aaa	11/16/21	11/24/21	269,943.08	0.89	00.99	0	269,955.90	254,873.01
CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	143140AC8	225,000.00	AAA	N.	04/13/21	04/21/21	224,951.51	0.52	52.00	0	224,966.88	215,302,23
HART 2021-C A3 DTD 11/17/2021 0.740% 05/15/2026	44935FAD6	210,000.00 AAA	AAA	N	11/09/21	11/17/21	209,953.13	0.75	69.07	4	209,963.10	197,405.23
FORDO 2022-A A3 DTD 01/24/2022 1.290% 06/15/2026	345286AC2	255,000.00 AAA	AAA	N.	01/19/22	01/24/22	254,969.71	1.29	146.20	0	254,975.02	241,235.99
CARMX 2021-3 A3 DTD 07/28/2021 0.550% 06/15/2026	14317DAC4	445,000.00 AAA	AAA	Aaa	07/21/21	07/28/21	444,926.80	0.55	108.78	. 8	444,945.73	420,908.41
BMWOT 2022-A A3 DTD 05/18/2022 3.210% 08/25/2026	05602RAD3	295,000.00	AAA	Aaa	05/10/22	05/18/22	294,984.66	3.21	157.83	~	294,986.30	285,352.00
DCENT 2021-A1 A1 DTD 09/27/2021 0.580% 09/15/2026	254683CP8	265,000.00	AAA	Aaa	09/20/21	09/27/21	264,943.26	0.58	68.31		264,955.77	244,533.79

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CITY OF ANTIOCH, CA - 04380500	80500											
Security Type/Description Dated Date/Coupon/Maturity	CUSIP	S Par Re	S&P M Rating F	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued	Amortized Cost	pez	Market
Asset-Backed Security												
COPAR 2021-1 A3 DTD 10/27/2021 0.770% 09/15/2026	14044CAC6	270,000.00 AAA	144	Aaa	10/19/21	10/27/21	269,994.90	0.77	92.40	269,995.96	2.96	252,433.80
TAOT 2022-8 A3 DTD 04/13/2022 2.930% 09/15/2026	89238FAD5	285,000.00 AAA	IAA	Aaa	04/07/22	04/13/22	284,993.33	2.93	371.13	284,994.16	4.16	273,787.50
GMCAR 2021-4 A3 DTD 10/21/2021 0.680% 09/16/2026	362554AC1	175,000.00 AAA	IAA	Aaa	10/13/21	10/21/21	174,995.54	0.68	49.58	174,996.48	3.48	163,678.25
HART 2022-A A3 DTD 03/16/2022 2.220% 10/15/2026	448977AD0	275,000.00 AAA	IAA	N.	03/09/22	03/16/22	274,989.41	2.22	271.33	274,990.87	.87	261,096.77
WOART 2021-D A3 DTD 11/03/2021 0.810% 10/15/2026	98163KAC6	330,000.00	AAA	R.	10/26/21	11/03/21	329,955.05	0.81	118.80	329,964.08	80''	309,509.81
KCOT 2022-1A A3 DTD 03/23/2022 2.670% 10/15/2026	50117EAC8	505,000.00	N.	Aaa (03/15/22	03/23/22	504,927.79	2.67	599.27	504,937.45	:45	476,544.87
COMET 2021-A3 A3 DTD 11/30/2021 1.040% 11/15/2026	14041NFY2	500,000.00 AAA	¥4	R.	11/18/21	11/30/21	499,931.10	1.04	231.11	499,943.88	88.	463,138.85
ALLYA 2022-1 A3 DTD 05/18/2022 3.310% 11/15/2026	02008JAC0	520,000.00 AAA	₹	Aaa (05/10/22	05/18/22	519,899.33	3.31	764.98	519,909.57	.57	504,789.95
GMCAR 2022-1 A3 DTD 01/19/2022 1.260% 11/16/2026	380146AC4	215,000.00 A	AAA	NR	01/11/22	01/19/22	214,981.32	1.26	112.88	214,984.35	.35	203,620.54
KCOT 2022-2A A3 DTD 07/21/2022 4.090% 12/15/2026	50117JAC7	670,000.00	NR.	Aaa 0	07/14/22	07/21/22	669,877.19	4.09	1,217.91	90'882'09	90:	650,815.29
HDMOT 2022-A A3 DTD 04/20/2022 3.060% 02/15/2027	41284YAD8	505,000.00 AAA	ΑA	Aaa 0	04/12/22	04/20/22	504,915.92	3.06	686.80	504,925.23	.23	485,617.95
GMCAR 2022-2 A3 DTD 04/13/2022 3.100% 02/16/2027	362585AC5	245,000.00 AAA	ΑA	Aaa 0	04/05/22	04/13/22	244,948.80	3.10	316,46	244,954.64	64	235,660.85
CARMX 2022-2 A3 DTD 04/28/2022 3.490% 02/16/2027	14317HAC5	390,000.00 AAA	\$	Aaa 0	04/21/22	04/28/22	389,940.68	3.49	604.93	389,947.00	00	378,882.78
COMET 2022-A1 A1 DTD 03/30/2022 2.800% 03/15/2027	14041NF29	500,000.00 AAA	₽	NR 0	03/23/22	03/30/22	499,962.30	2.80	622.22	499,966.80	80	476,521.80

Managed Account Detail of Securities Held

CITY OF ANTIOCH, CA - 04380500	80500											
Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade	Settle	Original	YTM	Accrued	per	Amortized	Market
Asset-Backed Security											COST	Value
TAOT 2022-C A3 DTD 08/16/2022 3.760% 04/15/2027	89231CAD9	225,000.00 AAA	AAA	NR	08/08/22	08/16/22	224,962.40	3.76	376	376.00	224,964.10	218,407.61
CARMX 2022-3 A3 DTD 07/20/2022 3.970% 04/15/2027	14318MAD1	565,000.00 AAA	AAA	N.	07/12/22	07/20/22	564,986.67	3.97	996.91	.91	564,987.47	547,462.06
GMCAR 2022-3 A3 DTD 07/13/2022 3.640% 04/16/2027	36265WAD5	340,000.00	N.	Aaa	07/06/22	07/13/22	339,997.65	3.64	515.67	.67	339,997.80	329,208.98
COMET 2022-A2 A DTD 06/14/2022 3.490% 05/15/2027	14041NGA3	740,000.00 AAA	AAA	R R	06/06/22	06/14/22	739,881.75	3.49	1,147.82	.82	739,890.97	712,133.60
NAROT 2022-B A3 DTD 09/28/2022 4.460% 05/17/2027	65480JAC4	495,000.00 AAA	AAA	Aaa	09/20/22	09/28/22	494,897.58	4.46	981.20	.20	494,899.64	488,052.33
DCENT 2022-A2 A DTD 05/26/2022 3.320% 05/17/2027	254683CS2	570,000.00	N N	Aaa	05/19/22	05/26/22	569,953.66	3.32	841.07	20	569,957.72	548,914.33
AMXCA 2022-2 A DTD 05/24/2022 3.390% 05/17/2027	02582JJT8	815,000.00 AAA	AAA	NA N	05/17/22	05/24/22	814,819.72	3.39	1,227.93	93	814,835.68	781,542.05
ALLYA 2022-2 A3 DTD 10/12/2022 4.760% 05/17/2027	02008MAC3	945,000.00 AAA	AAA	Aaa	10/04/22	10/12/22	944,988.28	4.76	2,374.05	05	944,988.42	938,112.27
DCENT 2022-A3 A3 DTD 08/09/2022 3.560% 07/15/2027	254683CW3	665,000.00 AAA	AAA	Aaa	08/02/22	08/09/22	664,917.47	3.56	1,052.18	18	664,921.32	640,297.64
CARMX 2022-4 A3 DTD 10/31/2022 5.340% 08/16/2027	14318UAD3	670,000.00 AAA	AAA	N R	10/26/22	10/31/22	669,842.89	5:35	99.38	38	669,842.98	669,677.35
AMXCA 2022-4 A DTD 11/03/2022 4.950% 10/15/2027	02582JJX9	270,000.00 AAA	AAA	N N	10/27/22	11/03/22	269,986.61	4.95	0	0.00	269,986.61	270,000.00
Security Type Sub-Total		16,575,880.31					16,573,742.33	2.66	17,155.10		16,574,105.48	15,984,478.69
Managed Account Sub-Total		109,418,851.93				11	109,701,769.32	1.71	294,365.93		109,532,920.99	104,378,864.89

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CITY OF ANTIOCH, CA - 04380500					
Securities Sub-Total	\$109,418,851.93	\$109,701,769.32 1.71%	\$294,365.93	\$294,365.93 \$109,532,920.99 \$104.378.864.89	\$104.378.864.89
Accrued Interest					
Total Investments					\$294,365.93
Rolded items are forward cotting to do					\$104,673,230.82
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Transaction Type	ion Type				Principal	Accrised		of the state of th	:	
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Realized 6/L	Kealized G/L	Sale
BUY								1600	AIIIOIL COST	Метпод
10/04/22	10/12/22	ALLYA 2022-2 A3	02008MAC3	945,000.00	(944.988.78)	0.00	(96 980 78)			
		DTD 10/12/2022 4.760% 05/17/2027					(07'900'54)			
10/06/22	10/11/22	US TREASURY N/B NOTES	91282CFK2	2,250,000.00	(2,204,912,11)	(5.656.08)	(2 210 568 19)			
		DTD 09/15/2022 3.500% 09/15/2025					(51,000,100,10)			
10/19/22	10/24/22	LOCKHEED MARTIN CORP NOTES	539830BU2	175,000.00	(174,501.25)	0.00	(174,501,25)			
		(CALLABLE)								
		DTD 10/24/2022 4.950% 10/15/2025								
10/25/22	10/28/22	UNITEDHEALTH GROUP INC	91324PEN8	180,000.00	(179,983.80)	0.00	(179,983.80)			
		CORPORATE NOTES								
		DTD 10/28/2022 5.150% 10/15/2025								
10/25/22	10/28/22	PNC FINANCIAL SERVICES CORP NOTE	693475BH7	345,000.00	(345,000.00)	0.00	(345.000.00)			
		(CALLAB								
		DTD 10/28/2022 5.671% 10/28/2025								
10/26/22	10/31/22	CARMX 2022-4 A3	14318UAD3	670,000.00	(669,842,89)	0.00	(669 847 89)			
		DTD 10/31/2022 5.340% 08/16/2027					100,210,000			
10/27/22	10/31/22	TORONTO DOMINION BANK NY CERT	89115B6K1	1,050,000.00	(1,050,000,00)	0.00	(1 050 000 00)			
		DEPOS					(00,000,000,000,000,000,000,000,000,000			
		DTD 10/31/2022 5.600% 10/27/2025								
10/27/22	10/27/22 11/03/22	AMXCA 2022-4 A	02582JJX9	270,000.00	(269,986.61)	000	(760 086 61)			
		DTD 11/03/2022 4.950%				9	(10,006,602)			
		10/15/2027								
10/28/22	10/28/22 11/02/22	HONEYWELL INTERNATIONAL	438516CH7	460,000.00	(459,921.80)	0.00	(459 921 80)			
		CORPORATE NOTES					100:176:661			
		DTD 11/02/2022 4.850%								
		11/01/2024								
10/31/22	10/31/22 11/07/22	_	20030NDZ1	145,000.00	(144,960.85)	0.00	(144.960.85)			
		NOTES								
		DTD 11/07/2022 5.250%								
		11/07/2025								
Transaction	Transaction Type Sub-Total	-Total		6,490,000.00	(6,444,097.59)	(5,656.08)	(6,449,753.67)			
INTEREST	ST									

Managed Account Security Transactions & Interest

For the Month Ending October 31, 2022

CITY	JF ANTIC	CITY OF ANTIOCH, CA - 04380500							1	
Transac	Transaction Type				Principal	Accrued		Realized G/I	Realized G/I	oleo
Trade Se	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
10/01/22	10/01/22	BURLINGTN NORTH SANTA FE CORP	12189LAV3	225,000.00	00.00	3,375.00	3,375.00	0		
		DTD 03/09/2015 3.000% 04/01/2025								
10/01/22	10/01/22	BMW US CAPITAL LLC CORP NOTES	05565EBZ7	240,000.00	0.00	3,900.00	3,900.00	0		
10/01/22	10/25/22	FN BM4614	3140J9DU2	274,097.09	0.00	685.24	685 24	4		
		DTD 10/01/2018 3.000% 03/01/2033					7:000			
10/01/22	10/25/22	FHMS KP05 A	3137FKK39	10,750.96	0.00	28.70	28.70	0		
10/01/22	10/25/22	FNA 2013-M7 A2	3136AEGO4	113.109.25	00 0	214 01				
		DTD 05/01/2013 2.280% 12/01/2022			000	16:417	214.91	_		
10/01/22	10/25/22	FHLMC MULTIFAMILY STRUCTURED P	3137B1BS0	233,528.11	0.00	488,46	488.46			
		DTD 05/01/2013 2.510% 11/01/2022								
10/01/22	10/25/22	FNA 2016-M3 A2	3136ARTE8	471,714.20	0.00	1,062.14	1,062,14	4		
		DTD 03/31/2016 2.702% 02/01/2026								
10/01/22	10/25/22	FHMS KJ27 A1	3137F03V3	1,855.02	0.00	3.23	3.73	~		
		DTD 11/01/2019 2.092% 07/01/2024					í			
10/01/22	10/25/22	FHMS K053 A2	3137BN6G4	550,000.00	0.00	1,372,71	1372.71			
		DTD 03/29/2016 2.995% 12/01/2025								
10/07/22	10/07/22	PACCAR FINANCIAL CORP CORPORATE NOTES	69371RR73	500,000.00	0.00	7,125.00	7,125.00			
		DTD 04/07/2022 2.850% 04/07/2025								
10/13/22	10/13/22	AMAZON.COM INC CORPORATE NOTES	023135CE4	750,000.00	0.00	11,250.00	11,250.00			
10/15/22	10/15/02	ULD 04/13/2022 3.000% 04/13/2025								
10/13/22	10/13/22	WOAKI 2021-D A3 DTD 11/03/2021 0 810% 10/15/2026	98163KAC6	330,000.00	0.00	222.75	222.75			
10/15/22	10/15/22	DCENT 2022 42 4:010 /2 10/ 13/ 2020								
77/01/01	10/13/22	DTD 05/26/2022 3:320% 05/17/2027	254683CS2	570,000.00	0.00	1,577.00	1,577.00			
10/15/22	10/15/22	KCOT 2022-2A A3	5011714C7	670 000 00		טב נטנ נ				
		DTD 07/21/2022 4.090% 12/15/2026			2000	2,203.30	2,283.58			
10/15/22	10/15/22	HART 2021-C A3	44935FAD6	210,000.00	0.00	129.50	129.50			
		DTD 11/17/2021 0.740% 05/15/2026								
10/15/22	10/15/22	COMET 2022-A1 A1 DTD 03/30/2022 2.800% 03/15/2027	14041NFZ9	500,000.00	0.00	1,166.67	1,166.67			

Managed Account Security Transactions & Interest

		Sale	Method																																
		Realized G/L	Amort Cost																																
	I/O Parilland	Kealized G/L	COST																																
		Total		2 302 38	2,302,30	97.50		1 869 21	17:0001	1 182 00	7,102,00		00.10	21.09	FF 04	10.66	0 77	70.77	27.72	04.70	274 12	CT.T.72	1 977 83	00:3/0:1	10 14	17:77	59 92	1000	1 173 63	1,123,03	55 55	63.33	1 134 25		80.20
	Accrised	Interest		2 302 38		97.50		1.869.21		1.182.00			21.00	60:17	55.01	10.00	44 87	70:1-	67 46	2	274 13	2	1,972,83		19.14		59.92		1.123.63	0000	63 33		1.134.25		80.20
	Principal	Proceeds		0.00		0.00		0.00		0.00			0.00		00 0		00 0		0.00		0.00		0.00		0.00		0.00		0.00		00 0		0.00		0.00
		Par		815,000.00		225,000.00		565,000.00		80,000.00			63,255,45		35.298.67		20.067.30		147,190,59		255,000.00		665,000.00		12,906.43		163,430.26		505,000.00		200.000.00		390,000.00		152,766.19
		CUSIP		0258233T8		143140AC8		14318MAD1		437076CM2			58769EAC2		41284UAD6		14316LAC7		58769VAC4		345286AC2		254683CW3		43815NAC8		89237VAB5		50117EAC8		44933LAC7		14317HAC5		98163WAC0
CITY OF ANTIOCH, CA - 04380500		Security Description		AMXCA 2022-2 A	DTD 05/24/2022 3.390% 05/17/2027	CARMX 2021-2 A3	DTD 04/21/2021 0.520% 02/17/2026	CARMX 2022-3 A3	DTD 07/20/2022 3.970% 04/15/2027	HOME DEPOT INC (CALLABLE)	CORPORATE NOTE	DTD 03/28/2022 2.700% 04/15/2025	MBALT 2020-B A3	DTD 09/23/2020 0.400% 11/15/2023	HDMOT 2020-A A3	DTD 01/29/2020 1.870% 10/15/2024	CARMX 2019-2 A3	DTD 04/17/2019 2.680% 03/15/2024	MBART 2020-1 A3	DTD 06/23/2020 0.550% 02/18/2025	FORDO 2022-A A3	DTD 01/24/2022 1.290% 06/15/2026	DCENT 2022-A3 A3	DTD 08/09/2022 3.560% 07/15/2027	HAROT 2019-3 A3	DTD 08/27/2019 1.780% 08/15/2023	TAOT 2020-C A3	DTD 07/27/2020 0.440% 10/15/2024	KCOT 2022-1A A3	DTD 03/23/2022 2.670% 10/15/2026	HART 2021-A A3	DTD 04/28/2021 0.380% 09/15/2025	CARMX 2022-2 A3	DTD 04/28/2022 3.490% 02/16/2027	WOART 2020-B A3 DTD 06/24/2020 0.630% 05/15/2025
OF ANTIC	Transaction Type	Settle	REST	10/15/22		10/15/22		10/15/22		10/15/22			10/15/22		10/15/22		10/15/22		10/15/22		10/15/22		10/15/22		10/15/22		10/15/22		10/15/22		10/15/22		10/15/22		10/15/22
CITY	Transac	Trade	INTEREST	10/15/22		10/15/22		10/15/22		10/15/22			10/15/22		10/15/22		10/15/22		10/15/22		10/15/22		10/15/22		10/15/22		10/15/22		10/15/22		10/15/22		10/15/22		10/15/22

Managed Account Security Transactions & Interest

For the Month Ending October 31, 2022

CITY OF ANTIOCH, CA - 04380500
Security Description CUSIP
CARMX 2021-3 A3 14317DAC4 DTD 07/28/2021 0.550% 06/15/2026
50117TAC5
DTD 04/14/2021 0.620% 08/15/2025 COMCAST CORP (CALLABLE) 20030NCR0
CORPORATE NOTES DTD 10/05/2018 3.700% 04/15/2024
14041NGA3
DTD 06/14/2022 3.490% 05/15/2027 CARMX 2020-1 A3 14315XAC2
COMET 2021-A3 A3 14041NFY2
DTD 11/30/2021 1.040% 11/15/2026 TAOT 2022-C A3 BDD 04/2022
DID 06/10/2022 3.700% 04/13/202/ HART 2020-B A3 DID 07/23/2020 0.480% 12/16/2024
DTD 07/22/2020 0:400% 12/10/2024 HART 2022-A A3 DTD 03/16/2022 2:70% 10/15/2026
COPAR 2021-0-1 - 14044CAC6 COPAR 2021-1 A3 DID 10/27/2021 0.770% 09/15/2026
ALLYA 2022-1 A3 DTD 05/18/2022 3.310% 11/15/2026
TAOT 2022-8 A3 DTD 04/13/2022 2-930% 09/15/2026
NAROT 2022-B A3 DTD 04/28/2022 4 46/0%, 05/17/2027
DCENT 2012-01 14 1 254683CP8 254683CP8 25717071 0 580%, 00/15/2026
HDMOT 2022-A A3 OTD 04/20/2022 3.060% 02/15/2027
XCOT 2021-2A A3 DTD 07/28/2021 0.560% 11/17/2025

Managed Account Security Transactions & Interest

For the Month Ending October 31, 2022

CITY	F ANTIC	CITY OF ANTIOCH, CA - 04380500								
Transact	Transaction Type				Principal	Accrued		Realized G/L	Realized G/L	Sale
Irade Se INTEREST	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
10/16/22	10/16/22	GMCAR 2022-3 A3 DTD 07/13/2022 3 640% 04/16/2027	36265WAD5	340,000.00	00'0	1,031.33	1,031.33			
10/16/22	10/16/22	GMCAR 2021-4 A3	362554AC1	175,000.00	00.00	99.17	99.17			
10/16/22	10/16/22	GMCAR 2022-2 A3	362585AC5	245,000.00	00.00	632.92	632.92			
10/16/22	10/16/22	GMCAR 2022-1 A3 DTD 01/19/2022 1.260% 11/16/2026	380146AC4	215,000.00	0.00	225.75	225.75			
10/20/22	10/20/22	VZOT 2019-C A1A DTD 10/08/2019 1.940% 04/22/2024	92348AAA3	93,914.72	0.00	151.83	151.83			
10/20/22	10/20/22	VWALT 2022-A A3 DTD 06/14/2022 3.440% 07/21/2025	92868AAC9	165,000.00	00.00	473.00	473.00			
10/20/22	10/20/22	TLOT 2021-A A3	89238EAC0	250,000.00	0.00	81.25	81.25			
10/20/22	10/20/22	GMALT 2020-3 A3 DTD 09/29/2020 0.450% 08/21/2023	362569AC9	31,142.37	0.00	11.68	11.68			
10/20/22	10/20/22	VZOT 2020-8 A DTD 08/12/2020 0.470% 02/20/2025	92290BAA9	439,968.77	00:00	172.32	172.32			
10/20/22	10/20/22	VZOT 2020-A A1A DTD 01/29/2020 1.850% 07/22/2024	92348TAA2	72,469.75	00.00	111.72	111.72			
10/20/22	10/20/22	GMALT 2021-2 A3 DTD 05/26/2021 0.340% 05/20/2024	380144AC9	359,997.17	0.00	102.00	102.00			
10/21/22	10/21/22	HAROT 2021-4 A3 DTD 11/24/2021 0.880% 01/21/2026	43815GAC3	270,000.00	0.00	198.00	198.00			
10/24/22	10/24/22	BANK OF NY MELLON (CALLABLE) CORP NOTES	06406RAN7	475,000.00	0.00	3,800.00	3,800.00			
10/24/22	10/24/22	DTD 04/24/2020 1.600% 04/24/2025 BANK OF AMERICA CORP (CALLABLE) CORPORAT	06051GJH3	475,000.00	0.00	1,923.75	1,923.75			
10/25/22	10/25/22	DTD 10/21/2020 0.810% 10/24/2024 BMWLT 2021-1 A3 DTD 03/10/2021 0.290% 01/25/2024	05591RAC8	118,392,77	0.00	28.61	28.61			
10/25/22	10/25/22	BMWOT 2022-A A3 DTD 05/18/2022 3.210% 08/25/2026	05602RAD3	295,000.00	0.00	789.13	789.13			

Managed Account Security Transactions & Interest

For the Month Ending October 31, 2022

CITY	F ANTIC	CITY OF ANTIOCH, CA - 04380500								
Transact	Transaction Type				Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade Si INTEREST	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
10/25/22	10/25/22	BANK OF NY MELLON CORP (CALLABLE)	06406RBC0	200,000.00	0.00	8,328.47	8,328.47			
		DTD 04/26/2022 3.350% 04/25/2025								
10/25/22	10/25/22	BMWOT 2020-A A3	09661RAD3	78,110.87	0.00	31.24	31.24			
10/31/22	10/31/22	US TREASURY NOTES DTD 05/01/2017 2 000000 04/20/2024	912828X70	750,000.00	00.00	7,500.00	7,500.00			
10/31/22	10/31/22	US TREASURY NOTES DTD 10/21/2010 5:000/10/21/2024	912828YM6	3,000,000.00	00:00	22,500.00	22,500.00			
10/31/22	10/31/22	US TREASURY N/B NOTES DED 04/20/2029 1.500% 04/20/2024	91282CEK3	7,500,000.00	00.00	93,750.00	93,750.00			
10/31/22	10/31/22	US TREASURY N/B NOTES DTD 10/31/2021 0.375% 10/31/2023	91282CDD0	3,350,000.00	00.00	6,281,25	6,281.25			
Transacti	Transaction Type Sub-Total	o-Total		34,780,622.90	00.0	208,290.95	208,290.95	Ť		
PAYDOWNS	MNS									
10/01/22	10/25/22	FNA 2016-M3 A2	3136ARTE8	524.08	524.08	0.00	524.08	17.75	17.75	
10/01/22	10/25/22	DTD 03/31/2016 2.702% 02/01/2026 FHMS KJ27 A1	3137F03V3	144.20	144.20	0.00	144.20	0.00	0.00	
10/01/22	10/25/22	DID 11/01/2019 2:092% 07/01/2024 FNA 2013-M7 A2 DTD 05/01/2013 2:286% 12/01/2022	3136AEGO4	19,416.14	19,416.14	0.00	19,416.14	(120.98)	0.00	
10/01/22	10/25/22	FINA 2013-M7 A2 DTD 05/01/7013 2 280% 12/01/2022	3136AEGO4	25,720.08	25,720.08	0.00	25,720.08	(336.96)	0.00	
10/01/22	10/25/22	EHMS KP05 A DTD 12/01/2018 3:203% 07/01/2023	3137FKK39	31.25	31.25	0.00	31.25	0.00	0.00	
10/01/22	10/25/22	FN BM4614 DTD 10/01/2018 3 000% 03/01/2033	314039DU2	5,206.64	5,206.64	0.00	5,206.64	(341.69)	0.00	
10/01/22	10/25/22	ELL 29/21/213 5:33878 55/31/2055 FHLMC MULTIFAMILY STRUCTURED P DTD 05/01/2013 2:510% 11/01/2022	3137B1BS0	188,040.62	188,040.62	0.00	188,040.62	(3,114.42)	0.00	
10/15/22	10/15/22	CARMX 2019-2 A3 DTD 04/17/2019 2.680% 03/15/2024	14316LAC7	8,593.60	8,593.60	0.00	8,593.60	0.88	0.00	
10/15/22	10/15/22	CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	10,469.42	10,469.42	0.00	10,469.42	2.06	0.00	

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Managed Account Security Transactions & Interest

For the Month Ending October 31, 2022

CITYO	F ANTIC	CITY OF ANTIOCH, CA - 04380500								
Transact	Transaction Type				Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
PAYDOWNS	SNMS									
10/15/22	10/15/22 10/15/22	TAOT 2020-C A3	89237VAB5	15,770.10	15,770.10	0.00	15,770.10	1.21	0.00	
10/15/22	10/15/22	DID 0//27/2020 0.440% 10/15/2024 MBABT 2020 1 A2	NO ANODEOL							
77 101	77/61/01	DTD 06/23/2020 0.550% 02/18/2025	28/09VAC4	14,363.17	14,363.17	0.00	14,363,17	1.12	0.00	
10/15/22	10/15/22	HDMOT 2020-A A3	41284UAD6	7,648.67	7,648.67	0.00	7.648.67	1 67	000	
		DTD 01/29/2020 1.870% 10/15/2024						10:1	00:0	
10/15/22	10/15/22	WOART 2020-B A3	98163WAC0	11,871,92	11,871.92	0.00	11,871.92	0.93	0.00	
10/15/22	10/15/22	HAROT 2019-3 A3	43815NAC8	7 801 40	7 804 40	0				
		DTD 08/27/2019 1.780% 08/15/2023	SOMETOCL	04.160,7	7,691.48	0.00	7,891.48	0.07	0.00	
10/15/22	10/15/22	MBALT 2020-B A3	58769EAC2	13.026.12	13.026.12	00 0	13 036 13	22.0	0	
		DTD 09/23/2020 0.400% 11/15/2023					77,020,12	0.00	0.00	
10/15/22	10/15/22	HART 2020-B A3	44933FAC0	15,716.40	15,716.40	0.00	15 716 40	2 04	0	
		DTD 07/22/2020 0.480% 12/16/2024						1.5.3	00.0	
10/20/22	10/20/22	VZOT 2020-A A1A	92348TAA2	13,778.23	13,778.23	0.00	13.778.73	1 61	000	
		DTD 01/29/2020 1.850% 07/22/2024						101	00:0	
10/20/22	10/20/22	GMALT 2020-3 A3	362569AC9	22,485.42	22,485.42	0.00	22.485.42	2.16	000	
		DTD 09/29/2020 0.450% 08/21/2023						01:3	0.00	
10/20/22	10/20/22	GMALT 2021-2 A3	380144AC9	34,962.08	34,962.08	0.00	34.962.08	5 49	000	
		DTD 05/26/2021 0.340% 05/20/2024							99.5	
10/20/22	10/20/22	VZOT 2020-B A	92290BAA9	59,141.12	59,141.12	0.00	59,141.12	12.42	00.0	
		DTD 08/12/2020 0.470% 02/20/2025						į		
10/20/22	10/20/22	VZOT 2019-C A1A	92348AAA3	27,408.22	27,408.22	0.00	27,408.22	2.12	00 0	
		DTD 10/08/2019 1.940% 04/22/2024						1	000	
10/25/22	10/25/22	BMWLT 2021-1 A3	05591RAC8	17,740.72	17,740.72	0.00	17.740.72	0.56	000	
		DTD 03/10/2021 0.290% 01/25/2024							900	
10/25/22	10/25/22	BMWOT 2020-A A3	09661RAD3	8,821.29	8,821.29	0.00	8 821 29	0.67		
		DTD 07/15/2020 0.480% 10/25/2024					7:1100	0:0	00.0	
Transactio	Transaction Type Sub-Total	-Total		528,770.97	528,770.97	0.00	528,770.97	(3.859.73)	17.75	
SELL										
10/04/22	10/12/22	US TREASURY NOTES DTD 08/01/2016 1.250% 07/31/2023	912828592	160,000.00	156,281.25	396.74	156,677.99	(7,512.50)	(5,113.93)	FIFO

CITY 0	F ANTIC	CITY OF ANTIOCH, CA - 04380500								
Transact	Transaction Type				Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
SELL										
10/04/22	10/12/22	US TREASURY NOTES	91282CDA6	675,000.00	649,371.09	55.63	649,426.72	(25,259.77)	(25,448.93)	FIFO
		DTD 09/30/2021 0.250% 09/30/2023								
10/06/22	10/11/22	INTL BK OF RECON AND DEV NOTE	4590583V6	00'000'599	651,181.30	394.84	651,576.14	(12,442.15)	(13,458.53)	FIE
		DTD 04/20/2021 0.125% 04/20/2023								
10/06/22	10/11/22	DNB BANK ASA/NY LT CD	23341VZT1	875,000.00	873,042.84	6,495.42	879,538.26	(1,957.16)	(1,957.16)	FIE
		DTD 12/06/2019 2.040% 12/02/2022								
10/06/22	10/11/22	INTER-AMERICAN DEVEL BK NOTES	4581X0DM7	00.000.599	649,711.65	1,265.35	650,977.00	(15,062.25)	(15,243.13)	인 단
		DTD 04/24/2020 0.500% 05/24/2023								
10/26/22	10/28/22	FANNIE MAE NOTES	3135G05G4	650,000.00	630,409.00	487.50	630,896.50	(18,193.50)	(19,265.55)	EI E
		DTD 07/10/2020 0.250% 07/10/2023						2		
10/27/22	10/27/22 10/31/22	FANNIE MAE NOTES	3135G05G4	1,075,000.00	1,043,481.00	828.65	1,044,309.65	(29,207,75)	(30,987.10)	SH SH
		DTD 07/10/2020 0.250% 07/10/2023								-
10/28/2	10/28/22 11/02/22	2 US TREASURY NOTES	91282CDA6	475,000.00	426,760.74	107.66	456,868.40	(17,979.49)	(18,120.14)	FIFO
		DTD 09/30/2021 0.250%								
		09/30/2023								į
10/28/2	11/03/22	10/28/22 11/03/22 US TREASURY NOTES	91282CDA6	275,000.00	264,504.88	64.22	264,569.10	(10,344.73)	(10,426.36)	FIFO
		DTD 09/30/2021 0.250%								
		09/30/2023								
Transacti	Transaction Type Sub-Total	b-Total		5,515,000.00	5,374,743.75	10,096.01	5,384,839.76	(137,959.30)	(140,020.83)	
Popular	Managed Account Sub-Total	ih-Total			(540,582.87)	212,730.88	(327,851.99)	(141,819.03)	(140,003.08)	
Hallayea	Account of	200								
Total Sec	Total Security Transactions	actions			(\$540,582.87)	\$212,730.88	(\$327,851.99)	(\$141,819.03)	(\$140,003.08)	
1										

Bolded items are forward settling trades.



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 24, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Lauren Posada, City Treasurer LSP

SUBJECT: Approval of Treasurer's Report for November of 2022

RECOMMENDED ACTION

It is recommended that the City Council receive and file the November 2022 Treasurer's Report.

FISCAL IMPACT

There is no fiscal impact of this action.

DISCUSSION

The City's *Statement of Investment Policy* (Policy) requires that the City Treasurer render, at least quarterly, an investment report to the City Council. The Policy also requires a monthly report of investment transactions to City Council. A monthly Treasurer's Report is provided with both reporting provisions of the Policy.

ATTACHMENTS

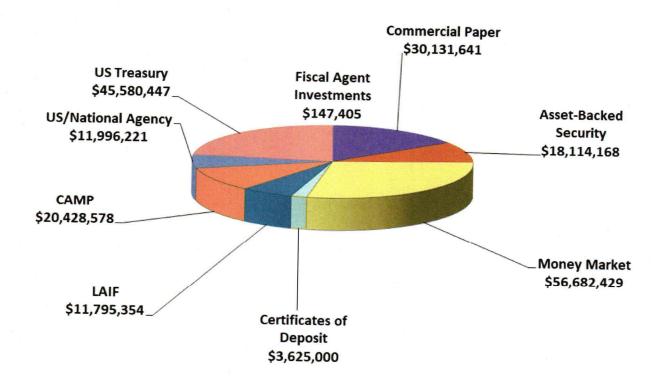
A. City Treasurer's Report

Summary of Fiscal Agent Balances by Debt Issue

	Amount
Antioch Public Financing Authority 2015 Refunding Bonds (02 Leave Rev)	\$413
Antioch Development Agency 2009 Tax Allocation Bonds	\$146,992
	\$147,405

CITY OF ANTIOCH SUMMARY REPORT ON THE CITY'S INVESTMENTS

NOVEMBER 30, 2022



Total of City and Fiscal Agent Investments = \$198,501,243

All City investments are shown above and conform to the City Investment Policy. All investment transactions during this period are included in this report. As Treasurer of the City of Antioch and Finance Director of the City of Antioch, we hereby certify that sufficient investment liquidity and anticipated revenue are available to meet the next six (6) months' estimated expenditures.

Lauren Posada City Treasurer

Dawn Merchant Finance Director

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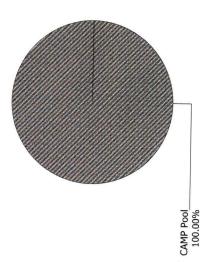


Account Statement - Transaction Summary

For the Month Ending November 30, 2022

City of Antioch - City of Antioch - 6090-001

CAMP Pool	Asset Summary		
Opening Market Value Purchases	20,363,225.57	November 30, 2022	October 31, 2022
Redemptions	65,352.55 CAMP Pool 0.00	20,428,578.12	20,363,225.57
Unsettled Trades Change in Value	0.00 Total	\$20.428.578.12	±3 3CC 536 0C\$
Closing Market Value	0.00 Asset Allocation		15.577.505.424
Cash Dividends and Income	\$20,428,578.12 65.352.55		¥



asset yement

Account Statement
For the Month Ending November 30, 2022

Percent

12.78
4.73
20.79
0.30
2.64
0.72
1.66
0.18
1.09
31.64
14.88

100.00%

	ŏ	Consolidated Summary Statement		For the Month Ending No.
CITY OF ANTIOCH				
Portfolio Summary			Investment Allocation	
Portfolio Holdings	Cash Dividends and Income	Closing Market Value	Investment Type	Closing Market Value
PFMAM Managed Account CAMP Pool Local Agency Investment Fund	(54,368.04) 0.00 0.00	105,026,666.73 20,428,578.12 11,795,353.63	Asset-Backed Security Federal Agency Bond / Note Corporate Note	17,543,807.48 6,490,873.52 28,534,107.01
Total	(\$54,368.04)	\$137,250,598.48	— Bank Note Certificate of Deposit	410,612.90
			Federal Agency Commercial Mortgage-Backed Se Municipal Bond / Note	992,238.22
			Federal Agency Mortgage-Backed Security Supra-National Agency Bond / Note	251,355.25
			U.S. Treasury Bond / Note CAMP Pool	43,406,042.48
			Local Agency Investment Fund	11,795,353.63
Maturity Distribution (Fixed Income Holdings)	me Holdings)		Total Sector Allocation	\$137,250,598.48

Portfolio Holdings	Closing Market Value	Percent	Fed Agy Bond /	Bond /
Under 30 days	32.260.554.32	23.50	Investment Find 4.73%	1
31 to 60 days	0.00	0.00		Note
61 to 90 days	0.00	0.00	CAMP Pool 20:79%	a
91 to 180 days	715,409.70	0.52	14,56%)
181 days to 1 year	11,074,922.50	8.07	Cert of Dep	eposit
1 to 2 years	42,679,693.15	31.10	Federal Ao	Agency
2 to 3 years	30,860,978.54	22.49	Commercial	ercial
3 to 4 years	9,196,607.07	6.70	Wortgage-Backed Security	-Backed rity
4 to 5 years	10,211,077.95	7.44	0.72%	
Over 5 years	251,355.25	0.18	Muni Bond / Note	1 / Note
Total	\$137,250,598.48	100.00%	US TSY Bond / Note	1BS
Weighted Average Days to Maturity 6	615			Vational and / Note

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For the Month Ending November 30, 2022

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CITY OF ANITOCIA CA CASSOCIAS	
CITION AINTIUCH, CA - 04380500	
Transaction Summary - Managed Account	Cash Transactions Summary - Manager
Opening Market Value	2
Maturities/Calls	
Principal Dispositions	_
Principal Acquisitions	_
Unsettled Trades	٠.
Change in Current Value 557	176,347.06 Net Cash Contribution
Closing Market Value \$105,026,666.73	

321,444.76 4,500,861.29 111,773.49 351,277.85 (5,241,516.75) (43,840.64)

edinings Reconciliation (Cash Basis) - Managed Account		Cash Balance
Interest/Dividends/Common December		
Tirst cay divide id your Secented	114 5R2 54	Closing Cach Balance
Less Purchased Interest Related to Interest/Courans		Closing cash balance
Disk Not Designed and Company of the	(3,304.39)	
rius net realized calins/Losses	165,646,19)	
I Crail Basis Earnings	(\$54,368,04)	
Earnings Reconciliation (Accrual Basis)	Total	
	Inclair	

Earlings Reconciliation (Accrual Basis)	Total	
Ending Amortized Value of Securities	100 JEV EVV 001	
Finding Acrused Interact	109,447,470.44	
וויייין ליייין לייין ליייין לייין	352,965.18	
rius Proceeds from Sales	4 577 818 60	
Plus Proceeds of Maturities/Calls/Principal Payments	20.010,210,1	
Plus Coupons/Dividends Received	0/2,/22.61	
l ace Cock of Naw Durchan	111,7/3.49	
COST COST OF INCOME FOR THE SECOND SE	(5.336.080.49)	
Less Beginning Amortized Value of Securities	(100 532 000 00)	
Less Beninning Accessed Tatawast	(403,332,920.99)	
במים המווויים ארכו מכח זוורכו בפר	(294,365.93)	
Total Accrual Basis Earnings	(\$5,611.00)	

Sector Allocation

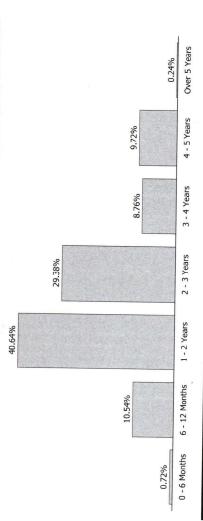
Portfolio Summary and Statistics

CITY OF ANTIOCH, CA - 04380500

Acc	Account Summary			
Description	Par Value	Market Value Percent	Percent	
U.S. Treasury Bond / Note	45,556,000.00	43 406 042 48	41 34	
Supra-National Agency Bond / Note	1,595,000.00	1.501.997.27	1.5	
Municipal Bond / Note	2,430,000.00	2,271,666.45	2.16	
Federal Agency Mortgage-Backed Security	264,448.88	251,355.25	0.24	
Federal Agency Commercial	1,039,552.19	992,238,22	0.94	
Mortgage-Backed Security				
Federal Agency Bond / Note	6,730,000.00	6.490.873.52	81.8	
Corporate Note	29,611,000.00	28.534.107.01	27.77	
Certificate of Deposit	3,625,000.00	3,623,966,15	3.45	
Bank Note	425,000.00	410,612.90	0.39	
Asset-Backed Security	18,116,085.52	17,543,807.48	16.70	
Managed Account Sub-Total	109,392,086.59	105,026,666.73 100.00%	100.00%	
Accrued Interest		352,965.18		
Total Portfolio	109,392,086.59 105,379,631.91	105,379,631.91		

ABS 16.70% Bank Note	0.39% Cert of Deposit 3.45%	Corporate Note 27.17%
US TSY Bond / Note 41.34%	Supra-National Agency Bond / Note 1.43% Muni Bond / Note 2.16% Federal Agency Commercial Mortgage-Backed Security 0.94% 0.94%	6.24% Sed Agy Bond / Note 6.18%

Unsettled Trades 975,564.66 Maturity Distribution



Yield to Maturity at Cost Yield to Maturity at Market Weighted Average Days to Maturity 804

Managed Account Issuer Summary

For the Month Ending November 30, 2022

A 8.42%
A+
4.46%
AAA-2
A-2
A-2
A-2
3.71%

CITY OF ANTIOCH, CA - 04380500

Credit Quality (S&P Ratings)			av	4.27%	BBB+	1.73%	AAA	15.20%	3 47%							AA+	49,49%																	
		Percent	0.30	1.37	0.89	1.66	0.69	0.03	24.0 44.0	5 -	0.10	0.33	0.36	0.21	0.41	18.	2.21	0.70	0.27	0.32	0.64	0.11	0.64	0.76	0.68	0.67	1.36	0.21	0.67	0.69	0.23	69.9	0.30	080
A	Market Value	of Holdings	314,375.75	1,443,219.75	938,709.23	1,746,659.09	724.146.15	448.842.13	465.705.41	1 244 492 23	506,700.42	345,410.19	376,791.78	216,510.53	430,582.50	1,903,419.11	2,324,464.80	737,951,23	284,651.70	340,347.35	669,660.95	111,750.91	676,629.23	800,000.00	715,409.70	707,243.67	1,432,660.43	216,287.10	706,969.09	728,489.70	240,505.11	7,027,497.90	317,563.68	931 809 15
Issuer Summary	Technor	Pancer - France - Fra	ABBOLL LABORATORIES	ALLY AUTO RECEIVABLES TRUST	AMAZON.COM INC	AMERICAN EXPRESS CO	AMERICAN HONDA FINANCE	ANZ BANKING GROUP LTD	ASTRAZENECA PLC	BANK OF AMERICA CO	BMW FINANCIAL SERVICES NA LLC	BMW VEHICLE OWNER TRUST	BRISTOL-MYERS SQUIBB CO	BURLINGTON NORTHERN SANTA FE	CALIFORNIA DEPARTMENT OF WATER RESOURCES	CAPITAL ONE FINANCIAL CORP	CARMAX AUTO OWNER TRUST	CATERPILLAR INC	CHARLES SCHWAB	CINTAS CORPORATION NO. 2	CITIGROUP INC	COLGATE-PALMOLIVE COMPANY	COMCAST CORP	CREDIT AGRICOLE SA	CKEDIT SUISSE GROUP RK	DEERE & COMPANY	DISCOVER FINANCIAL SERVICES	EXXON MOBIL CORP	FANNIE MAE	FLORIDA STATE BOARD OF ADMIN FIN CORP	FORD CREDIT AUTO OWNER TRUST	FREDDIE MAC	GENERAL DYNAMICS CORP	GM FINANCIAL CONSUMER AUTOMOBILE TRUST

Managed Account Issuer Summary

For the Month Ending November 30, 2022

CITY OF ANTIOCH, CA - 04380500			
	Market Value		
Issuer	of Holdings	Percent	
GM FINANCIAL LEASINGTRUST	286,127.93	0.27	
GOLDMAN SACHS GROUP INC	461,518.08	0.44	
HARLEY-DAVIDSON MOTORCYCLE TRUST	507,593.25	0.48	
HERSHEY COMPANY	228,176.50	0.22	
HOME DEPOT INC	191,086.14	0.18	
HONDA AUTO RECEIVABLES	255,193.93	0.24	
HONEYWELL INTERNATIONAL	785,651.81	0.75	
HORMEL FOODS CORP	328,721.75	0.31	
HSBC HOLDINGS PLC	783,438.40	0.75	
HYUNDAI AUTO RECEIVABLES	1,482,844.48	1.41	
IBM CORP	786,699.20	0.75	
INTER-AMERICAN DEVELOPMENT BANK	860,310.13	0.82	
INTL BANK OF RECONSTRUCTION AND DEV	641,687.14	0.61	
JP MORGAN CHASE & CO	1,299,291.52	1.24	
KUBOTA CREDIT OWNER TRUST	1,654,886.56	1.58	
LOCKHEED MARTIN CORP	379,337.25	0.36	
LOS ANGELES COMMUNITY COLLEGE DISTRICT	227,320.20	0.22	
MERCEDES-BENZ AUTO LEASE TRUST	36,861.80	0.04	
MERCEDES-BENZ AUTO RECEIVABLES	982,963.51	0.94	
MERCK & CO INC	216,738.00	0.21	
MORGAN STANLEY	770,524.34	0.73	
NATIONAL AUSTRALIA BANK LTD	548,261.88	0.52	
NATIONAL KURAL UTILITIES CO FINANCE CORP	560,325.38	0.53	
NESTLE SA	896,936.50	0.85	
NEW JERSEY TURNPIKE AUTHORITY	179,858.25	0.17	
NEW YORK ST URBAN DEVELOPMENT CORP	606,956.80	0.58	
NISSAN AUTO RECEIVABLES	488,702.07	0.47	
NORDEA BANK ABP	1,058,704.50	1.01	
PACCAR FINANCIAL CORP	726,390.35	0.69	
PNC FINANCIAL SERVICES GROUP	757,794.34	0.72	
PKAXAIK INC	838,166.13	0.80	
RABOBANK NEDERLAND	921,786.16	0.88	
Roche Holding AG	1,227,754.54	1.17	

CITY OF ANTIOCH, CA - 04380500

Managed Account Issuer Summary

For the Month Ending November 30, 2022

	Percent	1.08	0.33	0.11	1.37	1.00	0.21	1.57	0.74	0.24	41.34	0.47	0.48	0.39	0.15	0.47	0.42	100.00%
Market Value	98 459 00	1.130.758.18	343,479.15	115,097.64	1,442,924.76	1,049,851.95	221,399.77	1,647,568.55	772,262.17	256,988.33	43,406,042.48	488,607.55	507,831.45	405,533.98	160,349.66	488,893.68	436,553.64	\$105,026,666.73
Issuer	STATE OF CONNECTICUT	STATE STREET CORPORATION	TARGET CORP	TEXAS INSTRUMENTS INC	THE BANK OF NEW YORK MELLON CORPORATION	TORONTO-DOMINION BANK	Toyota Lease Owner Trust	TOYOTA MOTOR CORP	TRUIST FIN CORP	UNILEVER PLC	UNITED STATES TREASURY	UNITEDHEALTH GROUP INC	USAA CAPITAL CORP	VERIZON OWNER TRUST	VOLKSWAGEN AUTO LEASE TURST	WAL-MART STORES INC	WORLD OMNI AUTO REC TRUST	Total

100.00%

\$105,026,666.73

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For the Month Ending November 30, 2022

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CITY OF ANTIOCH, CA - 04380500	30500										
Security Type/Description	argin.	8	S&P	Moody's	Trade	Settle	Original	WTW	Accrued	Amortized	Market
U.S. Treasury Bond / Note	CUSIP	Par	Kating	Rating	Date	Date	Cost	at Cost	Interest	Cost	Value
US TREASURY N/B NOTES DTD 10/31/2021 0.375% 10/31/2023	91282CDD0	1,125,000.00 AA+	AA+	Aaa	11/01/21	11/03/21	1,121,748.05	0.52	361.27	1,123,489.09	1,080,878.85
US TREASURY NOTES DTD 11/15/2020 0.250% 11/15/2023	91282CAW1	4,150,000.00 AA+	A	Aaa	12/01/20	12/03/20	4,153,890.63	0.22	458.56	4,151,260.75	3,976,218.75
US TREASURY NOTES DTD 01/15/2021 0.125% 01/15/2024	91282CBE0	2,965,000.00 AA+	A	Aaa	02/02/21	02/03/21	2,960,251.37	0.18	1,399,92	2,963,190.58	2,818,139.99
US TREASURY NOTES DTD 02/15/2021 0.125% 02/15/2024	91282CBM2	950,000.00	AA+	Aaa	02/23/21	02/25/21	947,328.13	0.22	348.51	948,914.01	899,382.86
US TREASURY NOTES DTD 02/15/2021 0.125% 02/15/2024	91282CBM2	2,200,000.00 AA+	AA+	Aaa	03/01/21	03/03/21	2,190,460.94	0.27	807.06	2,196,101.27	2,082,781.36
US TREASURY NOTES DTD 05/01/2017 2.000% 04/30/2024	912828X70	750,000.00 AA+	AA+	Aaa	04/01/21	04/05/21	787,236.33	0.37	1,284.53	767,140.01	722,929.65
US TREASURY N/B NOTES DTD 04/30/2022 2.500% 04/30/2024	91282CEK3	7,500,000.00 AA+	AA+	Aaa	05/03/22	05/04/22	7,465,429.69	2.74	16,056.63	7,475,463.16	7,282,031.25
US TREASURY N/B NOTES DTD 06/15/2021 0.250% 06/15/2024	91282CCG4	246,000.00 AA+	AA+	Aaa	06/22/21	06/24/21	244,568.20	0.45	283.98	245,259.73	230,240.63
US TREASURY N/B NOTES DTD 06/15/2021 0.250% 06/15/2024	91282CCG4	2,750,000.00 AA+	AA+	Aaa	07/01/21	07/07/21	2,732,167.97	0.47	3,174.52	2,740,668.90	2,573,828.12
US TREASURY N/B NOTES DTD 06/30/2022 3.000% 06/30/2024	91282CEX5	1,100,000.00 AA+	AA+	Aaa	08/04/22	08/08/22	1,098,324,22	3.08	13,809.78	1,098,602,71	1,073,875.00
US TREASURY N/B NOTES DTD 07/15/2021 0.375% 07/15/2024	91282CCL3	520,000.00 AA+	AA+	Aaa	08/05/21	08/09/21	519,939.06	0.38	736.55	519,966.32	486,525.00
US TREASURY N/B NOTES DTD 07/15/2021 0.375% 07/15/2024	91282CCL3	900,000.00 AA+	AA+	Aaa	08/09/21	08/10/21	899,050.78	0.41	1,274.80	899,474.82	842,062.50
US TREASURY N/B NOTES DTD 07/15/2021 0.375% 07/15/2024	91282CCL3	4,350,000,00 AA+	AA+	Aaa	08/04/21	08/06/21	4,355,097,66	0.33	6,161.51	4,352,809.88	4,069,968.75
US TREASURY N/B NOTES DTD 08/15/2021 0.375% 08/15/2024	91282CCT6	1,100,000.00 AA+	AA+	Aaa	09/01/21	09/03/21	1,098,796.88	0.41	1,210.60	1,099,304.04	1.026.093.75

Managed Account Detail of Securities Held

For the Month Ending November 30, 2022

CITY OF ANTIOCH, CA - 04380500	0200										
Security Type/Description			S&P	Moody's	Trade	Settle	Original	YTM	Accrued	Amortized	Market
Dated Date/Coupon/Maturity	CUSIP	Par	Rating	Rating	Date	Date	Cost	at Cost	Interest	Cost	Value
U.S. Treasury Bond / Note											
US TREASURY N/B NOTES DTD 09/15/2021 0.375% 09/15/2024	91282CCX7	2,000,000.00 AA+	AA+	Aaa	10/01/21	10/06/21	1,991,875.00	0.51	1,595.30	1,995,056.98	1,860,937,60
US TREASURY NOTES DTD 10/31/2019 1.500% 10/31/2024	912828YM6	3,000,000.00 AA+	AA+	Aaa	05/04/21	05/06/21	3,109,570.31	0.44	3,853.59	3,060,203,47	2,842,500.00
US TREASURY NOTES DTD 11/30/2019 1.500% 11/30/2024	9128287V6	800,000.00 AA+	AA+	Aaa	06/15/21	06/17/21	829,093.75	0.44	32.97	816,829,19	756,250.00
US TREASURY NOTES DTD 11/30/2019 1.500% 11/30/2024	9128287V6	1,750,000.00 AA+	AA +	Aaa	06/02/21	06/07/21	1,814,941.41	0.45	72.11	1,787,269.83	1,654,296.88
US TREASURY N/B NOTES DTD 12/15/2021 1.000% 12/15/2024	91282CDN8	1,000,000.00 AA+	AA+	Aaa	01/03/22	01/05/22	999,296.88	1.02	4,617.49	999,512.72	935,156.20
US TREASURY N/B NOTES DTD 01/15/2022 1.125% 01/15/2025	91282CDS7	1,450,000.00 AA+	AA+	Aaa	02/01/22	02/03/22	1,438,898.44	1.39	6,161.51	1,442,001.10	1,356,203,13
US TREASURY N/B NOTES DTD 07/15/2022 3.000% 07/15/2025	91282CEY3	2,700,000.00 AA+	AA+	Aaa	08/05/22	08/08/22	2,689,769.53	3.14	30,595.11	2,690,867.02	2,621,953.26
US TREASURY N/B NOTES DTD 09/15/2022 3.500% 09/15/2025	91282CFK2	2,250,000.00 AA+	AA+	Aaa	10/06/22	10/11/22	2,204,912.11	4.23	16,750.69	2,207,061.16	2,213,788.95
Security Type Sub-Total		45,556,000.00					45,652,647.34	1.23	111,046.99	45,580,446.74	43,406,042.48
Supra-National Agency Bond / Note											
INTL BK RECON & DEVELOP NOTES DTD 11/24/2020 0.250% 11/24/2023	459058JM6	670,000.00 AAA	AAA	Aaa	11/17/20	11/24/20	05'62'29'20	0.32	32.57	669,529.04	641,687.14
INTER-AMERICAN DEVEL BK NOTES DTD 09/23/2021 0.500% 09/23/2024	4581X0DZ8	925,000.00 AAA	AAA	Aaa	09/15/21	09/23/21	924,315.50	0.52	873.61	924,586.55	860,310.13
Security Type Sub-Total		1,595,000.00					1,592,875.00	0.44	906.18	1,594,115.59	1,501,997.27
Municipal Bond / Note											
CT ST TXBL GO BONDS DTD 06/11/2020 2.000% 07/01/2023	20772KJV2	100,000.00 AA-	AA-	Aa3	05/29/20	06/11/20	100,597.00	1.80	833.33	100,113.51	98,459.00

Managed Account Detail of Securities Held

For the Month Ending November 30, 2022

CITY OF ANTIOCH, CA - 04380500	0200										
Security Type/Description			S&P	Moody's	Trade	Settle	Original	ΑŢΥ	Accrued	Amortized	Market
Dated Date/Coupon/Maturity	CUSIP	Par	Rating	Rating	Date	Date	Cost	at Cost	Interest	Cost	Value
Municipal Bond / Note											
LOS ANGELES CCD, CA TXBL GO BONDS DTD 11/10/2020 0.444% 08/01/2023	54438СҮН9	235,000.00 AA+	AA+	Aaa	10/30/20	11/10/20	235,000.00	0.44	347.80	235,000.00	227,320.20
CA ST DEPT WTR RES WTR SYS TXBL REV BNDS	13067WRA2	450,000.00 AAA	AAA	Aa1	07/30/20	08/06/20	450,000.00	0.41	931.50	450,000.00	430,582.50
DTD 08/06/2020 0.414% 12/01/2023											
NY ST URBAN DEV CORP TXBL REV BONDS DTD 12/23/2020 0.620% 03/15/2024	650036DS2	640,000.00 AA+	+ VA+	N.	12/16/20	12/23/20	640,000.00	0.62	837.69	640,000.00	606,956.80
NJ TURNPIKE AUTHORITY TXBL REV BONDS DTD 02/04/2021 0.897% 01/01/2025	646140DN0	195,000.00 AA-	-A	A1	01/22/21	02/04/21	195,000.00	06.0	728.81	195,000.00	179,858.25
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	235,000,00	AA	Aa3	09/03/20	09/16/20	235,000.00	1.26	1,231.79	235,000.00	211,351.95
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	575,000.00	Ą	Aa3	11/21/22	11/23/22	519,690.75	5.26	3,013.96	520,156.02	517,137.75
Security Type Sub-Total		2,430,000.00	=	a z			2,375,287.75	1.75	7,924.88	2,375,269.53	2,271,666.45
Federal Agency Mortgage-Backed Security	ecurity										
FN BM4614 DTD 10/01/2018 3.000% 03/01/2033	3140J9DU2	264,448.88 AA+	AA+	Aaa	08/03/21	08/17/21	281,803.33	2.35	661.12	279,863.62	251,355,25
Security Type Sub-Total		264,448.88				=	281,803.33	2.35	661.12	279,863.62	251,355.25
Federal Agency Commercial Mortgage-Backed Security	ge-Backed Secu	ırity									
FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEG04	15,753.84 AA+	AA+	Aaa	09/11/19	09/16/19	15,852.01	2.08	29.93	15,753.84	15,753.84
FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEG04	20,868.73	AA+	Aaa	09/04/19	09/09/19	21,142.13	1.86	39.65	20,868.73	20,868.73
FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	10,690.15	AA+	Aaa	12/07/18	12/17/18	10,690.12	3.20	28.53	10,690.15	10,640.06
FHMS K053 A2 DTD 03/29/2016 2.995% 12/01/2025	3137BN6G4	550,000.00 AA+	AA+	Aaa	08/04/22	08/09/22	543,662.11	3.36	1,372.71	543,662.11	525,984.32

Managed Account Detail of Securities Held

For the Month Ending November 30, 2022

CITY OF ANTIOCH, CA - 04380500	0200										
Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original	YTM at Cost	Accrued	Amortized	Market
Federal Agency Commercial Mortgage-Backed Security	ge-Backed Sec	urity								1600	Value
FNA 2016-M3 A2 DTD 03/31/2016 2.702% 02/01/2026	3136ARTE8	442,239.47 AA+	7 AA+	Aaa	08/31/22	09/06/22	427,262.06	3.76	995.78	427,262.06	418,991.27
Security Type Sub-Total		1,039,552.19					1,018,608.43	3.48	2,466.60	1,018,236.89	992,238,22
Federal Agency Bond / Note											
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	700,000.00 AA+	AA+	Aaa	08/25/20	08/26/20	698,936.00	0.30	471.53	699,741.06	677,535.60
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	1,275,000.00 AA+	AA+	Aaa	08/19/20	08/21/20	1,273,699.50	0.28	858.85	1,274,684.94	1,234,082.70
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	735,000.00 AA+	AA+	Aaa	09/02/20	09/04/20	735,134.22	0.24	423.64	735,034.32	710,018.82
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	1,165,000.00 AA+	AA+	Aaa	09/02/20	09/04/20	1,164,615.55	0.26	671.49	1,164,901.70	1,125,403.98
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	1,300,000.00 AA+	AA+	Aaa	10/07/20	10/08/20	1,299,584.00	0.26	749.30	1,299,890.24	1,255,815.60
FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAFA2	1,555,000.00 AA+	AA+	Aaa	12/02/20	12/04/20	1,553,460.55	0.28	1,911.35	1,554,482.63	1,488,016.82
Security Type Sub-Total	-	6,730,000.00			IR		6,725,429.82	0.27	5,086.16	6.728.734.89	6 490 873 52
Corporate Note											76:5 19:05-19
JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 03/04/2021 0.450% 01/17/2024	24422EVN6	380,000.00	⋖	A2	03/01/21	03/04/21	379,730.20	0.48	636.50	379,894.03	362,617.66
GOLDMAN SACHS CORP NOTES DTD 03/03/2014 4.000% 03/03/2024	38141GVM3	225,000.00 BBB+	BBB+	A2	01/21/21	01/25/21	248,004.00	29.0	2,200.00	234,299.06	221,964.08
CHARLES SCHWAB CORP NOTES (CALLABLE) DTD 03/18/2021 0.750% 03/18/2024	808513BN4	300,000.00	٥	A2	03/16/21	03/18/21	299,850.00	0.77	456.25	299,935.26	284.651.70

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For the Month Ending November 30, 2022 295,497.60 211,893.98 Market 294,851.40 305,860.75 49,141,90 446,377,93 783,438.40 Value 465,705.41 328,721.75 122,122.13 343,479.15 309,599.85 Amortized 224,841.74 300,000,000 50,214,36 324,835.64 474,690.46 799,976,36 494,977.89 342,492.03 129,917.63 363,409.60 Cost Interest Accrued 53.44 37.29 223.73 1,418.33 79.44 83.13 583.33 28.88 1,124.86 282.75 5,104.17 at Cost ¥ 1.20 0.50 0.98 1.68 0.50 3.75 0.59 0.70 2.12 0.49 1.04 Original 224,671.50 371,924.00 328,677.00 51,235.50 300,000,00 324,662.00 474,363.50 799,968.00 194,955.45 338,915.50 129,837.50 Cost Managed Account Detail of Securities Held Settle 05/11/20 05/12/21 10/06/20 05/14/20 Date 05/19/21 05/24/22 05/17/21 05/28/21 03/14/22 11/29/21 06/10/21 05/07/20 05/10/21 10/02/20 Trade 05/07/20 05/17/21 05/10/21 05/17/22 Date 05/25/21 03/10/22 11/23/21 06/07/21 Moody's Rating A3 A1 A3 A3 A3 **A**2 A1 A3 A1 A2 A2 Rating S&P 50,000.00 BBB+ 300,000,00 BBB+ 4 ₹ **4**+ V Ł A V V V 300,000.00 225,000.00 325,000.00 800,000,00 475,000.00 350,000.00 130,000.00 350,000.00 495,000.00 Par 023135BW5 20030NCR0 172967MR9 172967MR9 91324PEB4 40428HTA0 440452AG5 24422EV09 14913R2L0 04636NAC7 87612EBD7 CUSIP CITY OF ANTIOCH, CA - 04380500 Dated Date/Coupon/Maturity COMCAST CORP (CALLABLE) CORPORATE HORMEL FOODS CORP NOTES (CALLABLE) CITIGROUP INC (CALLABLE) CORPORATE CITIGROUP INC (CALLABLE) CORPORATE CATERPILLAR FINL SERVICE CORPORATE JOHN DEERE CAPITAL CORP CORPORATE UNITEDHEALTH GROUP INC (CALLABLE) ASTRAZENECA FINANCE LLC (CALLABLE) AMAZON.COM INC CORPORATE NOTES DTD 05/12/2021 0.450% 05/12/2024 DTD 10/05/2018 3.700% 04/15/2024 DTD 05/14/2020 1.678% 05/15/2024 DTD 05/14/2020 1.678% 05/15/2024 DTD 05/19/2021 0.550% 05/15/2024 DTD 05/24/2022 3.750% 05/24/2024 DTD 06/03/2021 0.650% 06/03/2024 DTD 05/17/2021 0.450% 05/17/2024 DTD 05/28/2021 0.700% 05/28/2024 DTD 06/10/2021 0.450% 06/07/2024 DTD 06/26/2014 3.500% 07/01/2024 HSBC USA INC CORPORATE NOTES TARGET CORP CORPORATE NOTES Security Type/Description Corporate Note CORP N NOTES

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For the Month Ending November 30, 2022 99,012.60 Market 222,778.35 151,692.53 384,575.60 246,124.85 256,510,65 Value 93,450.30 163,538.03 191,404.20 456,568.16 101,945.85 Amortized 229,543.02 161,442.93 408,697.52 264,919.44 274,894.85 97,657.09 175,000.00 204,989.56 464,815.65 Cost Accrued Interest 1,373.87 3,091.20 412.22 1,570.83 641.67 189.54 331.69 3,361.11 465.52 4,955.16 at Cost YTM 1.58 69.0 1.47 1.14 0.52 2.05 0.77 0.63 0.75 3.90 245,362.50 414,320.00 108,415.00 264,856.90 464,786.10 Original 168,899.64 274,818.50 175,000.00 204,981.55 96,599.00 Cost Managed Account Detail of Securities Held Settle 10/01/20 08/25/20 10/07/20 Date 11/23/21 08/09/21 09/09/21 08/12/21 02/24/22 08/12/21 08/22/22 09/28/20 08/21/20 Trade 10/05/20 11/19/21 08/03/21 09/07/21 Date 02/22/22 08/09/21 08/09/21 08/15/22 Moody's Rating Rating **A**2 A2 A3 A2 A2 A1 A1 A1 A2 Aa2 S&P 400,000.00 BBB+ Ą 4 **4**+ **+ V** Ł A^{+} **A**+ ¥+ V 100,000.00 265,000.00 225,000.00 156,000.00 465,000.00 100,000,001 275,000.00 175,000.00 205,000.00 Par 06051GHL6 06051GHL6 110122CM8 02665WDY4 025816CG2 69371RR40 21688AAU6 904764BN6 904764BN6 05565EBU8 CUSIP CITY OF ANTIOCH, CA - 04380500 Dated Date/Coupon/Maturity COOPERAT RABOBANK UA/NY CORPORATE BRISTOL MYERS SQUIBB CO CORP NOTES BMW US CAPITAL LLC CORPORATE NOTES AMERICAN HONDA FINANCE CORPORATE PACCAR FINANCIAL CORP CORPORATE BANK OF AMERICA (CALLABLE) CORP AMERICAN EXPRESS CO CORP NOTES BANK OF AMERICA (CALLABLE) CORP UNILEVER CAPITAL CORP (CALLABLE) UNILEVER CAPITAL CORP (CALLABLE) DTD 07/23/2018 3.864% 07/23/2024 DTD 07/23/2018 3.864% 07/23/2024 DTD 01/26/2020 2.900% 07/26/2024 DTD 07/30/2019 2.500% 07/30/2024 DTD 08/09/2021 0.500% 08/09/2024 DTD 08/12/2021 0.626% 08/12/2024 DTD 09/09/2021 0.750% 08/09/2024 DTD 08/12/2021 0.626% 08/12/2024 OTD 08/12/2021 0.750% 08/12/2024 DTD 08/22/2022 3.875% 08/22/2024 Security Type/Description Corporate Note (CALLABLE CORPORA CORPORA NOTES

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CITY OF ANTIOCH, CA - 04380500	00200										
Security Type/Description			S&P	Moodv's	Trade	Settle	Original	MEY	Accessed		•
Dated Date/Coupon/Maturity	CUSIP	Par Ra	Rating	Rating	Date	Date	Cost	at Cost	Interest	Amortized	Market
Corporate Note										1600	Value
GOLDMAN SACHS GROUP INC (CALLABLE) CORP DTD 06/10/2021 0.657% 09/10/2024	38141GYE8	250,000.00 BBB+	18B+	A2	06/07/21	06/10/21	250,000.00	99.0	369.56	250,000.00	239,554.00
TOYOTA MOTOR CREDIT CORP CORPORATE NOTES DTD 09/13/2021 0.625% 09/13/2024	8923613N6	250,000.00	+ *	A1	09/08/21	09/13/21	249,882.50	0.64	338.54	249,930.10	232,481.25
NESTLE HOLDINGS INC CORP NOTES (CALLABLE DTD 09/14/2021 0.606% 09/14/2024	641062AJ8	545,000.00	AA-	Aa3	09/07/21	09/14/21	545,000.00	0.61	706.41	545,000.00	506,060.30
BANK OF AMERICA CORP (CALLABLE) CORPORAT DTD 10/21/2020 0.810% 10/24/2024	06051GJH3	475,000.00	- A	A2	10/16/20	10/21/20	475,000.00	0.81	395.44	475,000.00	454,508.03
HONEYWELL INTERNATIONAL CORPORATE NOTES DTD 11/02/2022 4.850% 11/01/2024	438516CH7	460,000.00	∢	A2	10/28/22	11/02/22	459,921.80	4.86	1,797.19	459,924.91	461,205.66
TEXAS INSTRUMENTS INC CORPORATE NOTES DTD 11/18/2022 4.700% 11/18/2024	882508BR4	115,000.00	A +	Aa3	11/15/22	11/18/22	114,948.25	4.72	195.18	114,949.17	115,097,64
COOPERATIEVE RABOBANK UA CORPORATE NOTES DTD 01/12/2022 1.375% 01/10/2025	21688AAS1	200,000,00	A +	Aa2	01/19/22	01/24/22	496,040.00	1.65	2,692.71	497,178.23	465,218.00
AMERICAN HONDA FINANCE CORPORATE NOTES DTD 01/13/2022 1.500% 01/13/2025	02665WEA5	200,000,00	- A	A3	01/11/22	01/13/22	499,605.00	1.53	2,875.00	499,721.05	467,635.50
LINDE INC/CT (CALLABLE) CORPORATE NOTES DTD 02/05/2015 2.650% 02/05/2025	74005PBN3	325,000.00	∢	A2	03/04/22	03/08/22	329,735.25	2.13	2,775,14	328,430.99	311,443.60
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 02/07/2022 1.875% 02/07/2025	63743HFC1	125,000.00	-¥	A2	02/22/22	02/24/22	123,847.50	2.20	742.19	124,146.57	117,300.87

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CITY OF ANTIOCH, CA - 04380500	80500	l.									
Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par R	S&P Rating	Moody's Rating	Trade	Settle Date	Original Cost	YTM at Cost	Accrued	Amortized	Market
Corporate Note											Dala
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 02/07/2022 1.875% 02/07/2025	63743HFC1	215,000.00	Ą	A2	01/31/22	02/07/22	214,993.55	1.88	1,276.56	214,995.30	201,757.51
MERCK & CO INC CORP NOTES DTD 02/10/2015 2.750% 02/10/2025	58933YAR6	225,000.00	A +	A 1	03/09/21	03/11/21	240,104.25	1.00	1,907.81	233,003.00	216,738.00
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	350,000.00	A+	A1	09/23/21	09/27/21	359,698,50	96'0	1,890.00	356,321.69	329.787.15
JPMORGAN CHASE & CO CORP NOTES (CALLABLE DTD 02/16/2021 0.563% 02/16/2025	46647PBY1	295,000.00	- A	A1	02/09/21	02/16/21	295,000.00	0.56	484.41	295,000.00	277,261,65
AMERICAN EXPRESS CO CORP NOTES (CALLABLE DTD 03/04/2022 2.250% 03/04/2025	025816CO0	120,000.00 BBB+	3BB+	A2	03/01/22	03/04/22	119,878.80	2.29	652.50	119,908.88	113,144,28
AMERICAN EXPRESS CO CORP NOTES (CALLABLE DTD 03/04/2022 2.250% 03/04/2025	025816C00	205,000.00 BBB+	3BB+	A2	03/02/22	03/04/22	204,633.05	2.31	1,114.69	204,724.12	193,288.15
EXXON MOBIL CORP CORPORATE NT (CALLABLE) DTD 03/06/2015 2.709% 03/06/2025	30231GAF9	225,000.00	AA-	Aa2	03/26/21	03/30/21	238,932.00	1.10	1,439.16	232,612.44	216,287,10
JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 03/07/2022 2.125% 03/07/2025	24422EWB1	60.000.00	∢	A2	03/02/22	03/07/22	59,974.20	2.14	297.50	59,980.53	56,809.50
JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 03/07/2022 2.125% 03/07/2025	24422EWB1	175,000.00	<	A2	03/03/22	03/07/22	175,350.00	2.06	867.71	175,264.10	165,694.38
ROCHE HOLDINGS INC (CALLABLE) CORPORATE DTD 03/10/2022 2.132% 03/10/2025	771196BT8	1,295,000.00	¥	Aa2	03/03/22	03/10/22	1,295,000.00	2.13	6,212.12	1,295,000.00	1,227,754,54

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CITY OF ANTIOCH, CA - 04380500	00200										
Security Type/Description Dated Date/Coupon/Maturity Corporate Note	CUSIP	Par	S&P Rating	Moody's Rating	Trade	Settle Date	Original Cost	YTM at Cost	Accrued	Amortized Cost	Market Value
ABBOTT LABORATORIES CORP NOTE (CALLABLE) DTD 03/10/2015 2.950% 03/15/2025	002824BB5	325,000.00 AA-	AA-	A 1	03/10/22	03/14/22	330,018.00	2.41	2,024.03	328,712,42	314,375.75
BURLINGTN NORTH SANTA FE CORP NOTES (CAL DTD 03/09/2015 3.000% 04/01/2025	12189LAV3	225,000.00 AA-	¥	A3	03/05/21	03/09/21	242,156.25	1.08	1,125.00	234,378,09	216,510.53
BMW US CAPITAL LLC CORP NOTES DTD 04/01/2022 3.250% 04/01/2025	05565EBZ7	240,000.00	⋖	A 2	03/28/22	04/01/22	239,774.40	3.28	1,300.00	239,824.62	231,791.52
PACCAR FINANCIAL CORP CORPORATE NOTES DTD 04/07/2022 2.850% 04/07/2025	69371RR73	500,000.00	+	Α1	03/31/22	04/07/22	499,870.00	2.86	2,137.50	499,898,23	480,265,50
AMAZON.COM INC CORPORATE NOTES DTD 04/13/2022 3.000% 04/13/2025	023135CE4	750,000.00	AA	A1	04/11/22	04/13/22	748,807.50	3.06	3.000.00	749,059.93	726,815.25
HOME DEPOT INC (CALLABLE) CORPORATE NOTE DTD 03/28/2022 2.700% 04/15/2025	437076CM2	80,000.00	∢	A2	03/24/22	03/28/22	79,860.00	2.76	276.00	79,891.17	76,932.88
BANK OF NY MELLON (CALLABLE) CORP NOTES DTD 04/24/2020 1.600% 04/24/2025	06406RAN7	225,000.00	A	A1	03/09/21	03/11/21	230,337.00	1.01	370.00	228,055.92	208,362.38
BANK OF NY MELLON (CALLABLE) CORP NOTES DTD 04/24/2020 1.600% 04/24/2025	06406RAN7	250,000,00	∢	A1	03/10/22	03/14/22	243,977,50	2.41	411.11	245,365.27	231,513.75
BANK OF NY MELLON CORP (CALLABLE) CORP N DTD 04/26/2022 3.350% 04/25/2025	06406RBC0	500,000.00	∢	A1	04/19/22	04/26/22	499,930.00	3.36	1,675.00	499,944.00	484,304.00
CINTAS CORPORATION NO. 2 CORP NOTE (CALL DTD 05/03/2022 3.450% 05/01/2025	17252MAP5	145,000.00	4	A3	05/02/22	05/04/22	144,575.15	3.55	416.87	144,657.17	141,001.04

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For the Month Ending November 30, 2022

CITY OF ANTIOCH CA - 04380500	30500						3 D Q		5	or are rional Ending November 30, 2022	iber 30, 2022
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Security Type/Description			S&P	Moody's	Trade	Settle	Original	YTM	Accrued	Amortized	Markot
Dated Date/Coupon/Maturity	CUSIP	Par	Rating	Rating	Date	Date	Cost	at Cost	Interest	Cost	Value
Corporate Note											
CINTAS CORPORATION NO. 2 CORP NOTE (CALL DTD 05/03/2022 3.450% 05/01/2025	17252MAP5	205,000.00	-A	A3	04/26/22	05/03/22	204,954.90	3.46	589.38	204,963.64	199,346.31
CITIGROUP INC (CALLABLE) CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025	172967MX6	350,000.00 BBB+	BBB+	A3	04/28/21	05/04/21	350,917.00	0.91	286.13	350,433.75	325,667.65
USAA CAPITAL CORP CORPORATE NOTES DTD 05/26/2022 3,375% 05/01/2025	903270D89	525,000.00	¥	Aa1	05/23/22	05/26/22	523,283.25	3.49	1,476.56	523,586.21	507,831.45
CATERPILLAR FINL SERVICE CORPORATE NOTES DTD 05/13/2022 3.400% 05/13/2025	14913R2V8	75,000.00	∢	A2	05/10/22	05/13/22	74,992.50	3.40	127.50	74,993.88	72,893.33
CATERPILLAR FINL SERVICE CORPORATE NOTES DTD 05/13/2022 3.400% 05/13/2025	14913R2V8	225,000.00	∢	A2	05/10/22	05/13/22	224,714.25	3.44	382.50	224,766.92	218,679,97
GENERAL DYNAMICS CORP (CALLABLE) CORP NO DTD 05/11/2018 3.500% 05/15/2025	369550BG2	325,000.00	₹	A3	03/02/22	03/04/22	336,576.50	2.34	505.56	333,732.05	317,563,68
HERSHEY CO CORP NOTES (CALLABLE) DTD 06/01/2020 0.900% 06/01/2025	427866BF4	250,000.00	4	A1	02/23/22	02/25/22	240,037.50	2.17	1,125.00	242,369.33	228,176.50
HONEYWELL INTL CORP NOTES (CALLABLE) DTD 05/18/2020 1.350% 06/01/2025	438516CB0	350,000.00	4	A2	02/24/22	02/28/22	340,658.50	2.20	2,362,50	342,826.92	324,446.15
JPMORGAN CHASE & CO (CALLABLE) CORP NOTE DTD 06/01/2021 0.824% 06/01/2025	46647РСН7	595,000.00	Ą	A1	05/24/21	06/01/21	595,000.00	0.82	2,451.40	595,000.00	553,454.72
TRUIST FINANCIAL CORP NOTES (CALLABLE) DTD 06/05/2018 3.700% 06/05/2025	05531FBE2	475,000.00	Ą	A3	02/07/22	02/09/22	499,358.00	2.09	8,592,22	493,273.66	462,456.20
NATIONAL AUSTRALIA BK/NY CORPORATE NOTES DTD 06/09/2022 3.500% 06/09/2025	63254ABD9	565,000.00 AA-	-AA	Aa3	05/31/22	06/09/22	565,000.00	3.50	9,448.06	565,000.00	548,261.88

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For the Month Ending November 30, 2022

CITY OF ANTIOCH CA - 04380500	0500						3 2 2		2	or are from the first of the second of the s	iber 30, 2022
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Security Type/Description Dated Date/Course / Maturity	arsin		S&P	Moody's	Trade	Settle	Original	MTY	Accrued	Amortized	Market
Corporate Note	COSIL	rar	Kating	Kating	Date	Date	Cost	at Cost	Interest	Cost	Value
NATIONAL RURAL UTIL COOP CORPORATE NOTES	63743HFE7	65,000.00	-A	A2	05/02/22	05/04/22	64,691.90	3.61	1,289,44	64,749.03	62,729.42
DTD 05/04/2022 3.450% 06/15/2025											
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 05/04/2023 3 450% 06/15/2025	63743HFE7	85,000.00	-Ł	A2	04/27/22	05/04/22	84,977.05	3.46	1,686.19	84,981.31	82,030.78
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 05/04/2022 3.450% 06/15/2025	63743HE7	100,000.00	A-	A 2	05/03/22	05/05/22	99,532.00	3.61	1,983.75	99,618.44	96,506.80
TOYOTA MOTOR CREDIT CORP CORPORATE NOTES DTD 06/30/2022 3.950% 06/30/2025	89236TKC8	225,000.00	+ Y	A1	06/27/22	06/30/22	224,786.25	3.98	3,727.81	224,816.28	221,147.55
JP MORGAN CHASE CORP NOTES (CALLABLE) DTD 07/21/2015 3.900% 07/15/2025	46625HMN7	475,000.00	Ą	A1	03/10/22	03/14/22	489,834,25	2.91	6,998.33	486,388.71	468,575.15
MORGAN STANLEY CORP NOTES DTD 07/23/2015 4.000% 07/23/2025	6174468C6	225,000.00	-A	A1	06/22/22	06/24/22	224,581.50	4.06	3,200.00	224,641.02	220,053,38
IBM CORP CORPORATE NOTES DTD 07/27/2022 4.000% 07/27/2025	459200KS9	800,000.00	-A	A3	07/20/22	07/27/22	800,000.00	4.00	11,022.22	800,000.00	786,699.20
BANK OF AMERICA CORP NOTES DTD 07/30/2015 3.875% 08/01/2025	06051GFS3	475,000.00	Ą	A2	03/10/22	03/14/22	490,665.50	2.84	6,135,42	487,344.82	468,193.25
COLGATE-PALMOLIVE CO CORPORATE NOTES DTD 08/09/2022 3.100% 08/15/2025	194162AM5	115,000.00 AA-	AA-	Aa3	08/01/22	08/09/22	114,894.20	3.13	1,109.11	114,905.14	111,750.91
WALMART INC CORPORATE NOTES DTD 09/09/2022 3.900% 09/09/2025	931142EW9	495,000.00	AA	Aa2	09/06/22	09/09/22	494,653.50	3.93	4,397.25	494,679.74	488,893.68
NESTLE HOLDINGS INC CORP NOTE DTD 09/13/2022 4.000% 09/12/2025	641062BA1	395,000,00	-A	Aa3	09/06/22	09/13/22	394,869.65	4.01	3,423.33	394,879.05	390,876.20
HOME DEPOT INC NOTES (CALLABLE) DTD 09/19/2022 4.000% 09/15/2025	437076CR1	115,000.00	A	A2	09/12/22	09/19/22	114,958.60	4.01	920.00	114,961.37	114,153.26

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CITY OF ANTIOCH, CA - 04380500	80500										
Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued	Amortized Cost	Market Value
LOCKHEED MARTIN CORP NOTES (CALLABLE)	539830BU2	175,000.00	4	A3	10/19/22	10/24/22	174,501.25	5.05	890.31	174,518.69	177,024.05
DTD 10/24/2022 4,950% 10/15/2025 UNITEDHEALTH GROUP INC CORPORATE NOTES DTD 10/28/2022 5,150% 10/15/2025	91324PEN8	180,000.00	+ +	A 3	10/25/22	10/28/22	179,983.80	5.15	849.75	179,984.31	182,746.80
LOCKHEED MARTIN CORP NOTES (CALLABLE) DTD 10/24/2022 4,950% 10/15/2025	539830BU2	200.000.00	-¥	A3	11/01/22	11/03/22	200,098.00	4.93	1,017,50	200,095,38	202.313.20
PNC FINANCIAL SERVICES CORP NOTE (CALLAB DTD 10/28/2022 5.671% 10/28/2025	693475BH7	345,000.00	4	A3	10/25/22	10/28/22	345,000.00	2.67	1,793.45	345,000.00	347,181.44
COMCAST CORP CORPORATE NOTES DTD 11/07/2022 5.250% 11/07/2025	20030NDZ1	145,000.00	Ą	A3	10/31/22	11/07/22	144,960.85	5.26	507.50	144,961.71	147,370.90
COMCAST CORP CORPORATE NOTES DTD 11/07/2022 5.250% 11/07/2025	20030NDZ1	230,000.00	- A	A3	11/03/22	11/07/22	229,395.10	5.35	805.00	229,408.35	233,760.73
BRISTOL-MYERS SQUIBB CO CORPORATE NOTES DTD 11/13/2020 0.750% 11/13/2025	110122DN5	250,000.00	+ +	A2	02/22/22	02/24/22	236,870.00	2.23	93.75	239,577,22	225,099,25
LINDE INC/CT CORPORATE NOTES (CALLABLE) DTD 12/05/2022 4.700% 12/05/2025	53522KAB9	525,000.00	X X	A2	11/28/22	12/05/22	524,433.00	4.74	0.00	524.433.00	526,722.53
AUST & NZ BANKING GRP NY CORPORATE NOTES DTD 12/08/2022 5.088% 12/08/2025	05254JAA8	445,000.00	X X	Ä	11/29/22	12/08/22	445,000.00	5.09	0.00	445,000.00	448,842.13
STATE STREET CORP (CALLABLE) CORPORATE N DTD 02/07/2022 1.746% 02/06/2026	857477BR3	225,000.00	∢	A1	02/02/22	02/07/22	225,000.00	1.75	1,254.94	225,000.00	213,357.60

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For the Month Ending November 30, 2022

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CITY OF ANTIOCH, CA - 04380500	80500										
Security Type/Description			0.80	Monday		1					
Dated Date/Coupon/Maturity	CUSIP	Par	Rating	Rating	rade Date	Settle	Original	YTM at Cost	Accrued	Amortized	Market
Corporate Note										1800	Value
MORGAN STANLEY CORP NOTES (CALLABLE)	61747YEM3	585,000.00	¥	A1	02/16/22	02/18/22	585,000.00	2.63	4,401.96	585,000.00	550,470.96
DTD 02/18/2022 2.630% 02/18/2026											
STATE STREET CORP NOTES (CALLABLE) DTD 10/29/2020 2.901% 03/30/2026	857477BM4	510,000.00	∢	A1	02/17/22	02/22/22	520,266.30	2.38	2,506,95	517,708.79	485,646.48
BANK OF NEW YORK MELLON CORP NOTES (CALL DTD 07/26/2022 4.414% 07/24/2026	06406RBJ5	165,000.00	∢	A1	07/19/22	07/26/22	165,000.00	4.41	2,528.85	165,000.00	163,034,03
BANK OF NEW YORK MELLON CORP NOTES (CALL DTD 07/26/2022 4.414% 07/24/2026	06406RBJ5	360,000.00	∢	A1	07/20/22	07/26/22	361,173.60	4.32	5,517.50	361,036,29	355,710.60
TRUIST FIN CORP NOTES (CALLABLE) DTD 07/28/2022 4.260% 07/28/2026	89788MAH5	140,000.00	¥	A3	07/25/22	07/28/22	140,000.00	4.26	2.037.70	140,000.00	137,691,54
TRUIST FIN CORP NOTES (CALLABLE) DTD 07/28/2022 4.260% 07/28/2026	89788MAH5	175,000.00	-Ł	A3	07/26/22	07/28/22	175,175.00	4.23	2,547.13	175,154,88	172,114,43
STATE STREET CORP NOTES (CALLABLE) DTD 11/04/2022 5.751% 11/04/2026	857477BX0	425,000.00	4	A1	11/03/22	11/07/22	424,409.25	5.79	1,833.13	424,418.97	431,754.10
Security Type Sub-Total	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	29,611,000.00					29,821,886.74	2.54	172,295.32	29,713,076,58	20 534 407 04
Certificate of Deposit											10.701,755,02
CREDIT SUISSE NEW YORK CERT DEPOS DTD 03/23/2021 0.590% 03/17/2023	22552G3C2	725,000.00	A-2	P-2	03/19/21	03/23/21	725,000.00	0.59	3,077.42	725,000.00	715,409.70
CREDIT AGRICOLE CIB NY CERT DEPOS DTD 08/19/2022 4.100% 08/16/2024	22536AZR8	800,000.00	A +	Aa3	08/17/22	08/19/22	800,000.00	4.07	9,475.56	800,000.00	800,000.00
TORONTO DOMINION BANK NY CERT DEPOS DTD 10/31/2022 5.600% 10/27/2025	89115B6K1	1,050,000.00	∢	A1	10/27/22	10/31/22	1,050,000.00	5.58	5,063,33	1,050,000.00	1,049,851,95
NORDEA BANK ABP NEW YORK CERT DEPOS DTD 11/03/2022 5.530% 11/03/2025	65558UYF3	1,050,000.00 AA-	AA-	Aa3	11/02/22	11/03/22	1,050,000.00	5.53	4,516.17	1,050,000.00	1,058,704,50

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For the Month Ending November 30, 2022

CITY OF ANTIOCH, CA - 04380500	30500	1									7707 00 100 100 100 100 100 100 100 100
Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued	Amortized	Market
Security Type Sub-Total		3,625,000.00					3,625,000.00	4.25	22,132.48	3,625,000.00	3.623.966.15
Bank Note											
PNC BANK NA CORP NOTE (CALLABLE) DTD 06/01/2015 3.250% 06/01/2025	69353RE07	425,000.00	4	A2	08/09/22	08/11/22	417,775.00	3.89	6,906.25	418,564,46	410,612.90
Security Type Sub-Total		425,000.00					417,775.00	3.89	6,906.25	418.564.46	410 612 00
Asset-Backed Security											10,012.90
MBALT 2020-B A3 DTD 09/23/2020 0.400% 11/15/2023	58769EAC2	37.013.78 AAA	AAA	NR	09/15/20	09/23/20	37,011.91	0.40	6.58	37,013,21	36,861.80
BMWLT 2021-1 A3 DTD 03/10/2021 0.290% 01/25/2024	05591RAC8	84,367.31 AAA	AAA	Aaa	03/02/21	03/10/21	84,364.63	0.29	4.08	84,366.24	83,504.70
CARMX 2019-2 A3 DTD 04/17/2019 2.680% 03/15/2024	14316LAC7	3,151.73 AAA	AAA	Ä	04/09/19	04/17/19	3,151.41	2.68	3.75	3,151.65	3,148.68
VZOT 2019-C A1A DTD 10/08/2019 1.940% 04/22/2024	92348AAA3	41,036.52 AAA	AAA	N.	10/01/19	10/08/19	41,033.35	1.94	24.33	41,035.55	40,910.61
TLOT 2021-A A3 DTD 04/21/2021 0.390% 04/22/2024	89238EAC0	225,039.10	AAA	Aaa	04/13/21	04/21/21	225,012.84	0.39	26.82	225,026.94	221,399.77
GMALT 2021-2 A3 DTD 05/26/2021 0.340% 05/20/2024	380144AC9	290,374.13	AAA	R	05/18/21	05/26/21	290,328.54	0.35	30.17	290,351.71	286,127.93
VZOT 2020-A A1A DTD 01/29/2020 1.850% 07/22/2024	92348TAA2	45,440.49 AAA	AAA	Aaa	01/21/20	01/29/20	45,435.16	1.85	25.69	45,438.54	45,153.70
HDMOT 2020-A A3 DTD 01/29/2020 1.870% 10/15/2024	41284UAD6	20,982.02 AAA	AAA	Aaa	01/21/20	01/29/20	20,977.44	1.87	17.44	20,980,20	20,918.94
TAOT 2020-C A3 DTD 07/27/2020 0.440% 10/15/2024	89237VAB5	132,607.26 AAA	AAA	Aaa	07/21/20	07/27/20	132,597.05	0.44	25.93	132,602.73	130,259.47
BMWOT 2020-A A3 DTD 07/15/2020 0.480% 10/25/2024	09661RAD3	61,201.94	AAA	N R	07/08/20	07/15/20	61,197.32	0.48	4.90	61,199.89	60,220.65
CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	88,984.61 AAA	AAA	N N	01/14/20	01/22/20	88,967,15	1.89	74.75	88,977.33	87,782.57

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For the Month Ending November 30, 2022 110,331,11 117,674.85 Market 319,469.67 126,413.93 160,349.66 199,012.44 Value 191,445.76 255,193.93 325,456.21 215,736.62 197,045.37 240,505.11 420,253.86 285,189.54 Amortized 112,032.12 120,104.14 325,610.72 129,488.87 164,988.84 209,973.20 198,584.59 349,990.93 269,957.02 224,967.71 209,963.96 254,975,59 444,946.96 294,986.60 Cost Accrued Interest 23.90 29.36 46.77 36.26 173.43 57.87 33.54 87.11 99.00 52.00 69.07 146.20 108.78 157.83 at Cost ¥ΤΜ 0.48 0.55 0.47 0.63 0.56 3.44 0.62 0.38 0.52 0.75 0.89 1.29 0.55 3.21 Original 112,020.87 120,099.22 325,575.93 129,483.81 164,986.87 209,957.03 198,577.00 349,986.81 269,943.08 209,953.13 224,951.51 444,926.80 294,984.66 254,969.71 Cost Managed Account Detail of Securities Held 07/22/20 06/23/20 08/12/20 Settle Date 06/24/20 06/14/22 04/14/21 04/28/21 07/28/21 11/24/21 04/21/21 11/17/21 01/24/22 07/28/21 05/18/22 07/14/20 06/16/20 04/06/21 08/04/20 06/16/20 06/07/22 04/13/21 Trade 04/20/21 07/20/21 11/09/21 Date 11/16/21 01/19/22 07/21/21 05/10/22 Moody's Rating R Aaa R Aaa Aaa Ŗ Aaa R Aaa R R R Aaa Aaa Rating S&P 112,041.85 AAA 120,108.61 AAA ₹ R A 225,000.00 AAA R R 210,000.00 AAA 255,000.00 AAA 445,000.00 AAA 295,000.00 AAA R R 129,493.97 325,644.31 165,000.00 210,000.00 198,597.89 350,000.00 270,000.00 Par 98163WAC0 44933FAC0 58769VAC4 92290BAA9 50117TAC5 92868AAC9 50117XAE2 43815GAC3 143140AC8 44933LAC7 44935FAD6 14317DAC4 05602RAD3 345286AC2 CUSIP CITY OF ANTIOCH, CA - 04380500 Dated Date/Coupon/Maturity DTD 07/22/2020 0.480% 12/16/2024 DTD 06/23/2020 0.550% 02/18/2025 DTD 08/12/2020 0.470% 02/20/2025 DTD 06/24/2020 0.630% 05/15/2025 DTD 06/14/2022 3.440% 07/21/2025 DTD 04/14/2021 0.620% 08/15/2025 DTD 04/28/2021 0.380% 09/15/2025 DTD 07/28/2021 0.560% 11/17/2025 DTD 11/24/2021 0.880% 01/21/2026 DTD 11/17/2021 0.740% 05/15/2026 DTD 04/21/2021 0.520% 02/17/2026 OTD 01/24/2022 1.290% 06/15/2026 DTD 07/28/2021 0.550% 06/15/2026 OTD 05/18/2022 3.210% 08/25/2026 Security Type/Description **Asset-Backed Security** WOART 2020-B A3 MBART 2020-1 A3 VWALT 2022-A A3 KCOT 2021-1A A3 HAROT 2021-4 A3 FORDO 2022-A A3 KCOT 2021-2A A3 CARMX 2021-2 A3 HART 2020-B A3 HART 2021-A A3 HART 2021-C A3 VZOT 2020-B A

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		Managed Account Detail of Securities Held	count D	etail of	Securitie	s Held		For the Mor	For the Month Ending November 30, 2022	er 30, 2022
CITY OF ANTIOCH, CA - 04380500	30500									
Security Type/Description	Selection of the Control of the Cont	S&P		Trade	Settle	Original	WTW	Accrued	Amortized	Markot
Dated Date/Coupon/Maturity	CUSIP	Par Rating	Rating	Date	Date	Cost	at Cost	Interest	Cost	Value
Asset-backed security										
DCENT 2021-A1 A1 DTD 09/27/2021 0.580% 09/15/2026	254683CP8	265,000.00 AAA	Aaa	09/20/21	09/27/21	264,943.26	0.58	68.31	264,956.71	243,604.83
COPAR 2021-1 A3 DTD 10/27/2021 0.770% 09/15/2026	14044CAC6	270,000.00 AAA	Aaa	10/19/21	10/27/21	269,994.90	0.77	92.40	269,996.04	252,693.51
TAOT 2022-B A3 DTD 04/13/2022 2.930% 09/15/2026	89238FAD5	285,000.00 AAA	Aaa	04/07/22	04/13/22	284,993.33	2.93	371.13	284,994.29	273,890.70
GMCAR 2021-4 A3 DTD 10/21/2021 0.680% 09/16/2026	362554AC1	175,000.00 AAA	Aaa	10/13/21	10/21/21	174,995.54	0.68	49.58	174,996.55	163,968.23
HART 2022-A A3 DTD 03/16/2022 2.220% 10/15/2026	448977AD0	275,000.00 AAA	N R	03/09/22	03/16/22	274,989.41	2.22	271.33	274,991.05	261,200.78
WOART 2021-D A3 DTD 11/03/2021 0.810% 10/15/2026	98163KAC6	330,000.00 AAA	N N	10/26/21	11/03/21	329,955.05	0.81	118.80	329,964.83	310,139.71
KCOT 2022-1A A3 DTD 03/23/2022 2.670% 10/15/2026	50117EAC8	505,000.00 NR	Aaa	03/15/22	03/23/22	504,927.79	2.67	599.27	504,938.75	477,544.72
COMET 2021-A3 A3 DTD 11/30/2021 1.040% 11/15/2026	14041NFY2	500,000.00 AAA	N N	11/18/21	11/30/21	499,931.10	1.04	231.11	499,945.02	462,602.05
ALLYA 2022-1 A3 DTD 05/18/2022 3.310% 11/15/2026	02008JAC0	520,000.00 AAA	Aaa	05/10/22	05/18/22	519,899.33	3.31	764.98	519,911.41	504,317.74
GMCAR 2022-1 A3 DTD 01/19/2022 1.260% 11/16/2026	380146AC4	215,000.00 AAA	N.	01/11/22	01/19/22	214,981.32	1.26	112.88	214,984.67	202,400.38
KCOT 2022-2A A3 DTD 07/21/2022 4.090% 12/15/2026	50117JAC7	670,000.00 NR	Aaa	07/14/22	07/21/22	669,877,19	4.09	1,217.91	669,887.35	652,873.19
HDMOT 2022-A A3 DTD 04/20/2022 3.060% 02/15/2027	41284YAD8	505,000.00 AAA	Aaa	04/12/22	04/20/22	504,915.92	3.06	686.80	504,926.66	486,674.31
GMCAR 2022-2 A3 DTD 04/13/2022 3.100% 02/16/2027	362585AC5	245,000.00 AAA	Aaa	04/05/22	04/13/22	244,948.80	3.10	316.46	244,955.51	236,252.03
CARMX 2022-2 A3 DTD 04/28/2022 3.490% 02/16/2027	14317HAC5	390,000.00 AAA	Aaa	04/21/22	04/28/22	389,940.68	3.49	604.93	389,948.01	378,381.16

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S&P	88	88		Moody's	Trade	Settle	Original	MTA	Accrised	To a later to the	
CUSIP Par Rating	Ratin	ating	- 88	Rating	Date	Date	Cost	at Cost	Interest	Cost	Market
14041NFZ9 500,000.00 AAA	0,000.00 AAA	AAA		N.	03/23/22	03/30/22	499,962.30	2.80	622.22	499,967.42	474,783.90
89231CAD9 225,000.00 AAA	5,000.00 AAA	AA		N.	08/08/22	08/16/22	224,962.40	3.76	376.00	224,964.76	218,471.49
14318MAD1 565,000.00 AAA	5,000.00 AAA	¥		N.	07/12/22	07/20/22	564,986.67	3.97	996.91	564,987.70	548,017.68
36265WAD5 340,000.00 NR		R		Aaa	07/06/22	07/13/22	339,997.65	3.64	515.67	339,997.84	329,188.51
14041NGA3 740,000.00 AAA	0,000.00 AAA	≸		N N	06/06/22	06/14/22	739,881.75	3.49	1,147.82	739,892.94	713,339,65
65480JAC4 495,000.00 AAA	5.000.00 AAA	¥		Aaa	09/20/22	09/28/22	494,897,58	4.46	981.20	494,901.45	488,702.07
254683CS2 570,000.00 NR		¥		Aaa	05/19/22	05/26/22	569,953.66	3.32	841.07	569,958.48	548,240,59
02582JJT8 815,000.00 AAA	3,000.00 AAA	¥		N N	05/17/22	05/24/22	814,819.72	3.39	1,227.93	814,838.65	785,258.37
02008MAC3 945,000.00 AAA	,000.00 AAA	¥		Aaa	10/04/22	10/12/22	944,988.28	4.76	1,999.20	944,988.63	938,902.01
44933DAD3 720,000.00 AAA	,000.00 AAA	¥		NR L	11/01/22	11/09/22	719,996.54	5.39	2,371.60	719,996.59	722,821.46
254683CW3 665,000.00 AAA	.000.00 AAA	₹		Aaa (08/02/22	08/09/22	664,917.47	3.56	1,052.18	664,922.69	640,815.01
14318UAD3 670,000.00 AAA	,000.00 AAA	¥		NR 1	10/26/22	10/31/22	669,842.89	5.35	1,590.13	669,845.67	671,144.23
58768PAC8 865,000.00 AAA		¥		Aaa 1	11/15/22	11/22/22	864,828.90	5.21	1,126.66	864,829.79	865,288.66
89239HAD0 240,000.00 NR		3		Aaa 1	11/01/22	11/08/22	239,976.31	5.30	812.66	239,976.62	241,530.94

Managed Account Detail of Securities Held

For the Month Ending November 30, 2022

CITY OF ANTIOCH, CA - 04380500	0200										
Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Par Rating	Moody's Trade Rating Date	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued	Amortized	Market
Asset-Backed Security										1600	Value
AMXCA 2022-4 A DTD 11/03/2022 4.950% :0/15/2027	0258233X9	270,000.00 AAA	AAA	N.	10/27/22	11/03/22	269,986.61 4.95	4.95	1,039.50	269,986.82	270,392.69
Security Type Sub-Total		18,116,085.52					18,113,785.58 2.96	2.96	23,539.20	18,114,168.14	17.543.807.48
Managed Account Sub-Total		109,392,086.59				"	109,625,098,99 1.96	1.96	357 965 18	100 AA 25A 5AA 5A	'
									01:00:170	103,447,470.44	105,026,666.73
Securities Sub-Total	•	\$109,392,086.59				\$1	\$109,625,098.99 1.96%	1.96%	\$352,965.18	\$109,447,476.44 \$105,026.666.73	\$105,026,666.73
Accrued Interest											
Total Investments											\$352,965.18
											\$105,379,631.91

Bolded items are forward settling trades.

Account **04380500** Page **23**

Managed Account Security Transactions & Interest

For the Month Ending November 30, 2022

CITY	F ANTIC	CITY OF ANTIOCH, CA - 04380500								7707 /00
Transact	Transaction Type	Strategy of construction and construction of the construction of t			Princinal	Accrised				
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Realized G/L	Realized G/L	Sale
ВПУ									Allion Cost	метнод
10/27/22	11/03/22	AMXCA 2022-4 A	02582JJX9	270,000.00	(269.986.61)	00 0	(750 086 61)			
		DTD 11/03/2022 4.950% 10/15/2027					(703,300,01)			
10/28/22	11/02/22	HONEYWELL INTERNATIONAL	438516CH7	460,000.00	(459,921.80)	0.00	(459,921.80)			
		DTD 11/02/2022 4.850% 11/01/2024								
10/31/22	11/07/22	COMCAST CORP CORPORATE NOTES	20030NDZ1	145,000.00	(144 960.85)	00 0	(144 060 95)			
		DTD 11/07/2022 5.250% 11/07/2025				000	(50,006,441)			
11/01/22	11/03/22	LOCKHEED MARTIN CORP NOTES (CALLABLE)	539830BU2	200,000.00	(200,098.00)	(247.50)	(200,345.50)			
		DTD 10/24/2022 4.950% 10/15/2025								
11/01/22	11/08/22	TAOT 2022-D A3	89239HAD0	240.000.00	(139 976 31)	000	140 000			
		DTD 11/08/2022 5.300% 09/15/2027			(100,000)	0.00	(239,976,31)			
11/01/22	11/09/22	HART 2022-C A3	44933DAD3	720.000.00	(719 996 54)	00 0	710 000 547			
		DTD 11/09/2022 5.390% 06/15/2027					(113,990.34)			
11/02/22	11/03/22	NORDEA BANK ABP NEW YORK CERT	65558UYF3	1,050,000.00	(1,050,000.00)	0.00	(1 050 000 00)			
		DEPOS					(1,000,000,00)			
		DTD 11/03/2022 5.530% 11/03/2025								
11/03/22	11/07/22	STATE STREET CORP NOTES	857477BX0	425,000.00	(424,409,25)	(203 68)	(474 612 03)			
		(CALLABLE)					(06.210,121)			
		DTD 11/04/2022 5.751% 11/04/2026								
11/03/22	11/07/22	COMCAST CORP CORPORATE NOTES	20030NDZ1	230,000.00	(229,395.10)	00 0	(220 305 10)			
		DTD 11/07/2022 5.250% 11/07/2025				9	(01.665,535)			
11/15/22	11/18/22	TEXAS INSTRUMENTS INC CORPORATE NOTES	882508BR4	115,000.00	(114,948.25)	0.00	(114,948.25)			
		DTD 11/18/2022 4.700% 11/18/2024								
11/15/22	11/22/22	MBART 2022-1 A3	58768PAC8	865.000.00	(864 878 90)	000	100 000 1001			
		DTD 11/22/2022 5.210% 08/16/2027			(06.929,700)	0.00	(864,828.90)			
11/21/22	11/23/22	FL ST BOARD OF ADMIN TXBL REV	341271AD6	575,000.00	(519,690.75)	(2,853.21)	(522,543.96)			
11/28/22	11/28/22 12/05/22	LINDE INC/CT CORPORATE NOTES	53522KAB9	525,000.00	(524,433.00)	0.00	(524,433.00)			
		DTD 12/05/2022 4.700%								
		11/03/2023								

Managed Account Security Transactions & Interest

For the Month Ending November 30, 2022

			•			מ זוונכובאר	2	יי מוכ ייסוומו בווס	or the Hollan Enamed November 30, 2022	30, 202
CITY	OF ANTIC	CITY OF ANTIOCH, CA - 04380500								7
Transac	Transaction Type Trade Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale
POT										
11/29/2	22 12/08/2:	11/29/22 12/08/22 AUST & NZ BANKING GRP NY CORPORATE NOTES DTD 12/08/2022 5.088% 12/08/2025	05254JAA8	445,000.00	(445,000.00)	0.00	(445,000.00)			
Transact	Transaction Type Sub-Total	b-Total		6,265,000.00	(6,207,645.36)	(3,304.39)	(6.210.949.75)		2	
INTEREST	EST									
11/01/22	11/01/22	CINTAS CORPORATION NO. 2 CORP	17252MAP5	350,000.00	00:0	5,970.42	5,970.42			
11/01/22	11/01/22	DTD 05/03/2022 3.450% 05/01/2025 CTTIGROUP INC (CALLABLE) CORPORATE NOTES	172967MX6	350,000.00	0.00	1,716.75	1,716.75			
11/01/22	11/01/22	DTD 05/04/2021 0.981% 05/01/2025 USAA CAPITAL CORP CORPORATE NOTES	903270D89	525,000.00	0.00	7,628.91	7,628.91			
11/01/22	11/25/22	DTD 05/26/2022 3.375% 05/01/2025 FHMS K053 A2	3137BN6G4	550,000.00	0.00	1,372.71	1,372.71			
11/01/22	11/25/22	ELD 03/23/2010 2:993% 12/01/2025 FN BM4614 DTD 10/01/2018 3 000% 03/01/2022	314039DU2	268,890.45	0.00	672.23	672.23			
11/01/22	11/25/22	FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	10,719.71	0.00	28.61	28.61			
11/01/22	11/25/22	FNA 2016-M3 A2 DTD 03/31/2016 2.702% 02/01/2026	3136ARTE8	471,190.12	0.00	1,060.96	1,060.96			
11/01/22	11/25/22	FHMS KJ27 A1 DTD 11/01/2019 2.092% 07/01/2024	3137F03V3	1,710.82	00:00	2.98	2.98			
11/01/22	11/25/22	FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEGQ4	67,973.03	00.00	129.15	129.15			
11/12/22	11/12/22	AMAZON.COM INC CORPORATE NOTES DTD 05/12/2021 0.450% 05/12/2024	023135BW5	225,000.00	0.00	506.25	506.25			
11/13/22	11/13/22	CATERPILLAR FINL SERVICE CORPORATE NOTES DTD 05/13/2022 3.400% 05/13/2025	14913R2V8	300,000.00	0.00	5,100.00	5,100.00			

Managed Account Security Transactions & Interest

For the Month Ending November 30, 2022

CITY	F ANTIO	CITY OF ANTIOCH, CA - 04380500	1				5			30, 2022
Trancar	ion Tuni									
Trado	Trade Cottle				Principal	Accrued	_	Realized G/L	Realized G/L	Sale
INTEREST	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
11/13/22	11/13/22 11/13/22	BRISTOL-MYERS SQUIBB CO	110122DN5	250,000.00	0.00	937.50	937 50			
		CORPORATE NOTES DTD 11/13/2020 0 250% 11/13/2025				ŕ				
11/15/22	11/15/22	CARMX 2021-3 A3	14317DAC4	445,000.00	0.00	203.96	203.96			
11/15/22	11/15/22	DTD 07/28/2021 0.550% 06/15/2026 US TREASURY NOTES	91282CAW1	4 150 000 00	o o	, ,				
		DTD 11/15/2020 0.250% 11/15/2023			000	05.781.50	5,187.50			
11/15/22	11/15/22	TAOT 2020-C A3	89237VAB5	147,660.16	0.00	54.14	54.14			
11/15/22	11/15/22	TAOT 2022-B A3	89238FAD5	285,000.00	0.00	695.88	695 88			
11/15/22	11/15/22	DTD 04/13/2022 2.930% 09/15/2026 WOART 2020-R A3	00162WAC	000						
		DTD 06/24/2020 0.630% 05/15/2025	30103WACU	140,894.27	0.00	73.97	73.97			
11/15/22	11/15/22	DCENT 2021-A1 A1	254683CP8	265,000.00	0.00	128.08	128 08			
		DTD 09/27/2021 0.580% 09/15/2026					170.00			
11/15/22	11/15/22	UNITEDHEALTH GROUP INC (CALLABLE) CORP N	91324PEB4	325,000.00	0.00	893.75	893.75			
		DTD 05/19/2021 0.550% 05/15/2024								
11/15/22	11/15/22	HART 2022-A A3	448977AD0	275.000.00	000	500 75	007			
		DTD 03/16/2022 2.220% 10/15/2026				27.000	508.75			
11/15/22	11/15/22	KCOT 2021-1A A3	50117TAC5	210,000.00	0.00	108.50	108.50			
11/15/22	11/15/22	DCENT 2022-A3 A3	254683CW3	665,000.00	0.00	1.972.83	1 972 83			
11/15/00	74/47	DTD 08/09/2022 3.560% 07/15/2027								
77/01/11	11/15/22	GENERAL DYNAMICS CORP (CALLABLE) CORP NO	369550BG2	325,000.00	0.00	5,687.50	5,687.50			
11/15/22	11/15/22	DTD 05/11/2018 3.500% 05/15/2025								
77/01/11	77/61/11	CORPORATE NOTES	172967MR9	350,000.00	0.00	2,936.50	2,936.50			
11/15/33		DTD 05/14/2020 1.678% 05/15/2024								
77/C1/11	77/51/11	AMXCA 2022-2 A DTD 05/24/2022 3.390% 05/17/2027	02582JJT8	815,000.00	0.00	2,302,38	2,302.38			
11/15/22	11/15/22	NAROT 2022-B A3 DTD 09/28/2022 4.460% 05/17/2027	65480JAC4	495,000.00	0.00	1,839.75	1,839.75			

Managed Account Security Transactions & Interest

For the Month Ending November 30, 2022

THE CONTRACT OF THE PARTY OF TH									
Transaction Type				Principal	Accrued		Realized G/L	Realized G/I	Salo
rade Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
11/15/22	HDMOT 2022-A A3 DTD 04/20/2022 3.060% 02/15/2027	41284YAD8	505,000.00	00:00	1,287.75	1,287.75			
11/15/22	WOART 2021-D A3	98163KAC6	330,000.00	0.00	222.75	222.75			
11/15/22	DTD 11/03/2021 0.810% 10/15/2026 TAOT 2022-C A3 DTD 08/16/2022 3 760% 04/16/2022	89231CAD9	225,000.00	0.00	705.00	705.00			
11/15/22	DTD 04/10/2022 3:780% 04/15/2027 HART 2021-A A3 DTD 04/28/2021 0 380% 06/15/2025	44933LAC7	200,000.00	0.00	63,33	63.33			
11/15/22	KCOT 2022-24 A3 DTD 07/21/2022 4.090% 12/15/2026	50117JAC7	670,000.00	0.00	2,283,58	2,283.58			
11/15/22	HART 2020-B A3	44933FAC0	126,819.71	00.00	50.73	50.73			
11/15/22	CARMX 2019-2 A3	14316LAC7	11,473.70	0.00	25.62	25.62			
11/15/22	CARMX 2022-3 A3 DTD 07/20/2022 3.970% 04/15/2027	14318MAD1	565,000.00	0.00	1,869.21	1,869.21			
11/15/22	COMET 2021-A3 A3 DTD 11/30/2021 1.040% 11/15/2026	14041NFY2	200,000.00	0.00	433.33	433.33			
11/15/22	KCOT 2022-1A A3 DTD 03/23/2022 2.670% 10/15/2026	50117EAC8	505,000.00	0.00	1,123.63	1,123.63			
11/15/22	ALYA 2022-2 A3 DTD 10/12/2022 43	02008MAC3	945,000.00	0.00	4,123.35	4,123.35			
11/15/22	HAROT 2019-3 A3 DTD 08/27/2019 1.780% 08/15/2023	43815NAC8	5,014.95	00.00	7.44	7.44			
11/15/22	COPAR 2021-1 A3 DTD 10/27/2021 0.770% 09/15/2026	14044CAC6	270,000.00	0.00	173.25	173.25			
11/15/22	FORDO 2022-A A3 DTD 01/24/2022 1.290% 06/15/2026	345286AC2	255,000.00	0.00	274.13	274.13			
11/15/22	COMET 2022-A2 A DTD 06/14/2022 3 490% 05/15/2027	14041NGA3	740,000.00	0.00	2,152.17	2,152.17			
11/15/22	COMET 2022-A1 A1 DTD 03/30/2022 2 800% 03/15/2027	14041NFZ9	500,000.00	0.00	1,166.67	1,166.67			
11/15/22	CARMX 2020-1 A3	14315XAC2	98,651.43	0.00	155.38	155.38			

Managed Account Security Transactions & Interest

For the Month Ending November 30, 2022

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5	JI NC -	חסכחסכרים - אין זייסדוואוין ס ו זייס								
Transaction Type	ion Type				Principal	Accrued		Realized G/I	Poslized C/I	9
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
INIEKESI	2									
11/15/22	11/15/22	HDMOT 2020-A A3	41284UAD6	27,650.00	0.00	43.09	43.09			
11/15/22	777	DTD 01/29/2020 1.870% 10/15/2024	The second secon							
77/51/11	77/17/77	ALLYA 2022-1 A3 DTD 05/18/2022 3 310% 11/15/2026	02008JAC0	520,000.00	0.00	1,434.33	1,434.33			
11/15/22	11/15/22	DCENT 2022-42 A. 3.31078 11/13/2028	754682053	00000						
		DTD 05/26/2022 3.320% 05/17/2027	234063C52	00.000.075	0.00	1,577.00	1,577.00			
11/15/22	11/15/22	CARMX 2022-2 A3	14317HAC5	390,000.00	0.00	1 134 25	1 134 25			
		DTD 04/28/2022 3.490% 02/16/2027			Y		C7:LCT'T			
11/15/22	11/15/22	HART 2021-C A3	44935FAD6	210,000.00	0.00	129.50	129 50			
		DTD 11/17/2021 0.740% 05/15/2026					153.30			
11/15/22	11/15/22	KCOT 2021-2A A3	50117XAE2	350,000.00	0.00	163 33	162 22			
		DTD 07/28/2021 0.560% 11/17/2025					102,23			
11/15/22	11/15/22	MBALT 2020-B A3	58769EAC2	50,229.33	0.00	16 74	16 74			
		DTD 09/23/2020 0.400% 11/15/2023				10.01	10.74			
11/15/22	11/15/22	MBART 2020-1 A3	58769VAC4	132,827.42	0.00	60.88	80 09			
		DTD 06/23/2020 0.550% 02/18/2025			3		00.00			
11/15/22	11/15/22	CARMX 2022-4 A3	14318UAD3	670,000.00	0.00	1 490 75	1 400 75			
		DTD 10/31/2022 5.340% 08/16/2027					C/:06L'T			
11/15/22	11/15/22	CARMX 2021-2 A3	143140AC8	225,000.00	0.00	97 50	07 50			
		DTD 04/21/2021 0.520% 02/17/2026				00:10	06.76			
11/16/22	11/16/22	GMCAR 2022-3 A3	36265WAD5	340,000.00	0.00	1,031,33	1.031.33			
		DTD 07/13/2022 3.640% 04/16/2027								
11/16/22	11/16/22	GMCAR 2022-2 A3	362585AC5	245,000.00	0.00	632.92	632.92			
		DTD 04/13/2022 3.100% 02/16/2027								
11/16/27	11/16/22	GMCAR 2021-4 A3	362554AC1	175,000.00	0.00	99.17	99.17			
		DTD 10/21/2021 0.680% 09/16/2026								
11/16/22	11/16/22	GMCAR 2022-1 A3	380146AC4	215,000.00	0.00	225.75	27 75			
		DTD 01/19/2022 1.260% 11/16/2026					67.675			
11/17/22	11/17/22	CATERPILLAR FINL SERVICE	14913R2L0	475,000.00	0.00	1,068.75	1.068.75			
		CORPORATE NOTES								
	CC/ OC/ **	DTD 05/17/2021 0.450% 05/17/2024								
11/20/22	11/20/22	WWALT 2022-A A3	92868AAC9	165,000.00	0.00	473.00	473.00			
		DID 06/14/2022 3.440% 07/21/2025								

Managed Account Security Transactions & Interest

For the Month Ending November 30, 2022

Transaction Tono							CHECK OF THE PROPERTY OF THE P		
Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued	i de la	Realized G/L	Realized G/L	Sale
					150 031	Iotal	COST	Amort Cost	Method
11/20/22	GMALT 2020-3 A3 DTD 09/29/2020 0.450% 08/21/2023	362569AC9	8,656,95	0.00	3.25	3.25			
11/20/22	VZOT 2020-B A DTD 08/12/2020 0.470% 02/20/2025	92290BAA9	380,827.65	0.00	149.16	149.16			
11/20/22	GMALT 2021-2 A3 DTD 05/26/2021 0.340% 05/20/2024	380144AC9	325,035.09	0.00	92.09	92.09			
11/20/22	TLOT 2021-A A3 DTD 04/21/2021 0.390% 04/22/2024	89238EAC0	250,000.00	0.00	81.25	81.25			
11/20/22	VZOT 2019-C A1A DTD 10/08/2019 1.940% 04/22/2024	92348AAA3	66,506,50	0.00	107.52	107.52			
11/20/22	VZOT 2020-A A1A DTD 01/29/2020 1.850% 07/22/2024	92348TAA2	58,691,52	0.00	90.48	90.48			
11/21/22	HAROT 2021-4 A3 DTD 11/24/2021 0.880% 01/21/2026	43815GAC3	270,000.00	0.00	198.00	198.00			
11/24/22	HSBC USA INC CORPORATE NOTES DTD 05/24/2022 3.750% 05/24/2024	40428HTA0	800,000.00	0.00	15,000.00	15,000.00			
11/24/22	INTL BK RECON & DEVELOP NOTES DTD 11/24/2020 0.250% 11/24/2023	459058JM6	670,000.00	00.00	837.50	837.50			
11/25/22	BMWOT 2020-A A3 DTD 07/15/2020 0.480% 10/25/2024	09661RAD3	69,289.58	00.00	27.72	27.72			
11/25/22	BMWOT 2022-A A3 DTD 05/18/2022 3.210% 08/25/2026	05602RAD3	295,000.00	00.00	789.13	789.13			
11/25/22	BMWLT 2021-1 A3 DTD 03/10/2021 0.290% 01/25/2024	05591RAC8	100,652.05	00.00	24.32	24.32			
11/28/22	ASTRAZENECA FINANCE LLC (CALLABLE) CORP	04636NAC7	495,000.00	00.00	1,732.50	1,732.50			
11/30/22	DTD 05/28/2021 0.700% 05/28/2024 US TREASURY NOTES DTD 11/30/2019 1.500% 11/30/2024	9128287V6	2,550,000.00	0.00	19,125.00	19,125.00			
Transaction Type Sub-Total	-Total		29,816,364.44	0.00	111,773.49	111,773.49			
11/01/22	FHLMC MULTIFAMILY STRUCTURED P DTD 05/01/2013 2.510% 11/01/2022	3137B1BS0	45,487.49	45,487.49	95.14	45,582.63	(753.39)	0.00	

Managed Account Security Transactions & Interest

For the Month Ending November 30, 2022

CITY	JF ANTIC	CITY OF ANTIOCH, CA - 04380500								
Transac	Transaction Type				Principal	Accrued		Realized G/L	Realized G/I	Colo
Trade Se	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
11/17/22	11/17/22	GOI DMAN SACHS GROI ID COBB	381416413	מט מסט זבנ		3				
		NOTE(CALLED,OMD	301416VF3	2/5,000.00	275,000.00	862.13	275,862.13	0.00	0.00	
20		DTD 11/19/2020 0.627% 11/17/2022		K						
Transact	Transaction Type Sub-Total	o-Total		320,487.49	320,487.49	957.27	321,444.76	(753.39)	6	
PAYDOWNS	SWNS								800	
11/01/22	11/25/22	EHMS K127 A1	313750372	20001						
		DTD 11/01/2019 2.092% 07/01/2024	0101/010	1,710.82	1./10.82	0.00	1,710.82	0.05	0.00	
11/01/22	11/25/22	FNA 2013-M7 A2	3136AEG04	13,485.95	13,485.95	0.00	13,485,95	(84.03)	000	
	9	DID 05/01/2013 2.280% 12/01/2022								
11/01/22	11/25/22	FNA 2013-M7 A2	3136AEG04	17,864.51	17,864.51	0.00	17,864.51	(234.04)	00 0	
00,10,		DTD 05/01/2013 2.280% 12/01/2022							0000	
11/01/22	11/25/22	FNA 2016-M3 A2	3136ARTE8	28,950.65	28,950.65	0.00	28,950.65	980.48	980.48	
11/01/22	11/25/22	END 03/31/2016 2.702% 02/01/2026	-							
11/01/22	11/25/22	FN BM4614	3140J9DU2	4,441.57	4,441.57	0.00	4,441.57	(291.48)	000	
11/01/22	11/11/11	DTD 10/01/2018 3.000% 03/01/2033								
11/01/22	11/55/72	FHMS KP05 A	3137FKK39	29.56	29.56	0.00	29.56	0.00	0.00	
11/15/22	11/15/22	DID 12/01/2018 3.203% 07/01/2023							×	
77 07 /11	77/01/11	DTD 01/29/2020 1 870% 10/15/2024	41284UAD6	6,667.98	96.299	0.00	96'299'9	1.45	0.00	
11/15/22	11/15/22	MBART 2020-1 A3	58769\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	12 718 81	10 015 C1					
		DTD 06/23/2020 0.550% 02/18/2025	100000	15,710,01	12,/18.81	0.00	12,718.81	0.99	0.00	
11/15/22	11/15/22	CARMX 2019-2 A3	14316LAC7	8,321.97	8,321.97	0.00	8.371.97	0.86	000	
		DTD 04/17/2019 2.680% 03/15/2024							5	
11/15/22	11/15/22	TAOT 2020-C A3	89237VAB5	15,052.90	15,052.90	0.00	15,052,90	1.16	000	
		DTD 07/27/2020 0.440% 10/15/2024							000	
11/15/22	11/15/22	WOART 2020-B A3	98163WAC0	11,400.30	11,400.30	0.00	11.400.30	0.80	000	
		DTD 06/24/2020 0.630% 05/15/2025							00:5	
11/15/22	11/15/22	MBALT 2020-B A3	58769EAC2	13,215.55	13,215.55	0.00	13 215 55	790	0	
		DTD 09/23/2020 0.400% 11/15/2023						99	0.00	
11/15/22	11/15/22	HAROT 2019-3 A3	43815NAC8	5,014.95	5,014.95	0.00	5,014.95	0.04	000	
	1	DTD 08/27/2019 1.780% 08/15/2023							8	
11/15/22	11/15/22	HART 2021-A A3	44933LAC7	1,402.11	1,402.11	0.00	1,402,11	0.15	000	
		DID 04/28/2021 0.380% 09/15/2025								

Managed Account Security Transactions & Interest

For the Month Ending November 30, 2022

1, 2022			Sale																			FIFO	0	2	FIFO	FIFO	FIFO
November 30			Realized G/L Amort Cost M			0.00	0.00	000		0.00	0.00	o o	0.00	0.00	00 0		0.00	0.00		980.48		(18,120.14) F	(10 426 36)		(2,086.08) FI	(8,305.22) FI	(33,418.89) FI
ror the Month Ending November 30, 2022			Kealized G/L Re Cost Ai		72.6	7/17	1.90	1.55	č	7:31	1.96	7	ŧ,	11.59	0.83		0.52	0.61		407.27		(17,979.49)	(10.344.73)		(1,969.80)	(8,230.75)	(33,121.00)
ם יסר			Total		14 777 86	00:	9,666.82	13,251.03	24 960 90	00:000:12	25,469.98	34 660 96		55,183.34	8,656.95		16,284.74	8,087.64		351,277.85		456,868.40	264,569.10		67,934.63	266,886.05	1,067,346.19
x Interest		Accrised	Interest		0.00		0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00		0.00		107.66	64.22		54.93	215.80	863.19
and occurry managements & Interest		Principal	Proceeds		14,777.86		9,666.82	13,251.03	24,960.90		25,469.98	34,660,96		55,183.34	8,656.95	21.800.04	15,284.74	8,087.64	10 110	351,277.85		456,760.74	264,504.88		67,879.70	266,670.25	1,066,483.00
ine occurry i			Par		14,777,86		78.000,8	13,251.03	24,960.90		25,469.98	34,560.96		55,183,34	8,656.95	NZ 196 31	10,204.74	8,087.64	3E1 277 0E	331,277.63		475,000.00	275,000.00		70,000.00	275,000.00	1,100,000.00
			CUSIP		44933FAC0	1421EVAC2	2000CTCLT	92348TAA2	89238EAC0		92348AAA3	380144AC9	04,4000000	22230BAA3	362569AC9	055918408		09661RAD3				91282CDA6	91282CDA6		3135G05G4	3135G05G4	3135G05G4
	CITY OF ANTIOCH, CA - 04380500		Security Description		HART 2020-B A3	DTD 07/22/2020 0.480% 12/16/2024 CARMX 2020-1 A3	DTD 01/22/2020 1.890% 12/16/2024	VZOT 2020-A A1A	TLOT 2021-A A3	DTD 04/21/2021 0.390% 04/22/2024	VZUI 2019-C A1A DTD 10/08/2019 1.940% 04/22/2024	GMALT 2021-2 A3	DID 05/26/2021 0.340% 05/20/2024 VZOT 2020-8 A	DTD 08/12/2020 0.470% 02/20/2025	GMALT 2020-3 A3	ET D 59/29/2020 0:430% 08/21/2023 BMWLT 2021-1 A3	DTD 03/10/2021 0.290% 01/25/2024	BMWOT 2020-A A3 DTD 07/15/2020 0.480% 10/25/2024	-Total			DTD 09/30/2021 0.250% 09/30/2023	US TREASURY NOTES	DID 09/30/2021 0.250% 09/30/2023	PANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023
	OF ANTIC	Transaction Type	rade Settle	CNINO	11/15/22	11/15/22		11/20/22	11/20/22		11/20/22	11/20/22	11/20/22		11/20/22	11/25/22		11/25/22	Transaction Type Sub-Total		11/02/33	11/02/22	11/03/22	11/03/33	11/03/22	11/03/22	11/03/22
	CH	Transa	Trade		11/15/22	11/15/22		11/20/22	11/20/22	11/20/22	11/20/22	11/20/22	11/20/22		11/20/22	11/25/22		11/25/22	Transacti	SELL	10/28/22	77 107 101	10/28/22	11/01/22	77/10/11	11/01/22	11/02/22

& Interest	
Transactions	
Account Security	
Managed 1	TORROW FOR SERVICE SER

For the Month Ending November 30, 2022

Charles Consultation	RECENSION NAMED OF PERSONS ASSESSED.					o de l'illerest	Ľ	ror the Month Ending November 30, 2022	Ind November	30 2022
	JF ANTIC	CITY OF ANTIOCH, CA - 04380500								
Transact Trade	Transaction Type Trade Settle	Security Description			Principal	Accrued		Realized G/L	Realized G/I	Sale
SELL			COSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
11/02/22	11/08/22	US TREASURY NOTES	91282CD46	075 000 00	0.000					
		DTD 09/30/2021 0.250% 09/30/2023		00.000.676	937,142.58	261.16	937,403.74	(37,324.22)	(37,617.33)	FIFO
11/03/22	11/03/22 11/07/22	US TREASURY NOTES	91282CDA6	100,000.00	96,039.06	26.10	96 065 16	(10 200 6)		
11/03/22	11/07/22	US TREASILEY N/B NOTES					01.0000	(3,906,23)	(3,936.24)	FIFO
		DTD 10/31/2021 0.375% 10/31/2023	91282CDD0	425,000.00	406,937.50	30.82	406,968.32	(16,833.98)	(17,457,53)	FIFO
11/16/22	11/16/22 11/22/22	US TREASURY N/B NOTES	91282000	475,000,00) i
		DTD 10/31/2021 0.375% 10/31/2023	71202000	455,000,00	408,398.44	98.96	408,495.30	(15,373.05)	(16,021.95)	FIFO
11/21/22	11/23/22	US TREASURY N/B NOTES	91282CDD0	250,000,00	000					
		DTD 10/31/2021 0.375% 10/31/2023		00,000,000	528,193.36	131.04	528,324.40	(20,216.80)	(21.058.74)	FIFO
11/28/22	11/28/22 12/05/22		91282CDD0	350.000.00	336 402 10					
		DTD 10/31/2021 0.375%			61.264.000	126.90	336,619.09	(12,496.09)	(13,048.57)	FIFO
		(-)								
11/30/22	11/30/22 12/07/22	US TREASURY N/B NOTES	91282CDD0	475,000,00	1000					
		DTD 10/31/2021 0.375%		0000000	450,593.75	182.06	456,775.81	(17,033.20)	(17,786.77)	FIFO
		10/31/2023								
Transactio	Transaction Type Sub-Total	-Total		5.495.000.00	E 303 00E 4E					
					3,434,033,43	2,160.74	5,294,256.19	(194,829.36)	(199,283.82)	
Managed /	Managed Account Sub-Total	o-Total			(243,784.57)	111,587,11	(132 107 46)	(40E 47E 40)		
Total Secur	Total Security Transactions						(01:101/201)	(195,175,48)	(198,303.34)	
	net industry				(\$243,784.57)	\$111.587.11	(\$132 107 45)	101 111 101		
Bolded item:	s are forward	Bolded items are forward settling trades.					(04.161,2614)	(\$195,175.48)	(\$198,303.34)	



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular City Council Meeting of January 24, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Rosanna Bayon Moore, Assistant City Manager RBM

Lt. John Fortner, Office of Emergency Services Coordinator

SUBJECT: Resolution Continuing the Declaration of a Local Emergency

Concerning the Severe Winter Storms

RECOMMENDED ACTION

It is recommended that the City Council adopt the resolution continuing the declaration of a local emergency associated with the State Declared Severe Winter Storms, locally identified as the 2023 January Winter Storm Event.

FISCAL IMPACT

The full fiscal impact of a response to the 2023 January Storm Event is yet to be determined. Expenditures associated with the local emergency are currently estimated at \$3.8 million dollars.

DISCUSSION

In late December 2022, severe winter storms commenced with high winds, heavy rainfall, and other "atmospheric river" conditions that to date have resulted in flooding, mudslides, fallen trees, and other property damage throughout the San Francisco Bay Area, including Contra Costa County and the City of Antioch.

On January 12, 2023, pursuant to Section 4-2.06(A)(1) of the Antioch Municipal Code, City Manager Cornelius H. Johnson in his capacity as the City's Director of Emergency Services proclaimed a local emergency concerning the 2023 January Winter Storm Event. The action is in response to emergent local needs, consistent with actions taken by state and regional governments to protect public health, safety, and welfare.

On January 13, 2023, the Antioch City Council took action to ratify the proclamation so that the local emergency can continue in force and effect. The City Council is obligated to review the need for continuing the local emergency declaration per Government Code section 8630. The City of Antioch's Emergency Operations Plan states the need

to continue to the proclamation should be reviewed every 14 days until terminated. Given that the scope of damage to City property is still in the preliminary stages of assessment, a continuance is requested.

ATTACHMENTS

A. Resolution

RESOLUTION NO. 2023/**

RESOLUTION OF THE CITY COUNCIL CONTINUING THE DECLARATION OF A LOCAL EMERGENCY IN THE CITY OF ANTIOCH CONCERNING SEVERE WINTER STORMS

WHEREAS, on January 4, 2023, State of California Governor Gavin Newsom proclaimed a state of emergency exists due to a series of atmospheric river systems that have struck the state with high winds, heavy precipitation and urban flooding;

WHEREAS, on January 10, 2023, the Contra Costa County Administrator Monica Nino proclaimed a local emergency due to uncommon and extreme weather conditions consisting of heavy rainfall and high winds, and the resulting impacts of flooding, downed trees and infrastructure damage;

WHEREAS, the City Manager, in his capacity as Director of Emergency Services of the City of Antioch, found that conditions of extreme peril to the safety of persons and property have arisen within the City of Antioch, caused by the 2023 January Winter Storm event at a time that the City Council of the City of Antioch was not in session.

WHEREAS, conditions within Antioch City Limits have resulted in a response to flooding, damage and displacement beyond the control of City services, personnel, equipment, and facilities:

WHEREAS, on January 12, 2023, pursuant to Section 4-2.06(A)(1) of the Antioch Municipal Code, the City Manager, in his capacity as Director of Emergency Services of the City of Antioch, found that conditions warrant a declaration of a local emergency by proclamation; and

WHEREAS, the Antioch City Council ratified said action by the Director of Emergency Services on January 13, 2023, proclaiming that a local emergency exists and shall continue to exist in the City of Antioch until the City Council resolves that the local emergency is terminated.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby continues the declaration of a local emergency and, in compliance with California Government Code Section 8630, the City Council shall review the need for continuing the local emergency declaration at least once every 30 days until termination.

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 24th day of January, 2023 by the following vote:

by the following vote.		
AYES:		
NOES:		

ABSTAIN:

ABSENT:	
	ELIZABETH HOUSEHOLDER
	CITY CLERK OF THE CITY OF ANTIOCH



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 24, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Christine Raposo, Associate Public Works Technician

APPROVED BY: Scott Buenting, Interim Public Works Director/City Engineer

SUBJECT: Approval of License & Marketing Agreement for the Residential

Service Line Protection, Proposal No. 961-0202-22A, Award

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution to:

- 1. Approve the Proposal included in the Draft License & Marketing Agreement submitted by HomeServe as the Sole Provider to the City of Antioch for Residential Service Line Protection for four (4) years;
- 2. Authorize the City Attorney to release the City Logo for the purpose of publication regarding the Residential Service Line Protection to HomeServe; and
- 3. Authorize the City Manager to execute a four (4) year License & Marketing agreement with HomeServe in a form approved by the City Attorney.

FISCAL IMPACT

The City of Antioch will receive a brand fee upfront per year of \$25,000 for each of the four (4) years of the agreement.

DISCUSSION

Council Member Lori Ogorchock (D3) raised a concern regarding the financial burden associated with repair of utility services. The City Council subsequently provided direction to City staff at the February 16, 2021 City Council Meeting to explore various options to provide insurance options for utility laterals.

The City of Antioch has identified the need of homeowners facing challenges repairing privately owned water and sewer lateral lines. While the City is responsible for a portion of the line, the resident is also responsible for their section (the responsibility is indicated at time of placement of line whether it be sewer or water). In an effort to aid residents of

the City of Antioch, the City found it beneficial to team up with a Residential Service Line Protection company to better aid our residents with these costs.

The Public Works Department published the Residential Service Line Protection Request for Proposals (RFP) on January 12, 2022. The solicitation period closed on February 10, 2022. The RFP opportunity was advertised via a newspaper of general circulation, a builder's exchange email list, on the City's website and sent directly to two contractors. Public Works received two qualified and competitive proposal submittals.

American Water Resources was awarded as the agreement at the March 8, 2022 City Council meeting, however, they failed to provide the necessary information required to execute an agreement and were therefore determined to be unresponsive. A Notice of Termination was submitted to AWR on August 23, 2022. City staff recommends awarding the agreement to HomeServe who submitted the second best proposal to the City.

ATTACHMENTS

- A. Resolution
- B. Draft License and Marketing Agreement

ATTACHMENT "A"

RESOLUTION NO. 2023/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPROVING THE PROPOSAL OF HOMESERVE INCLUDED IN THE LICENSE &
MARKETING AGREEMENT FOR THE RESIDENTIAL SERVICE LINE PROTECTION,
AUTHORIZING THE CITY ATTORNEY TO RELEASE THE CITY LOGO FOR
PUBLICATION AND AUTHORIZING THE CITY MANAGER TO EXECUTE A
LICENSE & MARKETING AGREEMENT

WHEREAS, on January 12, 2022, the City published the Residential Service Line Protection Proposal publicly and the Proposal closed on February 10, 2022;

WHEREAS, two (2) qualified and competitive submittals were received by the Public Works Department; and

WHEREAS, after careful review each proposal and reference checks, and due to the unresponsiveness of originally chosen contractor, HomeServe has been chosen as the insurance carrier who is qualified and meets the City's needs.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby:

- 1. Approves the Proposal included in the Draft License & Marketing Agreement submitted by HomeServe as the Sole Provider to the City of Antioch for Residential Service Line Protection for four (4) years;
- 2. Authorizes the City Attorney to release the City Logo for the purpose of publication regarding the Residential Service Line Protection to HomeServe; and
- 3. Authorizes the City Manager to execute a four (4) year License & Marketing agreement with HomeServe in a form approved by the City Attorney.

* * * * * * *

RESOLUTION NO. 2023/** January 24, 2023 Page 2

IHE	KEBA CEKIIL	Y that the foregoing	resolution \	was passed	and add	pted	by the
City Counci	of the City of	Antioch at a regula	r meeting t	thereof, held	I on the	24th (day of
January 202	23, by the follow	ving vote:					
AYFS:							

NOES:

ABSTAIN:

ABSENT:

ELIZABETH HOUSEHOLDER CITY CLERK OF THE CITY OF ANTIOCH

ATTACHMENT "B"

RESIDENTIAL SERVICE LINE PROTECTION MARKETING LICENSE AGREEMENT

This Residential Service Line Protection Marketing License Agreement ("Agreement") is entered into by and between the City of Antioch, a municipal corporation organized and operating under the laws of the State of California ("City"), and Utility Service Partners Private Label, Inc., a Delaware corporation, d/b/a SLWA Insurance Services ("Company"). The Company and the City are sometimes referred to, herein, collectively as the "Parties," and individually, as a "Party". This Agreement shall be effective on the last signature date set forth below ("Effective Date").

RECITALS

WHEREAS, individual residential property owners residing in the City of Antioch ("Property Owners") own the sewer and water line laterals between the mainlines and the connection on residential private property; and

WHEREAS, the City desires to announce to Property Owners the opportunity, but not the obligation, to purchase a service plan subscription and other similar products as set forth in **Exhibit A** or as otherwise agreed in writing from time-to-time by the Parties (each, a "**Product**" and collectively, the "**Products**"); and

WHEREAS, Company desires to make the Products available to Property Owners subject to the terms and conditions contained herein; and

WHEREAS, water and sewer service line system failures often lead to costly repairs for Property Owners; and

WHEREAS, the City conducted a Request for Proposals for Residential Service Line Protection (the "RFP") to solicit proposals by competent and professional vendors for the provision of repair and replacement services to Property Owners; and

WHEREAS, Company is a wholly owned subsidiary of HomeServe, the entity that submitted a proposal to the City pursuant to the RFP; and

WHEREAS, Company desires to offer and serve as the service provider and administrator of the Program in accordance with this Agreement, and the proposal, which is incorporated herein; and

WHEREAS, the City desires to enter into this Agreement with Company in order to allow Company to license City logos, so long as Company abides by all terms and conditions of this Agreement, and the exhibits attached hereto.

WHEREAS, Property Owners who purchase Products from Company are sometimes referred to in this Agreement as ("Customers").

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and with the intent to be legally bound hereby, the Parties agree as follows:

- 1. <u>Right to Market Products</u>. The City hereby grants to Company the right to offer and market the Products to Property Owners subject to the terms and conditions herein.
- 2. **Grant of License.** The City hereby grants to Company a non-exclusive license ("**License**") to use the City's name and logo ("**Marks**") on marketing materials in accordance with **Exhibit B**, attached hereto and incorporated herein by this reference, to be sent to Property Owners from time to time, at Company's sole cost and expense and subject to the City's prior review and approval, which will not be unreasonably delayed or withheld. Company's use of the Marks in accordance with this Agreement will not infringe any other party's rights. Any direct marketing shall reference that Company is an independent company separate from the City and that the Products being offered are optional.

3. Company's Obligations.

- A. Company shall comply with, and require any of its employees, subcontractors, agents or volunteers to comply with all applicable provisions of this Agreement, and the attached exhibits, during the entire Term of the Agreement.
- B. To ensure that Property Owners are aware that Company is not an employee or agent of the City, and that the City is not affiliated with Company's repair and replacement services, and to minimize legal risk to the City, Company shall include the following language into certain marketing materials that it provides to its potential customers, as requested by the City:

"Utility Service Partners Private Label, Inc., d/b/a SLWA Insurance Services ("SLWA"), with corporate offices located at 4000 Town Center Boulevard, Suite 400, Canonsburg, PA 15317, is an independent company separate from the City of Antioch ("City") and your local utility, and offers this optional service plan as the service contract provider and administrator of the service plan. Your choice of whether to participate in this service plan will not affect any service you have with the City, or your local utility. The City and your local utility are in no way responsible or liable for any coverage or services provided by SLWA, or any rejection of a claim for services."

- C. Company shall comply with all requirements set forth in $\underline{\mathbf{Exhibit}\ \mathbf{B}}$, the Service Level Terms, and $\underline{\mathbf{Exhibit}\ \mathbf{C}}$, the Work.
- D. Additionally, Company shall provide the City with sample service agreements ("Service Agreements") prior to any marketing of Products.
- 4. <u>Term.</u> The term of this Agreement shall begin on the Effective Date and end on the fourth anniversary of the Effective Date (the "Initial Term"), unless earlier terminated as provided herein. This Agreement may be renewed for five (5) successive one (1) year terms by written amendment to this Agreement (each a "Renewal Term" and collectively with the Initial Term, the "Term").
- 5. **Termination.** In the event that Company is in material breach of this Agreement, the City may terminate this Agreement thirty (30) days after giving written notice to Company of such breach, if said breach is not cured during said thirty (30) day period. In addition, the City may terminate this Agreement at any time and without cause upon no less than ninety (90) days' prior written notification to Company if City determines, in its sole discretion, that such termination is in the best interest of City. Company will be permitted to complete any marketing initiative approved and initiated prior to the effectiveness of termination of this Agreement, if the marketing materials have already been printed and processed for mailing, after which time, Company shall cease use of the Marks and neither Party will have any further obligations to the other. Following termination, Company shall not use the Marks other than in the printed marketing materials that have already been processed as described in the foregoing sentence. Notwithstanding any termination of this Agreement, Company shall continue to fulfill all existing obligations to Customers.
- 6. **Consideration.** As consideration for the License granted in Section 2.A above, in addition to compliance with the requirements set forth in Exhibit B and C, Company shall pay City a fee ("**Brand Fee**") as set forth in Exhibit A. Payment of the Brand Fee for the first year of the Initial Term is subject to the approval and mailing of the first campaign for that year. Thereafter, payment of the Brand Fee is subject to City's approval of all other marketing materials for the prior year of the Term, if any, and the approval and mailing of the first campaign of the then current year of the Term. Company will pay the applicable Brand Fee to City within thirty (30) days after such campaign mailings have been made, and applicable City approvals secured.
- 7. **Confidentiality.** Each Party will treat all non-public, confidential and trade secret information received from the other Party as confidential, and each Party shall not disclose or use such information in a manner contrary to the purposes of this Agreement. Notwithstanding the foregoing, the City shall not be liable for any inadvertent disclosure of Company information, or for disclosure of confidential information that is required to be disclosed under the California Public Records Act, Government Code section 6250, et. seq, or under court order.
- 8. **Indemnification.** To the fullest extent permitted by law, Company shall defend (with counsel reasonably approved by the City), indemnify and hold the City, its elected and appointed officials, officers, employees, agents, and authorized volunteers free and harmless from any and all claims, demands, causes of action, suits, actions, proceedings, costs, expenses, liability, judgments, awards, decrees, settlements, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, (collectively, "Claims") in any manner arising out of, pertaining to, or incident to any alleged acts, errors or omissions, or willful misconduct of Company, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Company's water and sewer line repair and replacement services to customers in the City or

this Agreement, including without limitation the payment of all damages, expert witness fees, attorneys' fees and other related costs and expenses that Company incurs in the defense and indemnification of the City. The City may participate in the defense of any indemnifiable Claim with counsel of its own choosing, but any costs incurred in connection therewith shall be paid by the City, and the City acknowledges that Company shall control any such defense. This indemnification clause excludes Claims arising from the sole negligence or willful misconduct of the City. Company's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the City, the City Council, or employees or authorized volunteers of the City. Company's indemnification obligation shall survive the expiration or earlier termination of this Agreement.

- 9. <u>Insurance.</u> The Company shall purchase and maintain insurance through the life of the Agreement in the amounts equal to the requirements set forth in subsections A through D below, and shall not commence work under this Agreement until all insurance required by this Section is obtained and evidenced in a form reasonably acceptable to the City. Before permitting any of the Company's subcontractors to perform any work pursuant to a subcontract, the Company shall require each subcontractor to procure and maintain, during the life of the subcontracts, insurance in the amounts equal to the requirements set forth in Exhibit E, unless different amounts are approved in writing by the City:
 - A. Workers' Compensation Insurance. The Company shall provide evidence of workers' compensation insurance with statutory minimum amounts of coverage, as required by the Labor Code of the State of California and including employer's liability insurance with a minimum limit of \$1,000,000. Such workers' compensation insurance shall be endorsed to provide for a waiver of subrogation against the City.
 - B. General Liability. The Company shall maintain during the life of this Agreement, a standard form of Commercial General Liability insurance with limits no less than \$2,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit. Such coverage shall include coverage for:
 - 1. Products and Completed Operations Coverage
 - 2. Broad form Property Damage
 - 3. Blanket Contractual Liability
 - 4. Severability of Interest or Cross-Liability
 - 5. Underground Explosion and Collapse Coverage
 - 6. Personal Injury
 - C. Automotive/Vehicle Liability Insurance. The Company shall maintain a policy of automotive/vehicle liability insurance on a commercial auto liability form covering owned, non-owned and hired automobiles providing the following minimum limits of liability:
 - 1. Combined single limit of liability of \$1,000,000 million per accident for Bodily Injury, Death, and Property Damage with \$1,000,000 million aggregate.
 - 2. The insurance shall include coverage for contractual liability and pollution liability caused by vehicle upset, overturn and collision.

- D. Excess Liability. The Company may provide a policy providing excess coverage in a face amount necessary, when combined with the primary insurance, to equal the minimum requirements for General Liability and Automobile Liability. The insurance shall include:
 - 1. "Pay on behalf of" wording; blanket contractual liability; concurrency of effective dates with primary; and drop-down feature.

The insurance provided for the coverages in subsections A through D, above, are subject to the following conditions:

- a. The insurance shall be issued and underwritten by insurance companies acceptable to the City and shall be licensed by the State of California to do business on the lines of insurance specified.
- b. The Company may satisfy the limit requirements in a single policy or multiple policies. Any such additional policies written as excess insurance shall not provide any less coverage than that provided by the first or primary policy.
- c. Any costs associated with a self-insured program, deductibles, or premium rating programs that determine premium based on loss experience shall be for the account of the Company and subsequent subcontractors, and the City shall not be required to participate in any such loss. If any such programs exist, Company and subsequent subcontractors agree to protect and defend the City in the same manner as if such cost provisions were not applicable.
- d. Company shall have presented at the time of execution of the Agreement, a certificate of insurance in the form as attached hereto evidencing such coverage as in force, and which complies with the terms and conditions outlined herein.
- e. If an insurance policy contains a general policy aggregate of less than the minimum limits specified, then the policy coverage shall be written with limits applicable solely to this Agreement, as specified, and shall not be reduced by or impaired by any other claims arising against Company. These policy limits shall be set forth by separate endorsement to the policy.
- f. Provide a Waiver of Subrogation against the City, its officers, agents, and employees, and all public agencies from whom permits will be obtained on policies where such a waiver is available, and its directors, officers, agents, and employees are hereby declared to be additional insureds under the terms of such policies, but only with respect to the operations of the Company at or upon any of the premises of the City in connection with the Agreement with the City.
- g. Each such policy of General Liability, Automotive/Vehicle Liability and Excess Liability insurance shall contain endorsements providing the following:
 - i. The City, its officers, agents, and employees, and all public agencies from whom permits will be obtained and its directors, officers, agents, and employees are hereby declared to be additional insureds under the terms of

this policy, but only with respect to the operations of the Company at or upon any of the premises of the City in connection with the Agreement with the City.

- ii. That the insurance policy will not be cancelled, limited, materially altered, or non-renewed by the insurer until thirty (30) days after receipt by the City of a written notice of such cancellation or reduction in coverage.
- iii. This insurance policy is primary insurance and no insurance held or owned by the designated additional insureds shall be called upon to cover a loss under this policy. The endorsements shall be on the forms supplied by the City.
- h. Insurers must be licensed to do business in the State of California. The insurers must also have an "A-" policyholder's rating and a financial rating of at least class VII in accordance with the current Best's Guide Rating. The State Compensation Insurance Fund of California is an acceptable Workers Compensation carrier.
- 10. **Notice.** Any notice required to be given hereunder shall be deemed to have been given when notice is (i) received by the Party to whom it is directed by personal service, or deposited as registered or certified mail, return receipt requested, with the United States Postal Service, addressed as follows:

To City:

Public Works Department City of Antioch P. O. Box 5007 Antioch, CA 94531-5007

With Copy to:

City of Antioch P. O. Box 5007 Antioch, CA 94531-5007 Attn: City Attorney

To Company:

Utility Service Partners Private Label, Inc. d/b/a SLWA Insurance Services 601 Merritt 7, 6th Floor Norwalk, CT 06851 ATTN: Chief Sales Officer

With Copy To:

Utility Service Partners Private label, Inc. d/b/a SLWA Insurance Services

601 Merritt 7, 6th Floor Norwalk, CT 06851 ATTN: Hilary Glassman

- 11. <u>Integration.</u> This Agreement, including all exhibits and other attachments, represents the entire and integrated agreement between City and Company and supersedes all prior negotiations, representations, or agreements, either written or oral.
- 12. <u>Modifications or Amendments</u>. Except for the list of available Products under the Agreement, which may be amended from time to time by the Parties in writing except as otherwise provided herein, this Agreement may be amended or modified only by a written instrument executed by an authorized representative of each of the Parties.
- 13. **No Waiver.** No term or provision hereof shall be deemed waived and no breach excused unless such waiver or consent is in writing and signed by the Party claimed to have waived or consented. No waiver of any of the provisions of this Agreement or the failure to exercise any right herein shall be deemed to constitute a waiver of any other provision, whether or not similar, nor shall any waiver be deemed to waive any different or subsequent breach.
- 14. **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- 15. Assignment. Neither Party may assign its rights or delegate its duties under this Agreement without the prior written consent of the other Party, which consent shall not be unreasonably delayed, withheld, conditioned, or denied, except to an Affiliate of the assigning Party or an acquirer of all or substantially all of the assets of the assigning Party. Company shall provide City with notice of any permitted assignment hereunder within 15 days of the assignment or closing. This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto as well as their respective successors, permitted assigns and legal representatives. For purposes of this Section 15, an "Affiliate" of an entity is any entity that controls, is controlled by or is under common control with such entity, where "control" means the power to direct the management or policies of an entity by equity ownership, contract or other means. In addition, upon receipt of a notice of assignment as described in the second sentence of this Section, any exercise of City's right to terminate this Agreement without cause as provided in Section 5 above shall only require thirty (30) days prior notice, if such notice is delivered within sixty (60) days of City's receipt of such notice of assignment.
- 16. **No Third Party Beneficiary.** There are no other intended third party beneficiaries of any right or obligation assumed by the Parties.
- 17. <u>Choice of Law.</u> The Company shall maintain compliance with all applicable laws with respect to its obligations under this Agreement. The governing law shall be the laws of the State of California, without regard to the choice of law principles. Venue shall be in Contra Costa County.

- 18. <u>Incorporation of Recitals and Exhibits.</u> The above Recitals and <u>Exhibits A, B, C, D, and E</u> attached hereto are incorporated herein by this reference, are expressly made part of this Agreement.
- 19. <u>Company Not an Agent of the City</u>. Company is not an employee or agent of the City for purposes of this Agreement or for purposes of performing repair and replacement services for water and sewer lines for private property owners in the City.
- 20. <u>Authority</u>. The persons executing this Agreement on behalf of the Parties hereto warrant that they are duly authorized to execute this Agreement on behalf of said Parties and that by doing so, the Parties hereto are formally bound to the provisions of this Agreement.
- 21. <u>Inconsistent Terms</u>. If the terms or provisions of this Agreement conflict with or are inconsistent with any term or provision of any Exhibit attached hereto, then the terms and provisions of this Agreement shall prevail. In the case of any conflict or inconsistency between <u>Exhibit B</u> and <u>Exhibit C</u>, the terms and provisions of <u>Exhibit B</u> shall prevail. Notwithstanding the foregoing, the highest standard or most stringent requirement shall apply, unless otherwise determined in writing by the City.
- 22. Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.
- 23. <u>Survival</u>. All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Company shall survive the termination of this Agreement.
- 24. **Electronic Signatures**. Each Party acknowledges and agrees that this Agreement may be executed by electronic or digital signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

SIGNATURE PAGE TO RESIDENTIAL SERVICE LINE PROTECTION MARKETING LICENSE AGREEMENT

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the last signature date set forth below.

CITY:	COMPANY:
CITY OF ANTIOCH	UTILITY SERVICE PARTNERS PRIVATE LABEL, INC. D/B/A SLWA INSURANCE SERVICES.
Cornelius Johnson, Interim City Manager	By:
Attest:	Title:
Elizabeth Householder, City Clerk	By:
Approved as to Form:	Name:
Thomas Lloyd Smith, City Attorney	
[Two signatures are required for a corporation or	one signature with the corporate bylaws indicating that or

[Iwo signatures are required for a corporation or one signature with the corporate bylaws indicating that one person can sign on behalf of the corporation]

Exhibit "A"

Brand Fee and Subscription Pricing Schedule

City Brand Fee

The Brand Fee to be paid to the City shall be:

- I. Brand Fee. During the Initial Term, Company will pay City \$100,000.00 spread across the four years of the Initial Term, as follows:
 - A. Year 1 \$25,000.00
 - B. Year 2 \$25,000.00
 - C. Year 3 \$25,000.00
 - D. Year 4 \$25,000.00

The Brand Fee shall be \$25,000.00 for each Renewal Term.

Pricing Schedule

Product	PInitial Monthly Customer Payment*	Annual Service Calls /Per-Call Coverage
Exterior Water Service Line ("WSL")	\$5.49**	Unlimited
Exterior Sewer/Septic Line ("SSL")	\$9.49**	Unlimited
Interior Plumbing and Drainage ("IPD")	\$13.99***	2 calls annually / \$2,500 per call

^{*}Initial pricing is valid for the first three (3) years of the Term for WSL and SSL; initial IPD pricing is valid for the first four (4) years of the Term.

^{**}WSL and SSL products will increase by \$0.50 in years 3 and 5 of the Term.

^{***}IPD product will increase by \$0.50 in year 5 of the Term.

Exhibit B

Service Level Terms for Private Water and Sanitary Sewer Service Line Protection Services for Private Property Owners

1.1 General Description

The primary role of Company will be to provide the following, including but not limited to:

- 1. Marketing Plan
- 2. Mailing List
- 3. Call Center
- 4. Timely Response
- 5. Repairs in Conformance to City of Antioch Standards
- 6. Inspection of Sewer Laterals
- 7. Customer Service and Data Updates
- 8. Program Coverage and Fee Schedule
- 9. Eligible Customers
- 10. Financial Arrangement

1.2 Detailed Description

SERVICE 1 MARKETING PLAN

The Company shall outline a proposed marketing plan and time-line, as well as the role the Company expects the City to perform in the marketing process. The Company will develop a publicity plan and marketing materials for promoting its Program to customers within the City. The Company will be authorized to use the City logo on its promotional materials, provided that City Attorney review and pre-approve any and all use of the City logo and any and all marketing materials before distribution or display. The Company shall cover the costs of producing and mailing all marketing materials.

SERVICE 2 MAILING LETTER

In accordance with state law, the City of Antioch will not under any circumstances provide the Company with customer mailing lists. In addition, the Company will provide the City with an appropriate mailer to be included in the Customer's water bill.

SERVICE 3 CALL CENTER

The Company will staff and maintain a 24-7 toll-free call center for handling claims for sewer lateral and water service line issues. The Company shall provide translation services for messaging and inbound calls. At a minimum, translation services must be available in Spanish.

SERVICE 4 TIMELY RESPONSE

For coordination with the Public Works Department: The Company shall coordinate with the City to establish a mechanism intended to route water service line and sewer lateral claims for City residents who are customers of the Company and participating in the Program through the Company and responded to by Company's staff to prevent the Public Works Department from being dispatched in duplication.

The Company will make live representatives available 24 hours a day, 7 days a week, every day of the year. After Company receives notification of a covered claim requiring water service line or sewer lateral repairs, a qualified contractor will contact the Customer to set up a repair appointment. Critical jobs, such as those with a loss of service, are flagged in the system for immediate scheduling and same-day service. Non-critical jobs are scheduled based on customer convenience.

SERVICE 5 REPAIRS IN CONFORMANCE TO CITY OF ANTIOCH STANDARDS

City Standards Constructions Details are located at https://www.antiochca.gov/fc/public-works/engineering/Construction-Details.pdf. Please refer to Construction details CP-08, W-04A, W-15, SS-02, SS-04, SS-05 and SS-06 at a minimum.

- 1. The Company shall provide high-quality repairs in adherence to the most current City of Antioch, regional, state and federal rules and regulations including: specifications for materials and construction for water service lines and sewer laterals; preparation, repair and basic ground and sidewalk restoration work.
- a. Restoration shall include, at a minimum, filing, raking and reinstallation of existing soft landscaping and shrubbery and patching of paved surfaces. Patching of paved surfaces or sidewalks shall be done in conformance with City of Antioch standards and specifications.
- b. Lead pipe is to be replaced with pipe that is in conformance with City of Antioch regulations whenever it is encountered or discovered as part of Program repair.
- c. The Company will be responsible for obtaining all relevant City of Antioch permits through the appropriate City departments.
- 2. Provide qualified reputable professional plumbers to perform the repairs or replacement of the sewer lateral or water service line. The plumbers must meet the following requirements:
- a. The Plumbing Contractor must be licensed to do business in Antioch, California.
- b. The on-site plumber must have a valid and active plumbing license from the State of California. When multiple workers are assigned to a job, unlicensed workers may be used. A licensed plumber must be present at all times to direct activities and perform all work that requires a licensed plumber.
- c. All plumbing contractors must be bonded and insured.
- d. Plumbing Contractors shall not have a record of unresolved complaints or unfavorable status from the Better Business Bureau, or the California Department of Consumer Affairs.
- e. Plumbing Contractors shall take reasonable measures (i.e. background check) to ensure any workers do not have a previous criminal record that renders him/her unfit to perform work on private property.

f.

In the case any portion of the sewer lateral requires repair or replacement, upon completion of the repair or replacement, the upper (or private) lateral shall be inspected with video or close-circuit television. A digital copy of the video inspection shall be submitted to the Antioch Public Works Dept.

SERVICE 7 CUSTOMER SERVICE AND DATA UPDATES

- 1. The Company shall provide the City's customer service staff with training on the Program and a list of frequently asked questions (FAQs). The FAQs should provide enough information to allow the City's customer service staff to answer Customer questions without delay or referral to the Company's Customer service. It is solely within the City's discretion whether to use the Company's FAQs when communicating with its customers. The City of Antioch may develop its own FAQs to answer Customer questions.
- 2. The Company will provide high-quality Customer service with ongoing accountability to the City for services provided. In addition to quarterly business review meetings with the City's designee, program performance reports will be provided through the Company's online Partner Portal, accessible 24/7. Data points reported on include:
 - Contracts and Customer totals, available by contract type
 - Enrollment channel details
 - Service level metrics including number of service requests, successful repairs, details on services provided, value of services provided, contractor assignments and satisfaction ratings

SERVICE 8 PROGRAM COVERAGE AND FEE SCHEDULE

- 1. The Company shall offer a flat-rate, subscription-based Program with an unlimited dollar amount per occurrence and an unlimited number of occurrences per year for repairs covered by the external water line and the external sewer/septic line products in the Program. The interior plumbing and drainage product covers up to \$2,500 per occurrence, with up to two (2) occurrences annually.
- 2. All repairs and replacements performed under the Program shall be covered by a minimum one (1) year warranty.
- 3. There shall be no deductible or additional service fee borne by the Customer.
- 4. The subscription rates shall be structured to be sufficient to cover all related expenses of the Program.

SERVICE 9 ELIGIBLE CUSTOMERS

The Program shall be offered to all City residential customers whose water service line is equal to or less than 2 inches, which represents approximately 33,106 eligible accounts.

Exhibit C

Company Work Approach

[attached behind this page]

(Work Approach portion of SLWA Insurance Services proposal to be attached here)

Exhibit DSample Member Policy

[attached behind this page]

Exhibit EInsurance Requirements for Subcontractors

I. INSURANCE

- a. Each Company subcontractor (each a "Subcontractor, and collectively "Subcontractors") shall, at its own cost and expense, procure and maintain for itself and its employees all insurance coverage as required by federal or state law, including workers' compensation insurance in the relevant state jurisdiction. Further, each Subcontractor shall obtain and maintain the following required minimum insurance coverage as applicable:
 - (i) Subcontractors shall maintain limits of CGL, WC, EL, Automobile Liability Coverage and umbrella excess liability with minimum limits as set forth in the following table based on the number of Work Orders received by Company and as further set forth in this Exhibit:

I.e	II. CGL	III. Auto Liability	IV. WC	V. EL	VI. Umbrella Excess
Tier 1 (62 Work Orders in the last 3 months OR 250+ Work Orders in the last 12 months)	\$2,000,000 Per Occurrence; \$2,000,000 General Aggregate	Subsection.d	State and Federal Statutory Requirements	\$100,000, as set forth below in Subsection e.	\$2,000,000 Per Occurrence
Tier 2 (30-61 Work Orders in the last 3 months OR 120- 249 in the last 12 months)	\$1,000,000 Per Occurrence; \$2,000,000 General Aggregate	See Subsection d.	State and Federal Statutory Requirements	\$100,000, as set forth below in Subsection e.	\$1,000,000 Per Occurrence
Tier 3 (1-29 Work Orders in the last 3 months OR 20-119 in the last 12 months)	\$1,000,000 Per Occurrence; \$2,000,000 General Aggregate	See Subsection d.	State and Federal Statutory Requirements	\$100,000, as set forth below in Section f.	\$1,000,000 per occurrence
All Other Contractors	\$1,000,000 Per Occurrence; \$2,000,000 General Aggregate	See Subsection d.	State and Federal Statutory Requirements	\$100,000, as set forth below in Subsection e.	\$1,000,000 per occurrence

- **b.** Except for its WC policy, Subontractors' policies shall provide for a waiver of subrogation. All insurance required by this Exhibit (excluding only WC and Professional Liability insurance) shall name Company and City as additional insureds (hereinafter, collectively, the "Additional Insureds").
- **c.** Any CGL insurance policy required under this Exhibit, must:
 - (i) be on an occurrence basis and include coverage for bodily injury, death, property damage and contractual liability,
 - (ii) have a General Aggregate Limit that applies on a Per Project/Location basis,

- (iii) have additional insured endorsement CG 20 10 10 01, or equivalent for "ongoing operations," and an additional insured endorsement CG 20 37 10 01, or equivalent, for "completed operations",
- (iv) not contain any limitation or exclusion for (A) mold or fungus, (B) the Additional Insureds' vicarious liability, strict liability, or statutory liability, (C) resulting or consequential property damage, or (D) residential work, and
- (v) not contain any professional liability exclusion broader than ISO form 22 79 07 98.
- d. Any Automobile Liability insurance policy required under this Exhibit, must
 - (i) cover all owned, hired and non-owned vehicles (or "Any Auto"),
 - (ii) include Contractual Liability Coverage (including liability for employee injury assumed under a contract as provided in the standard ISO policy form),
 - (iii) have a Per Accident Combined Single Limit of at least \$1,000,000, and
 - (iv) have additional insured endorsement for "Automobile".
- e. With respect to EL required under this Exhibit, the limits shall be not less than as follow:
 - (i) Bodily Injury by Accident: \$100,000 Each Accident
 - (ii) Bodily Injury by Disease: \$100,000 Each Employee
 - (iii) Bodily Injury by Disease: \$100,000 Policy Limit
- f. Each Subcontractor must have a valid business license to operate in the City before being engaged to perform services on behalf of Company under this Agreement. If in order to obtain such a license a Subcontractor is required to maintain insurance coverages beyond those required of it hereunder, including higher minimum limits, nothing contained in this Exhibit E shall be deemed to supersede or act as a waiver of such higher insurance requirements.



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 24, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Kwame P. Reed, Economic Development Director KPR

APPROVED BY: Cornelius H. Johnson, City Manager CHA

SUBJECT: ARPA Funded Small Business and Façade Upgrade Grant

Programs

RECOMMENDED ACTION

It is recommended that the City Council adopt the following resolution:

- 1. Approving the City's Small Business Grant Program and Façade Upgrade Program to be administered by the Economic Development Department; and
- 2. Authorizing the Economic Development Director to disburse American Rescue Plan Act funds up to \$500,000 for Small Business Grants and up to \$500,000 for Façade Upgrade Grants, provided that all such funds are disbursed in accordance with the required contract provisions for federal awards and the City.

FISCAL IMPACT

The funding amounts for the Small Business and Façade Upgrade Grant Programs total \$1 million. The source of the funds is the City of Antioch's American Rescue Plan Act ("ARPA") allocation.

DISCUSSION

The City of Antioch received a total of \$21,550,900 in ARPA funds. On April 12, 2022, City Council allocated \$17,360,000 to identified projects. The sum of \$2,500,000 was allocated towards small business resources and programs. Because of the continued impact of the COVID-19 pandemic on small businesses, the City has opted to expand two existing grant programs. The first program is the Small Business Grant Program that previously utilized Coronavirus Aid, Relief, and Economic Security ("CARES") Act funding and the second program is the Façade Improvement Program which was a pilot program funded by the General Fund.

City Council has allocated \$500,000 to the Small Business Grant Program and \$500,000 to the Façade Upgrade Program in ARPA funds.

The Programs

The City of Antioch is partnering with FORWARD to support eligible small businesses in Antioch. FORWARD is a platform that helps public agencies administer programs through an online portal. The FORWARD team will provide a fully integrated program on behalf of the City of Antioch. FORWARD's scope of work includes marketing/outreach, an application intake portal, application processing, fraud protection, email, chat, and call center support, and data reporting.

The Small Business Grant program will provide grant payments ranging from \$5,000 to \$15,000 for eligible small businesses that experienced a negative financial impact due to the COVID-19 Pandemic. The grant funding can be used on the following: overhead costs, rent relief, payment of back utilities, furniture/fixtures/equipment, cost associated with remaining open and safety protocol compliance, employee retention, repairs and expenses due to theft and vandalism, modernization of operations, and marketing and promotional events. To be eligible, a business must be operating within Antioch City limits, possess an active Antioch business license, have less than 25 employees, cannot be a publicly traded company, and be in an active status with the California Secretary of State. The award amount is based on total sales revenue from 2021.

The Façade Upgrade Program will provide reimbursement grants ranging from \$5,000 to \$25,000 for eligible small businesses that have experienced a negative financial impact from the COVID-19 Pandemic. The grant funding can be used on the following: first floor/street level improvements, exterior carpentry, awnings, exterior lighting, doors and windows, permanent signage, painting, murals or other permanent affixed artwork and certain accessibility projects. To be eligible, businesses must be operating within Antioch city limits, possess an active Antioch Business License, cannot be a publicly traded company, be in an active status with the California Secretary of State, have storefront, must pay contractors and subcontractors prevailing wage, and have at 3 years remaining on a current lease. The Façade Upgrade Program award amounts are based on the physical size and location of a business or shopping center. An individual store front is eligible for up to \$5,000; an individual storefront on a corner is eligible for up to \$7,500; a shopping center with up to 5 stores is eligible for up to \$10,000; and a shopping center with 6 or more stores is eligible up to \$25,000.

The applicant is required to pay for the entire cost of the project. The grant awarded will be 67% of the total eligible project costs, not exceeding the eligible grant amounts mentioned above. This is consistent with the previously approved Façade Improvement Program.

If the programs are authorized, applicants can visit the following web address for more information and application intake for both programs will begin February 1, 2023 at the following web address: bit.ly/AntiochSmallBizPrograms

ATTACHMENTS

A. Resolution

B. Small Business Programs – Slide Deck

RESOLUTION NO. 2023/XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH AUTHORIZING THE PROGROMMATIC APPROVAL AND DISBURSEMENT OF AMERICAN RESCUE PLAN ACT FUNDS IN AN AMOUNT UP TO \$500,000 FOR THE SMALL BUSINESS GRANT PROGRAM AND \$500,000 FOR THE FAÇADE UPGRADE GRANT PROGRAM

WHEREAS, Antioch's small businesses are still experiencing the negative financial impact of the COVID-19;

WHEREAS, the City of Antioch received an allocation of \$21.55 million in American Rescue Plan Act (ARPA) funding;

WHEREAS, disbursement of ARPA funding is subject to required federal contract provisions for federal awards (2 C.F.R. § 200.327) and the City's proposed Small Business Grant program and the Façade Upgrade Program shall be administered in compliance with those federal provisions; and

WHEREAS, the City Council allocated \$1 million towards small business programs that includes \$500,000 towards the Small Business Grant and \$500,000 towards the Façade Upgrade Programs.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby:

- Approves the City's Small Business Grant Program and Façade Upgrade Program to be administered by the Economic Development Department; and
- 2. Authorizes the Economic Development Director to disburse American Rescue Plan Act funds up to \$500,000 for Small Business Grants and up to \$500,000 for Façade Upgrade Grants, provided that all such funds are disbursed in accordance with the required contract provisions for federal awards and the City.

* * * * * * * * * * * *

I HEREBY CERTIFY that the foregoing the City Council of the City of Antioch at a regular of January 2023 by the following vote:	
AYES:	
NOES:	
ABSTAIN:	
ABSENT:	
C	ELIZABETH HOUSEHOLDER

Small Business Programs City of Antioch:

ANTIOCH

Powered by FORWARD

FOR WARD

Agenda

- About FORWARD
 Program Overview

FORWARD

About FORWARD

FORWARD is administering over \$700 million in assistance



More than a software solution, FORWARD has a team of people to help administer your program and work your program applications

Programs Supported

- Housing Assistance (rent, mortgage, utilities, home improvement/upgrades)
- Cash Assistance & Base/Guaranteed Income
- , Purchase Incentive
- . Worker Stipend/Incentive
- Business & Nonprofit Assistance and Grants
- Economic Development Loans
- Microenterprise Grants
- Worker Stipends/Incentives

Trusted steward of ARPA, CARES Act, CSLFRF, CDBG, HOME, and other federal, state, and local funding

Integrated Program Administration by **FORWARD**



integrated into a single workflow to quickly, accurately, and securely With FORWARD, all the essential technology and people are administer government programs at scale.

Program Overview

Program Overview

The City of Antioch and FORWARD are partnering together to offer two programs to benefit small businesses in the City of Antioch through the American Rescue Plan Act (ARPA).

- The Small Business Grant (\$500,000 of total funding)
- Facade Upgrade Program (\$500,000 of total funding)

Small Business Grant Program

Provide a grant payment ranging from \$5,000 to \$15,000 for eligible small businesses who have experienced a negative financial impact due to the COVID-19 Pandemic.





Allowable uses of the grant includes -

Overhead costs

Costs associated with remaining open, and meeting required safety protocols

Costs adjusting operations to respond to new methods of providing services

Rent relief or payment of back utilities

Costs to retain employees (i.e. payroll, sick leave, etc.)

Marketing and promotional events

Furniture, fixtures, equipment

Repairs and expenses related to theft/vandalism/ property damage

Technology hardware and digital resources



Small Business Grant - Eligibility

Eligibility for the Small Business Grant Program includes the following -

Be operating within Antioch City Limits

Have an Antioch Business License in good standing

CANNOT be a publicly traded company

Have less than 25 employees

Have experienced a financial hardship due to the COVID-19 Pandemic

Have an "active" status with the California Secretary of State



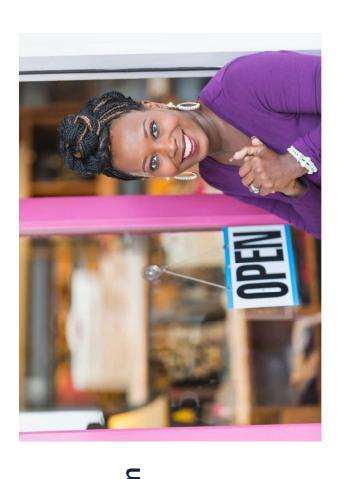
Small Business Grants - Awards

Total Sales Revenue (2021)	Award Amount
<\$50K	\$5,000
\$50K – \$1M	\$10,000
>\$1M	\$15,000

FORWARD

Facade Upgrade Program

The Facade Upgrade Program will provide eligible facade upgrade reimbursement payment ranging from \$5,000 to \$25,000 for eligible small businesses who have experienced a negative financial impact from the COVID-19 Pandemic.



FORWARD



Allowable uses of the reimbursement includes -

Doors And Windows	Painting	Murals or Other Permanent, Affixed Artwork		
Architectural Metals D	Signage	Removal Of Features		
		Handicapped Access Projects		
Brick And Stone Masonry	Storefronts	Lighting		
1st Floor Only	Exterior Carpentry	Awnings		



Facade Upgrade Program - Eligibility

Eligibility for the Small Business Grant Program includes the following -

Be operating within Antioch City Limits

Have an Antioch Business License in good standing.

CANNOT be a publicly traded company

Have experienced a financial hardship due to the COVID-19 Pandemic

Have an "active" status with the California Secretary of State

a prevailing wage

Businesses that rent must have at least 3 years remaining on current lease

> Contractors and Subcontractors must pay

FORWARD

bit.ly/AntiochSmallBizPrograms Visit our Landing Page

Scan to view!



Need support?

Please email

Antioch-support@forwardplatform.com or call us at **1-855-582-3973**.

Thank you!

FORWARD



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 24, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Thomas Lloyd Smith, City Attorney 745

SUBJECT: AB 361: Resolution Making Findings Necessary to Conduct Brown

Act Meetings by Teleconference for the City Council, Boards,

Commissions, and Committees

RECOMMENDED ACTION

It is recommended that the City Council adopt the resolution authorizing remote teleconference/virtual meetings of the legislative bodies of the City of Antioch, which includes the City Council, boards, commissions, and committees.

FISCAL IMPACT

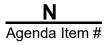
There is no anticipated direct or indirect fiscal impact as a result of this item.

DISCUSSION

Even though cases of COVID-19 have dropped, AB 361 is expressly intended "to protect the health and safety of civil servants and the public and does not preference the experience of members of the public who might be able to attend a meeting in a physical location over members of the public who cannot travel or attend that meeting in a physical location" because of physical status.

The City of Antioch has utilized teleconference technology for some time, and since the State of Emergency is still in effect and state officials are still recommending measures to promote social distancing, especially for immunocompromised and sensitive groups (as described in the attached Resolution), the City's legislative bodies, which include the City Council, boards, commissions, and committees can continue to meet while providing access to the public via teleconference. This resolution makes the findings required by AB 361, and would apply Citywide – i.e., not just to the City Council but to all City commissions and committees subject to the Brown Act as well. Staff requests passage of the attached resolution, which enables "hybrid meetings" including in-person and teleconference public participation or virtual meetings via teleconference for the City Council, boards, commissions, and committees.

Under this resolution, City Council, commissions, boards, and committees can continue holding virtual meetings or hybrid meetings in compliance with the following more flexible standards:



- The City is not required to provide a physical location for the public to attend or provide comments.
- Public access to the meeting via a call-in or an internet-based service option must be allowed, but the City is not required to have members of the public attend at each teleconference location.
- The City is only required to notice and post an agenda in accordance with the Brown Act provisions for in-person meetings. The agenda shall identify and include an opportunity for all persons to attend via a call-in option or an internetbased service option.
- When notice of the time of the teleconferenced meeting given or the agenda for the meeting is posted, the City shall also give notice of the means by which members of the public may access the meeting and offer public comment.
- The City must provide an opportunity for the public to address and offer comment in real time and cannot require all public comments to be submitted in advance of the meeting.

ATTACHMENTS

A. Resolution

RESOLUTION NO. 2023-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH MAKING THE REQUIRED FINDINGS TO AUTHORIZE REMOTE TELECONFERENCE/VIRTUAL MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY OF ANTIOCH FOR A PERIOD OF THIRTY DAYS PURSUANT TO BROWN ACT PROVISIONS

WHEREAS, the City of Antioch is committed to preserving and nurturing public access and participation in public meetings under the Ralph M. Brown Act;

WHEREAS, all meetings of the City's legislative bodies, which includes the City Council, boards, commissions, and committees, are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), such that any member of the public may attend, participate, and watch the City's legislative bodies conduct their business;

WHEREAS, as recently amended by AB 361, Government Code section 54953(e) of the Brown Act makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions;

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558;

WHEREAS, it is further required that state or local officials have recommended or imposed measures to promote social distancing, or the legislative body determines by majority vote that meeting in person would present imminent risks to the health and safety of attendees:

WHEREAS, such conditions now exist in the City; specifically, on March 4, 2020, the Governor of the State of California proclaimed a State of Emergency, and such proclamation remains in effect and has not been rescinded or cancelled, and the "SMARTER" plan that the Governor unveiled specifically indicates that the State of Emergency will not be terminated;

WHEREAS, in addition to the above, state officials have issued orders recommending social distancing measures for certain individuals and in certain situations. For example, and not by way of limitation, social distancing is referenced in guidance on vaccine doses for persons who are immunocompromised and in certain situations under general industry safety orders;

WHEREAS, the state legislature has also made findings that by removing the requirement that public meetings be conducted at a primary physical location with a quorum of members present, AB 361 protects the health and safety of civil servants and

the public and does not preference the experience of members of the public who might be able to attend a meeting in a physical location over members of the public who cannot travel or attend that meeting in a physical location;

WHEREAS, the City Council does hereby find that all of the legislative bodies of the City shall conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that such legislative bodies shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of section 54953; and

WHEREAS, the City will provide live call-in and/or internet service-based option for remote public participation and will provide notice for such participation in the agendas posted in advance of the meetings.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ANTIOCH DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Findings. The City Council hereby finds that, as set forth above, due to the novel coronavirus a State of Emergency declared by the Governor of the State of California is currently in effect, and that state or local officials are recommending measures promote social distancing.

Section 3. Remote Teleconference Meetings. The City Manager and City Attorney are hereby authorized and directed to take all actions necessary to conduct open and public meetings for all the legislative bodies of the City in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

Section 4. Effective Date of Resolution. This Resolution shall be effective immediately upon its adoption and shall remain in effect until the earlier of 30 days from the effective date of this Resolution, or such time the City Council adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the legislative bodies of the City may continue to teleconference.

* * * * * * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 24th day of January, 2023 by the following vote:

AYES:
NOES:
ABSTAIN:
ARSENT.

ELIZABETH HOUSEHOLDER CITY CLERK OF THE CITY OF ANTIOCH



STAFF REPORT TO THE CITY COUNCIL

DATE:

Regular Meeting of January 24, 2023

TO:

Honorable Mayor and Members of the City Council

SUBMITTED BY:

Curtis Banks, Project Director Alexia Rotberg, Project Manager Urban Planning Partners, Inc.

REVIEWED BY:

Anne Hersch, AICP, Planning Manager

APPROVED BY:

Forrest Ebbs, Community Development Director

SUBJECT:

City of Antioch 6th Cycle Housing Element Update

RECOMMENDED ACTION

It is recommended that the City Council adopt the 2023-2031 following Resolutions and Ordinances related to the 6th Cycle Housing Element Update:

- 1. Adopt a Resolution certifying the Environmental Impact Report (EIR) and make all the findings required to approve the project, including a Statement of Overriding Considerations, and adopting a Mitigation Monitoring and Reporting Program:
- **2.** Adopt a Resolution approving the Housing Element:
- 3. Adopt a Resolution approving the Amendments to the Land Use and Environmental Hazards Elements:
- **4.** Introduce, read by title only, and waive further reading of the ordinance approving Amendments to the East Lone Tree Specific Plan;
- 5. Introduce, read by title only, and waive further reading of the ordinance approving the Zoning Text Amendments and Zoning Map Amendments to implement the 6th Cycle Housing Element; and
- Adopt a Resolution approving the Multi-Family Residential Objective Design Standards

FISCAL IMPACT

The costs associated with the preparation of the Housing Element have been funded through grant funding and City's General Fund. There are no additional costs incurred with the adoption of the 6th Cycle 20230-2031 Housing Element.

- \$500,000 is provided through a Local Early Action Panning (LEAP) grant
- \$41,439 is provided through the Regional Early Action Planning (REAP) grant
- \$276,066 is provided through the General Fund.
- Total: **\$817,505.00**

Previous City Council Review June 2022

The City Council previously reviewed the draft Housing Element at their meeting on June 14, 2022 and continued the matter to a date certain of June 28, 2022 when staff was authorized to forward the draft Housing Element to the State Department of Housing and Community Development (HCD). The Council enhanced the implementation of program measures related to rent stabilization, tenant protections, and just cause evictions and directed staff to prepare a rent control ordinance, anti-tenant harassment policies, and a just cause eviction ordinance.

DISCUSSION

Background

California Government Code Sections 65580-65589.8 require jurisdictions throughout the State to update the Housing Element of their General Plans every eight years. The Housing Element is required to ensure the City of Antioch adequately plans for the existing and projected housing needs of residents of all income groups. The City received a Regional Housing Needs Allocation (RHNA) assignment of 3,016 units at varying income levels for the 2023-2031 planning period.

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

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

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

The 6th Cycle Housing Element has a significant amount of new statutory requirements. These requirements include the obligation for communities to deliberately address, combat, and relieve disparities in housing that have resulted from past patterns of

segregation, as well as new public participation and transparency requirements related to draft element updates and revisions. For additional information related to these new requirements, see the staff reports to the Planning Commission dated October 6, 2021 and May 18, 2022.

HCD Review

The draft Housing Element was forwarded to HCD for review on July 1, 2022, which started a 90-day review period. During that time, staff and the consultants had two conversations with HCD staff, on August 15, 2022, and September 8 and 20, 2022, to discuss the draft Element. On September 29, 2022, the City received a letter (attached) from HCD outlining the changes necessary to bring the City's Housing Element into compliance with State law. The letter is attached to the staff report.

The City's comments can be grouped into four categories:

- Affirmatively Furthering Fair Housing Comments requesting additional information and analysis of issues related to Affirmatively Furthering Fair Housing (AFFH) and proposed housing sites.
- 2. **Housing Programs** Comments requesting changes to implementation of housing programs to include specific commitment, timing, and quantified objectives.
- 3. **Housing Sites** Comments requesting additional information on sites inventory including the suitability of specific sites, realistic density capacity and an analysis of the relationship of zoning and public facilities and services to these sites.
- 4. **Government Constraints** Comments requesting additional information on land use controls, fees, permitting and processing procedures, constraints on persons with persons with special needs.

The draft Housing Element has been updated to address the comments received from HCD. Additionally, there are several proposed changes to the Land Use Element, the Zoning Code and Zoning Map, Safety Element, and new Objective Design Standards.

GENERAL PLAN AMENDMENTS

Environmental Hazards Element

Cities must review and update their Safety Element to meet certain requirements concurrently with the Housing Element update. The Safety Element must be reviewed and updated to address wildfire, seismic, geologic, and flood risks. Also considered are climate adaptation and resiliency strategies. Antioch's Safety Element is called the Environmental Hazards Element.

 SB 1035 and SB 379. Require all cities to address climate change adaptation and resilience in their General Plan Safety Element. SB 379 is triggered by the next update of a jurisdiction's local hazard mitigation plan (updated every five years) or before January 1, 2022, whichever is first. SB 1035 built off SB 379, requiring the Safety Element be updated every eight years upon the next Housing Element update.

- SB 1241. Applies to communities with very high fire hazard severity or unincorporated communities in state responsibility areas. Communities subject to SB 1241 need to ensure consistency between the Housing and Safety Elements to address fire risk. AB 2911 strengthened the local very high fire hazard severity zone designation.
- AB 2140. Authorizes local governments to adopt the Local Hazard Mitigation Plan with the General Plan Safety Element. Integration by reference or annexation is encouraged through a post-disaster financial incentive to cover local shares of the 25 percent non-federal portion of grant-funded post-disaster projects when approved by the legislature.

Land Use Element Text and Map Amendments

The Land Use Element is being updated to reflect allowing up to 35 units per acre in several of the Focus areas and Specific Plans. The primary change is amending the General Plan map for the site identified in the Housing Element that will be changed to allow up to 35 units per acre. The sites are identified in *Chapter 6, Adequate Sites* of the Housing Element and Exhibit C of Attachment 2 – Resolution recommending adoption of General Plan.

East Lone Tree Specific Plan Amendments

Updates to the East Lone Tree Specific Plan to clarify multi-family development up to 35 units per acres is permitted on certain sites.

Zoning Ordinance Text Amendments and Map Amendments

These amendments allow the City to implement the policies in the Housing Element, address changes to State Law and implement the Objective Design Standards. This includes updating permitted uses in residential and mixed-use zones, compliance with recent changes to State Law for Low Barrier Navigation Centers and Supportive Housing and changes to the Design Review process for multi-family projects. Similar to the General Plan amendments, the primary changes related to zoning is the rezones of parcels to R-35 as identified in the Housing Element. The list of sites is identified in Chapter 6, Adequate Sites of the Housing Element and Exhibit C of Attachment 5 – Resolution recommending adoption of amendments to the Zoning Ordinance.

Multi-Family Residential Objective Design Standards

State legislation, including Senate Bill No. 35, Senate Bill No. 177, and Senate Bill No. 330, requires housing development projects to be reviewed against objective design standards. Below is a summary of the legislation:

- SB 35. Requires approval of qualified housing projects based on objective regulatory standards
- SB 167. Housing Accountability Act Local government may not deny, reduce density, or make infeasible housing projects consistent with objective design standards
- SB 330. Prohibits imposing or enforcing new design standards established on or after January 1, 2020, that are not objective

Objective design standards are intended to make the requirements that apply to certain eligible residential projects more predictable and easier to interpret for all stakeholders, including decision makers, staff, applicants, and members of the public. Objective design standards are defined in Government Code Sections 65913.4 and 66300(a)(7) as standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.

Analysis

To help prepare revisions to the draft Housing Element, staff and the City's consultant had phone consultations with HCD reviewer Paul McDougal on December 14, 2022 to discuss how the City can best address their comments. In addition, the City is receiving assistance from the Contra Costa County Planning Collaborative which provided additional technical data related to comments on Affirmatively Further Fair Housing (AFFH) topics.

Most of the responses to HCD comments entail providing additional information and pointing to information already in the draft document. HCD also requested the goals of the housing element and programs be revised with discrete timelines (e.g., at least annually or month and year) or timeframes earlier in the planning period. Additionally, it was requested that programs be revised to include specific commitment and actions toward beneficial impacts or housing outcomes. Program language such as "discuss," "review," "develop," and "explore" should be complemented or replaced with commitment such as "adopt," "pursue," "apply," or "identify." The Goals, Policies, and Implementation measures have been modified accordingly. Some new Goals, Policies, and Implementation programs have been added to address HCD comments primarily related to assistance for extremely low-income households, emergency shelters, transitional housing, and group homes.

A summary of proposed responses to HCD comments is included in Attachment 7. Below are highlights of responses related to housing sites and new policies and programs not included in the initial draft that are needed to address HCD comments:

• Zoning for a Variety of Housing Types (Emergency Shelters) – Comment 3h & 4g: HCD noted that the Element mentions emergency shelters are permitted in an overlay district. However, the Element should also clarify shelters are permitted without discretionary action and discuss available acreage, including typical parcel sizes and the presence of reuse opportunities, proximity to transportation and services and any conditions inappropriate for human habitability. The analysis should also list and evaluate development standards. Finally, parking requirements appear inconsistent with statutory requirements that limit parking to staff and as a result, the element should add or modify programs to revise parking requirements.

The Element has been updated to include the information requested and Implementation Program 3.1.5.a. has been updated stating the City will amend the zoning code to remove the per bed parking requirement for emergency shelters to be consistent with state law.

Implementation Program 3.1.1 has been updated to amend the Zoning Ordinance to allow for "low barrier navigation centers" as defined by AB 101 (2019) and to allow "supportive housing" as defined by AB 2162 (2018).

Land Use Controls – Comment 4a: HCD expressed concern that the R-35 District density range of 30-35 units per acre was too narrow and that multi-family development is generally less than 30 units per acre. Typically, zoning districts have a greater density range. They were concerned the narrow density range could impact the viability of projects. The density range for the R-35 District has been modified to be 25-35 units per acre. This is more consistent with the 25 to 28 units per acre density range that several local developers have indicated is more viable in Antioch for apartments. To be conservative, the realistic capacity for the number of potential units in R-35 District is based on the minimum required density for the district. With the minimum density reduced from 30 units per acre to 25 units per acre, the realistic capacity for the RHNA has been reduced slightly but still meets the required capacity with a sufficient buffer.

Table 2: Current Summary of Residential Sites Inventory

	Very			Above Moderat	
	Low-	Low-	Moderate-	<u>e-</u>	
	Income	Income	Income	Income	<u>Total</u>
2023-2031 RHNA	Units 702	<u>Units</u> 456	Units 402	Units 1 275	Units
2023-2031 KHINA	<u>792</u>	<u>436</u>	<u>493</u>	<u>1,275</u>	<u>3,016</u>
Pipeline Units	<u>91</u>	<u>299</u>	<u>0</u>	<u>4</u>	<u>394</u>
Projected ADUs	<u>41</u>	<u>41</u>	<u>41</u>	<u>13</u>	<u>136</u>
Pending Units	<u>4</u>	<u>0</u>	<u>0</u>	<u>286</u>	<u>290</u>
Future Multi-Family	7.40	400	004	0.004	4.004
<u>Development</u>	<u>746</u>	<u>420</u>	<u>804</u>	<u>2,091</u>	<u>4,061</u>
<u>Total</u>	<u>882</u>	<u>760</u>	<u>845</u>	<u>2,394</u>	<u>4,881</u>
Surplus	90	<u>304</u>	<u>352</u>	<u>1,119</u>	1,865
Buffer Percentage ¹	<u>11%</u>	<u>67%</u>	<u>71%</u>	88%	<u>62%</u>

¹ A buffer is required to ensure that sufficient capacity exists in the Housing Element to accommodate the RHNA throughout the 2023-2031 planning period. The City is including an additional capacity buffer of least 20 percent above the RHNA in each income category.

				<u>Above</u>	
	<u>Very</u>			<u>Moderat</u>	
	Low-	Low-	Moderate-	<u>e-</u>	
	<u>Income</u>	<u>Income</u>	<u>Income</u>	<u>Income</u>	<u>Total</u>
	<u>Units</u>	<u>Units</u>	<u>Units</u>	<u>Units</u>	<u>Units</u>
2023-2031 RHNA	<u>792</u>	<u>456</u>	<u>493</u>	<u>1,275</u>	<u>3,016</u>
Pipeline Units	<u>91</u>	<u>299</u>	<u>0</u>	<u>4</u>	<u>394</u>
Projected ADUs	<u>41</u>	<u>41</u>	<u>41</u>	<u>13</u>	<u>136</u>
Future Multi-Family	967	E10	047	2 112	1 575
<u>Development</u>	<u>907</u>	<u>548</u>	<u>947</u>	<u>2,113</u>	<u>4,575</u>
<u>Total</u>	<u>1,099</u>	<u>888</u>	<u>988</u>	<u>2,130</u>	<u>5,105</u>
Surplus	<u>307</u>	<u>432</u>	<u>495</u>	<u>855</u>	2,089
Buffer Percentage	39%	95%	100%	67%	69%

Table 3: Previous Summary of Residential Sites Inventory

 Special Needs – Comment Bb: HCD commented that the element must include a program to assist in the development of housing for all special needs households (e.g., elderly, homeless, farmworkers, persons with disabilities, female-headed households).

Implementation Measure 3.1.1 has been updated to provide more specificity and concrete programs to assist persons with special needs.

- **3.1.1 Housing Opportunities for Special Needs Groups**. Expand housing opportunities to meet the special housing needs of the elderly; persons with disabilities, including those who have developmental disabilities; large families; female-headed households; farmworkers, and unhoused individuals. Encourage the development of housing opportunities that typically serve special needs groups by facilitating the development of emergency shelters, transitional housing, single room occupancy (SRO) units, accessory dwelling units (ADUs) and Junior Accessory Dwelling Units (JADUs), residential care facilities, and high-density multi-family housing, including:
 - Continue to support affordable housing development for special needs groups throughout the city, including in areas that are predominantly singlefamily residential. Special needs groups include seniors; persons with disabilities, including developmental disabilities; female-headed households; and homeless persons, to reduce the displacement risk for these residents from their existing homes and communities.
 - Continue to promote the use of the density bonus ordinance, and application process streamlining, to encourage affordable housing, with an emphasis on encouraging affordable housing in high-resource areas and areas with limited rental opportunities currently.

- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development.
- 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 January 31, 2023, to allow for "low barrier navigation centers" as defined by AB 101 (2019) as a permitted use, byright within mixed use and non-residential zoning districts which allow for multi-family development and are subject to streamlined review and approval.
- Amend the Zoning Ordinance by January 31, 2023 to rezone 46 parcels to the city'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.
- Develop and adopt Multi-family Residential Objective Design Standards by the end of January 31, 2023, to simplify and facilitate the review, permitting and development of multi-family residential uses within the City's R-10, R-20, R-25, and R-35 zoning districts.
- 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.

The deadline for adoption of the Housing Element is January 31, 2023. Since HCD has 60 days to review any subsequent revised drafts and provide comments, it is unlikely that many jurisdictions in the Bay Area will be able to meet the deadline.

As noted in previous staff reports, there are consequences for not having a legally compliant Housing Element under State law and in recent years the legislature has repeatedly increased the severity of those consequences. One of the adverse consequences includes "Builder's Remedy" projects which lately have garnered much attention in the news.

The "Builder's Remedy" arises from the Housing Accountability Act (HAA) and generally provides that the City cannot deny a housing development project that meets certain criteria if the City does not have a legally adequate Housing Element. Additional information on the "Builder's Remedy" can be found in Attachment E. The "Builder's Remedy" applies to emergency shelters and housing development projects "for very low, low-, or moderate-income households" that includes either:

- 20% of the total units sold or rented to lower-income households;
- 100% of the units sold or rented to moderate-income households; or

• 100% of the units sold or rented to middle-income households (earning no more than 150% of median income).

With the proposed revisions to the Housing Element, it is recommended that the Planning Commission and City Council make findings that the Housing Element is in "Substantial Compliance" with State law and that the City Council adopt the Housing Element.

Environmental Hazards Element

The Environmental Hazards Element contains an evaluation of natural and humancaused conditions which may pose certain health and safety hazards to life and property in Antioch and includes a comprehensive program to mitigate identified hazards. This Element addresses constraints to development from environmental hazards including geologic and seismic conditions, flooding, wildfire, noise, and hazardous materials. To ensure compliance with new requirements, the Element also addresses concerns associated with climate change adaptation and disaster response.

The Environmental Hazards Element includes the following sections:

- Section 11.2, Goals of the Environmental Hazards Element.
- **Section 11.3, Regulatory Framework** presents the applicable requirements relating to safety elements.
- Section 11.4, Geology and Seismicity Hazards presents information on seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, slope instability leading to mudslides and landslides, subsidence liquefaction, and other seismic hazards. This section also provides goals, policies, and implementation programs to minimize property damage and personal injury posed by seismic and geologic hazards.
- Section 11.5, Flood Protection includes information on flood hazards, flood hazard zones, flood insurance rate maps, levees, historical flooding, dam failure, identification of state, local and federal agencies with responsibility for flood protection, identification of goals, policies, objectives, and implementation measures for the protection of the community from the unreasonable risk of flooding.
- **Section 11.6, Fire Hazards** provides information regarding fire hazards, including wildland fire, fire hazard severity zones, identification of local state and federal agencies with responsibility for fire protection, and identification of goals, policies, objectives, and implementation measures for the protection of the community from unreasonable risk of wildland fire and wildfire hazards.
- Section 11.7, Climate Change Adaptation and Resilience describes the impacts of a warming climate on Antioch, including increased risk of extreme heat events, more frequent and intense storms, sea level rise, and wildfire, and includes goals, policies, and programs to reduce and adapt to the impacts from climate change.
- Section 11.8, Noise describes auditory impacts and sounds that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep.

- **Section 11.9, Hazardous Materials** includes information relating to risks associated with hazardous materials, transportation, and storage, and goals, policies, and implementation programs to reduce risks to life, property, and the environment resulting from the use, storage, transportation, and disposal of these materials.
- **Section 11.10, Disaster Response** presents information on the City's Emergency Operations Plan (EOP), including goals, policies, and implementation programs to provide effective emergency response.
- **Section 11.11, Evacuation** analyzes evacuation routes throughout and around the City which are utilized in the movement of people that are at risk of being impacted by a disaster to a safer location.

State law changes require municipalities to update the Safety Element (which Antioch calls Environmental Hazards) in conjunction with the Housing Element. Below is an outline of the changes:

- 1. In addition to updating the Element to comply with new State laws, the text and map in the Element have been updated to reflect current conditions.
- 2. Fire Hazard Policies 11.6.2.a.-11.6.2.n. have been added.
- 3. Text for Geology and Seismicity have been updated to reflect during conditions.
- 4. Chapter 11.7, Climate Change Adaption is a new chapter, as required by State law, with new text, goals and policies.
- 5. Noise Policy 11.8.2.k related to temporary construction has been added.
- 6. Several new policies related to Hazardous Materials have been in added including:
 - a. 11.9.2.g. Facilities Siting
 - b. 11.9.2. Hazardous Materials Policies
 - c. 11.9.2.k. Facilities Management
 - d. 11.9.2. Hazardous Materials Policies
 - e. 11.9.2.t. Hazardous Buildings Materials
 - f. 11.9.2. Hazardous Materials Policies
 - g. 11.9.2.u. Hazardous Materials Contamination
 - h. 11.9.2.v. Hazardous Materials Contamination
- 7. 11.11 Evacuation is a new chapter, as required by State law, with text, goals, and policies.

Land Use Element

Changes to the Land Use Element include the following:

- 1. Amendment to Land Use of 154 parcels to High Density Residential Land Use.
- 2. Amendment to Antioch Commercial Focus Area to allow multi-family residential development, as identified by the Housing Element, consistent with the High-Density Residential Land Use Category.
- 3. Amendment to the Eastern Waterfront Employment Area Focus Area to allow multifamily residential development, as identified by the Housing Element, consistent with the High-Density Residential Land Use Category.

- 4. Amendment to A Street Interchange Focus Area to allow multi-family residential development, as identified by the Housing Element, consistent with the High-Density Residential Land Use Category; and
- 5. Amendment to East Lone Tree Specific Plan Area to allow multi-family residential development, as identified by the Housing Element, consistent with the High-Density Residential Land Use Category.

East Lone Tree Specific Plan Amendments

The Housing Element identifies several properties in the East Lone Tree Specific Plan for multi-family development. The Specific Plan is being amended to specify that certain properties on Empire Avenue and Apollo Court, as identified by the Housing Element, can develop with multi-family residential up to 35 units per acre. The discussion of Residential Areas, Land Use and Land Use Districts, Site, Height, and Density Criteria are being amended to reflect this change.

Zoning Text and Map Amendments

- 1. Add definition for Low Barrier Navigation Center and modify the definition for Supportive Housing.
- 2. Amend the allowed densities in the R-20, R-25 and R-35 districts.
- 3. Update the Table of Allowed Land Uses to comply with State law requirements.
- 4. Update the Height, Area & Setback Regulations for Primary Structure to reflect the change in the minimum density in the R-35 district to 25 units per acre from 30 units per acre.
- 5. Revise the Multi-Family Residential Standards to reflect that multi-family is a permitted use and new Multi-family Objective Design Standards are to replace the existing multi-family standards in the code.
- 6. Update Design Review Procedures, Duties and Responsibilities to reference the Multifamily Objective Design Standards.
- 7. Update Special Use Regulations to comply with state law requirements for Low Barrier Navigation Centers to allow them as permitted uses in non-residential and mixed-use zones that allow residential uses.

Multi-Family Residential Objective Design Standards

The Multi-Family Objective Design Standards provide key objective requirements for the development of multi-family residential and mixed-use development on sites zoned for multi-family housing in the City of Antioch. The standards are based on the Objective Design Standards contained in the City's Commercial Infill Housing Overlay District Design Standards document that were reviewed by the Planning Commission on March 16, 2022 and approved by the City Council on April 12, 2022. The document contains Objective Design Standards for five topic areas:

- Site design
- Building design
- Landscaping

- Lighting
- Signage

Each standard type begins with an intent statement, followed by specific standards. The intent statements are provided to help the reader understand the overarching principle behind the standard requirements and do not serve as review criteria. The Objective Standards would be used by Planning Staff and the Planning Commission when reviewing multi-family and mixed-use projects with residential uses.

Development standards (i.e., setbacks, lot coverage, and density) for multi-family residential development and different zoning districts can be found in Table 9-5.601 of Article 6, Height and Area Regulations in the City's Zoning Ordinance. Parking requirements can be found in City Zoning Ordinance Section 9-5.1703.1, Off-Street Parking Requirements by Use.

ENVIRONMENTAL ANALYSIS

<u>Draft Environmental Impact Report (DEIR)</u> In accordance with the California Environmental Quality Act (CEQA) an Environmental Impact Report has been prepared for the project. The purpose of a DEIR is to evaluate and inform the public and decision makers of a project's potential environmental impacts. The DEIR is generally divided into project-related impacts, cumulative impacts, and project alternatives. The Draft EIR and the associated technical appendices are available on the Housing Element website (Link to <u>DEIR</u> & <u>DEIR Technical Appendix</u>).

In summary, the Draft EIR found that the project would result in significant unavoidable environmental impacts related to transportation. Implementation of the Project would generate home-based Vehicle Miles Traveled (VMT) per resident that is greater than 85 percent of the Citywide average home-based VMT per resident. Mitigation Measure TRANS-1 Individual housing project development proposals that do not screen out from VMT impact analysis shall provide a quantitative VMT analysis, projects which result in a significant impact shall include travel demand management measures and physical measures to reduce VMT to a less-than-significant level. Potential measures include unbundled parking, car, bike, and/or scooter-sharing programs and subsidized transit passes.

Final EIR

CEQA requires that, following public review and comment on the Draft EIR, a Final EIR (FEIR) and responses to written comments be prepared. The Final EIR includes all agency and public comments (written and verbal) received on the Draft Environmental Impact Report for the Project. Written comments on the Draft EIR were received by the City during the public comment period from September 2, 2022, through October 17, 2022. The FEIR includes written responses to each comment received. The Final EIR document has been prepared in accordance with the CEQA requirements to be considered by the decision-makers during project hearings (Link to FEIR).

This Final EIR has been prepared to respond to comments received on the Draft EIR, which are addressed within *Chapter II*, *Response to Comments*, of the Final EIR; and to present corrections, revisions, and other clarifications and amplifications to the Draft EIR. These revisions, including project updates, made in response to comments on the Draft EIR, and as a result of the City of Antioch's ongoing planning efforts, are individually listed within *Chapter III*, *Revisions of the Draft EIR*, of the Final EIR.

A majority of these revisions are a result of modifications to the Draft EIR's Project Description which necessitate related revisions to the various other sections of the Draft EIR. These revisions to the Project Description are primarily a result of edits to the Housing Element Update component of the Project. These edits include:

- Revisions to the Housing Sites Inventory of the Draft EIR's Project Description to include pipeline units and projected accessory dwelling units (ADUs) in the overall total development potential under the project. While the pipeline units and ADUs were included within the RHNA Credits section of the Draft EIR, the unit counts were not included within the overall housing unit totals for the Project.
- Revisions to the Rezonings section of the Draft EIR's Project Description to reflect a
 decrease in the permitted minimum density allowed within the City's existing R-35
 zoning district from 30 dwelling units per acre to 25 dwelling units per acre.
 Accordingly, the R-35 zoning district would allow for housing development between
 25 and 35 dwelling units per acre.
- Due to the realistic capacity of housing sites within the Housing Sites Inventory being calculated using the minimum permitted density of proposed zoning districts, these revisions result in an overall net decrease in the total realistic capacity of the Housing Sites Inventory. Additionally, due to a majority of the housing sites included within the Housing Site Inventory planned to accommodate lower-income housing units being rezoned to the R-35 zoning district, this decrease in minimum permitted density results in an overall decrease in the total number of lower-income housing units that can be accommodated by the project's R-35 rezonings and Housing Sites Inventory.
- Revisions to the Rezonings section of the Draft EIR's Project Description to reflect revisions to the proposed rezoning districts included within the Draft EIR, specifically the City's existing R-25 zoning district. Whereas the Draft EIR reflected proposed revisions to the R-25 district, primarily renaming the district to "R-30," this Final EIR does not include those proposed revisions. The City's existing R-25 zoning district is no longer proposed to be modified as part of the project.
- Revisions to the Housing Sites Inventory section of the Draft EIR's Project Description
 to reflect the inclusion of a new housing site located in the southeastern portion of the
 project area, Site No. 183, Assessor's Parcel Number (APN) 056-120-098. This new
 housing site is approximately 6.4 acres in size and is proposed to accommodate a
 total of 134 above moderate-income units as part of the project. To accommodate
 development of these units, the new housing site would have its General Plan land
 use designation amended and be rezoned to the R-25 zoning district as part of the
 project.

- Revisions to the Housing Sites Inventory section of the Draft EIR's Project Description to reflect the inclusion of a new housing site located in the southeastern portion of the project area, Site No. 184, APN 053-060-063. This new housing site is approximately 10.2 acres in size and is proposed to accommodate a total of 216 above moderate-income units as part of the project. Following publishing of the Draft EIR the City of Antioch received a development application for the development of 216 above moderate-income housing units on Site No. 184, in conjunction with the development of housing sites No. 113, 114, and 115 which were already included within the Draft EIR's Housing Sites Inventory (see bullet below).
- Revisions to the RHNA Credits and Housing Sites Inventory sections of the Draft EIR's Project Description to reflect the re-classification of three multi-family housing sites (Sites No. 113, 114, 115), and inclusion of one new site (Site No. 184) as "pending units" as part of the project. Pending units are housing units proposed to be developed within the 6th cycle planning period, but which have not yet received certificate of occupancies. This revision is necessitated by the City of Antioch's receipt of an application for housing development on the four housing sites during the public comment review period of the Draft EIR. This application for development proposes the development of housing on the four sites at approximately 11 dwelling units per acre, as permitted by the sites' existing zoning, for a total of 216 above moderate-income units.
- Additionally, since the application for development received by the City proposes development consistent with the existing zoning of Housing Sites No. 113,114, 115, these sites are no longer proposed to be rezoned as part of the Project. Accordingly, this revision also necessitates revisions to the Rezonings section of the Draft EIR's Project Description as well.
- Revisions to the Housing Sites Inventory and RHNA Credits sections of the Draft EIR's Project Description to reflect the reclassification of Housing Sites No. 123, APN 065-110-006, as "pending units" due to the City of Antioch receiving an application for housing development on the site during the public comment review period of the Draft EIR. Pending units are housing units expected to be developed during the 6th Cycle planning period, but which have not yet received certificates of occupancy. This application for development proposes housing development on the site at approximately 25 dwelling units per acre, as permitted by the site's existing zoning and State Density Bonus Law, for a total of 4 very low-income units and 70 above moderate-income units, totaling 74 units. Additionally, since the application for development received by the City proposes development consistent with the existing zoning of Housing Site No. 123, the site is no longer proposed to be rezoned as part of the Project. Accordingly, this revision also necessitates revisions to the Rezonings section of the Draft EIR's Project Description as well.
- Revisions to the Biological Resources section of the Draft EIR to reflect responses to Comment Letter A3 within this Final EIR.
- The Reduced VMT Alternative has been updated to account for the two new housing sites located in Traffic Analysis Zones with a home-based VMT per resident that is above the significance threshold.

Statement of Overriding Considerations

The EIR has found that the project would result in significant unavoidable environmental impacts related to transportation. As such, a Statement of Overriding Considerations has been prepared and is included as an attachment to the staff report. CEQA Guidelines Section 15043 provides that a public agency may approve projects even though the project may cause a significant effect on the environment if the agency makes a fully informed and publicly disclosed decision that:

- a. There is no feasible way to lessen or avoid the significant effect; and
- b. Public benefits from the project outweigh the significant environmental impacts of the project as set forth in a Statement of Overriding Considerations.

CEQA Guidelines Section 15093(a) "requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposal project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable." Further, "[w]hen the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record," referred to as the Statement of Overriding Considerations (Section 15093(b)).

The Statement of Overriding Considerations attached to the proposed CEQA resolution sets forth the following as benefits from the project:

- a. The Project will improve and conserve existing housing stock.
- b. The Project will facilitate housing production and provide Antioch Residents with a variety of housing options.
- c. The Project will redevelop under-utilized and vacant sites.
- d. The Project will mitigate natural and human-caused hazards, thereby improving public safety and resiliency; and
- e. The Project will ensure that all residents have equal protection from environmental hazards.

Mitigation Monitoring and Reporting Program

Approval of the project also requires adoption of a mitigation monitoring and reporting program (MMRP) designed to ensure the Project's compliance with the mitigation measures. The Draft EIR identified mitigation measures that would reduce the environmental impacts generated by the project to less than significant, except transportation which remains significant and unavoidable. A MMRP has been prepared is included with the Final EIR (FEIR). Compliance with the MMRP would be a condition for project approval for individual housing developments.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing on January 4, 2023 to review the revised Housing Element Update, Environmental Hazards Element Update, and the associated General Plan Text and Land Use Map Amendments, Specific Plan Amendment, and Zoning Text and Map Amendments, Multi-family Objective Design Standards, and Environmental Impact Report. The Commission received public comment regarding the City's land use regulations pertaining to transitional housing, specifically the desire to allow transitional housing as a permitted use in zones allowing residential uses. Allowing transitional housing as a permitted use in residential zones is included in Implementing Program 3.1.1 and 3.1.5 which require that the zoning code be amended by September 30, 2023, consistent with State law.

Additionally, the Commission provided feedback and minor suggested edits to the Multi-Family Objective Design Standards to remove redundant text.

The Commission voted 4-0 to recommend the City Council approve the following resolutions:

- 1. Certification of the Environmental Impact Report
- 2. Approval for the Housing Element
- 3. Approval for the Land Use and Environmental Hazards Amendments
- 4. Approval of Amendments to the East Lone Tree Specific Plan
- 5. Approval of the Zoning Text Amendments and Zoning Map Amendments
- 6. Approval of the Objective Design Standards

NEXT STEPS

Following City Council review of the Housing Element, it will be forwarded to HCD for review. HCD has 60 days to review the revisions. If comments are received, staff will respond and update the text if necessary. If policy changes are required, the Housing Element will be returned to the Planning Commission and City Council for review.

ATTACHMENTS

- A. Resolution certifying the Environmental Impact Report and making all the findings required to approve the project, including a Statement of Overriding Considerations, and adopting a Mitigation Monitoring and Reporting Program for Housing Element, Environmental Hazards Element, Land Use Element Update and General Plan Map Amendments, East Lone Tree Specific Plan Amendment, Zone Code and Zoning Map Amendments and Objective Design Standards
- B. Resolution adopting a General Plan Amendment to Update the Housing Element
- C. Resolution adopting a General Plan Amendment to update the Land Use and Environmental Hazards Elements
- D. Ordinance adopting an amendment to the East Lone Tree Specific Plan
- E. Ordinance amending the Zoning Code and Zoning Map

- F. Resolution adopting Multi-Family Objective Design Standards
- G. Project Timeline

LINKED DOCUMENTS FOR REFERENCE

- A. Housing Element Update
- B. Environmental Hazards Element Update
- C. DEIR
- D. FEIR
- E. Planning Commission Staff Report for the January 4, 2023, meeting
- F. PC Resolution 2023-01

 Resolution of the Planning Commission recommending the City Council certify the Environmental Impact Report
- G. PC Resolution 2023-02

 Resolution of the Planning Commission recommending City Council approval for the Housing Element
- H. PC Resolution 2023-03
 Resolution of the Planning Commission recommending City Council approval for the Land Use and Environmental Hazards Amendments
- I. PC Resolution 2023-04 Resolution of the Planning Commission recommending City Council approval of amendments to the East Lone Tree Specific Plan
- J. PC Resolution 2023-05

 Resolution of the Planning Commission recommending City Council approval of the Zoning Text Amendments and Zoning Map Amendments
- K. PC Resolution 2023-06
 Resolution of the Planning Commission recommending City Council approval of the Multi-Family Objective Design Standards

ATTACHMENT A

CITY COUNCIL RESOLUTION # 2023-**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH CERTIFYING THE HOUSING ELEMENT EIR AND ADOPTING CEQA FINDINGS, A STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PROGRAM

- **WHEREAS**, the California Environmental Quality Act ("CEQA"), in conjunction with the State CEQA Guidelines, requires that certain projects be reviewed for environmental impacts;
- **WHEREAS**, before the City Council may consider recommendations on approval of any or all of the Housing Element activities it must first consider that the EIR has been prepared in compliance with CEQA and pursuant to requirements of CEQA Guidelines section 15090;
- **WHEREAS**, on November 8, 2021, pursuant to the California Environmental Quality Act ("CEQA") and California Code of Regulations, Title 14, Chapter 3 ("CEQA Guidelines"), the City prepared a Notice of Preparation of a Draft Environmental Impact Report ("EIR") for the City of Antioch 6th Cycle Housing Element ("Housing Element" or "Project");
- **WHEREAS**, the Notice of Preparation was circulated to and available for comment by local, state, and federal agencies and other interested parties between November 8, 2021 and December 8, 2021;
- **WHEREAS**, the City held a public scoping meeting on the Draft EIR on November 17, 2021:
- **WHEREAS**, on September 2, 2022, the city prepared and circulated for public comment the Draft EIR for the Housing Element;
- **WHEREAS**, the public review period on the Draft EIR ran from September 2, 2022 to October 17, 2022, for a total of 45 days of review;
- **WHEREAS,** pursuant to CEQA Guidelines sections 15088 and 15089, the city, as lead agency under CEQA, has completed the Final EIR for the Housing Element,
- **WHEREAS,** the City prepared written responses to the comments received during the comment period, which together with revisions to the DEIR and the Mitigation Monitoring and Reporting Program and the DEIR constitutes the Final EIR ("FEIR");
- **WHEREAS,** this document contains the City's certification of the EIR, its CEQA findings, and its statement of overriding considerations supporting approval of the Project considered in the EIR. The Final EIR is State Clearinghouse No. 2021110146;
- **WHEREAS**, all of the documents referenced in the recitals above are incorporated by reference and can be found on the City of Antioch's web site at https://www.antiochca.gov/community-development-department/planning-division/housing-element-docs/;

WHEREAS, the Planning Commission held a public hearing on January 4, 2023, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request and adopted Resolution 2023-01-recommending that the City Council certify the Housing Element EIR and adopt CEQA findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program;

WHEREAS, on January 12, 2023 a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 for the City Council public hearing on January 24, 2023; and

WHEREAS, the City Council held a public hearing on January 24, 2023, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED that the City Council of the City of Antioch finds as follows:

- 1. The above recitals are true and correct and together with the staff report and the application materials, including without limitation the FEIR, and all other documents, reports, studies, memoranda, maps, oral and written testimony, and materials in the City's file for the applications and the Project, and all adopted City planning documents relating to the Project and all associated approved and certified environmental documents, have together served as an adequate and appropriate evidentiary basis for the findings and actions set forth in this Resolution.
- 2. The City of Antioch is the lead agency under CEQA for preparing the FEIR, and is the entity with final decision-making authority, as defined in Section 15356 of the CEQA Guidelines, with regard to approval of the Project
- 3. The FEIR for the project was presented to the City Council, that the FEIR was prepared, published, circulated, reviewed and completed in full compliance with State law and CEQA Guidelines, that there was adequate public review of the DEIR, that it has considered all comments on the DEIR and responses to comments, that the FEIR adequately discusses all significant environmental issues, and that the FEIR reflects the independent judgment and analysis of the City Council. The City Council further finds that it has reviewed and considered the information in the FEIR prior to making the following findings.
- 4. The information added in the FEIR does not constitute significant new information requiring recirculation, but rather that additional information clarifies or amplifies an adequate EIR.
- 5. Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15091, and in support of its recommendation of approval of the Project, the City Council has reviewed and considered the CEQA Findings of Fact and Statement of Overriding Considerations for the Project, attached hereto as Exhibit A incorporated herein by reference, finds that such Findings of Fact are supported by substantial evidence.
- 6. Pursuant to CEQA Section 21081.6 and CEQA Guidelines section 15091 and in support of its approval of the Project the City Council has reviewed and considered the Mitigation Monitoring and Reporting Program (MMRP) that requires all mitigation measures described in the FEIR be implemented by means of Project conditions, agreements or other measures, as set forth in the MMRP, attached hereto as Exhibit B and incorporated herein by reference.

7. The record of proceedings is available for review by responsible agencies and interested members of the public during normal business hours at 200 H St, Antioch, CA 94509. The custodian of these documents is the City of Antioch's City Clerk.

BE IT FURTHER RESOLVED that the Housing Element Environmental Impact Report (EIR) is hereby CERTIFIED and the CEQA Findings and Statement of Overriding Considerations (Exhibit A), and the Mitigation Monitoring and Reporting Program (EXHIBIT B) are ADOPTED pursuant to the California Environmental Quality Act.

I HEREBY CERTIFY that the foregoing reso City of Antioch at a regular meeting thereof held on the vote:	lution was adopted by the City Council of the ne 24th day of January 2023, by the following
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
	ELIZABETH HOUSEHOLDER,

CITY CLERK OF THE CITY OF ANTIOCH

EXHIBIT A

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

STATEMENT OF FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND STATEMENT OF OVERRIDING CONSIDERATIONS

The following findings of fact and statement of overriding considerations have been prepared pursuant to the California Environmental Quality Act (Pub. Res. Code section 21000 et seq; "CEQA") and the CEQA Guidelines (Cal. Code Regs. title 14, section 15000 et seq.) by Urban Planning Partners for the City of Antioch in connection with the Environmental Impact Report (EIR) prepared for the Housing, Environmental Hazards, and Environmental Justice Elements (the Project), SCH #2021110146. These CEQA findings are attached and incorporated by reference into each and every staff report, resolution and ordinance associated with approval the project. These findings are based on substantial evidence in the entire administrative record and references to specific reports and specific pages of documents are not intended to identify those sources as the exclusive basis for the findings.

A. BACKGROUND

The Project is being proposed by the City of Antioch (City) to comply with California Government Code Section 65580-65589.8, which requires local jurisdictions to update the Housing Element of their General Plans every eight years to adequately plan for the regional housing needs of residents of all income groups. The Project includes the following components:

- Housing Element. Adoption and implementation of the City's 6th Cycle Housing Element Update (2023-2031), including the adoption and implementation of rezoning and General Plan amendments to accommodate the City's Regional Housing Needs Allocation (RHNA).
- <u>Environmental Hazards Element.</u> Adoption and implementation of related updates to the City's Environmental Hazards Element.
- Environmental Justice (EJ) Element. Adoption and implementation of associated EJ General Plan policies per Senate Bill (SB) 1000.

These three actions are together considered a "Project" under CEQA regulations.

The Draft EIR analyzed the development of up to 4,575 housing units, a scenario slightly different from what is currently proposed. As a result of comments received on the DEIR during the public comment review period, as well as the city's ongoing planning efforts which necessitate project

updates, the revised project numbers increase the maximum housing units by 306 units to 4,881 units.

The revisions to the Project were considered in this Final EIR and found that none of the proposed revisions have the potential to modify the Draft EIR findings relative to significant impacts and mitigation measures for any of the topics considered in the Draft EIR. Additionally, none of the proposed revisions would trigger the need for new or different mitigation. As such, the project revisions are not "significant new information" triggering recirculation under CEQA Guidelines Section 15088.5.

Pursuant to CEQA and the CEQA Guidelines, the city circulated a Notice of Preparation (NOP) that briefly described the Project and the environmental topics that would be evaluated in the EIR. The NOP was published on November 8, 2021, and the public comment period for the scope of the EIR lasted from November 8, 2021, to December 8, 2021. The NOP was also sent to responsible and trustee agencies, organizations, and interested individuals. Additionally, the NOP was sent to the State Clearinghouse. One public scoping session was held for the project in conjunction with the Planning Commission meeting on November 17, 2021. Comments received by the city on the NOP at the public scoping meeting were taken into account during the preparation of the EIR. Comments received included comments encouraging infill development in Antioch and to use applicable state regulations related to transportation and tribal consultation. The NOP and the written public review comments are included in Appendix A of the Draft EIR.

The Final EIR analyzes the project's potential environmental impacts to land use and planning; transportation; air quality; greenhouse gas emissions; energy; cultural and tribal resources; aesthetics; biological resources; geology and soils; hazards and hazardous materials; hydrology and water quality; noise; population and housing; public services and recreation; utilities and service systems; wildfire; and agricultural and forestry resources. The environmental topics not warranting detailed evaluation included mineral resources and is considered under Effects Found Not to be Significant in the Draft EIR.

The Draft EIR was made available for public review on September 2, 2022 and distributed to applicable local and State agencies. Copies of the Notice of Availability of the Draft EIR (NOA) were mailed to all individuals previously requesting to be notified of the Draft EIR, in addition to those agencies and individuals who received a copy of the NOP. Copies of the Draft EIR were also distributed to appropriate state and local agencies and made available for public review at City Hall and on the City's website.

The public comment period for the Draft EIR ended on October 17, 2022. Only three local/State agencies provided comments on the Draft EIR during the public review period.

With this background in mind, the City Council of the City of Antioch (Council) makes the following findings concerning the environmental impacts of the project, the feasibility of the project alternatives, and the benefits of the project that override the significant and unavoidable impacts of the project.

B. FINDINGS CONCERNING SIGNIFICANT ENVIRONMENTAL EFFECTS

The Final EIR identifies certain potentially significant effects that could result from the Project. The Final EIR analyzes the Project's potential environmental impacts to land use and planning; transportation; air quality; greenhouse gas emissions; energy; cultural and tribal resources; aesthetics; biological resources; geology and soils; hazards and hazardous materials; hydrology and water quality; noise; population and housing; public services and recreation; utilities and service systems; wildfire; and agricultural and forestry resources. The Final EIR identified significant environmental effects in the areas of air quality and transportation.

These topics are discussed below. The mitigation measures described below will be imposed as conditions of approval on the Project. The City finds that the inclusion of these mitigation measures as part of project approval could reduce impacts on air quality to levels that are less than significant, but not transportation impacts.

As described in greater detail below, after implementation of all feasible mitigation measures, the Project could result in the following significant and unavoidable impacts, which will be overridden by the specific considerations that are described in this document's conclusion in Section D of this document:

■ Impact TRANS-1: Implementation of the Project would generate home-based VMT per resident that is greater than 85 percent of the citywide average home-based VMT per resident. (S)Construction-generated noise would create a substantial temporary increase in the noise environments at surrounding uses including public and residential uses (Impact TRANS-1).

While Impact TRANS-1 could be reduced to a less-than-significant level, the effectiveness of the above associated mitigation measures in reducing an individual project's VMT impact to a less-than-significant level cannot be determined in this analysis. Therefore, the impact for projects which do not screen out from VMT impact analysis would conservatively remain significant and unavoidable with mitigation.

1. Air Quality

a. Project-Level Construction Emissions

Impact AIR-1: Construction of residential projects with more than 114 single-family units or 240 multi-family units has the potential to result in criteria air pollutant and precursor emissions above the Bay Area Air Quality Management District's (BAAQMD's) recommended thresholds of significance for construction. (S)

Mitigation Measure AIR-1: Residential Construction Controls for Criteria Air Pollutants. For construction of residential projects with more than 114 single-family units or 240 multifamily units, the project applicant shall retain a qualified air quality consultant to identify measures to reduce the project's criteria air pollutant and precursor emissions below the Bay Area Air Quality Management District's (BAAQMD's) recommended thresholds of significance. Emission reduction measures may include, but are not limited to, the use of off-road equipment with engines that meet the Environmental Protection Agency's Tier 4 emission standards or engines retrofitted with the most effective Verified Diesel Emissions Control Strategy (VDECS) certified by the California Air Resources Board (CARB). Quantified emissions and identified reduction measures shall be submitted to the City (and the Air District if specifically requested) for review and approval prior to the issuance of building permits and the approved criteria air pollutant reduction measures shall be implemented during construction. (LTS)

b. Project-Level Operation Emissions

Impact AIR-2: Operation of residential projects with more than 325 single-family units or 451 multi-family units has the potential to result in criteria air pollutant and precursor emissions above the Bay Area Air Quality Management District's (BAAQMD's) recommended thresholds of significance for operations. (S)

Mitigation Measure AIR-2: Residential Operation Controls for Criteria Air Pollutants. For operation of residential projects with more than 325 single-family units or 451 multi-family units, the project applicant shall retain a qualified air quality consultant to identify measures to reduce the project's criteria air pollutant and precursor emissions below the BAAQMD's recommended thresholds of significance. Emission reduction measures may include, but are not limited to, implementation of a transportation design management plan, compliance with electric vehicle requirements in the most recently adopted version of CALGreen Tier 2, or excluding natural gas appliances or natural gas plumbing in the building design. Quantified emissions and identified reduction measures shall be submitted to the City (and BAAQMD if specifically requested) for review and approval prior to the issuance of building permits. (LTS)

c. Exposure to Sensitive Receptors to Toxic Air Contaminants during Construction

Impact AIR-3: Future residential development within the city has the potential to generate TACs and PM2.5 emissions from vehicle trips and emergency generators (if required), which could substantially contribute to the existing poor air quality in the city and expose sensitive receptors to substantial pollutant concentrations. (S)

Mitigation Measure AIR-3a: Residential Construction Controls for Diesel Particulate Matter. For construction of residential projects with a construction duration greater than 6 months that are located in an area defined as needing "Best Practices" or "Further Study" on the BAAQMD's Planning Healthy Places Map (https://www.baaqmd.gov/plans-and-climate/planning-healthy-places), the project applicant shall apply one of the following two measures:

The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with current guidance from the Office of Environmental Health Hazard Assessment to determine the health risks to sensitive receptors exposed to diesel particulate matter (DPM) from project construction emissions. The HRA shall be submitted to the City (and BAAQMD if specifically requested) for review and approval. If the HRA concludes that the health risks are at or below acceptable levels, then DPM reduction measures are not required. If the HRA concludes that the health risks exceed acceptable levels, DPM reduction measures shall be identified to reduce the health risks to acceptable levels. Identified DPM reduction measures shall be submitted to the City for review and approval prior to the issuance of building permits and the approved DPM reduction measures shall be implemented during construction.

OR

All off-road diesel equipment shall be equipped with the most effective VDECS available for the engine type (Tier 4 engines automatically meet this requirement) as certified by CARB. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.

Mitigation Measure AIR-3b: Residential Emergency Generators. Require all emergency generators for new residential development projects (if required) to use best available control technology for air pollutant emissions, such as using engines that meet the Environmental Protection Agency's Tier 4 Final emission standards or are battery powered. (LTS)

2. Transportation

a. VMT Analysis

Impact TRANS-1: Implementation of the Project would generate home-based VMT per resident that is greater than 85 percent of the citywide average home-based VMT per resident. (S)

Mitigation Measure TRANS-1: Implement VMT Reduction Measures. Individual housing project development proposals that do not screen out from VMT impact analysis shall provide a quantitative VMT analysis using the methods applied in this EIR, with modifications if appropriate based on future changes to City of Antioch practices and CCTA VMT analysis methodology guidelines. Projects which result in a significant impact shall include travel demand management measures and physical measures to reduce VMT to a less-than-significant level. Measures may include, but are not limited to, those described below, which have been identified as potentially VMT reducing in the California Air Pollution Control Officers Association (CAPCOA) Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity. 17 Potential VMT reduction estimates are included below, but detailed requirements, calculation steps, and limitations are described in the CAPCOA Handbook. In addition, application of one or more measures is generally expected to result in a net VMT reduction of 10 percent or less for development projects in suburban settings such as Antioch.

- Unbundle parking costs (i.e., sell or lease parking separately from the housing unit).
 Effectiveness: up to 15.7 percent reduction in GHG from VMT per the CAPCOA Handbook.
- Provide car-sharing, bike sharing, or scooter sharing programs. Effectiveness: 0.15 to 0.18 percent reduction in GHG from VMT for car share, 0.02 to— 0.06 percent for bike share, and 0.07 percent for scooter share, per the CAPCOA Handbook. The higher car share and bike share values are for electric car and bike share programs.
- Subsidize transit passes for residents of affordable housing. Effectiveness: up to 5.5 percent reduction in GHG from VMT per the CAPCOA Handbook.

In addition to the on-site measures noted above, individual housing projects that are above the VMT threshold could potentially contribute to future VMT mitigation fee programs, banks, or exchanges. No regional VMT mitigation programs currently exist; however, the CCTA is currently evaluating different mitigation program frameworks which may lead to a Countywide or sub-regional VMT mitigation program. Should such a program be implemented, development projects could potentially pay into a fee program or purchase mitigation credits to achieve needed VMT mitigation instead of, or in addition to, on-site TDM measures. (LTS)

C. ALTERNATIVES TO THIS PROJECT

For purposes of this EIR, these three actions are together considered a "Project" under CEQA regulations.

The three Project alternatives analyzed in the EIR include:

- The No Project/No Build Alternative, which assumes the continuation of existing conditions within the City;
- The Reduced VMT Alternative, which would eliminate moderate and above moderate sites with home-based vehicle miles traveled (VMT) above the significance threshold from the Housing Sites Inventory (Sites Inventory). All sites located in TAZs with homebased VMT below the significance threshold would be retained; and
- The Reduced RHNA Buffer Alternative, which would reduce the buffer to 25.0 percent, which is within the 15- to 30-percent buffer recommended by the California Department of Housing and Community Development (HCD) to ensure that jurisdictions remain in compliance with the State Housing Law and the No Net Loss Requirements Law (Government Code Section 65863).

While both the Reduced VMT Alternative and Reduced RHNA Buffer Alternative would reduce the impacts under most environmental resources, there is substantial evidence that the alternatives identified in the EIR would not avoid or substantially lessen the significant unavoidable impacts of the Project and/or would not meet the Project objectives. The EIR includes detailed analysis on the potential impacts of each alternative by environmental topic. After reviewing the EIR and other relevant information in the administrative record, the Council determines that the three alternatives are infeasible. The reasons for rejecting each alternative are independent and each reason alone is sufficient to support a determination that the alternative is infeasible.

1. Alternative 1: No Project/No Build Alternative

a. Description

Under this alternative, the city would continue to implement the adopted 2015-2023 Housing Element and Environmental Hazards Element adopted with the 2003 General Plan, and the proposed 2023-2031 Housing Element and Environmental Hazards Element would not be adopted. In addition, the proposed Environmental Justice Policies would not be adopted.

b. Comparison to Project

This alternative would partially achieve the other goals of the Project, but not to the same degree, including the following:

- Conserve and improve the existing housing supply to provide adequate, safe, and decent housing for existing Antioch residents.
- Facilitate the development of special purpose housing to meet the needs of the elderly, persons with disabilities, large families, and the unhoused.
- Remove governmental constraints inhibiting the development of housing required to meet identified needs in Antioch.
- Provide equal housing opportunities for all existing and future Antioch residents.

c. Findings

Implementation of the No Project alternative would require that future housing development would be developed in accordance with the 2015-2023 Housing Element and would continue to have a development potential of 1,448 units. This alternative would result in a total net reduction in development potential by 3,433 units when compared to the Project and a 1,568-unit shortfall of the City's RHNA obligation.

Based on the foregoing findings, and even though the No Project/No Build alternative is the environmentally superior alternative, the Council rejects Alternative 1.

2. Alternative 2: Reduced VMT Alternative

a. Description

Under this alternative, housing sites which are not targeted for very-low or low-income housing and located in Traffic Analysis Zones (TAZs) with home-based vehicle miles traveled (VMT) above the significance threshold would be eliminated from the Housing Sites Inventory (Sites Inventory). All sites located in TAZs with home-based VMT below the significance threshold would be retained.

b. Comparison to Project

The Reduced VMT Alternative would achieve many of the Project objectives, including those related to:

- Facilitate the development of a broad array of housing types to meet the City's fair share of regional housing needs and accommodate new and current Antioch residents of diverse ages and socioeconomic backgrounds.
- Conserve and improve the existing housing supply to provide adequate, safe, and decent housing for existing Antioch residents.
- Facilitate the development of special purpose housing to meet the needs of the elderly, persons with disabilities, large families, and the unhoused.
- Remove governmental constraints inhibiting the development of housing required to meet identified needs in Antioch.
- Provide equal housing opportunities for all existing and future Antioch residents.

Most importantly, this alternative would allow the city to meet its 6th-cycle RHNA obligations, though with less margin for development of some sites at lower than maximum densities.

c. Findings

Based on the Sites Inventory, this alternative would result in a total net reduction in development potential by 774 units when compared to the Project and would continue to exceed the City's RHNA obligation by 1,091 units.

Based on the foregoing findings, and even though the Reduced VMT alternative would reduce Project impacts associated with transportation, the Council rejects Alternative 2.

3. Alternative 3: Reduced RHNA Buffer Alternative

a. Description

This alternative would reduce the buffer above the City's RHNA obligation in comparison with the Project, which provides a buffer of 1,865 units beyond the City's RHNA obligation of 3,016 units, providing an overall buffer of 62.0 percent. Under this alternative, the overall RHNA buffer would be reduced to 25.0 percent, which is within the 15- to 30-percent buffer recommended by the California Department of Housing and Community Development (HCD) to ensure that jurisdictions remain in compliance with the State Housing Law and the No Net Loss Requirements Law (Government Code Section 65863). A 25-percent buffer was applied to the number of the City's RHNA unit obligation in each income category, as well as to the total unit count.

b. Comparison to Project

The Reduced RHNA Buffer Alternative would achieve many of the Project objectives, including those related to:

- Facilitate the development of a broad array of housing types to meet the City's fair share of regional housing needs and accommodate new and current Antioch residents of diverse ages and socioeconomic backgrounds.
- Conserve and improve the existing housing supply to provide adequate, safe, and decent housing for existing Antioch residents.
- Facilitate the development of special purpose housing to meet the needs of the elderly, persons with disabilities, large families, and the unhoused.
- Remove governmental constraints inhibiting the development of housing required to meet identified needs in Antioch.
- Provide equal housing opportunities for all existing and future Antioch residents.

Most importantly, this alternative would allow the city to meet its 6th-cycle RHNA obligations, though with less margin for development of some sites at lower than maximum densities.

c. Findings

This alternative would result in 3,770 developable units in total, which would be a total net reduction in 1,111 units when compared to the Project but would continue to exceed the City's RHNA obligation by 754 units.

Based on the foregoing findings, and even though the Reduced VMT alternative would allow the city to meet its 6th Cycle RHNA obligations, the Council rejects Alternative 3.

D. STATEMENT OF OVERRIDING CONSIDERATIONS

1. Overriding Considerations

The Council has considered the Project's significant and unavoidable impacts set forth above and measured the benefits of the Project against the unavoidable environmental impacts identified in the EIR. The Council finds that the Project's benefits and economic, social, environmental, legal and other considerations outweigh and make acceptable the potentially unavoidable impact. Therefore, the Council adopts this statement of overriding considerations.

The Council also finds that the Project's significant unavoidable impacts would occur from any significant increase in the amount of residential development across the city. An increase in residential VMT would inevitably occur because of residential development. The Council finds that the benefits of the Project outweigh the benefits of other examined alternatives, including those deemed infeasible in Section D above.

2. Benefits of the Project

The expected benefits of the Project are:

a. The Project will improve and conserve existing housing stock.

The Project will provide adequate, safe, and decent housing for existing Antioch residents. Through the implementation of Housing Element programs, existing affordable housing stock will be retained, involvement in local housing assistance programs will become more accessible, displacement will be prevented, and infrastructure improvements will be made.

b. The Project will facilitate housing production and provide Antioch Residents with a variety of housing options.

The Project would provide a variety of housing options for Antioch residents across all income groups. The Project accommodates for the potential future development of up to 4,881 residential units, including 882 units affordable for very low-income households, 760 for low-income, 845 for moderate-income, and 2,394 for above moderate-income.

c. The Project will redevelop under-utilized and vacant sites.

Buildout of the 6th Cycle Housing Element would occur on underutilized sites. Currently, underutilized sites disrupt the area's land use pattern and is not providing any benefit to the community or region. Rezoning underutilized sites to allow for higher density residential development will generate more variety in housing typologies throughout the City and enable small infill and missing-middle projects.

d. The Project will mitigate natural and human-caused hazards, thereby improving public safety and resiliency.

Implementation of Environmental Hazards Element project objectives will the potential for loss of life, injury, property damage, and economic and social disruption resulting from natural and human-caused hazards in the community. The City will be more equipped to deal with issues

brought on by climate change and other hazards such as fires, floods, droughts, earthquakes, and landslides.

e. The Project will ensure that all residents have equal protection from environmental hazards.

The goals, policies, and programs advanced under the Environmental Justice Element will reduce pollution exposure and other compounding health risks; promote public facilities, food access, safe and sanitary homes, physical activity, and civic engagement; and prioritize the needs of disadvantaged communities in Antioch.

E. CUSTODIAN OF DOCUMENTS

The City Clerk is designated as the custodian of the documents and record of proceedings on which this decision is based. The City Clerk's office is located at City Hall. The address of City Hall is 200 H St, Antioch, CA 94509.

EXHIBIT B MITIGATION, MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) (see Table IV-1 below) has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of a mitigation monitoring program when mitigation measures are required to avoid significant impacts. The monitoring program is intended to ensure compliance during implementation of the project.

This MMRP has been formulated based upon the findings of the Project's Draft Environmental Impact Report (EIR) and the comments received on this document and addressed herein. This MMRP identifies mitigation measures recommended in the Project's Draft EIR to avoid or reduce identified impacts and specifies the agencies/parties responsible for implementation and monitoring of the measure.

The first column identifies the mitigation measure. The second column, entitled "Party Responsible for Ensuring Implementation," refers to the person(s) who will undertake the mitigation measures. The third column, entitled "Party Responsible for Monitoring," refers to the person/agency responsible for ensuring that the mitigation measure has been implemented and recorded. The fourth column, entitled "Monitoring Timing," identifies when and/or for how long the monitoring shall occur.

Party Responsible Responsible for Ensuring Implementation B. Transportation TRANS-1: Implement VMT Reduction Measures. Individual housing project development proposals that do not screen out from VMT impact analysis shall provide a quantitative VMT analysis using the methods applied in this EIR, with modifications if appropriate based on future changes to City of Antioch practices and CCTA VMT analysis methodology guidelines. Projects which result in a significant impact shall include travel demand management measures and physical measures to reduce VMT to a less-than-significant level. Measures may include, but are not limited to, those described below, which have been identified as potentially VMT reducting in the California Air Pollution Control Officers Association (CAPCOA) Handbook for Vulnerabilities, and Advancing Health and Equity. Potential VMT reduction estimates are included below, but detailed requirements, calculation steps, and limitations are described in the CAPCOA Handbook. In addition, application of one or more measures is generally expected to result in a net VMT reduction of 10 percent of the project which demonstrates a VMT reduction in accordance with requirements and threshold. • Unbundle parking costs (i.e., sell or lease parking separately from the housing unit). Effectiveness: up to 15.7 percent reduction in	Project, Date Commen
Project Applicant: Project Applicant: City of Antioch Prior to Community and Development Department, Planning Division: NAT analysis per guidelines. Project Applicant: Select a qualified transportation consultant to prepare and provide a Offuture changes to City of Antioch practices and CCTA VMT analysis methodology guidelines. Projects which result in a significant impact shall include travel demand management measures and physical measures to reduce VMT to a less-than-significant level. Measures may include, but are not limited to, those described below, which have been identified as potentially VMT reduction in the California Air Pollution Control Officers Association (CAPCOA) Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vunerabilities, and Advancing Health and Equity. Potential VMT reduction estimates are included below, but detailed requirements, calculation steps, and limitations are described in the CAPCOA Handbook. In addition, application of one or more measures is generally expected to result in a net VMT reduction of 10 percent or less for development projects in suburban settings such as Antioch. Unbundle parking costs (i.e., sell or lease parking separately from the housing unit). Effectiveness: up to 15.7 percent reduction in	
project development proposals that do not screen out from VMT impact analysis shall provide a quantitative VMT analysis using the methods applied in this EIR, with modifications if appropriate based on future changes to City of Antioch practices and CCTA VMT analysis methodology guidelines. Projects which result in a significant impact shall include travel demand management measures and physical measures to reduce VMT to a less-than-significant level. Measures may include, but are not limited to, those described below, which have been identified as potentially VMT reducing in the California Air Pollution Control Officers Association (CAPCOA) Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity. Potential VMT reduction estimates are included below, but detailed requirements, calculation steps, and limitations are described in the CAPCOA Handbook. In addition, application of one or more measures is generally expected to result in a net VMT reduction of 10 percent or less for development projects in suburban settings such as Antioch. * Unbundle parking costs (i.e., sell or lease parking separately from the housing unit). Effectiveness: up to 15.7 percent reduction in	
 GHG from VMT per the CAPCOA Handbook. Provide car-sharing, bike sharing, or scooter sharing programs. Effectiveness: 0.15 to 0.18 percent reduction in GHG from VMT for car share, 0.02 to 0.06 percent for bike share, and 0.07 percent for scooter share, per the CAPCOA Handbook. The higher car share and bike share values are for electric car and bike share programs. Subsidize transit passes for residents of affordable housing. Effectiveness: up to 5.5 percent reduction in GHG from VMT per the CAPCOA Handbook. 	

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	Doub.	Douber		Comp	liance V	erification
Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Monitoring Timing	Initial	Date	Project/ Comments
family units or 240 multi-family units, the project applicant shall retain a qualified air quality consultant to identify measures to reduce the project's criteria air pollutant and precursor emissions below the Bay Area Air Quality Management District's (BAAQMD's) recommended thresholds of significance. Emission reduction measures may include, but are not limited to, the use of off-road equipment with engines that meet the Environmental Protection Agency's Tier 4 emission standards or engines retrofitted with the most effective Verified Diesel Emissions Control Strategy (VDECS) certified by the California Air Resources Board (CARB). Quantified emissions and identified reduction measures shall be submitted to the City (and the Air District if specifically requested) for review and approval prior to the issuance of building permits and the approved criteria air pollutant reduction measures shall be implemented during construction. In addition, the project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified criteria air pollutant reduction measures (if any). The Emissions Plan shall be submitted to the City (and BAAQMD if specifically requested) for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following: An equipment inventory summarizing the type of off-road equipment required for each phase of construction,	 Retain a qualified air quality consultant to identify measures to reduce emissions. Prepare a Construction Emissions Minimization Plan (Emissions Plan). 	Development Department, Planning Division: Review and approve air quality analysis and associated reduction measures. Review and approve Emissions Plan. (if necessary) Bay Area Air Quality Management District (BAAQMD): Review and approve air quality analysis and associated reduction measures. Review and approve Emissions Plan.	9			
including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date. • A Certification Statement that the Contractor agrees to						
comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract.						
AIR-2: Residential Operation Controls for Criteria Air Pollutants. For operation of residential projects with more than 325 single-family	Project Applicant:	City of Antioch Community and	Prior to issuance of building permit			

	Party	Party		Comp	liance V	erification
Mitigation Measure	Responsible for Ensuring Implementation	Responsible for Monitoring	Monitoring Timing	Initial	Date	Project/ Comments
units or 451 multi-family units, the project applicant shall retain a qualified air quality consultant to identify measures to reduce the project's criteria air pollutant and precursor emissions below the BAAQMD's recommended thresholds of significance. Emission reduction measures may include, but are not limited to, implementation of a transportation design management plan, compliance with electric vehicle requirements in the most recently adopted version of CALGreen Tier 2, or excluding natural gas appliances or natural gas plumbing in the building design. Quantified emissions and identified reduction measures shall be submitted to the City (and BAAQMD if specifically requested) for review and approval prior to the issuance of building permits.	 Retain a qualified air quality consultant to identify measures to reduce emissions. 	Development Department, Planning Division: Review and approve air quality analysis and associated reduction measures. (if necessary) Bay Area Air Quality Management District (BAAQMD): Review and approve air quality analysis and associated reduction measures.				
AIR-3a: Residential Construction Controls for Diesel Particulate Matter. For construction of residential projects with a construction duration greater than 6 months that are located in an area defined as needing "Best Practices" or "Further Study" on the BAAQMD's Planning Healthy Places Map (https://www.baaqmd.gov/plans-and- climate/planning-healthy-places), the project applicant shall apply one of the following two measures: 1. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with current guidance from the Office of Environmental Health Hazard Assessment to determine the health risks to sensitive receptors exposed to diesel particulate matter (DPM) from project construction emissions. The HRA shall be submitted to the City (and BAAQMD if specifically requested) for review and approval. If the HRA concludes that the health risks are at or below acceptable levels, then DPM reduction measures are not required. If the HRA concludes that the health risks exceed acceptable levels, DPM reduction measures shall be identified to reduce the health risks to acceptable levels. Identified DPM reduction measures shall be submitted to the City for review and	Project Applicant: Retain a qualified air quality consultant to prepare HRA. OR Ensure all construction-related equipment is equipped with the most effective VDECS available as certified by CARB. AND Prepare an Emissions Plan.	City of Antioch Community and Development Department, Planning Division: Review and approve HRA. OR Review and approve construction equipment list for most effective VDECS. AND Review and approve Emissions Plan. (if necessary) Bay Area Air Quality Management District (BAAQMD):	Prior to issuance of building permit			

				Compliance Verification		
Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Monitoring Timing	Initial	Date	Project/ Comments
approval prior to the issuance of building permits and the approved DPM reduction measures shall be implemented during construction.		Review and approve HRA.				
OR		OR				
2. All off-road diesel equipment shall be equipped with the most effective VDECS available for the engine type (Tier 4 engines automatically meet this requirement) as certified by CARB. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.		 Review and approve construction equipment list for most effective VDECS. AND 				
In addition, the project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified DPM reduction measures (if any). The Emissions Plan shall be submitted to the City (and BAAQMD if specifically requested) for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following:		 Review and approve Emissions Plan. 				
An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.						
 A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. 						
AIR-3b: Residential Emergency Generators. Require all emergency generators for new residential development projects (if required) to use best available control technology for air pollutant emissions, such as using engines that meet the Environmental Protection Agency's Tier 4 Final emission standards or are battery powered.	 Project Applicant: Provide list of emergency generators planned for usage. 	City of Antioch Community and Development Department, Planning Division: Review and approve list of emergency	Prior to issuance of building permit			

				Comp	liance V	erification
	Party	Party				
	Responsible	Responsible	Monitoring			Project/
Mitigation Measure	for Ensuring Implementation	for Monitoring	Timing	Initial	Date	Comments
		generators to ensure				
		that engines meet EPA				
		Tier 4 Final emissions				
		standards or are				
		battery powered.				

CITY COUNCIL RESOLUTION # 2023-**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO ADOPT A GENERAL PLAN AMENDMENT TO UPDATE THE HOUSING ELEMENT TO COMPLY WITH STATE HOUSING ELEMENT LAW

WHEREAS, the California Government Code Section 65300 et. seq. requires every city and county in California to adopt a General Plan for its long-range development, and further, to periodically update that Plan to reflect current conditions and issues;

WHEREAS, the California legislature has found that "California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives." (Gov. Code Section 65589.5.);

WHEREAS, the legislature has further found that "Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration." (Gov. Code Section 65589.5.);

WHEREAS, State Housing Element Law (Article 10.6 of Gov. Code) requires that the City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City of Antioch's (City) regional housing need allocation (RHNA) of 3,016 housing units, comprised of 792 (26%) very-low income units, 456 (15%) low-income units, 493 (17%) moderate-income units, and 1,275 (42%) above moderate-income units;

WHEREAS, State law requires that the City conduct an assessment of housing needs and prepare an inventory of resources and constraints relevant to the meeting of these needs, including analysis of population and employment trends, household characteristics, inventory of land suitable and available for residential development (Gov. Code Section 65583(a));

WHEREAS, State law requires that the City identify a zone or zones where emergency shelters are allowed as a permitted use with sufficient capacity to accommodate the need for emergency shelter identified in the assessment of housing needs (Gov. Code Section 65583(a)(4));

WHEREAS, State law requires that the City analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including for special housing needs and persons with disabilities, land use controls, fees, and permit procedures, along with efforts to remove governmental constraints (Gov. Code Section 65583(a)(5));

WHEREAS, State law requires that the City analyze potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those identified in the sites

inventory, along with local efforts to remove nongovernmental constraints (Gov. Code Section 65583(a)(6));

- **WHEREAS,** State law requires that the City analyze special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter (Gov. Code Section 65583(a)(7));
- **WHEREAS**, State law requires that the City analyze opportunities for energy conservation with respect to residential development (Gov. Code Section 65583(a)(8));
- **WHEREAS**, State law requires that the City analyze existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years (Gov. Code Section 65583(a)(9));
- **WHEREAS**, State law requires that the City prepare a statement of the community's goals, quantified objectives, and policies relative to affirmatively furthering fair housing and to the maintenance, preservation, improvement, and development of housing (Gov. Code Section 65583(b));
- **WHEREAS**, State law requires that the City prepare a program that sets forth a schedule of actions during the planning period, each with a timeline for implementation, to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, the utilization of appropriate federal and state financing (Gov. Code Section 65583(c));
- **WHEREAS**, State law requires that the City identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the City's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory without rezoning (Gov. Code Section 65583(c)(1));
- WHEREAS, State law requires that the City identify where the inventory of sites, does not identify adequate sites to accommodate the need for groups of all household income levels, rezoning of those sites, including adoption of minimum density and development standards, for jurisdictions with an eight-year housing element planning period, shall be completed no later than three years after either the date the housing element is adopted pursuant to subdivision (f) of Gov. Code Section 65585 or the date that is 90 days after receipt of comments from the Department of Housing & Community Development, whichever is earlier, unless the deadline is extended:
- **WHEREAS**, State law requires that the City identify programs that assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households (Gov. Code Section 65583(c)(2));
- **WHEREAS**, State law requires that the City identify programs that address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities (Gov. Code Section 65583(c)(3));

- **WHEREAS**, State law requires that the City identify programs that conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action (Gov. Code Section 65583(c)(4));
- **WHEREAS**, State law requires that the City identify programs that promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other protected characteristics, and any other state and federal fair housing and planning law (Gov. Code Section 65583(c)(5));
- **WHEREAS**, State law requires that the City identify programs that preserve for lower income households the assisted housing developments that are eligible to change from low-income housing uses during the next 10 years (Gov. Code Section 65583(c)(6));
- **WHEREAS**, State law requires that the City develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent for very low, low-, or moderate-income households (Gov. Code Section 65583(c)(7));
- **WHEREAS**, State law requires that the City identify the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals (Gov. Code Section 65583(c)(8));
- **WHEREAS**, State law requires that the City make a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort (Gov. Code Section 65583(c)(9));
- **WHEREAS**, State law requires that the City affirmatively further fair housing in accordance with Gov. Code Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2 (Gov. Code Section 65583(c)(10));
- **WHEREAS**, State law requires that the City include a summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction's fair housing enforcement and fair housing outreach capacity (Gov. Code Section 65583(c)(10)(A)(i));
- **WHEREAS**, State law requires that the City include 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 and affluence, disparities in access to opportunity, and disproportionate housing needs, including displacement risk (Gov. Code Section 65583(c)(10)(A)(ii));
- **WHEREAS**, State law requires that the City include an assessment of the contributing factors, including the local and regional historical origins and current policies and practices, for the fair housing issues (Gov. Code Section 65583(c)(10)(A)(iii));
- WHEREAS, State law requires that the City identify the jurisdiction's fair housing priorities and goals, giving highest priority to those factors identified that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights

compliance, and identifying the metrics and milestones for determining what fair housing results will be achieved (Gov. Code Section 65583(c)(10)(A)(iv));

WHEREAS, State law requires that the City include strategies and actions to implement those priorities and goals, which may include, but are not limited to, enhancing mobility strategies and encouraging development of new affordable housing in areas of opportunity, as well as place-based strategies to encourage community revitalization, including preservation of existing affordable housing, and protecting existing residents from displacement (Gov. Code Section 65583(c)(10)(A)(v));

WHEREAS, State law allows local government to satisfy all or part of its requirement to identify a zone or zones suitable for the development of emergency shelters by adopting and implementing a multijurisdictional agreement (Gov. Code Section 65583(d));

WHEREAS, amendments to the required content of a housing element shall apply to a housing element or housing element amendment prepared pursuant to subdivision (e) of Gov. Code Section 65588 or Section 65584.02, when a city submits a draft to the department for review pursuant to Section 65585 more than 90 days after the effective date of the amendment to this section or fails to submit the first draft to the department before the due date specified in Section 65588 or 65584.02. (Gov. Code Section 65583(e));

WHEREAS, the Housing Element must be adopted to comply with State law, accommodate the RHNA, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing;

WHEREAS, the City retained Urban Planning Partners to prepare the Housing Element;

WHEREAS, the preparation, adoption, and implementation of the Housing Element and companion zoning amendments requires a diligent effort to include all economic segments of the community;

WHEREAS, the City conducted extensive community outreach over 18 months including two community workshops, four Planning Commission meetings, and two City Council meetings;

WHEREAS, on July 1, 2022, the city submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for its review;

WHEREAS, on September 29, 2022, HCD provided the City with a number of comments regarding the draft Housing Element (Exhibit C), and based upon comments, City staff revised the draft Housing Element to include additional information and data to support the City's position that the proposed programs and zoning changes would be adequate to accommodate the RHNA and affirmatively further fair housing, as depicted by the revised Draft Housing Element (Exhibit A), as well as the Table of Revisions in Response to HCD's Comments (Exhibit D), and Response to HCD Findings (Exhibit E) which both outline Element revisions and responses to HCD;

WHEREAS, the City, as lead agency under the California Environmental Quality Act ("CEQA"), has completed the Housing Element Environmental Impact Report ("EIR") for the Housing Element;

WHEREAS, on December 23, 2022, the city published the final draft Housing Element (Exhibit A) on the City website and requested public comment on the final draft;

WHEREAS, the Antioch Planning Commission conducted a public hearing on January 4, 2023, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request, and adopted Resolution 2023-02 recommending that the City Council adopt the Housing Element; and

WHEREAS, on January 12, 2023, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 for the City Council public hearing on January 24, 2023.

WHEREAS, the City Council conducted a public hearing to consider the Housing Element EIR on January 24, 2023;

WHEREAS, on January 24, 2023, the Antioch City Council adopted Resolution 2023-xx certifying the Housing Element EIR and adopting CEQA findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program;

WHEREAS, recitals and findings from the Antioch City Council adopted Resolution 2023are incorporated by reference; and

WHEREAS, the City Council held a public hearing on January 24, 2023 to consider the General Plan amendment to update the Housing Element, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED that the City Council of the City of Antioch makes the following findings to adopt a General Plan Amendment to update the Housing Element:

- 1. The proposed project conforms to the provisions and standards of the General Plan in that the proposed amendments are internally consistent with all other provisions of the General Plan and do not conflict with any of the previously adopted goals, policies or programs of the General Plan.
- 2. The proposed amendments are necessary to implement the goals and objectives of the General Plan, including the Land Use Element. The Housing Element (Exhibit A) will accommodate higher density multifamily housing to expand housing options and affordability, and to ensure consistency between the General Plan and Zoning Ordinance. The proposed General Plan Amendment complies with, and is required by, applicable State law.
- 3. The proposed amendments will not be detrimental to the public interest, convenience, and general welfare of the City. The amendments will result in a logical placement of land uses consistent with the overall intent of the General Plan and facilitate housing development opportunities at a range of income levels and household types. The proposed General Plan Amendment will facilitate the development, maintenance, and improvement of adequate and affordable housing for new and existing residents, which will be a benefit to the public.

- 4. The proposed amendment will not cause environmental damage in that potential effects were analyzed in the EIR prepared for the Housing Element, Environmental Hazards and Environmental Justice Elements and the associated Specific Plan and Zoning amendments and are either found to be less than significant with mitigations or acceptable pursuant to a Statement of Overriding Conditions.
- 5. The proposed amendment will not require changes to or modifications of any other plans that the City Council adopted before the date of this resolution.
- 6. The Zoning Administrator is hereby authorized to make non-substantive changes to the Housing Element to address comments received from the Department of Housing and Community Development.
- 7. The Housing Element substantially complies with Housing Element Law, as provided in Government Code 65580 et seq. and contains all provisions required by State Housing Element Law, as shown in Exhibit B to this resolution, which is incorporated by reference.

BE IT FURTHER RESOLVED that the Antioch City Council adopts the General Plan Amendment, attached hereto as Exhibit A and incorporated by reference, to update the Housing Element.

the City of Antioch at a regular meeting thereof held on the 24th day of January 2023, by the

I HEREBY CERTIFY that the foregoing resolution was adopted by the City Council of

	ELIZABETH HOUSEHOLDER
ABSTAIN:	
ABSENT:	
NOES:	
AYES:	
following vote:	

CITY CLERK OF THE CITY OF ANTIOCH

EXHIBIT A 6th Cycle 2023-2031 Housing Element



City of Antioch

2023-2031 Housing Element Update









Prepared for:
City of Antioch

Local Adoption Draft
December 2022



How to Use this Document



If you are a Community Member

For community members who are interested in learning about the City of Antioch's blueprint for addressing the housing needs of the community, Chapter 7, Housing Goals, Policies, and Programs will help you understand the goals and key strategies the City will be undertaking between 2023 to 2031. Additionally, Chapters 2, 4, and 5 have detailed information about the City's housing needs, relevant constraints to housing production and preservation, and available resources to assist in this production and preservation. Chapter 3, Affirmatively Furthering Fair Housing (AFFH), contains a summary of fair housing related issues identified throughout the community, while a full comprehensive analysis is contained within Appendix B.



If you are a Property Owner or Developer

Property owners and developers who are interested in developing housing in the City of Antioch should become familiar with the Plan's overall policy framework, as described in *Chapter 7, Housing Goals, Policies, and Programs*, as well as the Housing Sites Inventory included within *Chapter 6, Adequate Sites* and *Appendix C*.



If you work for the City

If you are an elected City official or City staff, you are responsible for guiding property owners and developers in their development decisions and applications and implementing the Goals, Policies, Programs, and Actions in this Housing Element. The City will use this plan to guide its work over the 2023-2031 planning period.

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INTRODUCTION

A. Purpose and Content

The City of Antioch's Housing Element is the component of the City's General Plan that addresses housing needs and opportunities for present and future Antioch residents through 2031. It provides the primary policy guidance for local decision-making related to housing. The Housing Element of the General Plan is the only General Plan Element that requires review and certification by the State of California.

The Housing Element provides a detailed analysis of Antioch's demographic, economic, and housing characteristics as required by State Law. The Element also provides a comprehensive evaluation of the City's progress in implementing the past policy and action programs related to housing production, preservation, conservation, and rehabilitation. Based on the community's housing needs, available resources, constraints, opportunities and past performance, the Housing Element identifies goals, policies, actions, and objectives that address the housing needs of present and future Antioch residents.

B. SETTING

The City of Antioch was incorporated in 1872 as a general law city operating under the City Council/City Manager form of government. Antioch is the Gateway to the Delta, located on the banks of the San Joaquin River in Northern California, accessible from Highway 4, in eastern Contra Costa County. The city is adjacent to Oakley to the east, Brentwood to the south and east, unincorporated Contra Costa County to the south, Pittsburg to the west, and the southern shore of the San Joaquin River to the north (see Figure 1-1). Antioch is the second largest city in Contra Costa County and covers 30 square miles. The city is served by e-BART (Hillcrest Station) with rail transit service to San Francisco. Antioch is a suburban city and provides public services including police, water, streets, parks, engineering, planning, and administrative services.

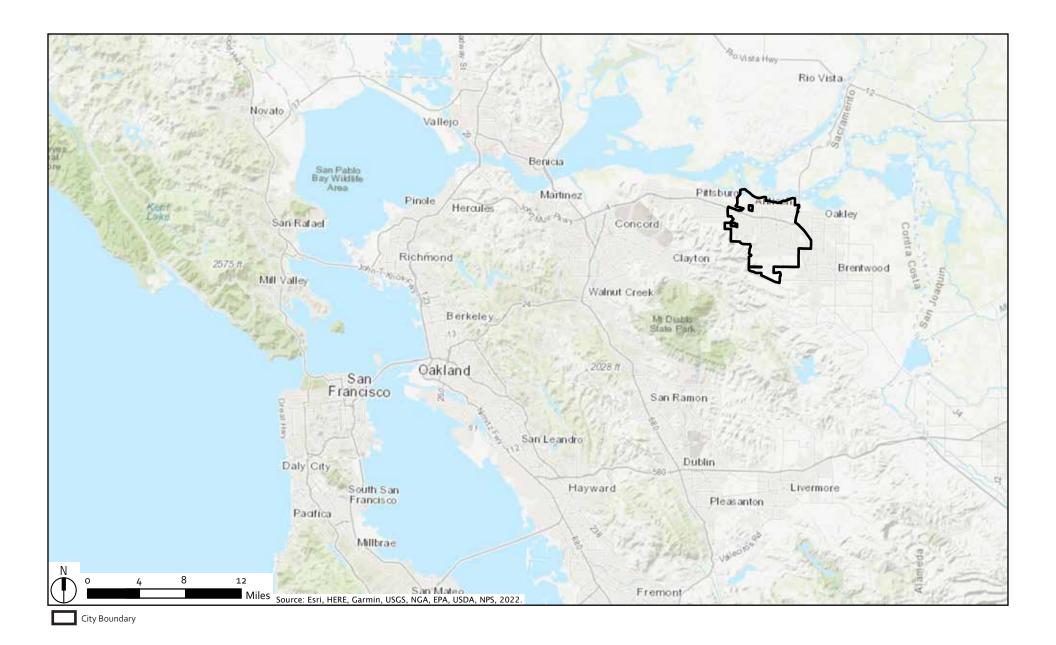


Figure 1-1
Project Location
- City of Antioch Housing Element Update

C. HOUSING ELEMENT UPDATE PROCESS

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans (California Government Code Section 65580 et al.).

It is intended that this Housing Element be reviewed annually and updated and modified not less than every eight years in order to remain relevant and useful and reflect the community's changing housing needs. The City will annually review its progress implementing the Housing Element through Annual Progress Reports required to be submitted to the State. The City is updating its Housing Element at this time to comply with the update required of all jurisdictions in the Association of Bay Area Governments (ABAG) region, as well as to respond to the issues that Antioch currently faces. This Housing Element update covers the planning period from January 31, 2023 through January 31, 2031.

Community engagement was an integral part of the update process. Antioch's diverse community was consulted throughout the update process and diligent efforts were made to reach those in protected classes and communities who have historically been left out of planning processes. The community engagement process and results are described in *Chapter 8, Participation*.

D. STATE LAW AND LOCAL PLANNING

1. Consistency with State Law

The Housing Element is one of the seven General Plan elements mandated by the State of California, as prescribed in Sections 65580 to 65589.8 of the California Government Code. Per State law, the Housing Element has two main purposes:

- To provide an assessment of both current and future housing needs and constraints in meeting those needs; and
- 2. To provide a strategy that establishes housing goals, policies, and programs.

CHANGES IN STATE LEGISLATION SINCE PREVIOUS UPDATE

There were substantive changes to State law since the City's last Housing Element in 2015. Some of the most notable changes in housing legislation are described below.

Assembly Bill (AB) 68, AB 587, AB 671, AB 881, and Senate Bill (SB) 13. Further incentivizes the development of accessory dwelling units (ADUs) through streamlined permits, reduced

HOUSING ELEMENT REQUIREMENTS

- Analysis of existing and projected housing needs.
- Inventory of land suitable for housing.
- Analysis of potential constraints on the maintenance, improvement, and development of housing.
- Fair housing analysis.
- Analysis of any special housing needs.
- Identification of zone(s) where emergency shelters are allowed by-right.
- Evaluation of the previous housing element and progress implementing past policies and programs.
- Opportunities for residential energy conservation.
- Identification of assisted housing developments that are at risk of converting to non-assisted housing developments.
- Goals, policies, and implementation programs for the preservation, improvement, and development of housing.
- Quantified objectives that estimate the number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period of the Housing Flement

setback requirements, increased allowable square footage, reduced parking requirements, and reduced fees.

- **AB 1763**. Requires jurisdictions to provide a larger density bonus and enhanced concessions to development projects that restrict 100 percent of their units as affordable to lower- and moderate-income households and provides greater bonuses for such projects when they are within 0.5 miles of a major transit stop.
- AB 101. Requires jurisdictions to allow low barrier navigation centers by-right in areas zoned for mixed uses and in nonresidential zones permitting multi-family uses if the center meets specified requirements.
- **AB 686**. Requires public agencies in California to affirmatively further fair housing, which is defined as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity by replacing segregated living patterns with truly integrated and balanced living patterns; transform racially and ethnically concentrated areas of poverty into areas of opportunity; and foster and maintain compliance with civil rights and fair housing laws.
- AB 1255 and AB 1486. Identify and prioritize State and local surplus lands available for housing development affordable to lower-income households.
- **AB 2162.** Requires that supportive housing be a permitted use without discretionary review in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses.
- **SB 330**. Enacts changes to local development policies, permitting, and processes. These changes include establishing new criteria on application requirements and processing times for housing developments; preventing localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements; preventing localities from establishing non-objective standards; and requiring that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished.

2. GENERAL PLAN CONSISTENCY

The Housing Element is one component of the City's overall long-range planning strategy. The California Government Code requires that the General Plan contain an integrated and consistent set of goals and policies. The Housing Element is affected by policies contained in other elements of the General Plan. For example, the Land Use Element designates land for residential development and indicates the type, location and density of the residential development permitted in the city. Working within this framework, the Housing Element identifies goals, policies, actions, and objectives for the planning period that directly addresses the housing needs of Antioch's existing and future residents. The policies contained within other elements of the General Plan affect many aspects of life that residents enjoy—the amount and variety of open space, the preservation of natural, historic, and cultural resources, the permitted noise levels in residential areas and the safety of the residents in the event of a natural or man-made disaster. Notably, other elements of Antioch's General Plan have been triggered to be updated or created at the time of the Housing Element adoption. Consistent with Government Code Section 65302, the Environmental Hazards Element is being updated concurrently with the Housing Element to identify and mitigate risk for environmental hazards, including flood hazard and management, fire hazard, and climate adaptation. In addition, pursuant to Government Code Section 65302(h), the City is evaluating environmental justice (EJ) issues and integrating EJ goals, policies, and objectives into the El Element of the General Plan. These Environmental Hazard and El components-Elements of the General Plan are being updated concurrently to the Housing Element and the policies in each will be consistent with the Housing Element update.



The Housing Element policies must be consistent with policies identified in other elements of the General Plan. The Housing Element has been reviewed for consistency with the City's other General Plan Elements. The policies and programs in this Housing Element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained.

3. RELATIONSHIP TO OTHER PLANS AND PROGRAMS

The Housing Element identifies goals, objectives, policies, and action programs for the 2015-2023 planning period that directly address the housing needs of Antioch. There are a number of City plans and programs which work to implement the goals and policies of the Housing Element. These include the City's Municipal Code and various Specific Plans.

ANTIOCH MUNICIPAL CODE

The Antioch Municipal Code contains regulatory and penal ordinances and certain administrative ordinances, codified pursuant to Sections 50022.1 through 50022.8 and 50022.10 of the Government Code. The Antioch Municipal Code includes the City's Subdivision and Zoning regulations.

The Subdivision Chapter of the Municipal Code regulates the design, development, and implementation of land division. It applies when a parcel is divided into two or more parcels, a parcel is consolidated with one or more other parcels, or the boundaries of two or more parcels are adjusted to change the size and/or configuration of the parcels.

The Zoning Chapter of the Municipal Code is the primary tool for implementing the General Plan and is designed to protect and promote the health, safety, and welfare of the people. The Zoning Chapter designates various districts and outlines the permitted, conditionally permitted, and prohibited uses for each zone district. Finally, the Zoning Chapter provides property development standards for each zone district and overall administrative and legislative procedures.

Programs in the Housing Element would amend the Municipal Code, including amendments to bring the City into compliance with recent State legislation, rezone land for higher density residential development, and remove governmental constraints to housing.

SPECIFIC PLANS

Specific Plans are customized regulatory documents that provide focused guidance and regulations for a particular area to address the specific characteristics or needs for that area. They generally include a land use plan, circulation plan, infrastructure plan, zoning classifications, development standards, design guidelines, and implementation plan. The City has four approved Specific Plans, as listed below.

- 1. East Lone Tree Specific Plan (1996)
- 2. East Eighteenth Street Specific Plan (2001)
- 3. Hillcrest Station Area Specific Plan (2009)
- 4. Downtown Specific Plan (2018)

This Housing Element proposes amendments to the East Lone Tree Specific Plan given zoning changes proposed to three parcels within the East Lone Tree Specific Plan Area. This is discussed in *Chapter 6, Adequate Sites*.

E. HOUSING ELEMENT ORGANIZATION

Consistent with State law, this Housing Element consists of the following major components:

- 1. Introduction [Chapter 1]. Explains the purpose, process, and contents of the Housing Element.
- 2. Housing Needs Assessment [Chapter 2]. The Housing Needs Assessment chapter includes Presents an analysis of population and employment trends, the City's fair share of regional housing needs, household characteristics, and the condition of the housing stock.
- 3. Affirmatively Furthering Fair Housing [Chapter 3]. Summarizes the Assessment of Fair Housing and explains how affirmatively furthering fair housing (AFFH) considerations shaped the Housing Sites Inventory and the community engagement process.
- 4. **Constraints [Chapter 4].** The Constraints chapter reviews Reviews governmental constraints, including land use controls, fees, and processing requirements, as well as non-governmental constraints, such as construction costs, availability of land and financing, physical environmental conditions, and units at risk of conversion, that may impede the development, preservation, and maintenance of housing.
- 5. **Resources [Chapter 5].** The Resources chapter identifies resources available for the production and maintenance of housing, including an inventory of land suitable for residential development and discussion of federal, State, and local financial resources and programs available to address the City's housing goals.
- 6. Adequate Sites [Chapter 6]. This chapter describes Describes and maps the land suitable for residential development to accommodate the City's Regional Housing Needs Allocation (RHNA).
- Housing Goals, Policies, and Implementing Programs [Chapter 7]. This chapter identifies Identifies the City's housing goals and provides policies and programs to address the City's Antioch's housing needs.
- 8. **Participation [Chapter 8].** The Participation chapter describes Describes how the City engaged the public, including residents and interested parties, such as housing and special needs advocates.

Given the detail and lengthy analysis in developing the Housing Element, supporting background material is included in the following appendices:

- Appendix A: Housing Needs Report
- Appendix B: Affirmatively Furthering Fair Housing Report
- Appendix C: <u>Housing</u> Sites Inventory
- Appendix D: Review of Housing Element Past Performance Program Accomplishments
- Appendix E: Public Engagement Input

WHAT IS A GOAL, POLICY, AND PROGRAM

Goal: Desired results

Policy:Guidance for future programs, activities, and decisionsProgram:Ongoing efforts to achieve our goals and implement policies

ANTIOCH B20

2

HOUSING NEEDS ASSESSMENT

To successfully plan for housing needs, the demographic and socioeconomic variables of the community must be assessed. This chapter was prepared in accordance with Government Code Section 65538 (a) which requires "an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs." The Government Code specifically requires thean analysis of housing needs, whichto include population characteristics, household characteristics, and employment and housing stock conditions. Unless otherwise specified, the data in this chapter is specific to Antioch. This chapter summarizes the Housing Needs Assessment. Additional information and graphs can be found in Appendix A, Housing Needs Data Report: Antioch. For the Assessment of Fair Housing required under California's Assembly Bill 686 of 2018, please see Appendix B, Affirmatively Furthering Fair Housing.

Unless otherwise specified, the data in this chapter is specific to the city of Antioch. This chapter summarizes the Housing Needs Assessment. Additional information and graphs can be found in Appendix A.

This chapter begins with an overview of the Regional Housing Needs Allocation assigned to Antioch. These are the quantified housing needs assigned by the State and region for which the City must plan. The chapter then moves on to discuss population and housing trends in Antioch, including identifying at-risk housing units and housing needs for special needs populations.

A. REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Allocation (RHNA) process is mandated by California law and requires local jurisdictions to plan for their 'fair share' of housing units at all affordability levels. The Regional Housing Needs Plan (RHNP) assigns housing need allocations to cities and towns within the nine-county region. The RHNP is part of the Association of Bay Area Governments' (ABAG) 6th Cycle RHNA, sometimes referred to as the "Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area," and covers the 2023 to 2031 planning period and assigning housing need allocations to cities and towns within

the nine-county region. The nine counties are Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.

State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among four affordability levels.

In December 2021, ABAG approved their Final RHNA Plan. For Antioch, the proposed RHNA obligation to be planned for this cycle is 3,016 units, a slated increase from the last cycle. The allocation is broken down by income category is shown in Table 2-1.

TABLE 2-1 ANTIOCH REGIONAL HOUSING NEEDS ALLOCATION FROM DRAFT METHODOLOGY

Income Group	Units	Percent
Very Low-Income (o-50% of AMI)	792	26.3%
Low-Income (51-80% of AMI)	456	15.1%
Moderate-Income (81-120% of AMI)	493	16.3%
Above Moderate-Income (More than 120% of AMI)	1,275	42.3%
Total	3,016	100.0%

Source: Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031.

As shown in the site inventory section of the Housing Element, As discussed in Chapter 6, Adequate Sites. Antioch will provide a mix of sites to accommodate a variety of housing opportunities at various densities, including multi-family, as well as and accessory dwelling units, along with programs to accommodate the RHNA allocation obligation for all income levels.

B. COMMUNITY PROFILE

Housing needs are generally influenced by population and employment trends. This section provides a summary of the changes to the population size, age, and racial composition of the city. For a more detailed analysis of housing needs, see Appendix A, Housing Needs and Data Report: Antioch.

1. Population Characteristics and Trends

POPULATION GROWTH

As Table 2-2 and Figure 2-1 highlight, Antioch experienced a significant population increase at more than double the overall growth rate of Contra Costa County dating back to the early 1990s. Since 2000, the growth rate has slowed substantially to 13.1 percent between 2000 and 2010 and 10.2 percent between 2010 and 2021, which more closely aligns with county-wide trends. The population of Antioch makes up 9.8 percent of Contra Costa County.



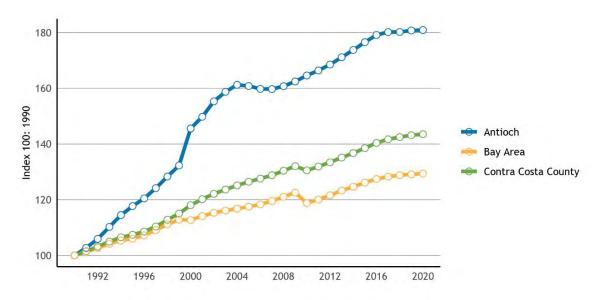


Figure 2-1 Population Growth Trends

Source: California Department of Finance, E-5 series.

TABLE 2-2 CITY AND COUNTY POPULATION TRENDS, 1990-2021

Jurisdiction	1990	2000	Percent Increase 1990-2000	2010	Percent Increase 2000-2010	2020	Percent Increase 2010-2020
Contra Costa County	803,732	948,816	18.1%	1,049,025	10.6%	1,153,854	9.9%
Antioch	62,195	90,532	45.6%	102,372	13.1%	112,520	9.9%

Source: Department of Finance, Report E-5, 2021.

RACE AND ETHNICITY

It is important to understand Understanding the racial makeup of a city and region is important to identify housing trends, needs, and preferences, and to design and implement effective housing policies and programs. Different ethnic groups may have varying housing needs that affect their housing preferences. Understanding current trends provides a basis for addressing housing needs.

Since 2000, the percentage of residents in Antioch identifying as White has decreased while the percentage of residents of all other races and ethnicities has increased – by 30.6 percentage points. As of 2019, the White population stands at 30,883, or 27.8 percent of overall population (see Figure 2-2). In absolute terms, the Hispanic or Latinx population increased the most while the White, Non-Hispanic population decreased the most.



Figure 2-2 Population by Race, 2000-2019

Notes:

Data for 2019 represents 2015-2019 ACS estimates.

The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

As seen in Figure 2-3, no one-racial group comprises a majority population (over half of the total) in Antioch. Hispanic or Latinx residents make up the largest percentage (33 percent), which is larger than the Hispanic/Latinx population of both Contra Costa County and the larger Bay Area. White residents (approximately 28 percent of Antioch's population) make up a significantly smaller proportion compared to the county and region, while Black or African American residents make up a much larger proportion (21 percent).



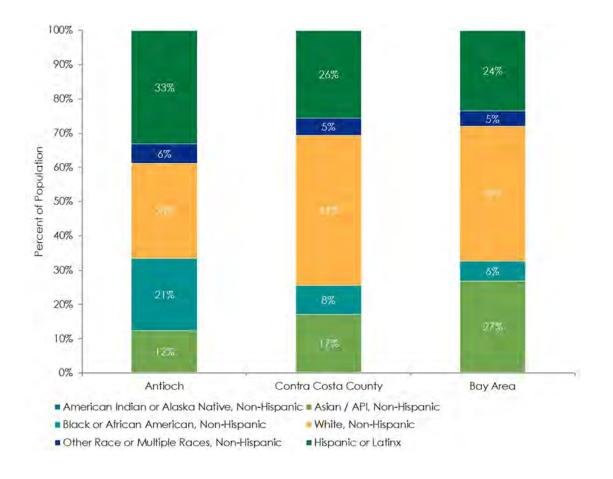


Figure 2-3 Population by Race

Notes:

Data for 2019 represents 2015-2019 ACS estimates.

The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

AGE COMPOSITION

Since 2000, the median age in Antioch has increased but remains relatively young. The median age in 2000 was just over 31; by 2019, this figure had increased to 36 years old. During this same timeframe, the youth population declined while the 55+ population increased (see Figure 2-4).

An increase in the 55+ population may indicate that there is a developing need for more senior housing options. There has also been a move by many 55+ population often desires to age-in-place or downsize to stay within their communities, which can mean more multi-family and ADA accessible units are also needed. Families and seniors of color are even more likely to experience challenges finding affordable housing. People of color make up 41.2 percent of seniors in Antioch and 69.9 percent of youth under 18 (see Figure 2-5).

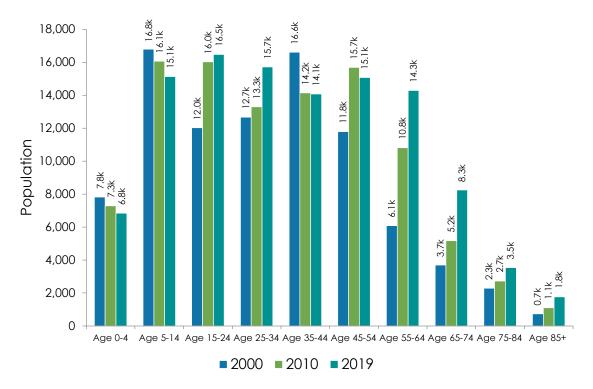


Figure 2-4 Population by Age, 2000-2019

Universe: Total population

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001.

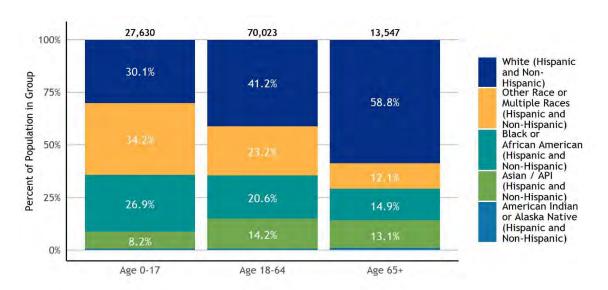


Figure 2-5 Senior and Youth Population by Race

Universe: Total population

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G).



2. EMPLOYMENT AND INCOME TRENDS

A city with more workers than jobs "exports" workers to other areas, whereas a city with a surplus of jobs must "import" them. With 49,236 employed residents and 21,541 jobs, Antioch is an exporter city, one which struggles with the opposite problem as manyof other cities in the Bay Area: there are more housing units than there are jobs in the city. And this occurs at both ends of the income spectrum: There are more low-wage residents making less than \$25,000 annually than there are low-wage jobs, and more high-wage residents making more than \$75,000 than high-wage jobs (see Figure 2-6). Most of the residents and jobs in Antioch are in the \$25,000 to \$49,999 wage group. The largest employment sector in Antioch is Health & Educational Services.

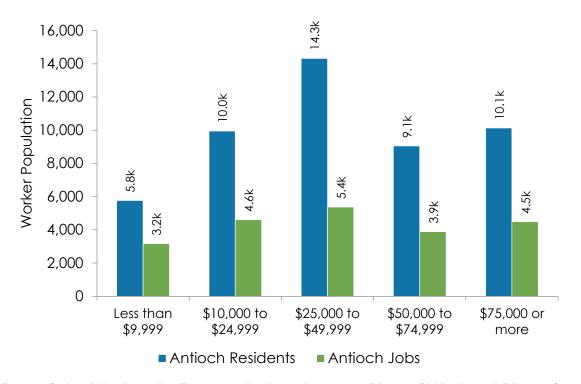


Figure 2-6 Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence

Universe: Workers 16 years and over with earnings Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519.

Economic activity in Antioch is increasing though—from January 2010 to January 2021 the unemployment rate in Antioch decreased by 5.1 percentage points. Since 2010, the number of jobs located in the city increased by 3,450 (17.9 percent).

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. In Antioch, 41.5 percent of households make earn more than the Area Median Income (AMI), compared to 18.5 percent making less than 30 percent of AMI, which is considered extremely low-income (see Figure 2-7). In Contra Costa County, 30 percent of the AMI is the equivalent to the annual income of \$34,850 for a family of four. There are 6,233 existing extremely low-income households in Antioch (i.e., households that earn below 30 percent of AMI). In general, Antioch has a lower share of above moderate-income households and a higher share of lower-income households than the Bay Area region and Contra Costa County.

The Area Median Income for a household of four in the Oakland-Fremont metro area is \$125,600. AMI is used to define household income levels as follows

- Moderate-income households make between 80 and 120 percent of the AMI.
- Low-income households make 50 to 80 percent of AMI.
- Very-low-income households make 30 to 50 percent of AMI.
- Extremely low-income households make less than 30 percent of AMI.

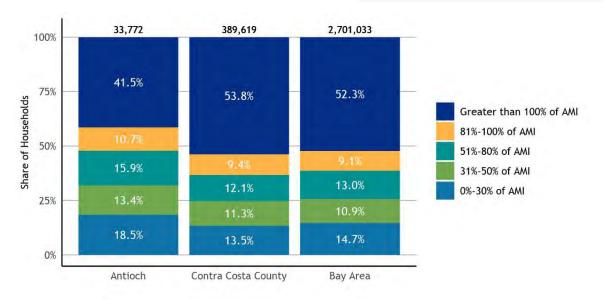


Figure 2-7 Households by Household Income Level

Universe: Occupied housing units Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Throughout the region, there are also-disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households. In Antioch, a majority of households are owner-occupied as depicted below in Figure 2-8. Similar to the County and Bay Area region, 60.3 percent of households are owner occupied, whereas 39.7 percent are renter occupied. In Antioch, the largest proportion of renters falls in

¹ Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine-county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the Oakland-Fremont Metro Area.



the 0 percent to 30 percent of AMI income group, while the largest proportion of homeowners are found in the Greater than 100 percent of AMI group (see Figure 2-9).

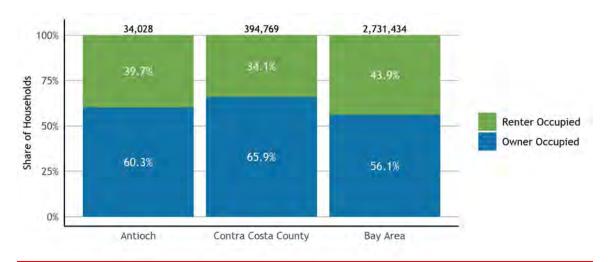


Figure 2-8 Housing Tenure

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003.

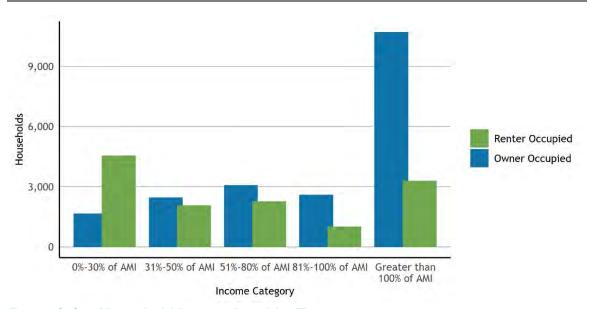


Figure 2-9 Household Income Level by Tenure

Universe: Occupied housing units

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy

(CHAS) ACS tabulation, 2013.

3. Housing Stock Characteristics and Trends

Housing Growth

The number of new homes built throughout the greater Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. A diversity of homes at all income levels is important to create opportunities for all Antioch residents to live and thrive in the community. However, the number of homes in Antioch only increased 3.7 percent from 2010 to 2020, which is *below* the growth rate for both Contra Costa County and the Bay Area during this time period.

HOUSING COSTS AND COST BURDEN

Relative to other jurisdictions, Antioch remains one of the more affordable cities in the Bay Area, although prices have increased in recent years. In December 2019, Zillow reported that homes were sold at a median price of around \$455,100, up from \$419,700 two years earlier. In December 2020, there was an even starkeranother dramatic increase to \$524,890. By comparison, the typical home value is \$772,410 in Contra Costa County and \$1,077,230 in the entire Bay Area region. Like home values, rents throughout the Bay Area have also increased dramatically, causing many renters, particularly low-income renters of color, to be priced out, evicted, or displaced, especially from high-cost areas closer to more job opportunities. It is a widespread phenomenon in the Bay Area that residents in this situation have hadmust to choose between commuting long distances to their jobs and schools or moving out of the region or even the state.

- Ownership The largest proportion of homes had a value in the range of \$250k-\$500k in 2019.
 Home prices increased by 122.4 percent from 2010 to 2020.
- Rental Prices –The typical contract rent for an apartment in Antioch was \$1,610 in 2019, representing a. Rental prices increased by 50.8 percent increase from 2009, to 2019. To rent a typical apartment without cost burden, a household in Antioch would need to make \$64,560 per year, It is important to note that contract rents may differ significantly from market rents based on housing market conditions. According to Zillow rental data, the median market rent in the city of Antioch was \$2,850 as of fall 2022, reflecting a 26% percent annual increase from 2021. 3 = 1.0

The U.S. Department of Housing and Urban Development (HUD) considers housing to be affordable for a household if the household spends less than 30 percent of its income on housing costs. A household is considered-"cost-burdened" if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered-"severely cost-burdened." In Antioch, 20.3 percent of households spend 30-50 percent of their income on housing and are considered cost burdened; while 20.8% percent of households are severely cost burdened and spend over 50 percent of their income on housing.

-Throughout the city, the level of cost burden experienced by households varies by income level as demonstrated in Figure 2-10 below. As also discussed in Chapter 2, due to renters' disproportionate experiencing of cost burden, renters also disproportionately experience overcrowding in the City. Overcrowding is also more prevalent in rental households.

³ Per Zillow Rental Manager, https://www.zillow.com/rental-manager/market-trends/antioch-ca/,- accessed November 23, 2022,



² Note that contract rents may differ significantly from, and often being lower than, current listing prices.

sthe cost burdenpercent As part of the hHousing eElement update, the City of Antioch includes a number of programs within Chapter -7, Housing Goals, Policies, and Programs. of the element which The programs seek encourage the development of rental housing options affordable to lower income households. These programs, includinge those Program 2.1.6. Housing for Extremely Low-Income Households, Program 2.1.7. Support Non-Profit Housing Sponsors, Program 2.1.9. Housing for Unhoused Populations, and Program 3.1.4. Coordination with Agencies Serving the Unhoused 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. Chapter 7 also includes additional programs related to special needs housing whichthat are intended to encourage the development of emergency, transitional, and supportive housing options which typically serve ELI, and VLI households.

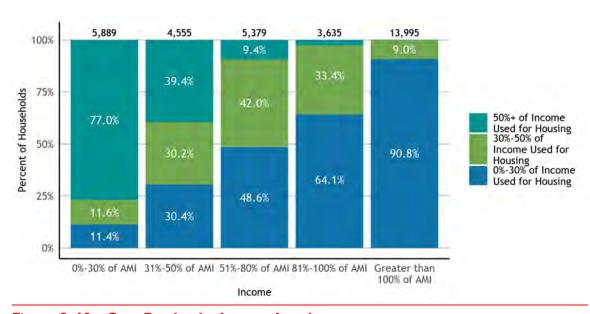


Figure 2-10: -Cost Burden by Income Level

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs," which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

In the city costCost burden also varies by housing tenure. As previously discussed, in Antioch 60.3 percent of households are owner occupied; whereas 39.7 percent are renter occupied in Antioch. However, as shown in Figure 2-11, 58.8 percent of renter occupied households experience some level of cost burden. Conversely,- only 33.1 percent of owner occupied households experience some level of cost burden. This indicates that renters in the City of Antioch disproportionally experience cost burden in hosuinghousing cost burdens.

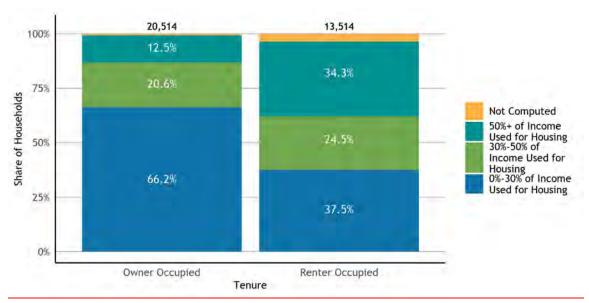


Figure 2-11: Cost Burden by Tenure

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091.

HOUSING TYPE AND TENURE

It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 77.7 percent of homes in Antioch were single-family detached, 4.7 percent were single-family attached, 4.1 percent were small multi-family (2-4 units), and 12.4 percent were medium or large multi-family (5+ units). Between 2010 and 2020, the number of single-family units increased more than multi-family units (see Figure 2-12). Generally, in Antioch, the share of housing stock that is detached single-family homes is above that of other jurisdictions in the region. Most of the future development opportunitiesy areis on sites designated for multi-family and mixed use, which will lead to an increase the availability of multi-family units in Antioch.



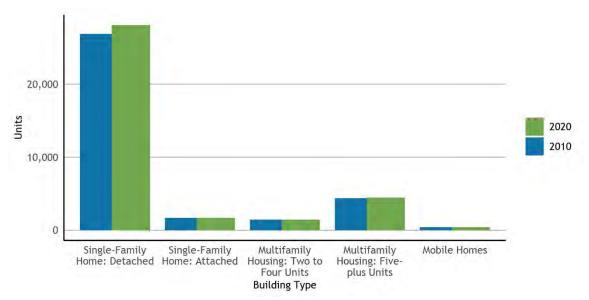


Figure 2-12 Housing Type Trends

Universe: Housing units

Source: California Department of Finance, E-5 series.

Vacant units make up 3.8 percent of the overall housing stock in Antioch. The rental vacancy stands at 4.2 percent, while the ownership vacancy rate is 1.2 percent. A vacancy rate of 5 percent for rental housing and 2 percent for ownership housing is generally considered a healthy balance between supply and demand. A low vacancy rate may lead to result in an increased competition of units, resulting in increased prices on rents and ownership units and can lead to overcrowding and/or overpayment.

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity, or— ability for individuals to stay in their homes,— in a city and region. Generally, renters may be displaced more quicklyquicker if prices increase, and are more likely to experience overcrowding. Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, State, and local policies that limited access to homeownership for communities of color while facilitating homebuying for White residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities. Notably, recent changes to State law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements. This analysis can be found in Appendix B, Affirmatively Furthering Fair Housing.

In Antioch, there are a total of 34,028 housing units, and f Fewer residents rent rather than own their homes: 39.7 percent rent versus 60.3 percent, respectively-ownership. By comparison, 34.1 percent of households in Contra Costa County are renters, while 44 percent of Bay Area households rent their homes. 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 are owner occupied. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in

⁴ See, for example, Rothstein, R. (2017). The <u>color_Color_of lawLaw</u>: a A Fforgotten Heistory of helpow oour government segregated America. New York, NY & London, UK: Liveright Publishing.

overcrowded conditions. In Antioch, for large households with 5 or more persons, most units (54.3 percent%) are owner occupied.

No neighborhoods in Antioch are identified as "Highest Resource" or "High Resource" areas by State-commissioned research, while 89.6 percent of residents live in areas identified by this research as "Low Resource" or "High Segregation and Poverty" areas. These neighborhood designations are based on a range of indicators, including education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors. According to research from The University of California, Berkeley, 31.3 percent of households in Antioch live in neighborhoods that are susceptible to or experiencing displacement, and 19.2 percent live in areas at risk of or undergoing gentrification. In Antioch, 6.8 percent of households in Antioch live are in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. Displacement can be addressed by There are various ways to address displacement including ensuringbuilding new housing at all income levels—is built.

HOUSING CONDITION

Generally, there is limited data on the extent of substandard housing issues in a community. However, The U.S. Census Bureau data gives a sense of some of the substandard conditions that may be present in Antioch. In Antioch. I.6 percent of renters in Antioch-reported lacking a kitchen and 0.7 percent of renters lack plumbing, compared to 0.3 percent of owners who lack a kitchen and 0.3 percent of owners who lack plumbing. In addition, the City's Code Enforcement Division estimates that approximately 10-15 percent of the housing stock needs rehabilitation, while another 15 percent likely needs to be replaced all together.

The age of a community's housing stock can provide another indicator of overall housing conditions. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, and foundation work, and other repairs. In Antioch, the largest proportion of the housing stock was built 1980 to 1999, with 15,182 units constructed during this period (see Figure 2-1023). With the majority of the City's city's housing stock built prior to or approaching the 30-year benchmark, it is a priority of the Citycity to ensure that housing units are maintained and in compliance with health and safety codes. Based on community outreach related to the Housing Element Update it is known that a majority of the city's substandard housing stock is primarily located in northwestern parts of the city, including within the city's environmental justice neighborhoods. Programs are included within Chapter 7 of the Element to ensure the City routinely monitor housing conditions throughout environmental justice neighborhoods and advertise home improvement, and tenant rights resources available to residents and landlords in these areas.

⁵ For more information on the "opportunity area" categories developed by HCD and the California Tax Credit Allocation Committee, see this website: https://www.treasurer.ca.gov/ctcac/opportunity.asp. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic this summer, following the release of additional guidance from HCD.



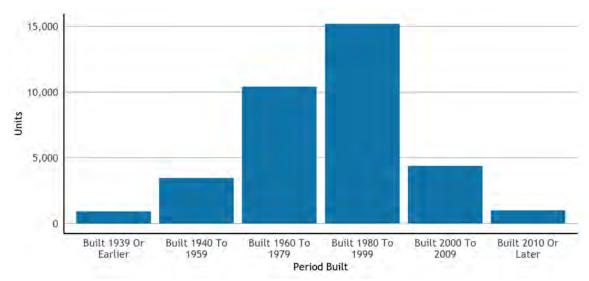


Figure 2-13 Housing Units by Year Structure Built

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034.

ANALYSIS OF AT-RISK HOUSING

While there is an immense immediate need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, itlt is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

California Housing Element lawLaw Section 65583(a)(D)(9) requires the analysis of government-assisted housing units that are eligible to convert from low-income housing to market-rate housing during the next 10 years due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions; and the development of programs aimed at their preservation. An inventory of assisted units in the City city of Antioch was compiled based on information gathered from the California Housing Partnership Corporation (Table 2-3). According to the California Housing Partnership Corporation, there are 1,691 subsidized affordable units in Antioch. Of these units, none are at High Risk or Very High Risk of conversion. There are no properties at risk of opting out of programs that keep them affordable to very low- and low-income households over the Housing Element period (2023-2031). However, the 4 units at Hope Solutions and the 50 at Antioch Rivertown Senior are at moderate or low risk of conversion. respectively, within 10 years.

TABLE 2-3 ASSISTED UNITS INVENTORY

Projects	Type of Units	Total Units	Assisted Units	Funding Source	Earliest Date of Conversion	Risk Level
Hope Solutions 1601 Francisco Ct.	Supportive	4	4	CalHFA	02/01/32	Moderate
Antioch Rivertown Senior 1400 A St	Senior	50	50	HUD	08/30/32	Low
Hillcrest Terrace 3420 Deer Valley Rd	Senior	65	64	HUD	03/31/40	Low
Casa Del Rio Senior Housing 615 West 7 th St	Senior	82	82	LIHTC; CalHFA; HCD	06/05/54	Low
West Rivertown Apartments 811 West 4 th St	Family	57	56	LIHTC	2057	Low
Rivertown Place 7121 Street	Family	40	39	LIHTC	2062	Low
Riverstone Apartments 2200 Sycamore Dr	Family	136	134	LIHTC	2062	Low
Hudson Townhouse Manor 3421 Hudson Ct	Family	122	121	LIHTC; HUD	2066	Low
Delta View Apartments 3915 Delta Fair Blvd.	Family	205	203	LIHTC	2069	Low
Tabora Gardens Senior Apartments 3701 Tabora Dr	Senior	85	84	LIHTC; HCD	2070	Low
Delta Pines Apartments 2301 Sycamore Dr	Family	186	185	LIHTC	2070	Low
Casa Blanca Apartments 1000 Claudia Ct	Family	115	114	LIHTC	2070	Low
Antioch Scattered Site Renovation (Site A- Pinecrest Apartments) 1945 Cavallo Rd	Family	56	54	LIHTC	2072	Low
Villa Medanos 2811 Cadiz Ln	Family	112	111	LIHTC	2073	Low
Antioch Senior and Family Apartments 3560 East 18 th St.	Senior/ Family	394	390	LIHTC; CalHFA	2074	Low

Source: California Housing Partnership Corporation 2022 Database, —Communication with City Sctaff and Hope Solutions.

Hope Solutions and the <u>50 at Antioch Rivertown Senior are at moderate or low risk of conversion, respectively, within 10 years.</u>

The Hope Solutions is a four-bedroom house. — eEach resident has their own bedroom; and they share common space. These units are under the auspices of Behavioral Health and eligible residents may be homeless or at risk of homelessness. Hope Solutions mission is to provide permanent housing solutions and vital support services to highly vulnerable families and individuals. Given their mission and values this project is very unlikely to turnover after 2032. If necessary, a purchasing a replacement home of a similar size would be approximately \$630,000 to \$700,000 based on recent listings in Antioch.



Antioch Rivertown is affordable to very low-income seniors, owned by a stable nonprofit developer, with almost no risk of turnover after 2032. If necessary, tThe construction of new below market rate housing is a way to replace the at-risk units. Using data produced by BAE Economics for Antioch, new multi-family units cost approximately \$450,000 per unit to construct. The cost the cost-to replace 50 units would be approximately \$22,500,000.

Based on an evaluation of LoopNet commercial real estate listings, the per unit cost of acquiring and preserving assisted affordable units at-risk of turnover averages approximately \$279,89680,000 per unit (for small multi-family properties for sale in the City of Antioch which were developed between the years 1965 and 1980), the per unit cost of acquiring and preserving assisted affordable units at-risk of turnover averages approximately \$279,896 per unit.

Funding sources for housing preservation, including the preservation of at-risk units, include the Golden State Acquisition Fund, Multi-Family Housing Program, and Predevelopment Loan Program. There are several qualified entities that acquire and manage affordable housing in Contra Costa County. These organizations include:

- BRIDGE Housing Corporation
- Christian Church Homes
- Eden Housing Inc.
- Mercy Housing Corporation
- USA Properties Fund
- Pacific Housing and Resources for Community Development (RDC)

Housing resources, including resources for preservation, are more thoroughly discussed in *Chapter 5*, *Resources*.

4. SPECIAL NEEDS POPULATIONS

Finally, some population Population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. For resources available for these special needs populations, see *Chapter 5*, *Resources*.

SENIOR HOUSEHOLDS

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. Seniors They often live on fixed incomes and are more likely to have disabilities, chronic health conditions, and/or reduced mobility.

Understanding how seniors might be cost_-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. Approximately 44 percent of seniors making less than 30 percent of AMI are spending the majority of their income on housing. For seniors making more than 100 percent of AMI, 91 percent are not cost-burdened and spend less than 30 percent of their income on housing.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make earn 0 percent to 30 percent of AMI, while the largest proportion of senior households who are homeowners falls in the income group Greater than 100 percent of AMI (see Figure 2-14).

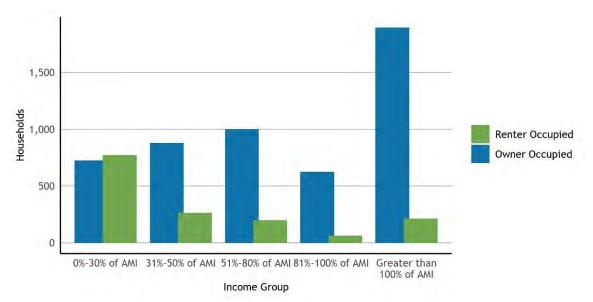


Figure 2-14 Senior Households by Income and Tenure

Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Persons with Disabilities

Persons with disabilities, defined as those living with a variety of physical, cognitive, and/or sensory impairments, face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many peoplePersons with disabilities often live on fixed incomes and need are in need of specialized care, yet often rely on family members for assistance due to the high cost of care. In Antioch, 15.2 percent of residents have a disability of any kind and of any kind that may require accessible housing, which is a higher percentage than the County county (11.1 percent) and the region (9.6 percent). The American Community Survey (ACS) documents the presence of the following types of disabilities among Antioch's residents:

- Ambulatory 7.3 percent
- Cognitive 6.7 percent
- Independent Living Difficulty 5.7 percent
- Hearing 3.2 percent
- Vision 2.9 percent

In Antioch, of the population with a developmental disability, children under the age of 18 make up 41.4 percent of the population with a developmental disability, while adults account for 58.6 percent. The most common living arrangement for individuals with developmental disabilities in Antioch is the home of a parent, family member, or guardian.



DEVELOPMENTAL DISABILITIES

Affordable and accessible housing is a crucial need for Ppersons with disabilities but the demand typically outweighs what is available are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. Figure 40, in Appendix A, Housing Needs Data Report: Antioch shows the rates at which different disabilities are present among residents of Antioch. Overall, 15.2 percent of people in Antioch have a disability of any kind.

State law Government Section 65583 (a)(D)(7) also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and/or attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental impediment. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

In Antioch, there are 576 children under the age of 18 (41.4% percent) and 816 adults (58.6 percent) with a developmental disability, and 816 adults (58.6%). The most common living arrangement for individuals with disabilities in Antioch is the home of parent. Family member, or Jeguardian. Table 6, in Appendix A, Housing Needs Data Report: Antioch shows the population with developmental disabilities by residence.

LARGE HOUSEHOLDS

Large family households often have special housing needs due to a lack of <u>available and</u> adequately sized affordable housing <u>available</u>. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity. In Antioch, 17.5 percent of large family households experience a cost burden of 30 percent to 50 percent-, while 18.4 percent of households spend more than half of their income on housing. Some 20.9 percent of all other households have a cost burden of 30 percent to 50 percent, with 21.3 percent of households spending more than 50 percent of their income on housing.

FEMALE-HEADED FAMILY HOUSEHOLDS

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Antioch, the largest proportion of households is *Married-couple Family Households* at 49.1 percent of total, while *Female-Headed Households* make up 20.4 percent of all households. The portion of female-headed households in Antioch (20.4 percent) is greater than the portion in the Country (12.2 percent) or larger Bay Area region (10.4 percent). Moreover, the female-headed households tend to be concentrated in census tracts in northwestern Antioch, as discussed more thoroughly in *Appendix B*, *Affirmatively Furthering Fair Housing*.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. In Antioch, 32.7 percent of female-headed households with

children fall below the Federal Poverty Line, while 8.1 percent of female-headed households without children live in povertyfall below the Federal Poverty Level.

FARMWORKERS

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. Farmers and farmworkers are the keystone of the larger food sector, which includes the industries that provide farmers with fertilizer and equipment; farms to produce crops and livestock; and the industries that process, transport, and distribute food to consumers.

While overall the Bay Area has shifted away from our historical agricultural economic base, Bay Area counties still preserve strong agricultural roots. And yet, the responsibility for farmworker housing is not just with these counties.—In many Bay Area counties, farmworkers choose to live within incorporated cities due to the diversity and availability of housing, proximity to schools and other employment opportunities for other family members, and overall affordability.

Many framworker households tend to have difficulties securing safe, decent, and affordable housing. Far too often, farmworkers are forced to occupy substandard homes or live in overcrowded situations.

In the Bay Area, about 3.7 percent of farmworkers, including both seasonal and permanent residents, are in Contra Costa County. However, per the USDA, today's farmworkers can commute up to 75 miles to the workplace. Based on this, the need for housing for agricultural workers is not just the responsibility of Bay Area counties with a robust agricultural economy. In Antioch, according to the U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), there are approximately 206 residents employed in the agriculture, forestry, and fishing industries.

EXTREMELY LOW-INCOME HOUSEHOLDS

In Antioch, 6,233 households (or 18.5 percent of total households) makeing less than 30 percent of AMI and are considered extremely low income. This is a higher percentage than that of the region or Contra Costa County (see Figure 2-15).

HCD's guidance notes that instead of using use-U.S. Census data to calculate the percentage of the very low-income RHNA obligation that qualifies for extremely low-income households, local jurisdictions can presume that 50 percent of their RHNA obligation for very low-income households qualifies for extremely low-income households. In Antioch, the RHNA obligation for very low-income households is 792, which means that half, or 396 units, roughly half, are represent the number of housing units required to serve the needs of, will qualify for extremely low-income households persons.

⁶ Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income (adjusted for household size).



The Housing is-Element includes programs intended to facilitate the development of housing units in the city which serve extremely low-income households earning less than 30 percent of AMI. This includes Program 3.1.1. Housing for Special Needs Groups, -which proposes to gives persons with disabilities the opportunity to request reasonable accommodation from zoning laws when they are a barrier to equal housing access pursuant to State and federal law.

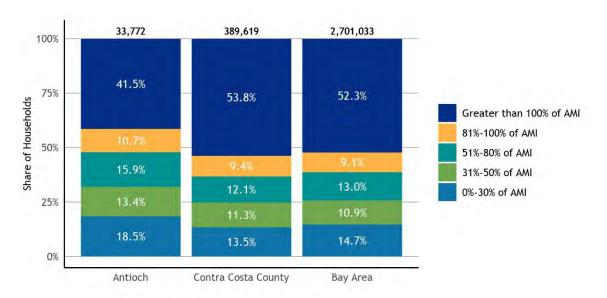


Figure 2-15 Households by Household Income Level

Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle Cycle RHNA numbers.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Currently, people of color are more likely to experience poverty and financial instability as a result of because of federal and local housing policies that have historically excluded them from the same opportunities extended to Wwhite residents. These economic disparities also leave communities of color at higher risk for housing insecurity, displacement, or homelessness. In Antioch, Black or African

⁷ Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.



American (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Other Race or Multiple Races (Hispanic and Non-Hispanic) residents (see Figure 2-16).

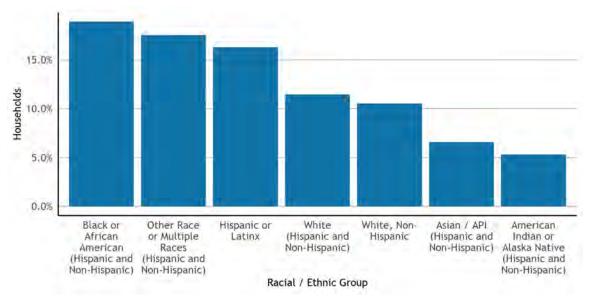


Figure 2-16 Poverty Status by Race

Universe: Population for whom poverty status is determined

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I).

Persons Experiencing Homelessness

Persons experiencing homelessness remains an urgent challenge throughout the region, reflecting a range of social, economic, and psychological factors. Addressing the specific housing needs for the unhoused population remains a priority for the City of Antioch, particularly since homelessness is disproportionately experienced by people of color, persons with disabilities, those struggling with addiction, and those dealing with traumatic life circumstances. In Contra Costa County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 75.9 percent are unsheltered. Of homeless households with children, most are sheltered in emergency shelter (see Figure 2-1467).

Crucially, there remain an estimated 238 individuals in Antioch who are experiencing unsheltered homelessness who have a need for supportive housing, which is a higher number than almost all other jurisdictions in Contra Costa County (see <u>Table 2-4Figure 2-158</u>).

More information on each of these population groups can be found in *Appendix A. Housing Needs Data Report: Antioch*.



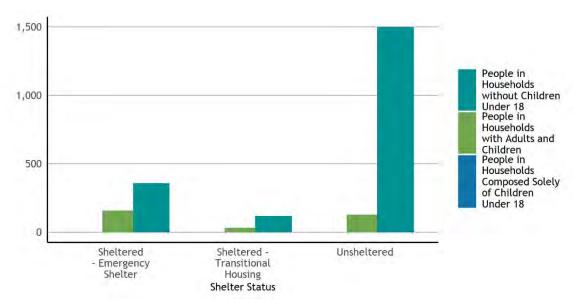


Figure 2-17 Homelessness by Household Type and Shelter Status, Contra Costa County

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. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

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

Figure 2-18 Number of Unsheltered Individuals by Contra Costa County Cities

Universe: Population experiencing homelessness

Source: Contra Costa County: Annual Point in Time Count Report.

TABLE 2-4 NUMBER OF UNSHELTERED INDIVIDUALS BY CONTRA COSTA COUNTY CITIES

West Count	<u>Y</u>	Central Cou	ınty	<u>East Coun</u>	East County	
Location	<u>#</u>	<u>Location</u>	<u>#</u>	<u>Location</u>	<u>#</u>	
Crockett	35	<u>Alamo</u>	2	Antioch	<u>238</u>	
El Cerrito	24	Blackhawk	<u>6</u>	Bay Point	49	
<u>El Sobrante</u>	9	<u>Clayton</u>	<u>2</u>	<u>Bayview</u>	<u>2</u>	
<u>Hercules</u>	Z	Concord	<u>160</u>	Bethel Island	<u>2</u>	
North Richmond	22	<u>Danville</u>	Z	<u>Brentwood</u>	<u>80</u>	
<u>Pinole</u>	Z	<u>Lafayette</u>	3	Discovery Bay	<u>2</u>	
Richmond	280	<u>Martinez</u>	<u>127</u>	<u>Oakley</u>	<u>50</u>	
Rodeo	<u>62</u>	<u>Moraga</u>	4	<u>Pittsburg</u>	102	
San Pablo	<u>67</u>	<u>Orinda</u>	<u>1</u>			
		<u>Pacheco</u>	<u> 26</u>			
		Pleasant Hill	90			
		San Ramon	<u>6</u>			
		Walnut Creek	<u>80</u>			

Source: Contra Costa County: Annual Point in Time Count Report.

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 sSummary 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 ildentification 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 <u>the</u> Civil Rights and Fair Housing Law.

This chapter begins with a summary of the Assessment of Fair Housing found in Appendix B and calls outoutlines 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 linventory 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 the 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 Countycounty, 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.

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

	Number of					
Year	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, <u>Eden Council for Hope and Opportunity</u> (ECHO) Housing and Bay Area Legal Aid, to provide fair housing services. <u>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</u>



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%	ο%	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 has made recent efforts to partner with nonprofits to engage in greater outreach to the Hispanic community in order to encourage greater participation in government service programs—generally resulting in increased outreach efforts, but "with declining success." 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 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 with a plateauingflat 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 Regionregion, 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 forsale and ownership housing, the high cost of housing in surrounding areas in the Bay Area continues to

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

serve as a barrier for many low- and moderate-income households. <u>Additionally, as discussed within</u>

<u>Chapter 8, Participation, as part of the study session public hearings held for the hHousing eElement update, residents throughout Antioch are experiencing skyrocketing rents, sometimes equating to several hundred dollar increases.</u>

Antioch is one of the most diverse jurisdictions in the region (see Figure 3-1). 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 below in Figures 3-2 through 3-4.

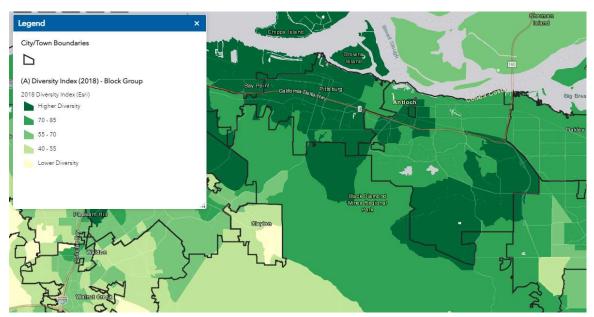


Figure 3-1 Diversity Index Score, 2018

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



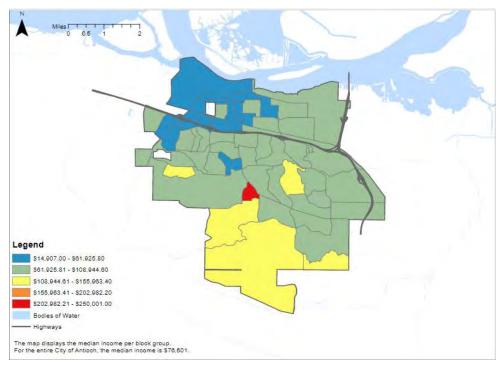


Figure 3-2 Median Income per Block Group, 2019

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

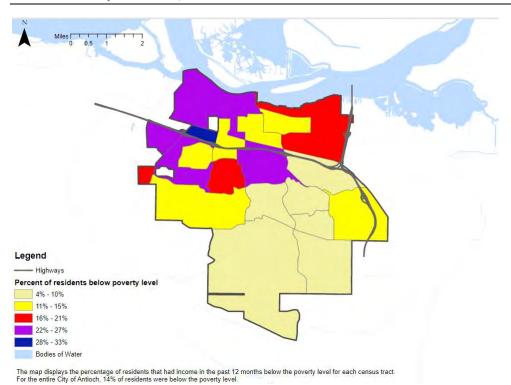


Figure 3-3 Percent of Households in Poverty per Block Group, 2019

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

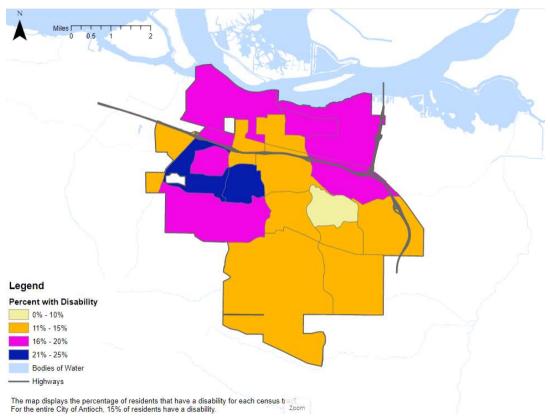


Figure 3-4 Percent of Persons with a Disability per Block Group, 2019

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



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 above and the red triangle in Figure 3-5 below. When comparing this area to the racial dot map in Figure 3-56, it becomes evident that this neighborhood has higher portions concentrations of Latino and Black residents than other areas of the city.

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

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.

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 U₂S. According to City staff, the renters in this neighborhood are predominantly Black, Indigenous, and people of color (BIPOC) women with children.⁴

Local organizations sited 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.

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. WrittenPersonal communication with to Urban Planning Partners, July 15.

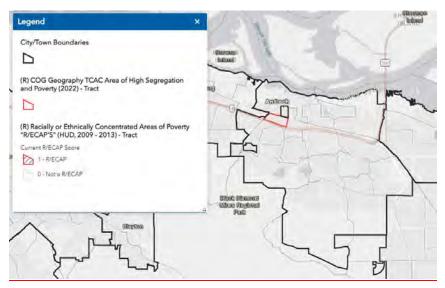


Figure 3-5 R/ECAPs'S, -(2009-2013)

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.

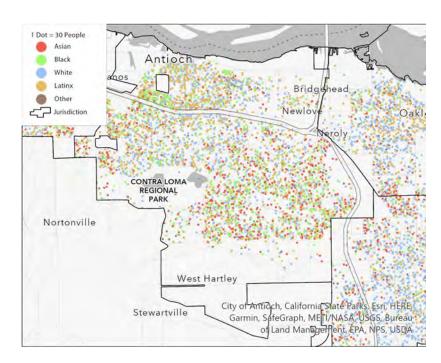


Figure 3-6 Racial Dot Map of Antioch, (2020)

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.



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. As previously discussed, 60.3 percent of households in Antioch are owner occupied, whereas 39.7 percent are renter occupied. However, as shown in Figure 2-11, within Chapter 2, Housing Needs, 58.8 percent of renter occupied households experience some level of cost burden. Conversely, only 33.1 percent of owner-occupied households experience some level of cost burden.

Additionally, tThroughout the city, the level of cost burden is disproportionately experienced based on income level as demonstrated in Figure 2-10, within Chapter 2, Housing Needs. Whereas households earning between 31-50, 51 to 80, and 81 to 100 percent of AMI comprise approximately 13.4, 15.9, and 10.7 percent of the city's overall population, 30.2, 42.0, and 33.4 percent of these households 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 burdens in housing. Households earning between 0 to 30 percent of AMI are considered extremely low income (ELI) and comprise approximately 18.5 percent of the city's overall population according to Figure 2-7 in Chapter 2, Housing Needsabove. Households earning between 31 to 50 percent of AMI are considered very low income (VLI) and comprise approximately 13.4 percent of the city's overall population according to Figure 2-7 in Chapter 2, Housing Needsabove. 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.; tThese variables include reliance on single-source and/or fixed incomes, and childcare costs, and transportation costs among others..

As part public hearings related to the updating of the hHousing eElement update, residents and members of community benefit organizations (CBOs); including but not limited to 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, experienced threats of eviction, skyrocketing rents, and neglect of work orders and property maintenance. In response to these accounts, and the disproportionate experiencing of cost burden byof lower-income renters within the city, including within the Sycamore neighborhood, 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 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

As discussed in Chapter 2, Housing Needs, As also discussed in Chapter 2, ifif a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Antioch, for large households with 5 or more persons, most units (54.3 percent%) are

owner occupied. Additionally, as discussed above within the R/ECAP section, the age and condition of housing stock in the Sycamore neighborhood, near and north of State Route 4 are older, smaller, and less expensive relative to other parts of the city, and therefore more affordable to lower-income households, and those living on fixed-incomes. Accordingly, lower income renters, many of which may live on fixed incomes, also disproportionately experience overcrowding 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. Additionally, as discussed with local organizations and the city, Aa majority of the city's older housing stock is located north of State Road 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 updating of the hHousing eElement update, residents and members of community benefit organizations (CBOs)₁ provided feedback that residents residing within 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 experiencing of substandard housing conditions experienced by lower-income households; and renters within the city, including within the Sycamore neighborhood, Chapter 7, Housing Goals, Policies, and Programs, of the housing element 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 regarding relate to community education related toon available fair housing programs and services for tenants and landlords in the city, as well as. - Program 1.1.87. Code Enforcement, -which-continues the city's enforcement of relevant local and state building codes.

Chapter 7, Housing Goals, Policies, and Programs, also includes Program 5.1.65. Home Repairs which seeks to prioritizes advertising and implementation of the eCity'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 thea comparatively-more affordable places in the Bay Areato live for lower-income households. 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 hHousing eElement 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 City of Antioch live 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 located in the northwest portion of the city, including the R/ECAP Sycamore neighborhood which as discussed is a R/ECAP. See Figure 3-67 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*,

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



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 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.

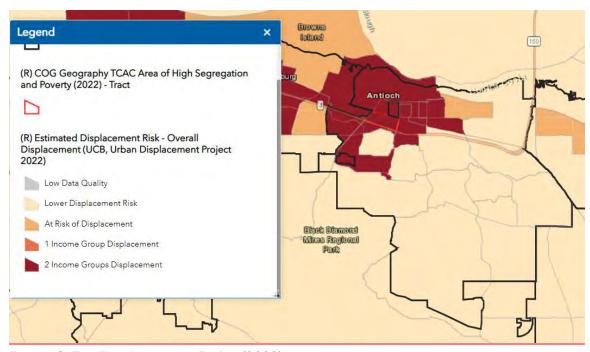


Figure 3-7 Displacement Risk, (2022)

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

4.5. 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 3-68, 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 (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

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

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, SW1]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. 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 House, Teri, CDBG & Housing Consultant, City of Antioch. 2021. Personal communication with Urban Planning Partners, July 15.op. cit.



⁶ 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?cm_ven=ExactTarget&cm_cat=LAB_Prioritizing+Rental+Assistance_CoC+%26+HUD+grantees&cm_pla=All+Subscribers&cm_ite=new+tool+developed+by+a+team+of+Urban+Institute+researchers&cm_ainfo=&&utm_source=urban_EA&&utm_medium=email&&utm_campaign=prioritizing_rental_assistance&&utm_term=lab&&utm_content=coc_hudgrantees. 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.

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

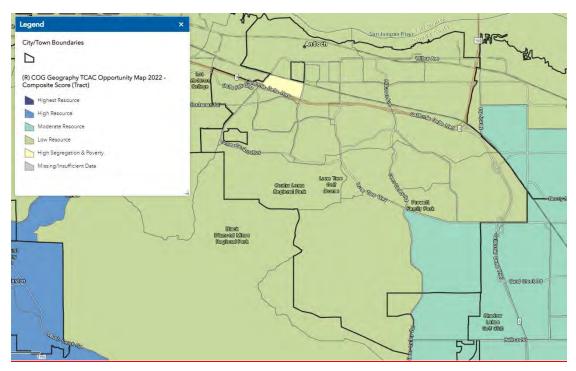


Figure 3-78 2021 2022 TCAC/HCD Opportunity Map by Census Tract, Antioch2022

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

5.6. 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 above. Prioritized contributing factors are included alongside Table 3-4 of Section D, Meaningful Actions, later in this Chapter within Table 3-4.:

- 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.
- 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. The decline of Redevelopment Agencies has eliminated key funding for investing in neighborhood in need of revitalization.

- Lack of Investment in Specific Neighborhoods. Northwestern Antioch 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.
- Community Opposition to Housing. The Not Inin 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. The 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 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. A generational lack of access for many communities, particularly
 people of color and lower income residents, 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 approximatelyor 18 percent of the total city area.

In addition to generally spreading the RHNA housing sites equally across the city, special attention was madeconsideration 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. These efforts Avoiding placement of additional units in these areas helps are intended to address historical patterns of racial segregation in housing throughout the country which disproportionately affecteds persons of color. Figure 3-79 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. As shown in Figure 3-79, affordable housing sites are not identified in the Sycamore neighborhood and are sparingly identified in the EJ neighborhoods. Similarly, moderate Moderate, and above-moderate income housing sites (i.e., non-affordable housing sites) are located throughout the city. inclusive of low-income areas, colored light blue in Figure B-38, and a small number of sites located within environmental justice areas, shown as purple in the Figure. So as to avoid concentrating low-income persons in one part of town and exacerbating economic segregation.

Figure 3-810 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 (5

-

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.

shown asin green in the Figure, Figure 3-9) are evenly distributed throughout the city as well, to discourage the concentrationed of income levels. in any one part of the city.

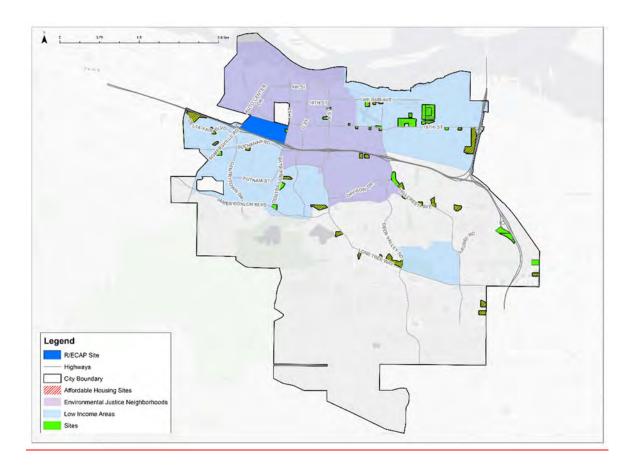


Figure 3-79 RHNA Distribution and EJ, R/ECAP, and Low-Income Areas

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



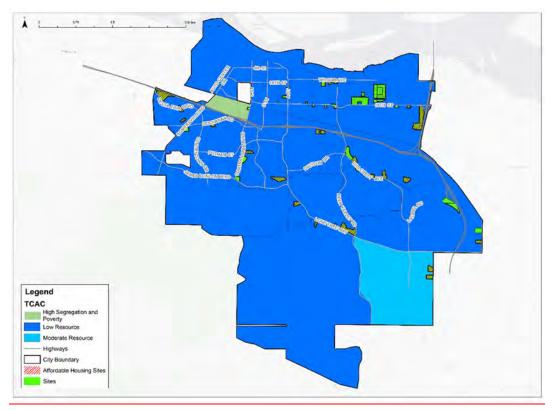


Figure 3-910 RHNA Distribution and Access to Opportunity

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 percent of affordable sites are located in EJ neighborhoods and only 4 percent of units identified to satisfy the lower-income RHNA are identified in EJ neighborhoods. Looking citywide, EJ neighborhoods comprise 18 percent of the city-by area is 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, aAlthough 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 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. As shown in Figure 3-789, affordable housing sites are dispersed throughout the city. Moreover, approximately 3,400 acres on the City's city's southern edge areis undeveloped and given the City of Antioch's goals to encourage infill development and limit sprawl, this area of the city 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 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 and 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 3-3 LOWER INCOME SITES DISTRIBUTION

	Percentage of Land Area	Number of Affordable RHNA Sites	Percentage of Affordable RHNA Sites	Number of Affordable RHNA Units	Percentage of Affordable RHNA Units
In low-income neighborhoods	41%	24	58%	829 602	55%
In EJ neighborhoods	18%	4	10%	62 46	4%
Outside low-income and EJ neighborhoods*	45%	11	27%	445 332	29%
In Moderate Resource Neighborhoods	14%	6	15%	241 186	16%
Citywide	100%	41	100%	1, 515 166	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. *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.

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 linventory 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 3-9101 and 3-10112 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 unlikely to exacerbate existing patterns of economic 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 int 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 ilnventory 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.

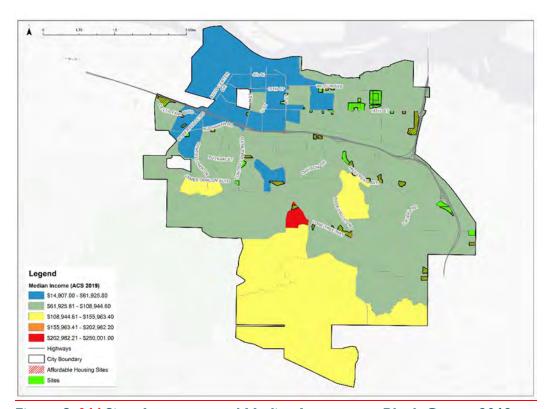


Figure 3-011 Sites Inventory and Median Income per Block Group, 2019

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

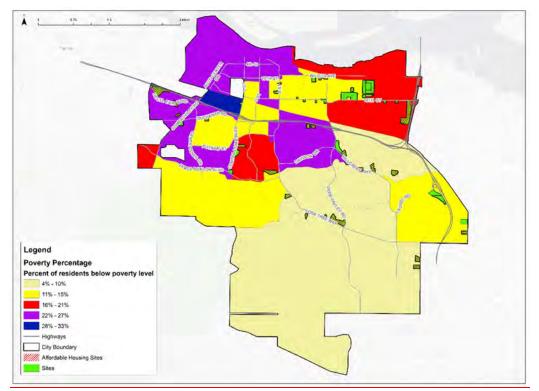


Figure 3-1112Sites Inventory and Percent of Households in Poverty per Block Group, 2019

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-H123 shows the inventory of sites on top of gentrification and displacement typology, as mapped by the Urban Displacement Project. As shown in Figure 3-H13, 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.

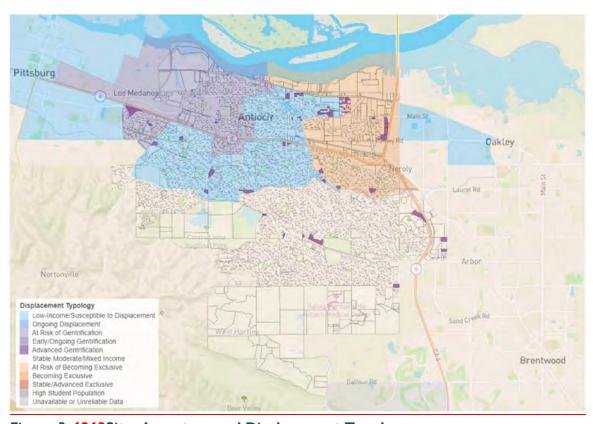


Figure 3-1213 Sites Inventory and Displacement Typology

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 Citycity 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 (c)(10)(A)(v), the Housing Element includes several policies and programs to proactively address fair housing issues. Table $\frac{1-23-45}{2}$ below summarizes the fair housing issues, contributing factors, and implementation programs included in the Housing Element to affirmatively further fair housing in Antioch. Contributing Factors are replicated from earlier in this chapter and prioritized alongside meaningful actions for addressing fair housing issues in the city.

TABLE 3-4 FAIR HOUSING ACTION PLAN

Prioritized

	FIIOIILIZEU		
	Contributing		
Fair Housing Issues	Factors	Actions	Implementation
Action Area 1. Enhance	cing housing mo		
Persons with	<u>Regional</u>	Action 1.1: Consistent with the sites	Objectives: Remove barriers to
disabilities <u>, Latinx</u> and	Housing Crisis	inventory, rezone sites throughout	housing in areas of opportunity
Hispanic and Black	<u>and</u>	the city Amend the city's Zoning	and strategically enhancing
households are	<u>Displacement</u>	Ordinance to permit multi-family	accessencourage the
concentrated in census		units in areas where it was not	development of multi-family
tracts with low median	Community	previously allowed, including areas	uses, and supportive housing
incomes and older	Opposition to	with relatively higher median	throughout the city.
housing stock.	<u>Housing</u>	incomes and relatively newer	
		housing stock-:	Quantified Objectives: Rezoning
	-Land Use and	 To allow "supportive housing" as 	six sites in the City's Moderate
	Zoning Laws	defined by AB 2162 (2018) within	Resource census tracts Adoption
		all zoning districts which allow for	of Zoning Amendments that
	Lack of high	multi-family development.	increase multi-family
	opportunity	 To rezone 46 parcels to the city's 	development potential
	areas; lack of	R-35 zoning district which allows	throughout the city.
	affordable	for the by-right development of	
	housing; lack of	multi-family uses between 25 and	Responsible Party: C <u>ity of</u>
	accessible	35 dwelling units per acre.	Antioch Community
	affordable	Adoption of Multi-family Objective	Development Department.
	units.	Design Standards to facilitate multi-	
		family development	Timeline: January 31, 2023.



Prioritized Contributing Fair Housing Issues **Factors** Actions Implementation Lack of high Action 1.2: Incentivize the creation **Objectives:** Increase housing Lower-Income households and renters opportunity of ADUs to provide housing that is mobility by generating wealth for areas; lack of low-income homeowners and by are disproportionately affordable in higher opportunity cost<u>disproportionately</u> affordable areas. In partnership with Habitat facilitating the development of rental housing; for Humanity (or other similar ADUs that are affordable to cost burdened in the City of Antioch. lack of providers), create an ADU/JADU lower-income households in accessible loan product to assist homeowners areas with relatively higher affordable in constructing ADUs/JADUs for incomes. units. rental housing. The program design Regional could provide loans to homeowners **Housing Crisis** to construct ADUs or JADUs with **Quantified Objectives:** public money that would be repaid Subsidized development of 25 <u>and</u> **Displacement** with the rental income from the ADUs by the end of the Planning completed ADU/JADU. Loan planning Periodperiod. Private recipients would be required to **Discrimination** affirmatively market their ADU to Responsible Party: City Community populations with disproportionate Partnership with Habitat for housing needs, including persons Opposition to Humanity, ECHO Housing. with disabilities, Hispanic Latinx **Housing** households, Black households, and Timeline: Program design female-headed households. This completed by June 2025. would include translation of materials into Spanish and sharing Funding and approvals granted information with community for 5 ADUs by Dec 2026 and then 5 ADUs annually thereafter. organizations that serve these populations, such as legal service or public health providers. Action Area 2. Encouraging new housing choices and affordability in high resource areas and outside of areas of concentrated poverty. Persons with Action 2.1: Require affordable Objectives: Encouraging Regional disabilities, Latinx, and Housing Crisis housing developments be **Encourage** new housing choices

Hispanic and Black households are concentrated in census tracts with low median incomes and older housing stock.

<u>and</u> <u>Displacement</u>

Community Opposition to **Housing**

-Land Use and Zoning Laws Lack of high opportunity areas; Lack of affordable housing and especially affordable housing in high opportunity areas; Lack of accessible affordable units.

affirmatively marketed to households with disproportionate housing needs, including persons with disabilities, Hispanic Latinx households, Black households, and female-headed households. This would include translation of materials into Spanish and Tagalog and sharing information with community organizations that serve these populations, such as legal service or public health providers. All marketing plans would include strategies to reach groups with disproportionate housing needs.

and affordability.

Quantified Objectives:

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

Responsible Party: City of **Antioch** Community **Development Department**

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

Fair Housing Issues	Prioritized Contributing Factors	Actions	Implementation
Antioch has a higher	Regional	Action 2.2: Encourage the provision	Objectives: Encouraging
concentration of unhoused residents than other parts of the county. Persons with disabilities have disproportionate housing needs and persons with disabilities are most likely to file fair housing complaints.	Housing Crisis and Displacement Lack of Regional Cooperation Private Discrimination	of housing opportunities and resources for unhoused individuals, through a variety of actions, including: Amend Zoning Ordinance to allow for "low barrier navigation centers" as defined by AB 101 (2019) within mixed use and nonresidential zoning districts Amend Zoning Ordinance to allow "supportive housing" as defined by AB 2162 (2018) within all zoning districts which allow for multi-family development Continue to collaborate with Contra Costa County on the provision of shelter and services for unsheltered individuals, including development of a 5-acre site within City's emergency	Encourage new housing choices and affordability for populations with special needs housing. Quantified Objectives: Reduce unsheltered unhoused population by 40% by the 2030 PIT count. Construction of 30-50 units of housing for extremely lowincome individuals during the planning period. Responsible Party: City of Antioch, Planning Dept Community Development Department, Planning Division. Timeline: Amend Zoning Ordinance by January 31, 2023.
Persons with disabilities have	Lack of accessible	Action 2.3: Encourage new housing choices and affordability for	Meet with County Continuum of Care staff by June 2023. Objectives: Encouraging Encourage new housing choices
disproportionate housing needs and persons with	affordable units; Lack of access to	populations with special needs housing, by:	and affordability for populations with special needs housing.
disabilities are most likely to file fair housing complaints. Antioch has higher numbers of unhoused residents and disabled	economic opportunity; Concentration in low income and low opportunity	Developing a program to prioritize City funding proposals for City funded affordable housing that are committed to supporting serves special needs hard to serve residents (e.g., unhoused populations, extremely	Ouantified Objectives: Two projects that go beyond the federal minimum of 5% accessible units for subsidized projects.
residents than other cities in the county.are primarily concentrated in the northwestern	Community Opposition to	low income, special needspersons with disabilities) Amending the Zoning Ordinance by September 30, 2023, to allow	Responsible Party: City of Antioch, Housing Community Development Department, Planning Division.
portions of the city.	Housing Land Use and Zoning Laws	for residential care facilities and group homes for 7 or more persons within zoning districts that permit residential development.	 Timeline: Priority Program designed completed by April 30, 2024. Zoning Ordinance amended
	Private Discrimination	• Considering incentives to subsidized affordable developments to provide accessible units beyond the federal requirement of 5% for subsidized affordable developments	 by September 30, 2023. Menu of potential incentives created by January 2024. Outreach to non-profit developers by June 2024. Reasonable accommodation information added to City website by January 2024.



Fair Housing Issues	Prioritized Contributing Factors	Actions	Implementation
		 Ensure that all multi-family residential developments contain signage to explain the right to request reasonable accommodations for persons 	
		with disabilities as a condition of business license approval.	
		Make reasonable accommodation information available and clearly	
Action Aron 2 Impro	uing place based	transparent on the City's website in English, Spanish, and Tagalog	hy concompation and
		strategies to encourage community of existing affordable housing.	ty conservation and
Hispanic Latinx households are concentrated in EJ neighborhoods. Hispanic households are concentrated in EJ	Lack of high opportunity areas; Lack of affordable housing in high opportunity	Action 3.1: Develop and adopt EJ Element and implement EJ policies to improve quality of life in EJ neighborhoods.	Objectives: Alleviate disparate impacts experienced by households living in EJ neighborhoods, especially related to environmental outcomes.
neighborhoods.	areas; Lack of accessible affordable units; Concentration		Quantified Objectives: Improve CalEnviroScreen composite scor in EJ area by 10%.
	of NOAH (i.e.,		Responsible Party: City of
	older housing stock) in EJ		Antioch, various
	neighborhoods. Lack of		departments Community Development Department.
	Investment in Specific Neighborhoods		Timeline: Adoption of EJ <u>Element and policies by Februar March 2023.</u>
	Private Discrimination Regional	Action 3.2: Continue to fund minor home repairs through the City's Home Rehabilitation Program and implement a preference for projects in the following order:	Objectives: Conserve and improve assets in areas of lower opportunity and concentrated poverty.
	Housing Crisis and Displacement	1) Projects in the Sycamore neighborhood (i.e., Antioch's ethnically concentrated area of poverty)	Quantified Objectives: Rehabilitation of 40 homes in target neighborhoods.
		2) Projects in EJ neighborhoods 3) Projects in census tracts with	Responsible Party: City of Antioch Housing
		lower median incomes The City will affirmatively market	DeptCommunity Development Department.
		the home repair program to residents in these areas, such as through a targeted mailings and posting of flyers in to the subject census tracts in English, Spanish, and Taggleg	Timeline: Conduct publicity campaign for the program once annually in addition to hosting information on City website.
LatinxHispanic and Black households and	Historic discrimination	and Tagalog. Action 3.3: Monitor affordable housing projects that are at risk of	Objectives: Preserve existing affordable housing.

Fair Housing Issues	Prioritized Contributing Factors	Actions	Implementation
persons with disabilities have disproportionate housing needs.	and continued mortgage denials; Concentration in low opportunity census tracts; High housing costs and low wages Lack of Investment in Specific Neighborhoods Private Discrimination Regional Housing Crisis and Displacement	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.	Quantified Objectives: Preservation of 54 units before 2032. Responsible Party: City of Antioch, Housing Community Development Department. Timeline: Preservation strategies established and outreach to non-profit partners by January 2031.
Persons with disabilities and Hispanic-Latinx, and Black households are concentrated in census tracts with low median incomes and older housing stock.	Lack of high opportunity areas; Lack of access to economic opportunity; Concentration of NOAH (i.e., older housing stock) in EJ neighborhoods. Lack of Investment in Specific Neighborhoods Private Discrimination Regional Housing Crisis and Displacement	Action 3.4: Promote economic development in the EJ neighborhoods and the Sycamore neighborhood in particularneighborhood, including: The City will prioritize Prioritizing economic development and infrastructure expenditures in and around lower-income and environmental justice neighborhoods, to enhance business and housing opportunities. Providing of This could include facade improvements and small business grants-recipients. Through limplementation of the Downtown Specific Plan, which includes policies and programs to reduce or eliminate regulatory obstacles to development in the Downtown, and and to facilitate the development of high-quality market-rate and affordable housing, the City will encourage investment in one of the City's lowest income areas, and the Specific Plan will bring new homes, stores, amenities, and services. Through the redevelopment of the Downtown, and the Rivertown	Objectives: Place-based strategies to encourage community conservation and revitalization. Responsible Party: City of Antioch Community Development Department, Economic Development Department, Public Works Department, Public Works, and Planning Timeline: Ongoing. Adoption of EJ policies by February March 2023.



Fair Housing Issues	Prioritized Contributing Factors	Actions	Implementation
3		Area in particular, the additional high density housing could also provide a variety of housing types, including affordable housing. The City will explore Exploring methods for providing low-interest loans and belowmarket leases for tax-foreclosed commercial properties to low-income residents seeking to start businesses within the EJ neighborhoods.	
Action Area 4. Protec	ting existing resi	dents from displacement	
Lower-Income households and renters are disproportionately cost burdened in the	Lack of Private Discrimination Regional	Action 4.1: Establish tenant protections that further the intent of AB 1482 with potential measures related to rent control, anti-	Objectives: Protect residents from displacement and preserve housing affordability.
City of Antioch and vulnerable to displacement. Persons with disabilities and Black and Hispanic	Housing Crisis and Displacement accessible affordable	harassment, just cause and right-to- counsel ordinances; as well as relocation, documentation, and right to return policies in eviction cases.	Responsible Party: City of Antioch, Housing Dept. Community Development Department.
households have disproportionate housing needs and persons with disabilities are most likely to file fair housing complaints.	units; Concentration in low income and low opportunity census tracts; Historic discrimination and continued mortgage denials; High housing costs and low wages		Timeline: Staffing plan and program design established by April 2024. Rent Stabilization Ordinance adopted Fall 2022.
Persons with disabilities and Black and Hispanic households have disproportionate housing needs and persons with	Lack of accessible affordable units; Lack of understanding of reasonable accommodation	Action 4.2: Partner-Continue to promote fair housing practices throughout the city by: Partnering with ECHO Housing and/or Bay Area Legal Aid to provide fair housing and legal	objectives: Protect existing residents from displacement and enforce Fair Housing laws. Quantified Objectives: Conduct 2-3 workshops per
disabilities are most likely to file fair housing complaints.Households	requirements by landlords and property	 services to residents. Requiring perform fair housing training for landlords and tenants. Attendance at a fair 	year on fair housing rights and resources. Increase participants in fair housing programs by 5%.
located in northwestern portions of the city, including EJ areas, are more	Private Discrimination	housing training will become a condition for approval of landlords' business licenses. Advertising available fair housing	Responsible Party: ECHO Housing and/or Bay Area Legal Aid in partnership with the City.
vulnerable to displacement than other areas.	Regional Housing Crisis	services on the city's website and social media, at bi-annual community tabling events, and	Timeline: Ongoing advertising of fair housing services.

Fair Housing Issues	Prioritized Contributing Factors	Actions	Implementation
	<u>and</u> <u>Displacement</u>	communications with non-profit partners. The training would include information on reasonable accommodation and source of income discrimination, as well as other fair housing information with emphasis on certain topics driven by housing complaint data and information from stakeholders.	 Training Program design to track attendance and conditionfor business license approval completed by January 2024. Program launch by March 2024.
	Private Discrimination Regional	Action 4.3: Continue to maintain a webpage specific to fair housing including resources for residents who feel they have experienced	Objectives: Enforce Fair Housing laws.Promote healthy and safe housing throughout the city.
	Housing Crisis and Displacement Lack of accessible affordable units; Lack of understanding of reasonable accommodation requirements	discrimination, information about filing fair housing complaints with HCD or HUD, and information about protected classes under the Fair Housing Act-enforce planning and building codes to protect Antioch's housing stock and ensure health and safety to residents. Periodically survey multi-family developments in environmental justice neighborhoods for potential code	Quantified Objectives: Citywide compliance with planning and building code. Increased maintenance of multi-family developments in EJ neighborhoods. participants in fair housing programs by 5%. Responsible Party: City of Antioch in partnership with ECHO Housing and/or Bay Area
	by landlords and property owners.	violations by landlords.	Legal Aid. Timeline: Ongoing. Ongoing routine enforcement survey activities and complaint basis, with staff responding to public inquiries as needed. Annually survey multi-family developments in the environmental justice neighborhoods for life safety



4

CONSTRAINTS

New housing development can be constrained by economic forces in the private market as well as regulations and policies imposed by public agencies. These constraints can limit the production of housing and/or increase its cost and can also affect the maintenance and/or improvement of existing housing. Governmental and non-governmental constraints that can affect the housing market and stock in Antioch are discussed below. *Chapter* 65, *Adequate SitesResources* will identify ways, where feasible, to reduce or overcome constraints to the maintenance, improvement, and development of housing for all income levels.

A. GOVERNMENTAL CONSTRAINTS

Governmental regulations, while intentionally regulating the quality and safety of development in the community, can also unintentionally increase the cost of development and housing or make it difficult to meet the demand, especially for affordable housing. Governmental constraints typically include policies, standards, requirements, or actions imposed by the various levels of government upon land use and development such as zoning and subdivision regulations, growth management measures, building codes, fees, processing and permit procedures, and other exactions that developers must satisfy.

The City has limited influence over state-State and federal requirements that may constrain housing, but the State affords local agencies considerable flexibility in establishing land use policies and regulations. Therefore, the discussion in this section is generally limited to the policies, standards, requirements, and actions at the local level.

Land use controls may limit the amount of density of development, thus increasing the cost per unit. Required improvements and/or off-site mitigation also increase the cost of development. Processing procedures and permitting requirements, including review by multiple agencies and permitting requirements, may delay the approval process and increase the cost of development.

1. FEDERAL AND STATE

Federal and State programs and agencies play a role in the imposition of non-local governmental constraints. Federal and State requirements are generally beyond the influence of local government and therefore cannot be effectively addressed in this document.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act (CEQA) was developed to protect the quality of the environment and the health and safety of persons from adverse environmental effects. Discretionary projects are required to be reviewed for consistentconsistency with the requirements of CEQA to determine if there is potential for the project to cause a significant adverse effect on the environment. Depending on the type of project and its potential effects, technical traffic, noise, air quality, biological resources and geotechnical reports may be needed. If potential adverse effects can be mitigated, a Mitigated Negative Declaration (MND) is required. If potentially adverse effects cannot be mitigated, an Environmental Impact Report (EIR) is required. These documents have mandated content requirements and public review times. Preparation of CEQA documents can be costly, and despite maximum time limits set forth in the Public Resources Code, can extend the processing time of a project by a year or longer.

LABOR COSTS

Labor costs are not a governmental constraint; however, they do influence production costs associated with housing. Additionally, public works projects and affordable housing financed through the use of public funds are required to pay prevailing wages, which create a significant cost impact on the construction or rehabilitation of affordable housing units for low- or moderate-income persons and the infrastructure to support such housing. Labor costs have risen since the Great Recession in 2008, especially in expensive, metropolitan areas like the Bay Area. During the Recession and the recovery period that followed, many individuals in the construction industry left the field. This continues to impact the availability of workers today. Labor costs continue to rise given the shortage of skilled labor.

2. LOCAL

LAND USE CONTROLS

Land use controls are minimum standards included in the General Plan and implemented through the Zoning and Subdivision Ordinances. General Plan land use designations are a means of ensuring that the land uses in the community are properly situated in relation to one another and providing adequate space for each type of development. Zoning regulations are designed to implement the intentions of the General Plan land use designations. They also control such features such as the height and bulk of buildings, lot area, yard setbacks, population density and building use. If zoning standards are significantly more rigid than private sector design standards and do not follow sufficient land use flexibility, development costs could increase, and housing production may decrease.

General Plan

Each <u>eity City</u> and <u>county County</u> is required by State law to have a General Plan, which establishes policy guidelines for development. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of the General Plan identifies the location, distribution, intensity, and density of the land uses within the city. General Plan residential densities are expressed as dwelling units per acre



(du/acre). The Antioch General Plan identifies five residential land use designations, as shown in Table 4-1. Densities range from as low as I unit per acre in the Estate Residential designation to 35 units per acre du/acre in the High-Density Residential designation. In addition, there are also some mixed-use designations such as Transit Oriented Development (TOD) and certain Planned Development Districts that allow residential uses as well.

Table 4-1 General Plan – Residential Use Land Categories

Designation	Description	Density Range
Estate Residential	Primarily single-family detached units	1-2 du/ac
Low-Density Residential	Primarily single-family detached units	4 du/ac maximum
Medium Low-Density Residential	Single-family detached; small lot single-family detached; duplex	6 du/ac maximum
Medium-Density Residential	Single-family detached; small lot single-family detached; multi-family attached; mobile homes; townhouses; garden apartments	10 du/ac maximum
High-Density Residential	Multi-family attached; group residential; Residential Care Facilities	Up to 35 du/ac; Density bonus for senior housing projects
Residential TOD	Mixed-use classification is intended to create a primarily residential neighborhood within walking distance to the BART station with complementary retail, service, and office uses	Between 20 and 40 du/acre

Source: City of Antioch, General Plan, Land Use Element, 2003.

To make a housing project economically feasible based on land costs and economies of scale, certain densities are necessary. Housing elements Elements are required to demonstrate how adopted densities accommodate the regional housing need for lower-income households. To do this, local governments are given the option of utilizing the "default" density standard that is deemed appropriate to accommodate housing for lower-income households. The default density option was adopted by the CityCeity in 2003 by consensus with local government representatives, builders, planners, and advocates. For metropolitan jurisdictions such as Antioch, a minimum density of 30 units the type acredulacre has been established for the very-low- and low-income categories. As a result of amendments to the General Plan that the City Council approved in June 2014, densities up to 35 units per acredulacre are now allowed in areas designated high-density residential. This change made it possible for the City Council to also-establish a new high-density residential district as discussed below.

Zoning Code

The Zoning Zoning Code code is the primary tool for implementing the General Plan. It is designed to protect and promote public health, safety, and welfare. Pursuant to Government Code Section 65940.1(a)(1)(B) the City of Antioch's Zoning Code and related development regulations are publicly available online via the eCity's website.

Table 4-2 summarizes the requirements for establishing residential uses in residential and mixed-use zones in Antioch. Single-family residential zones include RE, RR, R-4, R-6, R-10, R-20, R-25, R-35, and MCR. Single-family dwelling units are permitted by-right in all ofall the single-family residential zones, except for R-10 and MCR where a use-Use permit is required. In order to To preserve land resources for higher-density development, in R-20, R-25, and R-35, no new single-family development is permitted but existing single-family dwellings are permitted to remain and may be replaced. The multi-family residential zones are R-10, R-20, R-25, R-35, and-MCR, and CIH.

As a result of revisions to the Zoning Ordinance enacted in June 2014, the maximum density for multifamily development was increased through the creation of a new R-35 High-Density Residential District. The ordinance was also amended to allow multi-family residential development at 20 units per acredu/acre permitted by-right in the R-35 zone as well as in the new R-25 zone. Multi-family development continues to be subject to a use permit in the R-10, R-20, MCR and RTR-20 zones. The ordinance also requires required a use permit to allow multi-family projects with more than 20 units per acredu/acre in the Medium-Density, High-Density, and Mixed-Use districts.

TABLE 4-2 PRIMARY USES – RESIDENTIAL ZONES

Zone	Single- Family	Multiple- Family	Two-Family (Duplex)	Residential Care Facility
RE – Rural Estate Residential District	Р			
RR – Rural Residential District	Р			
R-4 – Single-Family Low-Density Residential District	Р			
R-6 – Single-Family Low-Density Residential District	Р			
R-10 – Medium-Density Residential District	U	⊎ <u>P</u>	Р	U
R-20 — Medium-Density Residential District	Pª	⊎ <u>P</u>	Р	U
R-25 — High-Density Residential District	Pª	P , ⊎ [♭]	Р	U
R-35 – High-Density Residential District	Pª	P , ⊎ ^b	Р	U
CIH – Commercial Infill Housing Overlay District	=	P c-,d	=	<u>=</u>
MCR – Mixed Commercial/Residential District	U	U	U	U

Notes: P = Permitted by Right U = Use Permit Required

In April 2022, the City of Antioch adopted amendments to their General Plan and Zzoning Ccode to create a new Commercial Infill Housing (Commercial Infill Housing (CIH)) Overlay District. This district, which requires a rezone, allows for the development of mixed-use multi-family housing at a minimum of 12 dwelling units per acredu/acre. Additionally, the CIH overlay allows for the by-right, streamlined review and permitting of multi-family uses up to 35 dwelling units per acredu/acre, and 45 feet in height, when consistent with the eCity's CIH Objective Design Standards (ODS). Development between 35 and 50 du/acre and greater than 45 feet in height is permitted with approval of a Uuse Ppermit.

As part of the 6th eCycle update, various updates are proposed to the eCity's procedural requirements related to multi-family development. These revisions include the removal of the #Use -pPermit requirement for multi-family housing developments in the R-10, R-20, R-25, R-35, and MCR zoning districts. Multi-family residential uses will therefore be a permitted use within these zoning districts.

The design for new multi-family developments and additions to existing multi-family developments will be subject to the City's design review process. Accordingly, as As part of the 6th eCycle update, the eCity's



^a Single-family dwellings existing prior to the effective date of the Zoning Code-code or Amendment amendment to the Zoning Code-code are permitted uses, conforming to the R-20, R-25, and R-35 zones. However, development of new single-family dwelling units, other than replacement of existing single-family dwellings, are prohibited within the R-20, R-25, and R-35 zones.

b Up to 20 units/acre pPermitted by-right subject to compliance with all other applicable standards and Design Review pursuant to Article 26 and 27.

<u>Up to 35 units/acre and building height of four stories or 45 feet permitted by right subject to compliance with all other applicable standards.</u>

d₃₅ to 50 units/acre and building height above 45 feet permitted with approval of a use permit. Source: City of Antioch, Zoning Code.

Zzoning Ccode, including Articles 26 and 27 related to the design review process, will be amended to reference new mMulti-Ffamily Objective Design Standards (ODS) which are towill be adopted alongside the updated hHousing eElement, and associated rezonings prior to January 31, 2023. Accordingly, design review of multi-family housing sites in these zoning districts will consist of staff and planning commission review of development applications for consistency with the new multi-family ODS. These ODS will expedite staff and planning commission review of multi-family housing developments and consolidate design standards related to multi-family housing development throughout the city.

Revisions also include:

- Amending the City's R-35 zoning district to allow between 25 and 35 dwelling units per acre as shown in Table 4-3 below; and
- Minor clean-up items related to the City's procedural requirements; this includes a There is a discrepancy in the R-35 Zoning District that needs to be addressed which permits development at 20 du/acre by-right. Due to the The R-35 District's established a minimum allowable density of 30-25 du/acre, units per acredu/acre, and the eCity not -permitting projects below the densities allowed by the district, but also allows multi-family projects with 20 units per acre by right. The City has not allowed projects less than 30 units per acre and the Housing Element includes a program is included to amend the code and remove this provision. See program 4-1-104.1.10. R-35 Zone in Chapter 7, Housing Goals, Policies, and Programs in the R-35 District.

The City's R-35 Zoning District is being amended as part of zoning amendments associated with the hHousing eElement update to allow between 25 and 35 du/acre whereas prior to the 6th eCycle update it allowed between 30 and 35 du/acre.

Table 4-3 Residential Development Standards

	Maximum Height	Minimum Building Site	Minimu	m Lot Width (ft)	Maximum Lot	Minimum- Density	Maximum- Density	Front Yard	Side Yaı	nimum rd Required (ft) ^d	Minimum Rear Yard Required
Zone	(ft)ª	(ft²)	Corner	Interior	Coverage	Required ^b	Allowed ^c	Minimum^	Corner	Interior	(ft)
RE				To be determi	ned by City Cou	ıncil through plan	ned developmer	nt process			
RR		To be determined by City Council through planned development process									
R-4	35	6,000	65	60	40%	n/a	4 du/acre	*	*	5	20
R-6	35	6,000	65	60	40%	n/a	6 du/acre	*	*	5	20
R-10	45	6,000	65	60	40%	n/a	10 du/acre	*	*	5	10
R-20	45	20,000	70	70	40%	n/a	20 du/acre	*	*	5	10
R-25	45	20,000	70	70	50%	20 du/acre	25 du/acre	*	*	5	10^
R-35	45	20,000	70	70	50%	30- 25_du/acre	35 du/acre	*	*	5	10^
PD				To be determi	ned by City Cou	ıncil through plan	ned developmer	nt process			
HPD				To be determi	ned by City Cou	ıncil through plan	ned developmer	nt process			
MCR	45	6,500	65	60	50%	n/a	20 du/acre	*	*	5	10
TOD				To be determi	ned by City Cou	ıncil through plan	ned developmer	nt process			

^a Height shall be the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the structure, excluding below ground basements, to the topmost point of the roof. Some Exceptions to exceptions to the specified height limitations shall include the spires, belfries, cupolas and domes of churches, monuments, water towers, fire and hose towers, observation towers, distribution and transmission towers, lines and poles, chimneys, smokestacks, flag poles, radio towers, excluding wireless communications facilities subject to Sec. 9-5.3846, equipment penthouses encompassing less than 20% of total roof area and less than eight feet in height, and parapets less than 30 inches in height, unless otherwise governed by this chapter. are detailed in the Zoning Ordinance.

Non-residential uses:

Arterial street: Minimum 30-foot setback with 30-foot landscaping on all frontages

Collector street: Minimum 25-foot setback with 25-foot landscaping

Local street: Minimum 20-foot setback with 20-foot landscaping

Single-family detached and two-family dwelling uses:

Arterial street: Minimum 30-foot setback with 30-foot landscaping on all frontages

Collector street: Minimum 25-foot setback and landscaping for front yard and 10-foot street side yard setback with landscaping

Local street: Minimum 20-foot front yard setback with 20-foot of landscaping and 10-foot street side yard with landscaping

Multi-family dwelling uses:

Arterial street: Minimum 15-foot setback with 15-foot landscaping on all frontages

Collector street: Minimum 15-foot setback with 15-foot landscaping

Local street: Minimum 10-foot setback with 10-foot landscaping

^ Where a multi-family dwelling abuts a lot that is zoned RR, RE, R4 or R6, a minimum rear yard of 20 feet shall be provided.

Source: City of Antioch, Zoning Code.



^b In units per gross developable <u>acre</u>.

^c In units per gross developable acre; See-see Zoning Ordinance for definition of maximum developable gross acreage.

d For at least 25% of the lots in a given subdivision, one side yard of an interior lot shall be 10 feet in width and the other side yard can be five feet. The 10-foot side yard area shall remain as unrestricted open area. This shall also apply to all two-story single-family residential lots. On any parcel of land of an average width of less than 50 feet, which parcel was under one ownership or is shown as a lot on any subdivision map filed in the office of the County Recorder prior to April 11, 1950, when the owner thereof owns no adjoining land, the width of each side yard may be reduced to 10% of the width of such parcel, but in no case to less than 3 feet.

^{*} Front yard and street side setbacks shall be reserved for landscaping only, excluding access and egress driveways and shall be determined on a graduated scale based upon type of street and land use as follows:

In addition to amending the Zoning Ordinance to increase the maximum residential density from 20 to 35 units per du/acre, the City also established new multi-family residential standards. The standards, which comprise Chapter 5, Article 7 of the Antioch Municipal Code, are intended to facilitate the approval of multi-family projects by establishing clear requirements for a variety of issues such as setbacks from adjacent single-family homes and building articulation that were previously addressed during design review. Article 7 also establishes a procedure for modifying the new dimensional requirements without approving a variance. The approval of reduced setbacks for multi-family development on arterials will reduce another obstacle to residential development. As part of the 6th eCycle update, text amendments to the Ceity's Zoning Ordinance are being adopted alongside the Hhousing eElement to repeal the previously established multi-family residential standards and reference the new Mmulti-Ffamily Objective Design StandardsODS which are being developed and adopted alongside the hHousing eElement update.

In all districts the maximum density may, of course, be exceeded if a project is entitled to a Density Bonus under the State Density Bonus law-Law (Government Code Section 65915). Article 35 of Antioch's Municipal Code details the provisions for the CeCity's Density Bonus Program. Since-Tthe densities are permitted by-right and do not require zoning approval or review under CEQA; the establishment of the R-25 zone also removes another constraint to housing production due to the time and cost associated with the environmental review process.

In addition to the residential and mixed-use base districts listed in Table 4-2, the City of Antioch also has residential zones that accommodate various types of development. <u>Table 4-3 shows the development standards for each of these zones.</u> These residential zones are as follows:

Planned Development District (P-D)

The Planned Development District (P-D) is a floating district that can be established on parcels containing at least 3 acres. This district is intended to encourage flexibility in the design and development of land so as to promote its most appropriate and compatible developmentuse as proposed. This district also AP-provides greater flexibility when needed to accommodate a variety of types of development, such as neighborhood and district shopping centers, multiple-family housing developments, single-family residential developments, commercial service centers, industrial parks, or any other use or combination of uses.

All site and building requirements, including yard, building height, lot coverage, and landscaping are determined by the City Council during the planned development process. As mentioned above, the minimum area required for the establishment of a P-D District-is three3 contiguous acres of land except for areas covered by a Specific Plan. There are specific types of P-Ds dependent on a site's location in the city. See below.

Hillside Planned Development District (HPD)

This is The Hillside Planned Development District (HPD) is an overlay district applicable to hillside areas where slopes of 10 percent or more predominate with slopes primarily 10 percent or more that that are are not covered by an approved tentative map or final development plan. The purpose of this zone is to assure the preservation of the predominant hillsides, ridges, ridgelines, and other natural features and land forms a more harmonious visual and functional relationship between the existing natural environment and the needs of a growing community.

Transit-Oriented Development District (TOD)

This-The Transit-Oriented Development District (TOD) is a type of Planned Development District intended to provide for a mix of high-density uses that are oriented toward rail or bus transit stations within and adjacent to the city. This district thus accommodates development of an integrated mix of residential, commercial, and employment-generating uses as appropriate in both horizontal mixed-use and vertical mixed-use.

Table 4-3 shows the development standards for each zone designed for residential uses within Antioch.

Specific Plans for Future Residential Growth

Downtown Antioch Specific Plan

The Planning Area boundaries of Downtown Antioch are generally the San Joaquin River to the north, Fulton Shipyard Road to the east, 10th Street to the south, and Auto Center Drive to the west. This area is approximately 1.5 miles wide and 0.5-mile deep, with a total area of 0.75 square miles. The Planning Area boundaries generally reflect the traditional grid that was developed during the 19th and early 20th centuries.

- The Downtown Area contains a variety of Land Use Districts with unique histories, building forms, land use compositions, and influences. Land use designations incorporating residential uses include the :-Mixed-Use District (MU), Neighborhood Commercial District (C-N), and the Downtown Residential Districts (MDR & HDR).
- Base densities for residential range from 12-28 units du/acre.
- Each of the districts have their own standards for building height, floor area ratio, and setbacks. Heights for residential uses range from 2-two to four 4-stories, depending on location and incentive standards. Parking is required only for new construction/additions or by Use Permit. Existing buildings are exempt.

East 18th Street Specific Plan

The Antioch General Plan identifies the area on the north side of East 18th Street; and westerly of Drive-In Way as the East 18th Street Specific Plan. Since 1999, this plan gave gives direction to work withfor collaboration between area landowners and business interests to resolve the current circulation, utility service, and related development constraints; maximizes opportunities for development of employment and revenue producing uses in a clean, attractive business park setting; incorporates sufficient incentives and flexibility to stimulate economic development; and provides a program-level set of entitlements to address all major policy issues and further incentivize development in the area.

East Lone Tree

The East Lone Tree Area is comprised of roughly 800 acres bounded by Lone Tree Way on the south; Empire Ave and the SP railroad on the east; the Contra Costa Canal on the north; and existing residential subdivisions to the west. Land use is almost entirely agricultural, with a few with several farm residences. Lands to the west and north are within the Antioch city limits. The western border is abutted by residential subdivisions; consisting of detached homes on lots averaging 5 du/units per acre. Lands to the south and east are unincorporated and subject to the County General Plan. The remaining segment of the eastern border adjoins lands designated for low (1.0-2.9 du/units per acre) to high (5.0-7.2 units per du/acre) density single-family residences.



Hillcrest Station Area

The Hillcrest Station area is a unique 375-acre site in East County; offering large land acreage with freeway visibility at a strategic location—the juncture of State Route 4 (SR 4) and State Route 160. This area is also (SR 160) and nearby the Antioch Bay Area Rapid Transit (BART) station that which opened in 2018. The arealt is a major opportunity site for transit-oriented development, presenting—an opportunity to take advantage of the major public investment in transit infrastructure and to create a compact area with both jobs and housing.

Parking Requirements

Chapter 5.17 of the Zoning Ordinance establishes parking standards for type of use in each zone, as shown in Table 4-4. Parking requirements do not constrain the development of housing directly, but compliance may result in a reduction in the number of housing units that can be developed on a given site, which can reduce a project's economic feasibility. A review of parking requirements in nearby jurisdictions that was conducted in conjunction with 2014 zoning updates concluded that Antioch's parking requirements compared favorably with those imposed by peer communities in Contra Costa County.

The City Council did, however, revise the process for modifying parking requirements in June 2014. to clarify the procedure. These changes approved in June 2014 allow the Zoning Administrator or the Planning Commission to reduce or modify parking requirements for Senior Housing, Shared Parking Facilities or those near public parking, residential and mixed use projects within 0.5 mile of a major transit stop or incorporatingstop, incorporating transportation demand management measures, projects located on infill sites, or reusing historic structures the following types of residential projects: as described below.

The following types of residential projects may be considered for reduced parking requirements:

- Senior Housing. The required parking for a senior housing development may be reduced below the normally required 0.75 space per dwelling unit for projects anticipated to generate lower parking demand due to vehicle ownership patterns of the residents and/or characteristics of the project (e.g., proximity to commercial services, proximity to public transportation systems).
- **Transit-Supportive Development.** Residential or mixed-use projects that contain no more than 50 dwelling units and are located within 0.5-_miles of a major transit stop.
- Infill Sites. Residential or mixed-use projects that contain no more than 30 dwelling units and are located on infill sites.
- Historic Structures. Projects for which allowing a reduction in the number of required spaces
 (and/or modifications to dimensional requirements for parking areas) will facilitate the re-use of an
 existing building that is a historic resource as defined by the State Public Resources Code or is a
 designated Historic building.

TABLE 4-4 RESIDENTIAL PARKING REQUIREMENTS

Use Classification	Required Parking Spaces
Single-Family Residential	2 spaces per unit, one of which must be covered, plus 1 space per 5 units for guest
(Attached)	parking
Single-Family Residential	2 spaces per unit in a garage, plus one guest parking space on the street within close
(Detached)	proximity to the unit served
Multi-Family Residential	1.5 spaces per unit up to 2 bedrooms; one space to be covered2 spaces per unit for 3 bedrooms; one space to be covered plus 1 space per 5 units for guest parking
Elderly Residential (Senior Housing Overlay)	o.75 covered space per unit, plus guest parking as determined during project review
Convalescent Facilities	1 space per 2 residents

Source: City of Antioch, Zoning Code.

Planned Development (P-D) District

Although not specifically intended to encourage housing production, the P-D approach can be used to produce residential development that is a better fit with surrounding development. The P-D allows for more economical provisions of streets and utilities, preserves the natural and scenic qualities of open space, offers greater recreational opportunities convenient to residents, enhances the appearance of neighborhoods through the preservation of natural green spaces, and counteracts the effects of urban congestion and monotony. This approach can address some of the concerns that are often raised regarding the introduction of higher density and infill development.

All site and building requirements, including yard, building height, lot coverage, and landscaping are determined by the City Council during the planned development process. As mentioned above, the minimum area required for the establishment of a P-D District is three contiguous acres of land except for areas covered by a Specific Plan.

Zoning for Diverse Housing Types

Provisions of the Zoning Ordinance and State law facilitate development of affordable housing and diverse housing types, such as Accessory Dwelling Units (ADUs), residential hotels, senior housing, emergency shelters, transitional housing, residential hotels, and housing for persons with disabilities. City regulations related to these housing types are consistent with State law, and where there are inconsistencies, programs have been identified in the Housing Element to bring City policies into compliance. See *Chapter 5, Resources*, for more information on the different housing typologies allowed under the City's regulations.

Housing for Persons with Disabilities

Fair Housing Law prohibits local governments from making housing opportunities unavailable to people with disabilities through discriminatory land use and zoning rules or other policies and procedures. Persons with disabilities are significantly more likely than other people to live with unrelated people in group housing, and therefore the definition of "family" can be a constraint to housing for persons with disabilities. The Antioch Zoning Ordinance (Section 9-5.203) defines a family as "one or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity, or sorority house. Also referred to as a household." The City defines a dwelling unit as a room or suite of rooms used for sleeping, eating, cooking, and sanitation for no more than one



family. The Zoning Ordinance does not distinguish between related and unrelated persons and does not impose a numerical limitation on the number of people that can constitute a family. Therefore, neither the definition of family nor the definition of dwelling unit is a constraint to supportive or group housing for persons with disabilities in Antioch.

The siting of group homes is another common constraint to housing for persons with disabilities. The Antioch Zoning Ordinance defines residential care facilities as facilities licensed by the State and providing permanent living accommodations and 24-hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance sustaining the activities of daily living. Consistent with State law, residential care facilities that provide care for up to six patients are treated as residential uses and subject only to the same requirements as other permitted residential use of the same housing type in the same district. Residential care facilities for seven are more are allowed with a use-Use permit-Permit in the following zones: R-10, R-20, R-25, R-35, C-0, C-1, and MCR. Programs contained within Chapter 7 of this Element proposes to establish eligible supportive and transitional housing projects as permitted by-right where multi-family and mixed uses are permitted, consistent with AB 2162. The implementation program will result in a revision to the Zoning Ordinance to bring it into consistency with State law and would remove a potential governmental constraint to housing persons with disabilities.

Reasonable Accommodation

A reasonable accommodation is a change, exception, or adjustment to a rule, policy, practice, or service. The Fair Housing Act makes it unlawful to refuse to make reasonable accommodations to rules, policies, practices, or services—when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling and public and common use areas. In addition, the Fair Housing Act prohibits a housing provider from refusing to permit, at the expense of the person with a disability, reasonable modifications of existing premises occupied or to be occupied by such person if such modifications may be necessary to afford such person full enjoyment of the premises.

Article 39 of the GeCity's Zoning Ordinance detailsoutlines the City of Antioch's reasonable accommodations procedure. The City allows any person who requires reasonable accommodation, in the application of a zoning law which may be acting as a barrier to fair housing opportunities, to request as such on a form to an adjustment of a zoning development standard—to be-provided by the Zoning Administrator. If the applicant's project also requires some other planning permit or approval, then the applicant must file the request for reasonable accommodation together with the application for such a permit or approval. The City's reasonable accommodations form requires applicants to provide the following information:

- Applicant's name, address, and telephone number;
- Address of the property for which the request is being made:
- The current actual use of the property;
- The zoning code provision, regulation, or policy from which accommodation is being requested; and
- The bases for the claim that the individual is considered disabled under the Fair Housing Act and why the accommodation is necessary to make the specific housing available to the individual. the formal process for requesting reasonable accommodation. Per Article 39, under

Applications for reasonable accommodations are then reviewed by the City Zoning Administrator who shall provide a written determination within 30 days of receipt of a completed application. Determinations on requests must consider the following:

- The housing which is the subject of the request for reasonable accommodation will be used by an individual protected under the federal Fair Housing Act (FHA) and the California Fair Employment and Housing Act (FEHA);
- The request for reasonable accommodation is necessary to make specific housing available to an individual protected under the FHA and FEHA;
- The requested reasonable accommodation will not impose an undue financial or administrative burden on the eCity; and
- The requested accommodation will not require fundamental alteration of the zoning or building laws, policies, and/or procedures of the eCity.

Per Article 39 (Reasonable Accommodation) of the City's municipal code, any person. The The City's current reasonable accommodation process is to have_applicants to submit a request to the City for approval by the Zoning Administrator. If the project also requires some other planning permit or approval, then the applicant must file the request for reasonable accommodation together with the application for such a permit or approval. Article 39 of the City's Zoning Ordinance details the formal process for requesting reasonable accommodation.

Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety and ensure the construction of safe housing. The Citycity has adopted the 2019 California Building Code. The California Building Code, adopted in 2019, has establisheds construction standards for all residential buildings, which provide minimum standards necessary to protect the health, safety, and welfare of Antioch's residents. The City of Antioch has not adopted any local amendments to the State Building Code.

The CitycCity also requires that all new residential construction complies with Title 24 of the California Building Code, which addresses accessibility requirements for certain types of buildings. The City's building inspectors and code enforcement officers are responsible for investigating and abating complaints of violations of building codes, zoning requirements, sign regulations, and public nuisance ordinances.

Site Improvements

Site improvements vary depending on the location and existing infrastructure of a specific site. Dedication and construction of streets, alleys, and other public easements and improvements may be required to maintain public safety and convenience. The City's standards and requirements for streets, sidewalks, parkway trees and other site improvements are found in the Municipal Code and are available to the public on the City's website.

The City of Antioch has adopted the following design standards for residential subdivisions:

- Alleys Alleys shall not be less than 20 feet in width.
- Intersections All streets shall intersect as nearly as possible at right angles.
- Center lines Streets entering upon opposite sides of any given street shall have their center lines directly opposite each other, or such center lines shall be offset by at least 200 feet.
- Distance between certain streets The minimum distance between streets entering a thoroughfare shall be 800 feet where feasible.
- Planting areas and parks Where a subdivider proposes the creation of planting areas, parks, parked streets, or other parcels of land to be used for subdivision owners or for the public, the approval of



- such areas shall be conditioned upon adequate provisions for the maintenance of such areas until such time as the maintenance is assumed by a public agency.
- Rights-of-way and similar facilities If a subdivision borders on or contains a railroad right-of-way, a
 limited access freeway, or similar type of facility, the <u>Planning</u> Commission may require the street
 plan be considered in its relation to the probability of grade separation.

Other

The City of Antioch has a voter-approved advisory measure, Measure U, that was approved by 69 percent of voters in 1998. Measure U calls for the City to phase the rate of new development to "provide adequate schools, street improvements, and Highway 4 improvements for a sustained high quality of life, by making new growth pay its own way through maximizing fees, assessment districts, matching fund programs, and any other means effective to expedite the construction of needed infrastructure."

In addition to Measure U, the CityeCity is subject to the Measure J Growth Management Program (GMP) adopted by Contra Costa County voters in 2004. Measure J (2004) is a 25-year extension of the previous GMP (Measure C) approved by voters in 1988. The GMP requires local jurisdictions to meet the following six requirements:

- Adopt a development mitigation program.
- Address housing options.
- Participate in an ongoing cooperative, multi-jurisdictional planning process.
- Adopt an Urban Limit Line.
- Develop a five-year capital improvement program.
- Adopt a transportation systems management ordinance or resolution.

The City of Antioch General Plan's Growth Management Element implements Measure U and Measure J. The Growth Management Element includes rate of growth policies that set residential development allocations. The policy limits the issuance of development allocations to a maximum annual average of 600 development allocations with the ability to carry over unused allocations provided that the annual average of 600 is not exceeded during any five-year period (i.e., no more than 3,000 development allocations may be issued for any given five-5-year period). To facilitate the development of special needs groups and ensure consistency with the Housing Element, the General Plan exempts income-restricted affordable housing and special needs housings—whether in single-family or multi-family buildings—from counting towards the maximum development allocation. It also provides exemptions for the following scenarios: dwelling units with vested rights, construction of a single dwelling by or for the owner of the lot of records, ADUs, projects with four or fewer dwelling units, projects in the Rivertown Planning Area (now superseded by the Downtown Specific Plan), and transit-oriented development.

On October 9, 2019, Governor Gavin Newsom signed Senate Bill (SB) 330, known as the "Housing Crisis Act of 2019. SB 330 prohibits cities—Cities and counties—Counties from implementing certain limits on the number of residential permits issued or enforcing population caps through January 1, 2025. SB 330, and SB 8, which extended the sunset date of SB 330 to January 1, 2030, precludes the City's ability to implement Measure U and Measure J until 2030 (unless it is extended again). Consistent with State law, the CityeCity has suspended enforcement of the development allocations system. If State law is not extended again, local growth management measures could potentially be a constraint to housing production starting in 2030. Growth management ordinances are a unique constraint given local political realities. Measure U would require Antioch citizens to eliminate the measure by a vote. Electoral policies set limitations that can not only constrain housing production but can also create inconsistencies with local policies and State and regional housing goals. State legislation has addressed this constraint for the majority of the current housing Housing element—Element—Cycle and City staff report that the development allocation system did

not previously put a constraint on housing production when it was enforced. However, growth management measures could be a potential housing constraint in the future. The GityeCity can continue to exempt affordable housing, ADUs, and other housing typologies that serve low-income households and populations with disproportionate housing needs from growth management allocations in order to facilitate housing production that is the most needed in Antioch and ensure consistency across the General Plan.

Analysis of Potential Constraints

As part of the 6th eCycle update the City of Antioch analyzed residential development standards contained within the eCity's Zoning Ordinance, and Table 4-3 belowabove, for their potential to constrain development of housing throughout the city. This analysis included an evaluation of recent housing development proposals received by the city, as discussed within Chapter 6, Sites, of this element, as well as stakeholder interviews as discussed in Chapter 8, Participation, of this element.

Residential developers consulted included AMCAL Multi-Housing Inc., the developers of a 394-unit multi-family housing development being constructed within the cityunder construction at 3560 East 18th Street. Of these 394 units, 91 will be affordable to very low-income households, 299 will be affordable to low-income households, and 4-four4 will be affordable to above moderate-income households. Developers consulted also included CityVentures, a residential developer in northern and southern California which buildsdevelops townhomes, condominiums, lofts, live--work, and single--family detached homes. The results of this analysis determined that the City's existing residential development standards do not serve as a constraint to the development of multi-family development. These development standards are contained within Table 4-3 belowabove.

Building Height

The City's development standards within the R-10, R-20, and R-35 zoning districts allow for the development of multi-family housing at a maximum height of 45 feet, which allows for the development of multi-family housing between 3 to 4 stories. Recent development applications for multi-family residential developments within the city, inclusive of the affordable AMCAL development, have ranged between 3three and 4four stories in height. Based on developer feedback, due to market conditions in eastern Contra Costa County related to variables such as land values; and incomes,; multi-family development above 3three to 4four stories tall is not considered financially viable from a developer perspective.

Residential development more than 4 stories (or 45 feet) in height is permitted in Antioch within the City's Transit Oriented Development (TOD) overlay planned development zoning district, as discussed below, and the eCity's Commercial Infill Housing (CIH) overlay district, as discussed below.

- TOD District: Intended to provide for a mix of high-density uses, between 20 and 40 du/acre, that are oriented toward rail or bus transit stations within and adjacent to the city. The TOD zoning district requires the eCity's Planned Development (P-D) process and allows for flexibility in site design, which wouldn't be possible through strict adherence to the eCity's Zzoning Ccode.

 Accordingly rRequests for development within a TOD district are reviewed and approved by both the Planning Commission and City Council.
- CIH Overlay District: Intended to provide for the development of high-quality medium-and high-density residential mixed-use projects on infill sites in commercial areas of the city. Within the CIH overlay, multi-family development up to four 4 stories or 45 feet shall be permitted by-right, while additional height above 45 feet may be approved via a uUse pPermit.



<u>Parking</u>

Chapter 5.17 of the eCity's Zoning Ordinance establishes parking standards by proposed use; these requirements for residential housing typologies are contained below in Table 4-4 above. Parking requirements do not constrain the development of housing directly, but compliance may result in a reduction in the number of housing units that can be developed on a given site, which can reduce a project's economic feasibility.

Based on feedback received from developers, the City's parking requirements do not serve as a constraint to development of multi-family housing. While the City of Antioch does include a Bay Area Rapid Transit (BART) station, this is an end of the route station which primarily serves commuters. Additionally, the frequency of bus transit service throughout the city apart from BART, primarily includes service headways at or above 30 minutes which require many residents to rely on automobiles for transportation needs. Accordingly, many residential developments in the city choose to provide the number of parking spaces required by the Zzoning Ccode as reliable and, frequent transit service isn't is not available throughout all parts of the city.

As discussed belowabove, the City of Antioch did amend their zoning ordinance in 2014 to allow the Zoning Administrator and Planning Commission to reduce or modify parking requirements for Senior Housing; Shared Parking Facilities or those near public parking; residential and mixed-use projects located within 0.5--mile of a major transit stop, or those that incorporating transportation demand management measures-(TDM); projects located on infill sites; or projects that rreusinge historic structures. This allows for flexibility in parking requirements for certain housing types, without request of a formal variance.

-This hHousing eElement also-includes Program 4.1.6.a., Review Residential Parking Requirements, which includes future amendments to the City's parking requirements to include for reductions or modifications in parking requirements for studio- and one-bedroom multi-family developments. This is intended to reduce the costs of housing production related to providing required parking, to further encourage the development of affordable by-design studio and one-bedroom units. This hHousing Eelement also includes Program 4.1.6.b. Eliminate Parking Requirements Near Major Transit which ensures the eCity's compliance with AB 2097 (2022), which prohibits a public agency from imposing or enforcing a minimum automobile parking requirement, or residential, commercial, or other development if the parcel is located within one-half0.5 miles of a major transit stop.

Development Fees

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs and increases in public facilities and services associated with development. These fees ensure quality development and the provision of adequate public services. A list of development impact fees associated with residential and non-residential development in Antioch can be accessed online at https://www.antiochca.gov/finance-department/master-fee-schedules/. Fees are calculated based on the type, size, and potential impacts on various services and infrastructures. However, because these fees are often passed down to renters and homeowners in the rent/purchase price of the unit, they may affect the affordability of housing. One method of determining whether fees are excessive and represent barriers to affordable housing is by comparing fees to jurisdictions in the region.

Table 4-5 illustrates the total typical development fees for single-family and multi-family applications in Antioch. The County Costa County Planning Collaborative performed an analysis in April 2022 comparing entitlement fees, building fees, and impact fees across all Contra Costa County jurisdictions. Table 4-6 shows the total development fees (inclusive of planning permit/entitlement fees, building fees, and impact fees) for three development scenarios: a 3,100-square-foot single-family home, a 10-unit multi-family

4. CONSTRAINTS

project, and a 100-unit multi-family project. The analysis found that Antioch's development fees are the least in the county for single-family homes and the second least after San Pablo for both small (10-unit) and large (100-unit) multi-family projects. Antioch's total development fees for a single-family home cost approximately \$2242,150 080 per unit, compared to the countywide average of approximately \$<u>59,376.27.</u> 58,330. Antioch's total development fees for 10-unit and 100-unit multi-family projects of are jurisdictions in the County, as depicted below in Table 4-6, Antioch's impact fees for smaller multi-family developments is above that of many other jurisdictions, while the City's impact fees for larger multi-family developments are similar to many other jurisdictions in the Ccounty. -are well under the countywide averages of \$290,880 for a 10-unit project and \$2.6 million for a 100-unit project. Finally, Antioch's fees per unit are not substantially more burdensome for multi-family projects. On a per unit basis, The the impact fees per unit for a single-family home in Antioch total approximately \$2242,150,080.68, which is greater than the total per unit fees of a larger multi-family developments (approximately \$3310,395 237.82) but less than the per unit total for a small multi-family project and (\$8,14050,211.82) per unit for a large multi-family project. This indicates that it may cost developers less impact fees per unit to develop a single familysingle-family housing products than to develop a small multi-family housing development. To address this, and to encourage the development of a range of housing types throughout the city, the Housing Element includes Program 2.1.11. Missing Middle Housing, within Chapter 7, Housing Goals. Policies. and Programs, which includes consideration of financial incentives to encourage the development of a variety of housing typologies.

The Housing Element also includes *Program 4.1.8. Monitor Effects of Regional Fees* related to the eCity's participation in the Eastern Contra Costa County Regional Transportation Impact Fee Program. This fee, depicted in Table 4-5 below is levied by the East Contra Costa County Regional Fee and Financing Authority (ECCCRFFA), a Joint Powers Authority (JPA) that operates through the TRANSPLAN Committee. The TRANSPLAN Committee is a regional group which coordinates the transportation interests of the County, the City of Antioch is represented on the Committee by a City Council and Planning Commission member. Accordingly, Program 4.1.8 is included within Chapter 7 of the Element to continue the City's participation in the ECCCRFFA JPA, and monitoring of the regional transportation impact fee's effects on housing production.



TABLE 4-5 TYPICAL DEVELOPMENT FEES - CITY OF ANTIOCH

	Sing	gle-Family	y ^a	Single-	Family Sub	division ^b	Mul	ti-Family -	- Large	Mu	lti-Family –	Small
	Unit S.	F.	3,100	Uni	t SF	3,100	Unit S	.F.	800	Unit	S.F.	800
	# of Un	its	1	# of	Units	220	# of Ur	nits	100	# of U	Jnits	10
Site Information	Valuati	on	\$372,358	Valu	ation	\$66,119,460	Valuat	ion	\$11,602,641.60	Valua	tion	\$5,801,320.80
Fee Classification	Multiplier	Per	Cost	Multiplier	Per	Cost	Multiplier	Per	Cost	Multiplier	Per	Cost
Entitlement Fees ^c	•			•						•		
Preliminary Development Plan	N/A	N/A	N/A	\$2,000	Dep	\$2,000	\$2,000	Dep	\$2,000	\$2,000	Dep	\$2,000
Use Permit / Design Review	N/A	N/A	N/A	\$11,570	Set	\$11,570	\$8,510	Set	\$8,510	\$7,659	Set	\$7,659
Plan Review	N/A	N/A	N/A	\$262	Set	\$262	\$262	Set	\$262	\$262	Set	\$262
Total Entitlement Fees			\$0		\$13,832				\$10,772			\$9,921
Building Fees												
Building Permit Fee	Based on Va	luation	\$3,049.51	Based on	Valuation	\$561,000	Based on Va	aluation	\$48,861.57	Based on \	/aluation	\$25,656.28
Building Plan Check Fee	65% of Perr	nit Fee	\$1,982.18	65% of P	ermit Fee	\$364,650	65% of Per	mit Fee	\$31,760.02	65% of Pe	rmit Fee	\$16,676.58
Green Building Fee	18% of Perr	nit Fee	\$548.91	18% of P	ermit Fee	\$100,980	18% of Per	mit Fee	\$8,795.08	18% of Pe	rmit Fee	\$4,618.13
Technology Fee	6% of Perm	nit Fee	\$182.97	6% of Pe	ermit Fee	\$33,660	6% of Perr	nit Fee	\$2,931.69	6% of Per	rmit Fee	\$1,539.38
Energy Inspection Fee	2% of Perm	nit Fee	\$60.99	2% of Pe	rmit Fee	\$11,220	2% of Perr	nit Fee	\$977.23	2% of Per	rmit Fee	\$513.13
Fire Protection Fee	\$951	Unit	\$951	\$951	Unit	\$209,220	\$451	Unit	\$45,100	\$451	Unit	\$4,510
General Plan Maintenance Fee	N/A		N/A	Based on I	Permit Fee	\$28,050	Based on Pe	rmit Fee	\$12,443.08	Based on P	ermit Fee	\$11,282.81
Total Building Fees			\$6,775.56			\$1,309,780			\$150,868.67			\$64,796.31
Impact Fees												
School District Fee	\$3.79	SF	\$9,854	\$3.79	SF	\$2,584,780	\$3.79	SF	\$303,200	\$3.79	SF	\$303,200
East Contra Costa County Regional Transportation Demand Impact Mitigation (RTDIM) Feed	<u>\$26,710</u>	<u>Unit</u>	<u>\$26,710</u>	<u>\$26,710</u>	<u>Unit</u>	<u>\$5,876,200</u>	\$26,710	Unit	\$2,671,000	\$16,396	Unit	\$163,960
General Admin	\$460	Unit	\$460	\$460.0	Unit	\$101,200	\$292	Unit	\$29,200	\$292	Unit	\$2,920
Public Works	\$445	Unit	\$445	\$445	Unit	\$97,900	\$282	Unit	\$28,200	\$282	Unit	\$2,820
Police	\$1,190	Unit	\$1,190	\$1,190	Unit	\$261,800	\$755	Unit	\$75,500	\$755	Unit	\$7,550
Parks and Recreation	\$3,261	Unit	\$3,261	\$3,261	Unit	\$717,420	\$2,065	Unit	\$206,500	\$2,065	Unit	\$20,650
Administrative Fee	3% of City Imp	act Fees	\$160.68	3% of City I	mpact Fees	\$112,893	3% of City Im	pact Fees	\$10,182	3% of City In	npact Fees	\$1,018.20

TABLE 4-5 TYPICAL DEVELOPMENT FEES - CITY OF ANTIOCH

	Single-Family ^a	Single-Family Subdivision ^b	Multi-Family – Large	Multi-Family – Small
Total Impact Fees	\$ 15,370.68 42,080.68	\$ 3,⁸75,993 9,752,193	\$6 52,782 3,323,782	\$ 338,158.20 502,118.20
Total Impact Fees Per Unit	<u>\$42,080.68</u>	<u>\$26,710.00</u>	<u>\$33,237.82</u>	<u>\$50,211.82</u>

^a Individual single-family residential developments do not require entitlement applications.

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





b Entitlement and Building Permit fee data is calculated using the city of Antioch's 2021 Master Fee Schedule as well as fee data from recent residential development projects of similar type and size.

^c City of Antioch entitlement applications include an initial deposit, dictated as "dep" in the above table, which is supplemented by the actual total cost of staff hours billed to review the application "set." The staff time and therefore the fees vary depending on the complexity and completeness of each application.

d Contra Costa County Public Works Department Traffic Fee Schedule as of November 12, 2022, as adopted via Chapter 9 of the City of Antioch's Municipal Code. The East Contra Costa County Regional Transportation Demand Impact Mitigation Fee is a uniform regional development fee program established by the East Contra Costa County Regional Fee and Financing Authority, a Joint Powers Agency comprised of the cities of Antioch, Brentwood, and Pittsburg together with the County of Contra Costa.

TABLE 4-6 CONTRA COSTA COUNTY FEE COMPARISON

	1	Total Development Fees	
Jurisdiction	Single-Family Home	Multi-Family – Small	Multi-Family – Large
Antioch	\$ 22,146.24	\$ 103,950.44	\$ 813,910.78
7	<u>42,080.68</u>	<u>502,118.20</u>	<u>3,323,782.00</u>
Danville	\$62,489.24	\$347,075.68	\$3,336,919.50
Lafayette	\$68,946.25	\$370,969.49	\$3,132,049.61
Hercules	\$64,064.99	\$316,813.89	\$2,967,385.44
Clayton	\$39,160.00	\$249,136.00	\$1,669,246.00
Pinole	\$56,665.77	\$216,977.21	\$2,277,370.79
Brentwood	\$113,158.84	\$494,143.76	\$4,766,295.73
Concord	\$47,248.07	\$237,264.81	\$1,765,845.76
El Cerrito	\$57,356.24	\$440,729.35	\$2,927,768.15
Moraga	\$85,109.56	\$434,941.60	\$4,101,720.20
Martinez	\$58,701.86	\$271,214.92	\$2,468,768.76
Oakley	\$70,088.22	\$328,874.26	\$3,572,169.38
Orinda	\$64,627.76	\$376,137.59	\$3,347,953.50
Pittsburg	\$60,830.46	\$331,402.52	\$3,198,202.86
Pleasant Hill	\$30,927.67	\$177,477.61	\$1,670,408.38
Richmond	\$45,694.42	\$238,344.58	\$2,301,117.22
San Pablo	\$29,498.69	\$82,452.38	\$674,051.76
San Ramon	\$100,495.59	\$340,120.27	\$3,318,772.28
Walnut Creek	\$31,004.88	\$168,649.32	\$1,507,627.70
Countywide Average	\$ 58,327.0 9 59,376.27	\$ 290,877.67 311,833.87	\$ 2,621,978.09 2,754,076.58

Note: Analysis assumed construction of a 3,100-square foot single-family home, a 10-unit multi-family building with 800 square feet per unit, and a 100-unit multi-family home with 800 square feet per unit.

Source: MIG, 2022.

LOCAL PROCESSING AND PERMIT PROCEDURES

Applications for entitlement review are filed with the City's Community Development Department. Depending on the type of entitlement required, a development application may be subject to various levels of review, such as public hearings and environmental review. Actual processing time varies according to the size and scope of the project, as well as the time taken by the developer to prepare plans and other project related documents. All residential projects are subject to review by City staff, the Planning Commission, and/or City Council. Single-family residential units, residential additions, and manufactured/modular housing are reviewed by staff and then proceed to plan check for building permit issuance. ADU ordinances have been modified to be in accordance with State law, which has led to an increase in ADU permits. ADUs are now reviewed ministerially without discretionary review or a hearing and are allowed in all single-family or multi-family districts. Other projects requiring a use Use

permitPermit, parcel map, tract map, and/or tentative map are subject to review by the Planning Commission and/or City Council.

Like many California jurisdictions, the City is subject to SB 35 and eligible projects that dedicate at least 50 percent of their units to be affordable to lower-income households are subject to a streamlined, ministerial review process. There have not been any SB 35 project proposed in Antioch. *Program 4.1.1. Maintain a Streamlined, Affordable Application Process* of the Housing Element is included to maintain the City's commitment to streamlined approvals for SB 35 projects.

Design Review

Development projects proposed within the city of Antioch which are consistent with relevant General Plan and zoning regulations are required to pursue design review approval consistent with Article 26 and 27 of the eCity's zoning regulations. The purpose of the design review process is to promote orderly and harmonious development in throughout the city, consistent with the eCity's General Plan. Accordingly, Design design review plans are required for all new development and additions to existing structures, unless the Zoning Administrator finds that the addition is non-controversial, minor, and does not involve a substantial alteration to the existing structure. Design review is not required for the construction or alteration of a single-family residence unless within a planned development which includes development standards that regulating regulate the architectural style of the dwelling.

The design review process is conducted administratively by city staff as well as by the Planning Commission, which serves as the eCity's Design Review Board. Accordingly, it does not include required findings, per Section 9-5.2703(3) of the eCity's zoning regulations, Typically, it takes a project 8-12 weeks from the time an application is deemed to be complete for a project to be scheduled for a hearing (sSee Table 4-7).

As part of the 6th eCycle update, the eCity's Zzoning Ccode, including Articles 26 and 27 related to the design review process, will be amended to reference new Mmulti-Ffamily Objective Design Standards (ODS) being developed by the eCity of Antioch to be adopted alongside the updated hHousing eElement, and associated rezonings prior to January 31, 2023. Accordingly, design review of multi-family housing sites in these zoning districts will consist of staff and planning commission review of development applications for consistency with the new multi-family ODS. These ODS will expedite staff and planning commission review of multi-family housing developments and consolidate objective design standards related to multi-family housing development throughout the city.

Use Permits

Development projects in areas with which include land use classifications having which typically have unique site development or operating characteristics that may require special considerations to ensure compatibility with adjoining land uses; in these cases, a Use Permit is required. may require Use Permit in the city of Antioch. Use Permits are reviewed administratively by staff as well as by the Planning Commission at one public hearing. Per Section 9-5.2703 of the eCity's zoning regulations state the require findings for approval of eUse pPermits include:

- (a) that the granting of such use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.
- That the use applied for at the location indicated is properly one for which a use permit is authorized.
- That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning provisions is found to



deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications; and

That the granting of such variance will not adversely affect the comprehensive General Plan.

As part of the Housing Element Update, the city is adopting Zoning Code text amendments which will remove the Use Permit requirement for multi-family housing developments in multi-family zoning districts.

TABLE 4-7 PROCESSING TIME FOR RESIDENTIAL PROJECT APPROVAL

Permit Required	Approving Body	Time Frame
Design Approval	Planning Commission	8-12 weeks
Building Permit	Staff	8-12 weeks
Building Permit	Staff	8-12 weeks
Administrative Use Permit, Building Permit	Staff	8-12 weeks
Use Permit, Parcel Map	Planning Commission	8-12 weeks
Use Permit, Tract Map	City Council	6-12 months
Use Permit, Building Permit	Planning Commission	6-10 months
Use Permit, Tentative Map, Building Permit	Planning Commission	6-10 months
Building Permit	Staff	8-12 weeks
Use Permit, Building Permit	Planning Commission	6-10 months
Use Permit, Building Permit	Planning Commission	6-10 months
Use Permit, Building Permit	Planning Commission	6-10 months
Use Permit, Building Permit	Planning Commission	6-10 months
Use Permit, Building Permit	Planning Commission	6-10 months
	Design Approval Building Permit Building Permit Administrative Use Permit, Building Permit Use Permit, Parcel Map Use Permit, Tract Map Use Permit, Building Permit Use Permit, Tentative Map, Building Permit Building Permit Use Permit, Building Permit	Design Approval Building Permit Staff Building Permit Staff Administrative Use Permit, Building Permit Use Permit, Parcel Map Use Permit, Tract Map Use Permit, Building Permit Planning Commission Use Permit, Tentative Map, Building Permit Building Permit Staff Planning Commission Planning Commission Use Permit, Tentative Map, Building Permit Staff Use Permit, Building Permit Use Permit, Building Permit Planning Commission Planning Commission

Source: City of Antioch, Community Development Department.

- (b) that the use applied for at the location indicated is properly one for which a use permit is authorized.:
- (c) that because of special circum-stances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications; and
- (d) that the granting of such variance will not adversely affect the comprehensive General Plan.

Typically, it takes a project 6-10 months to complete the #Use Ppermit review process (s. See Table 4-7).

Developers have suggested that the city could improve the permitting experience through the use of online applicant platforms. This could allow applicants to have a clear understanding of where they are at within the permit process. Additionally, the permitting process could be improved by assigning a case manager for each project. This manager would be the primary point of contact for the applicant regarding questions about their project. This manager would also be responsible for pulling together information across departments to ensure the timely completion of the project. The city is developing an online permitting software and will launch online permitting in 2023. This is included in *Program 4.1.1*.

<u>Maintain a Streamlined, Affordable Application Process in Chapter 7, Housing Goals, Policies, and Programs.</u>

Table 4-7 outlines the estimated time for development review.

Length of Time Between Application Approval and Building Permit Application

Housing elements are now required to provide an evaluation of the length of time between receiving approval from the city-City and applying for a building permit. Once a project is approved by the city-City such as the Planning Commission or City Council, it is the applicant's responsibility to submit an applicationapply for a building permit. The time it takes can vary and is largely determined by the applicant. Factors include the time it takes to prepare the preparation of the construction drawings and any necessary technical studies, the quality and thoroughness of the plans, the preparation and recording of subdivision maps (if necessary), retaining contractors, and securing financing. Table 4-8 provides some examples of recent projects and the time it took duration of time between application approval and building permits or master home models. The time varies from 42 days to just over 4 years.

TABLE 4-8 LENGTH OF TIME BETWEEN APPLICATION APPROVAL AND BUILDING PERMIT APPLICATION, EXAMPLES

Project	Length of Time
AMCAL Multi-Family	42 Days : 5-14-2019 to 6-25-2019
Almond Knolls Multi-Family	150 Days : 7-25-2017 to 12-22-2017
Oakley Knolls Single-Family	4 Years (1,491 Days): 4-10-2017 to 10-5-2021 *Submitted for site grading 4-13-2021, 1464 days after entitlement.
Quail Cove Single-Family	400 Days: 10-09-2018 to 11-13-2019 *Submitted for site grading 2-27-2019, days after entitlement.
Heidorn Village Single-Family	2 Years (734 Days): 1-26-2016 to 1-29-2018 *Submitted for site grading 5-03-2017, 463 days after entitlement. *The developer who entitled this project was not the developer who built it.

Source: City of Antioch, Community Development Department.

3. OTHER LOCAL CONSTRAINTS

The Residential Development Allocation Ordinance (Article 40 of the Antioch Zoning Ordinance) was adopted by the City Council in May 2002. The ordinance required that allocations for residential units be obtained prior to receiving residential development entitlements and building permits. This growth limitation measure was in place for a decade before the City allowed it to sunset in May 2012; it was not reenacted. The Residential Development Allocation Ordinance was replaced in March of 2014 with a new Ordinance to meter residential growth. The Ordinance that was developed has a trigger put in place at the 500th building permit at which point the City is to develop guidelines for a metering process to be put in place by the issuance of the 600th building permit.

FUNDING

Contra Costa County and the cities Cities of Antioch, Concord, Pittsburg, and Walnut Creek joined together to form the CDBG and HOME Consortium for purposes of developing consistent training, application, and monitoring processes and for participation in the CDBG and HOME programs. In general, lack of funding for affordable housing is a constraint.



Specifically, there is a constraint in the form of funding for affordable housing because Contra Costa County does not have an adequate vehicle for a local match, such as an affordable housing bond or other local resources that can provide a local match for each dollar of HOME funds spent on affordable housing.

Additional constraints include Antioch's grant and loan program requires that a lien be placed on a home for two years for grants over \$15,000. Antioch is the only city City in the surrounding area that requires filing a lien in order toto issue a grant for homeowner repairs. The lien requirement, and the time it takes to issue the grant, may discourage homeowners from participating.

INFRASTRUCTURE CONSTRAINTS

In order to support growth, it is critical that public infrastructure is able to accommodate new development. The City of Antioch does not anticipate that the provision of public services, such as water, sewer, and storm drains, will be a constraint on the production of new housing.

Sufficient infrastructeinfrastructure is available to accommodate new housing development for the 6th Cycle Housing Element. As part of the 6th eCycle Housing Element Uupdate-process, the eCity commissioned Sherwood Engineers to conduct a wet utility analysis of the city's water, sewer, and stormwater systems. This analysis is contained within an Infrastructure Report from Sherwood Engineers dated May 2022 which evaluated the city's wet system utilities against the City's 6th eCycle RHNA obligations. The Infrastructure Report determined that there is sufficient utility capacity to accommodate the City's-RHNA obligations. It was determined that any required infrastructure upgrades or improvements that may be required in specific areas of the city to allow for housing site development would include lateral and mainline extensions which are typical requirements of the development process and provided by developers.

Water

The City has sufficient water capacity to accommodate anticipated development for the 6th Cycle Housing Element. The City of Antioch operates a water treatment, storage and distribution system serving the entire city, as well as unincorporated areas within the city's sphere of influence. Water, diverted from the San Joaquin River and purchased from the Contra Costa Water District, is stored in a municipal reservoir and treated at the Antioch Water Treatment Plant. After treatment, water is then distributed throughout the city. The City also owns and operates 12 storage reservoirs with a combined storage capacity of 22 million gallons, six-6 treated water booster stations, and three-3 raw water pump stations. Additionally, the City has five intertie connections with neighboring water agencies (one with Contra Costa Water District, three with Diablo Water, and one with Pittsburg).

Sewer

The City has sufficient sewer capacity to accommodate anticipated development under the 6th Cycle Housing Element. The City maintains the sewer lines within Antioch. The Citycity has approximately 300 miles of sanitary sewer system and 28,252 residential and commercial sewer lateral connections. The Delta Diablo Sanitation District (DDSD) provides sewer treatment service to the city, as well as to Pittsburg and Bay Point. The DDSD is responsible for conveyance of wastewater from city pipelines to the Bridgehead and Antioch Pump Stations. The wastewater is then treated at the DDSD Wastewater Treatment Plant, located near the border of Antioch and Pittsburg.

Storm Drains

Stormwater collection and flood control within the city are predominantly operated by the Contra Costa County Flood Control and Water Conservation District (CCCFCWCD). The city has over 110 miles of trunk lines to collect stormwater, independent from the area's wastewater collection system. The stormwater trunk lines discharge to channels owned and maintained by both the City of Antioch and the CCCFCWCD. The City typically works with the CCCFCWCD to ensure that runoff from new development is adequately handled. In addition, the City requires that new development projects implement best management practices and provide erosion and sedimentation control measures.

B. Non-Governmental Constraints

A number of market and non-governmental factors contribute to the feasibility and cost of housing, such as environmental constraints and the costs of land and construction.

1. LAND PRICES

The cost of land directly influences the cost of housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes scarcer, the price of land increases. In terms of development, land prices have a positive correlation with the number of units permitted on each lot.

Land costs in the San Francisco Bay Area are relatively high as compared with the rest of the nation. The cost of land in Antioch is less than most areas in the San Francisco Bay Area, though higher than property in the Central Valley. Current residential land listings in Antioch and the immediate vicinity range from around \$275,000 to \$400,00 per acre.

2. Construction Costs

Construction costs can be strongly influenced by a variety of factors and have a direct correlation with the cost of housing. Construction costs are primarily determined by the cost of materials and labor. The cost of construction depends on the type of unit being built. Additionally, some sites have added costs, such as former industrial sites that must deal with remediation, and sites in close proximity to freeways that need to mitigate air quality impacts.

Table 4-9 provides a summary of estimated construction costs in Antioch.

TABLE 4-9 CONSTRUCTION COST ESTIMATES

Development Type	Cost per Square Foot		
Single-Family Residential	\$125-150		
Townhomes/Condominiums	\$175-190		
Multi-Family	\$180-235		

Source: BAE Economics, 2022; PlaceWorks, 2022; MIG, 2022; Urban Planning Partners, 2022 and City of Antioch, 2022.



3. FINANCING

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower payments for the homebuyer. Typically, when interest rates rise, the market compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. Oftentimes there is a lag in the market, so when interest rates rise housing prices continue to stay high until the market can catch up. It is this period when it is the most difficult for lower-income households to purchase a home. As shown in Table 4-10, the percentage of persons denied a home loan increased as the income decreased. Approximately 27.4 percent of very low-income households were denied a loan, which while only 7.9 percent of above moderate-income households were denied.

Table 4-10 Disposition of Applications by Income, Race, and Ethnicity of Applicant, 2020

Income Group	Total Applications	Loans Originated	Applications Denied	Percentage Denied
<50% MFI	17,024	7,546	4,665	27.4%
50-79% MFI	36,964	23,153	5,117	13.8%
80-99% MFI	14,805	9,834	1,576	10.6%
100-119% MFI	45,461	31,503	4,087	9.0%
>120% MFI	144,802	99,527	11,384	7.9%
Total	259,056	171,563	26,829	10.4%

Note: MSA/MD: 36084 – San Jose-San Francisco-Oakland, CA.

Source: Federal Financial Institutions Examination Council, HMDA Data, 2020.

Figure 4-I shows the average interest rates between January 2019 and January 2022. During this time, interest rates have been at historic lows and are not likely a significant constraint on constructing or purchasing housing. However, even with the lower interest rates, lower-income households still face significant obstacles to purchasing a home due to the high home prices in the bay Bay area Area and difficulty meeting down payment requirements.

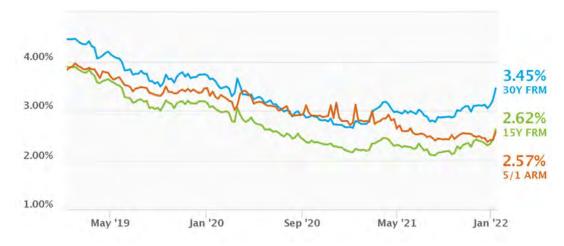


Figure 4-1 U.S. Average Interest Rates: January 2019 – January 2022

Source: Freddie Mac Primary Mortgage Market Survey, January 2022.

4. Environmental Constraints

The City of Antioch has identified areas where land development should be carefully controlled to ensure public health and safety. The following hazards may impact future development of residential units in Antioch.

SEISMIC HAZARDS

Antioch, like other cities in the San Francisco Bay Area, is located in a region of frequent seismic activity. Although the City-city is located in the vicinity of active faults, no active faults or Alquist-Priolo Special Study Zones are located within its General Plan planning area. Major active fault zones located in the vicinity of the city include the Hayward, Calaveras, Concord-Green Valley, and Marsh Creek-Greenville faults. The largest regional fault is the San Andreas fault, which is located 45 miles west of Antioch.

The City of Antioch may be subject to ground shaking in the event of a nearby earthquake. The amount of ground shaking would depend on the proximity of the area to the fault, the depth, the location of the epicenter, the magnitude of the earthquake and soil type in the area.

Liquefaction is caused by a shock or strain from an earthquake and involves the sudden loss of soil strength and cohesion and the temporary transformation of soil into a fluid mass. The areas directly adjacent to the San Joaquin River have a high to very high potential for liquefaction. Upland areas away from the river have a very low to moderate potential for liquefaction.

FLOODING

Portions of the city are located within the 100-year and 500-year flood hazard zones as mapped by the Federal Emergency Management Agency (FEMA) and are defined as "flood prone." Areas subject to flooding are found mainly along the San Joaquin River and tributary creeks. According to USGS data presented by the San Francisco Bay Conservation and Development Commission, it is these same areas that are most vulnerable to potential sea level rise. FEMA defines the majority of Antioch as being subject to minimal or no flooding.

To protect the residents and property in Antioch, the City has adopted six Flood Protection Policies. These policies, found in Chapter 11.0 (Environmental Hazards) of the General Plan, attempt to minimize the potential loss of life, physical injury, property damage, and social disruption resulting from flooding.

FIRE HAZARDS

The risk of both urban and wildland fire exists within Antioch. Fire hazards within the city may be a result of many factors, including type and amount of vegetation and groundcover, combustibility of building materials, adequacy of access for firefighting equipment and personnel, water supply and pressure, and weather conditions. The most common source of urban fires is from home heating systems and electrical appliances. Fire service in Antioch is provided by the Contra Costa County Fire Protection District.



Noise

Residential areas are the most sensitive to noise in Antioch. Principal noise sources in the city are transportation noise sources includingrelated to transportation, such as SR-State Route 4, and State Route R

AIR QUALITY

Exposure to emissions from freeways is becoming of an increasing concern and will pose a constraint to the development of housing in some areas unless the city requires incorporation of measures to mitigate. One such measure, proposed in other cities, is the requirement to have that has been proposed in other cities is requiring an air filtration systems for residential developments within 500 feet of a freeway.

BIOLOGY

There are numerous special-status plant and animal specials that are either known or are likely to occur in the planning area, including in or around sites identified within the Housing Sites Inventory Sites. However, the potential for special-status species to serve as a constraint to the development of sites within the Inventory is relatively low. While there remains a varying potential for future development of sites contained within the inventory to precipitate loss or disruption to special-status species remaining in the project area due to conversion of areas of natural habitat, removal of trees and other vegetation, increases in light and noise, and other modifications and disturbances associated with future development; the city will employ further review of development proposals for compliance with relevant State laws and the findings of the Environmental Impact report (EIR) prepared for the Housing Element Update. This review includes the implementation of adequate development controls as required by the General Plan Resource Management Element, including preparation of a Resource Management Plan (RMP) to identify and avoid impacts to biological resources. Additionally, t\(\)he realistic capacity of sites contained within the Inventory is based on the minimum development density permitted within each site's proposed for the zoning district;. Accordingly, capacity assumption allows for flexibility in future site design and development to implement required development controls and avoid impacts to special-status plant and animal species.



5

RESOURCES

This chapter analyzes resources available for the development, rehabilitation, and preservation of housing in Antioch, including organizations and agencies, financial sources, regulatory assets, and resources for energy conservation. The inventory of land resources suitable for housing can be found in *Chapter 6*, *Sites Inventory*.

A. Institutional Resources

1. CONTRA COSTA HOME CONSORTIUM

The cities of Antioch, Concord, Pittsburg and Walnut Creek, along with the County of Contra Costa have formed the Contra Costa HOME Consortium (Consortium) to cooperatively plan for the housing and community development needs of the Countycounty. Although the City of Antioch (along with the cities-Cities of Concord, Pittsburg, and Walnut Creek) receives and administers its own allocation of Community Development Block Grant (CDBG) funds, all Consortium members pool their Home Investment Partnership Program (HOME) funds with the County Department of Conservation and Development. The County administers the HOME funds on behalf of all the Consortia cities-Cities and the Urban County. The County also administers Urban County CDBG funds, Consortium HOME funds, County Emergency Solutions Grant (ESG) funds, and a share of the Alameda/Contra Costa allocation of Housing for Persons With AIDS (HOPWA) funds as a sub-grantee to the City of Oakland.

The Consortium is highly collaborative and supportive. Members rotate host sites and meet quarterly or more frequently when working on specific issues. Over the 25 years of the Consortium, members have worked diligently to reduce institutional barriers and challenges for nonprofit agencies, including the creation of joint grant processes, an integrated electronic application for funding that is uniform for all Consortium members, standardized reporting, joint monitoring, and cross-training new Consortium members.

¹ The Urban County includes all the unincorporated areas of the County and the communities of Brentwood, Clayton, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Oakley, Orinda, Pinole, Pleasant Hill, San Pablo, and San Ramon.

5. RESOURCES

The Consortium conducts two primary grant cycles for each five-year Consortium period. The first grant cycle is two years in duration, the second is three. Agencies applying in the first year of each cycle are eligible for renewal funding if they meet contract and other provisions. If excess program income is received or agencies are not funded again, an additional grant cycle may be held. The County conducts an annual grant cycle to solicit housing applications, and Consortium jurisdictions may join in this process to solicit applications for any needed services.

2. Housing Authority of the County of Contra Costa (HACCC)

The City does not operate its own housing authority but is served by the Housing Authority of the County of Contra Costa (HACCC). HACCC provides rental subsidies and manages and develops affordable housing for low-income families, seniors, and persons with disabilities in Contra Costa County. HACCC administers approximately 9,000 vouchers under the Housing Choice Voucher Program and offers rental assistance for units at 23 properties through the Project Based Voucher Program. HACCC also manages 1,168 public housing units across the county.

3. CITY OF ANTIOCH COMMUNITY DEVELOPMENT DEPARTMENT

The City of Antioch's Community Development Department (Community Development) includes functions related to planning, housing, code enforcement, and building. Community Development reviews all development applications, ensures implementation of City ordinances and codes as well as State and Federal requirements, ensures the maintenance of properties and buildings, and inspects structures for health and safety hazards.

Community Development also administers the City's Community Development Block Grant (CDBG) Program, explained further under Section B, Funding Resources, in this Chapter. CDBG is the primary source of funds for community development and housing programs in the City of Antioch. Community Development financially supports and partners with a number of nonprofit agencies. In partnership with these agencies, Community Development helps protect against discrimination and ensure equitable access to fair choice in housing, support both tenants and landlords in resolving disputes, reduce evictions, provide emergency financial assistance to those who have lost or are losing housing, contribute to improving the housing stock and enhance the livability of Antioch neighborhoods, and protect housing affordability for lower-income residents.

The City has partnered with agencies to provide the programs described below.

ANTIOCH HOME OWNERSHIP PROGRAM (AHOP)

Implemented in partnership with Bay Area Affordable Housing Alliance (BAAHA), AHOP aims to improve housing security by increasing housing affordability and providing education and counselling for new and future homeowners. AHOP helps people who want to buy a home by providing interest-free down payments, closing cost assistance, and other loan programs for eligible applicants. AHOP also provides educational resources and counseling to make informed homebuying decisions. Prior to applying for financial assistance, the applicant needs to participate and complete a six-hour HUD homebuyer education course. These workshops are offered periodically by BAAHA.

FAIR HOUSING SERVICES

The City contracts with its nonprofit partners, ECHO Housing and Bay Area Legal Aid, to provide services that ensure fair housing rights are upheld for all Antioch residents. These services are funded



with City of Antioch CDBG Funds. The fair housing services include investigations and enforcement in response to reports of housing discrimination complaints, as well as independent testing of rental properties for signs of discrimination in rental practices. The City disseminates fair housing information on its website, including residents should go if they have a discrimination complaint.

TENANT/LANDLORD SERVICES AND EVICTION PROTECTION

The City uses CDBG funding to contract with ECHO Housing and Bay Area Legal Aid to provide tenant/landlord services. Services include mediation, education on rental housing issues, support and counseling to tenants, and free legal advice and representation for lower-income tenants facing eviction. The City publicizes these services in English and Spanish on its website.

HOUSING REHABILITATION PROGRAM

The City of Antioch has partnered with Habitat for Humanity East Bay/Silicon Valley to provide both loans and small grants to correct housing deficiencies for lower-income homeowners in Antioch. This program is funded by City of Antioch Housing Successor funds. Issues addressed include health and safety, property maintenance, energy efficiency, and disability accommodation. Eligible repairs include but are not limited to the following:

- Roofs
- Stairs and porches
- Mold, mildew, and/or lead paint remediation
- Plumbing
- Foundation work
- Water heaters
- Painting
- Electrical
- Heating and cooling
- Flooring
- Grab bars, ramps, and accessibility upgrades
- Windows
- Door locks

4. CITY OF ANTIOCH RECREATION DEPARTMENT

The City's Recreation Department provides a variety of services that support the community's seniors, families, and youth, including managing the Antioch Community Center and Antioch Senior Center. The Recreation Department provides information and resources in English and Spanish on food supplies, rent/utility assistance, financial assistance after a job loss, health services, and social and mental support.

B. FUNDING RESOURCES

The City's housing programs are funded through a variety of State, and federal sources. These funds actively support fair housing choice, improving the housing stock, and protecting housing affordability in Antioch. This section offers a summary of funding sources that are currently used in Antioch, as well as additional funding sources that are potentially available to support various housing programs.

1. Successor Agency Funds

The Antioch Development Agency (ADA) was dissolved along with all other redevelopment agencies in the state following the 2011 California Supreme Court decision in California Redevelopment Association et al. v. Ana Matosantos. As a result, the City of Antioch faced the loss of the Redevelopment Housing Set-Aside Fund, which amounted to over \$1.1 million annually for affordable housing projects, elimination of blight, economic development, and infrastructure improvements. However, Successor Agencies were formed after the dissolution of Redevelopment Agencies to carry out and close the Agency's remaining functions. The City of Antioch's Housing Successor funding is primarily used for housing and homeless activities; Housing Successor funding was pooled with CDBG funds to invest \$128,000 for homeless activities in 2019-2020 in Antioch. Housing Successor funding was also used for housing rehabilitation after the County ceased providing this function for the cities of Contra Costa County and resulted in the rehabilitation of 149 rental units and 87 owner-occupied units across the county.

The City has approximately \$7.3 million dollars in Housing Successor funds. The Housing Successor funds are available to subsidize units in the 0-50 percent AMI affordability level, including units for the unhoused or family housing. Senior housing, however, is not an eligible activity for the Successor funds. The City utilizes about \$880,000 of this funding annually as follows: Homeless Programs (\$250,000), Housing Rehab (\$510,000), Home Ownership (\$65,000), and Administration (\$55,000, but anticipated to increase in 2023 with the hiring of a full-time Housing Analyst).

2. COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)

The City of Antioch is an Entitlement City under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. As such, Antioch receives funding from HUD on an annual basis and is able tocan provide grants to non-profit and governmental agencies to develop viable urban communities through the provision of services to the lowand moderate-income community.

Programs and services include development of housing for persons with special needs; services to the elderly, those with disabilities, and children; expanding economic opportunities; and public improvements. CDBG is the primary source of funds for community development and housing programs in the City of Antioch. Program funding is administered through the Community Development Department. To obtain funding, applicant projects and/or programs must meet eligibility requirements and demonstrate that they benefit very low- and low-income persons within the City. CDBG funds can be used for the following activities:

- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Economic Development
- Homeless Assistance
- Public Services
- Public Improvements
- Rent Subsidies (short-term)

The City receives \$800,000 and \$850,000 annually from CDBG funding. The City typically funds infrastructure, economic development, and public services activities with CDBG funds. An average of 25-30 programs are funded annually.



3. HOME Investment Partnership Program

The City also utilizes Home Investment Partnership Program (HOME) funds through the Contra Costa County HOME program. Contra Costa County and the cities-Cities of Antioch, Concord, Pittsburg, and Walnut Creek joined together to form the CDBG and HOME Consortium for purposes of developing consistent training, application, and monitoring processes and for participation in the CDBG and HOME programs. This funding may be used for projects to acquire, rehabilitate, and construct housing for lower-income households. HOME funds can also be used for home buyer or rental assistance.

4. EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM

Emergency Solutions Grant (ESG) funds are used to provide shelter and related services to the homeless. The County Department of Conservation and Development (DCD) coordinates the allocation of ESF-ESG funds with the County's Homeless Program office and the Continuum of Care (CoC) Board. The City works closely with the Contra Costa CoC in the allocation of ESG funds, developing performance standards, and evaluating outcomes. City staff consult with CoC and the Council on Homelessness Executive Board, which provides advice and input on the operations of homeless services, program operation, and program development efforts in Contra Costa County. The City sits on the Review and Ranking committee to determine allocation of funding for ESG projects.

5. OTHER FUNDING PROGRAMS

Table 5-1 identifies additional funding federal and State resources for affordable housing activities, including but not limited to new construction, acquisition, rehabilitation, and homebuyer assistance.

TABLE 5-1 FEDERAL AND STATE FUNDING PROGRAMS

Program	Description
Federal Programs	
Brownfields Grant Funding	Resources available Provides resources for the cleanup of eligible publicly- or
Program	privately-held properties to facilitate the reuse/redevelopment of contaminated sites.
Choice Neighborhoods	Supports the implementation of comprehensive plans expected to revitalize
Implementation Grant Program	public and/or assisted housing and facilitate neighborhood improvements.
Community Facilities Direct Loan &	Provides affordable funding to develop essential community facilities in rural
Grant Program	areas.
Continuum of Care (CoC) Program	Funding is available Provides funding on an annual basis through HUD to quickly rehouse homeless individuals and families.
Farm Labor Housing Direct Loans & Grants (Section 514)	Provides affordable financing to develop housing for domestic farm laborers.
Housing Choice Vouchers	The government's major program for assisting Assists very low-income families,
	the elderly, and the disabled to afford in affording housing through rental
	subsidies that pays the differencet between the current fair market rent and
	what a tenant can afford to pay (i.e., 30 percent of their income).
Home Ownership for People	Provides grants to low-income people to achieve homeownership.
Everywhere (HOPE)	
Housing Opportunities for Persons	Funds are made available Provides funds countywide for supportive social
with AIDS (HOPWA)	services, affordable housing development, and rental assistance to persons living with HIV/AIDS.
Housing Preservation Grants	<u>Provides gGrants</u> to sponsoring organizations for the repair or rehabilitation of housing owned or occupied by low- and very-low-income rural citizens.

TABLE 5-1 FEDERAL AND STATE FUNDING PROGRAMS

Program	Description
Low-Income Housing Tax Credit	<u>Issues</u> <u>Ft</u> ax credits for the for the acquisition, rehabilitation, or new construction
(LIHTC) Program	of rental housing for lower-income households. Project equity is raised through
	the sale of tax benefits to investors. 4% and 9% credits available.
Rural Rental Housing: Direct Loans	<u>Provides d</u> Direct loans for construction or rehabilitation of affordable, rural
	multi-family rental housing.
Section 108 Loan Guarantee	<u>Issues</u> <u>Ll</u> oans to CDBG entitlement jurisdictions for capital improvement
Program	projects that benefit low- and moderate-income persons.
HUD Section 202 Supportive	<u>Provides an il</u> nterest-free capital advance to private, non-profit sponsors to
Housing for the Elderly Program	cover the costs of construction, rehabilitation, or acquisition of very low-income
11115 6 (1)()	senior housing.
HUD Section 221(d)(3) and	Insures loans for construction or substantial rehabilitation of multi-family
221(d)(4)	rental, cooperative, and single-room occupancy housing.
USDA Section 502 Direct Loan	USDA Section 502 Direct Loan Program provides Provides homeownership
Program	opportunities for low- and very low-income families living in rural areas.
Section 811 Project Rental	Section 811 Project Rental Assistance offers Offers long-term project-based
Assistance	rental assistance funding from HUD. Opportunities to apply for this project-
	based assistance are through a Notice of Funding Availability published by
	CalHFA.
State Programs	
Affordable Housing and	Funds land use, housing, transportation, and land preservation projects that
Sustainable Communities Program	support infill and compact development and GHG emissions.
(AHSC)	
CalHome	GProvides grants to local public agencies and non-profits to assist first-time
	homebuyers become or remain homeowners through deferred-payment loans.
	Funds can also be used for ADU/JADU assistance (i.e., construction, repair,
	reconstruction, or rehabilitation).
CalHFA Residential Development	Provides Leoans to cities for affordable, infill, owner-occupied housing
Loan Program	developments.
Cleanup Loans and Environmental	Department of Toxic Substances Control program that provides low-interest
Assistance to Neighborhoods	loans to investigate, cleanup, and redevelop abandoned and underutilized
(CLEAN) Program	urban properties.
California Emergency Solutions	GProvides grants for activities to assist persons experiencing or at-risk of
and Housing (CESH)	homelessness.
California Self-Help Housing	GProvides grants for sponsor organizations that provide technical assistance for
Program	low- and moderate-income families to build their homes with their own labor.
Community Development Block	A subsidiary of the CDBG program that provides relief to eligible entities due to
Grant-Corona Virus (CDBG-CV1) —	hardship caused by COVID-19.
CARES Act Funding	
Emergency Housing Assistance	F <u>Provides f</u> unds for emergency shelter, transitional housing, and related
Program (EHAP)	services for the homeless and those at risk of losing their housing.
Golden State Acquisition Fund	<u>SProvides short-term loans (up to five-years) to developers for affordable</u>
(GSAF)	housing acquisition or preservation.
Homekey	Glssues grants to acquire and rehabilitate a variety of housing types (e.g.,
	hotels, motels, vacant apartment buildings) to serve people experiencing
	homelessness or who are also at risk of serious illness from COVID-19.
Homeless Emergency Aid Program	\$500 million block grant program designed to provide direct assistance to cities,
(HEAP)	counties and CoCs to address the homelessness crisis.
Homeless, Housing Assistance and	HHAP Round 1: \$650 million grant to local jurisdictions to support regional
Prevention (HHAP) Program	coordination and expand or develop local capacity to address immediate
	homelessness challenges.
	Round 2: \$300 million grant that provides support to continue to build on
	regional collaboration to develop a unified regional response to homelessness.



TABLE 5-1 FEDERAL AND STATE FUNDING PROGRAMS

Program	Description
Housing for a Healthy California	F <u>Provides f</u> unding for supportive housing opportunities intended to create
(HHC)	supportive housing for individuals who are recipients of or eligible for health provided through Medi-Cal.
Housing Navigators Program	<u>Distributes</u> \$5 million in funding to counties for the support of housing
riodsing reavigators rogium	navigators to help young adults aged 18 to 21 secure and maintain housing,
	with priority given to young adults in the foster care system.
Housing-Related Parks Program	Funds the creation of new park and recreation facilities or improvement of
3	existing park and recreation facilities that are associated with rental and
	ownership projects that are affordable to very low- and low-income households.
Infill Infrastructure Grant Program	Provides Grant fundinggrants for infrastructure improvements for new infill
(IIG)	housing in residential and/or mixed-use projects.
Joe Serna, Jr., Farmworker Housing	Provides q Grants and loans for development or rehabilitation of rental and
Grant (FWHG)	owner-occupied housing for agricultural workers with priority for lower-income households.
Local Early Action Planning (LEAP)	Assists cities and counties to plan for housing through providing one-time, non-
Grants	competitive planning grants.
Local Housing Trust Fund Program	Provides loans Lending for construction of rental housing projects with units
(LHTF)	restricted for at least 55 years to households earning less than 60%AMI. State
	funds matches local housing trust funds as down-payment assistance to first-time homebuyers.
Mobile-home Park Rehabilitation	Provides ILow-interest loans for the preservation of affordable mobile-home
and Resident Ownership Program (MPRROP)	parks.
Mortgage Credit Certificate (MCC)	<u>Issues il</u> ncome tax credits to first-time homebuyers to buy new or existing
Program	homes.
Multi-Family Housing Program	Provides ILow-interest, long-term deferred-payment permanent loans for new
(MHP)	construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
No Place Like Home	Invests in the development of permanent supportive housing for persons who
	need mental health services and are experiencing homelessness or chronic
	homelessness, or at risk of chronic homelessness.
Office of Migrant Services (OMS)	Provides grants to local government agencies that contract with HCD to
	operate OMS centers throughout the state for the construction, rehabilitation,
	maintenance, and operation of seasonal rental housing for migrant
	farmworkers.
Permanent Local Housing	<u>Issues g</u> Grants (competitive for non-entitlement jurisdictions) available to cities
Allocation Program (PLHA)	to assist in increasing the supply of affordable rental and ownership housing,
	facilitate housing affordability, and ensure geographic equity in the
	distribution of funds.
Predevelopment Loan Program	<u>Issues s</u> Short-term loans to cities and non-profit developers- for the continued
(PDLP)	preservation, construction, rehabilitation, or conversion of assisted housing
	primarily for low-income households.
Regional Early Action Planning	Provides gGrant funding intended to help COGs and other regional entities
(REAP) Grants	collaborate on projects that have a broader regional impact on housing.
SB 2 Planning Grants Program	OProvides one-time funding and technical assistance to help local governments
	adopt and implement plans and process improvements that streamline housing approvals and accelerate housing production.
Supportive Housing Multi-Family	<u>LProvides low-interest loans to developers of permanent affordable rental</u>
Housing Program (SHMHP)	housing that contain supportive housing units.
Transformative Climate	Clssues competitive grants for planning and implementation of community-led
Communities (TCC) Program	development and infrastructure projects that achieve major environmental,
	health, and economic benefits in the state's most disadvantaged communities.
Transit Oriented Development	<u>LProvides l</u> ow-interest loans and grants for rental housing that includes
Housing Program (TOD)	affordable units near transit.

TABLE 5-1 FEDERAL AND STATE FUNDING PROGRAMS

Program	Description
Transitional Housing Program (THP)	<u>Provides f</u> Funding to counties for child welfare services agencies to help young adults aged 18 to 25 find and maintain housing, with priority given to those previously in the foster care or probation systems.
Veterans Housing and Homelessness Prevention Program (VHHP)	<u>LProvides long-term loans for development or preservation of rental housing</u>
Workforce Housing Program	<u>Issues</u> <u>Ggovernment bonds issued</u> to cities to acquire and convert market-rate apartments to housing affordable to moderate- <u>and</u> middle-income households, generally households earning 80% to 120% of AMI.

Source: Urban Planning Partners, 2022.

C. LOCAL NON-PROFIT RESOURCES

A number of Several non-profit organizations and support agencies currently work in Antioch or in Contra Costa County. These agencies serve as resources in meetinghelp to meet the housing needs of the Citycity a, and are integral in implementing activities for preservation of assisted housing and development of affordable housing, as well as creating safe and healthy places for all economic segments of the community. These organizations include but are not limited to the list below.

- ECHO Fair Housing
- Bay Area Legal Aid
- Contra Costa Homeless Continuum of Care
- Lions Center for the Visually Impaired
- Independent Living Resources (ILR)
- Satellite Affordable Housing Associates (SAHA)
- Mercy Housing
- Contra Costa Interfaith Housing
- Contra Costa Housing Authority
- Eden Council for Hope and Opportunity
- Contra Costa Senior Legal Services Center
- Resources for Community Development (RDC)
- Contra Costa Small Business Development Center
- Opportunity Junction
- Contra Costa County Health Services
- STAND! For Families Free of Violence
- Contra Costa Family Justice Alliance Antioch Office
- SHELTER Inc. of Contra Costa County
- Office of Reentry and Justice, CCC
- BRIDGE Housing
- Eden Housing Inc.



D. REGULATORY RESOURCES

In addition to the institutional and administrative resources described earlier in this chapter, the City has policy levers that it utilizes to facilitate the construction, rehabilitation, and preservation of affordable housing. Some of the City's existing policies and programs are described below.

1. Affordable Housing Incentives and Density Bonus

The City of Antioch has adopted a Density Bonus ordinance and developer incentives for affordable housing in 2020 which that implement State Density Bonus Law. Article 35 of the eCity's Zoning Ordinance implements the State's Antioch's Density Bonus program which allows for (Article 35 of the Zoning Ordinance) grants and density bonus between increase of 5 to 50 percent over the otherwise maximum allowable residential density under the General Plan and Zoning Ordinance for projects that include a mix of market rate and affordable unitspercentage of affordable housing units. The magnitude of the bonus depends on the depth of affordability and the percentage of units that are affordable. Consistent with State law, 100 percent affordable projects (which may include up to 20 percent of units for moderate-income households) are allowed a bonus of 80 percent over the otherwise allowable density, and if the project is within 0.5 miles of a major transit stop, no density controls apply.

In addition to a density bonus, pursuant to State law, projects are also eligible to receive concessions or incentives depending on the proposed level of affordability. -These may include reductions or modifications in development standards, the inclusion of non-residential uses, and other regulatory incentives that will result in cost reductions that contribute to the feasibility of affordable or senior housing. Projects may also waive any standards that would preclude the physical development of the project with the density bonus units. Section 9-5.3502(H) of the eCity's zZoning Oordinance includes a provision which automatically adopts revisions to the State Density Bonus law as adopted by State Legislature.

2. SENIOR HOUSING

Senior group housing is allowed in all residential zones. The City has established a Senior Housing Overlay (SH) District, which allows higher densities and more flexible design standards. This, reflectsing the needs of the elderly population and aims to providing provide more affordable units to the growing number of senior citizens that live on a fixed income. Consistent with State Density Bonus Law, a developer agreeing to construct a senior housing development is granted an increase of 20 percent over the number of senior housing units. The SH District may be combined with single-family, duplex, restricted multiple-family, or multiple-family residential zoning districts and applies to housing developments consisting of five or more dwelling units.

In order to further facilitate the development of Senior Housing, the The City allows reduced parking requirements for senior housing projects. Parking for senior housing projects may be reduced during project review to less than the required 0.75 space per unit based upon residents' ages and vehicle ownership patterns and/or characteristics of the project (e.g., proximity to services or public transportation). Pursuant to Section 9-5.1704, Parking Reductions, of the Zoning Ordinance, projects must submit a parking demand study to substantiate the reduced parking request. The proper approving body must also make findings to approve the request, such as findings that the use will be adequately served by the proposed parking and that parking demand generated by the project will not exceed the proposed capacity or have a detrimental impact on street parking in the surrounding area.

3. Accessory Dwelling Units (ADUs)

Accessory dwelling Dwelling units Units (ADUs) or Junior accessory Accessory dwelling Dwelling units Units (JADUs) provide additional opportunities to provide affordable housing, primarily intended for the elderly or family of the primary owner or as a rental unit for additional income. ADUs are permitted subject to ministerial, staff-level approval in any district where the single-family residential use is allowed provided certain size, setback, and design conditions are met. Consistent with State law, JADUs and ADUs ADUs and JADUs are also allowed where single-family or multi-family dwellings already exist without any corrections to a nonconforming zoning condition. Per Section 9-5.3805 of the Zoning Ordinance, ADUs that comply with the City's general requirements are allowed with only a building permit (i.e., they do not require a separate planning approval). Table 5-2 summarizes the City's development standards for ADUs, including owner-occupancy and deed restrictions requirements.



TABLE 5-2 ANTIOCH ADU REQUIREMENTS

	Junior ADU	Single-Family ADU			Multi-Family ADU	
ADU Type	Conversion JADU (interior conversion meeting allJADU requirements)	Conversion ADU ^b (interior conversion of existing space within a single-family dwelling; conversion of a legally built detached accessory structureor rebuilding to same footprint and dimensions)	Small Detached ADU andAttached ADU (new construction and 800 square feet or smaller)	ADU PERMIT Large Detached ADU and Attached ADU (generally, new construction and over 800 square feet)	Conversion ADU (interior conversion of existingnon-habitable area of multi-family building such as storage space or boiler room)	Detached ADU (up two detached ADUs on a lotthat has existing multi- family dwellings)
Zoning	Allowed in all zones that allow residential uses					
Number of Accessory Units	1	1; an ADU and an JADU are permitted on a lot within the existing or proposed space of a single-family dwelling	1; a small detached ADU may becombined with 1 JADU	1	At least 1 and no more than 25% of the existing unit count inthe multi- family building	Up to 2
Maximum Size	500 sq.ft.		800 sq.ft.	850 sq.ft. for studio and 1 bedroom 1,000 sq.ft. maximum and, if attached, no more than50% of the floor area of an existing or proposed primary dwelling unit		
Maximum Height	N/A	N/A	16 feet	16 feet	N/A	16 feet
Side Setbacks	N/A	Sufficient for fire safety	4 feet	4 feet	N/A	4 feet
Rear Setbacks	N/A	Sufficient for fire safety	4 feet	4 feet	N/A	4 feet
Front and Street- Facing Setbacks	N/A	N/A	N/A	Front=30 feet Street-facing property line other than front=20 feet	N/A	N/A
Maximum Lot Coverage	N/A	N/A	None	60%	N/A	
Entrance(s)	Separate entrance required					
Kitchen	Efficiency kitchen required ^c	Full kitchen required				
Parking	None	None One spot, generally ^d		None		

TABLE 5-2 ANTIOCH ADU REQUIREMENTS

	Junior ADU	Single-Family ADU	Multi-Family ADU			
Deed Restrictions	The property owner must recorda deed restriction stating that owner-occupancy is required along with all the conditions required of an ADU	The property owner must record a deed restriction stating: the ADU may not be sold separately from the primary dwelling; the restricted to the approved size and toother attributes allowed by the code; the deed restriction runs with the land and may be er against future property owners; the deed restriction may be removed if the owner eliminates the ADU; the deed restriction is enforceable by the Director or his or her designee for the benefit of the City.				
Short Term Rentals	Prohibited					
Impact Fees	None	None ADUs less than 750 sq.ft. – None. ADUs equal to or greater than 750 sq.ft. – Impact fees collected must be proportional to square for existing dwelling unit.				

^a Junior ADU (JADU) is a small dwelling unit created from some portion of a single-family dwelling. These units can have their own bathrooms or share with the single-family dwelling. An efficiency kitchen is required.



^b Conversions do not allow modifications to the building footprint/dimensions of legally built accessory structures or buildings, except where sufficient ingress and egress may be accommodated. The structure may expand up to 150 square feet to accommodate the ingress and egress.

^c An efficiency kitchen means a kitchen that includes each of the following: a cooking facility with appliances, a food preparation counter or counters that total at least 15 square feet in area, food storage cabinets that total at least 30 square feet of shelf space.

d A parking spot is not required if: ADU is located within one-half mile walking distance of public transit, ADU is located within an architecturally and historically significant historic district, on-street parking permits are required but not offered to the occupant of the ADU, there is an established car share vehicle stop located within one block of the ADU.

Source: City of Antioch, 2022.

The City's ADU requirements are consistent with California Government Code Sections 65852.2 and 65852.22 and are not a constraint to the development of second dwelling units. The City has seen a substantial increase in ADU development with the implementation of State laws, as discussed further in Chapter 6, Sites Inventory.

4. ZONING FOR A VARIETY OF HOUSING TYPES

EMERGENCY SHELTERS, TRANSITIONAL/SUPPORTIVE HOUSING, AND SINGLE-ROOM OCCUPANCY (SRO) UNITS

EMERGENCY SHELTERS

State law (Senate Bill (SB) 2) (2008) requires that cities jurisdictions identify one or more zoning districts that allow emergency shelters as a permitted use without a conditional use permit or other discretionary action. SB 2 also requires that emergency shelters are reviewed only against development standards that apply to residential or commercial uses within the same zone. The law also requires that the identified zones contain sufficient capacity to provide shelter for homeless persons that have unmet housing needs. Consistent with SB 2, in June 2014 the Antioch City Council established a new Emergency Shelter Overlay District where shelters are allowed by-right when they are developed in accordance with mandated standards and requirements (see Section 9-5.3839 of the Zoning Ordinance). This provision was enacted to allow the City to accommodate additional facilities to meet the existing and projected need. More recent legislation, including Assembly Bill (AB) 139 (2019) amending Government Code Section 65583, authorizes local governments to apply a written objective standard that provides sufficient parking to accommodate staff in the emergency shelter, but not more than other residential or commercial uses within the same zone. The Antioch Zoning Ordinance requires I parking space per employee on the largest shift plus 0.30 spaces per bed. This written objective standard will be modified to eliminate the additional requirement of 0.3 spaces per bed as stated in Program 3.1.5.a. Emergency Shelters and Transitional Housing.

At present, there is only one emergency housing facility withing Antioch, The Don Brown Shelter. Don Brown Shelter has 20 beds for those suffering from severe mental illness. The shelter also provides housing counseling and other support services in association with Anka Behavioral Health. In addition, Winter Nights Family Shelter moves every two weeks between meeting rooms of local faith communities in Contra Costa County to provide large tents, sleeping pads, sleeping bags, bed linens, and towels. On the City of Antioch's website, resources about other shelters in surrounding jurisdictions is provided, namely Stand! Domestic Violence Shelter which provides 24 beds for women and children under 18.

According to the 2020-2025 Consolidated Plan, there is a very high need to construct another homeless shelter and CARE Center in East Contra Costa County, and this is a high priority in the 2020-25 Consolidated Plan. The eCity has a 5-acre parcel of land which it rezoned with a Homeless Shelter overlay for this purpose in 2018. In 2020, the eCity sold the parcel as a potential CARE Center/Homeless Housing project. State Homeless Emergency Aid Program (HEAP) funds have been set aside to partially construct the new Center and Shelter, and the City and County Homeless Services are working together to plan for some units of 0-30 percent AMI housing for the unhoused on the back part of the lot. All parties are working together to target the completion of this project during the planning period.

Additionally, the City of Antioch Zoning Ordinance allows homeless shelters in the Light Industrial (M-I) District and Heavy Industrial (M-2) District zones with a use permit. The M-I zoning district is intended for light industrial and business park uses that will not adversely impact surrounding property. The M-2 zoning district allows heavy industrial uses that may generate adverse impacts on health and safety.

ADEQUATE SITES FOR EMERGENCY SHELTERS

The Emergency Overlay District includes a total of approximately 16.4 acres located near the intersections of Delta Fair and Century Boulevards and Wilbur and Fulton Shipyard Roads where emergency shelters may be established. These sites are considered appropriate to accommodate an emergency shelter because they are a reasonable walking distance from downtown and are not surrounded by heavy industrial or 24-hour uses that could negatively impact shelter guests. Because the sites do not abut any residential properties, potential impact on residential uses are minimized. Based on an estimated density of 200 shelter beds per acre, these sites can accommodate 124 emergency shelter beds as well as 100 units of transitional housing and associated services.

The recent amendment to the Zoning Ordinance added a new Section 9-5.3839 establishing development and operation standards for all emergency shelters established in the Ccity including:

- Maximum of 50 beds/residents.
- Minimum 200 sq. ft. (or at least 10 sq. ft. per bed whichever is more) area devoted to waiting and intake areas.
- Requirement for the presence of management and security personnel whenever a shelter is in operation.
- Required parking at 1 space per employee for the period where the maximum employees are onsiteon the largest shift- plus 0.30 spaces per bed. See Program 3.1.5.a. Emergency Shelters and Transitional Housing within Chapter 7, Goals and Policies Housing Goals, Policies, and Programs.
- Limitations on the extent of outdoor activities.
- Basic performance standards for lighting and noise.
- Allowance, but not requirement, that shelters include services and common facilities such as recreation rooms, laundry facilities, cooking areas, childcare facilities, and counseling services.

and that transitional housing and supportive housing be treated as any other residential use, subject only to those restrictions on residential uses contained in the same type of structure in the same zone. The law also requires that the identified zones contain sufficient capacity to provide shelter for homeless persons that have unmet housing needs. In addition, AB 2162 (2018) requires supportive housing to be a use by right in zones where multi-family and mixes uses are permitted if the development meets certain requirements.

Consistent with State law, residential care facilities that provide care for up to six patients are treated as residential uses and subject only to the same requirements as other permitted residential use of the same housing type in the same district. In addition, residential care facilities, which are a type of supportive housing, are allowed with a use permit in several residential and commercial zones (i.e., R-10, R-20, R25, R-35, C-0, C-1, MCR, H). However, the Antioch Zoning Ordinance does not identify zones that allow the development of supportive housing by right. Implementation of Program 3.1.5 proposes to establish eligible supportive and transitional housing projects as permitted by right where multi-family and mixed uses are permitted. The implementation program will result in a revision to the Zoning Ordinance to bring it into consistency with State law.

EMERGENCY SHELTERS

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City to accommodate additional facilities to meet the existing and projected need. More recent legislation, including AB-139 (2019) amending Government Code Section 65583, authorizes local governments to apply a written objective standard that provides sufficient parking to accommodate staff in the emergency shelter, but not more than other residential or commercial uses within the same zone. The Antioch Zoning Ordinance requires I parking space per employee on the largest shift plus 0.30 spaces per bed. This written objective is sufficient to accommodate emergency shelter staff and is less than required in other residential and commercial zones.

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Additionally, the City of Antioch Zoning Ordinance allows homeless shelters in the Light Industrial (M-1) District and Heavy Industrial (M-2) District zones with a use permit. The M-1 zoning district is intended for light industrial and business park uses that will not adversely impact surrounding property. The M-2 zoning district allows heavy industrial uses that may generate adverse impacts on health and safety.

LOW BARRIER NAVIGATION CENTERS

A Low Barrier Navigation Center (LBNC) is a temporary service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing. AB 101 (2019) established requirements for local jurisdictions to allow low barrier navigation centersLBNCs as a by-right use in certain districts mixed use and nonresidential zoning districts which permit multi-family development. Accordingly, as part of the Housing Element Update the City of Antioch is adopting text amendments to the Zoning Code which will permit LBNCs within the MCR, H, ES, TH, and CIH zoning districts.

TRANSITIONAL HOUSING

The City of Antioch amended their Zoning Code in February 2022 to define "Transitional Housing" and create a Transitional Housing Overlay District (TH). Transitional housing is defined as dwelling units with a limited length of stay that are operated under a program requiring recirculation to another program location at some future point in time. Transitional housing may be designated for homeless or recently homeless individuals or families transitioning to permanent housing. Within the overlay district, transitional housing is a permitted use upon approval of a use permit.

PERMANENT SUPPORTIVE HOUSING

State Law (AB 2162)(2018) requires that jurisdictions allow permanent supportive housing as a permitted use by right in zoning districts where multi-family and mixed uses are permitted, this includes non-residential districts which allow multifamily uses. Accordingly supportive housing uses may only be reviewed against objective design standards applicable to residential uses permitted within the same district, consistent with statutory timelines, and without any conditional use permit or discretionary review process. AB 2162 also states that local jurisdictions may not impose any minimum parking requirements for supportive housing units located within half a mile 0.5 miles of a public transit stop.

Supportive housing, as defined by California Health and Safety Code 50675.14(b) and/or 53260(d) is defined as dwelling units with no limit on length of stay and that are linked to on-site or off-site services that assist supportive housing residents in retaining the housing, improving their health status, and maximizing their ability to live and, where possible, work in the community. Supportive housing may be provided in a multiple-unit structure or group residential facility.

As part of the 6th eCycle hHousing eElement update, the City of Antioch's Zoning Code is being amended to reflect compliance with various state housing laws, inclusive of AB 2162. Revisions include updates to Section 9-5.203 of the zoning code to better define supportive housing uses and complementary modifications to Section 9-5.3803 of the zoning code's Land Use Regulations Table to allow supportive housing uses as a use by right in zoning districts which allow multi-family residential uses. Accordingly, development applications for supportive housing uses as defined within Section 9-5.203 of the zoning code are permitted in the R-10, R-20, R-25, R-35, MCR, ES, TH, and CIH zoning districts and will be reviewed against Multi-family Objective Design Standards developed and adopted as part of the hHousing eElement update. These supportive housing zoning amendments will implement compliance with AB 2162.;

Additionally consistent with State law, residential care facilities that provide care for up to six patients are treated as residential uses and subject only to the same requirements as other permitted residential use of the same housing type in the same district. Chapter 7 of this Element includes Program 3.1.1. which proposes amending the city's 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.

TRANSITIONAL HOUSING

Transitional housing, which is housing intended for a limited length of stay that is often linked with supportive services, may be provided in a variety of residential housing types (e.g., multiple unit dwelling, single room occupancy, group residential, single family dwelling). No additional approval is required as long as a transitional housing project meets the requirements applicable to the type of residential development in which it is accommodated.

RESIDENTIAL HOTELS (SINGLE-ROOM OCCUPANCY UNITS)

Single-Room Occupancy (SRO) residences are small, one-room units occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without rental deposit and can provide entry into the housing market for extremely low-income individuals, formerly homeless and disabled persons. As part of the City's zoning updates to implement the 2007-2014 Housing Element, the Council enacted specific requirements for SRO hotels intended to provide a more consistent level of service for tenants and well as to improve their operation to make



them more acceptable to surrounding uses. SRO hotels are allowed with a use permit in the R-10, R-20, R-25, R-35, C-0, C-1, C-2, C-3, and MCR zones. SROs are subject to the requirements of Section 9-5.3841 Residential Hotels; of the Zoning Ordinance. The requirements include development and operation requirements related to maximum occupancy; minimum size and width; provision of cooking and bathroom facilities, closets, and common areas; unit entrances; smoking and alcohol use; tenancy; and facility management.

ADEQUATE SITES FOR EMERGENCY SHELTERS/TRANSITIONAL HOUSING/ SUPPORTIVE HOUSING

The Emergency Overlay District includes a total of approximately 16.4 acres located near the intersections of Delta Fair and Century Boulevards and Wilbur and Fulton Shipyard Roads where emergency shelters may be established. These sites are considered appropriate to accommodate an emergency shelter because they are a reasonable walking distance from downtown and are not surrounded by heavy industrial or 24 hour uses that could negatively impact shelter guests. Because the sites do not abut any residential properties, potential impact on residential uses are minimized. Based on an estimated density of 200 shelter beds per acre, these sites can accommodate 124 emergency shelter beds as well as 100 units of transitional housing and associated services.

The recent amendment to the Zoning Ordinance added a new Section 9-5.3839 establishing development and operation standards for all emergency shelters established in the City including:

- Maximum number of beds/residents.
- Minimum area devoted to waiting and intake areas.
- Requirement for the presence of management and security personnel whenever a shelter is in operation.
- Limitations on the extent of outdoor activities.
- Basic performance standards for lighting and noise.
- Allowance, but not requirement, that shelters include services and common facilities such as recreation rooms, laundry facilities, cooking areas, childcare facilities, and counseling services.

MANUFACTURED HOMES AND MOBILE HOME PARKS

Manufactured homes are allowed on approved foundations by-right in the RE, RR, R-4, R-6, and R-10 zones and mobile home parks are allowed with a use permit in the R-10, R-20, R-25, and R-35 zones. Standards for manufactured homes are found in Section 9-5.3804 of the Antioch Municipal Code. Manufactured, modular, and mobile homes are subject to objective design and site standards, including standards related to roof pitch, siding materials, and parking. Consistent with Government Code Section 65852.3, the site and design requirements for manufactured and mobile homes do not exceed the requirements of conventional single-family dwellings.

EMPLOYEE HOUSING

The Employee Housing Act (Health and Safety Code Section 17000-17011) establishes requirements for employee housing, including a requirement for jurisdictions to treat employee housing for six or fewer employees as a single-family structure. Employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business of differs in any other way from a family dwelling. The law prohibits requiring a

conditional <u>Conditional use Use permitPermit</u>, zoning variance, or other zoning clearance for employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. In addition, the Employee Housing Act requires that employee housing consisting of no more than 12 units or 36 beds designed for use by a family or household be considered agricultural land and permitted the same way as an agricultural use. No <u>conditional Conditional use Use permitPermit</u>, zoning variance, or other discretionary zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.

The Antioch Zoning Ordinance does not define Employee Housing and does not include provisions that implement the Employee Housing Act. <u>Project-Program</u> 3.1.6. <u>Zoning for Employee Housing</u> is included to amend the Zoning Ordinance for consistency with the Employee Housing Act.

HOUSING FOR PERSONS WITH DISABILITIES

Persons with disabilities have a number of several housing needs related to accessibility of dwelling units; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive living services. The City ensures that new housing development comply with State and federal requirement for accessibility,

REASONABLE ACCOMMODATION PROCEDURES

As a matter of State law (As per SB 520), Ceities are required to analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities, and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities. Cities are required to include programs that remove constraints and provide reasonable accommodations for housing designed for persons with disabilities.

The City currently provides reasonable accommodation for persons with disabilities seeking housing. Any person or project requiring reasonable accommodation may submit a request to the City for approval by the Zoning Administrator. If the project also requires some other planning permit or approval, then the applicant must file the request for reasonable accommodation together with the application for such a permit or approval. Article 39 of the City's Zoning Ordinance details the formal process for requesting reasonable accommodation.

ZONING AND OTHER LAND USE DESIGNATIONS

The following are methods by which the Citycity facilitates housing for persons with disabilities through its regulatory and permitting procedures:

- Residential care facilities for six or fewer persons are permitted as a residential use subject to the same requirements as any other permitted residential use of the same housing type that are permitted in the same zone.
- Residential care facilities for more than six persons are permitted in R-10, R-20, R-25, R-35, C-0, C-1, MCR, and H zoning districts subject to a use permit, and must abide by the following requirements:
 - The minimum distance from any other residential facility must be 300 feet.
 - At least 20 square feet of usable open space shall be provided for each person who resides in the
 facility. Open space shall be designed and screened in compliance with the requirements
 applicable to multi-family residential development located in the same district.



- At least one parking space shall be provided for every two persons who reside in the facility. Parking facilities shall be designed, landscaped, and screened in compliance with the requirements applicable to multi-family residential development located in the same district.
- Smoking and the possession or consumption of alcohol shall be prohibited in all indoor and outdoor common areas.
- Smoke-free living quarters shall be provided for non-smoking residents.
- Residential care facilities shall be licensed and certified by the State of California and shall be
 operated according to all applicable State and local regulations.

BUILDING CODES AND ENFORCEMENT

Building and safety codes are adopted to preserve public health and safety and ensure the construction of safe and decent housing. As mentioned in *Chapter 4, Constraints*, these regulations may increase the cost of housing construction or maintenance. However, these regulations are important for establishing minimum standards to protect the health, safety, and welfare of Antioch's residents. The City also requires that all new residential construction complies with California Building Code accessibility requirements for certain types of buildings.

E. ENERGY CONSERVATION OPPORTUNITIES

The City of Antioch requires compliance with the 2019 California Building Code for all new construction. Compliance with the California Building Code on the use of energy efficient appliances and insulation has reduced energy demand stemming from new residential development.

Antioch and other eastern parts of Contra Costa County are typically colder in the winter and hotter in the summer than places that are closer to San Francisco Bay. This means that air conditioning, which can use a significant amount of energy, is more of a necessity in inland communities like Antioch. At the same time, the City's sunny climate gives a greater opportunity for harvesting solar energy than in some other areas. To mitigate the effects of weather extremes, buildings should be sited to maximize solar gain in the winter and natural cooling potential in the summer. Additionally, trees should be strategically positioned to help control indoor temperatures.

Pacific Gas and Electric Company (PG&E), which provides electricity and gas service in the City of Antioch, offers public information and technical assistance to homeowners regarding energy conservation. PG&E provides numerous incentives for energy efficient new construction and home remodeling. Remodeling rebates include cool roofs, insulation, and water heaters. PG&E offers the following financial and energy-related assistance programs for its low-income customers:

- Energy Savings Assistance Program. PG&E's Energy Savings Assistance program offers free weatherization measures and energy-efficient appliances to qualified low-income households. PG&E determines qualified households through the same sliding income scale used for CARE. The program includes measures such as attic insulation, weather stripping, caulking, and minor home repairs. Some customers qualify for replacement of appliances including refrigerators, air conditioners, and evaporative coolers.
- Energy Efficiency for Multi-Family Properties. The Energy Efficiency for Multi-Family Properties
 program is available to owners and managers of existing multi-family residential dwellings containing
 five or more units.

- Multifamily Properties. The Energy Efficiency for Multifamily Properties program is available to
 owners and managers of existing multi-family residential dwellings containing five or more units. The
 program encourages energy efficiency by providing rebates for the installation of certain energy-saving
 products.
- California Alternate Rates for Energy (CARE). PG&E offers this rate reduction program for low-income households. PG&E determines qualified households by a sliding income scale based on the number of household members. The CARE program provides a discount of 20 percent or more on monthly energy bills.
- California Alternate Rates for Energy (CARE). PG&E offers this rate reduction program for low-income households. PG&E determines qualified households by a sliding income scale based on the number of household members. The CARE program provides a discount of 20 percent or more on monthly energy bills.
- -REACH (Relief for Energy Assistance through Community Help). The REACH program is sponsored by PG&E and administered through a non-profit organization. PG&E customers can enroll to give monthly donations to the REACH program. Qualified low-income customers who have experienced uncontrollable or unforeseen hardships, that prohibit them from paying their utility bills may receive an energy credit. Eligibility is determined by a sliding income scale based on the number of household members. To qualify for the program, the applicant's income cannot exceed 200 percent of the Federal federal poverty guidelines.
- Medical Baseline Allowance. The Medical Baseline Allowance program is available to households
 with certain disabilities or medical needs. The program allows customers to get additional quantities
 of energy at the lowest or baseline price for residential customers.

One of the most well-known strategies in building energy-efficient homes is following the U.S. Green Building Council's guidelines for Leadership in Energy and Environmental Design (LEED) Certification. LEED-certified buildings demonstrate energy and water savings, reduce maintenance costs, and improve occupant satisfaction. The LEED for New Construction program has been applied to numerous multifamily residential projects nationwide. The LEED for Homes program was launched in 2005 and includes standards for new single-family and multi-family home construction. The LEED certification standards are one piece of a coordinated green building program. A green building program considers a broad range of issues including community design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources; are healthier for people; and mitigate the effects of the environment.

The following presents a variety of ways in which Antioch can promote energy conservation:

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



6

ADEQUATE SITES

State Housing Element Law (Government Code Sections 65583(a)(3)) requires that cities-Cities demonstrate they have adequate sites to meet their housing obligations. The City must complete an analysis of land resources to demonstrate capacity to meet the projected housing needs during the planning period, taking into consideration zoning, development standards, and the availability of public services and facilities to accommodate a variety of housing types and incomes. The inventory includes vacant sites that can be developed with housing within the planning period and non-vacant (i.e., underutilized) sites having potential for redevelopment. California Department of Housing and Community Development (HCD) guidance also states that the inventory can include sites that are in the process of being made available for residential development (i.e., through rezoning), provided that the Housing Element includes a program that "commits the local government to completing all necessary administrative and legislative actions early in the planning period." The housing projectionlanning period for this Housing Element is January 2023 to January 2031.

The analysis in this chapter demonstrates that there is adequate supply of suitable land to accommodate the City's housing allocation of 3,016 units, including housing for very low- and low-income households. The chapter starts with a description of the City's housing target for the 2023-2031 planning period; called the Regional Housing Needs Allocation (RHNA). It then provides an analysis of suitable sites, including residential units in the pipeline, anticipated Accessory Dwelling Units (ADUs), and vacant and non-vacant sites where housing is or will become an allowed use before the start of the planning period.

A. REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

RHNA is the State-required process that seeks to ensure each California jurisdiction is planning for enough housing capacity to accommodate their "fair share" of the state's housing needs for all economic segments of the community. The RHNA process for the nine-county Bay Area is described below.

Regional Determination. The California Department of Housing and Community Development (HCD)HCD provided the Association of Bay Area Governments (ABAG) with a Regional Housing Needs Determination. HDC provided ABAG a regional determination of 441,176 units. This is the number of units the Bay Area must plan for between 2023 and 2031. It represents the number of

additional units needed to accommodate the anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The Regional Housing Needs Determination for the first time ever also included adjustments related to the rate of overcrowding and the share of cost-burdened households, which resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

- RHNA Methodology. ABAG developed a RHNA methodology to allocate the Regional Housing Needs Determination across all cities, towns, and counties in the region. The RHNA methodology must be consistent with State objectives, including but not limited to promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing. The allocation also takes into accountconsiders factors such as employment opportunities, the availability of suitable sites and public facilities, commuting patterns, and type and tenure of housing need. ABAG developed the RHNA methodology in conjunction with a committee of elected officials, staff from jurisdictional staffs, and other-related stakeholders called the Housing Methodology Committee. More information about ABAG's RHNA methodology is available at https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation.
- Housing Element Updates. Each jurisdiction much thenmust adopt a Housing Element that demonstrates how it can accommodate its assigned RHNA for each income category through its zoning. HCD reviews each jurisdiction's Housing Element for compliance with State law. Antioch's Housing Element must demonstrate capacity to accommodate 3,016 units as further described below.

1. Antioch's Fair Share

In determining a jurisdiction's share of new housing needs, ABAG splits each jurisdiction's allocation into four income categories:

- Very Low-Income 0 to 50 percent of Area Median Income (AMI)
- Low-Income 51 to 80 percent of AMI
- Moderate-Income 81 to 120 percent of AMI
- Above Moderate-Income more than 120 percent of AMI

In addition, each jurisdiction must also address the projected need of extremely low-income households, defined as households earning 30 percent or less of AMI. The projected extremely low-income need is assumed to be 50 percent of the total RHNA need for the very low-income category. As such, there is a projected need for 396 extremely low-income housing units.

INCOME LEVELS IN CONTRA COSTA COUNTY

The Area Median Income (AMI) in Contra Costa County for a family of four is \$125,600. This is broken down into How this breaks down into income categories for different household sizes is shown below.

Persons Per Household							
1	2	4					
\$47,950	\$54,800	\$68,500					
\$ 76 , 750	\$87,700	\$109,600					
\$105,500	\$120,550	\$150,700					
nent of Housing a	nd Community	Development					
	\$47,950 \$76,750 \$105,500	1 2 \$47,950 \$54,800 \$76,750 \$87,700					

Where this Housing Element refers to housing that is affordable to the different income levels shown above, we meanit means a household spends no more than 30 percent of their income

In December 2021, ABAG identified the City of Antioch's fair share of the region's housing needs as 3,016 new housing units, as shown in Table 6-1. This allocation represents a planning goal by requiring the City to demonstrate sufficient development capacity through the identification of potential site and zoning, and not a goal for actual production of housing within the planning period.



TABLE 6-1 CITY OF ANTIOCH REGIONAL HOUSING NEEDS ALLOCATION, 2023-2031

Income Category	Units	Percent of Total
Very Low-Income (o-50% AMI)	792	26%
Low-Income (51-80% AMI)	456	15%
Moderate-Income (81-120% AMI)	493	16%
Above Moderate-Income (Over 120% of AMI)	1,275	42%
Total	3,016	100%

Note: AMI = Area Median-Income. Percentages may not add up to 100 percent due to rounding. Source: Association of Bay Area Governments, Final Regional Housing Needs Allocation (RHNA) Plan, 2021.

RHNA BUFFER

Recent changes to State law require jurisdictions to continually maintain adequate capacity in their Housing Ssites linventories to meet their RHNA. In the event that If a site is developed below the density projected in the Housing Element or at a different income level than projected, the CitycCity must have adequate sites available to accommodate the remaining balance of the RHNA. If a city City does not have adequate sites, it must identify and rezone

RHNA CYCLES

This current RHNA cycle is the sixth time the State has gone through the RHNA/Housing Element process. When referring to the current RHNA and current Housing Element planning period, the term "6th cycleCycle" may be used.

for new sites that can accommodate the remaining need. To ensure that sufficient capacity exists in the Housing Element to accommodate the RHNA throughout the Planning Periodperiod, HCD recommends that jurisdictions create a buffer of at least 15 to 30 percent more capacity than required by RHNA.

For these reasons, the City is including an additional capacity buffer of at least 20 percent above the RHNA in each income category to avoid and minimize the risk of "no net loss." The buffer ranges from 20 percent for low-income units to 92 percent for moderate-income units.

B. CREDITS TOWARD THE RHNA

Per HCD guidance, housing units that are proposed, approved, or under construction are counted towards the current RHNA so long as a Certificate of Occupancy is not issued before the projection period start date, June 30, 2022. Projects that receive a Certificate of Occupancy before June 30, 2022, count towards the previous RHNA cycle. Antioch's pipeline projects are described below, including the City's assumptions around ADU production for the eight-year planning period.

1. PIPELINE PROJECTS

Projects that were approved but had not been issued building permits prior to June 30, 2022, are included in the RHNA as credits. The list of approved projects by is shown in Table 6-2. In total, the CityeCity has recently approved 394 units, referred to as the AMCAL Project. The project, (91 very low-income units, 299 low-income units, and 4 above moderate-income units), which are is expected to be constructed during the 6th cycle Cycle production period at approximately 26.5 dwelling units per acre (du/acre), will

consist of 91 very low-income units, 299 low-income units, and 4 above moderate-income units. These units were issued building permits in November 2020 and are currently under construction.

TABLE 6-2 APPROVED UNITS UNDER CONSTRUCTION

Project Name	Address	Description	Status	Income Level	Number of Units
AMCAL	3560 E. 18 th St.	Affordable housing development with mix of family and senior units on a previously vacant, approximately 15-acre site. Senior housing density bonus used to reach a density of 26.5 unitsdu/acre.	Approved in May 2019 and currently under construction. Certificate of Occupancy anticipated after June 2022.	 91 very low-income units 299 low-income units 4 above moderate-income units 	394
Total					394

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

The CityeCity does not have anyhas two active applications for pending residential developments-projects. These pending projects are included below in Table 6-3 and propose development on five of the eCity's housing sites-which are mapped below in Figure 6-3. -Together these pending projects total 290 residential units, inclusive of 286 above moderate-income units and four4 very low-incomelow-income units.

2. Pending Projects

TABLE 6-3 APPROVED UNITS UNDER CONSTRUCTION

Project NameSit					Number of Units
e Number Site-113- 115, 184	Address Neroly Road & Country Hills Drive-	Description SB 330 housing development proposed to be consolidated on four housing sites at approximately 11 du/acre gross density and _15 du/acre net density.	Status City received application for development in November 2022. Anticipated to obtain entitlement approval during the planning period.	216 above moderate- income units	216
123	810 Wilbur Avenue	State Density Bonus housing development proposed at approximately 26 du/acre.	City received application for development in November 2022. Anticipated to obtain entitlement approval during the planning period.	 4 very low- income units 70 above moderate- income units 	74
<u>Total</u>					<u> 290</u>

Source: xx.City of Antioch, 2022



2.3. Accessory Dwelling Units

In addition to pipeline projects, HCD guidance stipulates that a projection of Accessory Dwelling Units (ADUs) expected to be built within the eight-year planning period can also be counted as part of the inventory. The Citycity has seen a dramatic increase in ADU production in recent years, particularly since 2018 State legislation was enacted to facilitate the construction of ADUs. Figure 6-1 shows the City's issuance of ADU building permits since 2015. An average of 17 building permits were issued for ADUs over the last three years, with the biggest growth in the last two years. If only looking at 2020 and 2021, the two-year average is 25 permits.

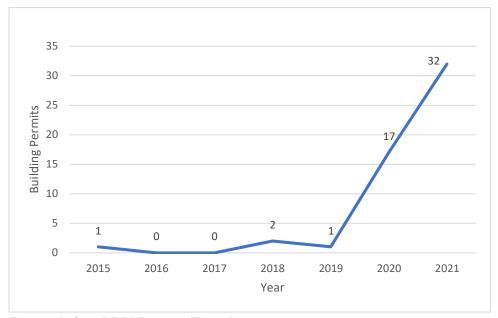


Figure 6-1 ADU Permit Trends

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

The significant growth in ADUs indicates that the CityeCity can reasonably expect increased ADU production above the 2021 rate through the duration of the planning period, especially since the COVID-19 pandemic disrupted permitting and construction during much of 2020. However, for the purposes of the Housing Ssites inventory, the CityeCity is utilizing an annual production rate of 17 ADUs based on the three-year average. At a rate of 17 ADUs/year, a total of 136 ADUs would be constructed in Antioch during the eight-year planning period this cycle. This number is conservative given additional changes in State law and the City's efforts to further facilitate ADU construction and actual ADU production over the last two years. The CityeCity currently has a handout explaining what an ADU is, ADU development standards, and the permitting process. The CityeCity also has a submittal checklist and simple; one-page application form for ADUs. In addition, Program 2.5-21.8.a. Promote Development of ADUs as Affordable Housing and Program 2.1.8.b. ADU/JADU Loans isare intended to increase ADU production for affordable housing. For these reasons, a production rate of 17 ADUs/per year is a conservative estimate for future production in the planning period.

In order to determine assumptions around ADU affordability in the Bay Area, ABAG further examined the data from a survey conducted by the University of California at Berkeley's Center for Community Innovation in collaboration with Baird + Driskell Community Planning. The survey received responses from 387 Bay Area homeowners who had constructed ADUs in 2018 or 2019. The analysis found that

many ADUs are made available to family members, often at no rentwith no monthly rent obligation. Of the ADUs that were on the open market (i.e., not rented to family or friends), most charged rents between \$1,200 and \$2,200. The ABAG analysis found that these market rate units were usually affordable to low- or moderate-income households. Table 6-43 shows the assumptions for affordability based on the survey findings and Antioch's estimated ADU projections based on the data. ABAG concluded that 60 percent of ADUs were affordable to lower-income (i.e., very low- and low-income households). Based on these affordability assumptions, Antioch's 136 ADUs projected in this planning period are estimated to fall into the income categories as follows: 41 ADUs would be affordable to very very-low-income households, 41 ADUs would be affordable to low-income households, 41 ADUs would be affordable to above moderate-income households.

Table 6-34 Estimated Affordability of Projected ADUs

Income Level	Percent of ADUs	Projected Number of ADUs
Very Low-Income (0-50% AMI)	30%	41
Low-Income (51-80% AMI)	30%	41
Moderate-Income (81-120% AMI)	30%	41
Above Moderate-Income (Over 120% AMI)	10%	13
Total	100%	136

Notes: AMI = Area Median-Income.

Source: Association of Bay Area Governments, 2021.

3.4. RHNA CREDITS SUMMARY

As shown in Table 6-45, when the pipeline and pending projects and projected ADUs are credited towards the RHNA, there is a remaining need to accommodate 2,486 units through the sHousing Sites linventory. The following section describes how the Citycity has the land availability to accommodate the remaining RHNA.

TABLE 6-45 RHNA CREDITS

	Very Low-Income Units	Low-Income Units	Moderate- Income Units	Above Moderate- Income Units	Total Units
RHNA	792	456	493	1,275	3,016
Pipeline Units	91	299		4	394
Projected ADUs	41	41	41	13	316 136
Pending Units	4	<u>0</u>	<u>0</u>	<u> 286</u>	290
Subtotal: RHNA Credits	132 136	340	41	17 303	530 820
Remaining RHNA	660 <u>656</u>	116	452	1,25 8 <u>972</u>	2, 486 196

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



C. SITES INVENTORY METHODOLOGY

The CitycCity has identified adequate sites to accommodate the remaining RHNA and a healthy buffer for all income categories after credits are applied. To identify suitable sites, the CitycCity and its consultant team used Geographic Information Systems (GIS) mapping software to identify vacant and non-vacant sites that currently allow residential uses or are appropriate to rezone to allow residential uses. Sites that are appropriate for residential development include the following:

- Vacant, residentially zoned sites;
- Vacant, non-residentially zoned sites that allow residential development;
- Underutilized residentially zoned sites capable of being developed at a higher density or with greater intensity; and
- Non-residentially zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions).

From the remaining sites, the City and consultant team used HCD guidance and trends from recent projects to calculate the realistic capacity of sites, as described in this section.

1. RECENT DEVELOPMENT TRENDS

The CityCeity has experienced approved several multi-family projects in recent years, including the AMCAL project, a 100 percent affordable housing projectdiscussed below. Table 6-56 presents recent multi-family projects within the city limits.

The AMCAL project, as previously mentioned, is a 100 percent affordable project. A senior density bonus request was approved to achieve of yield of 106 percent of the maximum allowed by the underlying zoning. Overall, recent project yields range from 80 percent to 106 percent of the allowed density, with an average yield of 92 percent across all recent projects. However, many of the projects are in Planned Development (P-D) Districts, which use varying residential densities as established in a Preliminary Development Plan. Projects are reviewed on a case-by-case basis. Given the discretionary density maximums that apply in P-D Districtszones, these examples may not accurately reflect development trends. In

TABLE 6-56 RECENT MULTI-FAMILY PROJECTS

	Site Size	Zoning	Allowed Density	Unit	Built Density		
Project Name	(Acre)	District	(Units)	Count	(du/ac)	Yield	Status
AMCAL	14.9	R-25	25	394	26.5	106%	Under Construction
Wildflower Station (Multi-Family)	7.0	P-D	As Built	98	14		Under Construction
Wildflower Station (Single-Family)	4.5	P-D	As Built	22	4.9		Completed October 2020
Almond Knolls	2.9	R-20	20	58	20	100%	Completed May 2020
Deer Valley Estates	37.6	P-D	3.6	121	3.22	89%	Entitled August 2021
The Ranch	253.5	P-D	As Built	1,177	4.6		Entitled July 2020
Quail Cove	5.6	P-D	6	30	5.4	90%	Completed July 2021
Oakley Knolls	5.6	P-D	6	28	5	83%	Under Construction
Creekside Vineyards at Sand Creek	59.0	P-D	4.6	220	3.7	80%	Entitled March 2021
Average Yield						92%	
Average Yield Excluding P-D zones						100%	

Notes: Ac= acres. Du/ac = dwelling units per acre.

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

In addition, the Housing Element is primarily focused on multi-family development planned in the following medium- and high-density residential districts:

- R-20 Medium-Density Residential District: 11-20 dwelling units per acre (du/acre) (R-20)
- R-25-25 High-Density Residential District: 20-25-25 du/acre (R-25)
- R-35 High-Density Residential District: 3025-35 du/acre (R-35)

When looking only at recent projects in these zones, the average yield is 100 percent. However, in order toto be conservative, a yield of 100 percent was not used. As explained in the following sections, conservative estimates were baked intoused for the capacity calculations.

2. REALISTIC CAPACITY

All sites in the sites-Housing Sites I inventory have an existing or proposed zoning district of R-20, R-25, or R-35. As shown in Table 6-67, there are required minimum densities in R-25 and R-35 zoning districts. Consistent with HCD guidance, housing capacities on sites zoned R-25 or R-35 utilize these required minimum densities to calculate realistic capacity. Sites identified in R-20 zones used input from developers, economists, and architects to calculate the realistic capacity, as explained below.

TABLE 6-67 RESIDENTIAL ZONING DISTRICTS AND DENSITY REQUIREMENTS

Zoning	Minimum Density	Density	Density Used for Realistic	
District	(du/ac)	(du/ac)	Capacity	Notes on Realistic Capacity
R-4		4	N/A	The site inventory does not include sites with this zoning.



R-6		6	N/A	The site inventory does not include sites with this zoning. Seven parcels currently zoned R-6 are identified to be rezoned as R-20 (one parcel) or R-35 (six parcels).
R-10		10	N/A	The site inventory does not include this zone.
R-20		20	0-20	Densities of o, 6, 12, or 20 du/ac were utilized for capacity calculations based on input from development professionals (as explained in the section below).
R-25	20	25	20	Required minimum density utilized for capacity calculations per HCD guidance.
R-35	30 25	35	30 25	Required minimum density utilized for capacity calculations per HCD guidanceReflects density of recent development projects, such as the AMCAL Apartments in the city, which include lower income units.

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

R-20 ASSUMPTIONS

The realistic development capacity on sites with R-20 zoning was calculated on a case-by-case basis. Existing uses, surrounding uses, and the proposed building typology of future development were evaluated. Three different scenarios applied.

- 1. Missing Middle Housing. This Housing Element seeks to facilitate the redevelopment of underutilized sites clustered around Viera Avenue and along East 18th Street between Trembath Lane and St Claire Drive (see sites 1-104 on Figure 6-3). These clusters would be rezoned to R-20, which allows densities up to 20 du/acre, to enable small infill and missing middle projects. In consultation with Mogavero Architects, it was determined that some of these sites would not be redeveloped, given their size and existing uses, and those sites were not included in determining the realistic capacity. In order to To be conservative, smaller sites (typically 0.25 acres or less) were assumed to have a yield of zero. They are included in the Housing Sites linventory since the sites will be rezoned before the Planning planning Period period commences. Denser residential use would be allowed if proposed, but the unit yield is not included in the realistic capacity calculations. More typically, Mogavero Architects found that sites in these clusters could accommodate 8 or 9 units and the larger sites could even accommodate up to 15 or 20 units. Medium and larger sites in these clusters used a density of 6 du/acre to calculate the realistic capacity, which is a conservative estimate given this is only 30 percent of the allowed density.
- 2. **Townhomes**. The City commissioned a study on the financial feasibility of infill housing, which found townhomes at densities of 16 du/acre to be a viable building typology in Antioch from a financial feasibility perspective. This density is consistent with feedback from local developers, who cited ranges of 15 to -30 du/acre as the "sweet spot" for development in Antioch. However, townhome projects are typically designed between 12 and 14 du/acre. Therefore, in order toto be conservative, the Housing Ssites linventory used a density of 12 du/acre to calculate the realistic capacity of sites where townhome type development is anticipated. This is a conservative assumption given that 12 du/acre is only 60 percent of the allowable density in the R-20 zone. The parcels identified to develop with townhomes were selected based primarily on the surrounding land uses; R-20 parcels that primarily abut single-family homes were selected for townhome development. Consideration was also given to the site size and shape. Sites identified as townhome sites are identified in the Section D. Adequate Sites section of this chapter this chapter.

¹ BAE Urban Economics, 2021. Antioch Infill Housing Financial Feasibility Analysis, July.

3. Medium-Density Residential. Some parcels zoned for R-20 are anticipated to develop with medium-density apartments. According to input from local developers, densities from 18 to 30 du/acre are appropriate for three-story, medium-density projects depending on the parking configuration (e.g., tuck under, surface parking). For these projects, a density of 20 du/acre was used to calculate the realistic capacity. However, a capacity yield of 80 percent was applied in order toto not overinflate the numbers. The 80 percent yield is conservative given that the development trends shown in Table 6-56 (above) indicate an average yield above 90 percent. Parcels selected to develop with medium-density apartment projects (rather than townhomes) were identified based primarily on the surrounding land uses and existing zoning district; parcels already zoned R-20 have previously been identified as sites that are appropriate for medium-density residential (as opposed the townhome sites above which all require rezoning). Consideration was also given to the site size and shape. These sites are discussed further in Section D, Adequate Sites in this chapter the Adequate Sites section.

3. Densities and affordability

In general, in order toto make it feasible to develop housing that is affordable to very very-low- and low-income households, housing must be built at higher densities. HCD has published guidance that specifies the minimum residential densities deemed necessary to accommodate lower-income households. Antioch is considered a jurisdiction in a metropolitan county and has a "default density" of 30 du/acre. This means that sites that allow denser development of at least 30 du/acre are considered able to accommodate lower-income unit. All lower-income sites on the inventory are therefore in the R-35 district, which has a minimum density of 30-25 du/acre and a maximum of 35 du/acre.

Consistent with HCD guidance, sites on R-20 and R-25 districts are used to accommodate the moderate-and above moderate-income RHNA.

No housing sites included within the ϵ City's ϵ Housing Sites illuventory are developed with multi-family or deed-restricted affordable units.

4. SITE SIZE

Consistent with HCD guidance, sites used to accommodate lower-income housing affordable to lower-income households are between 0.5 acres and 10 acres, with some exceptions, including sites proposed for consolidated development and sites larger than 10 acres, explained below. To encourage the development of housing affordable to lower-income units on both large and small sites, this update to the hHousing eElement will be accompanied by several rezonings as outlined below in Table 6-9. These rezonings will upzone 166 housing sites to allow residential uses at increased densities than currently allowed. There are 46 housing sites that are being rezoned to the R-25 zoning district which will allow the development of residential uses between 25 to -35 du/acre. Given the City's "default density" of 30 du/acre, as described above, these up-zonings will encourage the development of housing affordable to lower-income households.

CONSOLIDATED SITES

The City also considered adjacent parcels less than 0.5 acres in size with common ownership as eligible to accommodate lower-income units. While these individual parcels do not meet the size requirements, they collectively function as a single site and add up to over 0.5_-acre and would not require consolidation. Since the sites have common ownership, there would be no constraint or required parcel assembly in order toto achieve the size of 0.5 acres, which is presumed to be a realistic size for lower-income sites



pursuant to State law. Additionally, the CitycCity can meet its lower-income RHNA without these sites, but they are included due to their high potential and likelihood of redevelopment during the near future. These sites include Consolidated Site B at Windsor Drive and Consolidated Site G at Jessica Court, as shown in Figure 6-2. Overall, the Housing Sites I inventory utilizes 10 parcels less than 0.5 acres that can accommodate lower-income units as part of a consolidated site greater than 0.5 acres. The Assessor's Parcels Numbers (APNs) are as follows: 068-252-042, 051-390-006, 051-390-005, 051-390-004, 051-390-003, 051-390-016, 051-390-011, 051-390-010, and 051-390-009.

LARGE SITES

As shown in Table 6-56 above, the AMCAL 100-100-percent affordable project is being constructed on an approximately 15-acre site. In fact, in consulting with the developer, the large size of the site was cited as a positive factor to provide the desired amount of parking solely through surface parking. More costly tuck-under or podium parking is not currently feasible in Antioch. The project provides almost 400 affordable units. The example of AMCAL illustrates that site's greater than 10 acres can accommodate affordable housing in Antioch.

Given the example of AMCAL, there is one 12.3-acre site (APN 074-080-026) included in the Housing Sites Inventory for affordable units. This site is near single-family and multi-family housing and a short walk from amenities and services including the Contra Costa County Antioch Service Complex (which includes Children and Family Services and Employment and Human Services Department), Turner Elementary School, and several daycare centers. The site is also near Marchetti Park; Kaiser Permanente Delta Fair Medical Offices; and several banks, grocery stores, shops, and restaurants. The Tri Delta Transit Line 391 stops at the southwestern corner of the site at Delta Fair Boulevard and Belle Drive. Given the site's proximity to amenities and services, it was identified as an ideal location for affordable housing. The size of the site would not preclude or prevent development of lower-income housing production given the City's track record of affordable housing on larger sites. If necessary to facilitate affordable housing development, regulation would allow the sites to be subdivided.

D. ADEQUATE SITES

A site-by-site listing of adequate sites identified by the city for inclusion within the Housing Site Inventory is included as an attachment to this Element as Appendix C. Figure 6-3 shows all maps the city's Housing Site Inventory housing opportunity sites within the City of Antioch and Table 6-78 summarizes how the CityeCity will meet its RHNA. Based on pipeline and pending projects, projected ADU production, and the realistic capacity of the sites-Housing Sites inventory, the City has capacity to accommodate 4,7-15-531 housing units, including 1,597 lower-income units. The development capacity within Antioch—illustrated in the Housing sites-Sites inventory Inventory—allows for a 27 to 29 percent "no net loss" buffer for lower-income units, as explained at the beginning of this chapter under RHNA Buffer.in Section A. Regional Housing Needs Allocation in this chapter.

Table 6-89 shows the realistic yield by zoning district. The <u>City</u> will accommodate its lower-income units on sites between 0.5 and 10 acres² in the R-35 zoning district, where a minimum density of <u>30-25</u> du/acre applies. Recent development trends experienced within the city, including the <u>394-unit AMCAL project</u>

² Except for With the exception of one 12.3-acre site (APN 074-080-026), as explained earlier under "Large Sites" of Section C, Sites Inventory Methodology of this chapter.

6. ADEQUATE SITES

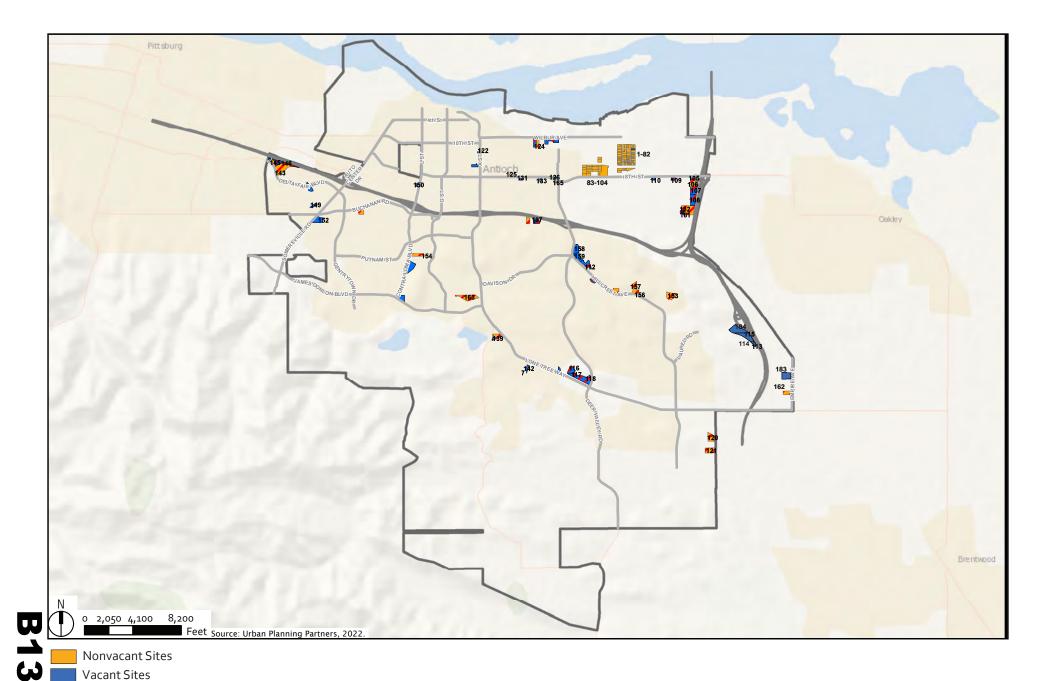
described within Section B, Credits Toward the RHNA inthe RHNA Credits section of this Cchapter, indicate that lower income units are being developed within the city at around 25 du/acre. See age 6-4.

As shown in Table 6-89, there are 57 sites totaling over 130 acres that are identified to housing extremely extremely-low-, very very-low-, and low-income households in the R-35 district. Moderate- and above above-moderate-income units are accommodated on sites that are less than 0.5 acres and/or sites that are zoned for medium-density residential uses (i.e., R-20 and R-25 zones).- Additionally, no sites included within the Housing Sites Inventory are developed with housing affordable to -individuals and families of lower-- or very-low-income households, or -subject to any other form of rent or price control through a public entity's valid exercise of its police power.



B1(1)

Consolidated Sites



Affordable Housing Sites

Figure 6-3
Sites Inventory
City of Antioch Housing Element Update

Table 6-78 Summary of Residential Sites Inventory

				Above	
	Very <u>-</u>	Low-		Above-	
	Low-Income	Income	Moderate-	Moderate-	
	Units	Units	Income Units	Income Units	Total Units
2023-2031 RHNA	792	456	493	1,275	3,016
Pipeline Units	91	299	0	4	394
Projected ADUs	41	41	41	13	136
Pending Units	4	<u>o</u>	<u>o</u>	<u> 286</u>	290
Future Multi-Family Development	967 746	548 420	947 804	2,113 2,091	4,575 4,061
Total	1,099 882	888 760	988 845	2, 130 394	5,105 4,881
Surplus	307 90	432 304	495 352	855 1,119	2,089 1,865
Buffer Percentage	39 11%	95 67%	100 71%	67 88%	69 62%

Source: ABAG-Association of Bay Area Governments, 2021; City of Antioch and Urban Planning Partners, 2022.

TABLE 6-89 RESIDENTIAL CAPACITY BY ZONING

			=	Realistic Yield				
Zoning District	Permitted Density	Number of Parcels	Acreage	Very Low	Low	Mod.	Above Mod.	Total
R-20	<u>0-20 du/acre</u>	121 120	85.3	0	0	207	323	530
R-25	20-25 du/acre	5 Z	13.5 22.7	0 4	0	133	133 337	266 474
R-35	25-35 du/acre	57 53	130.8 119.6	967 742	548 420	607 464	1, 657 215	3,779 2,841
<u>S-P</u>	Net 15 du/acre*	<u>4</u>	<u> 18.6</u>				<u>216</u>	<u>216</u>
Total		182 184	229.6 246	967 746	548 420	947 804	2, 113 091	4, 575 061

Note: Assumes the rezonings shown in Table 6-910.

Housing sites designated S-P within the Housing Sites linventory represent sites no. 1113-115, 184 which are included within a development application received by the eCity during the public review of the eDraft hHousing eElement which proposes the development of 216 above—moderate-income units-at approximately 15 du/acre.

Source: ABAG-Association of Bay Area Governments, 2021; City of Antioch and Urban Planning Partners, 2022.

1. REZONING

As part of the Housing Element Update, the City will adopt a series of General Plan amendments required to facilitate rezonings related to meeting the City's RHNA requirements. As shown in Figure 6-4, the Housing Sites Inventory includes several housing sites that will be upzoned concurrent with adoption of this Housing Element to allow the development of-greater residential density as well as sites that will be rezoned to allow residential uses, or to allow residential development at greater densities, to satisfy the City's RHNA obligations as demonstrated in Table 6-89 above. Rezonings will allow for the development of sites with 100 percent residential uses. None of the housing sites contained within the City's Housing Sites Inventory will be zoned a district which allows for non-residential uses.

Consistent with AB 725, which requires at least 25 percent of a jurisdictions' moderate and above moderate RHNA obligations be provided on sites allowing development of at least 4, but no greater than 100, du/acre; the Housing Ssites le-inventory proposes 50 percent, or 66 out of the 133 sites proposed to accommodate moderate—and above—moderate—income units, to allow development of greater than 4, but less than 100 dwelling units.

6. ADEQUATE SITES

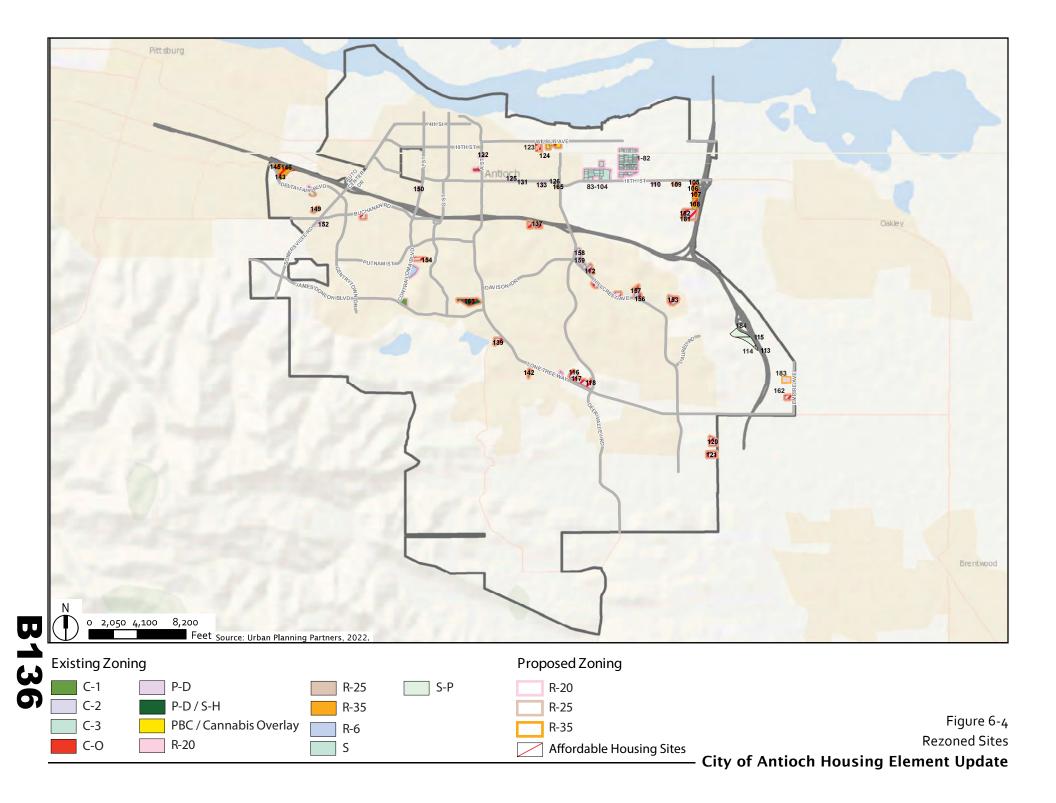
To ensure these rezonings are consistent with the eCity's General Plan, the Housing sSites linventory also includes several associated General Plan Amendments as well. These rezonings and general plan amendments are outlined in Program 4.1.14, Rezoning and Specific Plan and General Plan Amendments of Chapter 7, Housing Goals, Policies and Programs -of this Element and and will -All All rezonings and associated General Plan amendments advanced under Impelmentation Program 4.1.14 (Rezoning and Specific Plan and General Plan Amendments) will be adopted prior to the start of the 6th Cycle are anticipated to be completed before the beginning of the Pplanning Period-period in January 2023. The properties that are being rezoned; and undergoing General Plan -and-Amendments, and-long with their their-residential capacities, are listed in Table 6-910.

2. -

3.2. BY-RIGHT SITES

State legislation requires special treatment for non-vacant sites that are repeated from the 5th cycle-Cycle Housing Element and vacant sites that are repeated from the 4th and 5th cycle-Cycle Housing Elements. This Housing Element reuses eight sites that were used in previous Housing Element(s). Half of the previously used sites are vacant sites that were used in the two consecutive previous Housing Elements and the other half are non-vacant sites that were used in the prior 5th cycle, 2015-2023 Housing Element. Table 6-101 provides an overview of the eight recycled sites.





APN	Address	Acreage	Current General Plan	Proposed General Plan	Current Zoning	Current Maximum Density (du/ac)	Proposed Zoning	Proposed Max Density
051-200- 076	Holub Ln & E 18 th St	1.08	Convenience Commercial	High-Density Residential	P-D		R-35	35
051-230- 028	3200 E 18 th St	1.286	Eastern Waterfront Employment Focus Area – Business Park	High-Density Residential	P-D		R-35	35
051-400- 027	Wilson St & E 18 th St	1.204	Eastern Waterfront Employment Focus Area – Business Park	Medium- Density Residential	P-D		R-20	20
052-042- 044	3901 Hillcrest Ave	1.62	Open Space	High-Density Residential	P-D	6	R-35	35
052-342- 010	Wildflower Dr & Hillcrest Ave	3.77	Low Density Residential	High-Density Residential	R-6		R-35	20
053-060- 055	Neroly Rd & Country Hills Dr	0.525	East Lone Tree Specific Plan Focus Area	High-Density Residential	S P		R-35	35
053-060- 056	Neroly Rd & Country Hills Dr	0.606	East Lone Tree Specific Plan Focus Area	High Density Residential	S P		R-35	35
053-060- 057	Neroly Rd & Country Hills Dr	7.219	East Lone Tree Specific Plan Focus Area	High-Density Residential	S P	_	R-35	35
055-071- 106	Lone Tree Way & Country Hills Dr	3.628	Business Park	High-Density Residential	P-D		R-35	35
055-071- 107	Lone Tree Way & Country Hills Dr	2.322	Business Park	High-Density Residential	P-D		R-35	35
055-071-	Lone Tree Way & Deer Valley Rd	9.54	Business Park	High-Density Residential	P-D		R-35	35
055-071- 113	Lone Tree Way & Country Hills Dr	0.96	Business Park	Medium- Density Residential	P-D		R-20	20
056-130- 014	5200 Heidorn Ranch Rd	1.95	Medium Low Density Residential	High-Density Residential	P-D		R-35	35
056-130- 011	5320 Heidorn Ranch Rd	5.04	Medium Low Density Residential	High-Density Residential	P-D		R-35	35
065-071- 020	1205 A St	0.31	A Street Interchange Focus Area – Residential	Medium- Density Residential	C-0	25	R-20	20



APN	Address	Acreage	Current General Plan	Proposed General Plan	Current Zoning	Current Maximum Density (du/ac)	Proposed Zoning	Proposed Max Density
065-110-	810 Wilbur Ave	2.86	High Density Residential	High Density Residential	R 25	25	R 35	35
065-110- 007	701 Wilbur Ave	2.5	High-Density Residential	High-Density Residential	R-25	0	R-35	35
065-161- 025	301 E 18 th St	0.31	Medium Low Density Residential	Medium- Density Residential	C-o	0	R-20	20
067-093- 022	A St & Park Ln	0.32	A Street Interchange Focus Area – Commercial and Residential	Medium- Density Residential	C-o	0	R-20	20
067-103- 017	A St	1.774	A Street Interchange Focus Area – Commercial and Residential	Medium- Density Residential	C-o	0	R-20	20
068-082- 057	Terrace Dr & E 18 th St	0.659	Neighborhood Community Commercial	Medium- Density Residential	C-2	6	R-20	20
068-252- 041	2721 Windsor Dr	1.57	Medium Low Density Residential	High-Density Residential	R-6	6	R-35	35
068-252- 042	Windsor Dr & Iglesia Ct	0	Medium Low Density Residential	High-Density Residential	R-6	6	R-35	35
068-252- 043	Windsor Dr & Iglesia Ct	0	Medium Low Density Residential	High-Density Residential	R-6	6	R-35	35
068-252-	2709 Windsor Dr	0	Medium Low Density Residential	High-Density Residential	R-6	6	R-35	35
071-370- 026	3351 Contra Loma Blvd	1	Public/Institutional	Medium- Density Residential	R-6		R-20	20
072-400- 036	Cache Peak Dr & Golf Course Rd	2.01	Convenience Commercial	High-Density Residential	P-D		R-35	35
072-400- 039	4655 Golf Course Rd	2	Convenience Commercial	High-Density Residential	P-D		R-35	35
072-400- 040	Cache Peak Dr & Golf Course Rd	0.212	Convenience Commercial	High-Density Residential	P-D		R-35	35

			Current	Proposed		Current Maximum Density	Proposed	Proposed
APN	Address	Acreage	General Plan	General Plan	Current Zoning	(du/ac)	Zoning	Max Density
072-450- 013	Dallas Ranch Rd	1.5	Office	High-Density Residential	P-D	0	R-35	35
074-122- 016	Delta Fair Blvd	0.6	Western Antioch Commercial Focus Area – Regional Commercial	Medium- Density Residential	C-3	0	R-20	20
074-123- 004	Delta Fair Blvd & Fairview Dr	1.75	Western Antioch Commercial Focus Area – Regional Commercial	High-Density Residential	C-3	0	R-35	35
074-123- 005	Fairview Dr	1.45	Western Antioch Commercial Focus Area – Regional Commercial	High-Density Residential	C-3	0	R-35	35
074-343- 034	2100 L St	1.5	Convenience Commercial	Medium- Density Residential	C-1	0	R-20	20
075-460- 001	James Donlon Blvd & Contra Loma Blvd	3.13	Office	High-Density Residential	C-1		R-25	25
052-061- 053	4325 Berryessa Ct	5	Low Density Residential	High-Density Residential	P-D	20	R-35	35
071-130- 026	3195 Contra Loma Blvd	2.9	High-Density Residential	High-Density Residential	R-20	25	R-35	35
068-251- 012	620 E Tregallas Rd	0.86	High-Density Residential	High-Density Residential	R-25		R-35	35
052-061- 014	4215 Hillcrest Ave	0.998	Open Space	High-Density Residential	S	6	R-35	35
052-042- 037	4201 Hillcrest Ave	4.39	Open Space	High-Density Residential	R-6		R-35	35
052-140- 013	Wildflower Drive	4.18	Mixed Use	High-Density Residential	P-D		R-25	25
052-140- 014	Wildflower Drive	3.95	Mixed Use	High-Density Residential	P-D		R-25	25
052-140- 015	Wildflower Drive	0.91	Mixed Use	High-Density Residential	P-D		R-25	25
052-140- 016	Wildflower Drive	1.31	Mixed Use	High-Density Residential	P-D		R-25	25



			Current	Proposed		Current Maximum Density	Proposed	Proposed
APN	Address	Acreage	General Plan	General Plan	Current Zoning	(du/ac)	Zoning	Max Density
056-120- 096	2721 Empire Ave	3.3	East Lone Tree Focus Area	High-Density Residential	P-D		R-35	35
072-011- 052	3950 Lone Tree Way	4.2	Medium-Density Residential	High-Density Residential	P-D/S-H		R-35	35
051-200- 065	3415 Oakley Rd	4	Public/Institutional	High-Density Residential	P-D	6	R-35	35
068-091- 043	1018 E 18 th St	0.84	Neighborhood Community Commercial	High-Density Residential	R-6		R-35	35
076-231- 007	1919 Buchanan Rd	1.5	Public/Institutional	High-Density Residential	P-D	0	R-35	35
065-122- 023	Apollo Ct	1.6	Eastern Waterfront Employment Focus Area	High-Density Residential	PBC/ Cannabis Overlay	0	R-35	35
061-122- 029	Apollo Ct	1.7	Eastern Waterfront Employment Focus Area	High-Density Residential	PBC/ Cannabis Overlay	0	R-35	35
061-122- 030	Apollo Ct	2.1	Eastern Waterfront Employment Focus Area	High-Density Residential	PBC/ Cannabis Overlay	0	R-35	35
061-122- 028	Apollo Ct	0.6	Eastern Waterfront Employment Focus Area	High-Density Residential	PBC/ Cannabis Overlay		R-35	35
052-370- 009	Hillcrest Ave	2.13	Office	High-Density Residential	P-D		R-35	35
056-120- 098	Empire Ave	<u>6.4</u>	East Lone Tree Focus Area	<u>N/A</u>	P-D	=	<u>R-25</u>	<u>25</u>

APN	Address	Acreage	Current General Plan	ı		Proposed General Plan	Currei	nt Zoning	Current Maximum Density (du/ac)	Proposed Zoning	Proposed Max Density
051-390- 006, 051-390- 005, 051-390- 003, 051-390- 002, 051-390- 001, 051-390- 016, 051- 390-011, 051-390- 010, 051-390- 010,	3301-3333 Jessica Ct & 3345 Oakley Rd	2.98	Medium-Den	sity Residential		High-Density Residential		P-D		R-35	35
076-010- 039	Somersville Rd and Buchanan 4.77 Rd of these sites will take place pri	- Regiona	ial Focus Area I Commercial	Medium- Density Residential	R-20	20	No change ¹	No change			

Rezoning of these sites will take place prior to January 31, 2023.

1 This parcel currently has a mismatch between its General Plan designation and zoning. The zoning is not proposed to change but clean up is needed to make the General Plan consistent with the zoning.

Source: City of Antioch, 2022.



TABLE 6-101 REUSED SITES AND REZONING

APN	Address	Acreage	2015-2023 Element	2007-2015 Element	2022-2030 Housing Element	Current Zoning	Current Allowed Density	Proposed Zoning	Proposed Allowed Density
051-200-037	1841 Holub Ln	4.4	Vacant and single- family residentiala	N/A	Non-Vacant	R-35	35 du/ac		
065-110-006	810 Wilbur Ave ³	2.86	Non-Vacant: Single- family residential	Vacant	Vacant.	R-25	25 du/ac	R-35	35
065-110-007	701 Wilbur Ave	2.5	Non-Vacant: Single- family residential	N/A	Non-Vacant.	R-25	25 du/ac	R-35	35 du/ac
065-262-035	1015 E 18 th St	0.68	Vacant	Vacant	Vacant.	R-20	20 du/ac		
067-103-017	A St	1.77	Vacant	Vacant	Vacant.	C-o	o du/ac	R-20	20 du/ac
068-252-045	2709 Windsor Dr	0	Vacant	Vacant	Vacant.	R-6	6 du/ac	R-35	35 du/ac
074-080-026	Delta Fair Blvd & Belle Dr	12.26	Vacant	N/A	Non-Vacant.	R-35	35 du/ac		
068-251-012	620 E Tregallas Rd	0.86	Non-vacant. Religious institution	Non-vacant. Church	Non-Vacant. Church	R-25	25 du/ac	R-35	35 du/ac

Notes: -- = no change; BMR = below market rate

Source: City of Antioch, 2022.

^a Included in a consolidated site made up of vacant parcels and non-vacant parcels with single-family residential.

³ During the public review of the dDraft Housing Element, the City of Antioch received a development application on 810 Wilbur Avenue which proposes the development of 74 dwelling units, consistent with the site'es existing zoning designation and relevant sState laws. Accordingly, this site is no longer proposed to be rezoned as part of the housing element. It is still included within the Housing Sites Inventory as a pending project.

Per State law, sites that are reused from previous Housing Element(s) must establish a program to rezone these sites to allow residential use by-right for housing developments in which at least 20 percent of the units are affordable to lower-income households. However, the program is not necessary if sites are rezoned to a higher density as part of a General Plan update. Since five of the eight sites included within Table 6-101, above, are proposed to be-rezoned prior to -the beginning of the Planning-planning Periodperiod, they are treated as new sites and therefore do not need by-right zoning. Three sites are subject to by-right zoning, as listed in Table 6-142, below. By-right programs are established in *Program* 54.1.7. Streamlined Approvals of the Housing Element in Chapter 7, Housing Goals, Policies, and Programs.

TABLE 6-142 BY-RIGHT SITES

APN	Address	Acreage	2015-2023 Element	2007-2015 Element	2022-2030 Housing Element
051-200-037	1841 Holub Ln	4.4	Vacant and single- family residentiala	N/A	Non-Vacant. Proposed for lower-income units.
065-262-035	1015 E 18 th St	o.68	Vacant	Vacant	Vacant. Proposed for moderate and above-moderate units given the density, but by-right approval will be required for projects with 20% of units BMR.
074-080-026	Delta Fair Blvd & Belle Dr	12.26	Vacant	N/A	Non-Vacant. Proposed for lower-income units.

^a Included in a consolidated site made up of vacant parcels and non-vacant parcels with single-family residential.

4.3. Non-Vacant Sites

The degree of a site's underutilization was a consideration within the site identification process. This was measured using the land to improvement ratio (also called the improvement ratio) from ABAG's Housing Element Site Selection Tool (HESS). This measurement which was compiled by dividing improvement value by the improvement value added with land value. A lower improvement ratio indicates that a property is underutilized relative to the property's land values, with values less than 1.0 indicating underutilization and demonstrating potential market interest in future redevelopment for further development. All non-vacant sites on in the inventory Housing Sites Inventory have a land to improvement ratio less than 1.0, with values ranging from 0 to 0.95. The improvement ratios of each non-vacant site is are included in the discussion of RHNA sites later in this document.

Less than half of the sites included in the Housing Ssites linventory are non-vacant. As shown in Table 6-123, the majority (53 percent) of the 1,515-166 affordable units (i.e., very low- and low-income units) are accommodated on vacant sites. The non-vacant sites identified in the Housing Sites linventory were selected based on environmental constraints and infrastructure capacity, existing land uses, developer/property owner interest, and surrounding land uses. The selected non-vacant sites are underutilized based on the existing site use compared to what is allowed under existing or proposed zoning. Non-vacant sites on the inventory in the Housing Sites Inventory are typically developed with 1) aging single-family homes, 2) religious institutions that are interested in or attractive candidates to add housing to their properties, or 3) minor improvements such as sheds or billboards that would impose an obstacle to redevelopment. Although Antioch does not have recent experience with housing redevelopment (all the projects on Table 6-67 are on vacant sites), the City has made a diligent effort to ensure that non-vacant sites in the Housing Sites linventory have the potential to be redeveloped. The



^b Since the adoption of the 2015-2023 Housing Element, this site was developed with solar panels. Because it is now a non-vacant site that has been repeated in two consecutive elements, it is conservatively assumed to be subject to by-right requirements. Source: City of Antioch and Urban Planning Partners, 2022.

<u>City_and_</u>has included programs to assist in the sites' redevelopment, such as programs to facilitate missing middle housing in the Viera and Trembath clusters and programs to facilitate the development of housing on lots owned by religious institutions.

TABLE 6-123 VACANT AND NON-VACANT SITES BREAKDOWN

		On			
	On Vacant Parcels	Non-Vacant Parcels	Total	Percentage Vacant	Percentage Non-Vacant
Very low-income units	515 369	452 377	967 746	53 49%	47 51%
Low-income units	291 206	257 214	548 420	53 49%	47 51%
Moderate-income units	562 467	385 337	947 804	59 58%	41 42%
Above moderate-income units	1, 156 257	957 834	2, 113 091	55 60%	45 40%
Total for Affordable Units	806575	709 591	1,515 1,166	53%	47%
Total for All Units	3,3442,299	2,760 1,762	6,094 4,061	55 57%	45 43%

Note: Assumes the rezonings shown in Table 6-910. Affordable units include very low- and low-income units. Source: City of Antioch and Urban Planning Partners, 2022.

5.4. Environmental and Infrastructure Constraints

All sites shown in the Housing Sites Inventory are infill sites located within urbanized areas of the city and overall, do not have environmental or infrastructure constraints that would preclude future development. This includes any sites in the Housing Sites Inventory which are eCity-owned or dedicated to institutional uses.

INFRASTRUCTURE CONSTRAINTS

The sites either already have infrastructure service or are located close to other properties with existing services. Many sites would require lateral expansions or mainline utility expansions to connect to existing utilities. However, these expansions are a standard and inexpensive component of nearly all housing construction. Capacity issues have not been identified in the locations where lateral expansions or mainline expansion would be required.

As part of the 6th eCycle Housing Element Uupdate-process, the eCity commissioned Sherwood Engineers to conduct a wet utility analysis of the city's-water, sewer, and stormwater systems. This analysis is contained within an Infrastructure Report from Sherwood Engineers dated May 2022 which evaluated the city's-wet system utilities against the eCity's 6th eCycle RHNA obligations. The Infrastructure Report determined that there is sufficient utility capacity to accommodate the City's RHNA obligations. It was determined that any required infrastructure upgrades or improvements that may be required in specific areas of the city to allow for housing site development would include lateral and mainline extensions which are typical requirements of the development process and provided by developers.

There are two areas of the city where greater infrastructure expansion may be necessary to accommodate future development: sites near the intersection of Deer Valley Road and Lone Tree Way (see sites 116-119 in Figure 6-3) and sites along the eastern edge of the city along Highway State Route 4 (see sites 113-115 in Figure 6-3). There have been sewer deficiencies identified in the area around the Deer Valley Road and Lone Tree Way intersection but analysis from Sherwood Engineers indicates that

they are still feasible sites. Sites near Highway-State Route 4 on the west edge of Antioch would require some utility expansions, including potential pump station or force main requirements. This does not preclude development and the CitycCity has recently received a development inquiry for one of the Highway-State Route 4 sites, indicating there is development interest.

Development across the city has demonstrated that infrastructure expansion is not a constraint to development, and ilt is anticipated that even the sites with larger infrastructure expansions would still be feasible given the recent experience of the AMCAL Pproject, and Wildflower Station, and The Ranch, which included the provision of infrastructure such as water lines, sewer lines, drainage facilities, and/or circulation improvements.

ENVIRONMENTAL CONSTRAINTS

There are various environmental constraints throughout the City of AntiochAntioch which must be considered as part of the analysis of adequate sites to ensure feasibility of housing development. Environmental constraints which have the ability to influence or impede development in certain parts of the city are described below.

Flood Zones

The city's location along the San Joaquin River-Sacramento River Delta, as well as its inland creek systems mean portions of the city are located with Federal Emergency Management Agency (FEMA) flood zones and may experience seasonal or regular flooding. While some of the sites are near flood zones, no sites themselves are located within a flood zone. Additionally, future development of housing on these adequate sites will be in compliance with Section 6-9, Stormwater Management and Discharge Control, of the City's Municipal Code which requires compliance with the Contra Costa Clean Water Program Stormwater C.3. Guidebook. The City will also continue cooperative flood management planning with Contra Costa County Flood Control and Water Conservation District (CCCFCWCD) to ensure appropriate flood control improvements are implemented citywide to mitigate any additional storm flows created by the development of adequate sites.

Earthquakes

While there are no active fault lines within Antioch, the city's proximity to various fault lines throughout the larger region leave it vulnerable to dangerous seismic hazards. These hazards may include extreme ground-shaking, soil liquefaction and/or settlement, and subsequent structural damage which poses a hazard to human life. Additionally due to the abundance of earthquake fault lines in the region, a majority of Antioch, as well as the adequate sites, are located within a California Geological Survey (CGS) Liquefaction Zone. During a violent earthquake, these areas are at risk of experiencing liquefaction, a phenomenon where saturated soils take on the characteristic of liquid and no longer can support structures, leading to property damage and potential casualties.

The City of Antioch outlines several actions within its Climate Action and Resilience Plan to mitigate the potential harmful effects of earthquakes which may pose as a constraint to future housing development. These actions focus on proactive measures the Citycity can take to better prepare for earthquakes and that allow the Citycity to adapt and recover from earthquakes more effectively and with minimized losses. These measures include building earthquake resiliency into the City's development code requirements for new developments, retrofitting older structures, and educating the public regarding emergency shelters and evacuation transportation options. These measures are in addition to existing building codes and construction standards established in the California Building Code, the requirements of the City of



Antioch Municipal Code, and City's General Plan which are intended to increase building resiliency to earthquake hazards.

Other Constraints

Other environmental constraints that have the potential to influence development of housing sites Housing Sites in general may include hazardous material contamination, dedicated easements, and other encumbrances or title conditions, or the presence of sensitive natural habitats or biological resources. To accommodate the eCity's RHNA obligations and potential site constraints upon individual hHousing sSite development, the realistic capacity of the Housing sSite linventory is calculated using the minimum permitted density threshold allowed by each Housing Ssite's zoning district. Accordingly, future residential development of Housing Ssites will be able to design around any unique site constraints while still maintaining the development's ability to accommodate the realistic capacity included in the Housing Sites linventory.

6.5. RHNA SITES

As shown in Figure 6-3, the proposed Housing Ssites are evenly distributed throughout the city. This section describes the various pockets of sites-Housing Sites that can be categorizes based on their proximity to one another. The descriptions in this section reference below median income neighborhoods and environmental justice (EJ) areas. The relationship of the sites-Sites to these and other AFFH factors is described more thoroughly in Chapter 3, Affirmatively Furthering Fair Housing.

VIERA SITES



Sites 1-82 (-82 Total Sites)

The area was annexed into Antioch in 2013 and is currently underutilized in regards to housing development. The sHousing Sites in this cluster are proposed to be rezoned to the R-20 district with the understanding that increased density could promote housing development in the area and that larger lots in this area have the capacity to redevelop. Although no affordable housing units are planned for this area, these sites-Housing Sites will support the development of missing middle housing sites. The rezoning determination was made in consultation with Mogavero Architects. Given there is no minimum density requirement in the R-20 zone, larger properties could develop with medium-density, multi-family projects up to 20 du/acre while smaller Housing Sites could utilize the provisions of SB 9 or add ADUs to more modestly increase density. Because-Since the R-20 district allows multiple building typologies, property owners will be able to assess the market for what makes the most sense on their property.

As mentioned under Realistic Capacity earlier in this chapter, the Housing Sistes to the south around Bown Avenue and Vine Lane are more densely developed and are assumed to have a realistic capacity of zero. Other Housing Sistes in this area are conservatively assumed to develop with a density of 6 du/acre, which is equivalent to 30 percent of the allowed density in the R-20 zone.





Aerial view of typical non-vacant sites along Viera Ave.

Non-Vacant (81 Sites) (1-69, 71-82)



Aerial view of typical non-vacant sites along Viera Ave.

These sHousing Sites are currently residential lots occupied primarily by single-family residences. The Housing Sites are located north of State Route 4 and east of State Route 160. The Housing Sites in this area are currently zoned ass: Zoning Study District(S) District, with areas to the west zoned PBC: Planned Business Center (PBC), M-2-Heavy Industrial (M-2) to the north, PBC: Planned Business Center (PBC) to the east, and P-D: Planned Development (P-D) District to the south.

The Housing Ssites range in size from 0.2 acres to 1.6 acres and the improvement ratios range from 0.13 to 0.89. The few buildings within this area with documented building ages listed with the County Assessor

list them as being built between 1950-1953. The age of the homes, underutilization of many sites, and access to infrastructure and utilities make these <u>Housing S</u>sites suitable for redevelopment.



Site 70 / APN: 051-082-010

Vacant (1 Site) (70))



Site 70 (/-APN: 051-082-010)

Site numberSite 70 is vacant. The

Viera information from earlier is consistent with this <u>Housing Sisi</u>te, with the only difference is that this is the only <u>Housing Ssite</u> within this area that is vacant. As a 0.43-acre lot, this <u>site-Housing Site</u> is anticipated to develop with two units.





18TH STREET AREA



Sites 105-110, 125-127, 130-133, 165 (-14 Total Sites)

18th Street is major road in Antioch located north of State Route 4 and east of State Route 160. The street runs horizontally, from west to east, cutting through low-income neighborhoods and environmental justice (EJ) neighborhoods in the western half. The Housing Sites in this area are currently zoned P-D, R-

20, R-35, C-2, and R-6. Areas to the north and south of the street, near the east are largely zoned C-3, PBC, and S: Zoning Study District. As the street progresses west, the area takes on commercial and residential zoning districts such as C-1, C-2, and R-20.

The proposed zoning for these Housing Ssites will primarily be R-20 except for sites-Housing Sites farther east that are outside of or on the periphery of the EJ area. The R-20 zoning will promote the development of medium-density units for moderate- and above moderate-income households. Sites 125 and 133 (APNs 065-161-025 and 068-082-057) are both surrounded by single-family homes on most sides and are smaller sitesHousing Sites. For these reasons, a density of 12 du/acre was used to calculate a realistic capacity of 2 units and 6 units for sSites 125 and 133, respectively. All other R-20 sHousing Sites in the East 18th Street Area utilized a density of 20 du/acre to calculate their allowed capacity and a yield of 80 percent of that capacity was conservatively used to calculate the realistic capacity. The Housing Sites that utilized 20 du/acre for their capacity calculations are typically better-served by transit and services and farther and/or easier to buffer from existing single-family homes than their R-20 townhome counterparts that used 12 du/acre in their calculation.

Non-Vacant (3 Sites) (106, 125, 165)

The non-vacant sites Housing Sites along 18th Street are occupied by single-family residences and a parking lot. The Housing Ssites range in size from 0.3 acres to 4.4 acres.

Site 106, 1841 Holub Ln, was included in the previous housing Housing element It is currently zoned R-35 and will keep that zoning designation. Its improvement ratio is 0.67. Projects with 20 percent of units designated as below-market-rate would therefore be allowed by-right. The site-Housing Site is 4.4 acres and currently developed with a single-family residence, giving it a high degree of underutilization (a minimum of 132 units would apply should the site redevelop).

Site 125 is currently developed with a surface parking lot. This is a smaller 0.31-acre site-Housing Site surrounded by a mix of single-family residential and commercial uses. and illusting improvement ratio is 0.56. Given its size and location, a density of 12 du/ac was used to conservatively calculate up to 2 units on the Housing Site.



Housing Site 165 (+1018 E 18th Street)

Site 165 is currently developed with a single-family residence built in 1941 and has an improvement ratio of 0.58. The proposed density of 30-35 du/acre for this 0.84-acre Housing Site allows for the development of affordable housing to be more financially feasible. It is in the EJ neighborhood but it is the



northwesternmost parcel within the EJ boundaries, indicating it may be impacted less than other EJ sites. The <u>Housing S</u>site is near commercial uses and bus service on East 18th Street and Hillcrest and abuts a preschool to the south.

Vacant Sites (11 Sites) (105, 107-110, 126-127, 130-133)

The 11 vacant Housing Sites in the East 18th St Area range in size from 0.08 acres to 5.71 acres. The existing zoning for these sites Housing Sites includeincludes P-D, R-35, R-20, and C-2. The surrounding land uses for these vacant sites Housing Sites is consistent with the information for the non-vacant sites Housing Sites above.

From these II vacant Housing Sites, 4 will be capable of supporting affordable housing units. Two of these Housing Sitesites—— sSite 105 (051-200-076) and 109 (051-230-028)——will be rezoned from PD to R-35 to accommodate affordable housing. The other two have existing zonings of R-35 and will maintain that zoning.



Site 105 (+APN: 051-200-076 1)

Site 127, 1015 E 18th Street, currently zoned R-20, was in included in the previous two housing Housing elements Elements. This sHousing Site will keep its R-20 zoning designation and therefore future project on this Housing Ssite with 20 percent of units designated as below-market-rate would be allowed by-right.



HILLCREST AVENUE



Sites 111, -112, 153, 156-161, 171 (-10 Total Sites)

The Housing Ssites in this area are located near Hillcrest Avenue, south of State Route 4 and east of State Route 160. Overall, the area primarily has a residential typology.



Non-Vacant (4 Sites) (111, 153, 156-157)

The non-vacant sites Housing Sites in the Hillcrest Avenue Area are residential lots each developed with a single-family house. The existing residences were built between 1956-1979 with improvement ratios ranging from 0.28 to 0.8. The sites Housing Sites range in size from 0.9 acres to 5 acres. Two of these Housing sSites, site Site 111 (052-042-044) and site Site 153 (052061053) are zoned P-D, with the remaining two zoned S, (site Site 156 [052-061-014]) and R-6 (site Site 157 [052-042-037]). The area around these sites Housing Sites is primarily zoned P-D with an area north of these sites being zoned HPD: Hillside Planned Development (HPD).

All four of these sites Housing Sites will be rezoned to R-35 placing them at a density this financially feasible for affordable housing. Single-family residences are the main use currently occupying each lot. Given the age of the homes (approximately 45 to 65 years old) and the degree of underutilization (improvement ratios of 0.8 and lower), the existing uses are not anticipated to prevent redevelopment.

Vacant (6 Sites) (112, 158-161, 171)

Currently all of all these sHousing Sites, except for 112, are zoned P-D. Site 112 is zoned R-6. Sites 158-161 will be rezoned R-25 and the others (sites Sites 112 and 171) will be rezoned to R-35. Most of these Housing sites Sites comprise the Wildflower Station project. The City has stated that the developer of the Wildflower project is interested in pursuing residential development, specifically condominiums at densities consistent with the R-25 zoning district, instead of the commercial uses it had previously proposed.



Site 153 (+4325 Berryessa Court)

Located near the intersection of three major roads and just south of the Antioch BART Station, these sites-Housing Sites have access to ample transportation options. From the six vacant Housing Sites in this area, two will be eligible for affordable housing given their sizes and allowed densities, Site 112 (052-342-010) and 171 (052-370-009).

6. ADEQUATE SITES



Site 112 (APN: +052-342-010)





TREMBATH

LANE



Sites 83-104_(-22 Total Sites)

These sites-Housing Sites are clustered along East 18th Street between Trembath Lane and St Claire Drive. East 18th Street is a major road in Antioch located north of State Route 4 and east of State Route 160. The street runs horizontally, from west to east, Trembath Lane and St Claire Drive are not public streets and do not have sewer connections. Lateral expansions are required to provide sewer service to these sites. However, there are no prior capacity issues identified for this area, and _based input from Sherwood Engineers, these sites-Housing Sites are considered viable for future housing development.

Non-Vacant (22 Sites) (83-104)

The non-vacant sites-Housing Sites along 18th Street west of the Viera area are largely occupied by single-family residences. The Housing Sites range in size from 0.3 acres to 8 acres and the improvement ratios range from 0 to 0.95. The sites-Housing Sites in this area are zoned C-2, R-35, R-6, and S. Areas to the north and south of the street, near the east are largely zoned C-3, PBC, and S: Zoning Study District. As the street progresses west, the area takes on commercial and residential zoning types such as C-1, C-2, and R-20.



Site 85 (-1710 Trembath Lane)

The <u>sites-Housing Sites</u> are being rezoned to R-20. The <u>sites-Housing Sites</u> are underutilized and are primarily developed with single-family residences. Given the infrastructure expansion needed to serve these <u>sites-Housing Sites</u> and the allowed density of 20 du/ac<u>re</u>, it is anticipated that only moderate- and above-moderate units would develop here.





Site 85 / 1710 Trembath Lane

EAST LONE TREE FOCUS AREA



Sites 113-115, 162 (-4 Total Sites)

This cluster is located near the southeastern boundary of Antioch. Site 162 in particular is right at the Antioch boundary with Brentwood. This area is not within a below median income or EJ neighborhood.

Non-Vacant (1 Site) (162)

This non-vacant site, 162 (056-120-096), is developed with a residence built in 1976 with an improvement ratio of 0.65. It is currently zoned P-D and will be rezoned to R-35. Currently the site is surrounded by rural land and large retail centers such as JCPenny, Office Depot, and Best Buy. Higher-density housing is proposed here because of the size of the site, surrounding uses, and location in the city. The R-35 zoning district would make the site conducive for affordable housing. This site is neither in a below median income area nor in an EJ area, making it an attractive site to target for affordable housing.







Site 162 (-2721 Empire Avenue)

Vacant (3 Sites) (113-115)

These sites are located just west of State Route 4 in a vacant area with single-family development located roughly 0.5 miles west and south of the sites. These sites range in size 0.5 to 7.2 acres. These sites are in the East Lone Tree Specific Plan Focus Area and are zoned S-P. They will be rezoned to R-35, placing them at a density feasible for affordable units. To upzone these sites, the specific plan will be amended.

LONE TREE WAY



Sites 116-119, 139-142, 163 (-9 Total Sites)

These sites are located south of State Route 4 and just west of Lone Tree Way, a major road that goes north/south through Antioch.

Non-Vacant (2 Sites) (140 & 163)

The area around these two non-vacant sites is primarily single-family residential with Sutter Delta Medical Center nearby.

Site 140 (072-400-039) is located adjacent to the Antioch Municipal Reservoir and is a non-vacant site with a single-family residence built in 1926. This 2-acre site is currently zoned P-D and will be rezoned to R-35. This site is anticipated to accommodate affordable housing. The age of the house and degree of underutilization (improvement ratio of 0.36) make redevelopment more attractive at this location.

Site 163 (072-011-052) is located north of site 140, on Lone Tree Way and is currently being used as a Senior Living Facility built in 1999. This 9.22-site was recently subdivided. The new parcels, which are vacant and total approximately 4.2 acres, can be used for residential development. The site is currently zoned P-D/S-H and will be rezoned to R-35. This site will also accommodate affordable housing.







Site 163 (+3950 Lone Tree Way)

Vacant (7 Sites) (116-119, 139-142)

Sites 116-119 are located near the intersection of Deer Valley Rd and Lone Tree Way and sites 139-142 are located slightly more north along Lone Tree Way. All these sites are currently zoned P-D and will all be rezoned to R-35, except for site 119 which will be zoned R-20. A density of 12 du/ac was utilized to calculate the capacity of site 119 given the anticipation of townhome-style development on this parcel given the neighborhood context.

Sites 116-118 are large vacant sites adjacent to a church and Hilltop Christian School.



Site 116 (APN: +055-071-106)



HEIDORN RANCH



Site 121_(-1 Total Site)

Non-Vacant (1 Site) (121)

Site 121 (056-130-011) is located along the southeastern boundary of Antioch on Heidorn Ranch Road, east of State Route 4 and south of Lone Tree Way. This site is currently zoned P-D and has a single-family residence on the property. The improvement ratio of the site is 0.56. The site is approximately 5.05 acres. Areas around the property are primarily agricultural and single-family residential. The site will be rezoned to R-35 and will also accommodate affordable housing units.



Site 121 (4-5320 Heidorn Ranch Road)

A STREET



Sites 122, 128, 129 (-3 Total Sites)

Non-Vacant (1 Site) (122)

Site 122 (065-071-020) is located at 1205 A Street, north of the State Route 4. This site is 0.3 acres and is located in an EJ and below median income area. It is currently zoned C-0 and is occupied by a building built in 1964 that has been boarded up and appears to be not in use. The building previously burned and has been vacant for a few years. Given the state of the existing structure, it appear ripe for redevelopment, as evident in its improvement ratio of 0.67. Along A Street, adjacent to the property, are commercial uses. To the rear of the property are single-family residential homes. This downtown location will be rezoned to R-20 and will help support the development of housing for moderate- and above moderate-income households. A density of 12 du/ac was used to conservatively assume a capacity of 2 units on the site.

Vacant (3 Sites) (128, 129)

Sites 128 (067-093-022), 129 (067-103-017), are also located along A Street, north of State Route 4. Similar to the non-vacant sites, these sites are also located within a below median income and EJ area.





Site 122 (+1205 A Street)

Site 128 is on the corner of A Street and Park Lane. The site is 0.32 acres and surrounded by primarily single-family uses. Adjacent to the site on A Street is Antioch Convalescent Hospital. To the rear of the site are the single-family uses. The site will be rezoned to R-20 and will help support the development of medium-density housing for moderate- and above-moderate income households. A density of 20 du/ac at 80 percent yield would enable 4 units on the site, which is appropriate given its context and location.



Site 128 (APN: \(\text{APN} \): \(\text{O67-093-022} \)

Site 129 is located near the corner of A Street and W 16th. The site is 1.7 acres and is neighboring small commercial business along A St such as a car stereo store, hair salon, shoe store, and a restaurant. To the rear of the site are single-family residential properties. This site was also included in the previous two housing elements. However, because the site is currently zoned C-0, it will be rezoned to R-20 to allow residential uses and would count as a new site. By-right approval will not be applicable to the site if the rezoning is completed before the beginning of the Planning Period, as intended. Given its adjacency to single-family homes, it is anticipated that townhomes could be developed here and a density of 12 du/ac was used to assume the realistic capacity.

WILBUR AVENUE



Sites 123-124, 167-170 (-6 Total Sites)

Non-Vacant (1 Site) (124)

Site 124 (065-110-007) is located at 701 Wilbur Avenue. This site is north of the State Route 4 and is within a below median income area. This long site is 2.5 acres, designated for high-density residential in the General Plan, and currently zoned R-25. The site currently has a single-family residence on the property at the north and is being used for storage in the south. It has an improvement ratio of 0.44. To the west side of the lot is a vacant property (site 123) and to the east are single-family residential lots. To the front of the lot, on the opposing side of Wilbur Avenue are Tri Delta Transit offices, along with other M-1 Light Industrial uses (i.e., uses that are not potentially hazardous).

This site was included in the previous housing element and is being rezoned to R-35 to accommodate the development of affordable units. Given that the rezoning is anticipated to be completed by January 2023, the site will not be eligible for by-right approval of projects with 20 percent of their units below-market-rate.

Vacant (5 Sites) (123, 167-170)

Sites 123 (065-110-006), 167 (065-122-023), 168 (061-122-029), 169 (061-122-030), and 170 (061-122-028) are all located along Wilbur Avenue. These sites are zoned PBC with a Cannabis Overlay, except for Site 123 which is zoned R-25. They range in size from 0.6 to 2.8 acres. Similar to site 124, opposite to these sites, across the street on Wilbur Avenue, there are Light Industrial uses with M-2 Heavy industrial uses appearing as you move eastward. All these vacant sites will be rezoned to R-35 and are anticipated to support the development of affordable housing units.

Site 123, 810 Wilbur Ave, had an entitlement; however, nothing has been built so far. Currently the site is fenced off with some debris on the site but no actual structures. This site, currently zoned R-25, was included in the previous two housing elements. However, the site is anticipated to be rezoned to R-35 by



January 2023, and so the site will not be eligible for by-right approval of projects with 20 percent of their units below-market-rate.



Site 124 (+701 Wilbur Avenue)



Site 123 (+810 Wilbur Avenue)

TREGALLAS ROAD



All sites in this cluster are vacant with some car storage on the site in the aerial image.

Sites 134-137 (-4 Total Sites)

Vacant (4 Sites) (134-137)

Sites 134 (068-252-041), 135 (068-252-042), 136 (068-252-043), and 137 (068-252-045) are just south of the State Route 4. The neighboring uses are primarily residential with the State Route 4 across the street from the properties.

These sites are within a below median income area and EJ area. The sites are zoned R-6 and have a large creek setback which constrains the developable area. The City received a previous application for high-density residential on the sites, which had calculated a developable acreage of 1.57 acres across the sites. This is the acreage used in the realistic capacity calculation for these consolidated sites. These sites will all be rezoned to R-35 and are anticipated to accommodate affordable housing development.

Site 137, 2709 Windsor Dr, was identified in the previous housing element. However, with the anticipated rezoning, the site conditions would be different and by-right approvals would not apply.





Site 134 (+2721 Windsor Drive)

CONTRA LOMA BOULEVARD / L STREET



Sites 150-151_(-2 Total Sites)

Both sites in this area are vacant and described below.

Vacant (2 Sites) (160150-151)

Site 150 (074-343-034) is located at 2100 L Street, north of State Route 4. The site is zoned C-I and is surrounded by a combination of uses, with R-I0 and R-20 zones to the rear, and C-I and R-6 single-family residential to the front and side. This site located approximately 0.25 miles from Antioch High School and will be rezoned to R-20, which will help support the development of moderate- and above-moderate



income housing. The City anticipates townhome development on this site given its context, and therefore a density of 12 du/ac was used to calculate the realistic capacity

Site 151 (075-460-001) is located south of site 154, an existing church, along Contra Loma Boulevard. This site is located in a below median income area on the corner of Contra Loma Boulevard and James Donlon Boulevard south of State Route 4. The site is zoned C-1 will be rezoned to R-25. It is surrounded by P-D, R-20, and R-4 zoning districts.



Site 150_(+2100 L Street)

DELTA FAIR BOULEVARD



Sites 143-149 (-7 Total Sites)

Non-Vacant (2 Sites) (143, 145)

Site 143 (074-080-026) and 145 (074-080-029) are located along the northwestern boundary of the city, near Los Medanos College, just south of State Route 4. The sites are both currently zoned R-35 and will maintain that zoning. Surrounding sites are zoned MCR Service/Regional Commercial, R-35, and R-6. Currently both sites are developed with a billboard and solar panels and have improvement ratios of 0.0.

Site 143 has Solar Panels occupying roughly 4 acres of the 12-acre site. This site was identified in the previous Housing Element and would be subject to by-right approval for projects with 20 percent of units below-market-rate. Site 145 is approximately 1 acre and has a billboard. These minor uses are not anticipated to dampen the feasibility of housing development and high-density housing could be developed while retaining the existing uses given the size of the sites and extent of the existing development. Both of these sites are publicly-owned, site 143 by the Fire Department and site 145 by the City. Sites currently under public ownership are not know to be encumbered by any potential constraints to redevelopment. Thus, bBoth sites can support affordable housing units. Even though site 145 is larger than 10 acres, given the City's history with developers such as AMCAL, affordable housing is feasible.

Vacant (5 Sites) (144, 146-149)

These sites are all located near the northwestern boundary of the city, south of State Route 4 and west of Somersville Road. Site 144 (074-080-028) is 0.49 acres and site 146 (074-080-030) is 5.5 acres. Both are



currently zoned R-35 with an emergency shelter overlay and will keep that zoning designation. These sites are surrounded by MCR Service/Regional Commercial and R-35 zones. Both sites are owned by the City.

Sites 147 (074-122-016), 148 (074-123-004), 149 (074-123-005) are all located within the Western Antioch Commercial Focus Area and are zoned C-3. Sites 148 and 149 will be rezoned to R-35 and will support the development of affordable housing. Site 147 on Delta Fair Boulevard will be rezoned to R-20; given its shape and dimensions, it was not considered feasible for development with affordable, multifamily units. Given its context neat a bus stop and with a creek providing a natural buffer to the adjacent single-family homes, a density of 20 du/ac (with an 80 yield) was used to calculate the realistic capacity of this site.



Site 143 (APN: +074-080-026) and & Site 146 (APN: +074-080-030)

BUCHANAN ROAD



Sites 152_(-1 Total Site)

Vacant (1 Site) (152)

Site 152 (076-010-039) is located near the corner of Somersville Rd and Buchanan Rd, south of State Route 4. This site is located within a below median income area and is approximately 4.7 acres. Site clean-up has occurred at and around the site and it was determined that a neighboring parcel was not suitable for residential uses due to contamination. However, site 152 is suitable for residential development and development would comply with all State and regional standards and codes to ensure the safety of future residents.

The surrounding parcels are zoned R-20 to the west, R-10 to the south and west, and C-3 to the north. The site is near existing mobile homes and duplexes. The site is zoned R-20 and will keep this zoning designation. The City has been approached about residential development on the site even though the General Plan designation for the site is currently Commercial. Given the adjacent multi-family housing and ability to provide bulk and mass reductions given the site's size and dimensions, a density of 20 du/ac (with an 80 yield) was utilized to calculate a realistic capacity of 76 units on this site.



Site 152 (APN: +076-010-039)



JESSICA COURT



Sites 164, 172-182 (-11 Total Sites)

This area is along the eastern boundary of the city, near State Route 160, and is within a neighborhood below the median income. These sites are currently zoned P-D and were subdivided and previously planned for a community of single-family homes that never got built. The area that was anticipated for the roundabout is included as a site. This area is under one ownership and treated as one consolidated, 2.98-acre site for the purposes of calculating realistic capacity. All sites would be rezoned to R-35 and would support the development of affordable housing.

Non-Vacant (1 Site) (177)

Site 177 (051-390-001) is located at 3321 Jessica Court and is currently developed with an unidentified building on the property, likely a shed. The existing structure/shed is not anticipated to dampen the feasibility of redevelopment given its size and value, as exemplified by its improvement ratio of 0.02

Vacant (10 Sites) (172-182)

Sites 172-182 are currently vacant and range in size from 0.1 to 2.9 acres. These sites, including site 182, which refers to the land previously identified to build a driveway and roundabout, will be rezoned to R-35 and will support the development of affordable housing similar to the non-vacant Jessica court sites.



Jessica Court Area



PLACES OF WORSHIP

Sites 120, 138, 154, 155, 164, 166 -(6 Total Sites)

Sites 120, 138, 154, 155, 164, and 166 of the site inventories are non-vacant sites, presently developed with churches and other places of worship. The City CCity has received interest from these churches that would like to add infill housing units to their properties. All sites in this section include vacant or underutilized portions of the property and accordingly the realistic capacity calculations have been applied only to these vacant developable areas and not the existing churches. Given that housing would be added in addition to the existing uses, the existing uses are not anticipated to impede the development of housing.



Accordingly, the eCity-and has included a-pProgram 2.1.7 in the Policy Program of this-the Housing Element, located in Chapter 7, Housing Goals, Policies, and Programs to facilitate these projectshousing developments on sites owned by places of worship. This program states the Ceity will work with the Multi-Faith ACTION Coalition (MFAC) and Hope Solutions (Formerly Contra Costa Interfaith Housing (CCIH)), local housing organizations, to rezone sites to allow housing on properties owned by religious institutions identified by the site inventory. To this end, the City of Antioch is presently working with both organizations, to advance equitable housing policies identified by this Housing Element and utilizing the housing sites identified in this section. This work is being facilitated through a \$500,000 Breakthrough Grant from the Partnership for the Bay's Future and managed by the San Francisco Foundation. All sites in this section include vacant or underutilized portions of the property and the realistic capacity calculations

Site 120 (056-130-014), 5200 Heidorn Ranch, is located along the southeastern boundary of Antioch on Heidorn Ranch Road, east of State Route 4 and south of Lone Tree Way. It is currently zoned P-D and will be rezoned to R-35, making the density high enough to accommodate affordable housing units. The church, built in 1990, is supportive of their property being included as a site in the Housing Element. Most of this church's property is vacant; the vacant portions of the lot roughly occupy 1.95 acres.



Site 120 | 5200 Heidorn Ranch Road

have been applied only to these areas and not the existing church. Given that housing would be added in addition to the existing uses, the existing uses are not anticipated to impede the development of housing.

Site 138 (071-370-026), 3351 Contra Loma Boulevard, is the current site of St. Ignatius of Antioch. This site is located within a below median income area. It is currently zoned R-6 and will be rezoned to R-20 before January 2023. Approximately 1 acre of the total 8-acre site is vacant and was used to determine the realistic capacity. A density of 20 du/ac (with a yield of 80 percent) was utilized to calculate a realistic capacity of 16 units on the site.



Site 138 | 3351 Contra Loma Boulevard



Site 154 (071-130-026) is located at 3195 Contra Loma Boulevard, south of the State Route 4, along Contra Loma Boulevard, a major north-south road within Antioch. The site is within a below median income area. The surrounding zones include C-2, R-20, and R-6. The site is currently zoned



Site 138 | 3351 Contra Loma Boulevard



R-20 and would be rezoned to R-35 given the proximity of higher-density housing directly north of the site.

Site 154 +3195 Contra Loma Boulevard

The exiting church was built in 1967 and does not occupy the entire lot area, with most of the property being undeveloped. Approximately 2.9 acres of the lot are vacant and used to calculate the realistic capacity.



Site 154 | 3195 Contra Loma Boulevard

Site 155 is located at 620 E Tregallas Road just south of the State Route 4 and is within a below median income and EJ area. The church on site was built in 1968. The church currently has vacant portions of the property in the rear, which make up approximately 0.8 acres of the total 2.5 acres of the site. This site



Site 155 +620 E Tregallas Road

was identified in the previous housing element. It will be rezoned from R-25 to R-35 and will support the development of affordable units.

Site 164 (051-200-065) is located at 3415 Oakley Road. This site is located along the eastern boundary of the city, near State Route 160. This site is located within a below median income area and currently zoned as P-D. The church on this property has inquired about adding tiny homes or other housing on the site. This site will be rezoned to R-35 to support the development of affordable housing, consistent with the church's vision.



Site 155 | 620 E Tregallas Road

Site 164 (051-200-065) is located at 3415 Oakley Road. This site is located along the eastern boundary of the city, near State Route 160. This site is located within a below median income area and currently zoned as P-D. The church on this property has inquired about adding tiny homes or other housing on the site. This site will be rezoned to R-35 to support the development of affordable housing, consistent with the church's vision.



Site 164 | 3415 Oakley Road

Site 166 (076-231-007) is located south of State Route 4, near the western portion of the city within an area that is below the median income. The site is located southwest of Deltafair Shopping Center and Somersville Towne Center. The site is approximately 3.3 acres and zoned P-D with surrounding zones consisting of C-0, P-D, and R-6. The site will be rezoned to R-35 and will support the development of affordable housing units. Housing would be developed on approximately 1.5 acres that are not in use by the church.



Site 166 | 1919 Buchanan Road

6. ADEQUATE SITES



Site 166 (+1919 Buchanan Road)



7

HOUSING GOALS, POLICIES, AND PROGRAMS

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

Five goals are presented below pursuant to <u>Department of Housing and Community Development (HCD)</u> requirements for the 6th Cycle, corresponding to the following topics:

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

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

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

A. GOALS, POLICIES, AND IMPLEMENTING PROGRAMS [SW1]

Goal I: Improve and Conserve Existing Housing Stock

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

- Policy 1.1 Safe Housing. Ensure the supply of safe, decent, and sound housing for all residents.
- **Policy 1.2** Housing Rehabilitation. Continue to participate in housing rehabilitation programs and pursue funding to rehabilitate older housing units.
- **Policy 1.3** Reducing Home Energy Costs. Provide incentives to reduce residential energy and water use to conserve energy/water and reduce the cost of housing.

B. IMPLEMENTING PROGRAMS

- I.I.I Monitor and Preserve At-Risk Projects. The City has identified 54 multi-family rental units at-risk of converting from income-restricted to market-rate within the next 10 years. To preserve affordability of these units, the City shall:
 - <u>proactively Proactively</u> meet with the property owners and identify funding sources and other incentives to continue income-restrictions.
 - The City shall develop strategies to act quickly should the property owners decide not to continue income restrictions. The strategy program may include, but is not limited to, identifying potential funding sources and organizations and agencies to purchase the property. If preservation is not possible, the City shall ensure that tenants of at-risk units opting out of low-income use restrictions are properly noticed and informed of resources available to them for assistance.
 - Comply with Government Code Sections 65863.10-13 which contain a series of noticing provisions
 designed to give tenants sufficient time to understand and prepare for potential rent increases, as well
 as to provide local governments and potential preservation buyers with an opportunity to preserve
 the property

Responsible Agency: City of Antioch, Public Safety and Community Resources, Housing Program

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

<u>Quantified Objective</u>: Retention of existing affordable housing stock through early action regarding 54 "at-risk" units.

Funding Source: CDBG-Housing Successor, PLHA, and General Fund

Implements: Policy 1.1

ANTIOCH 85

1.1.2 Housing Rehabilitation ProgramMaintain and Preserve Affordable Housing sStock.

Continue to contribute funds for and promote the Housing Rehabilitation Program administered by Habitat for Humanity East Bay/Silicon Valley (HHEBSV). This program provides home repair services to improve housing safety and health conditions, assist residents to age in place, and prevent displacement for low-income mobile home and single-family homeowners. Assistance is provided through zero and low-interest loans and grants to extremely low-, low-, and moderate-income households. The eCity provides information about the program on the eCity website and at City Hall and refers homeowners to Habitat to complete the application. Continue to-contribute funds for and promote the Housing Rehabilitation Program (previously the Neighborhood Preservation Program (NPP)) administered by Contra Costa County. This program provides zero and low interest loans to low- and moderate income households for housing rehabilitation. The Citycity will continue to provide information about the program on the Citycity website and at City Hall and refer homeowners to the County.

Responsible Agency: Housing & CDBG programs, Contra Costa County Habitat for Humanity East Bay/Silicon Valley

Implementation Schedule: Ongoing, and funded annually with grant funding-, currently at \$510,000/yr.

Quantified Objective: Annually serve 19 lower income residents through the provision of at least four (4) loans of up to \$75,000 and ten (10) grants of up to \$15,000. Adequate assistance to provide loans and grants to 3-4 homeowners per year.

Funding Source: City of Antioch Housing Successor and PLHA funding to Habitat for Humanity EBSVCDBG

Implements: Policy_|.|,_1.2

1.1.3 Expand aAffordable hHousing for eOwnership. Provide financial down payment and closing cost assistance to lower income households to aid in the purchase of a home in the Ccity through the Antioch Homeowner Program (AHOP). Targeted population outreach includes households currently residing or working in Antioch, those who are first-time home buyers, Section 8 renter voucher participants, and those being displaced.

Responsible Agency: Housing & CDBG programs, Bay Area Affordable Homeownernship Alliance (BAAHA)

Implementation Schedule: Annually grant funding to program, currently \$500,000 per /year for loans and grants, and \$60,000 for program administration.

Quantified Objective: Annually serve 7seven lower income households to become Antioch homeowners through the provision of at least seven (7) loans of up to \$75,000 and five (5) grants (as needed) of up to \$20,000 for closing and other costs.

Funding Source: City of Antioch Housing Successor and PLHA funding

Implements: Policy -1.3

1.1.4 Reduce hHousehold eEnergy costs to iIncrease hHousing aAffordability. Increase housing and energy security for lower income households by reducing energy consumption by providing grants for increased insulation, weatherstripping, replacing single-paned windows, replacing failing HVAC systems with energy star units, and other energy saving measures as needed for lower income homeowners.

Responsible Agency: Housing & CDBG programs, Habitat for Humanity

Implementation Schedule: Annual grant funding to program.

Quantified Objective: Annually serve 5 five extremely and very low-income (0-59% AMI) homeowners through the provision of at least five (5) grants annually of up to \$20,000.

Funding Source: City of Antioch Housing Successor and PLHA funding

Implements: Policy — I.I.4—, Policy I.I.2—

<u>1.1.65</u>	Affordable Housing Search Assistance. Assist extremely and very low-income renters with
	information about affordable housing resources, rental assistance, utility assistance, and other
	housing information through the provision of two Affordable Housing pamphlets, one for seniors
	and one for the general population, and a recorded training provided on the website and in-
	person assistance through classes at the Senior Center.
	Responsible Agency: Housing and CDBG program staff.
	Qualified Objective: Annually provide a minimum of six6 (6) in-person trainings at the Antioch
	Senior Center; respond to an estimated 50 email or telephone inquiries about finding affordable
	housing.
	Funding Source: City of Antioch Housing and CDBG administration funds.
	Implements: Policy 1.1.6

Programs, Fair Housing, and Tenant/Landlord services. Continue to provide information to extremely low-, very low-, low- and moderate-income homeowners, other homeowners with special needs, and owners of rental units occupied by lower-income and special needs households regarding the availability of rehabilitationall of the City's housing programs, fair housing rights and investigation, and tenant/landlord rights and responsibilities and counseling programs funded by the City. programs through neighborhood and community organizations and through the media. Disseminate information developed and provided by the Housing Authority of Contra Costa County and Contra Costa County's Department of Conservation and Development to Antioch residents. Continue to use the city's-City's website and social mediaeeting to advertise the programs.

Responsible Agency: City of Antioch CDBG & Housing Program



Implementation Schedule: Ongoing

- Social media outreach (Facebook, Next Door) 6six times per year-
- City Manager Newsletter twice per year.
- Email blasts to faith communities, service organizations, 2-1-1, and nonprofit agencies 2two times per year. Tabling at special events 4four times per year.
- Tabling targeted to limited English proficiency speakers of Spanish and Tagalog 2two times per year-
- Update to City website 2two times per year-
- Presentation before City Council on programs 2two times per year.

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

<u>Funding Source</u>: City of Antioch CDBG <u>and Housing Successor Administration. funding to the County's Neighborhood Preservation and the Housing Authority of Contra Costa County's Rental Rehabilitation programs</u>

<u>Implements</u>: Policy 1.1, 1.2, 1.3, 1.4, 1.5, 1.6

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

Responsible Agency: Community Development Neighborhood Improvement Services

Implementation Schedule:

- Ongoing routine enforcement survey activities and complaint basis, with staff responding to public inquiries as needed.
- OnAnnually survey multi-family developments in the environmental justice neighborhoods for life safety and public health violations.

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

Funding Source: General Fund

Implements: Policy 1.1

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

Responsible Agency: Neighborhood Improvement Services Community Development Department

Implementation Schedule:

- 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.
- 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. Ongoing

Non-Quantified Objective: Safer housing stockAnnually assist a minimum of 10 households in applying for Housing Rehabilitation Program grants to address unsafe housing conditions within Antioch's Environmental Justice Neighborhoods.

Funding Source: General Fund

Implements: Policy 1.1

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

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

Implementation Schedule: Annually, as funds are available.

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



Funding Source: Federal, State and Local funds, CDBG

Implements: Policy 1.1

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

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based. Continue to implement process as approached by property owners seeking to convert rental multi-family units to owner occupied condominiums.

<u>Non-Quantified Objective</u>: Conservation of rental units currently being rented by lower-income households and tenants with special needs when units are proposed to the city to be converted to ownership.

Funding Source: Developers proposing to conversions

Implements: Policy 1.1

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

Responsible Agency: City of Antioch CDBG & Housing Programs Implementation, ECHO Housing; Bay Area Legal Aid, Centro Legal de la Raza, Contra Costa Senior Legal Services.

Schedule: Ongoing

Non-Quantified Objective: Foreclosure prevention.

Funding Source: CDBG

Implements: Policy 1.1

1.1.129 Water Conservation Program. As part of the development review process, ensure that new residential development meets City standards and guidelines for conserving water through provision of drought-tolerant landscaping, and the utilization of reclaimed wastewater when feasible. Continue to encourage water conservation through City's Water Efficient Landscape Ordinance (WELO) that conforms to the State's model ordinance. Encourage water utilities to

participate in BayREN's Water Upgrade \$aves Program in order to make water efficiency improvements availability to residents at no up-front cost.

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

Implementation Schedule: Ongoing, as project applications are received for design review.

Non-Quantified Objective: Conservation of water resources.

Funding Source: General Fund

Implements: Policy 1.3

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

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

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

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

Implementation Schedule: Ongoing

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



Funding Source: General Fund, developers, energy providers

Implements: Policy 1.3

1.1.141 Green Building Encouragement. Continue to encourage "green building" practices in new and existing housing development and neighborhoods. The Citycity will continue to provide information on green building programs and resources on the Citycity website and at City Hall. The City shall continually analyze current technologies and best practices and update the informational material as necessary. The Citycity will continue to promote the Energy Upgrade California program, which provides incentives for energy-saving upgrades to existing homes.

Responsible Agency: Community Development_-Department

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

Non-Quantified Objective: Encourage green building practices

Funding Source: General Fund

Implements: Policy 1.3

Goal 2: Assist in the Development of Housing

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

- **Policy 2.1** Development Capacity. Provide adequate residential sites for the production of new forsale and rental residential units for existing and future residents.
- **Policy 2.2 New Housing Opportunities.** Facilitate the development of new housing for all economic segments of the community, including lower-income, moderate-, and above moderate-income households.
- **Policy 2.3 Housing Funding.** Actively pursue and support the use of available County, State, and federal housing assistance programs.
- **Policy 2.4 Developer Engagement.** Proactively assist and cooperate with non-profit, private, and public entities to maximize opportunities to develop affordable housing and to spread affordable housing throughout the city rather than concentrate it in one portion of the community.

C. IMPLEMENTING PROGRAMS

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

Responsible Agency: Community Development Department and GIS staff

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

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

Funding Source: General Fund

Implements: Policy 2.1

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

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

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

Responsible Agency: Community Development Department (Planning Division)

Implementation Schedule: Ongoing

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

Funding Source: General Fund



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

Responsible Agency: Community Development Department,

Implementation Schedule: Ongoing meetings as requested.

- Develop post-entitlement survey by end of January 2023, which will be distributed to applicants of housing development projects following completion of project construction.
- Schedule at least five (5) meetings per year with developers to identify ways to potentially improve the city's development review and/or building permitting processes.

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

Funding Source: General Fund

Implements: Policy 2.2, Policy 2.4

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

Responsible Agency: City of Antioch (Housing Coordinator)

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

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

Funding Source: City of Antioch CDBG & Housing Programs

Implements: Policy 2.3

2.1.5 Affordable Housing Program Inventory; Pursue Available Projects. Explore and inventory the variety of potential financial assistance programs from both the public and private sectors to provide more affordable housing units. The HousingCoordinator will provide

assistance to the City in preparation of applications for potential financial assistance programs. Additionally, the Housing Coordinator, on an annual basis, will specify which programs the City should apply for. All available local, State, federal, and private affordable housing programs for new housing and for the conservation and/or rehabilitation of existing housing will bepursued, including, but not limited to the following:

- County Mortgage Revenue Bond program (proceeds from the sale of bonds finances the development of affordable housing).
- County Mortgage Credit Certificate Program (buy down of interest rates for lower-income households).
- Calhome Program (to assist in the development of for-sale housing for lower-income households).
- FDIC Affordable Housing Program (assistance for rehabilitation costs and closing costs for lower-income households).
- HELP Program (for preservation of affordable housing and rehabilitation of housing).
- Home Investment Partnerships Program (HOME) (for rehabilitation of lower-income and senior housing).
- HUD Single-Family Property Disposition Program (for rehabilitation of owner-occupied housing).
- Loan Packaging Program (for development and rehabilitation of affordable housing for lower-income households and seniors).
- Low-Income Housing Tax Credit Programs (for development of rental housing and preservation of existing affordable housing for large family units).
- McAuley Institute (for new housing or rehabilitation of housing for lower-income households).
- Mercy Loan Fund (for new housing or for rehabilitation of housing for the disabled and lower-income households).
- Neighborhood Housing Services (for rehabilitation of housing for lower-income households).
- Section 8 Housing Assistance (rent subsidies for very low-income households).
- Section 223(f) Mortgage Insurance for Purchase/Refinance (for acquisition and development of new rental housing).
- Section 241(a) Rehabilitation Loans for Multi-Family Projects (for energy conservation and rehabilitation of apartments).
- Neighborhood Stabilization Program (acquire and redevelop foreclosed properties).

Responsible Agency: City of Antioch (Housing Coordinator)

Implementation Schedule:

- The Housing Coordinator will maintain, and annually review an ongoing list of reviews potential funding opportunities available to affordable housing developments on an annual basis with budget review.
- Additionally, the Coordinator will assist the city in pursuit of federal, state, and private funding for low- and moderate-income housing by applying for state and federal monies annually for direct support



of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households.

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

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

<u>Implements</u>: Policy 2.2, <u>Policy</u> 2.3

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

Responsible Agency: City of Antioch CDBG & Housing Programs

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

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

Funding Source: CDBG

- 2.1.7 **Support Non-Profit Housing Sponsors**. Support qualified non-profit corporations with proven track records in their efforts to make housing more affordable to lower and moderate-income households and for large families. This effort will include:
 - Continue to pursue federal, state, and private funding for supportive services and housing opportunities for special needs individuals by applying for state and federal monies annually for direct support of housing construction and rehabilitation, specifically for development of housing affordable to special needs households served by non-profit housing sponsors.
 - Pproviding funding, as available, and supporting grant applications for the development of housing affordable to lower income, and/or special needs households
 - _____identifying available sites for housing development, and City involvement in the development of such sites.

- <u>WThe City will also work with the Multi-Faith ACTION Coalition and Hope Solutions (Formerly Contra Costa Interfaith Housing (CCIH))</u> to rezone sites to allow housing on properties owned by religious institutions, as identified in the sites inventory, to allow for infill residential development as described within Program 3.1.4.
- Continue focused outreach efforts to non-profit organizations on an annually, and on an ongoing as requested basis to develop partnerships for housing development affordable to lower income and/or special needs households.

In addition, the City will promote affordable development by encouraging developers to use the State and City density bonus program. Recent amendments to the Zoning Ordinance modified development standards and other regulations to make it easier to develop on infill parcels.

-Responsible Agency: City of Antioch CDBG & Housing Programs

Implementation Schedule: OngoingMeet with (3)three non-profit organizations annually, to discuss upcoming funding opportunities, and potential opportunity sites for the development of housing affordable to lower income and/or special needs households.

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

Funding Source: Private sources, CDBG

Implements: Policy 2.3, Policy 2.4

2.1.8.a Promote Development of ADUs as Affordable Housing. Continue to promote and facilitate the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) throughout the City of Antioch to accommodate the City's RHNA obligations.

Annually monitor the production and affordability of ADUs and JADUs to evaluate the progress made towards assumptions made within the City's Housing Site Inventory. As necessary, take alternative actions (i.e., further ADU incentives, or rezonings) as appropriate within six months of evaluation if assumptions are not met.

Responsible Agency: Community Development Department (Planning Division)

Implementation Schedule:

- Resources currently provided to residents on the City's website;
- Annually monitor and review ADU/JADU production in relation to assumptions of Housing Site Inventory.
- Take appropriate alternative actions as necessary within 6 months of annual review if assumptions of Housing Site Inventory are not met.

Quantified Objective: Permitting of 17 ADUs annually, totaling 136 ADUs over the entirety of the planning period.

Funding Source: General Fund



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

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

<u>Implementation Schedule</u>: Program design completed by 2025 and program launch by 2026. Funding and approvals granted for five <u>(5)</u> ADUs by December 2026 and then five <u>(5)</u> ADUs annually thereafter.

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

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

- 2.1.9 Housing and Resources for Unhoused Populations Individuals. Encourage the provision of housing opportunities and resources for unhoused individuals, through a variety of actions, including:
 - Continue to advertise city and county resources available to unhoused individuals on the city's website, including available cooling and warming centers, shower and laundry services, community food and produce resources, emergency shelter facilities, and community service providers.
 - Continue to collaborate with Contra Costa County on the provision of shelter and services for unsheltered individuals including participation in the County's Emergency Solutions Grant (ESG) Review and Ranking Committee which determines the allocation of State ESG funds intended to provide housing and services to unhoused persons
 - Continue to support operation of the Don Brown Shelter at 1401 West 4th Street in the City which provides emergency shelter to 20 individuals living with severe mental illness and provides them with counseling and supportive services through Anka Behavioral Health to provide Continuum of Care to provide participate work to connect unhoused residents to available resources as appropriate
 - Continue discussion with the County Continuum of Care staff and nonprofit affordable housing agencies to <u>support realize</u> the <u>vision of a potential development of a</u> CARE Center/Homeless Housing project on a 5-acre site with Emergency Shelter Overlay that the <u>Citycity</u> sold to the County in 2020. The project would provide permanent supportive housing for extremely- and very low-income individuals and could include SROs or studio apartments given Contra Costa County's lack of this type of housing product currently.
 - 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 residential uses within the same zoning district.
 - Amend the Zoning Ordinance by the end of January 31, 2023, to rezone approximately 46 parcels to the City's R-35 zoning district which allows for 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.

• 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.

Responsible Agency: Housing Coordinator

Implementation Schedule:

- Refer and connect 10 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. On-Going

Quantified Objective:

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

Funding Source: Available Grant Funding

Implements: Policy 2.2, Policy 2.3

- 2.1.10 Inclusionary Housing. Initiate a feasibility study for an inclusionary housing ordinance for City Council consideration. The ordinance would generally require that the development of new market-rate housing units include a percentage of units that are affordable at specific income levels or that in-lieu payment be made. The revenue generated from in-lieu fees would be used to generate funding for the development of affordable housing in the city. Funds collected from in-lieu fees could be used for the following purposes:
 - New construction of affordable housing.
 - Acquisition/rehabilitation of housing and addition of affordability covenants.
 - Permanent supportive housing/transitional and emergency shelters.
 - Down payment assistance program.
 - Rental assistance programs.

Responsible Agency: Community Development Department / Public Safety and Community Resources Department

<u>Implementation Schedule:</u> Initiate public engagement and outreach by December 2023



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

Funding Source: General Funds

Implements: Policy 2.2, Policy 2.3

2.1.11 Missing Middle Housing. Review the development standards, including but not limited toespecially relative to height, FAR/density, lot size, parking requirements, and lot coverage to
determine if any development standards are a constraint to the development of facilitate-missing
middle housing which refers to a range of multi-unit or clustered housing types compatible in
scale with single-family homes that help meet the growing demand for walkable urban living.
These types provide diverse housing options along a spectrum of affordability, including duplexes,
fourplexes, and bungalow courts.—

Develop objective design standards for duplexes, triplexes, and quadsmissing middle typologies and consider financial incentives for missing middle housing projects_-(e.g., property tax abatement, permitting fee support, waiving public improvement requirements). Incentives could be limited to the Viera area where missing middle housing is envisioned in this Housing Element.

Responsible Agency: Community Development Department (Planning Division)

Implementation Schedule:

- Development of standards review and objective standards to be completed by March 2023.
- Review of development standards and financial incentives by June 2024.

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

Funding Source: General Fund

Implements: Policy 2.1, Policy 2.2

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

Responsible Agency: Community Development Department (Planning Division)

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

Quantified Objective: None.

Funding Source: General Fund

Implements: Policy 2.1

Goal 3: Special Needs Housing

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

- **Policy 3.1** Maximize Housing Opportunities. Identify and maximize opportunities to expand housing opportunities for those residents of the city who have special housing needs, including the elderly, disabled, large families, female-headed households, and the unhoused.
- **Policy 3.2** Senior Housing. Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or the community.
- **Policy 3.3** Persons with Disabilities. Address the special needs of persons with disabilities, including developmental disabilities, through provision of supportive and accessible housing that allows persons with disabilities to live independent lives.
- Policy 3.4 Housing and Services for the Unhoused. Implement the Contra Costa Interagency Council on Homelessness strategic plan to prevent and end homelessness and work cooperatively with local agencies to provide a continuum of care for the homeless, including interim/emergency housing, permanent supportive affordable housing, and access to services.

D. IMPLEMENTING PROGRAMS

- 3.1.1 Housing Opportunities for Special Needs Groups. Expand housing opportunities to meet the special housing needs of the elderly; persons with disabilities, including those who have developmental disabilities; large families; female-headed households; farmworkers, and the unhoused individuals. Encourage the development of housing opportunities which typically serve special needs groups by facilitating the development of emergency shelters, transitional housing, single room occupancy (SRO) units, ADUs and JADUs, residential care facilities, and high-density multi-family housing, including:
 - Continue to support affordable housing development for special-needs groups throughout the city, including in areas that are predominantly single-family residential. Special needs groups include seniors; persons with disabilities, including developmental disabilities; female-headed households; and homeless persons, to reduce the displacement risk for these residents from their existing homes and communities.
 - Continue to promote the use of the density bonus ordinance, and application process streamlining, to
 encourage affordable housing, with an emphasis on encouraging affordable housing in high-resource
 areas and areas with limited rental opportunities currently
 - Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development
 - Develop a program by April 30, 2024, to prioritize City funding proposals to affordable housing developments that are committed to supporting special needs residents (e.g., unhoused populations, extremely low income, seniors, disabled populations, single-female households).



- 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 January 31, 2023, to allow for "low barrier navigation centers" as defined by AB 101 (2019) as a permitted use, by-right within mixed use and non-residential zoning districts which allow for multi-family development and subjected to streamlined review and approval.
- Amend the Zoning Ordinance by January 31, 2023, to rezone 46 parcels to the city'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.
- Develop and adopt Multi-family Residential Objective Design Standards by the end of January 31, 2023, to simplify and facilitate the review, permitting and development of multi-family residential uses within the City's R-10, R-20, R-25, and R-35 zoning districts.
- * 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 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.
- Consistent with State law, the Zoning Ordinance will help increase housing opportunities for special needs groups by facilitating the development of emergency shelters, transitional housing, single room occupancy (SRO) units, ADUs and JADUs, residential care facilities, and high density multi-family housing. Transitional housing is now explicitly defined and listed as a residential use and SRO units are defined as a form of multi-family housing subject to the standards and requirements applicable to comparable multi-unit residential facilities. Residential care facilities serving six or fewer people are permitted as a residential use. Facilities serving seven or more residents may be subject to a use permit, but any standard requirements or conditions imposed on such facilities must be comparable to those imposed on other group residential facilities. Additionally, densities up to 35 units per acre are now permitted in high-density residential districts. This will offer additional opportunities to provide housing for special needs groups.
- The City shall also develop sources of predevelopment financing through available Federal, State, and private sources (i.e., HOME and CDBG) to assist non-profit developers.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing

- Amend the Zoning Ordinance by January 31, 2023, to allow for "low barrier navigation centers" as defined by AB 101 (2019)
- Amend the Zoning Ordinance by the end of January 31, 2023, to allow "supportive housing" as defined by AB 2162 (2018)
- Amend the Zoning Ordinance by January 31, 2023, to rezone 46 parcels to the city's R-35 zoning district

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 Develop a program by April 30, 2024, to prioritize City funding proposals to affordable housing developments that serve special needs individuals

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

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

Implements: Policy 3.1, Policy 3.2, Policy 3.3, Policy 3.4

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

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based.

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

Funding Source: General Fund

Implements: Policy 3.1, Policy 3.2

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

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing as projects are proposed.

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

Funding Source: General Fund

<u>Implements</u>: Policy 3.1, <u>Policy</u> 3.3

3.1.4 **Coordination with Agencies Serving the Unhoused Population**. Continue to cooperate <u>coordinate</u> with public and private agencies <u>and service providers</u>, such as the Contra Costa



Continuum of Care, which to develop housing (including transitional housing), and provide services to unhoused residents family counseling, and employment programs, including:

- for the unhoused population. The City will continue to pursue federal, state, and private funding for supportive services and housing opportunities for unhoused individuals by applying for state and federal monies annually for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households.
- <u>fund services for the unhoused through CDBG. The City shall monitor Annually monitor statistics</u> from police, County agencies, and private organizations regarding shelter needs to <u>determine routinely evaluate if Antioch is meeting</u> the needs of <u>its Antioch's unhoused population residents</u>.
- <u>AThe City will assist</u> the County as needed to implement the County's Built for Zero commitment, which aims to functionally eliminate homelessness through the creation and regular updating of including assisting in the created of a By-Name List of homeless veterans and the chronically homeless individuals in the community to help communities getprovide a clearer picture of who needs help, how many people are being housed and how many people are entering or returning to homelessness each monththe housing needs of unhoused residents.
- The City will also workCoordinate with and support Multi-Faith ACTION Coalition and Hope Solutions, formerly Contra Costa Interfaith Housing (CCIH) in the implementation of its—their scattered-site permanent housing program. This program seeks to provide—housing for 48 chronically homeless adults struggling with mental health and other complex issues. In addition to obtaining affordable permanent housing, residents in this program receive intensive support from a mobile service team of case managers and mental health clinicians who visit them in their homes. Case managers partner with residents to set goals specific to their unique needs including mental health, sobriety, and employment needs, and access to essentials such as food and primary health care. This supportive housing model is cost-effective and successful in preventing high-cost emergency room visits, hospitalizations, and incarceration, while offering dignity and support to chronically homeless adults. This is a new housing model for CCIH, which already provides permanent housing and/or supportive services at four affordable housing sites, serving more than 1,000 formerly homeless and very low-income Contra Costa residents.

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

Implementation Schedule: Ongoing

- The Housing Coordinator will maintain, and annually review an ongoing list of funding opportunities available to affordable housing developments, including those targeted for extremely low income and unhoused residents.
- Additionally, the Coordinator will assist the city in pursuit of federal, state, and private funding for low- and moderate-income housing by applying for state and federal monies annually for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households and unhoused residents.

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

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

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

Implements: Policy 3.1, Policy 3.4

- 3.1.5. Emergency Shelters_and Supportive and Transitional Housing. SW2]Continue toimplement the Zoning Ordinance to To maintain compliance with State Law (SB 2) related to
 accommodate emergency shelters, and transitional and supportive housing for homelessindividuals and families and persons with disabilities. In June 2014, the City established a new
 Emergency Shelter Overlay District in June 2014 that complies with the requirements of Statelaw by providingprovides for the by-right approval of establishment of emergency shelters which
 comply with objective design standards included within Section 9-5.3839 of the Zoning
 Ordinance, without discretionary zoning approval, within the city's emergency shelter overlay
 district.
 - To retain compliance with state law, the city will revise Section 9-5.1703.1 of the Zoning Code Off-Street Parking Requirements by Use, to remove the per-bed parking stall requirement associated with emergency shelters. With this amendment, the City has sites with sufficient capacity to meet the local need for 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 defined, as a permitted use in zones allowing residential uses, subject to the standards and procedures of residential uses in the same zone.

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

Responsible Agency: Community Development Department, CDBG & Housing Programs

Implementation Schedule: Ongoing. Review Zoning Ordinance for consistency with AB 2162 and AB 101 by July 2023. Amend Section 9-5.1703.1 of the Zoning Code Off-Street Parking Requirements by Use, to remove the per-bed parking stall requirement associated with emergency shelters y September 30, 2023.

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

Funding Source: General Fund

Implements: Policy 3.1, Policy 3.4

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



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

Responsible Agency: Community Development Department

Implementation Schedule: Within 18 months of Housing Element adoption.

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

Funding Source: General Fund

Implements: Policy 3.1

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

Responsible Agency: Community Development Department and Housing Coordinator

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

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

Funding Source: General Fund

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

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

Implementation Schedule: Ongoing

Non-Quantified Objective: Homelessness prevention

Funding Source: HUD, CDBG, Housing Successor, and private funds

Implements: Policy 3.1, Policy 3.4

- 3.1.98 Housing and Services for those with Disabilities. The city will support and encourage the development of housing for individuals and households with disabilities, including persons with developmental disabilities to increase housing mobility opportunities for such households including but not limited to:
 - Continue focused outreach efforts to non-profit organizations, such as the Regional Center of the
 East Bay, on an annual, and on an ongoing as requested basis to develop partnerships for housing development affordable to individuals with disabilities
 - Continue to coordinate with the Regional Center of the East Bay to inform Antioch households of individuals with developmental disabilities, of the resources available to them
 - Continue to support affordable housing development for special-needs groups, including those with developmental disabilities, throughout the city, including in areas that are predominantly single-family residential.
 - Continue to pursue federal, state, and private funding for supportive services and housing opportunities for special needs individuals by applying for state and federal monies annually for direct support of housing construction and rehabilitation, specifically for development of housing affordable to special needs households, including those with developmental disabilities, served by non-profit housing sponsors.
 - Providing funding, as available, and supporting grant applications for the development of housing affordable to individuals with developmental disabilities
 - To the extent practicable, use affordable housing funds for the construction of permanent supportive housing in developments in which 10-25% of units are set aside for persons with disabilities. Affirmatively market units to individuals with intellectual and developmental disabilities, their families, and service providers, such as the Regional Center of the East Bay. Explore funding options for continuing community based services for possible expansion of services, particularly for persons with psychiatric disabilities.

Responsible Agency: Community Development Department, CDBG and Housing Coordinator

Implementation Schedule: Ongoing. Coordinate with regional offices and developers at least annually to pursue housing opportunities.



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

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

Implements: Policy 3.1, Policy 3.3

Goal 4: Elimination of Government Constraints

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

- **Policy 4.1** Procedures Refinement. Review and modify standards and application processes to ensure that City standards do not act to constrain the production of affordable housing units.
- **Policy 4.2 Zoning Code Amendments.** The City will review and rezone sites assumed to meet the RHNA to ensure zoning and general plan designations are compatible and comply with State law.
- **Policy 4.3** Monitoring. Consistently monitor and review the effectiveness of the Housing Element programs and other City activities in addressing the housing need.

E. IMPLEMENTING PROGRAMS

- 4.1.1 Maintain a Streamlined, Affordable Application Process. Continue efforts to identify ways to streamline and improve the development review process, as well as eliminate any unnecessary delays and restrictions in the processing of development applications, consistent with maintaining the ability to adequately review proposed projects. The City will utilize input received from developers to assist in identifying means to implement this program, which will include the development and launch of online permitting software. Undertake a regular review to ensure that development review fees are the minimum necessary to recover costs. The City will review development review procedures and fee requirements on an annual basis. If, based on its review, the City finds development review procedures or fees unduly impact the cost or supply of housing, the City will make appropriate revisions to ensure the mitigation of these identified impacts. The City could utilize a committee of relevant stakeholders to review the approval process and identify improvements. Potential improvements could include:
 - Continue to provide one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across City approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.
 - Publicly posting status updates on project permit approvals on the City's website.
 - Establishing priority permit processing or reduced plan check times for high priority projects, such as ADUs/JADUs, multi-family housing, or homes affordable to lower- or moderate-income households.
 - Consolidating fee schedules across departments to simplify administration and allow people to obtain schedules and documentation in one location. This would include gathering information from outside agency fees.

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

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

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

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

Funding Source: General Fund

Implements: Policy 4.1

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

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based.

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

Funding Source: General Fund

Implements: Policy 4.1, Policy 4.3

4.1.3 **Density Bonus Ordinance**. The <u>city will review the</u> -Zoning Ordinance <u>annually and amend</u>, <u>as needed</u>, <u>was amended</u> to bring City's requirements into compliance with State law. Continue to monitor implementation to identify further changes that may be required.

Responsible Agency: Community Development Department

Implementation Schedule: OngoingReview annually and amend as necessary for compliance

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



Funding Source: General Fund

Implements: Policy 4.3

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

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based.

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

Funding Source: General Fund

Implements: Policy 4.1

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

Responsible Agency: Community Development Department

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

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

Funding Source: General Fund

- 4.1.6. Review and Revise Residential Parking Requirements. Conduct a comprehensive study of best practices for related to parking requirements to evaluate the city's parking requirements and identify, as and appropriate and dependent on the Study's findings, potential amendments to the City's Zoning Ordinance-depending on the findings. Additionally:
 - Continue tThe City recently amended the City's Zoning Ordinance to allow reduction of parking requirements that may constrain residential development. The amendments established procedures broadening the authority ofby the Zoning Administrator and the Planning Commission to allow approve reductions in parking requirements for senior housing developments, developments of less than 50 units and within 0.5 miles of a major transit stop, infill developments of less than 30 units, and developments reusing historic structures, without approval of a variance.
 - Continue to promote the use of the State density bonus, including design waivers and concessions related to parking requirements to encourage the development of affordable housing

- Amend the City's Zoning Ordinance by the end of September 30, 2023, to ensure compliance with AB 2097 (2022) which prohibits minimum parking requirements for eligible housing developments within half a mile of a major transit stop
- to a project's normally required number of parking spaces and modifications to development standards for parking areas. The amended provisions allow modification to parking requirements without requiring approval of a variance. However, many applicants continue to elect to provide all required parking, indicated the need to better understand the market conditions and best practices for cities like Antioch.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing

- Amend the City's Zoning Ordinance by the end of September 30, 2023, to ensure compliance with AB 2097(2022)
- Conduct comprehensive study of parking requirements and consider potential amendments to parking requirements by December 31, 2024.

•

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

Funding Source: General Fund

Implements: Policy 4.3

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

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing. Commercial Infill Housing Objective Design Standards adopted in April 2022. Establishment of SB 35 application and by-right rezonings complete by beginning of 6th Cycle planning period.

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

Funding Source: General Fund

Implements: Policy 4.1, Policy 4.2, Policy 4.3



4.1.8 Monitor Effects of Regional Fees. Like other jurisdictions in the county, Antioch is subject to regional transportation impact fees levied by Contra Costa County. The City shall monitor the effects of these fees on housing costs and production, and continue to work with the East Contra Costa County Regional Fee and Financing Authority (ECCCRFFA), a Joint Powers Authority (JPA) that levies the fee and operates through the TRANSPLAN Committee, County to ensure that the fees are equitable and appropriately applied and adjusted. The City shall also support, and work with the ECCCRFFACounty to pursue, a fee reduction or exemption for high-density housing near transit, and affordable housing developments, as feasible.

Responsible Agency: Community Development Department

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

Non-Quantified Objective:

- Continue to appoint one City Council Member and one Planning Commissioner to represent the City
 of Antioch on the ECCCRFFA.
- Continue to participate in regular meetings of the JPA, and work with the other members of the ECCRFFA to pursue and support reductions to the regional fee for higher-density residential uses near major transit stops and affordable housing developments.
- Ensure that the Regional Transportation Impact Fee does not overly burden housing production in Antioch, particularly affordable and/or high-density housing.

Funding Source: General Fund

Implements: Policy 4.3

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

home.

Responsible Agency: Community Development Department

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

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

Funding Source: General Fund

Implements: Policy 4.1, Policy 4.3

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

Responsible Agency: Community Development Department

Implementation Schedule: Zoning Ordinance updated by March 2023.

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

Funding Source: General Fund

Implements: Policy 4.2

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

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing

Non-Quantified Objective: Streamline housing development.

Funding Source: General Fund

Implements: Policy 4.1

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

Responsible Agency: Housing

Implementation Schedule: January 2025

Non-Quantified Objective: Remove barriers to housing conservation

Funding Source: General Fund

Implements: Policy 4.1

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

Responsible Agency: Community Development Department

Implementation Schedule: Adoption of the objective standards will be concurrent with the adoption of the Housing Element, and will be implemented as part of the review process in-



tandem with adoption of the Housing Element, and they will be used for project review by June 2023.

Non-Quantified Objective: Streamline housing development.

Funding Source: General Fund

Implements: Policy 4.1

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

Responsible Agency: Community Development Department

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

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

Funding Source: General Fund

Implements: Policy 4.2

Goal 5: Fair Housing

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

- **Policy 5.1** Ending Housing Discrimination. Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.
- **Policy 5.2** Increased Integration and Opportunity. Increase available financial resources for affordable housing in order to better fund efforts to foster stable residential integration and increased access to opportunity. Increase integration by increasing the supply of affordable housing for families in higher opportunity areas.
- **Policy 5.3 Affordable Housing.** Provide for the production of additional affordable housing through market incentives and improvements.
- **Policy 5.4** Anti-Displacement. Reduce the displacement of low-income communities of color by enhancing protections for vulnerable tenants and homeowners and preserving affordable housing in areas that are gentrifying or at risk of gentrification.
- **Policy 5.5** Improved information-sharing and coordination. Improve communications and coordination between jurisdictions, service providers, and agencies in the County.

F. IMPLEMENTING PROGRAMS

- 5.1.1 Fair Housing Services. Continue to contract with ECHO Housing and Bay Area Legal Aid or other similar organizations to provide fair housing counseling and tenant/landlord counseling. Continue to refer cases and questions to the appropriate fair housing service provider for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing. Provide Additionally, the City will create written materials in English, and Spanish and Tagalog, explaining how complaints can be filed. The materials will be available at City Hall in the Community Development DepartmentPublic Safety and Community Resources Department, City Manager's office, the City's website and throughout the community in places such as bus stops, public libraries, community centers, local social centers, and other public locations. In addition, the City can assist the Contra Costa County Consortium with the following efforts:- Efforts will-include:
 - Educate landlords on criminal background screening in rental housing (using HUD fair housing guidance) and explore the feasibility of adopting ordinances.
 - Develop and disseminate a best-practices guide to credit screening in the rental housing context in order to discourage the use of strict FICO score cut-offs and overreliance on eviction records.
 - Develop and distribute informational brochure on inclusionary leasing practices, including with licenses where applicable.
 - Increase outreach to LGBTQ and immigrant stakeholder groups to provide "know your rights" materials regarding housing discrimination.
 - Continue and increase outreach and education activities for all protected classes.
 - Include education on new requirements of the Right to a Safe Home Act in outreach activities to both landlords and the public.
 - For publicly supported housing, develop protocols to ensure responsiveness to reasonable accommodation requests.

Responsible Agency: City of Antioch CDBG & Housing Programs, ECHO Housing

Implementation Schedule: The City maintains annual contracts with ECHO Housing and Bay Area Legal Aid. Referrals are ongoing. The written materials are completed and available.

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

- 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.
- Conduct Fair Housing testing of a minimum of five apartment complexes annually based on complaints received.

Funding Source: CDBG_



Implements: Policy 5.1

5.1.2 Implement Americans Withwith Disabilities Disabilities Act (ADA) Fair Housing Act?. Continue to use local permitting and approval processes to ensure all new multi-family construction meets the accessibility requirements of the federal and relevant State Fair Housing Acts regulations.

Responsible Agency: Community Development

Implementation Schedule: Ongoing on a project basis

Non-Quantified Objective: Ensuring accessibility of new housing

Funding Source: General Fund

Implements: Policy 5.1

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

Responsible Agency: Community Development Department

<u>Implementation Schedule</u>: Menu of incentives created by January 2024 and outreach to developers by June 2024

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

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

Funding Source: General Fund

Implements: Policy 5.2, Policy 5.3

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

Responsible Agency: City of Antioch, Housing

Implementation Schedule: Program designed completed by April 2024.

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

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

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

Implements: Policy 5.2, Policy 5.3

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

Responsible Agency: City of Antioch, Housing

Implementation Schedule: Adoption of EJ policies by February March 2023.

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

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

Funding Source: General Fund

Implements: Policy 5.2, Policy 5.3

- 5.1.65 **Home Repairs.** Continue to fund minor home repairs and implement a preference for projects in the following order:
 - 1) Projects in the Sycamore neighborhood (i.e., Antioch's ethnically concentrated area of poverty)
 - 2) Projects in EJ neighborhoods
 - 3) Projects in census tracts with lower median incomes

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

Responsible Agency: City of Antioch, Housing

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

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

Quantified Objective: Rehabilitation of 40 homes in target neighborhoods.

Funding Source: CDBG and General Fund?

Implements: Policy 5.2, Policy 5.4



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

Responsible Agency: City of Antioch Housing Dept. Public Safety and Community Resources Department, Housing Program.

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

Non-Quantified Objective: Preserve existing affordable housing.

Quantified Objective: Preservation of 54 units before 2032.

Funding Source: General Fund

Implements: Policy 5.2, Policy 5.3

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

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

Implementation Schedule: Ongoing

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

Funding Source: General Fund

Implements: Policy 5.2

5.1.98 Tenant Protections. 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. 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. This needs to be updated as this ordinance has passed and enforcement will be through the City Attorney's office, not housing.

Do you need specifics? 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.

Responsible Agency: City of Antioch City Attorney's Office Public Safety and Community Resources

Department

<u>Implementation Schedule</u>: Initiate public engagement and outreach process by June 2023.

Non-Quantified Objective: Protect approximately 13,509 households from displacement and preserve housing affordability.

Funding Source: General Fund

Implements: Policy 5.4

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

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

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

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

Quantified Objective: Conduct 2-3 4 to 6 four to six workshops per year on fair housing rights and resources.

Funding Source: General Fund

Implements: Policy 5.1

5.1.\\(\thint{10}\) **Fair Housing Webpage.** Continue to maintain a webpage specific to fair housing including resources for residents who feel they have experienced discrimination, information about filing fair housing complaints with HCD or HUD, and information about protected classes under the Fair Housing Act.

Responsible Agency: City of Antioch Public Safety and Community Resources, Housing program - in partnership with ECHO Housing and/or Bay Area Legal Aid

Implementation Schedule: Ongoing

Non-Quantified Objective: Enforce Fair Housing laws



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

Funding Source: General FundCDBG

Implements: Policy 5.1

5.1.1211 Right to Reasonable Accommodations. Ensure that all multi-family residential developments contain signage to explain the right to request reasonable accommodations for persons with disabilities as a condition of business license approval. Make this information available and clearly transparent on the City's website in English, Spanish, and Tagalog and fund landlord training and outreach on reasonable accommodations.

Responsible Agency: City of Antioch

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

Non-Quantified Objective: Enforce Fair Housing laws.

<u>Quantified Objective</u>: Increased reasonable accommodation requests and fulfilled requests by <u>10</u> <u>ten</u> percent.

Funding Source: General Fund

Implements: Policy 5.1

5.1.13-12 Financial Resources. Support the County's exploration of a countywide affordable housing bond issuance that would support efforts to develop permanent supportive housing, to build affordable housing for families, and to preserve affordable housing in areas undergoing gentrification and displacement. Efforts to support a bond issue could include the posting of informational materials regarding the need for affordable housing and the possible uses of bond proceedings on government agency websites.

Responsible Agency: CDBG and Housing Coordinator

<u>Implementation Schedule</u>: Earliest option for a bond measure would be on the 2024 ballot. Implementation of *Program 5.1.15*, <u>Promote ADUs as Affordable Housing</u> would also help with implementation of this program.

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

Funding Source: CDBG and General Fund

Implements: Policy 5.3

5.1.1413 Enhancing Housing Mobility Strategies. Consistent with the Housing sites-Sites inventory rezone sites throughout the city to permit multi-family units in areas where it was not previously allowed, including areas with relatively higher median incomes and relatively newer housing stock.

Responsible Agency: Community Development Department

Implementation Schedule: By January 2023

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

Funding Source: CDBG and General Fund

Implements: Policy 5.2, Policy 5.3

5.1.1514 Inter-Agency and Inter-Jurisdictional Coordination. Continue funding and supporting multi-agency collaborative efforts for legal services, including organizations that do not receive Legal Services Corporation funding and are able to represent undocumented residents. Explore and participate in an ongoing working group of representatives from Consortium, PHA, and local housing and community development staff, along with representatives of local and regional transportation, education, climate/energy, and health agencies.

Responsible Agency: Community Development Department, and Public Safety and Community Resources Department, and Housing Coordinator.

Implementation Schedule: Ongoing.

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

Funding Source: CDBG and General Fund

Implements: Policy 5.1

5.1.16-15 Promote ADUs as Affordable Housing. Finance construction of JADU units to provide rental income or caregiver/other housing for lower income homeowners through the provision of lower interest loans to be paid with rental income. This program complements Implementation Program 2.1.8.b, ADU/JADU Loans, in which the CitycCity partners with Habitat for Humanity to create an ADU/JADU loan product to assist homeowners in constructing ADUs/JADUs for rental housing. Loan recipients would be required to affirmatively market their ADU to populations with disproportionate housing needs, including persons with disabilities, Hispanic households, Black households, and female-headed households. This would include translation of materials into Spanish and sharing information with community organizations that serve these populations, such as legal service or public health providers.

Responsible Agency: Housing & CDBG programs, Habitat for Humanity, ECHO Housing (Tenant/Landlord and Fair Housing Education). City Partnership with Habitat for Humanity

Implementation Schedule:

- Program design completed by June 2025.
- Annual grant funding to program proposed at \$500,000.



• Funding and approvals granted for five ADUs by Dec 2026 and then 5-five ADUs annually thereafter.

Non-Quantified Objective:

Annually increase housing stock by 4-5four to five units by providing extremely and very low-income (0-50 percent% AMI) homeowners with low-interest loans, design and construction management assistance, and education on landlord and tenant laws and responsibilities.

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

<u>Quantified Objective</u>: Subsidized development of 25 ADUs by the end of the <u>Planning planning Periodperiod</u>.

Funding Source: Housing Successor Funds or and PLHA

Implements: Policy 5.3

5.1.4716 Schools. Increase and stabilize access to proficient schools supporting regular lines of communications between Antioch school district school boards and school district staff with the Housing Authority of Contra Costa County to ensure that districts take into account the needs of low-income residents in redistricting and investment decisions, particularly for residents of public and assisted housing in the region. To the extent possible, focus the development of new family-friendly affordable housing in school districts and school zones with lower rates of school-based poverty concentration, and incentivize new market-rate multi-family development in high performing school zones to include more bedrooms in affordable apartments for families with children.

Responsible Agency: Community Development Department and Housing Coordinator

Implementation Schedule: Ongoing

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

Funding Source: CDBG

Implements: Policy 5.2

5.1.4817 Encouraging New Housing Choices. Require affordable housing developments be affirmatively marketed to households with disproportionate housing needs, including persons with disabilities, Hispanic households, Black households, and female-headed households. This would include translation of materials into Spanish and Tagalog and sharing information with community organizations that serve these populations, such as legal service or public health providers. All marketing plans would include strategies to reach groups with disproportionate housing needs.

Responsible Agency: Community Development Department

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

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

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

Funding Source: CDBG

Implements: Policy 5.3

G. QUANTIFIED OBJECTIVES

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

TABLE 7-1 QUANTIFIED OBJECTIVES: 2023-2031

Program/Incomo Loval	Quantified Objective
Program/Income Level New Construction	(Dwelling Units or Households)
Extremely and Very Low-Income	132
Low-Income	340
Moderate-Income	190
Above Moderate-Income	400
Total	1,705
Rehabilitation	
Extremely and Very Low-Income	0
Low-Income	20
Moderate-Income	10
Above Moderate-Income	
Total	30
Preservation/Conservation	54
Extremely Low-Income	20
Very Low-Income	21
Low-Income	41
Moderate-Income	
Above Moderate-Income	



8

PARTICIPATION

This Housing Element has been shaped by community feedback throughout all phases of its development. A variety of in-person and digital tools were used to solicit input, including surveys, community meetings, and interviews. This chapter describes the community participation activities conducted during the development of the draft-Draft Housing Element and the adoption of the final-Final Housing Element.

A. DEVELOPMENT OF THE DRAFT HOUSING ELEMENT

To avoid meeting fatigue and avoid duplicating efforts where appropriate, it was important to draw from prior planning efforts. As part of the Contra Costa County Consortium, Antioch was involved with the County's adoption of the 2020-2025 Consolidated Plan in May 2020 and the 2020-2025 Analysis of Impediments/Assessment to Fair Housing Choice in June 2019. Both these efforts included robust community engagement, including stakeholder meetings; six community meetings, including one in Antioch in June 2018; four meetings with housing choice voucher participants and public housing residents, including one in Antioch in August 2018; and a survey that garnered 297 responses. The Housing Element drew from these prior plans and their community engagement results as a starting point.

Community engagement specific to the Housing Element update reached a wide range of stakeholders, including City staff from other departments, residents, employees, housing advocates, developers, service agencies, and other organizations addressing housing and special needs. Key stakeholders, agencies, and organizations were contacted individually for input to ensure that the Housing Element accurately reflects a broad spectrum of the community and prioritizes needs appropriately. In addition, a dedicated website hosted by the City was used throughout the entirety of the project. The page was updated with public-facing materials on a rolling basis and included information on the project schedule, upcoming outreach opportunities, and drafts of deliverables available for public review and comment. Key documents were translated into Spanish and the City's built-in web translation tool can be used to translate all web content into Spanish, Chinese, and Filipino.

See Appendix E. <u>Public Engagement Input</u> for more information on the public participation process. Engagement was carried out in three phases, as described below.

B. Phase I — Introduce Project

The first phase of the engagement process sought to introduce to the community what a Housing Element is and what it seeks to accomplish. Materials were also publicized to explain the Environmental Hazards Element Update and Environmental Justice (EJ) requirements triggered by the Housing Element Update. This phase sought to empower the community with the vocabulary and knowledge to provide meaningful input throughout the update process. Interviews were conducted with three community-based organizations (CBOs) who were consulted to identify the best methods to engage the populations they serve.

C. Phase 2 — Understand Existing Conditions

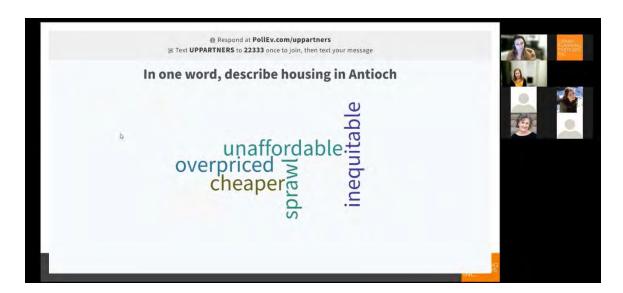
In the second phase, the focus was on soliciting community and stakeholder input on housing constraints, resources, opportunities, and housing needs, including needs for special populations. The City conducted four interviews, two housing groups. Four interviews; two focus groups, (one with housing and homelessness organizations and one with Spanish-speaking residents),; and a community meeting were used to understand constraints and opportunities for residential development and Antioch's most pressing housing needs. By establishing a strong on-the-ground understanding of Antioch's existing conditions, the City was able to pragmatically propose feasible solutions. This

WHAT WE HEARD – PHASE 1 INTRODUCTION PROJECT

- Regional groups in East Contra Costa County identified Antioch as one of the highest need areas.
- Affordability and habitability/safety are consistently cited as the top concerns related to housing in Antioch, especially related to people with disabilities, lowincome families with children, and Antioch's unhoused population.

WHAT WE HEARD – PHASE 2 UNDERSTAND EXISTING CONDITIONS

- There is a lack of affordable housing with adequate amenities, including access to transit, safety features, case management for fair housing on-site, and childcare.
- CBOs and residents see a need for more tenant protections, including discrimination and harassment protection, just cause policies, and rent control.
- There are barriers for low-income homeowners to access rehabilitation funding.
- Potential development is highly dependent on the quality of existing infrastructure and environmental constraints.





on-the-ground understanding was informed by talking to City staff, community leaders, CBOs, and residents.

D. Phase 3 — Explore and Refine Solutions

The final phase of engagement was used to formulate realistic and community-supported solutions to address housing challenges in the community. Working sessions with City staff and stakeholders, two public meetings (one in English and one bilingual English/Spanish), and an online survey in English and Spanish were all part of this phase. The survey garnered 35 responses across both languages, as detailed in Appendix E. <u>Public Engagement Input</u>.

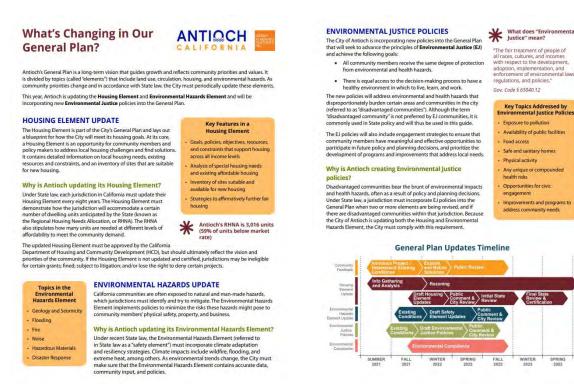
In addition, the Public Review draft was widely publicized for public comment, included via emails to project followers and stakeholders, and posted on the project website. The Public Review draft was made available for a the 30-day public comment period between May 12, 2022, and June 11, 2022, consistent with Assembly Bill (AB) 215 requirements.

WHAT WE HEARD – PHASE 3 EXPLORE AND REFINE SOLUTIONS

- Residents are concerned about being priced out of their homes.
- Residents are concerned about tenant harassment and unlawful housing discrimination.
- Residents are interested in city-assisted down payment programs to allow for more opportunities for homeownership.

E. Affirmatively Furthering Fair Housing (AFFH)

Changes in Housing Element Law since the last cycle require the careful consideration of populations who have historically been excluded from planning processes and deliberate and proactive actions to remove



barriers to participation. Consistent with the Department of Housing and Community Development (HCD) guidance, the following best practices were utilized to include public participation from all economic segments of the community.

Consultations with CBOs were held to determine the methods, locations, messaging, and hours most conducive to engaging historically excluded communities, including low-income households and those with disabilities. A summary of the methods is as follows:

- Public meetings scheduled outside of working hours.
- Closed captioning and on-call tech support provided at virtual public meetings.
- Robust and diverse meeting publicity implemented digitally and in person.
- Interviews, focus groups, and a community meeting conducted completely in Spanish to make participants feel more comfortable sharing their stories, ideas, and perceptions in their native language.
- Publication of a Housing Guide one pager (shown above) explaining terms to avoid jargon and make information more accessible.
- Partnership with First Five to conduct Spanish-language meeting with their members in a format comfortable and familiar to participants.
- Use of stipends and incentives to remove barriers to participation among lower-income households.

F. SUMMARY OF OUTREACH ACTIVITIES

This section summarizes key outreach activities. See *Appendix E. <u>Public Engagement Input</u>* for more information.

1. **N**EEDS **A**SSESSMENT

The 2020-2025 Consolidated Plan for the Contra Costa County Consortium included a needs assessment that evaluated disproportionate housing needs. The plan was informed by feedback from local and regional stakeholders, such as residents and organizations involved in affordable housing, fair housing, homeless programs, and other community development activities. The process ensured outreach and opportunities for the involvement of affected persons including lower-income persons and families, persons living in lower-income areas, people of color, non-English speaking persons, and persons with disabilities. The Consortium also sought input from other public and private agencies that provide emergency housing for those who are homeless, assisted housing for special needs populations, transitional housing, health services, mental health services, social services, infrastructure needs, as well as those agencies who provide fair housing and tenant/landlord services and ensure compliance with Civil Rights laws and regulations.

2. STAKEHOLDER INTERVIEWS AND FOCUS GROUPS

See Table 8-I for information on stakeholder interviews and focus groups conducted as part of the Housing Element update.

On February 19, 2022, InterEthnica and Urban Planning Partners led a focus group for Spanish speakers. The purpose of the meeting was to outline Housing Element and E<u>J Element nvironmental Justice</u> updates and to gain feedback from participants regarding their experience in Antioch. Many of the participants



spoke of the rising cost of housing and stated that access to safe affordable housing was one of the most important issues facing them and others in Antioch. Additionally, participants discussed the lack of youth services within the city. In total, seven community members participated in the focus group.

TABLE 8-1 STAKEHOLDER INTERVIEWS AND FOCUS GROUPS

Organization	Interview Date	Interview Topic(s)				
Independent Living Resources	October 20, 2021	Housing needs, engagement best practices				
Antioch First 5 Center	October 25, 2021	Housing needs, engagement best practices				
ECHO Fair Housing	October 25, 2021	Fair housing, engagement best practices				
AMCAL Multi-Housing Inc.	December 3, 2021	<u>Developer perspective: Housing housing constraints</u> and opportunities, economic feasibility, city's processes, potential policies				
 CBO Focus Group including: ECHO Fair Housing Shelter Inc Contra Costa Senior Legal Services Bay Area Legal Aid (BALA) Habitat for Humanity East Bay/Silicon Valley Saint Vincent de Paul Most Holy Rosary Conference East Bay Housing Organizations (EBHO) 	December 13, 2021	Fair housing, housing needs, segregation, housing choice				
CityVentures	December 22, 2021	<u>Developer perspective: Housing housing constraints</u> and economic feasibility, potential policies				
Spanish Speakers Focus Group	February 19, 2022	Housing needs, fair housing, and environmental justice				
Contra Costa Health Services	April 5, 2022	Environmental justice and climate change				
Antioch First 5	April 19, 2022	Environmental justice and engagement best practices				
Contra Costa Health Services	April 25, 2022	Environmental justice and community health				
Source: Urban Planning Partners and InterEthnica, 2021-2022.						

3. CITY-WIDE COMMUNITY MEETINGS

The City of Antioch, along with the consultant team, Urban Planning Partners, held three community meetings throughout the Housing Element update process. The first Community Engagement Meeting was on February 17, 2022. The purpose of the meeting was to outline the Housing Element updates and, discuss the incorporation of Environmental Justice policies, and to gain feedback from the community on additional needs and their vision for the city. The meeting was held virtually and utilized breakout rooms and a live poll to gather community feedback. The brief presentation about the contents and goals of the Housing Element update and Environmental Justice policies, including the findings to date about related trends and needs and a draft of the site inventory, was followed by a breakout room discussion to receive feedback. Following the discussion, groups reconvened to share what each group discussed and receive any additional ideas. Nineteenth (19) There were 19 community members who participated virtually in addition to 12 representatives of housing housing-related nonprofit organizationss and City staff observers.

The second community meeting was held on April 13, 2022. The purpose of the workshop was to gain feedback from the community on goals identified within the Housing Element update. The meeting was held virtually and utilized live polls and discussion to gather community feedback. The presentation contained information about the contents and goals of the Housing Element update, alongside an update on findings related to environmental justice [] findings. The presentation was followed by a discussion.



During the discussion, community members shared their personal stories regarding housing in Antioch and provided feedback regarding the five goals of the Housing Element update. Ten community members participated virtually in addition to six representatives of housing related nonprofits and City staff observers.

On May 4, 2022, a bilingual English-Spanish virtual community meeting was held in partnership with First Five. First Five is a trusted community organization in the Latinx community and has been active in identifying housing issues for its members and advocating for solutions. Twenty-one (21)At its peak, 21 people attended the meeting at its peak. This workshop was designed to ensure voices of the Latinx community were heard and the content and format of the April meeting was refined in collaboration with First Five with this in mind. Whiteboard exercises were used at the beginning and end of the meeting to collect feedback on housing needs in Antioch and to get feedback on draft goals and programs. After a brief presentation, robust discussion followed primarily centered on fair housing concerns and potential solution.

4. POLICY SURVEY

Following the community meeting, a survey was publicized by the City and distributed to community members and organizations, with the intent to reach more members of the community than were represented during the meeting. The questionnaire included questions on which housing policies and strategies residents were most interested in, including strategies for promoting new housing development, increasing housing affordability, and addressing fair housing concerns. Participants were asked to rate potential strategies by their level of support for each one.

5. STUDY SESSIONS AND PUBLIC HEARINGS

SURVEY RESULTS: KEY FINDINGS

- Respondents are interested in a variety of housing types, especially housing for seniors, interim/ transitional housing for people looking to transition from homelessness and reserving multi-family units for low-income residents.
- Antioch needs more of both rental and ownership units
- Respondents hope for more programs that help people experiencing homelessness and financial assistance programs for people who cannot afford housing.
- There is a need for more affordable housing near transit and jobs and better infrastructure in underserved neighborhoods.
- Respondents are concerned about tenant harassment and unlawful housing discrimination.

Study sessions occurred with the Planning Commission and City Council on Wednesday, October 6, 2021, and Tuesday, October 26, 2021, respectively, to introduction introduce the project and the community engagement strategy. Commissioners were particularly interested in Antioch's EJ neighborhoods and understanding the metrics behind that determination. Councilmembers were supportive of efforts to meet people where they are to ensure engagement efforts reach Antioch's diverse community.

A Planning Commission study session focused on EJ was held on November 17, 2021. The Planning Commission was interested in the effect that the environmental justice EJ designation would have on the businesses within the identified areas. Commissioners wanted to ensure that proper engagement was being conducted to reach seniors and immigrant communities.

PUBLIC REVIEW DRAFT HOUSING ELEMENT

The Public Review Draft Housing Element was available for public review and comment for 30 days between May 16, 2022, and June 15, 2022. Consistent with AB 215, the availability of the draft Draft Housing Element was publicized online and all project followers were emailed. The Planning Commission

received a presentation on the Public Review Draft Housing Element on May 18, 2022., and City Council also received a presentation on and discussed the Public Review Draft Housing Element at Study Sessions held on June 14, 2022, and June 28, 2022.

PLANNING COMMISSION STUDY SESSIONS

At the Planning Commission Study Session for the Public Review Draft Housing Element held on May 18, 2022, comments from the public, which included several members of First 5 Contra Costa's East County Regional Group, focused on the need for tenant protections inclusive but not limited to rent control measures and just cause and anti-harassment ordinances. These protections, according to the public, are necessary to prevent the displacement of renters in Antioch who are experiencing substantial rent increases, harassment from landlords, and cost burden. Following public comment, Planning Commissioners inquired on what protections the city City currently has in place for renters, and whether the various protections mentioned during public comment could be utilized to satisfy HCD AFFH requirements of the Housing Element. Several Commissioners supported the additional exploration and analysis of tenant protections by s SSI SW2 taff. Other Commissioners expressed concern that such tenant protections were not long-term solutions to housing supply and affordability in the community but supported additional analysis and exploration into the protections. Planning Commission approved the Public Review Draft Housing Element to be reviewed by City Council but did request an additional Study Session to be scheduled with Planning Commissioners for June 1, 2022.

A second Planning Commission Study Session for the Public Review Draft Housing Element was held on June 1, 2022, at the request of Planning Commissioners. No members of the public signed up to speak at this Study Session. At this Study Session Commissioners requested clarification on a number of miscellaneous items throughout the Public Review Draft, including the distribution of affordable housing sites throughout the city, in relation to environmental justiceEJ areas identified within the Element, and what housing measures the City presently has in place. Commissioners expressed a desire to explore more tenant and community right to own provisions, rent-deposit alternatives, down-payment assistance programs and universal income programs – especially for households in environmental justiceEJ areas. No action was taken by Commissioners at this Study Session.

CITY COUNCIL STUDY SESSIONS

At the City Council Study Session for the Public Review Draft Housing Element held on June 14, 2022, many residents and members of community benefit organizations (CBOs), including but not limited to First 5 Contra Costa's East County Regional Group, Monument Impact, and ACCE offered public comment on the Public Review Housing Element Draft. Speakers from the public requested that the Public Review Draft Housing Element, specifically proposed Policy Program 5.1.9. Tenant Protections, be revised to include more robust and proactive tenant protection measures. Speakers emphasized the prevalence of steep rental increases and instances of extreme cost-burden by households throughout the city, as well as instances of landlord harassment including unjustified threats of eviction, and general neglect of maintenance requests and property upkeep. Speakers requested additional protections, beyond, and more inclusive than, those offered by the State's AB 1482 including the exploration and adoption of rent control measures, and anti-harassment and just cause ordinances. Additionally, public comment was received which requested that the Public Review Draft Housing Element, specifically proposed Policy | SSSS | SW4|2.1.10, Inclusionary Housing, be revised to include more comprehensive language regarding the City of Antioch's commitment to initiate a feasibility study for an inclusionary housing ordinance.

Following Public Comment, the Mayor and City Council members discussed providing a recommendation to staff to explore the tenant protection measures mentioned by the Public for inclusion within the Draft Housing Element. As part of discussion many Council Members expressed disapproval for the City's city's



rapidly rising rents, and the cost burdening and displacement of Antioch residents, but did state they would 'd-need to see ordinance language prior to supporting any tenant protection measures. Staff advised Council Members that staff can analyze tenant protection measures mentioned by the public, and revise policy language within the Housing Element to address public comments. Staff further advised that while staff can provide revised policy language within the Draft Housing Element regarding tenant protections, the City cannot adopt these protections through the Housing Element update process. Such tenant protections would have to be developed, informed through public input, and subsequently heard and adopted by City Council, separate from the Housing Element process. The meeting adjourned with City Council authorizing staff to revise policy language within the Draft Housing Element related to tenant protections and inclusionary housing, for further discussion at a City Council Study Session to be held on June 28, 2022.

Based on the public comments heard at the June 14, 2022, Study Session, staff revised the Draft Housing Element to include additional language within proposed policies regarding Tenant Protections and Inclusionary Housing. These revised policies are contained within *Chapter 7. Housing Goals, Policies, and Programs of this Element* and were presented at the June 28, 2022, City Council Study Session.

At the City Council Study Session on June 28, 2022, several residents and members of community benefit organizations (CBOs), including but not limited to First 5 Contra Costa's East County Regional Group, ACCE and Monument Impact, offered public comment on the Public Review Housing Element Draft. Public comments echoed what was heard at the June 14, 20222022, Session with many members of the public expressing concern regarding skyrocketing rents, threats of eviction from landlords, and neglect of properties by landlords at various rental properties across the Citycity. While many members of the public supported the revised policy language within the Draft Housing Element regarding tenant protections, they also expressed a desire and need for an accelerated timeline for adoption of these tenant protections. Following public comment, the mayor addressed the Meeting Chambers and advised that the public's sentiments were heard and understood, and that the City was looking into how to expedite the drafting, review and adoption of tenant protection measures, sooner than the timelines mentioned in the Draft Housing Element. The mayor reiterated that it is the City's intent to explore these tenant protection measures, and that future policy language proposed to be included in such protections would be brought before the City Council at a later date for consideration. The Study Session adjourned with a vote to transmit the Public Draft Housing Element to the Department of Housing and Community Development (HCD) for review.

Note: In September 2022, the City of Antioch adopted a Rent Stabilization Ordinance, as discussed within Program 5.1.8. Tenant Protections. This Ordinance has been codified within Section 11-1 of the City's Municipal Code.

It is anticipated that the final Final Housing Element will be heard for adoption by the Planning Commission and City Council at public hearings in November/December January 20222023.

HOUSING NEEDS DATA REPORT: ANTIOCH





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SUMMARY OF KEY FACTS

This section is a more in-depth version of Chapter 2: Housing Needs. The majority of this appendix comes from the Association of Bay Area Governments (ABAG) / Metropolitan Transportation Commission (MTC) Data Packets prepared for each jurisdiction in the Bay Area.

- Population Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Antioch increased by 24.3% from 2000 to 2020, which is above the growth rate of the Bay Area.
- Age In 2019, Antioch's youth population under the age of 18 was 27,630 and senior population 65 and older was 13,547. These age groups represent 24.8% and 12.2%, respectively, of Antioch's population.
- Race/Ethnicity In 2020, 27.8% of Antioch's population was White while 21.1% was African American, 12.1% was Asian, and 33.2% was Latinx. People of color in Antioch comprise a proportion above the overall proportion in the Bay Area as a whole.¹
- Employment Antioch residents most commonly work in the Health & Educational Services industry. From January 2010 to January 2021, the unemployment rate in Antioch decreased by 5.1 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 3,450 (17.9%). Additionally, the jobs-household ratio in Antioch has increased from 0.55 in 2002 to 0.67 jobs per household in 2018.
- Number of Homes The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Antioch increased, 3.7% from 2010 to 2020, which is below the growth rate for Contra Costa County and below the growth rate of the region's housing stock during this time period.
- Home Prices A diversity of homes at all income levels creates opportunities for all Antioch residents to live and thrive in the community.
 - Ownership The largest proportion of homes had a value in the range of \$250k-\$500k in 2019. Home prices increased by 122.4% from 2010 to 2020.
 - Rental Prices The typical contract rent for an apartment in Antioch was \$1,610 in 2019. Rental prices increased by 50.8% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make \$64,560 per year.²
- Housing Type It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 77.7% of homes in Antioch were single family detached, 4.7% were single family attached, 4.1% were small multifamily (2-4 units), and 12.4% were medium or large multifamily (5+ units). Between 2010 and 2020, the number of single-family units increased more

¹ The Census Bureau's American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source. ² Note that contract rents may differ significantly from, and often being lower than, current listing prices.







- than multi-family units. Generally, in Antioch, the share of the housing stock that is detached single family homes is above that of other jurisdictions in the region.
- Cost Burden The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." In Antioch, 20.3% of households spend 30%-50% of their income on housing, while 20.8% of households are severely cost burden and use the majority of their income for housing.
- **Displacement/Gentrification** According to research from The University of California, Berkeley, 31.3% of households in Antioch live in neighborhoods that are susceptible to or experiencing displacement, and 19.2% live in areas at risk of or undergoing gentrification. 6.8% of households in Antioch live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.
- **Neighborhood** No residents in Antioch live in neighborhoods identified as "Highest Resource" or "High Resource" areas by State-commissioned research, while 89.6% of residents live in areas identified by this research as "Low Resource" or "High Segregation and Poverty" areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.³
- Special Housing Needs Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Antioch, 15.2% of residents have a disability of any kind and may require accessible housing. Additionally, 18.7% of Antioch households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 20.4% of households are female-headed families, which are often at greater risk of housing insecurity.

Note on Data

Many of the tables in this report are sourced from data from the Census Bureau's American Community Survey or U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) data, both of which are samples and as such, are subject to sampling variability. This means that data is an estimate, and that other estimates could be possible if another set of respondents had been reached. We use the five-year release to get a larger data pool to minimize this "margin of error" but particularly for the smaller cities, the data will be based on fewer responses, and the information should be interpreted accordingly.

³ For more information on the "opportunity area" categories developed by HCD and the California Tax Credit Allocation Committee, see this website: https://www.treasurer.ca.gov/ctcac/opportunity.asp. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing.

2 POPULATION, EMPLOYMENT AND HOUSEHOLD CHARACTERISTICS

2.1 Population

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, Antioch's population has increased by 24.3%; this rate is above that of the region as a whole, at 14.8%. In Antioch, roughly 13.2% of its population moved during the past year, a number 0.2 percentage points smaller than the regional rate of 13.4%.

In 2020, the population of Antioch was estimated to be 112,520 (see Table 1). From 1990 to 2000, the population increased by 45.6%, while it increased by 13.1% during the first decade of the 2000s. In the most recent decade, the population increased by 9.9%. The population of Antioch makes up 9.8% of Contra Costa County.⁴

Table 1: Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Antioch	62,195	73,209	90,532	100,035	102,372	109,804	112,520
Contra Costa County	803,732	863,335	948,816	1,016,372	1,049,025	1,113,341	1,153,561
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

Universe: Total population

Source: California Department of Finance, E-5 series

⁴ To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e. percent change) in each of these geographies relative to their populations in 1990.





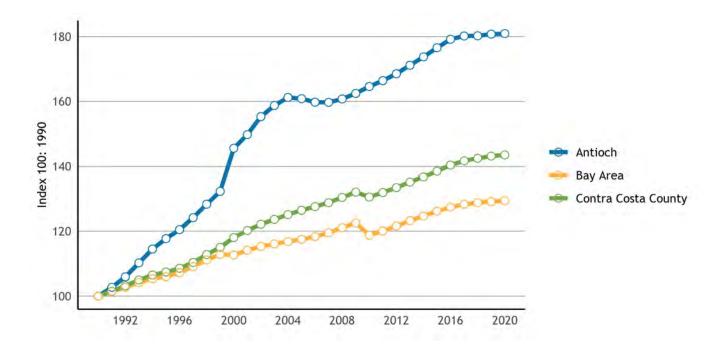


Figure 1: Population Growth Trends

Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year. For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates.

2.2 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In Antioch, the median age in 2000 was 31.1; by 2019, this figure had increased, landing at around 36 years. More specifically, the population of those under 14 has decreased since 2010, while the 65-and-over population has increased (see Figure 2).

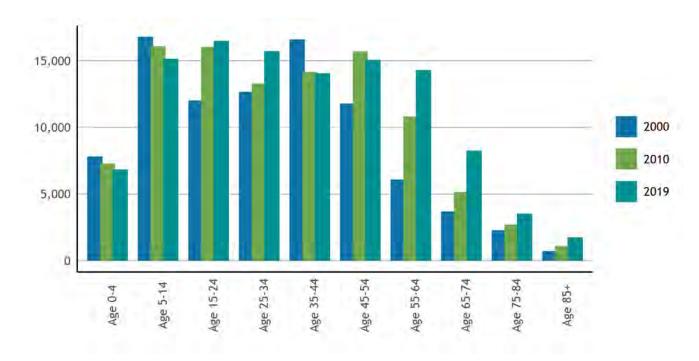


Figure 2: Population by Age, 2000-2019

Universe: Total population

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color⁵ make up 41.2% of seniors and 69.9% of youth under 18 (see Figure 3).

⁵ Here, we count all non-white racial groups





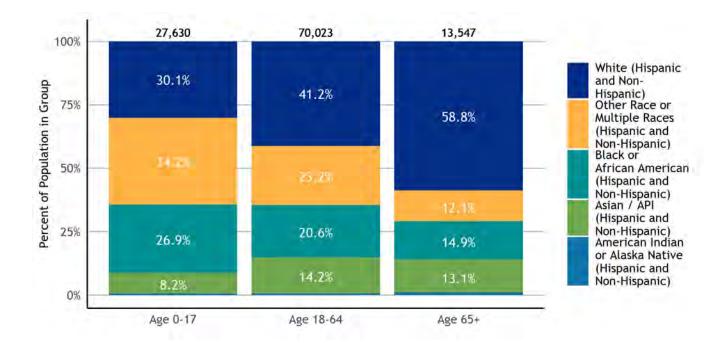


Figure 3: Senior and Youth Population by Race

Universe: Total population

Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)

2.3 Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today⁶. Since 2000, the percentage of residents in Antioch identifying as White has decreased – and by the same token the percentage of residents of all *other* races and ethnicities has *increased* – by 30.6 percentage points, with the 2019 population standing at 30,883 (see Figure 4). In absolute terms, the *Hispanic or Latinx* population increased the most while the *White*, *Non-Hispanic* population decreased the most.

APPENDIX A: HOUSING NEEDS DATA REPORT: ANTIOCE B244

⁶ See, for example, Rothstein, R. (2017). The Color of Law: A Forgotten History of How Our Government Segregated America. New York, NY & London, UK: Liveright Publishing.

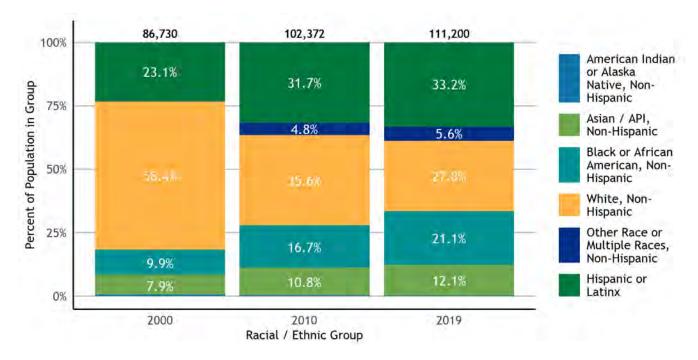


Figure 4: Population by Race, 2000-2019

Universe: Total population

Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

2.4 Employment Trends

2.4.1 Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers "exports" workers to other parts of the region, while a city with a surplus of jobs must conversely "import" them. Between 2002 and 2018, the number of jobs in Antioch increased by 35.0% (see Figure 5).





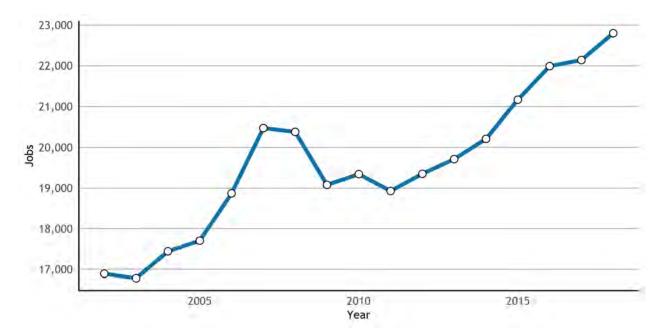


Figure 5: Jobs in a Jurisdiction

Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018

There are 49,236 employed residents, and $21,541 \text{ jobs}^7$ in Antioch - the ratio of jobs to resident workers is 0.44; Antioch is *a net exporter of workers*.

Figure 6 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Antioch has more low-wage *residents* than low-wage *jobs* (where low-wage refers to jobs paying less than \$25,000). At the other end of the wage spectrum, the city has more high-wage *residents* than high-wage *jobs* (where high-wage refers to jobs paying more than \$75,000) (see Figure 6).8

APPENDIX A: HOUSING NEEDS DATA REPORT: ANTIOCI

⁷ Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

⁸ The source table is top-coded at \$75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

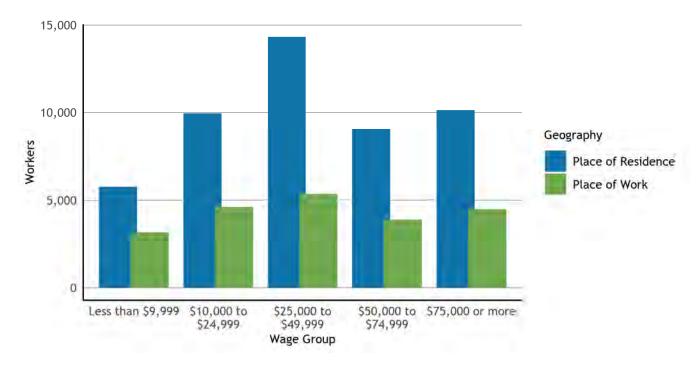


Figure 6: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence

Universe: Workers 16 years and over with earnings Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519

Figure 7 shows the balance of a jurisdiction's resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (see Figure 7).



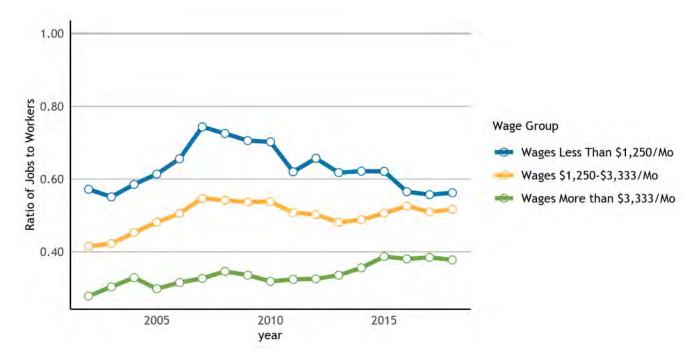


Figure 7: Jobs-Worker Ratios, By Wage Group

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs to household ratio. Thus bringing housing into the measure, the *jobs-household ratio* in Antioch has increased from 0.55 in 2002, to 0.67 jobs per household in 2018 (see Figure 8).

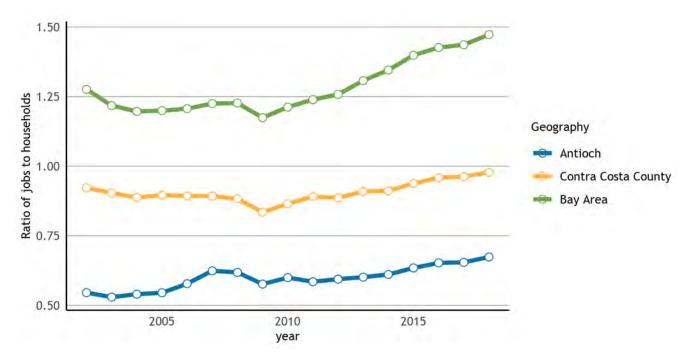


Figure 8: Jobs-Household Ratio

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)

2.4.2 Sector Composition

In terms of sectoral composition, the largest industry in which Antioch residents work is *Health & Educational Services*, and the largest sector in which Contra Costa residents work is *Health & Educational Services* (see Figure 9). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.





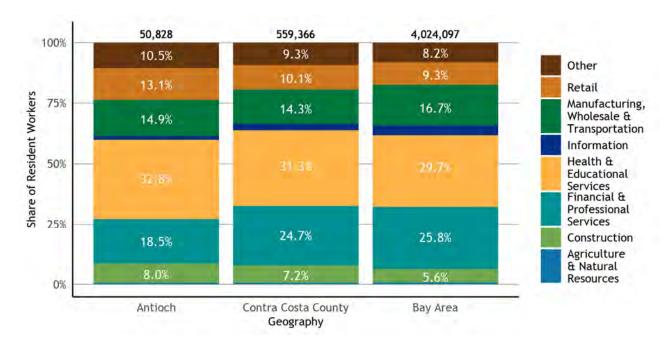


Figure 9: Resident Employment by Industry

Universe: Civilian employed population age 16 years and over

Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030

2.4.3 Unemployment

In Antioch, there was a 5.1 percentage point decrease in the unemployment rate between January 2010 and January 2021 (see Figure 10). Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.

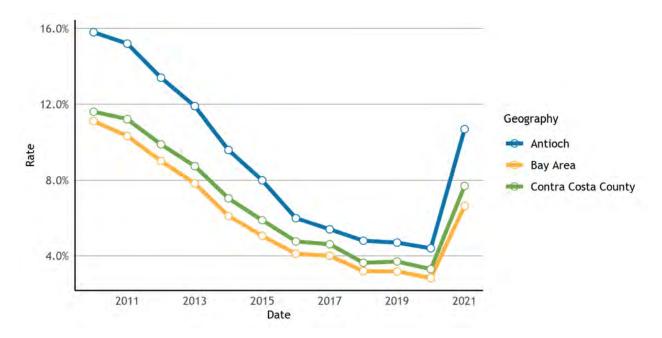


Figure 10: Unemployment Rate

Universe: Civilian noninstitutional population ages 16 and older

Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonallyadjusted labor force (unemployment rates) data are developed for cities and CDPs.

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

2.5 Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.9

In Antioch, 41.5% of households make more than 100% of the Area Median Income (AMI), 10 compared to 18.5% making less than 30% of AMI, which is considered extremely low-income (see Figure 11).

¹⁰ Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.





⁹ Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of* California.

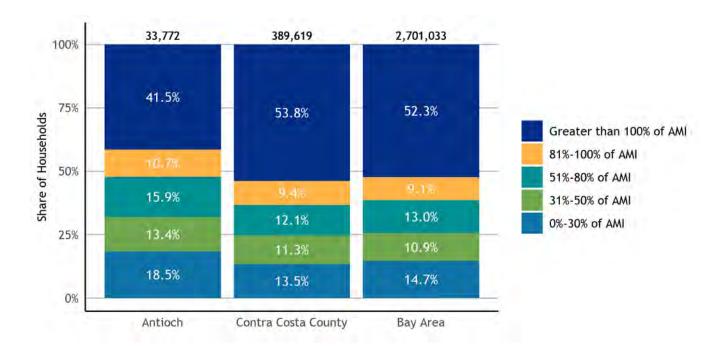


Figure 11: Households by Household Income Level

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

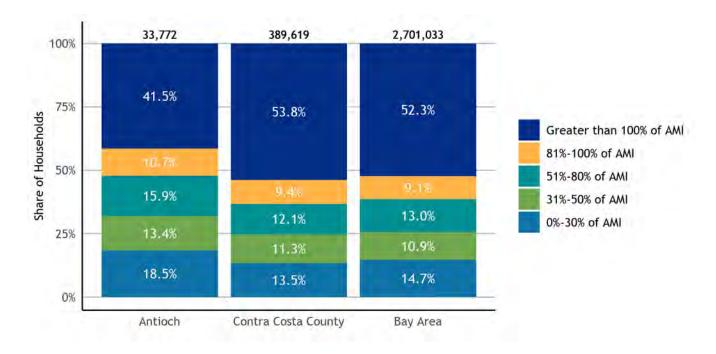


Figure 12: Households by Household Income Level

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. In Contra Costa County, 30% AMI is the equivalent to the annual income of \$34,850 for a family of four. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

HCD's guidance notes that instead of using use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, local jurisdictions can presume that 50% of their RHNA for very low-income households qualifies for extremely low-income households. In Antioch, the RHNA for very low-income households is 792, which means that half, or 396 units, will qualify for extremely low-income households.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In Antioch, the largest proportion of renters falls in the *0%-30% of AMI* income group, while the largest proportion of homeowners are found in the *Greater than 100% of AMI* group (see Figure 13).





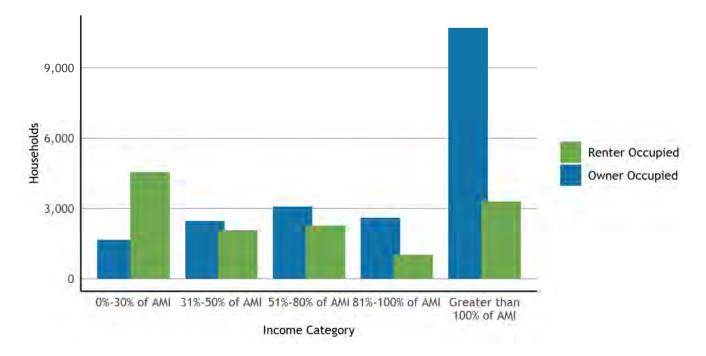


Figure 13: Household Income Level by Tenure

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Currently, 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. ¹¹ These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Antioch, Black or African American (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Other Race or Multiple Races (Hispanic and Non-Hispanic) residents (see Figure 14).

APPENDIX A: HOUSING NEEDS DATA REPORT: ANTIOCH

¹¹ Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

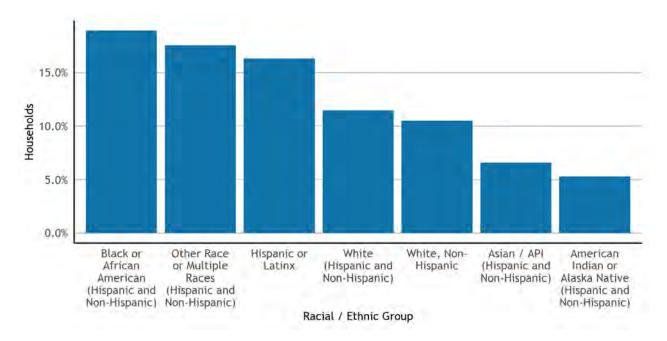


Figure 14: Poverty Status by Race

Universe: Population for whom poverty status is determined

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I)

2.6 Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In Antioch there are a total of 34,028 housing units, and fewer residents rent than own their homes: 39.7% versus 60.3% (see Figure 15). By comparison, 34.1% of households in Contra Costa County are renters, while 44% of Bay Area households rent their homes.





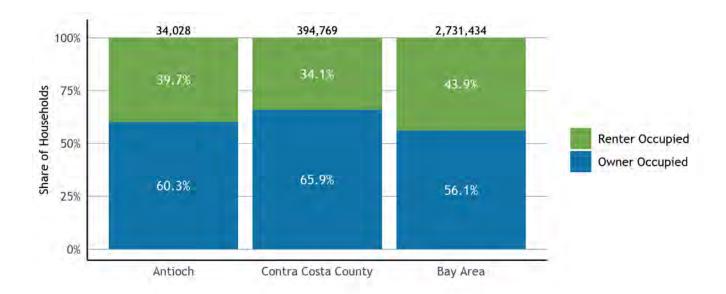


Figure 15: Housing Tenure

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities. ¹² In Antioch, 38.4% of Black households owned their homes, while homeownership rates were 71.9% for Asian households, 56.0% for Latinx households, and 71.2% for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

APPENDIX A: HOUSING NEEDS DATA REPORT: ANTIOCH B256

¹² See, for example, Rothstein, R. (2017). The color of law: a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

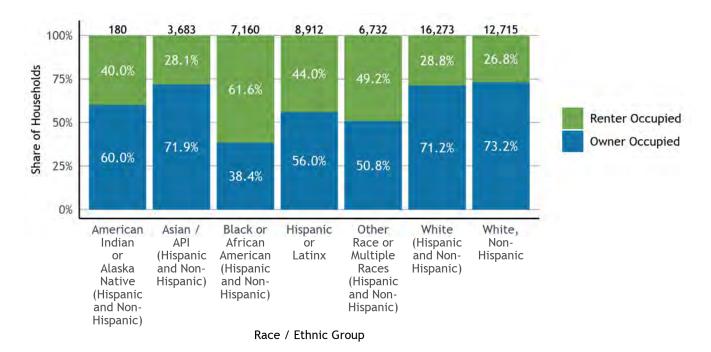


Figure 16: Housing Tenure by Race of Householder

Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I)

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Antioch, 56.5% of householders between the ages of 25 and 44 are renters, while 22.8% of householders over 65 are (see Figure 17).

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Antioch, 73.8% of households in detached single-family homes are homeowners, while 6.9% of households in multi-family housing are homeowners (see Figure 18).



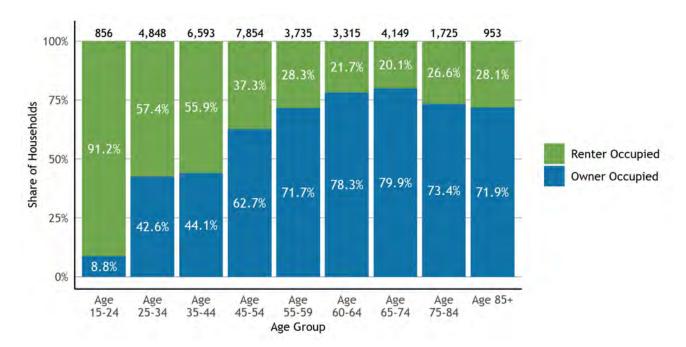


Figure 17: Housing Tenure by Age

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007

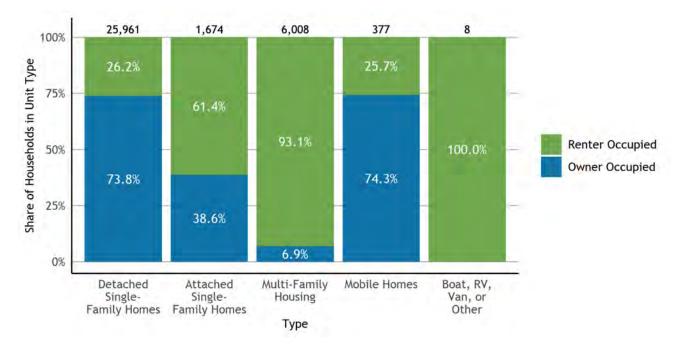


Figure 18: Housing Tenure by Housing Type

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032

2.7 Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area (see Figure 19). Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Antioch 31.3% of households live in neighborhoods that are susceptible to or experiencing displacement and 19.2% live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 6.8% of households in Antioch live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs. ¹³

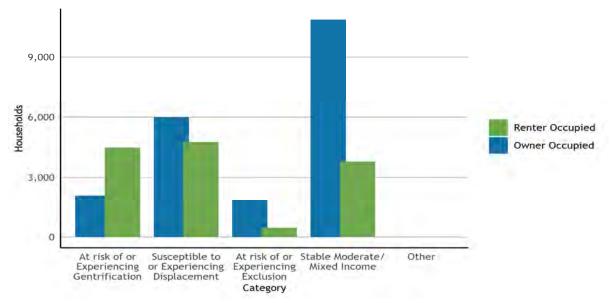


Figure 19: Households by Displacement Risk and Tenure

Universe: Households

Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.

¹³ More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: https://www.urbandisplacement.org/. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement





3 HOUSING STOCK CHARACTERISTICS

3.1 Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in "missing middle housing" – including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Antioch in 2020 was made up of 77.7% single family detached homes, 4.7% single family attached homes, 4.1% multifamily homes with 2 to 4 units, 12.4% multifamily homes with 5 or more units, and 1.1% mobile homes (see Figure 20). In Antioch, the housing type that experienced the most growth between 2010 and 2020 was *Single-Family Home: Detached*.

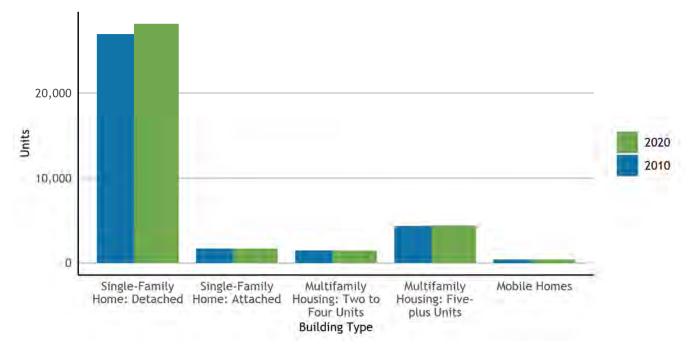


Figure 20: Housing Type Trends

Universe: Housing units

Source: California Department of Finance, E-5 series

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Antioch, the largest proportion of the housing stock was built 1980 to 1999, with 15,182 units constructed during this period (see Figure 21). Since 2010, 2.9% of the current housing stock was built, which is 1,012 units.

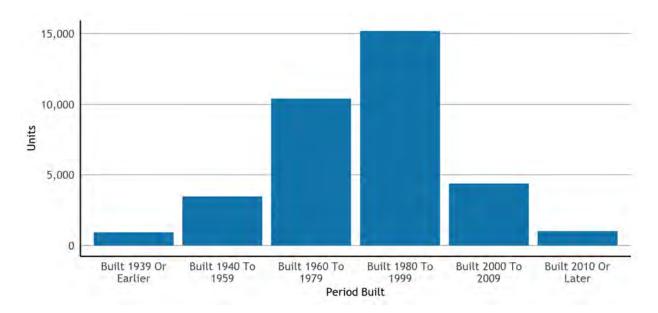


Figure 21: Housing Units by Year Structure Built

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

Vacant units make up 3.8% of the overall housing stock in Antioch. The rental vacancy stands at 4.2%, while the ownership vacancy rate is 1.2%. Of the vacant units, the most common type of vacancy is *For Rent* (see Figure 22).¹⁴

Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as "for recreational or occasional use" are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as "other vacant" if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration. ¹⁵ In a region with a thriving economy and housing market like the Bay Area, units being renovated/repaired and prepared for rental or sale are likely to represent a large portion of the "other vacant" category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of "other vacant" units in some jurisdictions. ¹⁶

¹⁶ See Dow, P. (2018). Unpacking the Growth in San Francisco's Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.







¹⁴ The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (3.8%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant *other vacant*.

¹⁵ For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: https://www.census.gov/housing/hvs/definitions.pdf.

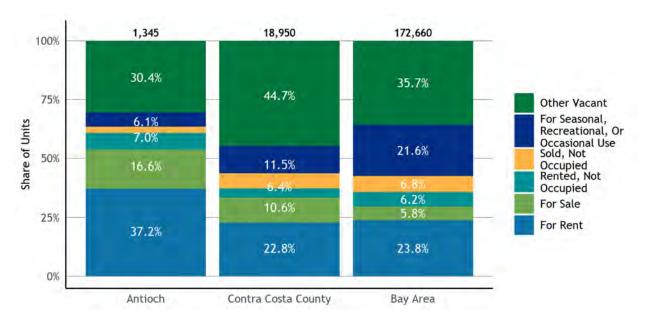


Figure 22: Vacant Units by Type

Universe: Vacant housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004

Between 2015 and 2019, 882 housing units were issued permits in Antioch. 79.6% of permits issued in Antioch were for above moderate-income housing, 10.1% were for moderate-income housing, and 10.3% were for low- or very low-income housing (see Table 2).

Table 2: Housing Permitting

Income Group	Value
Above Moderate Income Permits	702
Very Low Income Permits	90
Moderate Income Permits	89
Low Income Permits	1

Universe: Housing permits issued between 2015 and 2019

Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

3.2 Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in Table 3 below comes from the California Housing Partnership's Preservation Database, the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, and there are subsidized units and at-risk units that are not captured in this data table. There are 1,301 assisted units in Antioch in the Preservation Database. Of these units, none are at *High Risk* or *Very High Risk* of conversion. However, there are 4 units that are at moderate risk and 50 units at low risk at converting within the next 10 years. These units are discussed in Chapter 2, Housing Needs.

Table 3: Assisted Units at Risk of Conversion

Income	Antioch	Contra Costa County	Bay Area
Low	1301	13403	110177
Moderate	0	211	3375
High	0	270	1854
Very High	0	0	1053
Total Assisted Units in Database	1301	13884	116459

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

Notes: While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

Source: California Housing Partnership, Preservation Database (2020)

<u>Low Risk</u>: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.







¹⁷ California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

<u>High Risk</u>: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

<u>Moderate Risk</u>: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

3.3 Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Housing conditions are an important indicator of quality of life. Like any asset, housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Thus, maintaining and improving housing quality is an important goal for communities.

Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Antioch. For example, 1.6% of renters in Antioch reported lacking a kitchen and 0.7% of renters lack plumbing, compared to 0.3% of owners who lack a kitchen and 0.3% of owners who lack plumbing.

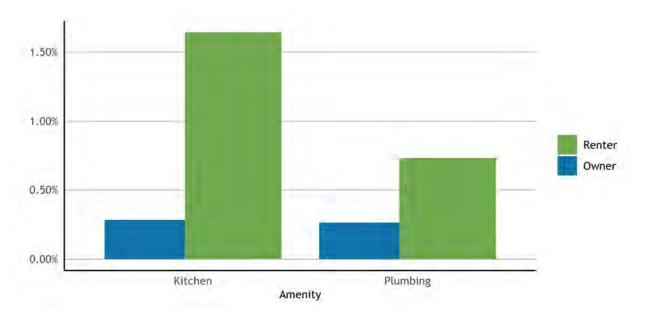


Figure 23: Substandard Housing Issues

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049

An indication of the quality of the housing stock is its general age. Typically, housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs. Among the housing stock, 59.1 percent of the housing units in Antioch were built since 1990. The remaining 40.9 percent of the housing stock is over 30 years old, meaning rehabilitation needs could be necessary in certain homes. In addition, the City's Code Enforcement Division estimates that approximately 10-15% percent of the housing stock needs rehabilitation.

3.4 Home and Rent Values

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Antioch was estimated at \$524,890 by December of 2020, per data from Zillow. The largest

proportion of homes were valued between \$250k-\$500k (see Figure 24). By comparison, the typical home value is \$772,410 in Contra Costa County and \$1,077,230 the Bay Area, with the largest share of units valued \$250k-\$500k (county) and \$500k-\$750k (region).

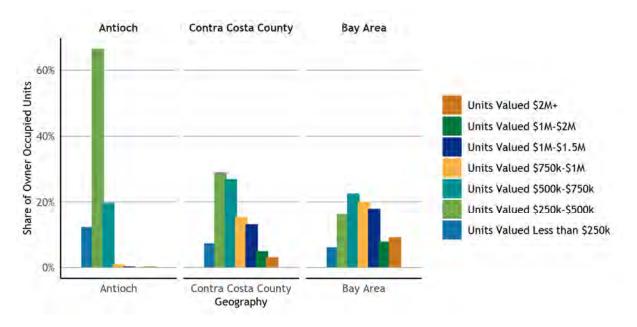


Figure 24: Home Values of Owner-Occupied Units

Universe: Owner-occupied units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075

The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 149.9% in Antioch from \$210,060 to \$524,890. This change is above the change in Contra Costa County, and above the change for the region (see Figure 25).





Figure 25: Zillow Home Value Index (ZHVI)

Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.

Source: Zillow, Zillow Home Value Index (ZHVI)

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Antioch, the largest proportion of rental units rented in the *Rent \$1500-\$2000* category, totaling 34.9%, followed by 25.3% of units renting in the *Rent \$1000-\$1500* category (see Figure 26). Looking beyond the city, the largest share of units is in the *rent for \$1500-\$2000* category.

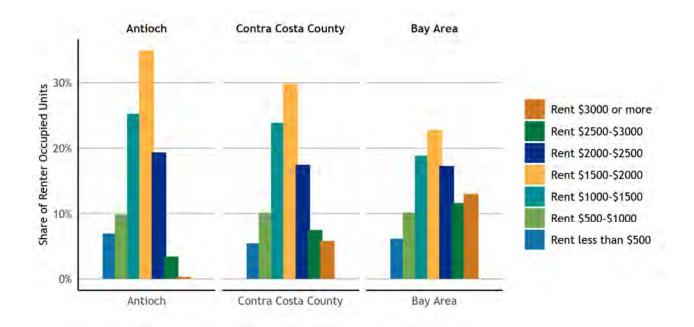


Figure 26: Contract Rents for Renter-Occupied Units

Universe: Renter-occupied housing units paying cash rent Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056

Since 2009, the median rent has increased by 50.8% in Antioch, from \$1,210 to \$1,610 per month (see Figure 27). In Contra Costa County, the median rent has increased 28.8%, from \$1,300 to \$1,680. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, a 54% increase. 18

¹⁸ While the data on home values shown in Figure 25 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the rent data in this document comes from the U.S. Census Bureau's American Community Survey, which may not fully reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.





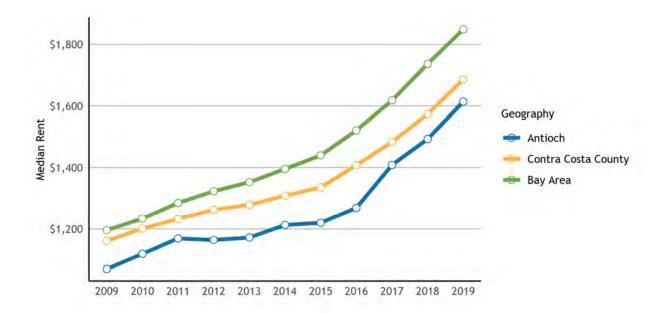


Figure 27: Median Contract Rent

Universe: Renter-occupied housing units paying cash rent

Notes: For unincorporated areas, median is calculated using distribution in B25056.

Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.

3.5 Overpayment and Overcrowding

A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Antioch, 24.5% of renters spend 30% to 50% of their income on housing compared to 20.6% of those that own (see Figure 28). Additionally, 34.3% of renters spend 50% or more of their income on housing, while 12.5% of owners are severely cost-burdened.

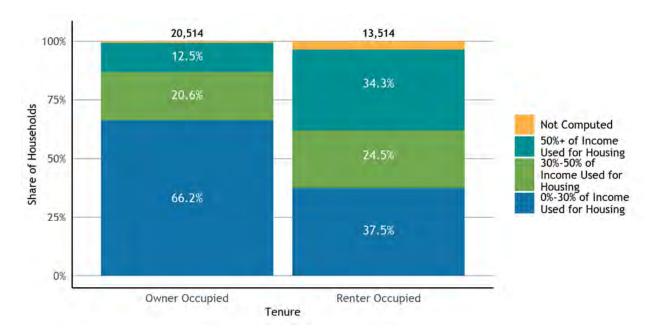


Figure 28: Cost Burden by Tenure

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

In Antioch, 20.8% of households spend 50% or more of their income on housing, while 20.3% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 29). For example, 77.0% of Antioch households making less than 30% of AMI spend the majority of their income on housing. For Antioch residents making more than 100% of AMI, just 0.2% are severely cost-burdened, and 90.8% of those making more than 100% of AMI spend less than 30% of their income on housing.



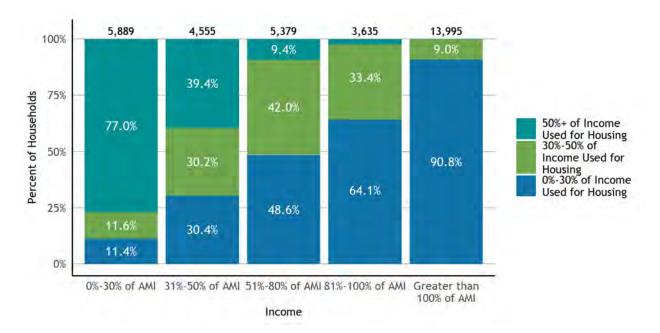


Figure 29: Cost Burden by Income Level

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Currently, 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.

American Indian or Alaska Native, Non-Hispanic residents are the most cost burdened with 47.9% spending 30% to 50% of their income on housing, and Black or African American, Non-Hispanic residents are the most severely cost burdened with 31.8% spending more than 50% of their income on housing (see Figure 30).

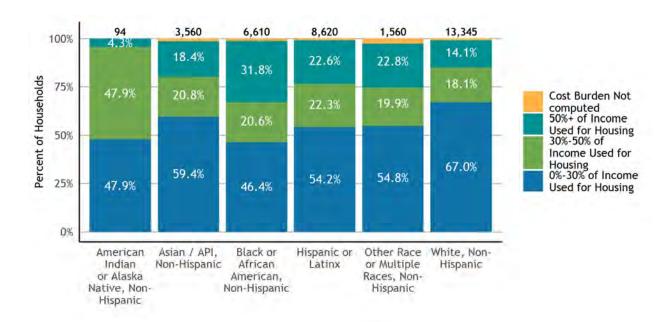


Figure 30: Cost Burden by Race

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In Antioch, 17.5% of large family households experience a cost burden of 30%-50%, while 18.4% of households spend more than half of their income on housing. Some 20.9% of all other households have a cost burden of 30%-50%, with 21.3% of households spending more than 50% of their income on housing (see Figure 31).



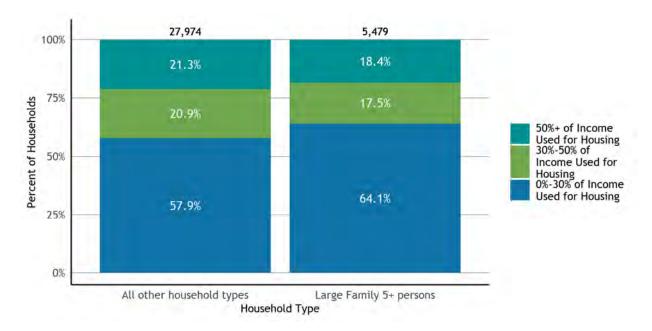


Figure 31: Cost Burden by Household Size

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 43.7% of seniors making less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 91.0% are not cost-burdened and spend less than 30% of their income on housing (see Figure 32).

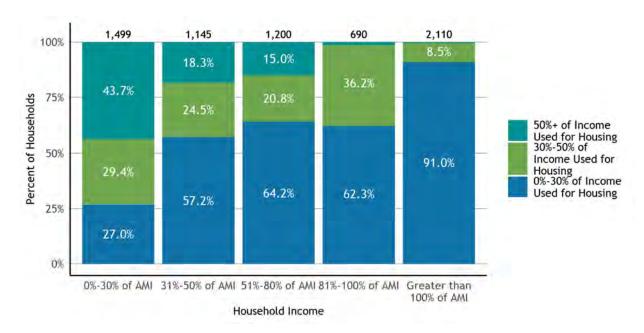


Figure 32: Cost-Burdened Senior Households by Income Level

Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. 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. In Antioch, 2.3% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.8% of households that own (see Figure 33). In Antioch, 6.5% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 2.1% for those own.



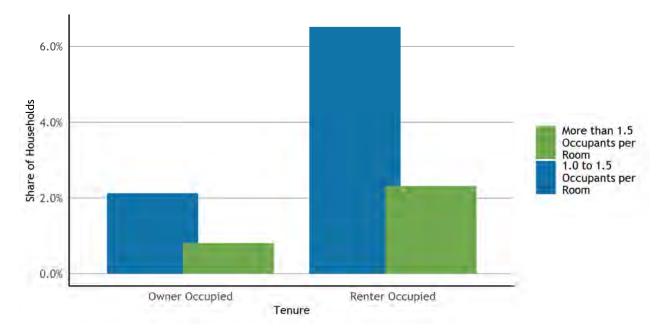


Figure 33: Overcrowding by Tenure and Severity

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Overcrowding often disproportionately impacts low-income households. As shown in Figure 34, the income group that experiences the most overcrowding are households making 31-50% of the AMI.

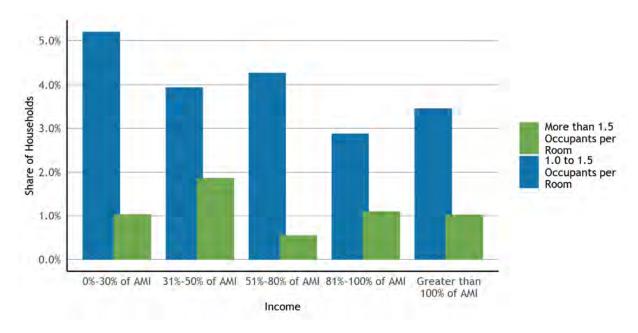


Figure 34: Overcrowding by Income Level and Severity

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Antioch, the racial group with the largest overcrowding rate is *Asian / API (Hispanic and Non-Hispanic)* (see Figure 35).



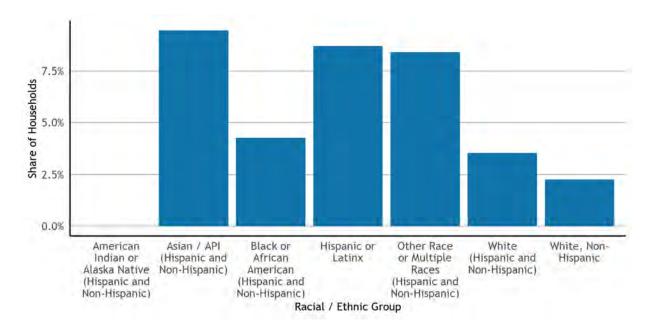


Figure 35: Overcrowding by Race

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014

4 SPECIAL HOUSING NEEDS

4.1 Large Households

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Antioch, for large households with 5 or more persons, most units (54.3%) are owner occupied (see Figure 36). In 2017, 25.5% of large households were very low-income, earning less than 50% of the area median income (AMI).

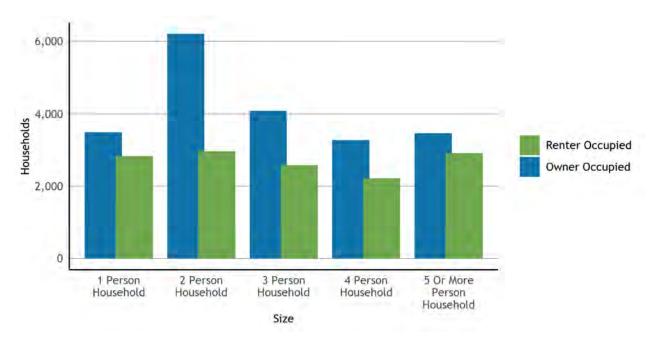


Figure 36: Household Size by Tenure

Universe: Occupied housing units Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 25,651 units in Antioch. Among these large units with 3 or more bedrooms, 26.6% are owner-occupied and 73.4% are renter occupied (see Figure 37).



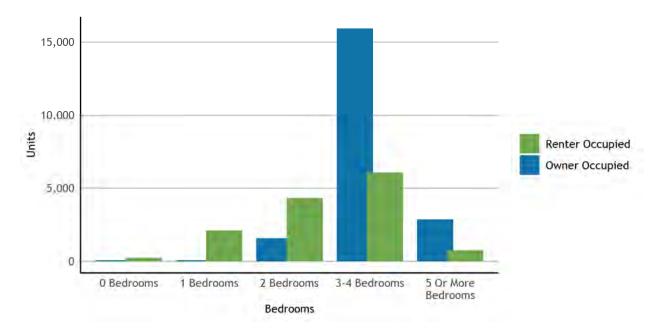


Figure 37: Housing Units by Number of Bedrooms

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

4.2 Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Antioch, the largest proportion of households is *Married-couple Family Households* at 49.1% of total, while *Female-Headed Households* make up 20.4% of all households.

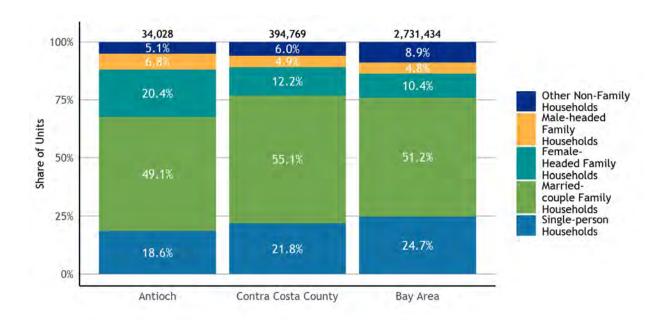


Figure 38: Household Type

Universe: Households

Notes: For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Antioch, 32.7% of female-headed households with children fall below the Federal Poverty Line, while 8.1% of female-headed households *without* children live in poverty (see Figure 39).





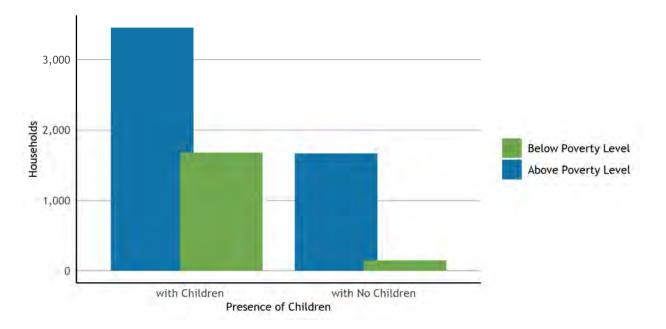


Figure 39: Female-Headed Households by Poverty Status

Universe: Female Households

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012

4.3 Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make 0%-30% of AMI, while the largest proportion of senior households who are homeowners falls in the income group Greater than 100% of AMI (see Figure 40).

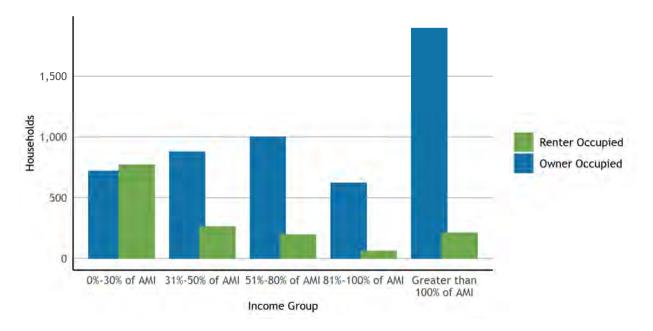


Figure 40: Senior Households by Income and Tenure

Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

4.4 People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure 41 shows the rates at which different disabilities are present among residents of Antioch. Overall, 15.2% of people in Antioch have a disability of any kind that may require accessible housing, which is a higher percentage than the County (11.1 percent) and the region (9.6 percent).¹⁹

¹⁹ These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.





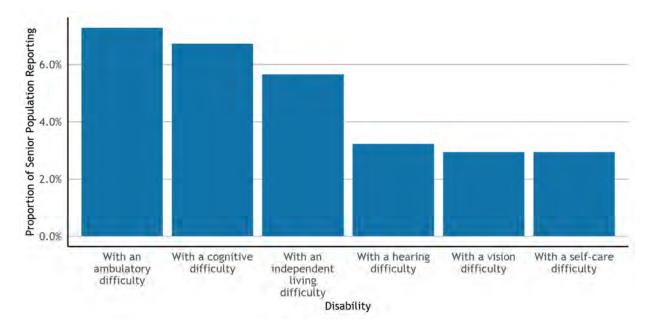


Figure 41: Disability by Type

Universe: Civilian noninstitutionalized population 18 years and over

Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18107.

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.²⁰

In Antioch, of the population with a developmental disability, children under the age of 18 make up 41.4%, while adults account for 58.6%.

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²⁰ For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

Table 4: Population with Developmental Disabilities by Age

Age Group	Value
Age 18+	816
Age Under 18	576

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020)

The most common living arrangement for individuals with disabilities in Antioch is the home of parent/family/guardian.

Table 5: Population with Developmental Disabilities by Residence

Residence Type	Value
Home of Parent /Family /Guardian	980
Community Care Facility	233
Independent /Supported Living	73
Intermediate Care Facility	62
Foster /Family Home	31
Other	5

Universe: Population with developmental disabilities

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Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

4.5 Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In Contra Costa County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 75.9% are unsheltered. Of homeless households with children, most are sheltered in emergency shelter (see Figure 42).







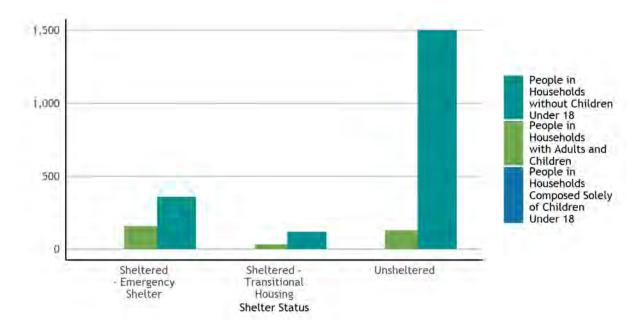


Figure 42: Homelessness by Household Type and Shelter Status, Contra Costa County

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

Contra Costa County is commonly divided into West County, Central County, and East County regions. There were modest regional shifts in the number of unsheltered people sleeping in each region of the county from 2018 to 2020. In 2020, there was an almost even split across the three regions. People were identified in 30 incorporated cities and unincorporated jurisdictions across the county during the PIT count. Antioch and Richmond each had 15% of the unsheltered population, the highest percentages in the County (see Figure 42).

West County		Central C	Central County		East County	
Location	#	Location	#	Location	#	
Crockett	35	Alamo	2	Antioch	238	
El Cerrito	24	Blackhawk	6	Bay Point	49	
El Sobrante	9	Clayton	2	Bayview	2	
Hercules	7	Concord	160	Bethel Island	2	
North Richmond	22	Danville	7	Brentwood	80	
Pinole	7	Lafayette	3	Discovery Bay	2	
Richmond	280	Martinez	127	Oakley	50	
Rodeo	62	Moraga	4	Pittsburg	102	
San Pablo	67	Orinda	1			
		Pacheco	26			
		Pleasant Hill	90			
		San Ramon	6			
		Walnut Creek	80			

Figure 43: Number of Unsheltered Individuals by Contra Costa County Cities

Universe: Population experiencing homelessness Source: Contra Costa County: Annual Point in Time Count Report

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. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Contra Costa County, Black (Hispanic and Non-Hispanic) residents represent 33.8% of the homeless population but only 8.7% of the overall population of Contra Costa County (see Figure 44).



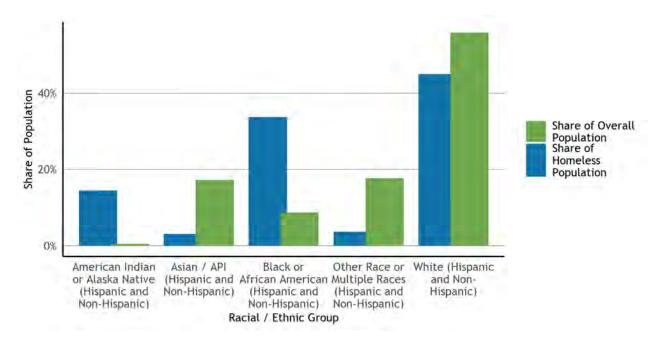


Figure 44: Racial Group Share of General and Homeless Populations, Contra Costa County

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-I)

In Contra Costa, Latinx residents represent 16.6% of the population experiencing homelessness, while Latinx residents comprise 25.4% of the general population (see Figure 45).

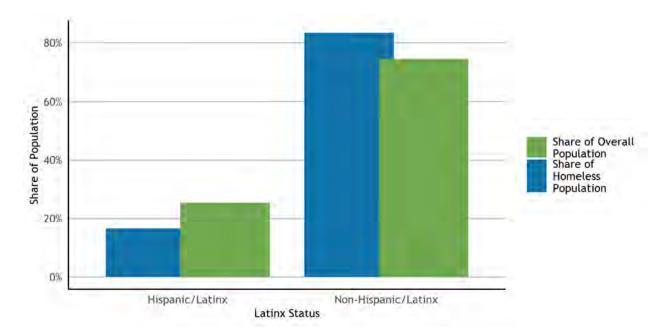


Figure 45: Latinx Share of General and Homeless Populations, Contra Costa County

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)

Many of those experiencing homelessness are dealing with severe issues - including mental illness, substance abuse and domestic violence - that are potentially life threatening and require additional assistance. In Contra Costa County, homeless individuals are commonly challenged by severe mental illness, with 519 reporting this condition (see Figure 13). Of those, some 70.1% are unsheltered, further adding to the challenge of handling the issue.



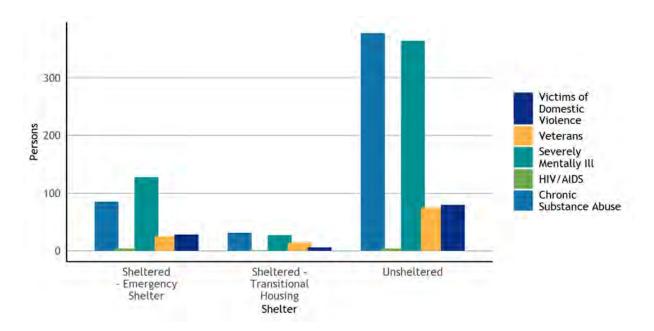


Figure 46: Characteristics for the Population Experiencing Homelessness, Contra Costa County

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)

In Antioch, the student population experiencing homelessness totaled 409 during the 2019-20 school year and increased by 9.1% since the 2016-17 school year. By comparison, Contra Costa County has seen a 4.4% increase in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

The number of students in Antioch experiencing homelessness in 2019 represents 18.5% of the Contra Costa County total and 3.0% of the Bay Area total.

Table 6: Students in Local Public Schools Experiencing Homelessness

Academic Year	Antioch	Contra Costa County	Bay Area
2016-17	375	2,116	14,990
2017-18	276	2,081	15,142
2018-19	397	2,574	15,427
2019-20	409	2,209	13,718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

4.6 Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers are generally considered a special housing needs group due to their limited income and the often-unstable nature of their employment. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. While many traditional affordable housing programs and policies will assist farmworkers, there are unique needs and circumstances for agricultural workers that need to be considered and explored.

While overall the Bay Area has shifted away from our historical agricultural economic base, Bay Area counties still preserve strong agricultural roots. And yet, the responsibility for farmworker housing is not just with these counties. In many counties, farmworkers choose to live within incorporated cities due to the diversity and availability of housing, proximity to schools and other employment opportunities for other family members, and overall affordability. Per the USDA, farmworkers often commute long distances to work for various employers but are considered permanent workers and residents in their home communities. For these permanent or settled farmworkers, the USDA estimates that these workers commute up to 75 miles for work and then return to their homes.

- SETTLED/PERMANENT -- Today's farmworkers are more settled and typically live in one location.
- COMMUTE UP TO 75 MILES -- Per the USDA, today's farmworkers can commute up to 75 miles to the workplace. Based on this, the need for housing for agricultural workers is not just the responsibility of Bay Area counties with a robust agricultural economy.
- FAMILIES Farmworkers today are more likely to have families and are looking for schools, employment for a spouse/partner and a location to live in the provides a community.

Farmworkers and day laborers are an essential component of California's agriculture industry. Farmers and farmworkers are the keystone of the larger food sector, which includes the industries that provide farmers with fertilizer and equipment; farms to produce crops and livestock; and the industries that process, transport, and distribute food to consumers.





Table 7: Farm Operations and Farm Labor by County

		2002	2007	2012	2017	County (%)	Bay Area (%)
Alameda	Permanent	577	465	355	305	51%	1.8%
	Seasonal	369	737	449	288	49%	1.6%
	Tota	ls 946	1,202	804	593	100%	1.7%
Contra Costa	Permanent	730	578	509	450	34%	2.6%
	Seasonal	1,874	1,295	1,540	860	66%	4.7%
	Tota	ls 2,604	1,873	2,049	1,310	100%	3.7%
Napa	Permanent	2,916	2,631	3,732	4,290	43%	24.8%
	Seasonal	7,855	5,202	6,125	5,734	57%	31.4%
	Tota	ls 10,771	7,833	9,857	10,024	100%	28.2%
Marin	Permanent	245	130	510	697	55%	4.0%
	Seasonal	246	59	562	577	45%	3.2%
	Tota	ls 491	189	1,072	1,274	100%	3.6%
San Mateo	Permanent	2,226	1,697	1,320	978	74%	5.7%
	Seasonal	852	911	402	343	26%	1.9%
	Tota	ls 3,078	2,608	1,722	1,321	100%	3.7%
Santa Clara	Permanent	1,696	2,842	2,243	2,418	58%	14.0%
	Seasonal	3,760	2,747	1,994	1,757	42%	9.6%
	Tota	ls 5,456	5,589	4,237	4,175	100%	11.7%
San Francisco	Permanent	0	0	0	0	0%	0.0%
	Seasonal	0	0	0	0	0%	0.0%
	Tota	ls 0	0	0	0	0%	0.0%
Solano	Permanent	2,735	1,474	1,387	1,453	58%	8.4%
	Seasonal	2,921	1,339	1,459	1,060	42%	5.8%
	Tota	ls 5,656	2,813	2,846	2,513	100%	7.1%
Sonoma	Permanent	5,597	5,458	5,900	6,715	47%	38.8%
	Seasonal	9,870	8,341	7,810	7,664	53%	41.9%
	Tota	ls 15,467	13,799	13,710	14,379	100%	40.4%
Bay Area	Permanent	16,722	15,275	15,956	17,306	49%	100.0%
	Seasonal	27,747	20,631	20,341	18,283	51%	100.0%
	Tota	ls 44,469	35,906	36,297	35,589	100%	100.0%

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

Farmworker households are often compromised of extended family members and, as a result, many farmworker households tend to have difficulties securing safe, decent, and affordable housing. Far too often, farmworkers are forced to occupy substandard homes or live in overcrowded situations. Additionally, farmworker households:

- tend to have high rates of poverty;
- live disproportionately in housing that is in the poorest condition;
- have extremely high rates of overcrowding;
- have low homeownership rates.

Based on recent farmworker studies in the greater Bay Area (San Mateo and Monterey County), these are some of the key issues/trends affecting farmworkers.

- ✓ High unmet needs for agricultural workforce housing; often housing in poor repair and overcrowding.
- ✓ Financial needs to support small agricultural producers/employers and employees that can't afford market rate housing.
- ✓ Difficult to attract and retain employees due to the lack of housing availability.
- ✓ Flow of foreign agricultural workers into the U.S. has declined sharply. The Bay Area is seeing a shift to more permanent workers versus seasonal workers. (2002 permanent workers equaled 38%; 2017 permanent workers equal 49%.)
- ✓ Desire for housing to be decoupled from employment and housing for families with most farmworkers living in urban communities.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Contra Costa County has decreased since 2002, totaling 450 in 2017, while the number of seasonal farm workers has decreased, totaling 860 in 2017 (see Figure 47).





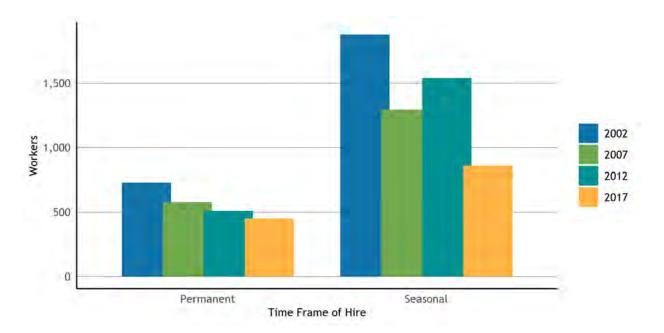


Figure 47: Farm Operations and Farm Labor by County, Contra Costa County

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

In Antioch and Contra Costa County, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year.

Table 8: Migrant Worker Student Population

Academic Year	Antioch	Contra Costa County	Bay Area
2016-17	0	0	4,630
2017-18	0	0	4,607
2018-19	0	0	4,075
2019-20	0	0	3,976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

This table is included in the Data Packet Workbook as Table FARM-01.

4.7 Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In Antioch, 6.5% of residents 5 years and older identify as speaking English not well or not at all, which is above the proportion for Contra Costa County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.

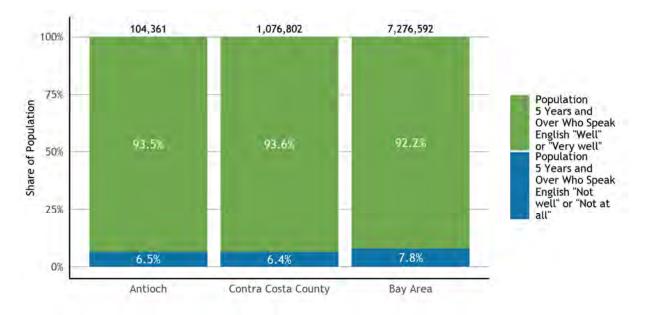


Figure 48: Population with Limited English Proficiency

Universe: Population 5 years and over Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005



APPENDIX B: AFFIRMATIVELY FURTHERING FAIR HOUSING

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INTRODUCTION AND OVERVIEW OF AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes.

ANALYSIS REQUIREMENTS

All Housing Elements adopted on or after January 1, 2021, must contain an Assessment of Fair Housing consistent with the core elements of the federal Affirmatively Furthering Fair Housing Final Rule of July 16, 2015, and California Assembly Bill 686 (2018). The Assessment of Fair Housing must include the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity, an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors,

Under State law, affirmatively furthering fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." These characteristics can include, but are not limited to race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

and identification and prioritization of fair housing goals and actions.

The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis compares the City of Antioch to both Contra Costa County (County) and the wider nine-county Bay Area Region (Region) for the purposes of promoting more inclusive communities.

SOURCES OF INFORMATION

The primary data sources for the AFFH analysis are:

- Data Packets and Segregation Reports provided by the Association of Bay Area Governments (ABAG) in collaboration with UC Merced.
- U.S. Census Bureau's Decennial Census (referred to as "Census") and American Community Survey (ACS).
- Contra Costa County Analysis of Impediments to Fair Housing Choice January 2020-2025 (2020 Al).
 (referred to as "the 2020 Al" or "Contra Costa County Al").
- Local Knowledge (e.g., Findings or reports from City departments or community-based organizations).

The 2020 Al is a collaborative effort by a number of local governments and public housing authorities in Contra Costa County. The Al identifies impediments that may prevent equal housing access and develops solutions to mitigate or remove such impediments. Due to the population of Antioch, fair housing issues are typically handled as part of larger county consortium rather than on the local level, but the following analysis does provide a local analysis of fair housing within Antioch. Additionally,

there are local, regional, and state assistance and resources available to residents looking for affordable housing within Antioch.

In addition, the State Department of Housing and Community Development (HCD) has developed a statewide AFFH Data Viewer which consists of map data layers from various data sources and provides options for addressing each of the components within the full scope of the assessment of fair housing. The data source and time frame used in the AFFH mapping tools may differ from the ACS data in the 2020 AI. While some data comparisons may have different time frames (often different by one year), the differences do not affect the identification of possible trends.

SUMMARY OF FAIR HOUSING ISSUES

This section includes a high-level summary of each of the AFFH topics required by HCD. The topics are analyzed in more detail in section C.

FAIR HOUSING ENFORCEMENT AND CAPACITY

The City of Antioch does not provide direct mediation services, but it partners with ECHO Housing and Bay Area Legal Services to provide mediation and other services, provides resources on the City website, and directs residents to appropriate agencies and resources 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 has made recent efforts to partner with nonprofits to engage in greater outreach to the Hispanic community in order to encourage greater participation in government service programs—generally resulting in increased outreach efforts, but "with declining success." Additionally, while Antioch reported significant new outreach programming for people experiencing homelessness (as well as production of additional housing units), it also faces a severe continuing lack of available funding and services to support this population. It also supported the activities of ECHO Housing, which has engaged in testing, audits, public education, and outreach (in English and Spanish) within the city.

SEGREGATION AND INTEGRATION

The racial and ethnic composition of Antioch diverges significantly from those of the County and the 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. The growth in the Black population stands in stark contrast to a County with 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 and the Region, particularly for persons with cognitive disabilities. The City's comparatively low-cost housing market and fast pace of growth likely contribute to the continued differences between the City and County in terms of the composition of the population. While Antioch

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

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.

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 and Region, not other neighborhoods within Antioch). Antioch is one of the most diverse jurisdictions in the region. 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 Route 4 is an area that the city should target resources towards.

RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY

Identifying Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) facilitates an understanding of entrenched patterns of segregation and poverty due to the legacy effects of historically racist and discriminatory housing laws. In Contra Costa County, the only area that meets the official HUD definition of a R/ECAP is in Concord. However, according to the 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. According to data provided by the City based on data from the Urban Institute, 2 the Sycamore neighborhood (i.e., census tract 307202) 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 US. According to City staff, the renters in this neighborhood are predominantly BIPOC women with children. 4 Local organizations sited the age and condition of housing stock in this area as a contributing factor; the homes near Highway 4 are older, smaller, and less expensive in this area and neighborhoods with newer housing stock are often resistant to welcoming residents with lower incomes (e.g., voucher holders).

² Where to Prioritize Emergency Rental Assistance to Keep Renters in Their Homes – Antioch. 2021. Available at <a href="https://www.urban.org/features/where-prioritize-emergency-rental-assistance-keep-renters-their-homes?cm_ven="ExactTarget&cm_cat=LAB_Prioritizing+Rental+Assistance_CoC+%26+HUD+grantees&cm_pla=All+Subscribers&cm_ite=new+tool+developed+by+a+team+of+Urban+Institute+researchers&cm_ainfo=&&utm_source=urban_EA&utm_medium=email&&utm_campaign=prioritizing_rental_assistance&&utm_term=lab&&utm_content=coc_hudgrantees.

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. Personal communication with Urban Planning Partners, July 15.

ACCESS TO OPPORTUNITY

Most tracts within Antioch are identified as being Low Resource, with a few in the southeast bordering with Brentwood and Oakley as Moderate Resource. Compared to the rest of the County and Region, the TCAC Composite score shows that Antioch has lower opportunity areas and lower access to resources for its residents.

DISPROPORTIONATE HOUSING NEEDS AND DISPLACEMENT RISK

There are significant disparities in the rates of renter and owner-occupied housing by race/ethnicity in Contra Costa County, although Antioch has significantly higher homeownership rates for

TCAC and Access of Opportunity

The California Tax Credit Allocation Committee (TCAC) measures access to opportunity in order to place affordable housing in locations where residents can have access to resources. TCAC utilizes data on economic mobility, educational achievement, and environmental health to create an access to opportunity index. TCAC identifies areas from highest to lowest resource by assigning scores between 0-1 for each domain by census tracts where higher scores indicate higher "access" to the domain or higher "outcomes." Refer to Table 12 for a list of domains and indicators for measuring access to opportunity. Composite scores are a combination score of the three domains that do not have a numerical value but rather rank census tracts by the level of resources (low, moderate, high, highest).

Hispanic and Black residents than in the County as a whole. Renters are more cost-burdened than owners. In Antioch, approximately 25 percent of renters spend 30 to 50 percent of their income on housing compared to 20.6 percent of those that own. Additionally, 34.3 percent of renters spend 50 percent or more of their income on housing, while 12.5 percent of owners are severely cost-burdened. Overcrowding is also more prevalent in rental households.

As lower-income residents have been displaced from more expensive parts of the Bay Area, poverty in Eastern Contra Costa County has increased dramatically. From 2000-2014, the increase in poverty in Antioch was among the highest in the Bay Area. Displacement is thus perpetuating segregation as lowincome people of color increasingly concentrate in east County. The University of California, Berkeley found that in Antioch, 31.3 percent of households live in neighborhoods that are susceptible to or experiencing displacement and 19.2 percent live in neighborhoods at risk of or undergoing gentrification.

OUTREACH

In addition to fair housing enforcement, it is critical that the community participation process in Antioch also reflects community conditions, and that the goals and strategies to address fair housing issues are both targeted and feasible. 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. Table B-1 below shows key findings related to AFFH from our stakeholder meetings and surveys.

In addition to the outreach done specifically for this Housing Element update, the Contra Costa Consortium and public housing authorities engaged a wide range of stakeholders and members of the community in the process of creating the 2020 Al. Outreach efforts included the dissemination of a survey, in-person meetings with an array of stakeholders and agencies, and community meetings to engage with residents across Contra Costa County. While we are able to utilize many of these findings in the Housing Element, we also reached out to additional stakeholders and spoke to some of the same organizations to follow up on issues specific to Antioch in 2021.

For the two community-wide meetings held on February 17, 2022, and April 13, 2022, a diligent effort was made to include all economic segments of the community and/or their representatives. A detailed description of this effort is described in Appendix E: Public Engagement Output.

The City of Antioch reported in its 2017-18 Consolidated Annual Performance Evaluation Report (CAPER) that the City has made recent efforts to partner with nonprofits to engage in greater outreach to the Hispanic community in order to encourage greater participation in government service programs—generally resulting in increased outreach efforts, but "with declining success." Additionally, 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. It also supported the activities of ECHO housing, which has engaged in testing, audits, public education, and outreach (in English and Spanish) within the city.

Summary

The City has engaged key stakeholders throughout its Housing Element update, including but not limited to housing and community development providers, lower-income community members, members of protected classes, representative advocacy organizations, fair housing agencies, independent living centers, and homeless service agencies. As described in Chapter 8 and Appendix E, proactive methods were used to reach a broad and diverse audience, and feedback from the community shaped the findings related to housing constraints and the Assessment of Fair Housing as well as the policies and programs included in Chapter 7.

TABLE B-1: STAKEHOLDER INTERVIEW AND FOCUS GROUP FINDINGS, CITY OF ANTIOCH 2021

Stakeholder

Independent Living Resources

Through educational empowerment and advocacy, ILRs' main goal is to incorporate those with disabilities into the community. ILR offers free services for persons with disabilities and seniors, their families and the agencies which serve them.

Summary of Findings

- The biggest issue regionally and in Antioch is a lack of affordable housing. Some people are living in cars, having a hard time paying application fees. Application fees are a huge issue as people aren't able to cover that. Credit reports are also an issue.
- People living on social security can't afford housing.
- There is a need for more project-based vouchers.

First 5 Center

Serves families with prenatal babies through 5 years old, and in Antioch they are about 50% Hispanic Latinos and Spanish-speakers.

- Antioch Change, a regional group of community parents, identified Antioch as one of the highest need areas in East County in terms of housing disparities. Preliminary findings from recent data collection directly from First 5 families found that the top two concerns related to housing in Antioch are: affordability - close to half of families listed affordability as their biggest concern. Habitability and safety related to the housing that is available to those interviewed was the second
- Residents in Antioch worry most about rent increases and paying back any debt they have (to the landlord).
- A successful housing program addresses lifestyle amenities that allow for the elderly and families to have access to safe open spaces, like parks, and security and adequate lighting in their neighborhoods, access to transit, and allows people to be proud of living there, not afraid of walking outside and connecting with people. Childcare is also crucial.
- It is important to ensure that landlords create a non-hostile space and fix things that are broken.

ECHO Fair Housing

Educates tenants and landlords about their housing rights, state, federal, and local laws, especially related to building codes. Intervenes when the landlord or tenant breaks housing laws. ECHO's role is to advocate not for the landlord or tenant specifically but rather the housing law.

- Availability of affordable housing is the biggest concern, especially in regards to disparities between groups of people and opportunities they are offered.
- Successful housing projects require strong community outreach; raise awareness, education, communication—communities need more information and resources made available to them.
- Calls that come to us from Antioch come disproportionately from people with disabilities.
- Collaborating across nonprofits in regards to ensuring people receive the information about their rights and resources is important.
- There is opportunity for Antioch to lead the region to push for more federal funds to help promote homeownership.

Shelter Inc

Integrates case management to help address the root causes of homelessness. Services include eviction prevention, and multiple housing solutions including interim and longterm housing.

- Veterans who have experienced trauma during their military service become very selective about where they want to live. They do not want to be around people with addiction problems.
- Many senior veterans are losing their homes due to not having a rent control system.
- If the landlord does nothing to fix a home that's falling apart, they sometimes evict people instead of fixing it.
- The homeless near the lake have a limited perimeter of where they are able to walk to, but there are transportation options within their walkable perimeter.
- There is a need for a living facility with wraparound services for the unhoused.
- The pandemic has left a gap where in-person resource fairs used to help people find housing and job information, technical training, and computer skills.
- There is a perception that more growth in terms of housing leads to a risk of additional crime and the city is growing too fast.

TABLE B-1: STAKEHOLDER INTERVIEW AND FOCUS GROUP FINDINGS, CITY OF ANTIOCH 2021

Stakeholder	Summary of Findings
CC Senior Legal Services A non-profit organization dedicated to providing free civil legal services to Contra Costa County residents who are 60 or older.	 For seniors on fixed incomes, rents go up during market cycles and Social Security does not keep up. If they do get evicted it is hard to find something comparable and affordable, which is increasingly tough at their age. Outreach methods are not driven by data on what works. Providers need to determine how people get information, especially people who aren't currently aware of resources. Someone went door to door and found that most people are not aware of the senior services currently provided.
Bay Area Legal Aid Provide low-income clients with free civil legal assistance, including legal advice and counsel, effective referrals, and legal representation. The largest civil legal aid provider serving seven Bay Area counties.	 Without strong rent control, people are being priced out and evicted not just for non-payment. In Antioch, tenants can be evicted for no reason, and once that happens many landlords do not accept people who have evictions on their record. The strongest way to protect people with a changing environment in Antioch (i.e. the new BART station) is to implement a just cause eviction policy.
Habitat for Humanity East Bay/Silicon Valley Partnered with The City of Antioch to provide health and safety, property maintenance, energy efficiency, and disability accommodation repairs to low and moderate- income homeowners within the city limits.	 Low-income homeowners are not able to repair their homes so they are living in tender conditions and there is a barrier to accessing any funding. In order to access federal funding for home repairs, if you live in a flood zone, you need flood insurance which is cost prohibitively expensive for many homeowners. Mobile homes cannot secure loans for home repairs because they are not considered real property. Antioch's grant and loan program requires that a lien be placed on a home for two years. There is a fear that folks will use the funding to fix up their homes and then turn around and sell, but in the 11 jurisdictions where Habitat administers programs, they do not see that happening. Antioch is the only city that requires filing a lien in order to issue a grant for repairs. It turns people off because they are scared by a lien, and the amount of time it takes to administer is too long.
Saint Vincent de Paul Most Holy Rosary Conference A group funded by the parishioners of Most Holy Rosary and St. Ignatius of Antioch Catholic Churches. They help with rent, deposits, utility bills and furniture.	 There is some natural economic segregation between north of the freeway and south of the freeway because we have an old area with smaller, cheaper homes and the newer areas are more expensive. The racial mix over all though is pretty well mixed up. Better outreach so people know where to get resources is crucial. At a minimum need to make sure people know to call 211 for information. Displacement affects Antioch most in the sense that people are being priced out of other parts of the Bay and coming to Antioch, not that they're getting priced out from Antioch. The population growth has meant that there are multiple families in one single-family home, which has consequences for parking. A lack of affordable housing in other regions has caused overcrowding in Antioch.
East Bay Housing Organizations EBHO brings together community members, public officials, nonprofit housing developers, residents, service providers, planners, professionals, and advocates to work together to ensure everyone has a safe, healthy, and affordable place to call home.	 It is important to make sure affordable housing opportunities are distributed throughout the community and are not segregated to only particular neighborhoods or sections of the city. In Contra Costa County, funding for affordable housing is constrained because the County does not have an adequate vehicle for a local match (affordable housing bond or other local resources that can provide a local match). Without this, projects are less competitive for the federal tax credits. Transportation options are limited for those without a private vehicle and leads to employment challenges. Long commutes also decrease the quality of life, and every area of the Bay needs to do its share to

TABLE B-1: STAKEHOLDER INTERVIEW AND FOCUS GROUP FINDINGS, CITY OF ANTIOCH 2021

Stakeholder	Summary of Findings
	build more housing. Just because other communities are not doing it doesn't mean Antioch should stop. We have a big regional need. There are not enough strong tenant protections in Antioch and East Contra Costa County. Just cause, rent control, or even a tenant antiharassment ordinance is needed.
	 The moratorium on evictions has made EBHO aware of landlords harassing their tenants to constructively evict individuals and families from their homes when they could not use other means.

Source: City of Antioch and Urban Planning Partners, 2021.

ASSESSMENT OF FAIR HOUSING

This Assessment of Fair Housing analyzes fair housing issues in Antioch and compares Antioch to the County and Region.

FAIR HOUSING ENFORCEMENT AND CAPACITY

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. Fair housing issues that may arise in any jurisdiction include but are not limited to:

- Housing design that makes a dwelling unit inaccessible to an individual with a disability.
- Discrimination against an individual based on race, national origin, familial status, disability, religion, sex, or other characteristic when renting or selling a housing unit.
- Disproportionate housing needs including cost burden, overcrowding, substandard housing, and risk of displacement.

Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code." These characteristics are commonly referred to as protected classes. The Fair Employment and Housing Act and the Unruh Civil Rights Act are the primary fair housing laws in California. California State law extends anti-discrimination protections in housing to several classes that are not covered by the federal Fair Housing Act of 1968, including prohibiting discrimination on the basis of sexual orientation.

The City of Antioch does not provide direct mediation services, but it does <u>contract with various Bay</u>
Area organizations to -provide fair housing, social and legal resources-services to residents. See

Implementing Program 5.1.1. Fair Housing Services -within Chapter 7, Housing Goals, Policies, and

Programs of the Housing Element. These organizations are listed below in Table B-2 along with an
assessment of how accessible the organization's website and services are to persons with Limited

English Proficiency (LEP).on the City website and directs residents to appropriate agencies and
resources for fair housing assistance. Fair housing outreach and education is imperative to ensure that
those experiencing discrimination know when and how to seek help. Accordingly, the eCity prioritizes
the advertising of available fair housing resources via the eCity's website and social media pages as well
as at City Hall within the Public Safety and Community Resources Department and throughout the
community in community centers, libraries, and other public locations. See Implementing Program
1.1.8. Safe Housing Outreach? within Chapter 7, Housing Goals, Policies, and Programs of the Housing
Element. Several organizations provide fair housing, social, and legal services in Antioch and/or Contra
Costa County, as shown in Table B 2. Also included in Table B 2 is an assessment of how accessible the
website and services are to persons with Limited English Proficiency (LEP).

TABLE B-2: LOCAL HOUSING, SOCIAL SERVICES, AND LEGAL SERVICE ORGANIZATIONS IN CONTRA COSTA COUNTY

Name	Focus Areas	Service Area	Website Accessibility	Address	Phone	Website
Eden Council of Hope & Opportunity (ECHO) Fair Housing	Housing counseling agency that provides education and charitable assistance. In Contra Costa County, ECHO Fair Housing provides fair housing services, first-time home buyer counseling and education, and tenant/landlord services (rent review and eviction harassment programs are available only in Concord).	Alameda, Contra Costa, and Monterey Counties, and the Cities of Alameda, Antioch, Concord, Hayward, Livermore, Monterey, Oakland, Pleasanton, Richmond, Salinas, San Leandro, Seaside, Union City, & Walnut Creek	Navigating the ECHO website may be difficult for the limited-English proficient (LEP) population due to the website being predominantly English. However, the website has some options to translate the homepage to other languages.	301 W. 10 th St Antioch, CA 94509	(925) 732-3919	http://www.echofairhousi ng/
Bay Area Legal Aid	Largest civil legal aid provider serving seven Bay Area counties. Has a focus area in housing preservation and homelessness task force to provide legal services and advocacy for those in need.	San Rafael, Napa, Richmond, Oakland, San Francisco, Redwood City, & San Jose	The organization provides translations for their online resources to over 50 languages and uses volunteer interpreters/translators to help provide language access. Its legal advice line provides counsel and advice in different languages. Specific to Contra Costa County, tenant housing resources are provided in English and Spanish.	1735 Telegraph Ave Oakland, CA 94612	(510) 663-4755	https://baylegal.org/
Shelter Inc.	Provides case management services, employment assistance, and housing search assistance to low-income households at risk of experiencing homelessness and people with disabilities.	Contra Costa, Solano, and Sacramento counties.	Navigating the Shelter Inc website may be difficult for the limited-English proficient (LEP) population due to the website being in English and lacking options to translate.	P.O. Box 5368 Concord, CA 94524	(925) 335-0698	https://shelterinc.org/
Contra Costa Senior Legal Services	A non-profit organization dedicated to providing free civil legal services to Contra	Contra Costa County	The website can be translated to Chinese, Filipino, and Spanish.	2702 Clayton Rd #202 Concord, CA 94519	(925) 609-7900	https://www.ccsls.org/

Name	Focus Areas	Service Area	Website Accessibility	Address	Phone	Website
	Costa County residents who are 60 or older.		Linked resources are primarily offered in English and Spanish.			
Pacific Community Services, Inc. (PCSI)	Private non-profit housing agency that serves East Contra Costa County (Bay Point, Antioch, and Pittsburg). Programs include Foreclosure Prevention, Homeownership Counseling, Rental Counseling, Tenant and Landlord Rights, and Fair Housing Education and Outreach.	Bay Point, Antioch, & Pittsburgh	Though promising overall, the website lacks contact information, resources, and accessibility on their website.	329 Railroad Ave, Pittsburg, CA 94565	(925) 439-1200	http://pacomserve.org/
Fair Housing Advocates of Northern California (FHANC)	Non-profit agency that provides fair housing information and literature in a number of different languages.	Primarily serves Marin, Sonoma, and Solano County but also has resources to residents outside of the above geographic areas. Fair housing services provided to residents outside of Marin, Sonoma, or Solano County include foreclosure prevention services & information, information on fair housing law for the housing industry, and other fair housing literature	Majority of the fair housing literature is provided in Spanish and English, with some provided in Vietnamese and Tagalog.	1314 Lincoln Ave. Suite A San Rafael, CA 94901	(415)457-5025	https://www.fairhousingnorcal.org/

Source: Alameda County 2020 Al; C4 (Contra Costa County Collaborative), 2022; and Urban Planning Partners personal communication with Teri House, CDBG & Housing Consultant and Shelter Inc, Contra Costa Legal Services, Bay Area Legal Aid, and ECHO, 2022.

Fair Housing Enforcement

California's Department of Fair Employment and Housing (DFEH) has statutory mandates to protect the people of California from discrimination pursuant to the California Fair Employment and Housing Act (FEHA), Ralph Civil Rights Act, and Unruh Civil Rights Act (with regards to housing), as listed below.

- **FEHA.** Prohibits discrimination and harassment on the basis of race, color, religion, sex (including pregnancy, childbirth, or related medical conditions), gender, gender identity, gender expression, sexual orientation, marital status, military or veteran status, national origin, ancestry, familial status, source of income, disability, and genetic information, or because another person perceives the tenant or applicant to have one or more of these characteristics.
- Unruh Civil Rights Act (Civ. Code, Section 51). Prohibits business establishments in California from discriminating in the provision of services, accommodations, advantages, facilities and privileges to clients, patrons and customers because of their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status.
- Ralph Civil Rights Act (Civ. Code, Section 51.7). Guarantees the right of all persons within California to be free from any violence, or intimidation by threat of violence, committed against their persons or property because of political affiliation, or on account of sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, immigration status, or position in a labor dispute, or because another person perceives them to have one or more of these characteristics.

Fair housing complaints can be used as an indicator to identify characteristics of households experiencing discrimination in housing. Based on DFEH Annual Reports, Table B-3 shows the number of housing complaints filed by Contra Costa County to DFEH between 2015 and 2020. A slight increase in the number of complaints precedes the downward trend from 2016 to 2020.

Table B-3: Number of DFEH Housing Complaints in Contra Costa County (2020)

Year	Housing	Unruh Civil Rights Act
2015	30	5
2016	32	2
2017	26	26
2018	22	2
2019	22	2
2020	20	1

Note that fair housing cases alleging a violation of FEHA can also involve an alleged Unruh violation as the same unlawful activity can violate both laws. DFEH creates companion cases that are investigated separately from the housing investigation.

Source: California Department of Fair Employment and Housing, 2021.

The Department of Housing and Urban Development's Office of Fair Housing and Equal Opportunity (HUD FHEO) enforces fair housing by investigating complaints of housing discrimination. Table B-4 shows the number of FHEO Filed Cases by Protected Class in Contra Costa County between 2015 and

2020. A total of 148 cases were filed within this time period, with disability being the top allegation of basis of discrimination followed by familial status, race, national origin, and sex. These findings are consistent with national trends stated in FHEO's FY 2020 State of Fair Housing Annual Report to Congress where disability was also the top allegation of basis of discrimination.

Table B-4: 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 To *Note that cases m than one basis.	tal Filed Cases ay be filed on more	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.

Table B-4 indicates that the highest number of fair housing complaints are due to discrimination against those with disabilities, followed by income source, race, and national origin.

ECHO Fair Housing provides additional fair housing services in Contra Costa County and at times provides mediation to households facing housing discrimination before these actions are reported to public authorities. Therefore, it is important to include their analysis as well. A summary of ECHO's Fair Housing Complaint Log on fair housing issues, actions taken, services provided, and outcomes can be found in Tables B-5 and B-6. Services that were not provided include case tested by phone; case referred to HUD; and case accepted for full representation. As shown in Tables B-5 and B-6, the most common action(s) taken or services provided are providing clients with counseling, followed by sending testers for investigation, and conciliation with landlords. 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.

Fair Housing Testing

Fair housing testing is a randomized audit of property owners' compliance with local, state, and federal fair housing laws. Initiated by the Department of Justice's Civil Rights Division in 1991, fair housing testing involves the use of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws.

TABLE B-5: ECHO FAIR HOUSING COMPLAINT LOG -- ACTION(S) TAKEN/SERVICES PROVIDED

					Client Provided	±
Duesto et al Class	Testers Sent for	Referred to	Conciliation	Client Provided	with Brief	Grand
Protected Class	Investigation	Attorney	with Landlord	with Counseling	Service	Total
Race	21	0	0	2	0	23
Marital Status	0	0	0	1	0	1
Sex	0	0	0	O	0	0
Religion	0	0	0	0	0	0
Familial Status	0	0	0	3	0	3
Sexual Orientation	0	0	0	0	0	0
Sexual Harassment	0	0	0	1	0	1
Income Source	15	0	1	7	1	24
Disability	7	1	14	33	5	60
National Origin	13	0	0	1	0	14
Other	0	0	1	11	5	17
Total	56	1	16	59	11	143

Source: ECHO Fair Housing (2020-2021).

TABLE B-6: ECHO FAIR HOUSING COMPLAINT LOG - OUTCOMES

Protected Class	Counseling Provided to Landlord	Counseling Provided to Tenant	Education to Landlord	Insufficient Evidence	Preparing Site Visit	Referred to DFEH/HUD	Successful Mediation	Grand Total
Race	0	0	2	20	0	1	0	23
National Origin	0	0	1	13	0	0	0	14
Marital Status	0	0	0	1	0	0	0	1
Sex	0	0	0	0	0	0	0	0
Disability	2	25	2	12	0	4	15	60
Religion	0	0	0	0	0	0	0	0
Sexual Orientation	O	0	0	0	0	0	0	0
Familial Status	0	3	0	0	0	0	0	3
Income Source	3	3	0	16	1	0	1	24
Sexual Harassment	O	8	2	2	1	4	0	17
Other	0	0	0	0	0	1	0	1
Total	5	39	7	64	2	10	16	143

Source: ECHO Fair Housing (2020-2021).

ECHO conducts fair housing investigations in several jurisdictions through Contra Costa County. Every year they conduct an audit of rental properties in local communities to see how well they are conforming to fair housing laws. A different protected class is selected each year as the focus of the audit. Table B-7 reveals that there was differential treatment found in Antioch in the Fiscal Year 20192020 (when testing discrimination based on racial voice identification) and Fiscal Year 2020-2021 (when testing discrimination based on the use of Housing Choice Vouchers to pay rent). Based on the information from ECHO, the City of Antioch had less discrimination based on racial voice identification (8 percent of cases) than Concord (40 percent) or the unincorporated County (15 percent). However, it had more source of income discrimination than any of the other three jurisdictions tested.

TABLE B-7: ECHO FAIR HOUSING FAIR HOUSING AUDIT RESULTS

	Fiscal Year 2017-2018	Fiscal Year 2018-2019	Fiscal Year 2019-2020	Fiscal Year 2020-2021
Antioch				
Differential Treatment	0	0	1	2
No Differential Treatment	13	13	11	10
Antioch Differential Treatment (Percentage of Total)	о%	o%	8%	17%
Concord				
Differential Treatment	3	0	2	0
No Differential Treatment	2	5	3	5
Concord Differential Treatment (Percentage of Total)	60%	o%	40%	ο%
Contra Costa County				
Differential Treatment	0	0	3	1
No Differential Treatment	17	17	17	21
County Differential Treatment (Percentage of Total)	о%	o%	15%	5%
Walnut Creek				
Differential Treatment	0	0	0	0
No Differential Treatment	5	5	5	5
Walnut Creek Differential Treatment (Percentage of Total)	ο%	ο%	ο%	0%

Source: ECHO Fair Housing Fair Housing Audit Reports.

The 2020 Contra Costa County AI did not report any findings on fair housing testing on the county level. However, the 2020 AI did identify that private discrimination is a problem in Contra Costa County that continues to perpetuate segregation. Based on fair housing testing conducted in the City of Richmond, it was found that there was significant differential treatment in favor of White testers over Black testers in 55 percent of phone calls towards 20 housing providers with advertisements on Craigslist. Because Whites receive better services, they tend to live in neighborhoods apart from minority groups.

Conclusion

Fair housing outreach and education is imperative to ensure that those experiencing discrimination know when and how to seek help. While the City of Antioch does not provide direct mediation services, it does provide resources on the City website and directs residents to several organizations throughout the County that do and to resources for fair housing assistance. <u>Additionally, the City of Antioch contracts with various fair housing and legal service providers to provide fair housing services to</u>

residents, and ensure compliance with all applicable state housing laws. These organizations are listed above in Table B-2 and referenced within *Program 5.1.1. Fair Housing Services* within *Chapter 7, Housing* Goals, Policies, and Programs of the Housing Element. In Contra Costa County and Antioch, similar to national trends, disability is the top allegation of basis of discrimination. Antioch has also been found to have differential treatment in the private housing market by landlords, specifically due to perceptions of race and the use of Housing Choice Vouchers-However there are no known fair housing settlement cases in the City.

SEGREGATION AND INTEGRATION

This section begins with background information and then analyzes racial segregation first at the neighborhood level within Antioch and then at a larger scale to compare regional trends in Contra Costa County and Bay Area region to Antioch. It then examines income segregation at the neighborhood level and then regional level. The section closes out with the geographic distribution of persons with special housing needs, including persons with disabilities, familial status (large families, female-headed no-spouse/no-partners households), and households using Housing Choice Vouchers (HCVs).

Definition of Terms – Segregation Types

Neighborhood level segregation (within a jurisdiction, or intra-city): Segregation of race, income, or other groups can occur from neighborhood to neighborhood within a city. For example, if a local jurisdiction has a population that is 20% Latinx, but some neighborhoods are 80% Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.

City level segregation (between jurisdictions in a region, or inter-city): Race, income, and other divides also occur between jurisdictions in a region. A region could be very diverse with equal numbers of white, Asian, Black, and Latinx residents, but the region could also be highly segregated with each city comprised solely of one racial group.

The majority of the information in this section is provided by the Association of Bay Area Governments (ABAG) in collaboration with UC Merced, and a regional Contra Costa County analysis provided by C4. Therefore, parenthetical references are used in the same manner as they were quoted in the reports they were pulled from, as opposed to footnotes.

Background

Defining Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. Segregation can exist wholly within a particular city where certain neighborhoods have concentrations of protected class members. Segregation can also exist between municipalities and even across County boundaries within a broader metropolitan area such as the Bay Area.

Segregation is not only a racial matter. For example, for persons with disabilities, segregation also includes residence in congregate and/or institutional facilities that allow for limited interaction with people who do not have disabilities, regardless of where those dwellings are located. Segregation can also occur by income level, familial status, age, or by households who use subsidized Housing Choice Vouchers. However, segregation by race has been studied the most and has the most available data.

This section examines two spatial forms of segregation: neighborhood level segregation within a local jurisdiction and city level segregation between jurisdictions in the Bay Area.

There are many factors that have contributed to the generation and maintenance of segregation. 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 (Rothstein 2017). Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation by race, income, and other characteristics has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety (Trounstine 2015). This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates (Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013).

Integration, by contrast, consists of both relative dispersion or lack of concentration of protected class members and, for persons with disabilities, residence in settings like permanent supportive housing that provide opportunities for interaction with persons who do not have disabilities. As the passage of the Fair Housing Act by Congress in 1968 was, in large measure, a response to pervasive patterns of residential racial segregation to which government action contributed significantly, segregation and integration are essential topics in any fair housing planning process.

There are several ways to measure segregation in a given jurisdiction or region, many of which will be defined and used throughout this analysis.

Segregation Patterns in the Bay Area

Across the San Francisco Bay Area, White residents and above moderate-income residents are significantly more segregated from other racial and income groups. The highest levels of racial segregation occur between the Black and White populations when examining the whole Bay Area. The amount of racial segregation both *within* Bay Area cities and *across* jurisdictions in the region has decreased since the year 2000.⁵ This finding is consistent with recent research from the Othering and Belonging Institute at UC Berkeley, which concluded that "[a]lthough 7 of the 9 Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, racial residential segregation in the region appears to have peaked around the year 2000 and has generally declined since." However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups and other protected characteristics (e.g., disability, familial status). Additionally, there is more racial segregation *between* Bay Area cities compared to other regions in the state.

⁵ UC Merced Urban Policy Lab and ABAG/MTC Staff, 2022. AFFH Segregation Report: Antioch.

⁶ For more information, see https://belonging.berkeley.edu/most-segregated-cities-bay-area-2020.

Segregation and Land Use

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood- and these land use regulations in turn impact demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the wealth of the people who live in the community, and where within the community they reside (Trounstine 2018). Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups (Bayer, McMillan, and Reuben 2004).7

While some people of color have benefited greatly from the tech and property boom in the Bay Area, they remain overrepresented in communities like Antioch, which struggled with foreclosure and bankruptcy since the Great Recession and are underrepresented in the areas that have experienced high property appreciation. Antioch's history has included many instances of racism and exclusion — it is a former "sundown town" where Chinese residents were banned from walking city streets after sunset, and African Americans in the postwar era knew they were largely unwelcome after dark. And as Alex Schafran, author of *The Road to Resegregation: Northern California and the Failure of Politics*, explains, "Antioch is thus simultaneously the radical face of integration and a key example of twentyfirst-century resegregation. Like all forms of segregation, the racialized and stratified landscapes in which this crisis has played out are not simply products of market forces, demographic change, or economic shifts. They are products of the culmination of innumerable political decisions... on land use, housing, transportation, environmental protection, and much more, decisions about how and for whom to build cities and towns and regions and neighborhoods... some of which were outright racist or classist."

⁷ Using a household-weighted median of Bay Area county median household incomes, regional values were \$61,050 for Black residents, \$122,174 for Asian/Pacific Islander residents, \$121,794 for white residents, and \$76,306 for Latinx residents. For the source data, see U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B19013B, Table B19013D, B19013H, and B19013I.

Definition of Terms - Geographies

Neighborhood: In this section, "neighborhoods" are approximated by tracts.1 Tracts are statistical geographic units defined by the U.S. Census Bureau for the purposes of disseminating data. In the Bay Area, tracts contain on average 4,500 residents.

Nearly all Bay Area jurisdictions contain at least two census tracts, with larger jurisdictions containing dozens of tracts.

Jurisdiction: Jurisdiction is used to refer to the 109 cities, towns, and unincorporated county areas that are members of ABAG. Though not all ABAG jurisdictions are cities, this section also uses the term "city" interchangeably with "jurisdiction" in some places.

Region: The region is the nine-county San Francisco Bay Area, which is comprised of Alameda County, Contra Costa County, Marin County, Napa County, San Francisco County, San Mateo County, Santa Clara County, Solano County, and Sonoma County.

Racial Segregation

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Prior studies have identified socioeconomic status, generational care needs, and cultural preferences as factors associated with "doubling up"—households with extended family members and non-kin. These factors have also been associated with ethnicity and race. Other studies have also found minorities tend to congregate in metropolitan areas though their mobility trend predictions are complicated by economic status (minorities moving to the suburbs when they achieve middle class) or immigration status (recent immigrants tend to stay in metro areas/ports of entry).

Neighborhood Level Racial Segregation (within Antioch)

Racial dot maps are useful for visualizing how multiple racial groups are distributed within a specific geography. The racial dot map of Antioch in Figure B-Error! Reference source not found. 1 below offers a visual representation of the spatial distribution of racial groups within the jurisdiction. Generally, when the distribution of dots does not suggest patterns or clustering, segregation measures tend to be lower. Conversely, when clusters of certain groups are apparent on a racial dot map, segregation measures may be higher. As shown in Figure B-1 and consistent with feedback from community members, there is a great diversity of races and ethnicities throughout Antioch races appear fairly integrated within Antioch and there are no glaring concentrations of one race or ethnicity in one geographic area. However also evident in Figure B-1 is that tan dots, representing Latinx residents, and green dots, representing black residents, appear to be clustered and overrepresented in relation to other races, in the northwest portion of the city north of State Road 4.

As discussed within the "Disparities in Access to Opportunities" section later in this Appendix, census tract number 3072.02, located within this northwest portion of the city and bordered by State Road 4 to the south, L Street to the east, railroad tracks to the north, and Somersville Road to the west is designated "high segregation and poverty" according to California Tax Credit Allocation Committee (TCAC) opportunity maps. Areas designated high segregation and poverty on TCAC opportunity maps

¹ Throughout this section, neighborhood level segregation measures are calculated using census tract data. However, the racial dot maps in Figure 1 and Figure 5 use data from census blocks, while the income group dot maps in Figure 8 and Figure 12 use data from census block groups. These maps use data derived from a smaller geographic scale to better show spatial differences in where different groups live. Census block groups are subdivisions of census tracts, and census blocks are subdivisions of block groups. In the Bay Area, block groups contain on average 1,500 people, while census blocks contain on average 95 people.

are areas with at least 30% percent of the population falling below the federal poverty line and a concentration of black, Hispanic, Asian, or all persons of color above that of the county.

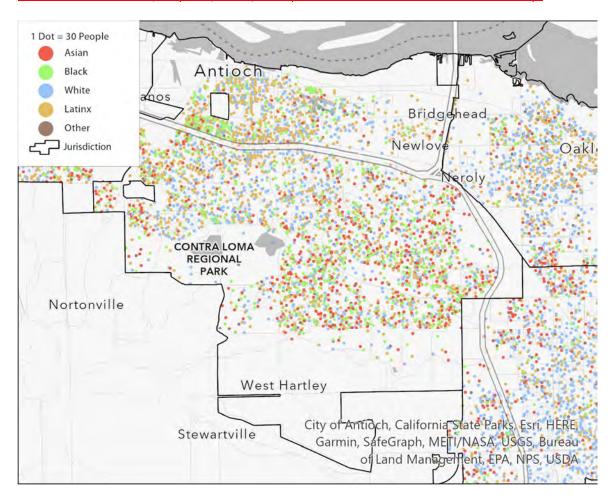


Figure B-1: Racial Dot Map of Antioch (2020)

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.

Isolation Index

There are many ways to quantitatively measure segregation. Each measure captures a different aspect of the ways in which groups are distribution within a community. One way to measure segregation is by using an isolation index. An isolation index is a measurement of segregation, based on the exposure members of each racial group in a jurisdiction can expect to have with members of other racial groups. Isolation indexes measure the "experience" of members of different racial groups within the neighborhoods of a community by measuring what percentage of their neighborhood is comprised of individuals of the same racial group.

Isolation Index

The isolation index compares each neighborhood's composition to the jurisdiction's demographics as a whole.

This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups.

Isolation indices indicate the potential for contact between different groups. The index can be interpreted as the experience of the average member of that group. For example, if the isolation index is .65 for Latinx residents in a city, then the average Latinx resident in that city lives in a neighborhood that is 65% Latinx.

Within the City of Antioch, the most isolated racial group is Latinx residents. Antioch's isolation index of 0.384 for Latinx residents means that the average Latinx resident lives in a neighborhood that is 38.4 percent Latinx. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in Antioch for the years 2000, 2010, and 2020 can be found in Table B-8 below. Among all racial groups in this jurisdiction, the White population's isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.

The "Bay Area Average" column in Table B-8 provides the average isolation index value across Bay Area jurisdictions for different racial groups in 2020. The data in this column can be used to compare the levels of segregation experienced by racial groups in the city of Antioch to that of the overall Bay Area. However, it is important to note that while isolation indices are useful segregation measurements, they provide a more accurate evaluation of segregation trends when analyzed in conjunction with the overall demographics of an area. For example, Table B-8 indicates the Bay Area average isolation index value for Black/African American residents is 0.053, meaning that the average Black/African American Bay Area resident lives in a neighborhood that is 5.3 percent Black/African American. The isolation index for Black/African American residents in the city of Antioch is 0.22, meaning the average Black/African American american resident in Antioch lives in a neighborhood that is 22 percent Black/African American. While initial comparison of these two indices might suggest greater racial isolation and therefore segregation among Black/African American residents in the city versus the Bay Area, tT hese higher indices values in Antioch are likely partially attributed related to Antioch's greater level of demographic diversity than that of the larger Bay Area region. While Black/African American residents make up just 5.6 percent of the Bay Area's regional population, they make up over 21 percent of the city of Antioch's population,

⁸ This average only includes the 104 jurisdictions that have more than one census tract, which is true for all comparisons of Bay Area jurisdictions' segregation measures in this report. The segregation measure is calculated by comparing the demographics of a jurisdiction's census tracts to the jurisdiction's demographics, and such calculations cannot be made for the five jurisdictions with only one census tract (Brisbane, Calistoga, Portola Valley, Rio Vista, and Yountville).

nearly 4 times that of the Bay Area. The <u>refore, the</u> proportionately larger percentage of Black/African American residents within the city of Antioch, compared to that of the Bay Area, is therefore likely why Black residents in Antioch are more likely to see other Black residents in their neighborhoods.

TABLE B-8: RACIAL ISOLATION INDEX VALUES FOR SEGREGATION WITHIN ANTIOCH

		Bay Area Average		
Race	2000	2010	2020	2020
Asian/Pacific Islander	0.101	0.141	0.173	0.245
Black/African American	0.119	0.183	0.220	0.053
Latinx	0.246	0.338	0.384	0.251
White	0.581	0.390	0.245	0.491

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table Poo2. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table Poo4.

Figure B-2 below shows how racial isolation index values in Antioch compare to values in other Bay Area jurisdictions. In this figure, each dot represents a Bay Area jurisdiction. For each racial group, the spread of dots represents the range of isolation index values among Bay Area jurisdictions. Additionally, the black line within each racial group notes the isolation index value for that group in Antioch, and each dashed red line represents the Bay Area average for the isolation index for that group. According to the chart below, the city has isolation indices for Asian/Pacific Islander and White residents that are below the Bay Area averages, indicating lower levels of isolation among these groups within Antioch. Conversely, the city's isolation indices for Black/African American and Latinx residents are above that of the Bay Area average. Rather than these indices representing greater levels of isolation and segregation within the city of Antioch, tAs previously discussed, Antioch's higher indices among these two groups is likely partially attributed to the larger proportion of the city's population comprised of these racial groups than that of the Bay Area. However, as discussed within the "Disparities in Access to Opportunity" section of this Appendix, one census tract (Tract Number 3072.02) in the northwest portion of the city, bordered by State Road 4 to the south, L Street to the east, railroad tracks [AR1] to the north, and Somersville Road to the west is designated "High Segregation and Poverty" according to California Tax Credit Allocation Committee (TCAC) opportunity maps. Areas designated high segregation and poverty on TCAC opportunity maps are areas with at least 30 percent% of the population falling below the federal poverty line and a concentration of black, Hispanic, Asian, or all persons of color above that of the county. hey're likely due to the city's demographic population which is comprised of larger proportions of these racial groups than the Bay Area region as a whole, as explained above.

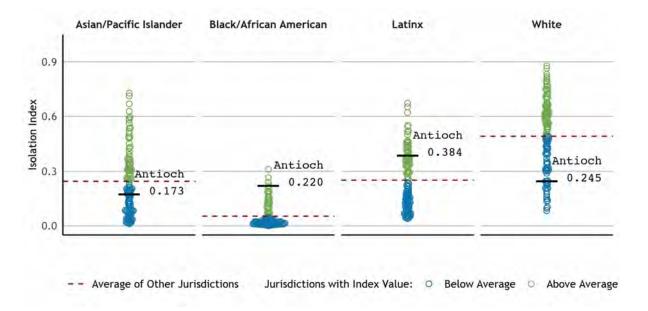


Figure B-2: Racial Isolation Index Values for Antioch Compared to Other Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Dissimilarity Index

Another way to measure segregation is by using a dissimilarity index, which measures the percentage of a certain group's population that would have to move to a different census tract in order to be evenly distributed with a city or metropolitan area in relation to another group.

According to the 2020 AI, segregation in Antioch is primarily an inter-jurisdictional rather than an intrajurisdictional phenomenon, meaning it is more apparent when comparing Antioch to other jurisdictions rather than within Antioch. Antioch has a high concentration of people of color and those residents live across the cities' neighborhoods. This qualified, yet predominant trend of inter-city, rather than intra-city, segregation explains why the County and the region have relatively high levels of segregation as measured by the Dissimilarity Index, but the County's cities generally do not. This is consistent with the isolation index data analyzed as part of this Assessment.

Dissimilarity Index:

The dissimilarity index ranges from 0 to 1. Higher values indicate that groups are more unevenly distributed (e.g., they tend to live in different neighborhoods).

This index measures how evenly any two groups are distributed across neighborhoods relative to their representation in a city overall. The dissimilarity index at the jurisdiction level can be interpreted as the share of one group that would have to move neighborhoods to create perfect integration for these two groups.

For example, if a city's Black/White Dissimilarity Index was 0.65, then 65 percent of Black residents would need to move to another neighborhood in order for Blacks and Whites to be evenly distributed across all neighborhoods in the city. An index score above 0.6 is considered high, while 0.3 to 0.6 is considered moderate, and below 0.3 is considered low.

Table B-9 below provides the dissimilarity index values indicating the level of segregation in Antioch between White residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also provides the dissimilarity index between White residents and all residents of color in the jurisdiction, and all dissimilarity index values are shown across three time periods (2000, 2010, and 2020). Racial dissimilarity has decreased between 2000 and 2020 for all comparisons, with the greatest decrease occurring in the Black/African American vs. White dissimilarity index. In Antioch, the highest levels of segregation, as measured by this index, is between Asian and White residents. Antioch's Asian/White dissimilarity index of 0.281 means that 28.1 percent of Asian (or White) residents would need to move to a different neighborhood to create perfect integration between Asian residents and White residents. This is the opposite of the Bay Area Average, which shows that Asian/Pacific Islander vs. White dissimilarity index is the lowest of all racial comparisons for the region. Except for the Asian/Pacific Islander vs. White index, all other dissimilarity indices are lower in Antioch than the rest of the Region. This trend is also shown visually in Figure B-3 where each dot represents a Bay Area jurisdiction, the black line notes the dissimilarity index values in Antioch, and the dashed red lines represent the Bay Area averages.

TABLE B-9: RACIAL DISSIMILARITY INDEX VALUES FOR SEGREGATION WITHIN ANTIOCH

		Bay Area Average		
Race	2000	2010	2020	2020
Asian/Pacific Islander vs. White	0.304	0.332	0.281	0.185
Black/African American vs. White	0.283	0.247	0.205	0.244
Latinx vs. White	0.171	0.151	0.118	0.207
People of Color vs. White	0.164	0.171	0.132	0.168

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table Poo2. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table Poo₄.

Shown another way, Figure B-B-3 compares dissimilarity index values in City of Antioch to regional averages. In this chart, each dot represents a Bay Area jurisdiction. For each racial group pairing, the spread of dots represents the range of dissimilarity index values among Bay Area jurisdictions. Additionally, the black line within each racial group pairing notes the dissimilarity index value in Antioch, and each dashed red line represents the Bay Area average for the dissimilarity index for that pairing.

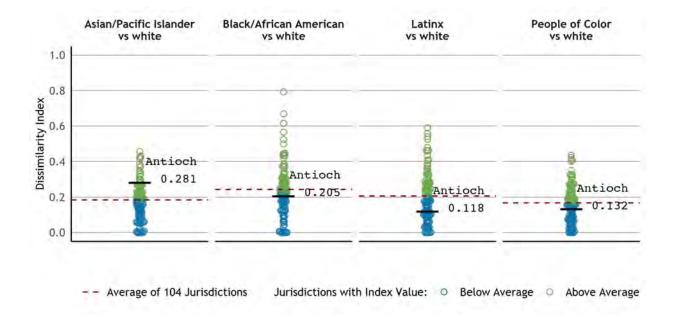


Figure B-3: Racial Dissimilarity Index Values for Antioch Compared to Other Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Theil's H Index

The **Theil's H Index** can be used to measure segregation between all groups within a jurisdiction.

The Theil's H Index values for neighborhood racial segregation in Antioch for the years 2000, 2010, and 2020 can be found in Table B-10 below. Between 2010 and 2020, the Theil's H Index for racial segregation in Antioch declined, suggesting that there is now less neighborhood level racial segregation within the jurisdiction. In 2020, the Theil's H Index for racial segregation in Antioch was lower than the average value for Bay Area jurisdictions, indicating that neighborhood level racial segregation in Antioch is less than in the average Bay Area city.

Theil's H Index:

This index measures how diverse each neighborhood is compared to the diversity of the whole city. Neighborhoods are weighted by their size, so that larger neighborhoods play a more significant role in determining the total measure of segregation.

The index ranges from 0 to 1. A Theil's H Index value of 0 would mean all neighborhoods within a city have the same demographics as the whole city. A value of 1 would mean each group lives exclusively in their own, separate neighborhood.

For jurisdictions with a high degree of diversity (multiple racial groups comprise more than 10% of the population), Theil's H offers the clearest summary of overall segregation.

TABLE B-10: THEIL'S H INDEX VALUES FOR RACIAL SEGREGATION WITHIN ANTIOCH

			Bay Area Average	
Index	2000	2010	2020	2020
Theil's H Multi-racial	0.039	0.038	0.030	0.042

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table Poo2. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table Poo4.

Figure B-4 below shows how Theil's H index values for racial segregation in Antioch compare to values in other Bay Area jurisdictions in 2020. In this chart, each dot represents a Bay Area jurisdiction. Additionally, the black line notes the Theil's H index value for neighborhood racial segregation in Antioch, and the dashed red line represents the average Theil's H index value across Bay Area jurisdictions.

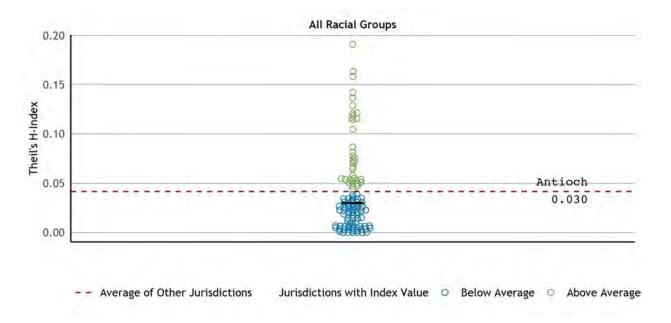


Figure B-4: Theil's H Index Values for Racial Segregation in Antioch Compared to Other Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

The following Table B-11 combines the three indices presented thus far. In general, Antioch has lower isolation levels for Asian/Pacific Islander and White persons, but higher for Black/African American and Latinx persons, and lower dissimilarity levels for all categories except Asian/Pacific Islander. Theil's H Multi-racial index has decreased over time and is less than the Bay Area average.

TABLE B-11: NEIGHBORHOOD RACIAL SEGREGATION LEVELS IN ANTIOCH

		Antioch			Bay Area Average
Index	Race	2000	2010	2020	2020
Isolation	Asian/Pacific Islander	0.101	0.141	0.173	0.245
	Black/African American	0.119	0.183	0.220	0.053
	Latinx	0.246	0.338	0.384	0.251
	White	0.581	0.390	0.245	0.491
Dissimilarity	Asian/Pacific Islander vs. White	0.304	0.332	0.281	0.185
	Black/African American vs. White	0.283	0.247	0.205	0.244
	Latinx vs. White	0.171	0.151	0.118	0.207
	People of Color vs. White	0.164	0.171	0.132	0.168
Theil's H Multi-Racial	All	0.039	0.038	0.030	0.042

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table Poo2. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table Poo4.

Diversity Index

One final way to measure segregation is by using a diversity index. Figure B-5 shows the diversity index score by Census Block Group in Antioch and the surrounding region. The diversity index provides a summary of racial and ethnic diversity and measures the likelihood

Diversity Index

Measures the likelihood (expressed as a percent) that two people chosen at random from each area will belong to different racial or ethnic groups.

(expressed as a percent) that two people chosen at random from each area will belong to different racial or ethnic groups. The figure shows that most of Antioch has a diversity index score of over 70, meaning that there is more than a 70 percent chance that two residents from each Block Group will belong to different racial or ethnic groups, depending on the Block Group. There are several Block Groups in the southeast and northwest portions of the city that have the highest level of diversity index, at above 85. There are no Block Groups with diversity index scores below 70. Compared to the wider region, Figure B-5 shows that Antioch, along with Pittsburgh, has significantly more areas with particularly high diversity index scores above 85. Taken together, these trends suggest that Antioch is more diverse than the surrounding region.

In Antioch, Isolation, Dissimilarity, Theil's H, and Diversity Index data confirms that, with regard to segregation in the city, the primary dynamic of segregation in Antioch is between the city of Antioch and other communities in the County and Region, not between neighborhoods in Antioch. This is consistent with Figure B-6, which shows the percent of total non-White residents per block group. As shown in Figure B-6, most block groups in Antioch are at least 61 percent non-White. The average resident of each race or ethnicity lives in a Census Tract that is between 32.9 percent and 38.1 percent White, between 17.2 percent and 21.1 percent Black, between 27.0 percent and 33.8 percent Hispanic,

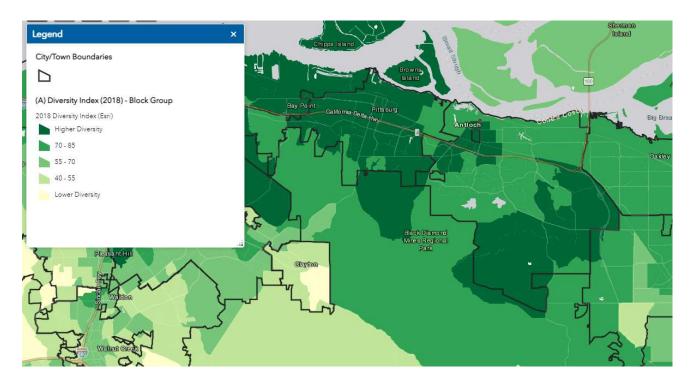


Figure B-5: Diversity Index Score, 2018

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

and between 11.8 percent and 16.7 percent Asian. These are relatively narrow bands. One aspect of residential patterns in the City of Antioch that is unique from those of the Region is that Asian exposure to Blacks is actually higher than Black isolation. This cuts against the regional trend of relatively greater overlap between White and Asian concentration.

The 2020 regional AI concluded that, in the city of Antioch, levels of segregation are low for all groups, but Asians and Pacific Islanders face the lowest levels of segregation, followed by Blacks. Hispanics are, by far, the least segregated group. This data is instructive of the manner in which segregation is a regional and inter-municipal phenomenon. Black residents in particular are segregated in Antioch, but the areas from which they are disproportionately excluded are other municipalities and unincorporated areas throughout the County and the Region, not other neighborhoods within the City of Antioch.

While segregation is lower in Antioch than in other jurisdictions nearby, there are still some geographic trends in regards to race and ethnicity that are important to highlight. Within the City of Antioch, the 2020 Al found the following:

- Asians and Pacific Islanders do not have heavy concentrations in Antioch but are primarily located south of State Route 4 and, in particular, in the southeastern portion of Antioch, as well in a few census tracts in the northwest (Figure B-7).
- There is a concentration of Black residents in the northwestern portion of City of Antioch along both sides of State Route 4 (Figure B-8). The 2020 Al also concluded that there are concentrations of Black residents in more recently built subdivisions in the southeastern portion of the city.

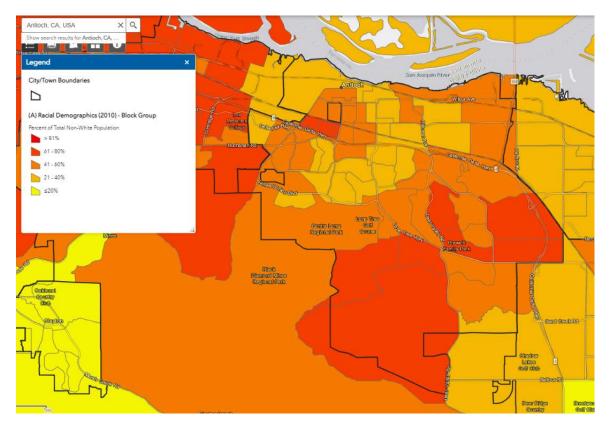


Figure B-6: Racial Demographics by Block Group, Percent of Total Non-White Population, 2018

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

- Hispanic residents are spread throughout Antioch but appear to be more highly concentrated along State Route 4, especially north of State Route 4 (Figure B-9).
- Non-Hispanic White residents are spread throughout Antioch. It is worth noting that even in the census tracts in Antioch with higher concentrations of Non-Hispanic White residents, the proportion of White residents is still lower than the White population share in the region (Figure B-10).
- American Indian and Alaska Native and Native Hawaiian and Other Pacific Islander Residents do
 not have a large enough population to draw conclusions on segregation within the city (Figures B-11
 and B-12).

The AI also found that within Antioch, there is a concentration of individuals of:

- Mexican national origin relatively concentrated in the northern and, in particular, the northwestern portions of the City of Antioch.
- Filipino national origin largely concentrated in the central and southern portions of the city.
- Nigerian-Americans largely concentrated in the central and southern portions of the city.

There are no apparent areas of concentration for individuals of El Salvadoran and Nicaraguan national origin.

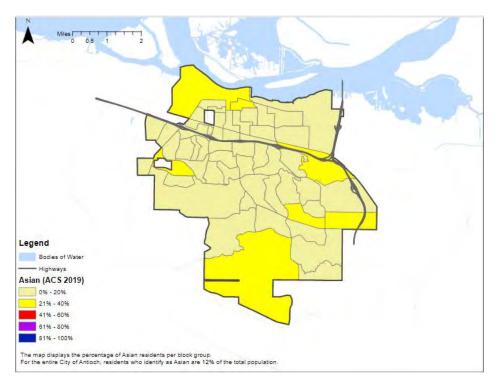


Figure B-7: Asian Residents per Block Group, 2019

Source: ACS 2019 5-year estimates, Table B02001.

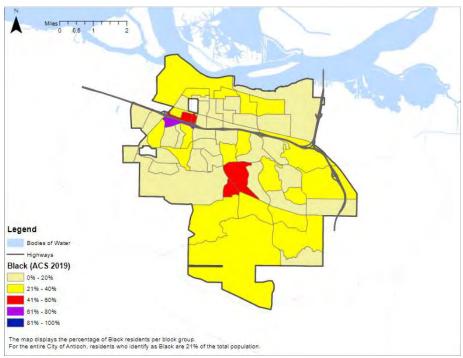


Figure B-8: Black Residents per Block Group, 2019

Source: ACS 2019 5-year estimates, Table B02001.

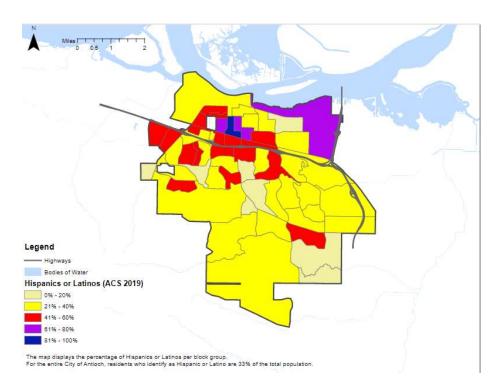


Figure B-9: Hispanic or Latino Residents per Block Group, 2019

Source: ACS 2019 5-year estimates, Table B03002.

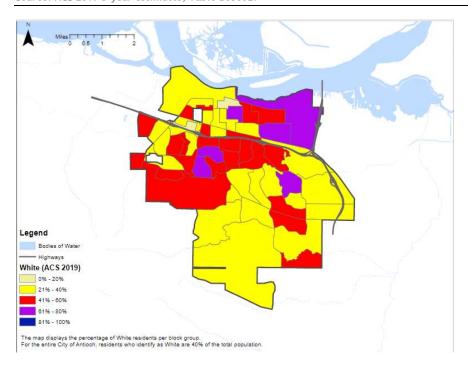


Figure B-10: White Residents per Block Group, 2019

Source: ACS 2019 5-year estimates, Table B02001.

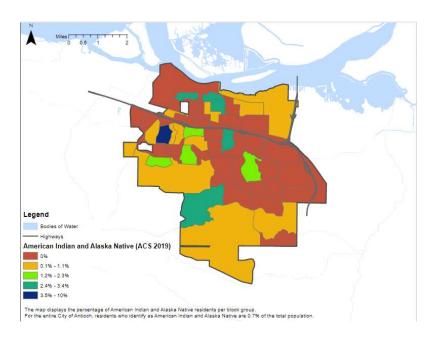


Figure B-11: American Indian and Alaska Native Residents per Block Group, 2019

Note: This map uses different percentage groups than the previous maps due to the relatively low proportion of American Indian and Alaska Native residents in Antioch compared to other racial groups.

Source: ACS 2019 5-year estimates, Table B02001.

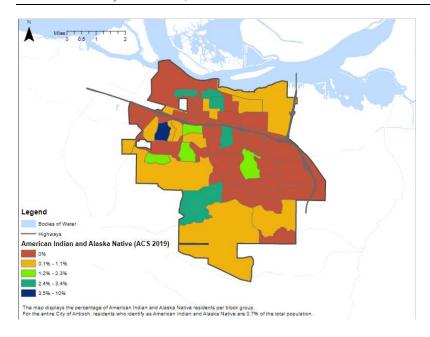


Figure B-12: Native Hawaiian and Other Pacific Islander Residents per Block Group, 2019

Note: This map uses different percentage groups than the previous maps due to the relatively low proportion of Native Hawaiian and Other Pacific Islander residents in Antioch compared to other racial groups.

Source: ACS 2019 5-year estimates, Table B02001.

Regional Racial Segregation (between Antioch and other jurisdictions)

At the regional level, segregation is measured between *cities* instead of between *neighborhoods*. This section compares Antioch to the County and the Region.

Figure B-13 demonstrates population trends by showing the racial composition of Antioch, Contra Costa County, and the Bay Area. The racial and ethnic composition of Antioch diverges significantly from the composition of the County and the Region and has changed significantly over time. In particular, Antioch has much greater Black and Hispanic population concentrations than both the County and the Region and lower non-Hispanic White and Asian or Pacific Islander population concentrations. The Native American population concentration is also slightly higher. Trends in Hispanic and Asian or Pacific Islander population over time roughly mirror those in the County and the Region despite a slightly faster rate of Hispanic population growth than in the Region and a lower baseline Asian or Pacific Islander population in 1990. The growth in the Black population, however, stands in stark contrast to a County with flat Black population and a region with declining Black population. Antioch accounts for a majority of total Black population growth in the County since 1990.

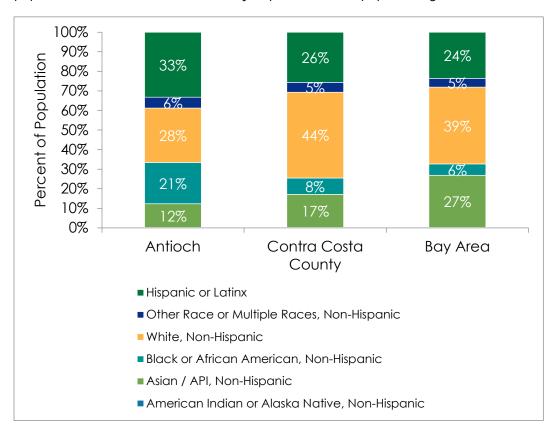


Figure B-13: Population by Race

Notes: Data for 2019 represents 2015-2019 ACS estimates.

The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

Antioch and the Region

The map in Figure B-14 below also illustrates regional differences in racial composition among Bay Area jurisdictions. This map demonstrates how the percentage of people of color in Antioch and surrounding jurisdictions compares to the Bay Area as a whole:

- Jurisdictions shaded orange have a share of people of color that is less than the Bay Area as a whole, and the degree of difference is greater than five percentage points.
- Jurisdictions shaded white have a share of people of color comparable to the regional percentage of people of color (within five percentage points).
- Jurisdictions shaded grey have a share of people of color that is more than five percentage points greater than the regional percentage of people of color.

Antioch's populations is made of up a greater share of people of color than the Bay Area's general composition.

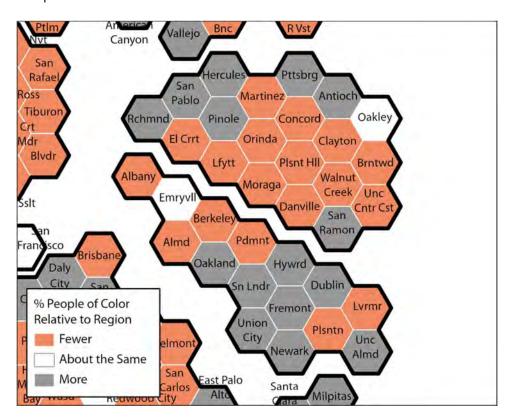


Figure B-14: Comparing the Share of People of Color in Antioch and Vicinity to the Bay Area (2020)

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: People of color refer to persons not identifying as non-Hispanic white. The nine-county Bay Area is the reference region for this map.

Racial dot maps can also be used to explore the racial demographic differences between different jurisdictions in the region. Figure B-15 below presents a racial dot map showing the spatial distribution of racial groups in Antioch as well as in nearby Bay Area cities.

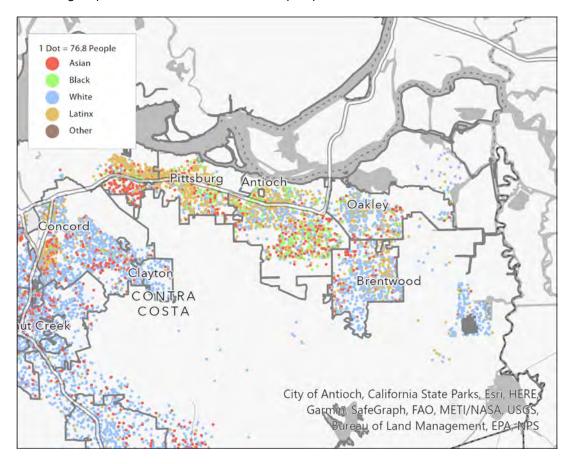


Figure B-15: Racial Dot Map of Antioch and Surrounding Areas (2020)

Universe: Population.

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.

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

Antioch and the County

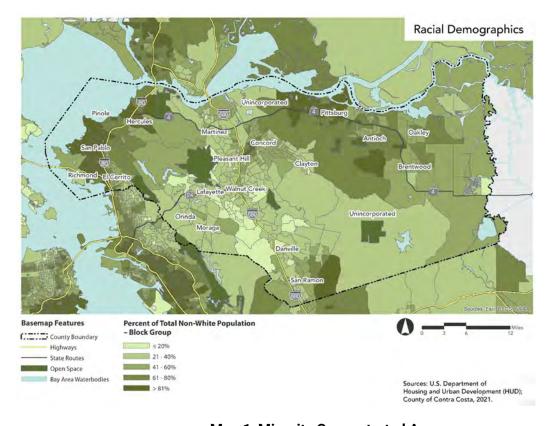
Contra Costa County is a large, diverse jurisdiction in which people of color comprise a majority of the population. However, diversity and integration are not synonymous, and the County has areas of racial and ethnic concentration as well as more integrated cities and neighborhoods.

The racial and ethnic demographics of the County are similar but not identical to those of the broader Bay Area Region. Overall, the County is slightly more heavily non-Hispanic White and slightly more heavily Hispanic than the region. The region is more heavily non-Hispanic Asian or Pacific Islander than the County. For all other racial or ethnic groups, the demographics of the County and the Region mirror each other.

According to the 2020 AI, the areas of segregation found throughout Contra Costa County include:

- Black residents concentrated in the cities of Antioch, Hercules, Pittsburg, and Richmond and the unincorporated community of North Richmond.
- Hispanic residents 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.

HCD's AFFH Data viewer provides information on the proportion on non-white residents at the block group level (Map 1) and illustrate the trends listed above from the 2020 Al.



Map 1: Minority Concentrated Areas

Income Segregation

In addition to racial segregation, this Assessment of Fair Housing analyzes income segregation within Antioch and between Antioch and the County and Region.

Definition of Terms - Income Groups

When analyzing segregation by income, this report uses income group designations consistent with the Regional Housing Needs Allocation and the Housing Element:

Very low-income: individuals earning less than 50% of Area Median Income (AMI)

Low-income: individuals earning 50%-80% of AMI

Moderate-income: individuals earning 80%-120% of AMI

Above moderate-income: individuals earning 120% or more of AMI

Additionally, this report uses the term "lower-income" to refer to all people who earn less than 80% of AMI, which includes both low-income and very low-income individuals.

The income groups described above are based on U.S. Department of Housing and Urban Development (HUD) calculations for AMI. HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County).

Neighborhood Level Income Segregation within Antioch

Income segregation can be measured using similar indices as racial segregation. Income dot maps are useful for visualizing segregation between multiple income groups at the same time. The income dot map of Antioch in Figure B-16 below offers a visual representation of the spatial distribution of income groups within the jurisdiction. As with the racial dot maps, when the dots show lack of a pattern or clustering, income segregation measures tend to be lower, and conversely, when clusters are apparent, the segregation measures may be higher as well.

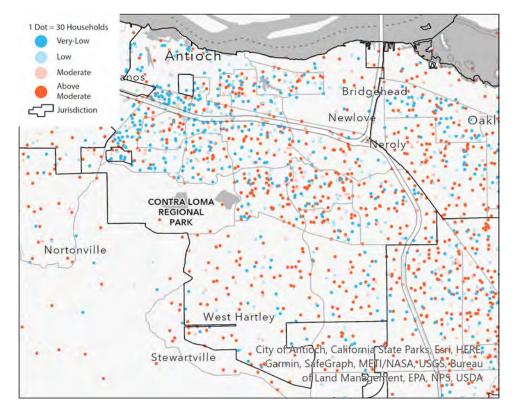


Figure B-16: Income Dot Map of Antioch (2015)

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.

Isolation Index

The isolation index values for all income groups in Antioch for the years 2010 and 2015 can be found in Table B-12 below. Yery low-income residents are the most isolated income group in Antioch. Antioch's isolation index of 0.432 for these residents means that the average very low-income resident in Antioch lives in a neighborhood that is 43.2 percent very low-income. Among all income groups, the very low-income population's isolation index has changed the most over time, becoming more segregated from other income groups between 2010 and 2015. Antioch's isolation of very low-income residents (0.432) is greater than the isolation of these residents in the Bay Area on average (0.269). Antioch does not experience as much isolation of wealth as the Bay Area on average. The Bay Area, on average, has a high isolation index of .507 for above-moderate income households, meaning higher income households live in neighborhoods where over half of the population is also higher income. In Antioch,

⁹ This report presents data for income segregation for the years 2010 and 2015, which is different than the time periods used for racial segregation. This deviation stems from the <u>data source recommended for income segregation calculations</u> in HCD's AFFH Guidelines. This data source most recently updated with data from the 2011-2015 American Community Survey 5-year estimates. For more information on HCD's recommendations for calculating income segregation, see <u>page 32 of HCD's AFFH Guidelines</u>.

the above moderate-income households are in neighborhoods where 37.3 percent of the households are also above-moderate income.

TABLE B-12: INCOME GROUP ISOLATION INDEX VALUES FOR SEGREGATION WITHIN ANTIOCH

	Antioch		Bay Area Average	
Income Group	2010	2015	2015	
Very Low-Income (<50% AMI)	0.358	0.432	0.269	
Low-Income (50%-80% AMI)	0.183	0.182	0.145	
Moderate-Income (80%-120% AMI)	0.211	0.205	0.183	
Above Moderate-Income (>120% AMI)	0.428	0.373	0.507	

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure B-17 below shows how income group isolation index values in Antioch compare to values in other Bay Area jurisdictions.

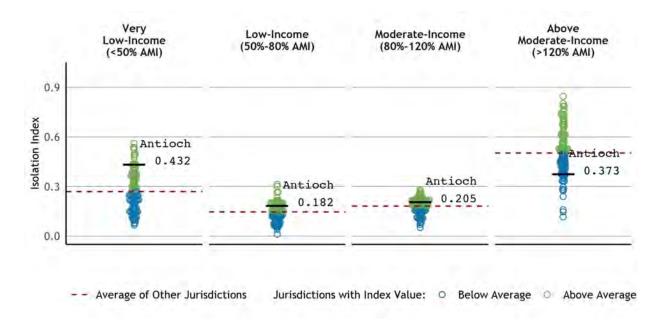


Figure B-17: Income Group Isolation Index Values for Antioch Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.

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

Dissimilarity Index

Table B-13 below provides the dissimilarity index values indicating the level of segregation in Antioch between residents who are lower-income (earning less than 80 percent of AMI) and those who are not lower-income (earning above 80 percent of AMI), consistent with the requirements described in HCD's AFFH Guidance Memo. 10 Segregation in Antioch between lower-income residents and residents who are not lower-income increased between 2010 and 2015. Additionally, Table B-13 shows dissimilarity index values for the level of segregation in Antioch between residents who are very low-income (earning less than 50 percent of AMI) and those who are above moderate-income (earning above 120 percent of AMI). This supplementary data point provides additional nuance to an analysis of income segregation, as this index value indicates the extent to which a jurisdiction's lowest and highest income residents live in separate neighborhoods.

Table B-13 and Figure B-18 illustrate income dissimilarity within Antioch and the region. As shown in Table B-13, the average dissimilarity index between lower-income residents and other residents in a Bay Area jurisdiction is 0.198, so on average 19.8 percent of lower-income residents in an average Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect income group integration in that jurisdiction. In 2015, the income segregation in Antioch between lower-income residents and other residents was higher than the average value for Bay Area jurisdictions. This means that the lower-income residents are more segregated from other residents within Antioch compared to other jurisdictions in the region.

TABLE B-13: INCOME GROUP DISSIMILARITY INDEX VALUES FOR SEGREGATION WITHIN ANTIOCH

	Antioch		Bay Area Average
Income Group	2010	2015	2015
Below 80% AMI vs. Above 80% AMI	0.288	0.314	0.198
Below 50% AMI vs. Above 120% AMI	0.404	0.419	0.253

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

¹⁰ For more information, see page 32 of HCD's AFFH Guidance Memo.

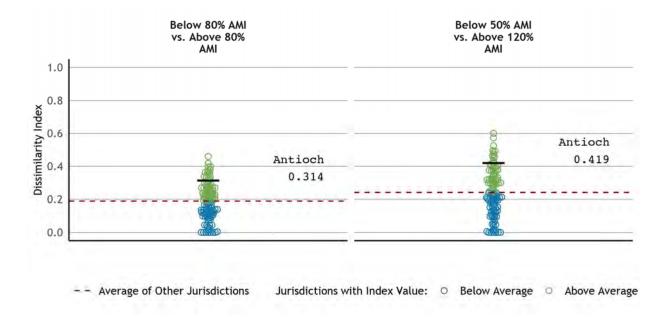


Figure B-18: Income Group Dissimilarity Index Values for Antioch Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.

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

Theil's H Index

The Theil's H Index values for neighborhood income group segregation in Antioch for the years 2010 and 2015 can be found in Table B-14 below. By 2015, the Theil's H Index value for income segregation in Antioch was about the same amount as it had been in 2010. As shown in Figure B-19, in 2015, the Theil's H Index value for income group segregation in Antioch was higher than the average value for Bay Area jurisdictions, indicating there is more neighborhood level income segregation in Antioch than in the average Bay Area city.

TABLE B-14: THEIL'S H INDEX VALUES FOR INCOME SEGREGATION WITHIN ANTIOCH

	Antioch		Bay Area Average
Index	2010	2015	2015
Theil's H Multi-income	0.069	0.077	0.043

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

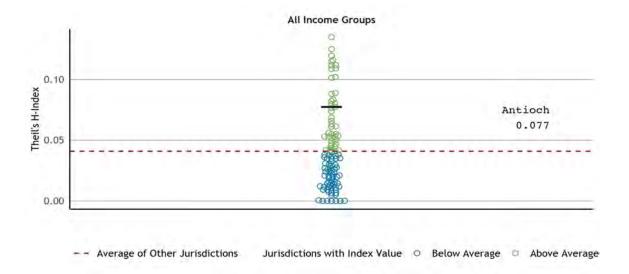


Figure B-19: Income Group Theil's H Index Values for Antioch Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.

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

Table B-15 compares all three measures of economic segregation within Antioch and the Region. The conclusion from this table, that Antioch is experiencing economic segregation and at levels greater than the Regional average, is consistent with local knowledge from community organizations that neighborhoods closer to State Route 4 tend to be lower income than newer houses in the southern area of the city. In particular, neighborhoods north of State Route 4 have been identified as neighborhoods where lower income residents are concentrated. This pattern is also clear on the following maps (Figures B-20 and B-21) which show that, spatially, lower-income households and households experiencing poverty are concentrated in the northwest. Additionally, higher income households are concentrated in the south, where there are very few instances of households in poverty.

Table B-15: Neighborhood Income Segregation Levels in Antioch

		Anti	och	Bay Area Average
Index	Income Group	2010	2015	2015
	Very Low-Income (<50% AMI)	0.358	0.432	0.269
Indation.	Low-Income (50%-80% AMI)	0.183	0.182	0.145
Isolation	Moderate-Income (80%-120% AMI)	0.211	0.205	0.183
	Above Moderate-Income (>120% AMI)	0.428	0.373	0.507
Dissipation	Below 80% AMI vs. Above 80% AMI	0.288	0.314	0.198
Dissimilarity	Below 50% AMI vs. Above 120% AMI	0.404	0.419	0.253
Theil's H Multi-racial	All	0.069	0.077	0.043

Universe: Population.

Source: Income data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

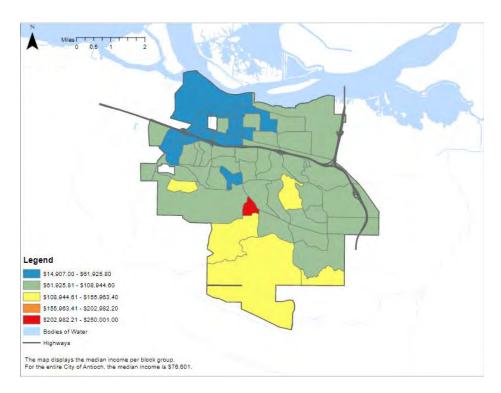


Figure B-20: Median Income per Block Group, 2019

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

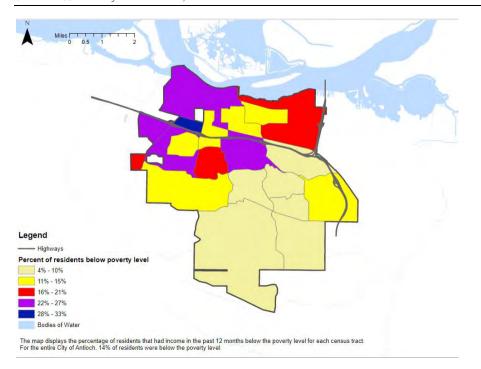


Figure B-21: Percent of Households in Poverty per Block Group, 2019

Source: ACS 2019 5-year estimates, Table B17001

Currently, 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. These economic disparities also leave communities of color at higher risk for housing insecurity, displacement, or homelessness. In Antioch, Black or African American (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Other Race or Multiple Races (Hispanic and Non-Hispanic) residents (see Figure B-22).

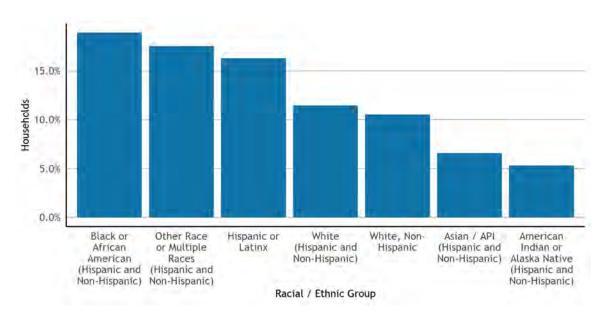


Figure B-22: Poverty Status by Race

Universe: Population for whom poverty status is determined

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001 (A-I).

Regional Income Segregation (between Antioch and other jurisdictions)

Regional Context

Income segregation between jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Table B-16 presents dissimilarity index, isolation index, and Theil's H index values for income segregation for the entire nine-county Bay Area in 2010 and 2015. These measures were calculated by comparing the income demographics of local

¹¹ Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

jurisdictions to the region's income group makeup. For example, looking at 2015 data, Table B-16 shows the regional isolation index value for very low-income residents is 0.315 for 2015, meaning that on average very low-income Bay Area residents live in a jurisdiction that is 31.5 percent very low-income. The regional dissimilarity index for lower-income residents and other residents is 0.194 in 2015, which means that across the region 19.4 percent of lower-income residents would need to move to a different jurisdiction to create perfect income group integration in the Bay Area as a whole. The regional value for the Theil's H index measures how diverse each Bay Area jurisdiction is compared to the income group diversity of the whole region. A Theil's H Index value of 0 would mean all jurisdictions within the Bay Area have the same income demographics as the entire region, while a value of 1 would mean each income group lives exclusively in their own separate jurisdiction. The regional Theil's H index value for income segregation decreased slightly between 2010 and 2015, meaning that income groups in the Bay Area are now slightly less separated by the borders between jurisdictions.

TABLE B-16: REGIONAL INCOME SEGREGATION MEASURES

Index	Group	2010	2015
Isolation Index Regional Level	Very Low-Income (<50% AMI)	0.277	0.315
	Low-Income (50%-80% AMI)	0.157	0.154
	Moderate-Income (80%-120% AMI)	0.185	0.180
	Above Moderate-Income (>120% AMI)	0.467	0.435
D: : : : :	Below 80% AMI vs. Above 80% AMI	0.186	0.194
Dissimilarity Index Regional Level	Below 50% AMI vs. Above 120% AMI	0.238	0.248
Theil's H Multi-income	All Income Groups	0.034	0.032

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Income Level

Figure B-23 below presents an income dot map showing the spatial distribution of income groups in Antioch as well as in nearby Bay Area jurisdictions.

Each year, HUD receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. Known as the "CHAS" data (Comprehensive Housing Affordability Strategy), it demonstrates the number of households in need of housing assistance by estimating the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30, 50, and 80 percent of median income). HUD defines a Low to Moderate Income (LMI) area as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI).

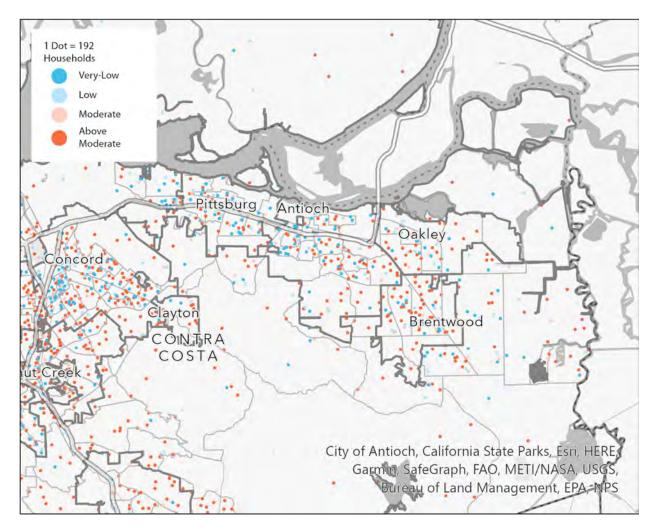


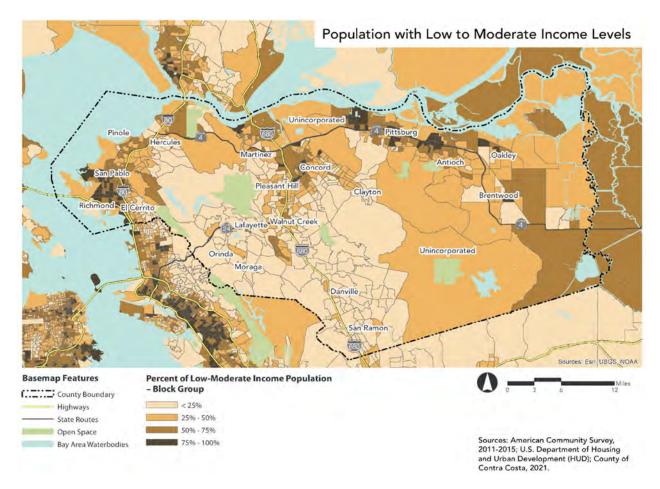
Figure B-23: Income Dot Map of Antioch and Surrounding Areas (2015)

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.

Map 2 shows the LMI areas in Contra Costa County by block group. Most of central Contra Costa County has less than 25 percent of LMI populations. Block groups with high concentrations of LMI (between 75 and 100 percent of the population) can be found clustered around Antioch, Pittsburg, Richmond, and San Pablo. There are also small pockets with high percentages of LMI population around Concord. Other areas of the county have a moderate percentage of LMI population (25–75 percent).



Map 2: Distribution of Percentage of Population with Low to Moderate Income Levels

The income demographics in Antioch for the years 2010 and 2015 can be found in Table B-17 below. The table also provides the income composition of the nine-county Bay Area in 2015. As of that year, Antioch had a higher share of very low-income residents than the Bay Area as a whole, a higher share of low-income residents, a higher share of moderate-income residents, and a lower share of above moderate-income residents.

TABLE B-17: POPULATION BY INCOME GROUP, ANTIOCH, AND THE REGION

	Anti	Bay Area	
Income Group	2010	2015	2015
Very Low-Income (<50% AMI)	28.49%	34.82%	28.7%
Low-Income (50%-80% AMI)	16.22%	16.63%	14.3%
Moderate-Income (80%-120% AMI)	20.34%	19%	17.6%
Above Moderate-Income (>120% AMI)	34.95%	29.55%	39.4%

Universe: Population.

Source: Data for 2015 is from Housing U.S. Department of and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure B-24 below compares the income demographics in Antioch to other Bay Area jurisdictions. ¹² Each dot represents a Bay Area jurisdiction. For each income group, the spread of dots represents the range of that group's representation among Bay Area jurisdictions. The smallest range is among jurisdictions' moderate-income populations, while Bay Area jurisdictions vary the most in the share of their population that is above moderate-income. Additionally, the black lines within each income group note the percentage of Antioch population represented by that group and how that percentage ranks among other jurisdictions. Antioch's share of very low-income residents is much higher than other jurisdictions, ranking 13th out of 109. Conversely, it has one of the lowest concentrations of above-moderate income households, ranking 97th out of 109.

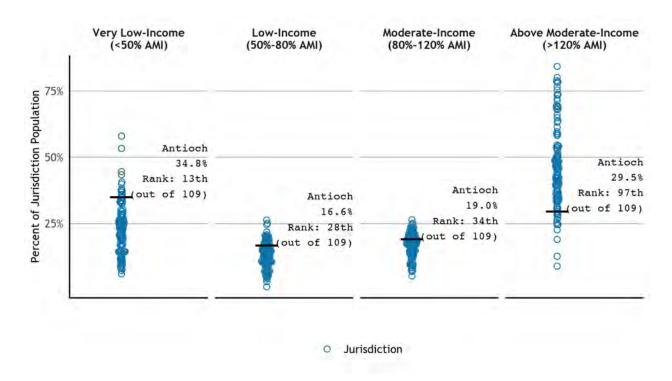


Figure B-24: Income Demographics of Antioch Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.

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

Income Segregation by Tenure

Table B-18 lists Contra Costa County households by income category and tenure. Based on the above definition, 38.7 percent of Contra Costa County households are considered LMI as they earn less than 80

¹² While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

percent of the HUD Area Median Family Income (HAMFI). Almost 60 percent of all renters are considered LMI compared to only 27.5 percent of owner households.

TABLE B-18: HOUSEHOLDS BY INCOME CATEGORY AND TENURE IN CONTRA COSTA COUNTY

Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI	7.53%	26.95%	14.40%
Household Income >30% to <=50% HAMFI	8.85%	17.09%	11.76%
Household Income >50% to <=80% HAMFI	11.12%	15.16%	12.55%
Household Income >80% to <=100% HAMFI	8.98%	9.92%	9.31%
Household Income >100% HAMFI	63.52%	30.89%	51.98%
Total Population	248,670	135,980	384,645

Source: HUD Office of Policy Development and Research (PD&R) CHAS Data; 2011–2015 ACS.

Geographic Distribution of Special Needs Populations

As mentioned at the beginning of the section on Segregation and Integration, segregation is not solely a racial matter. Segregation can also occur by familial status or for persons with disabilities who have limited interaction outside of congregate and/or institutional facilities. This section evaluates segregation of these segments of the population.

Persons with Disabilities

Background

In 1988, Congress added protections against housing discrimination for persons with disabilities through the FHA, which protects against intentional discrimination and unjustified policies and practices with disproportionate effects. The FHA also includes the following unique provisions to persons with disabilities: (1) prohibits the denial of requests for reasonable accommodations for persons with disabilities, if necessary, to afford an individual equal opportunity to use and enjoy a dwelling; and (2) prohibits the denial of reasonable modification requests. With regards to fair housing, persons with disabilities have special housing needs because of the lack of accessible and affordable housing, and the higher health costs associated with their disability. In addition, many may be on fixed incomes that further limit their housing options.

Disability Status in Antioch, the County, and Region

According to the 2015-2019 American Community Survey (ACS) 5-year estimates, 118,603 residents (10.9 percent of Contra Costa County's population) reported having one of six disability types listed in the ACS (hearing, vision, cognitive, ambulatory, self-care, and independent living). The percentage of residents detailed by disability are listed in Table B-19 below. Though Contra Costa County has a higher percentage of population with disabilities, the county's overall disability statistics are fairly consistent with the greater Bay Area, with ambulatory disabilities making up the greatest percentage of disabilities, followed by independent living, cognitive, hearing, self-care, and vision disabilities. Across the Bay Area and Contra Costa County, the percentage of individuals with disabilities also increases

with age, with the highest percentage of individuals being those 75 years and older. Refer to Table B-20 for the distribution of percentages by age.

TABLE B-19: PERCENTAGE OF POPULATIONS BY DISABILITY TYPES

Disability Type	City of Antioch	Contra Costa County	Bay Area*
Hearing	3.2%	2.9%	2.6%
Vision	2.9%	1.8%	1.7%
Cognitive	6.7%	4.4%	3.9%
Ambulatory	7.3%	5.9%	5.4%
Self-Care Difficulty	2.9%	2.4%	2.4%
Independent Living Difficulty	5.7%	5.2%	5.1%
Percentage of Total Population with Disability	15.2%	10.9%	9.8%

^{*} Bay Area refers to San Francisco-Oakland-Berkeley, CA Metro Area. Source: 2019 ACS 5-year Estimates.

TABLE B-20: PERCENTAGE OF POPULATION WITH DISABILITIES BY AGE

Age	City of Antioch	Contra Costa County	Bay Area*
Under 5 years	0.7%	0.8%	0.6%
5 - 17 years	5.7%	4.9%	3.7%
18 - 34 years	6.6%	6.2%	4.3%
35 - 64 years	12.5%	9.7%	8.7%
65 - 74 years	24.4%	21.5%	20.5%
75 years and over	48.1%	51.2%	50.0%

^{*} Bay Area refers to San Francisco-Oakland-Berkeley, CA Metro Area. Source: 2019 ACS 5-year Estimates.

As shown in the tables above, Antioch has higher concentrations of persons with disabilities across all categories than both the County and the Region. The gap is particularly large for persons with cognitive disabilities. Figure B-25 shows that there are some concentrations of persons with disabilities in the northern half of the city and particularly in northwest parts of Antioch. This finding raises questions about whether there may be concentrations of congregate settings for persons with intellectual and developmental disabilities in Antioch, such as group homes, because of the combination of relatively low housing costs combined with a concentration of detached single-family homes.

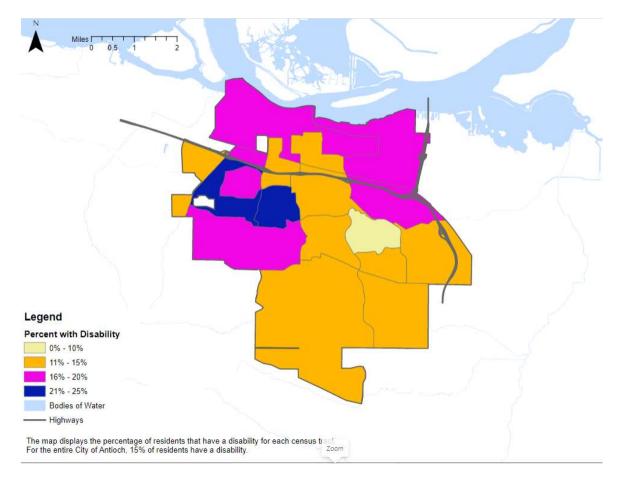
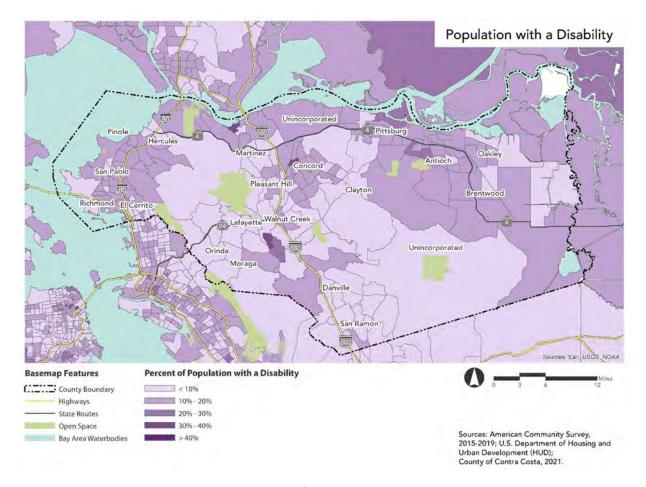


Figure B-25: Percent of Persons with a Disability per Block Group, 2019

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

In terms of geographic dispersal across the County, there is a relatively homogenous dispersal of persons with a disability, especially in Central Contra Costa County, where most census tracts have less than 10 percent of individuals with disabilities. Towards Eastern Contra Costa County, the Western boundary, and parts of Southern Contra Costa County, however, the percentage of population with disabilities increases to 10–20 percent. Pockets where over 40 percent of the population has disabilities can be observed around Martinez, Concord, and the outskirts of Lafayette. Comparing Map 3 and Map 4, note that areas with a high percentage of populations with disabilities correspond with areas with high housing choice voucher (HCV) concentration (24 percent of people who utilize HCVs in Contra Costa County have a disability). Though use of HCVs does not represent a proxy for actual accessible units, participating landlords remain subject to the FHA to provide reasonable accommodations and allow tenants to make reasonable modifications at the tenant's expense. Areas with a high percentage of persons with disabilities also correspond to areas with high percentages of low- and moderate-income communities.



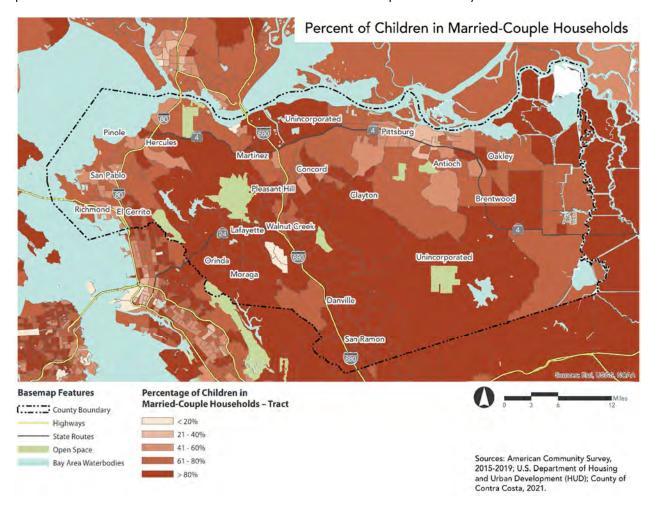
Map 3: Distribution of Population with a Disability

Familial Status

Under the FHA, housing providers (e.g., landlords, property managers, real estate agents, property owners) may not discriminate because of familial status. Familial status refers to the presence of at least one child under 18 years old, pregnant persons, or any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children; evicting families once a child joins the family (through birth, adoption, or custody); enforcing overly restrictive rules regarding children's use of common areas; requiring families with children to live on specific floors, buildings, or areas; charging additional rent, security deposit, or fees because a household has children; advertising a preference for households without children; and lying about unit availability.

Families with children often have special housing needs due to lower per capita income, the need for affordable childcare, the need for affordable housing, or the need for larger units with three or more bedrooms. Single parent households are also protected by fair housing law. Of particular consideration are female-headed households, who may experience greater housing affordability challenges due to typically lower household incomes compared to two-parent households. Often, sex and familial status intersect to compound the discrimination faced by single mothers.

Map 4 indicates that most children living in Contra Costa County live in married-couple households, especially in central parts of the county where the percentage of children in such households exceeds 80 percent. Census tracts adjacent to these areas also have relatively high percentages of children living in married-couple households (60 - 80 percent). Compared to most of the County, Antioch has fewer children in married-couple households. As shown in Map 4 and Figure B-26, census tracts with single parent households families are concentrated in the northwest part of the city.



Map 4: Distribution of Percentage of Children in Married-Couple Households

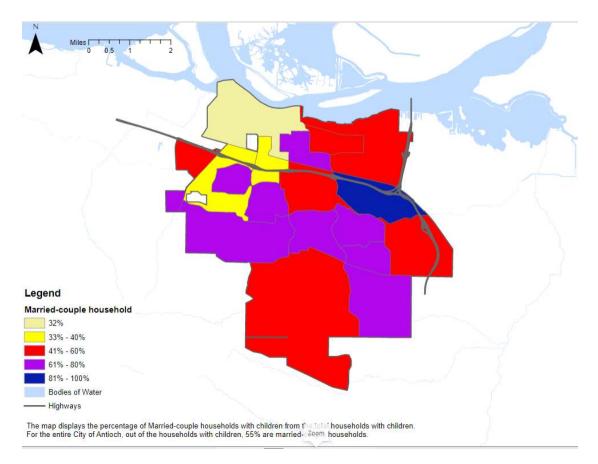
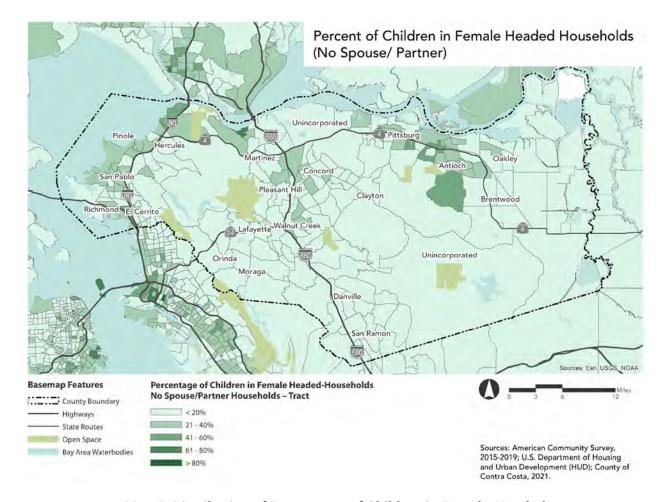


Figure B-26: Percent of Children in Married Couple Households per Block Group, 2019

Source: ACS 2019 5-year estimates, Table B09005.

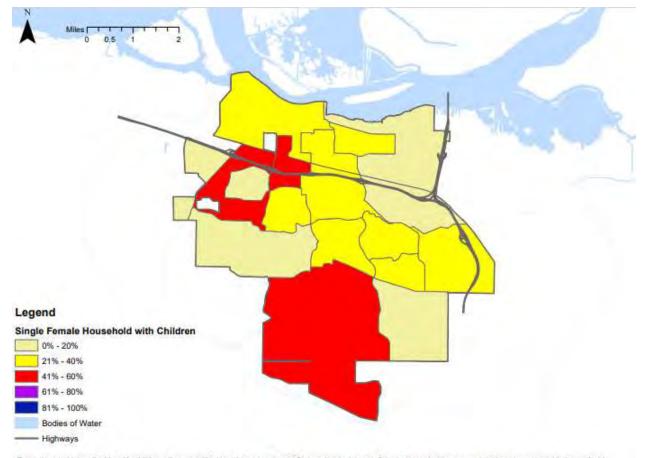
Map 5 depicts the concentration of households headed by single mothers in the County by Census Tract. Areas of concentration include Antioch, as well as Richmond, San Pablo, Rodeo, Bay Point, Pittsburg, and the unincorporated county west of Concord. Those communities are also areas of high minority populations. By contrast, central County, in general, and the portions of central County south of Concord have relatively low concentrations of children living in female-headed households (less than 20 percent). These tend to be more heavily White or White and Asian and Pacific Islander communities.

As shown in Map 5, there is some concentration of single female-headed households in Antioch around Highway 4, and in one census tract towards the south of the city. The area near Highway 4 is also the area with the most single-parent households, as shown in Map 5. Almost one-third (31 percent) of Antioch's households with children are in single female-headed households (Figure B-27).



Map 5: Distribution of Percentage of Children in Female-Headed, No-Spouse or No-Partner Households

In Antioch, the female percentage of the population exceeds that of the County and the Region, and the trend over time, also in contrast to the County and the Region, has been toward a more heavily female population. The City's increasing Black population share may partially explain this trend. As of the 2012-2016 ACS 5-Year Estimates, 52.1 percent of Black residents in the Region were female as opposed to just 50.7 percent of all residents of the Region. Antioch also has had a much higher share of children residing within its boundaries than either the County or the Region and a lower share of elderly individuals since 1990. The City of Antioch follows the same broad regional trend of increasing youth population (and declining working age adult population) between 1990 and 2000 followed by a reversal of that pattern. The elderly population has undergone slow but steady growth, albeit from a lower baseline than in the County and the Region.



From the total households with children, the map displays the percentage of households that are female householder, no spouse/partner present in household. For the entire City of Antioch, out of households with children, 31% of households were single female households.

Figure B-27: Percent of Children in Single Female-Headed Households per Block Group, 2019

Source: ACS 2019 5-year estimates, Table B09005.

Housing Choice Vouchers (HCV)

HCVs are a form of HUD rental subsidy issued to a low-income household that promises to pay a certain amount of the household's rent. Prices, or payment standards, are set based on the rent in the metropolitan area, and voucher households must pay any difference between the rent and the voucher amount. Participants of the HCV program are free to choose any rental housing that meets program requirements.

An analysis of the trends in HCV concentration can be useful in examining the success of the program in improving the living conditions and quality of life of its holders. One of the objectives of the HCV program is to encourage participants to avoid high-poverty neighborhoods and encourage the recruitment of landlords with rental properties in low-poverty neighborhoods. HCV programs are managed by Public Housing Agencies (PHAs), and the programs assessment structure (Section Eight Management Assessment Program) includes an "expanding housing opportunities" indicator that

shows whether the PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration.

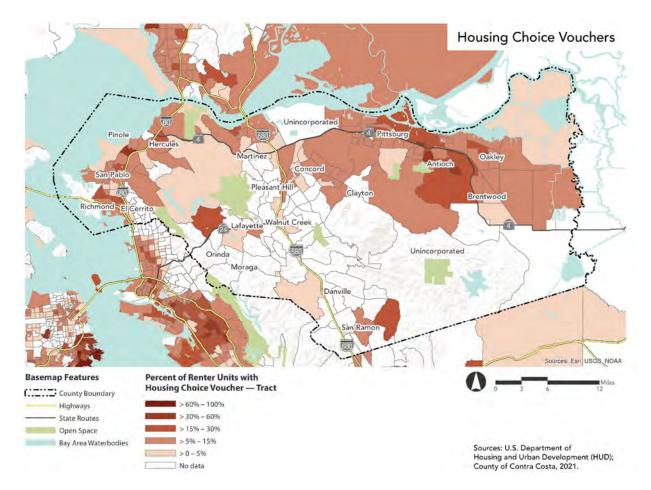
A study using US Census data conducted by HUD's Office of Policy Development and Research found a positive association between the HCV share of occupied housing and neighborhood poverty concentration, and a negative association between rent and neighborhood poverty. ¹³ This means that HCV use was concentrated in areas of high poverty where rents tend to be lower. In areas where these patterns occur, the program has not succeeded in moving holders out of areas of poverty.

In Contra Costa County, the Housing Authority of Contra Costa County (HACCC) administers approximately 7,000 units of affordable housing under the HCV program (and Shelter Care Plus program). Northwest Contra Costa County is served by the Richmond Housing Authority (RHA) that administers approximately 1,851 HCVs. North-central Contra Costa County is served by the Housing Authority of the City of Pittsburg (HACP), which manages 1,118 tenant-based HCVs.

The HCV program serves as a mechanism for bringing otherwise unaffordable housing within reach of low-income populations. As shown in Map 6, the program appears to be most prominent in heavily Black and Hispanic areas in western Contra Costa County and in predominantly Black, Hispanic, and Asian areas in the northeast of the County. Central Contra Costa County largely has no data on the percentage of renter units with HCVs. The correlation between low rents and a high concentration of HCV holders holds true for Antioch, as well as in the areas around San Pablo, Richmond, Martinez, and Pittsburg. As previously discussed, Antioch is a racially diverse city that is relatively more integrated than much of the Bay Area. There does not appear to be a pattern between higher concentration of HCV holders and race; the census tracts with the highest concentration of HCVs holders in Antioch are not in census tracts that have the fewest White people.

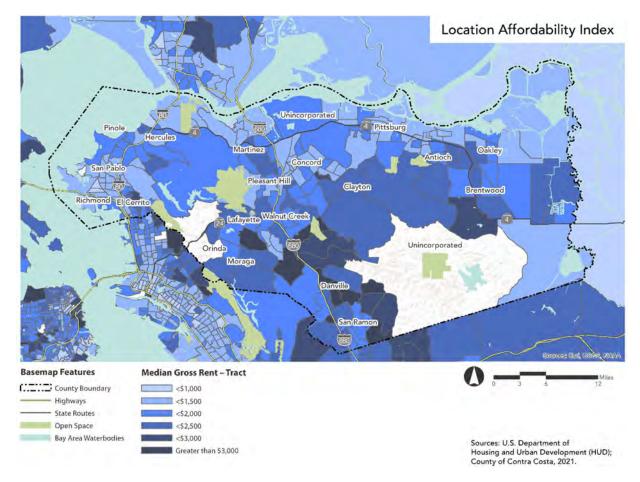
The prevailing standard of affordability in the United States is paying 30 percent or less of a family's income on housing. However, this fails to account for transportation costs, which have grown significantly as a proportion of household income since this standard was established. According to the Bureau of Labor Statistics, in the 1930s, American households spent just 8 percent of their income on transportation. Since then, as a substantial proportion of the U.S. population has migrated from center cities to surrounding suburbs and exurbs and come to rely more heavily (or exclusively) on cars, that percentage has steadily increased, peaking at 19.1 percent in 2003. As of 2013, households spent on average about 17 percent of their annual income on transportation, second only to housing costs in terms of budget impact. And for many working-class and rural households, transportation costs actually exceed housing costs.

¹³ US Department of Housing and urban Development Office of Policy Development and Research, 2003. *Housing Choice Voucher Location Patterns: Implications for Participants and Neighborhood Welfare.* https://www.huduser.gov/publications/pdf/location_paper.pdf



Map 6: Distribution of Percentage of Renter Units with Housing Choice Vouchers

Map 7 shows the Location Affordability Index in Contra Costa County. The Index was developed by HUD in collaboration with DOT under the federal Partnership for Sustainable Communities. This index provides estimates of household housing and transportation costs at the neighborhood level, indicated as "gross rent" in Map 7. As shown in Map 7, the majority of Contra Costa County has a median gross rent of \$2,000–\$2,500. Central Contra County (areas between Danville and Walnut Creek) have the highest rents around \$3,000 or more. The most affordable tracts in the county are along the perimeter of the County in cities like Richmond, San Pablo, Pittsburg, and Martinez.



Map 7: Location Affordability Index

The more affordable areas in Antioch are those in the north of city, which corresponds to where the city's older housing stock is located. Antioch's comparatively low-cost housing market and fast pace of growth likely contributes to the continued differences between Antioch and the 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 lowand moderate-income households.

The AI also found that, in Antioch, homeownership rates are highest in the southern and northeastern portions of the city and are lowest in the northwestern and central parts. The southern portion of the city is more heavily Asian and Pacific Islander than the city

TCAC Opportunity Maps

TCAC Opportunity Maps display areas by highest to lowest resources by assigning scores between 0–1 for each domain by census tracts where higher scores indicate higher "access" to the domain or higher "outcomes." Refer to Table 12 for a list of domains and indicators for opportunity maps. Composite scores are a combination score of the three domains that do not have a numerical value but rather rank census tracts by the level of resources (low, moderate, high, highest, and high poverty and segregation). The opportunity maps also include a measure or "filter" to identify areas with poverty and racial segregation. The criteria for these filters were:

Poverty: Tracts with at least 30 percent of population under the federal poverty line;

Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County.

as a whole while northeastern Antioch is more heavily White than the city as a whole. Areas with low homeownership rates are predominantly Black and Hispanic. These patterns of homeownership loosely resemble patterns of single-parent households (see Map 5 and Figure B-27), indicating that singleparent households are more likely to be in neighborhoods with more renters. This is also important to recognize as it can be hard to support children with only one income. The exception of this is the most southern block group, which has relatively high rates of single female-headed homes.

Through the community outreach process, it was clear that residents and service providers of Antioch are aware of some level of economic segregation between north of the freeway and south of the freeway. This is due to differences in the era of the housing stock. For example, older and smaller homes are predominate north of the freeway and newer subdivisions are located in the southern parts of the city. The area northwest of the highway is a particularly important area towards which to target policies and funding given the concentration of lower-income residents there. Additionally, there are areas where people with disabilities are concentrated all around the freeway, and particularly to the south of it, so the city should ensure that those areas are well equipped for accessibility.

Conclusion

The City of Antioch does not face significant issues with racial segregation within the City, as races appear fairly integrated throughout the City. The city's isolation indices for Black/African American and Latinx residents are above that of the Bay Area average, but this is likely due to the city's demographic population which is comprised of larger proportions of these racial groups than the Bay Area region as a whole. In 2020, the Theil's H Index for racial segregation in Antioch was lower than the average value for Bay Area jurisdictions, indicating that neighborhood level racial segregation in Antioch is less than in the average Bay Area city. Levels of segregation are low for all groups, but Asians and Pacific Islanders face the lowest levels of segregation, followed by Blacks. Generally, racial segregation in Antioch is primarily an inter-jurisdictional rather than an intra-jurisdictional phenomenon, meaning it is more apparent when comparing Antioch to other jurisdictions rather than within Antioch. The population of non-White population groups has grown rapidly in Antioch compared to many other parts of the Bay Area, especially in regards to the Black population which is declining in most cities across the region. While Black residents are concentrated in Antioch, as well as Hispanic residents in certain neighborhoods, Asians and Pacific Islander and Non-Hispanic Whites are concentrated in other cities mostly in Central Contra Costa County.

However, Antioch does face some issues with income segregation, as lower-income households and households experiencing poverty tend to live in the northwest portion of the City above or near the highway. There are also more households with lower incomes in Antioch generally compared to many other cities in the region, as well as persons with disabilities, households headed by single mothers, and households paying rent using Housing Choice Vouchers.

DISPARITIES IN ACCESS TO OPPORTUNITY

AB 686 requires the needs assessment to include an analysis of access to opportunities to approximate the link between place-based characteristics (e.g., education, employment, safety, the environment) and critical life outcomes (e.g., health, wealth, life expectancy). Ensuring access to opportunity means

both improving the quality of life for residents of low-income communities, as well as supporting residents' mobility and access to 'high resource' neighborhoods.

California Tax Credit Allocation Committee (TCAC) Opportunity Maps

TCAC Maps are opportunity maps created by the California Fair Housing Task Force (a convening of HCD and TCAC) to provide research and evidence-based policy recommendations to further HCD's fair housing goals of (1) avoiding further segregation and concentration of poverty and (2) encouraging access to opportunity through land use policy and affordable housing, program design, and implementation. These opportunity maps identify census tracts with highest to lowest resources, segregation, and poverty and are used by TCAC to distribute funding for affordable housing in areas with the highest opportunity through the Low-Income Housing Tax Credit (LIHTC) Program.

TABLE B-21: DOMAINS AND LIST OF INDICATORS FOR OPPORTUNITY MAPS

Domain	Indicator			
	Poverty			
	Adult Education			
Economic	Employment			
	Job Proximity			
	Median Home Value			
Environmental	CalEnviroScreen 3.0 Pollution Indicators and Values			
	Math Proficiency			
Education	Reading Proficiency			
	High School Graduation Rates			
	Student Poverty Rates			

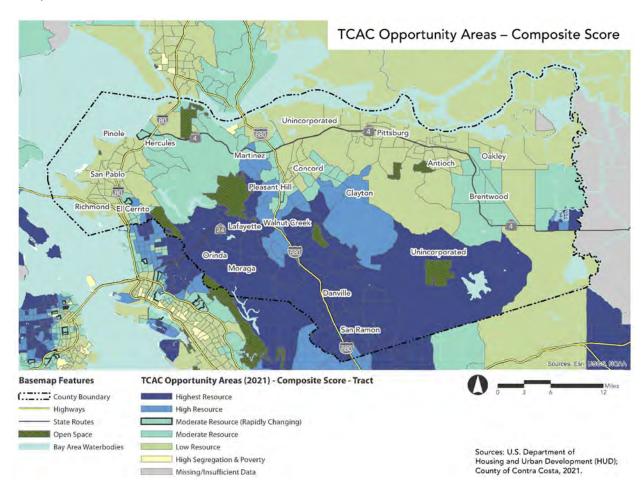
Source: California Fair Housing Task Force, 2020. Methodology for the 2021 TCAC/HCD Opportunity Maps, December.

The maps identify areas within every region of the state "whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families – particularly long-term outcomes for children." High resource areas have high index scores for a variety of opportunity indicators such as high employment rates, low poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards. High resource tracts are areas that offer low-income residents the best chance of a high quality of life, whether through economic advancement, high educational attainment, or clean environmental health. Moderate resource areas have access to many of the same resources as the high resource areas but may have fewer job opportunities, lower performing schools, lower median home values, or other factors that lower their indexes across the various economic, educational, and environmental indicators. Low resource areas are characterized as having fewer opportunities for employment and education, or a lower index for other economic, environmental, and educational indicators. These areas have greater quality of life needs and should be prioritized for future investment to improve opportunities for current and future residents.

¹⁴ California Fair Housing Task Force. December 2020. *Methodology for the 2021 TCAC/HCD Opportunity Map*. Available at: https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf

Information from opportunity mapping can help highlight the need for housing policies and programs that would help to remediate conditions in low resource areas or areas of high segregation and poverty, and to encourage better access for low- and moderate-income and BIPOC households to housing in high resource areas.

Map 8 provides a visual representation of TCAC Opportunity Areas in Contra Costa County based on a composite score, where each tract is categorized based on percentile rankings of the level of resources within the region. The only census tracts in Contra Costa County considered an area of high segregation and poverty is are located in Martinez, and the city of Antioch as seen in Map 8 and B-28 -below. Concentrations of low resource areas are located in the northwestern and eastern parts of the county (Richmond to Hercules and Concord to Oakley, including Antioch); census tracts with the highest resources are located in central and southern parts of the county (San Ramon, Danville, Moraga, and Lafayette).



Map 8: Composite Score of TCAC Opportunity Areas in Contra Costa County

As illustrated in Map 8 and Figure B-28, most tracts within Antioch are identified as being Low Resource, with a few in the southeast bordering with Brentwood and Oakley as Moderate Resource. Compared to the rest of the County and Region, the TCAC Composite score shows that Antioch has lower opportunity areas and lower access to resources for its residents. Additionally, one census tract (Tract Number 3072.02) in the city, bordered by State Road 4 to the south, L Street to the east, railroad tracks to the north, and Somersville Road to the west is designated "High Segregation and Poverty".

Areas designated high segregation and poverty on TCAC opportunity maps are areas with at least 30 percent% of the population falling below the federal poverty line and a concentration of black, Hispanic, Asian, or all persons of color above that of the county.

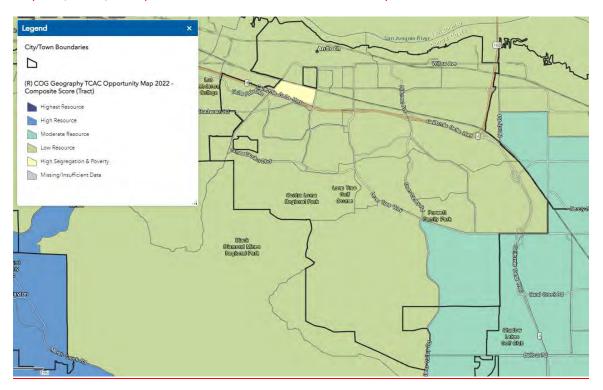


Figure B-28: 2021-2022 TCAC/HCD Opportunity Map by Census Tract, Antioch

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

Opportunity Indices

This section presents the HUD-developed index scores based on nationally available data sources to assess residents' access to key opportunity assets in comparison to the County. Table B-22 provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the index value, the higher the school system quality is in a neighborhood.*
- Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the index value, the higher the labor force participation and human capital in a neighborhood.

- Transit Trips Index: This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e., the Core-Based Statistical Area (CBSA). The higher the transit trips index value, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index**: This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index value, the lower the cost of transportation in that neighborhood.
- Jobs Proximity Index: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- Environmental Health Index: The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the index value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

Each index score is broken down by race for three geographic areas—Antioch, Contra Costa County, and the Region—in Table B-22 and then discussed in the following subsections.

TABLE B-22: OPPORTUNITY INDICATORS, BY RACE/ETHNICITY

Jurisdiction	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
ANTIOCH, CA CDBG						
Total Population						
White, Non-Hispanic	22.56	30.15	24.46	83.09	7.95	59-95
Black, Non-Hispanic	25.66	33.09	25.50	82.19	9.49	60.45
Hispanic	20.35	27.88	25.74	84.22	10.14	59.64
Asian or Pacific Islander, Non-Hispanic	31.67	38.48	23.85	79.69	7.59	60.92
Native American, Non-Hispanic	20.82	28.62	25.02	84.02	8.65	59.67
Population Below Federal Poverty Line	2					
White, Non-Hispanic	16.02	23.23	25.14	85.39	11.06	58.81
Black, Non-Hispanic	17.14	25.53	27.98	86.06	10.09	60.06
Hispanic	18.56	25.69	26.54	85.51	11.31	59.96
Asian or Pacific Islander, Non-Hispanic	18.71	37.27	27.15	82.35	4.46	59.50
Native American, Non-Hispanic	30.59	25.01	23.29	82.43	7.71	55.86
CONTRA COSTA COUNTY, CA CDBG						
Total Population						
White, Non-Hispanic	74.72	74.56	27.41	84.84	44.18	44.10
Black, Non-Hispanic	36.81	45.07	59.18	88.47	28.03	13.85

Jurisdiction	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Hispanic	40.36	44-93	48.70	87.28	26.61	24.31
Asian or Pacific Islander, Non-Hispanic	65.80	72.19	39.54	85.69	37.71	33.05
Native American, Non-Hispanic	54.84	57.48	37.81	86.12	32.53	33.29
Population Below Federal Poverty Line	2					
White, Non-Hispanic	60.31	62.04	33.74	86.08	39.30	35-94
Black, Non-Hispanic	26.40	33.02	65.33	90.19	29.63	9.03
Hispanic	25.79	32.96	57-37	88.77	23.69	16.25
Asian or Pacific Islander, Non-Hispanic	50.76	54.83	51.09	88.76	38.63	20.53
Native American, Non-Hispanic	19.34	33.06	69.36	89.92	25.71	3.71
SAN FRANCISCO-OAKLAND-HAYWARD, CA	REGION					
Total Population						
White, Non-Hispanic	68.00	77.73	61.60	89.61	53.62	52.77
Black, Non-Hispanic	35.49	48.24	73.95	91.57	44-97	41.29
Hispanic	40.70	53.14	68.52	90.88	43.12	49.42
Asian or Pacific Islander, Non-Hispanic	60.11	69.56	74.80	91.16	43.83	52.24
Native American, Non-Hispanic	49.78	59.51	65.61	90.75	47.17	47.91
Population Below Federal Poverty Line	2					
White, Non-Hispanic	59.40	70.03	68.91	91.45	52.89	47.27
Black, Non-Hispanic	28.72	41.04	78.75	92.91	48.54	39.75
Hispanic	30.99	44.75	72.07	91.86	43.84	46.32
Asian or Pacific Islander, Non-Hispanic	53-44	62.02	82.72	93.88	54.16	42.80
Native American, Non-Hispanic	38.58	53.06	81.90	93.24	52.00	44.54

Note: American Community Survey Data are based on a sample and are subject to sampling variability.

Source: AFFHT Data Table 12; Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA.

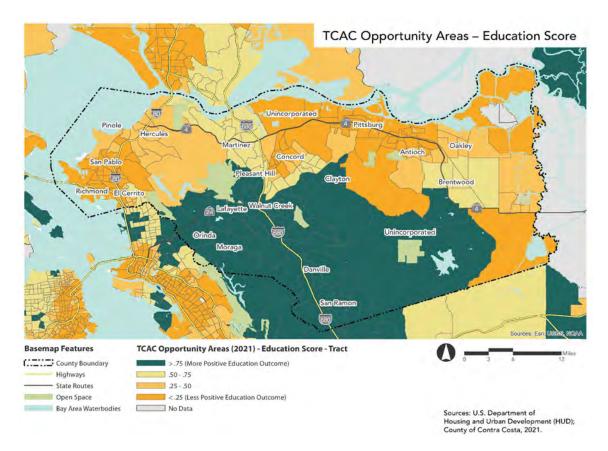
Education Outcomes

Housing and school policies are mutually reinforcing, which is why it is important to analyze access to educational opportunities when assessing fair housing. At the most general level, school districts with the greatest amount of affordable housing tend to attract larger numbers of LMI families (largely composed of minorities). Test scores tend to be a reflection of student demographics with Black/Hispanic/Latino students routinely scoring lower than their White peers, meaning less diverse schools with higher test scores tend to attract higher-income families to the school district. This is a fair housing issue because as higher-income families move to the area, the overall cost of housing rises and an exclusionary feedback loop is created, leading to increased racial and economic segregation across districts as well as decreased access to high-performing schools for non-White students.

According to the Contra Costa County AI, academic outcomes for low-income students are depressed by the presence of high proportions of low-income classmates; similarly situated low-income students perform at higher levels in schools with lower proportions of low-income students. The research on racial segregation is consistent with the research on poverty concentration: positive levels of school integration led to improved educational outcomes for all students. Thus, it is important wherever possible to reduce school-based poverty concentration and to give low-income families access to schools with lower levels of poverty and greater racial diversity.

The 2021 TCAC Opportunity Areas Education Composite Score for a census tract is based on math and reading proficiency, high school graduation rate, and student poverty rate indicators. The score is broken up by quartiles, with the highest quartile indicating more positive education outcomes and the lowest quartile signifying fewer positive outcomes.

There are 19 public school districts in Contra Costa County, in addition to 124 private schools and 19 charter schools. Map 9 shows that the northwestern and eastern parts of the county have the lowest education domain scores (less than 0.25) per census tracts, especially around Antioch, Richmond, San Pablo, Pittsburg, the unincorporated County east of Clayton, and Concord and its northern unincorporated areas. Census tracts with the highest education domain scores (greater than 0.75) are in central and southern parts of the county (bounded by San Ramon on the south; Orinda and Moraga on the west; and Lafayette, Walnut Creek, Clayton, and Brentwood on the north). Overlaying Map 8 and Map 9 reveals that areas with lower education scores correspond with areas with lower income households (largely composed of minorities) and vice versa. With reference to Table B-22, we also see that index values for school proficiency are higher for White residents, indicating a greater access to high quality schools regardless of poverty status.



Map 9: TCAC Opportunity Areas' Education Score in Contra Costa County

Locally, within Antioch a majority of the city is designated as "less positive education outcome" and are colored orange on Figure B-29. Select eastern portions of the city have slightly more positive educational outcomes, including those that are colored yellow and light green on the below figure The scores for education range from the least positive outcome in the northern tracts of Antioch, to the second least positive outcome approaching the southeast, and one census tract bordering Brentwood in the second quartile (see Figure B-29). Antioch does not have any census tracts with educational outcomes in the highest quartile.

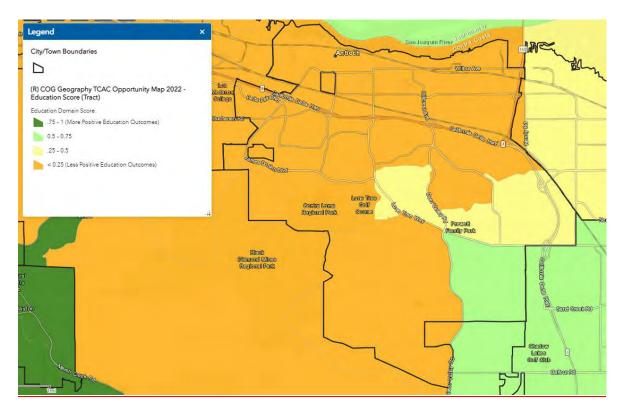


Figure B-29: 2021 TCAC/HCD Education Score by Census Tract, Antioch

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

Transportation Outcomes

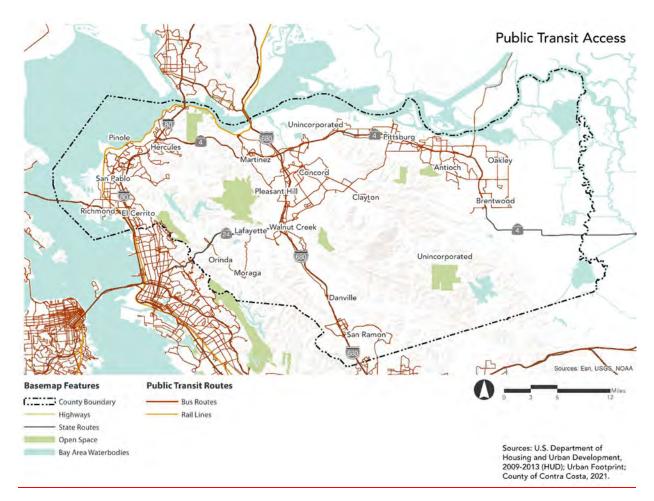
Access to public transit increases household access to opportunity and is of paramount importance to households affected by low incomes and rising housing prices, especially because lower-income households are often transit dependent. Public transit should strive to link lower-income persons, who are often transit dependent, to major employers where job opportunities exist. Access to employment via public transportation can also reduce welfare usage and increase housing mobility, which enables by enabling residents to locate housing outside of traditionally low-income neighborhoods.

Transportation opportunities are depicted by two indices: (1) the transit trips index and (2) the low transportation cost index. The transit trips index measures how often low-income families in a neighborhood use public transportation. The index ranges from 0 to 100, with higher values indicating a higher likelihood that residents in a neighborhood utilize public transit. The low transportation cost index measures cost of transportation and proximity to public transportation by neighborhood. It too varies from 0 to 100, and higher scores point to lower transportation costs in that neighborhood.

Neither index, regardless of poverty level, varies noticeably across racial/ethnic categories. All races and ethnicities score highly on both indices with values close in magnitude. If these indices are accurate depictions of transportation accessibility, it is possible to conclude that all racial and ethnic classes have high and relatively equal access to transportation at both the jurisdiction and regional levels. If

anything, both indices appear to take slightly higher values for non-Hispanic Blacks and Hispanics, suggesting better access to transit and lower costs for these protected groups.

Contra Costa County is served by rail, bus, and ferry transit but the quality of service varies across the county. Much of Contra Costa County is connected to other parts of the East Bay as well as to San Francisco and San Mateo County by Bay Area Rapid Transit (BART) rail service. The Richmond-Warm Springs/South Fremont and Richmond-Daly City/Millbrae Lines serve El Cerrito and Richmond during peak hours while the Antioch-SFO Line extends east from Oakland to serve Orinda, Lafayette, Walnut Creek, Contra Costa Center/Pleasant Hill, Concord, and the Pittsburg/Bay Point station. An eastward extension, commonly known as eBART, began service on May 26, 2018. The extension provides service beyond the Pittsburg/Bay Point station to the new Pittsburg Center and Antioch stations. BART is an important form of transportation that helps provide Contra Costa County residents access to jobs and services in other parts of the Bay Area. The Capitol Corridor route provides rail service between San Jose and Sacramento and serves commuters in Martinez and Richmond.



Map 10: Public Transit Routes in Contra Costa County

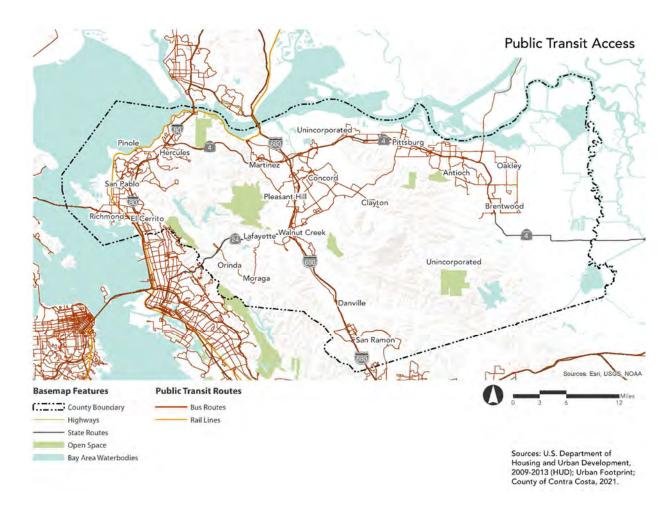
In contrast to rail transportation, bus service is much more fragmented in the County and regionally. Several different bus systems including Tri-Delta Transit, AC Transit, County Connection, and WestCAT provide local service in different sections of the County. In the Bay Area, there are 18 different agencies

that provide bus service. The lack of an integrated network can make it harder for transit riders to understand how to make a trip that spans multiple operators and add costs during a daily commute. For example, an East Bay Regional Local 31-Day bus pass is valid on County Connection, Tri-Delta Transit, and WestCAT, but cannot be used on AC Transit. Additionally, these bus systems often do not have frequent service. In central Contra Costa, County Connection buses may run as infrequently as every 45 to 60 minutes on some routes.

Within Contra Costa, transit is generally not as robust in east County despite growing demand for public transportation among residents. The lack of adequate public transportation makes it more difficult for lower-income people in particular to access jobs. Average transit commutes in Pittsburg and Antioch exceed 70 minutes. In Brentwood, average transit commute times exceed 100 minutes.

Transit agencies that service Contra Costa County include County Connection, Tri Delta Transit, WestCAT, AC Transit, and BART. The County Connection Bus (CCCTA) is the largest bus transit system in the county that provides fixed-route and paratransit bus service for communities in Central Contra Costa. Other non-Contra Costa agencies that provide express service to the County include the following:

- San Francisco Bay Ferry (Richmond to SF Ferry Building)
- Golden Gate Transit (Line 40)
- WHEELS Livermore Amador Valley Transit Authority (Route 70x)
- SolTrans (Route 80/82 and the Yellow Line)
- Capitol Corridor (Richmond/Martinez to cities between Auburn and San Jose)
- Fairfield & Suisun Transit (Intercity express routes)
- Altamont Corridor Express (commute-hour trains from Pleasanton)
- Napa Vine Transit (Route 29)



Map 10: Public Transit Routes in Contra Costa County

Longer commute times may result from a lack of proximate jobs or from poor transportation access. Higher percentages of workers have longer commute times in northeastern Contra Costa County. Average percentages of workers with long commutes are generally highest in the census tract quintiles throughout Contra Costa County with large populations of protected groups. For instance, on average, 37.7 percent of workers in the quintile of census tracts with "Very High" non-Hispanic Black populations have long commutes, whereas less than 29 percent have long commutes in the quintile of tracts with the smallest (i.e., "Very Low") Black populations. Zero (o.o) percent of jobs in Antioch are within a half mile of high-frequency transit. Similar differences are evident when examining the percentage of low-income households within a half mile of high-frequency full-day or rush-hour transit.

In Antioch, o.o percent of low-income households live near high-frequency transit, which can be attributed to the overall. This is likely due to the lack of high-frequency transit in general in Antioch. BART does provide high-quality transit with headways of 15 minutes on weekdays. However, the Antioch BART Station is primarily surrounded by vacant land and parking lots (it is an end-of-the-line station that many commuters use). Access to BART is crucial for Antioch residents for job accessibility. Antioch's BART service frequency is 15 minutes on the weekdays and 20 minutes for nights and weekends. The average duration of a trip to San Francisco from Antioch BART station is about 1 hour and 15 minutes. However, unforeseeable major delays in BART schedules and maintenance heavily

increase commute times from departing from Antioch. 15 Overall, access to employment and services can be hindered for some County residents because of existing transportation infrastructure.

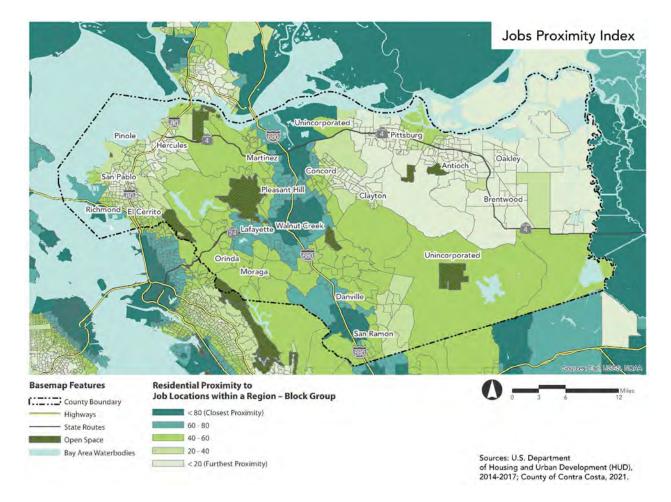
Economic Development Outcomes

Employment opportunities are depicted by two indices: (1) the labor market engagement index and (2) the jobs proximity index. The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood, taking into account the unemployment rate, labor-force participation rate, and percent with a bachelor's degree or higher. The index ranges from 0 to 100, with higher values indicating higher labor force participation and human capital. The jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region by measuring the physical distances between jobs and places of residence. It too varies from o to 100, and higher scores point to better accessibility to employment opportunities.

In Contra Costa County, non-Hispanic Whites and non-Hispanic Asians/Pacific Islanders are at the top of the labor market engagement index with scores of 74.56 and 72.19 respectively. Non-Hispanic Blacks and Hispanics score the lowest in the county with scores around 45 overall, and 33 for those living below the federal poverty line. (Refer to Table B-22 for a full list of indices.) Antioch is consistent with this trend, with its labor market index score ranging from a low of 27.88 for Hispanics and a high of 38.48 for non-Hispanic Asian or Pacific Islanders. In Antioch, non-Hispanic Blacks have a higher labor market index (33.09) than non-Hispanic Whites (30.15). However, Antioch's scores (ranging from 27.88 to 38.48) are substantially lower than the County's (ranging from 44.93 to 74.56) and the Region's (ranging from 48.24 to 77.73). Even Antioch's highest score – for non-Hispanic Asians/Pacific Islanders – is still substantially less than the lowest score for the County and the Region. Based on this index, Antioch therefore has less labor force participation and human capital than its peers.

Map 11 shows the spatial variability of jobs proximity in Contra Costa County. Tracts extending north from Lafayette to Martinez and its surrounding unincorporated areas have the highest index values followed by its directly adjacent areas. Cities like Pittsburg, Antioch, Brentwood, Oakley, and Hercules have the lowest index scores (less than 20). Hispanic residents have the least access to employment opportunities with an index score of 26.61 whereas White residents have the highest index score of 44.18. In the City of Antioch, the jobs proximity index numbers are significantly lower, ranging from 7.59 for Asian or Pacific Islanders (4.46 for those below the federal poverty line) to 10.14 for Hispanics. This is in stark contrast to the County overall where Asians or Pacific Islanders experience relatively high jobs proximity and Hispanics face the lowest. In the Bay Area region, scores are much higher than the County and the city of Antioch ranging from Hispanics with scores around 43 to non-Hispanics Whites at 53.62.

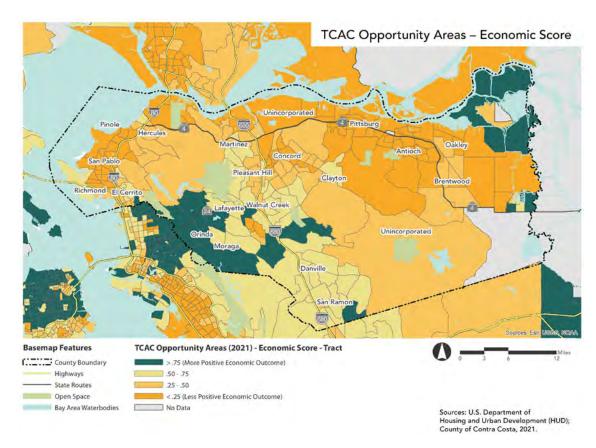
¹⁵ Bay Area Rapid Transit, 2018. BART to Antioch: What riders need to know about our new service, May 25, https://www.bart.gov/news/articles/2018/news20180525#:~:text=How%20frequent%20is% 20service%3F, weekends%20which%20are%2020%20minutes.



Map 11: Residential Proximity to Job Locations in Contra Costa County

The TCAC Economic scores for both the county and city are, shown in Maps 12 and Figure B-30 below. Similar to the jobs proximity map above, areas with higher economic outcomes are those located closer to job centers such as Oakland and San Francisco, or along high-quality transit routes connecting to these centers.

Therefore, areas such as eastern Contra Costa County have some of the are the least positive outcomes, with the exception of some tracts in Oakley, Brentwood, and Concord which have slightly higher scores. In the City of Antioch, all census tracts are designated "less than positive" economic outcomes. in all tracts of Antioch, likely due to the low job proximity reflected in the opportunity indices. This is also true for many of the surrounding jurisdictions, with the exception of some tracts in Oakley, Brentwood, and Concord which have slightly higher scores. The most positive economic outcome scores for TCAC in the region are closer to the job hubs of Oakland and San Francisco.



Map 12: TCAC Opportunity Areas' Economic Score in Contra Costa County

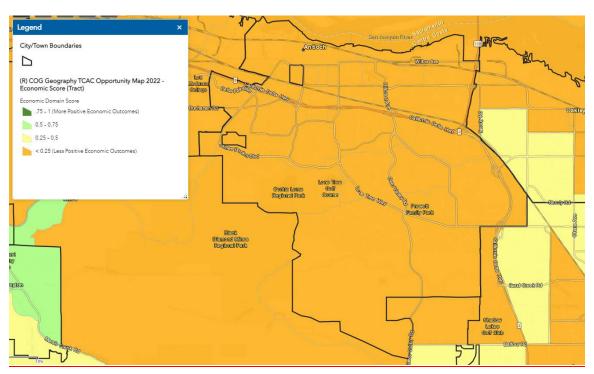


Figure B-30: 2022 TCAC Opportunity Map Economic Score by Census Tract

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

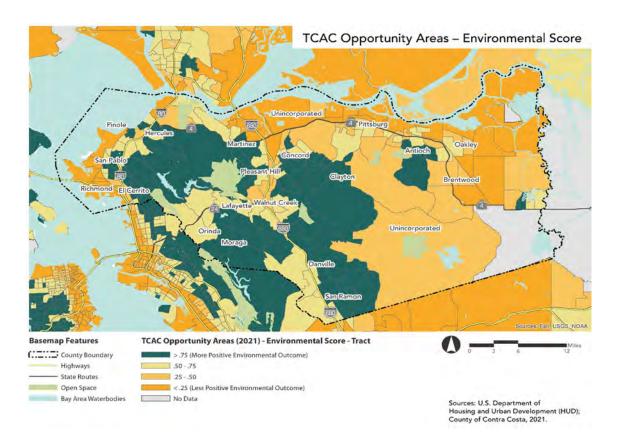
Environment

The Environmental Health Index summarizes potential exposure to harmful toxins at a neighborhood level. Index values range from 0 to 100 and the higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group. There are modest differences across racial and ethnic groups in neighborhood access to environmental quality. Racial/ethnic groups in the County have scores ranging from low 13.85 to mid—40s. Non-Hispanic Blacks and Hispanics have the lowest scores amongst all residents in Contra Costa County with scores of 13.85 and 24.31 respectively; respectively, whereas non-Hispanic Whites have the highest scores (44.10) amongst all residents in Contra Costa County. Asian/Pacific Islanders and Native American residents have scores around 33 (refer to Table B-22). These scores are much lower than in the City of Antioch, where the Environmental Health Index ranges from 55.86 to 60.92 for all racial groups, including those below the federal poverty line. In the San Francisco-Oakland-Hayward Region, scores range from 39.75 (Black, Non-Hispanic below the poverty line) to 52.77 (White, Non-Hispanic above poverty line).

CalEnviroScreen was developed by the California Environmental Protection Agency (CalEPA) to evaluate pollution sources in a community while accounting for a community's vulnerability to the adverse effects of pollution. Measures of pollution burden and population characteristics are combined into a single composite score that is mapped and analyzed. Higher values on the index indicate higher cumulative environmental impacts on individuals arising from these burdens and population factors. This means that, unlike the Environmental Health Index analyzed above, higher CalEnviroScreen values indicate worse environmental outcomes. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also considers socioeconomic factors such as educational attainment, linguistic isolation, poverty, and unemployment.

<u>CalEnviroScreen also serves as the mapping indicator for the State's TCAC Opportunity Maps which help visualize anticipated environmental outcomes of areas.</u>

Map 13 and B-31 below displays the Environmental Score for Contra Costa County based on CalEnviroScreen 3.0 Pollution Indicators and Values that identify communities in California disproportionately burdened by multiple sources of pollution and face vulnerability due to socioeconomic factors. The census tracts—scoringtracts scoring in the highest 25 percent of census tracts were designated as disadvantaged communities. Several census tracts in northern Antioch are counted among these disadvantaged communities, as are census tracts in North Richmond, Richmond, Pittsburg, San Pablo, -Rodeo, and Oakley.



Map 13: TCAC Opportunity Areas' Economic Environmental Score in Contra Costa County

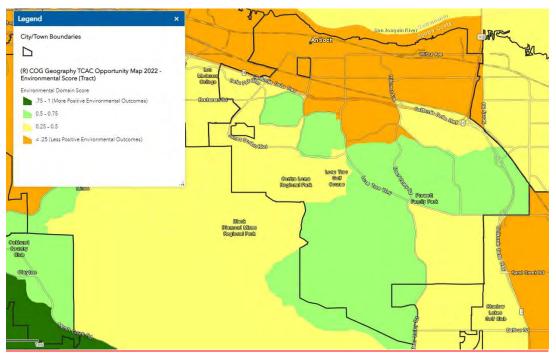
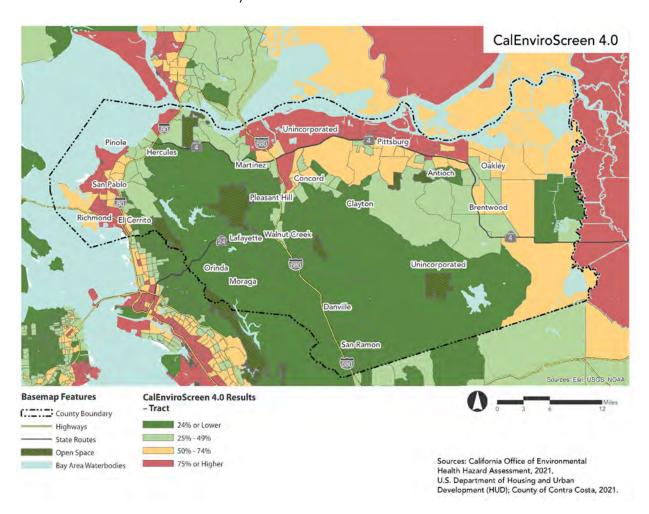


Figure B-31: 2022 TCAC Opportunity Map Environmental Score by Census Tract

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

Map 14 shows updated scores for CalEnviroScreen 4.0 released by the California Office of Environmental Health Hazard Assessment. Generally speaking, adverse environmental impacts are concentrated around the northern border of the county (Bay Point to Pittsburg) and the western border of the county (Richmond to Pinole). Areas around Concord to Antioch have moderate scores and the rest of the county have relatively low scores. From central Contra Costa County, we see an almost radial gradient effect of green to red (least to most pollution) moving to the outer parts of the county.

Within Antioch, census tracts located in northern half of the city, typically around or north of the State Route 4 highway, tend to score higher on CalEnviroScreen 4.0. The northern most census tract in the city, 6013305000, has the highest overall percentile score at 93 and a pollution burden percentile of 74. These northern neighborhoods are primarily comprised people of color, older homes, and a younger population than southern portions of the city. Additionally, the northern part of the city is primarily where industrial sites have historically been located.

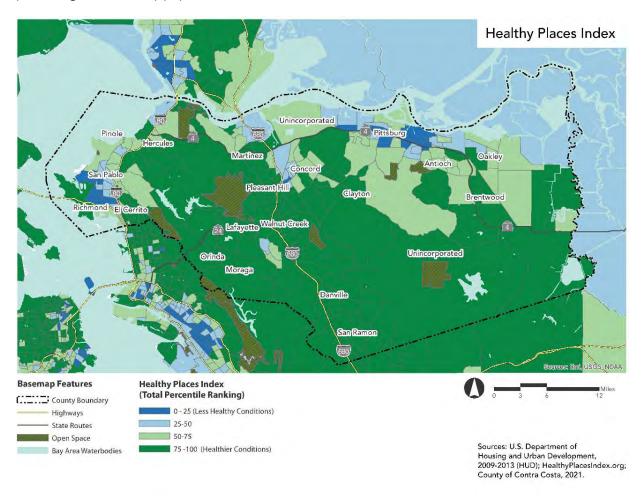


Map 14: CalEnviroScreen 4.0 Results in Contra Costa County

Health and Recreation

Residents should have the opportunity to live a healthy life and live in healthy communities. The Healthy Places Index (HPI) is a tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state. The HPI tool combined 25 characteristics related to housing, education, economic, and social factors into a single indexed HPI Percentile Score, where lower percentiles indicate less positive health and recreation conditions.

Map 15 shows the HPI percentile score distributions for Contra Costa County. The majority of the County falls in the highest quarter, indicating healthier conditions. These areas have a lower percentage of minority populations and higher median incomes. Cities with the lowest percentile ranking, which indicates less healthy conditions, are Pittsburg, San Pablo, and Richmond. These areas have higher percentages of minority populations and lower median incomes.



Map 15: Healthy Places Index in Contra Costa County

Within Antioch, there tends to be poorer health outcomes in the northern portion of the city. On CalEnviroScreen 4.0, many census tracts north or near State Route 4 score 55 or above for pollution burden percentile, with the northernmost census tract scoring at 74 (mentioned earlier). Nearly all census tracts located north of the highway have a score of 99 for Asthma.

Home Loans

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly considering the continued impacts of the lending/credit crisis. In the past, credit market distortions and other activities such as "redlining" were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants.

However, lending discrimination continues to be a contributing factor to disproportionate housing needs, as class groups who struggle to obtain access to loans are more likely to experience housing problems such as cost burdens, overcrowding, and substandard housing, and are more likely to be renters rather than homeowners. When banks and other financial institutions deny loan applications from people of color, they are less likely to achieve home ownership and instead must turn to the rental market. As Contra Costa's rental housing market grows increasingly unaffordable, Blacks and Hispanics are disproportionately impacted. Table B-23 below shows that home loan applications by Black/Hispanic/Latino individuals are uniformly denied at higher rates than those of Whites or Asians. Because Blacks and Hispanics in the region are denied loans at far higher rights than Whites and Asians, their families are far more likely to have less access to quality education, healthcare, and employment.

When minorities are unable to obtain loans, they are far more likely to be relegated to certain areas of the community. While *de jure* segregation (segregation that is created and enforced by the law) is currently illegal, the drastic difference in loans denied between Whites and minorities perpetuates *de facto* segregation, which is segregation that is not created by the law, but which forms a pattern as a result of various outside factors, including former laws.

TABLE B-23: HOME LOAN APPLICATION DENIAL RATES BY RACE/ETHNICITY IN CONTRA COSTA COUNTY

Race/Ethnicity	FHA, FSA/RHA, and VA Home- Purchase Loans	Conventional Home-Purchase Loans	Refinance Loans	Home Improvement Loans	Multi-Family Homes
White, non-Hispanic	9.2%	8.0%	16.6%	19.5%	9.5%
Black, non-Hispanic	14.8%	13.5%	27.1%	34.6%	29.4%
Asian, non-Hispanic	13.1%	9.8%	15.2%	19.3%	12.3%
Hispanic	11.3%	12.0%	22.3%	31.0%	28.6%

Source: Contra Costa County AI (2020).

Conclusion

Overall, Antioch faces the challenge of generally having lower opportunity areas and lower access to resources, jobs, and transportation for its residents compared to other parts of the County and Region. However, Antioch does provide the opportunity for more lower cost housing compared to many other parts of the Region. In addition to the quantitative data provided in this analysis, qualitative approaches to understanding local knowledge for this Housing Element (e.g., focus groups, interviews) have made it clear that there is a need in Antioch for housing programs that address lifestyle amenities that allow for the elderly and families to have access to safe open spaces like parks; security and adequate lighting in their neighborhoods; access to transit; and amenities and services that allow people to be proud of living in Antioch, not afraid of walking outside and connecting with people. Childcare is also crucial.

DISPROPORTIONATE HOUSING NEEDS

The following subsection assesses the extent to which protected classes, particularly members of racial and ethnic minority groups, experience disproportionate housing needs and are at risk for displacement. Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Contra Costa County. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom).

According to the Contra Costa County AI, a total of 164,994 households (43.9 percent) in the County experience any one of the above housing problems; 85,009 households (22.6 percent) experience severe housing problems. Based on relative percentage, Hispanic households experience the highest rate of housing problems regardless of severity, followed by Black households and 'Other' races. Table B-24 lists the demographics of households with housing problems in the County.

TABLE B-24: DEMOGRAPHICS OF HOUSEHOLDS WITH HOUSING PROBLEMS IN CONTRA COSTA COUNTY

	Total Number of Households	Households with Housing Problems		Households with Severe Housing Problems	
White	213,302	80,864	37.91%	38,039	17.83%
Black	34,275	19,316	56.36%	10,465	30.53%
Asian/Pacific Islander	51,353	21,640	42.14%	10,447	20.34%
Native American	1,211	482	39.80%	203	16.76%
Other	10,355	5,090	49.15%	2,782	26.87%
Hispanic	65,201	37,541	57.58%	23,002	35.28%
Total	375, ⁸ 53	164,994	43.90%	85,009	22.62%

Source: Contra Costa County AI (2020).

The 2020-2025 Contra Costa County Consolidated Plan found that 1,930 owners and 2,320 renters need housing assistance in Antioch, due to housing problems such as lacking complete plumbing or kitchen facilities, overcrowding, housing cost burden greater than 30 percent of household income, or zero/negative income.

There are significant disparities between the rates of housing problems that larger families (households of five or more people) experience and the rates of housing problems that families of five or fewer people experience. Larger families tend to experience housing problems more than smaller families. Non-family households in Contra Costa experience housing problems at a higher rate than smaller family households, but at a lower rate than larger family households. Table B-25 lists the number of households with housing problems according to household type.

TABLE B-25: HOUSEHOLD TYPE AND SIZE

Household Type	No. of Households with Housing Problems
Family Households (< 5 people)	85,176
Family Households (> 5 people)	26,035
Non-family Households	53,733

Source: Contra Costa County AI (2020).

Homeownership Rates

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, State, and local policies that limited access to homeownership for communities of color while facilitating homebuying for White residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities. ¹⁶ The subprime foreclosure crisis also hit multiple communities in Contra Costa County extremely hard. Cities that had concentrations of Black and Hispanic populations when the foreclosure crisis hit experienced areas of concentrated foreclosure activity at the height of the foreclosure crisis. Concentrated foreclosures in predominantly Black and Hispanic communities wiped out significant wealth among Black and Hispanic homeowners, both those who lost their homes to foreclosure and those whose home equity was diminished by declining home values. This loss of wealth imposed an additional barrier to Black and Hispanic homeowners using their accumulated wealth to purchase homes in and relocate to affluent communities with small Black and Hispanic populations in central County.

In addition, the nationally documented trend of poor maintenance of real estate owned (REO) properties following foreclosure, particularly in communities of color, resulted in the deterioration of the physical condition of neighborhoods in a manner that, in the demographically changing communities of east County, could accelerate White Flight (the movement of White residents from

¹⁶ See, for example, Rothstein, R., 2017. The color of law: a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

cities to predominantly White suburbs). Many owners of REO properties opted not to bring those homes back to the market for sale, instead choosing to rent out single-family homes. This trend has accelerated patterns of racial succession in east County and undermined stable integration. Disparities in housing tenure by race and ethnicity continue throughout the region. Antioch, which has undergone starker and less stable demographic change than any other community in the County, is a prime example of this phenomenon. Between the 2005-2007 American Community Survey 3-Year Estimates and the 2016 American Community Survey 1-Year Estimates, the homeownership rate in the city of Antioch dropped from 72.9 percent to 61.5 percent while the percentage of occupied housing units that are in structures with five or more units barely increased from 12.2 percent to 13.0 percent.

Today, there are significant disparities in the rates of renter and owner-occupied housing by race/ethnicity in Contra Costa County, although Antioch has significantly higher homeownership rates by Hispanic and Black residents than in the County as a whole. In Antioch, 38.4 percent of Black households owned their homes, while homeownership rates were 71.9 percent for Asian households, 71.2 percent for White households, and 56.0 percent for Latinx households (see Figure B-3032).

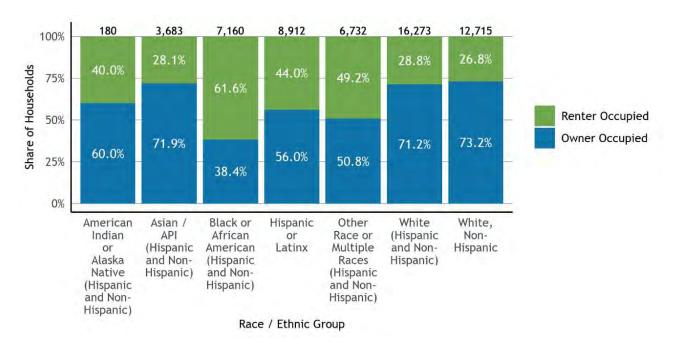


Figure B-32: Housing Tenure by Race of Householder

Universe: Occupied housing units

Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003 (A-I).

Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in Figure B-31-33 below gives a sense of some of the substandard conditions that may be present in Antioch. For example, 1.6 percent of renters in Antioch reported lacking a kitchen and 0.7 percent of renters lack plumbing, compared to 0.3 percent of owners who lack a kitchen and 0.3 percent of owners who lack plumbing. While these percentages are low, they are higher than the overall trend in Contra Costa County, where 0.86 percent-of households lack complete kitchen facilities and 0.39 percent of households lack complete plumbing facilities.

Code enforcement data can also be used to evaluate substandard housing issues. Code enforcement in Antioch is complaint-driven, meaning the Code Enforcement Division investigates properties when a complaint has been filed and therefore only sees a portion of potential code violations that may exist. Within the period from January 1, 2016 to October 25, 2021 there were also 1,126 code enforcement violation cases opened and investigated in the City of Antioch. Of these cases, 16 percent were related to work done without a building permit and approximately 6 percent were related to fences. The remaining cases range widely, but approximately 9 percent of all cases were issued by tenants. Key word searches of the complaints found that many of the cases mention mold (182 mentions), vermin (63 mentions of "vermin" and 30 for mice or rats), leaks (79), general disrepair or dilapidation (46), and/or cockroaches (43). Approximately 4 percent of all cases mentioned safety, either by the inspector or the person who filed the complaint. To Safety issues included but were not limited to collapsing roofs, unsafe wiring or electrical, mold, unlit or unsafe staircases, and gas leaks.

¹⁷ Note that the same word could appear more than once related to one complaint. These findings provide a general but imprecise understanding of the content of the complaints.

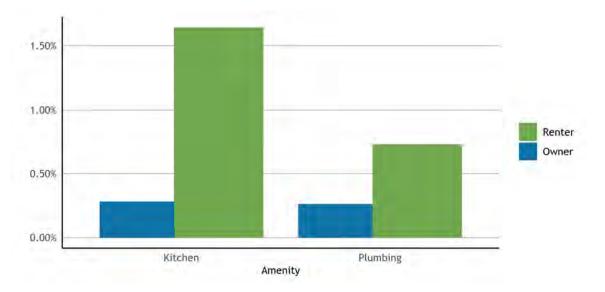


Figure B-33: Substandard Housing Issues

Universe: Occupied housing units

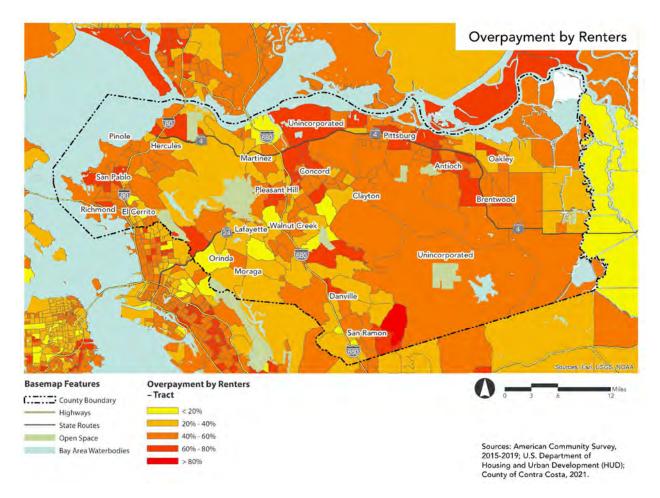
Notes: Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049.

Housing Cost Burden [AR2] [AR3]

A household is considered "cost-burdened" if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered "severely cost-burdened." Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

Referring to Map 16, we see concentrations of cost burdened renter households in and around Antioch, as well as San Pablo, Pittsburg, west Brentwood and Oakley, East San Ramon, and northern parts of Concord towards unincorporated areas. In these tracts, over 80 percent of renters experience cost burdens. Majority of east Contra Costa has 60 percent to 80 percent of renter households that experience cost burdens; west Contra Costa has 20 percent to 40 percent of renter households that experience cost burdens. Census tracts with a low percentage of cost-burdened households are located between San Ramon and Martinez on a north-south axis. In these tracts, less than 20 percent of renter households experience cost burdens.



Map 16: Distribution of Percentage of Overpayment by Renters in Contra Costa County

In Antioch, 20.8 percent of households spend 50 percent or more of their income on housing, while 20.3 percent spend 30 to 50 percent. However, these rates vary greatly across income categories. For example, 77.0 percent of Antioch households making less than 30 percent of AMI spend the majority of their income on housing. For Antioch residents making more than the median income, just 0.2 percent are severely cost-burdened, and 90.8 percent of those making more than the median income spend less than 30 percent of their income on housing.

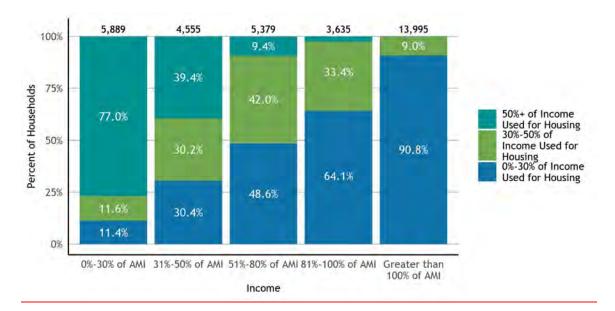


Figure B-34: Cost Burden by Income Level

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Antioch, 24.5 percent of renters spend 30 to 50 percent of their income on housing compared to 20.6 percent of those that own (see Figure B-3532). Additionally, 34.3 percent of renters spend 50 percent or more of their income on housing, while 12.5 percent of owners are severely cost-burdened.



Figure B-3235: Cost Burden by Tenure

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091.

There are also relationships between cost burden and race/ethnicity. 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. American Indian or Alaska Native, Non-Hispanic residents are the most cost burdened with 47.9 percent spending 30 to 50 percent of their income on housing, and Black or African American, Non-Hispanic residents are the most severely cost burdened with 31.8 percent spending more than half of their income on housing (see Figure B-3336).

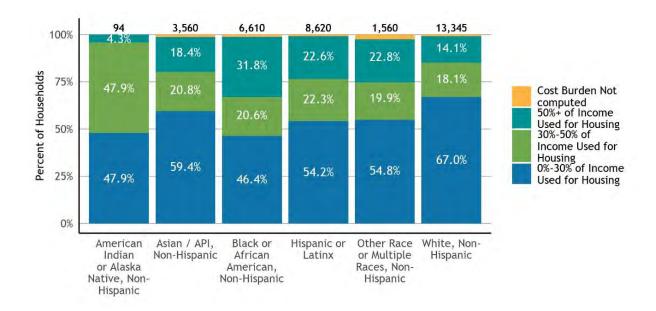


Figure B-3336: Cost Burden by Race

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Homelessness

Homelessness remains an urgent challenge throughout the region, reflecting a range of social, economic, and psychological factors. Addressing the specific housing needs for the unhoused population remains a priority for the City of Antioch, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction, and those dealing with traumatic life circumstances. In Contra Costa County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 75.9 percent are unsheltered. Of homeless households with children, most are sheltered in emergency shelter (see Figure B-3437).

Crucially, there remain an estimated 238 individuals in Antioch who are experiencing unsheltered homelessness who have a need for supportive housing, which is a higher number than almost all other jurisdictions in Contra Costa County (see Figure B-3538).

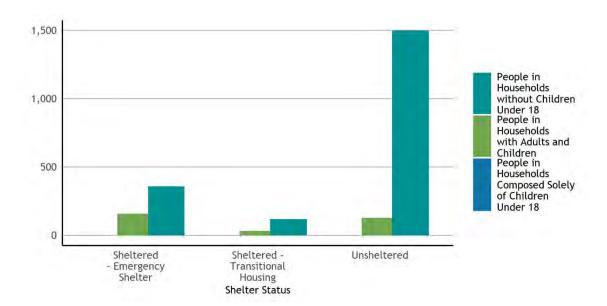


Figure B-3437: Homelessness by Household Type and Shelter Status, Contra Costa County

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. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

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

West Cou	inty	Central C	ounty	East Cou	nty
Location	#	Location	#	Location	#
Crockett	35	Alamo	2	Antioch	238
El Cerrito	24	Blackhawk	6	Bay Point	49
El Sobrante	9	Clayton	2	Bayview	2
Hercules	7	Concord	160	Bethel Island	2
North Richmond	22	Danville	7	Brentwood	80
Pinole	7	Lafayette	3	Discovery Bay	2
Richmond	280	Martinez	127	Oakley	50
Rodeo	62	Moraga	4	Pittsburg	102
San Pablo	67	Orinda	1		
.,_,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Pacheco	26		
		Pleasant Hill	90		
		San Ramon	6		
		Walnut Creek	80		

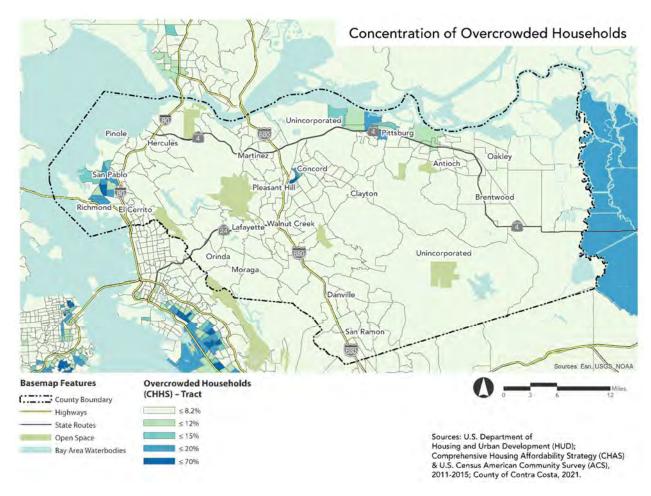
Figure B-3538: Number S of Unsheltered Individuals by Contra Costa County Cities

 ${\it Universe: Population experiencing homelessness}$

Source: Contra Costa County: Annual Point in Time Count Report.

Overcrowded Households

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report defines it as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). Map 17 indicates that Contra Costa County in general has low levels of overcrowded households. Tracts in San Pablo, Richmond, and Pittsburg with higher percentages of non-White population show higher concentrations of overcrowded households compared to the rest of the county.



Map 17: Distribution of Percentage of Overcrowded Households in Contra Costa County

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. 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. 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 B-3639). In Antioch, 6.5 percent of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 2.1 percent for those own.

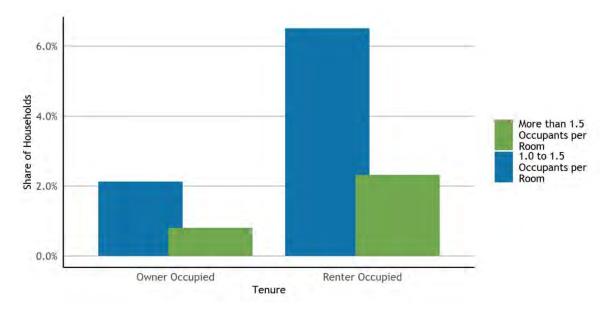


Figure B-3639: Overcrowding by Tenure and Severity

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Displacement

Displacement of residents due to economic pressures is a major contributing factor to segregation in Contra Costa County and the Bay Area. The Bay Area has been facing a major affordable housing crisis for years due to factors including insufficient housing production, especially in predominantly non-Hispanic White high-opportunity areas, and a strong regional economy boosted by the growth of the technology industry. Rising rents contribute to evictions, especially in areas with lower household incomes. ¹⁸ Developers may also seek to capitalize on rising property values by making improvements in housing in order to attract more affluent and largely White individuals. Displacement can occur as speculators rehabilitate homes to resell at higher prices, renovate rental units, or convert rental units into more expensive condominiums. ¹⁹ Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Antioch, 31.3 percent of households live in neighborhoods that

¹⁸ Cat Schuknect, *Richmond Has Contra Costa's Highest Number of Sheriff-Enforced Evictions, Document Shows*, RICHMOND CONFIDENTIAL (Dec. 5, 2016), http://richmondconfidential.org/2016/12/05/richmond-has-highestrate-of-sheriff-enforced-evictions-in-county-doc.-

¹⁹ Celina Chan, Viviana Lopez, Sydney Cespedes, & Nicole Montojo. 2015. Concord: Signs of Speculation in the Monument Corridor, http://www.urbandisplacement.org/sites/default/files/concord_final.pdf.

are susceptible to or experiencing displacement and 19.2 percent live in neighborhoods at risk of or undergoing gentrification (see Figure B-3740 below). Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 6.8 percent of households in Antioch live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.²⁰

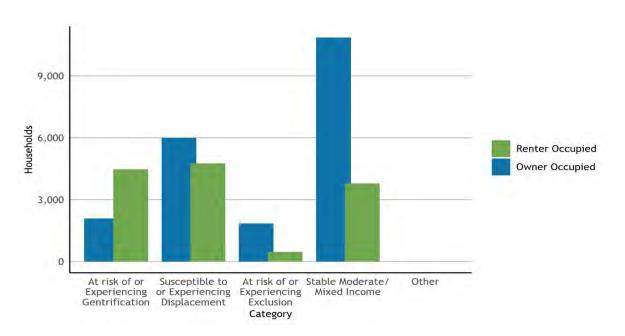


Figure B-3740: Households by Displacement Risk and Tenure

Universe: Households

Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data. Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.

Despite increasing housing prices, much of Contra Costa remains relatively affordable compared to the rest of the Bay Area.²¹ From 2011-2015, Contra Costa County gained thousands of net residents from Alameda County, San Mateo County, and San Francisco.²² In particular, many individuals are moving to the Eastern portions of Contra Costa County where housing prices are generally lower. As previously discussed, the Black population in Antioch has risen sharply since 2000, more than doubling from 2000

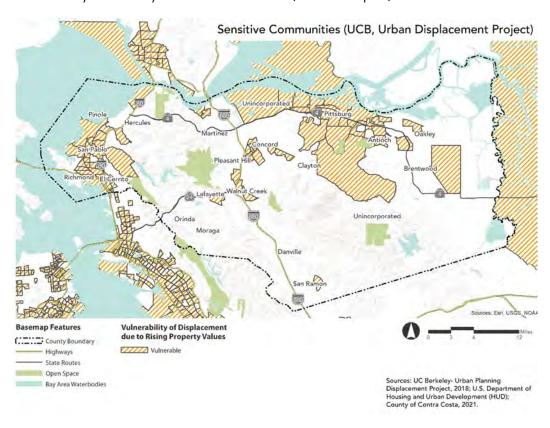
²⁰ More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: https://www.urbandisplacement.org/.

²¹ Richard Scheinin, *Bay Area rents: still rising, but starting to level off,* Mercury News (August 11, 2016, 10:44 PM), http://www.mercurynews.com/2016/07/21/bay-area-rents-still-rising-but-starting-to-level-off/.

²² Census Mapping Tool, https://flowsmapper.geo.census.gov.

to 2010, while the Black population has declined in much of the Bay area including in the City of Richmond. As lower-income residents have been displaced from more expensive parts of the Bay Area, poverty in Eastern Contra Costa County has increased dramatically. From 2000-2014, the increase in poverty in Antioch was among the highest in the Bay Area. ²³ Displacement is thus perpetuating segregation as low-income people of color increasingly concentrate in east County.

UC Berkeley's Urban Displacement Project states that a census tract is a sensitive community if the proportion of very low-income residents was above 20 percent in 2017 and the census tracts meets two of the following four criteria: (1) Share of renters above 40 percent in 2017; (2) Share of Non-White population above 50 percent in 2017; (3) Share of very low-income households that are also severely rent burdened households above the county median in 2017; or (4) Nearby areas have been experiencing displacement pressures. Using this methodology, sensitive communities were identified in areas between El Cerrito and Pinole; Pittsburg, Antioch and Clayton; East Brentwood; and unincorporated land in Bay Point. Small pockets of sensitive communities are also found in central Contra Costa County from Lafayette towards Concord (refer to Map 18).



Map 18: Sensitive Communities as Defined by the Urban Displacement Project

²³ Joaquin Palomino, *As Bay Area Poverty Shifts from Cities to Suburbia, Services Lag*, San Francisco Chronicle, (December 31, 2015), http://www.sfchronicle.com/bayarea/article/As-poverty-spreads-to-new-Bay-Area-suburbs6730818.php.

Conclusion

In Antioch, Black and Hispanic households, as well as large families, overall have disproportionate housing needs or face challenges in their housing situation in a variety of forms spanning both the rental and homeownership markets. Despite comparatively affordable housing in Antioch, there remains high levels of cost burden across several subsections of the population compared to surrounding areas. Antioch also has a disproportionate amount of unhoused individuals within the city who have unique needs to address.

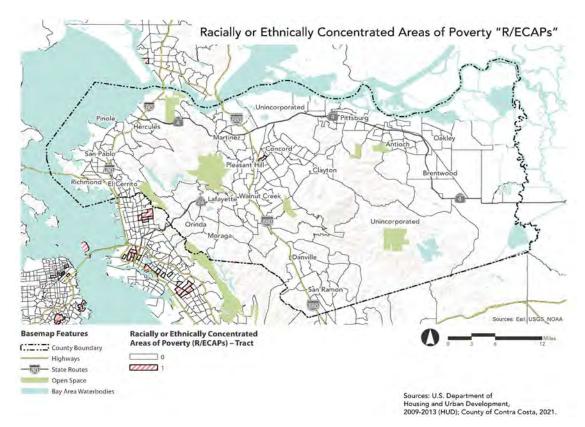
RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAPS)

Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) are geographic areas with significant concentrations of poverty and minority populations. HUD developed a census-tract based definition of R/ECAP that relies on a racial and ethnic concentration threshold and a poverty test. The threshold states that an area with a non-White population of 50 percent or more would be identified as a R/ECAP; the poverty test defines areas of extreme poverty as areas where 40 percent or more of the population live below the federal poverty line or where the poverty rate is three times the average poverty rate for the metropolitan area (whichever is lower). Thus, an area that meets either the racial or ethnic concentration, and the poverty test would be classified as a R/ECAP. Identifying R/ECAPs facilitates an understanding of entrenched patterns of segregation and poverty due to the legacy effects of historically racist and discriminatory housing laws.

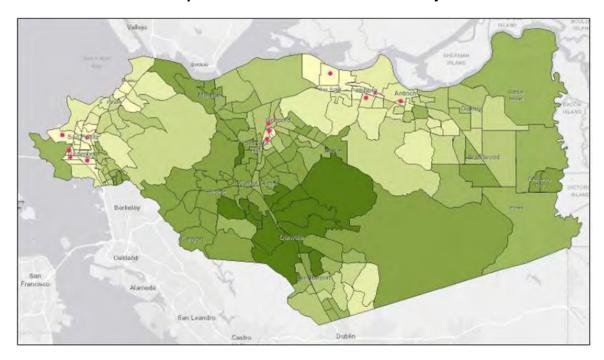
In Contra Costa County, the only area that meets the official definition of a R/ECAP is Monument Corridor in Concord (highlighted with red stripes in Map 19 below).

Expanded R/ECAPs in Contra Costa County

According to the 2020 Contra Costa County AI, however, the HUD definition that utilizes the federal poverty rate is not suitable for analysis in the San Francisco Bay Area due to the high cost of living. The HUD definition would severely underestimate whether an individual is living in poverty. The Contra Costa County AI proposes an alternate definition of a R/ECAP that includes majority-minority census tracts that have poverty rates of 25 percent or more. Under this definition, twelve other census tracts would qualify as R/ECAPs in the areas of Antioch, Bay Point, Concord, Pittsburg, North Richmond, Richmond and San Pablo (refer to Map 20).



Map 19: R/ECAPs in Contra Costa County



Map 20: Expanded R/ECAPs in Contra Costa County

Source: Contra Costa County Analysis of Impediments to Fair Housing Choice January 2020-2025 (2020 AI).

Note: The 2020 AI does not provide a legend for the map shown above nor does it name the specific 12 additional R/ECAPs identified. The map shows the general location of the expanded R/ECAPs identified in the County.

In Antioch, there is one relatively small R/ECAP. It is located in the area between State Route 4 (on the southern end) and railroad tracks (on the northern end). Somerville Road and L Street form the eastern and western boundaries. This neighborhood is known colloquially in Antioch as the Sycamore neighborhood. According to data provided by the City based on data from the Urban Institute, 24 this census tract (Tract 307202) has 680 extremely low-income renters and is in the 96th percentile statewide for housing instability risk.²⁵ 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 US. According to City staff, the renters in this neighborhood are predominantly single-parent BIPOC women with children. 26 Local organizations sited the age and condition of housing stock in this area as a contributing factor; the homes near Highway 4 are older, smaller, and less expensive in this area and neighborhoods with newer housing stock are often resistant to welcoming residents with lower incomes (e.g., voucher holders).

Racially and Ethnically Concentrated Areas of Affluence

Racially Concentrated Areas of Affluence (RCAAs) are defined by the HUD as communities with a large proportion of affluent and non-Hispanic White residents. According to a policy paper published by HUD, non-Hispanic Whites are the most racially segregated group in the United States. In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, distinct advantages are associated with residence in affluent, White communities. RCAAs are currently not available for mapping on the AFFH Data Viewer. As such, an alternate definition of RCAA from the University of Minnesota Humphrey School of Public Affairs is used in this analysis. RCAAs are defined as census tracts where (1) 80 percent or more of the population is White, and (2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

By cross-referencing Map 1 and Map 21, we can see a string of RCAAs running from Danville to Lafayette that tapers off towards Walnut Creek. This aligns with the cities' racial demographic and median income (summarized in Table B-26 below). Although not all census tracts/block groups meet the criteria to qualify as RCAAs, there is a tendency for census block groups with higher White populations to have higher median incomes throughout the county.

²⁴ 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-theirhomes?cm_ven=ExactTarget&cm_cat=LAB_Prioritizing+Rental+Assistance_CoC+%26+HUD+grantees&cm_pla=All+Subscrib ers&cm_ite=new+tool+developed+by+a+team+of+Urban+Institute+researchers&cm_ainfo=&&utm_source=urban_EA&&utm_ _medium=email&&utm_campaign=prioritizing_rental_assistance&&utm_term=lab&&utm_content=coc_hudgrantees.

Urban Institute, 2021. Where to Prioritize Emergency Rental Assistance to Keep Renters in Their Homes, May 14.

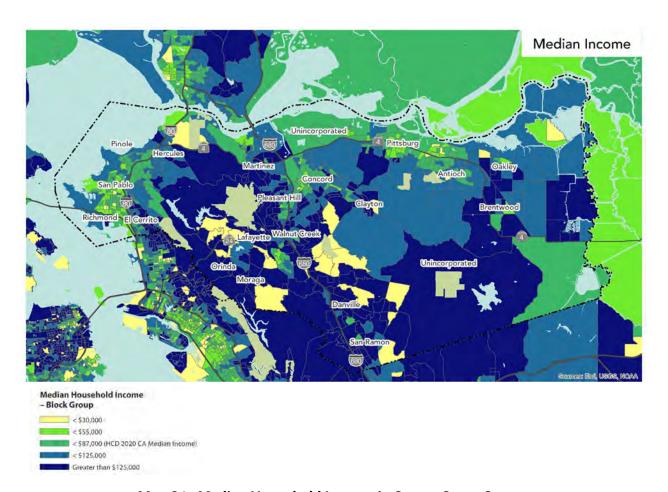
²⁵ Calculated based on shared of people living in poverty, renter-occupied housing units, severely cost-burdened low-income renters, severely overcrowded households, and unemployed people.

²⁶ House, Teri, CDBG & Housing Consultant, City of Antioch, 2021. Personal communication with Urban Planning Partners, July 15.

TABLE B-26: WHITE POPULATION AND MEDIAN HOUSEHOLD INCOME OF RCAAS IN CONTRA COSTA COUNTY

City	White Population	Median Household Income (2019)
Danville	80.53%	\$160,808
Lafayette	81.23%	\$178,889
Walnut Creek	74.05%	\$105,948

Source: DataUSA.io (2019)



Map 21: Median Household Income in Contra Costa County

IDENTIFICATION OF CONTRIBUTING FACTORS

This section identifies local and regional conditions that have contributed to the fair housing issues identified above, including economic and social issues, regulations, and historic events. These factors have been identified through review of the 2020 Al as well as stakeholder outreach.

Regional Housing Crisis

As has been abundantly documented, the San Francisco Bay Area is in the midst of a housing affordability crisis that has stretched the resources of middle- and upper-middle income households while displacing low-income households. This dynamic contributes to segregation in Antioch and surrounding cities in Contra Costa County in a few distinct ways.

First, because housing supply is so constrained and housing prices are so high, new private development tends to go on the market at a very high price point, especially in central County. Given the correlation between race, ethnicity, and socioeconomic status in the Region, this means that White and Asian and Pacific Islander households can disproportionately afford newly constructed housing while Black and Hispanic households cannot. Thus, in the absence of policy interventions such as inclusionary zoning, new development tends to reproduce existing patterns of segregation.

Second, longtime low-income communities of color within the Region, such as historically Black West Oakland and the historically Hispanic Mission District in San Francisco, have undergone significant gentrification as a result of infill development and the rehabilitation and flipping of existing structures to meet demand from high-income and middle-income households seeking proximity to jobs, transit, and other amenities. Displaced households have few options in the urban core of the Region or in highopportunity suburbs and, instead, often relocate to communities at the edges of the Region. East Contra Costa County and Antioch in particular are frequent destinations for these displaced households. In the case of Antioch, the city did not have an existing base of racial and ethnic diversity. The shift of population can hold the fleeting promise of integration, but, in practice and without strategic policy interventions, integration is only a brief prelude to resegregation.

Community service providers confirmed that East Contra Costa County faces significant pressure because of a lack of affordable housing regionally and in Antioch. Despite Antioch being relatively affordable compared to the region, there is a lack of diversity in housing types (overwhelmingly singlefamily homes), which limits housing opportunities for elderly residents looking to downsize, people experiencing or at risk of homelessness, and people with disabilities. Additionally, due to a lack of an adequate vehicle for a local match, such as an affordable housing bond of other local resource that can provide a local match, affordable projects in the County are less competitive for federal tax credits.

Displacement of Residents Due to Economic Pressures

Displacement of residents due to economic pressures is a major contributing factor to segregation in many parts of Contra Costa County and the Bay Area. Rising housing prices have contributed to the displacement of many low-income residents throughout the Bay Area, as well as other factors like proximity to major transit stations and the prevalence of rehabilitating homes to resell or rent at higher prices. The Urban Displacement Project (UDP), an initiative of the University of California, Berkeley and the University of California, Los Angeles conducted research on gentrification and displacement in the Bay Area. The UDP conducted a 2015 study which concluded that nearly 48 percent of Bay Area neighborhoods are experiencing displacement though not all displacement is due to economic

pressures.²⁷ One key theme of the study is that displacement is a regional phenomenon linked to the broader economic pressures of housing costs and job markets. Parts of Antioch were identified as undergoing displacement, but the primary way displacement is perpetuating segregation in Antioch is that low-income people of color throughout the Bay Area increasingly concentrate in east Contra Costa County.

Despite increasing housing prices, Antioch remains relatively affordable compared to the rest of the Bay Area. Many Black residents have moved to east County communities or further out. In Antioch, the Black population has risen sharply since 2000, more than doubling from 2000 to 2010, while the Black population has declined in much of the Bay area including in the City of Richmond. As lower-income residents have been displaced from more expensive parts of the Bay Area, poverty in Eastern Contra Costa County has increased dramatically. 28 From 2000-2014, the increase in poverty in Bay Point and Antioch was the highest in the Bay Area.²⁹

Community service providers identified that the lack of local tenant protections like rent control or just cause eviction policies have disproportionately impacted low-income families and seniors living on social security. The Tenant Protection Act of 2019 (AB 1482) protects tenants in California from rent increases above certain thresholds and also requires landlords to have just cause (which include at-fault just cause and no-fault just cause) before evicting tenants who have continuously and lawfully occupied a residential property for at least 12 months. However, AB 1482 does not protect tenants who have not lived continuously for a year in a property and these provisions will also sunset on January 1, 2030. Community service providers reported eviction as an issue in Antioch and cited that once a tenant is evicted, it is hard to find replacement housing because many landlords do not accept people who have evictions on their record. For evicted seniors, it is increasingly hard to find something affordable as they age and their income does not grow. Community organizations also cited a need for a tenant antiharassment ordinance, as the eviction moratorium led community organizations to be more aware of landlords harassing their tenants to effectively evict individuals and families from their homes when they could not use other means. Additionally, landlords sometimes evict residents instead of fixing something in the home that the tenant has requested be fixed.

Lack of Community Revitalization Strategies

Lack of community revitalization strategies is a significant contributing factor to the increasing segregation of Black and Hispanic residents in Antioch. A lack of decent jobs and a slow recovery from the foreclosure crisis has contributed to the increased concentration of poverty and of people of color in these communities. From 1945 until 2012, California operated local redevelopment agencies (RDAs), designed to revitalize blighted neighborhoods and, importantly, devote 20 percent of allocated funds to affordable housing. In response to budget concerns, the RDAs were disbanded in 2012, and

²⁷ Urban Displacement Project, University of California, Berkeley, Executive Summary,

http://www.urbandisplacement.org/sites/default/files/images/urban_displacement_project_- _executive_summary.pdf

²⁸ Joaquin Palomino, As Bay Area Poverty Shifts from Cities to Suburbia, Services Lag, SAN FRANCISCO CHRONICLE, (Dec. 31, 2015), http://www.sfchronicle.com/bayarea/article/As-poverty-spreads-to-new-Bay-Area-suburbs6730818.php.

²⁹ Race, Inequality, and the Resegregation of the Bay Area, URBAN HABITAT (Nov. 2016),

http://urbanhabitat.org/sites/default/files/UH%20Policy%20Brief2016.pdf.

successor agencies were designated to wind down the RDA activities. The lack of community revitalization strategies is a product of this loss of funding. Community revitalization strategies are not absent, but rather the extent of those strategies is not commensurate with the total need.

The successor to the Antioch Redevelopment Agency is the Antioch City Council. As factories started closing in the 1960s, people started moving away from the industrial town of Antioch, and the downtown area suffered with the loss of retailers following residents. According to the 2020 AI, past revitalization efforts have been largely considered failures; the constant recipe suggested over the years has been the addition of high-density housing downtown, which would provide nearby customers for shops and restaurants. The four east County cities (Antioch, Brentwood, Oakley, and Pittsburg) have also launched a website, eastcounty4you.com, to connect businesses and development opportunities in the region. The website promotes available sites, demographics, and business reports, and allows side-by-side comparison of communities to highlight the advantages of locating a business there.

Lack of Investments in Specific Neighborhoods

Lack of private investment in specific neighborhoods is a contributing factor to segregation in areas of Black and Hispanic population concentration. One indicator of a lack of private investment in lowincome neighborhoods is the distribution of grocery stores across a residential area. Traveling more than one mile in urban areas and ten miles in rural areas to a grocery store classifies an area as a food desert. According to the AI, food deserts in Contra Costa County line up roughly with the expanded selection of R/ECAPs, including northwestern Antioch, the Iron Triangle area of Richmond, and areas in Pittsburg, Bay Point, and North Richmond/San Pablo. Census tracts in northwestern Antioch are identified as potential food deserts given there are areas where more than 100 housing units do not have a vehicle and are more than 0.5 miles from the nearest supermarket. Pharmacies are often located within grocery stores, but to supplement the food deserts previously identified, there are an abundance of CVS and Walgreens pharmacies available throughout the County. Downtown Antioch north of the State Route 4 seems to be lacking in pharmacies.

An indicator of a lack of *public* investment in certain neighborhoods is the condition of paved roads and sidewalks. Residents can report potholes and other road/traffic problems on www.seeclickfix.com. The interactive map is not a perfect resource due to reporting bias (people in affluent neighborhoods are more likely to report problems, and more likely to have the computer access to do so) the inability to sort by date (perhaps some of the older reports have since been resolved), and general knowledge about town of the reporting function. Nevertheless, per this reporting, it seems clear that affluent areas like San Ramon, Walnut Creek, Lafayette, Moraga, Orinda, and Brentwood have few reports of potholes or poor road conditions, although the residents do tend to use the website to report other issues such as illegal dumping, graffiti, and homeless camps. Unsurprisingly, less affluent areas such as Antioch and Richmond have more road issues reported.

Community Opposition to Housing

As described in the 2020 AI, community opposition to affordable housing is a significant contributing factor to segregation in the Region and parts of Contra Costa County. California in general, and Contra Costa County in particular, have a strong Not In My Back Yard (NIMBY) movement. NIMBY sentiment often reflects a desire to preserve the quaint, semi-rural character of an area and protect against overcrowding, traffic, and the obstruction of views. In some cases, it can also indicate thinly veiled racism under the guise of "preserving neighborhood character;" in other cases, even when not rooted in racism, it may have the same effect of exclusion. In California, NIMBYism is most often driven by a fear that increased housing construction will lower the values of existing homes.³⁰ The problem is so extreme in California, that even renters feel the localized effects. These fluctuations in home value can lead to massive displacement (compounded by the already extreme market rent prices in the Bay Area), and even homelessness.³¹ In Contra Costa County, people in the Western portion of the County worry about Alameda and San Francisco County residents moving in and driving up housing costs. 32 In contrast to the NIMBYs, who tend to be baby boomers, well-settled in their homes and with a vested interest in preserving "neighborhood quality," a corresponding YIMBY (Yes In My Back Yard) movement has emerged. So-called YIMBYs tend to be millennials crippled by exorbitant rental prices and pushing for an increase in the supply of housing. The movement is tech-funded, with people like Yelp CEO Jeremy Stoppelman supporting the movement so that his employees will be able to afford to live near their jobs. It is possible to overcome community opposition, but that community opposition can add cost and delay that lead developers to explore opportunities in alternative areas where community opposition is less prevalent.

Lack of Regional Cooperation

Lack of local and regional cooperation is a contributing factor to segregation. Many high opportunity areas with predominantly Non-Hispanic White populations in Contra Costa County have been vehemently opposed to State legislation or local proposals that would bring more affordable housing development in their cities.³³ According to the 2020 AI, opponents of residential racial integration have historically used calls for local control to mask their discriminatory intent. Thus, localism in Contra Costa County is impeding integration.

Lack of regional cooperation is also a contributing factor to R/ECAPs and disparities in access to opportunity in the Region, Contra Costa County, and Antioch. In the Bay Area, many cities have not

http://www.santacruzsentinel.com/article/NE/20180419/NEWS/180419655.

³⁰ Katy Murphy, 'Homes for human beings': Millennial-driven anti-NIMBY movement is winning with a simple message, Mercury News (Nov. 13, 2017, 3:10 AM), https://www.mercurynews.com/2017/11/12/homes-forhuman-beings-millennial-driven-anti-nimby-movement-is-winning-with-a-simple-message/.("California has built so few homes over the past four decades that it needs as many as 100,000 more per year in its high-cost metro areas – nearly double what it typically constructs – just to keep prices from rising faster than the national average, according to the Legislative Analyst's Office.")

³¹ More than 25% of the national homeless population lives in California – roughly 114,000 people. Jennifer Medina, California Today: State's Homeless Population Drives National Increase, NEW YORK TIMES (Dec. 21, 2017), https://www.nytimes.com/2017/12/21/us/california-today-states-homeless-population-drives-nationalincrease.html. Of additional concern is the California Ellis Act, which allows landlords to evict all of their tenants and "go out of business." This law is commonly used to convert properties into condos which will not be subject to rent control. See chart and map of no-fault evictions via the Ellis Act. Ellis Act Evictions, ANTI EVICTION MAPPING PROJECT, http://www.antievictionmappingproject.net/ellis.html.

³² Aaron Davis, Contra Costa Communities Seek Solutions to Housing Crisis, NIMBYism, East Bay Times (Dec. 15, 2017), (https://www.eastbaytimes.com/2017/12/15/contra-costa-communities-seek-solutions-to-housingcrisis-nimbyism/

³³ News and Talk Tops in Overall Local Radio Market, SANTA CRUZ SENTINEL (Mar. 10, 2006),

met their RHNA goals, which represent the jurisdiction's "fair share" of the region's housing need. Generally, Bay Area governments do not permit enough housing to meet their RHNA targets for lowincome housing. Cities that do not permit their "fair share" of housing place greater housing pressure on other jurisdictions that are more likely to permit housing. It is also important to note that a lack of permitting may reflect market forces as developers may lack an incentive to apply for permits to build affordable housing. A lack of regional cooperation may help artificially constrain regional housing supply and contribute to R/ECAPs as low-income people of color may have few affordable housing options outside of R/ECAPs.

Service providers in Antioch admit that it is frustrating that surrounding areas do not contribute their fair share, but that it is important for Antioch to do their part to hopefully lead the region and meet state requirements.

Land Use and Zoning Laws

Land use and zoning laws are a significant contributing factor to the segregation of Black and Hispanic residents throughout the County and the Region. 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. There is a strong political drive to ensure single-family neighborhoods remain single-family neighborhoods, which has increasingly led the State to remove local land use control from jurisdictions in order to facilitate greater production of ADUs and missing middle housing in single-family neighborhoods.

One of the most effective tools to combat segregation is an inclusionary zoning ordinance, which requires a certain percentage of multi-family units to be reserved for low-income tenants. California's AB 1505 authorizes localities to adopt inclusionary zoning ordinances, with requirements that in lieu fees, off-site development, and other alternatives be available to developers in implementing the law. Antioch does not have inclusionary zoning or a local density bonus that goes beyond State law even though the city has among the greatest concentrations in the County of both low-income and nonwhite populations. Antioch's high- and medium-density residential zones lie mostly within the northern half of the city. This correlates with the locations of higher concentrations of low-income households and non-white populations in Antioch.

Private Discrimination

ECHO Fair Housing conducted fair housing testing through randomized audit of property owners' compliance with local, State, and federal fair housing laws. A different protected class is selected each year as the focus of the audit. Differential treatment was found in Antioch in the Fiscal Year 2019-2020 (when testing discrimination based on racial voice identification) and Fiscal Year 2020-2021 (when testing discrimination based on the use of Housing Choice Vouchers to pay rent).

Further, lending discrimination is a major contributing factor to segregation. The AI found in the applications for various types of loans that Blacks and Hispanics (or Latinos) are uniformly denied at higher rates than those of Whites or Asians. When someone is unable to obtain loans, they are far more likely to be relegated to certain areas of the community.³⁴ While de jure segregation (segregation that is created and enforced by the law) is currently illegal, the drastic difference in loans denied between Whites and minorities perpetuates de facto segregation, which is segregation that is not created by the law, but which forms a pattern as a result of various outside factors, including former laws. Similarly, lending discrimination is a significant contributing factor to R/ECAPs, as minorities are less likely to be homeowners than Whites and thus more likely to be concentrated in high poverty communities. Lending discrimination directly contributes to economic segregation, which prevents minorities from living in thriving areas and instead relegates them to struggling neighborhoods.

Lending discrimination is also a contributing factor to disparities in access to opportunity. Wealth is commonly derived from home equity, particularly for minority families. The inability to purchase a home will not only impact the current applicants, but also future generations to come. Because Blacks and Hispanics in the region are denied loans at far higher rights than white and Asians, their families are far more likely to have less access to quality education, healthcare, and employment. Lending discrimination also greatly contributes to disproportionate housing needs, as class groups who struggle to obtain access to loans are more likely to experience housing problems such as cost burdens, overcrowding, and substandard housing. When banks and other financial institutions deny minorities' loan applications, those groups cannot achieve home ownership and instead must turn to the rental market. As Contra Costa's rental housing market grows increasingly unaffordable, Blacks and Hispanics are disproportionately impacted.

Availability of jobs and transit

The type and availability of public transportation and jobs both contribute to Antioch's relatively lower access to opportunity. Nearly two-thirds of the jobs in Contra Costa County are located in central County. Moreover, much of the County serves as a bedroom community for other Bay Area counties. According to the 2020 AI, Contra Costa County has the highest percentage of residents who commute outside of their county for work in the Bay Area. Many east County residents who have moved to the area in search of affordable housing face long commutes to job centers, as east County has relatively few jobs despite large population growth. Low-wage workers may also be willing to commute longer distances to access jobs in neighboring cities such as Oakland and Emeryville that have higher minimum wage rates than their own communities. Jurisdictions in Alameda and Contra Costa Counties have not coordinated their minimum wage increases and pay differences between jurisdictions can exceed \$1 per hour.

Within Contra Costa County, transit is generally not as robust in east County despite growing demand for public transportation among residents. The lack of adequate public transportation makes it more difficult for lower-income people in particular to access jobs. Average transit commutes in Antioch exceed 70 minutes. Data from MTC indicates that transit is the third largest expense for low-income families second only to housing and food spending. Since low-income riders often have to utilize

³⁴ Angela Hanks, Danyelle Solomon, & Christian E. Weller, *Systemic Inequality: How America's Structural Racism Helped Create the Black-White Wealth Gap*, American Progress (February 21, 2018), https://www.americanprogress.org/issues/race/reports/2018/02/21/447051/systematic-inequality/.

multiple transit systems on their commute, transit costs can be extremely high and burdensome as commuters then have to pay multiple different fares. Despite having housing costs that are below the Bay Area regional average, Antioch has significantly higher average transit costs, when compared to the Bay Area average. This is largely due to the high rate of car ownership in Antioch and the comparatively long commute distance. According to the 2020 AI, Antioch residents have the longest overall commute, longer transit commute time, and longest drive alone commute time of any city in the Bay Area.

In May of 2018, rail service reached east County with the completion of the eBART (East Contra Costa BART) extension from the Pittsburg/Bay Point station to Antioch. The Antioch BART Station provides transportation from Antioch to other parts of the Bay Area but given its status as an end of the line station and its location in the middle of a freeway, the station primarily serves users with cars. The BART station may defray some of the cost of travel by decreasing time spent driving, but it is not easily accessible to those without cars.

BART service only began in Antioch in 2018 and implementation of the Hillcrest Station Specific Plan, which will enable greater transit-oriented development around the station, is ongoing. This means that there are limited residents how have safe and convenient access to BART via pedestrian or bicycle access. Additionally, bus service in Contra Costa County, like much of the Bay Area is fragmented. Several different bus systems including Tri-Delta Transit, AC Transit, County Connection, and WestCat provide local service in different sections of the County and 18 different bus agencies serve the larger Bay Area. The lack of an integrated network can make it harder for transit riders to understand how to make a trip that spans multiple operators and add costs during a daily commute.

ANALYSIS OF SITES INVENTORY

Government Code Section 65583(c)(10) requires the sites inventory to be analyzed with respect to AFFH to ensure that affordable housing is dispersed equitably throughout the city rather than concentrated in areas of high segregation and poverty or low resource areas that have seen historic underinvestment. This section compares the sites inventory to the fair housing indicators in this assessment. It discusses how the inventory improves and avoids exacerbating fair housing issues in the city, avoids isolating or concentrating the 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, including displacement risk.

Unit Distribution – EJ Neighborhoods, R/ECAPs, and Access to Opportunity

As mentioned above, the city does not have 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, the city of Antioch does include one census tract known as the Sycamore neighborhood (census tract 307202) 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, and they make up 7,905 acres of the city, or approximately 41 percent 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 equally across the city, special attention was made to avoid placing low-income units in the EJ and low-income neighborhoods, as well as distributing moderate and above moderate-income units evenly throughout the city so as to not concentrate higher median incomes in any one part of the city. These efforts are intended to address historical patterns of racial segregation in housing throughout the country which disproportionately affect persons of color. Figure B-3841 shows the distribution of sites on top of the EJ neighborhoods (in purple) and low-income areas (in blue). The R/ECAP Sycamore neighborhood is shown in a darker blue and is included in the area of land that is considered an EJ neighborhood. Sites that would include affordable units (referred to as affordable housing sites) are shown in hatching. As shown in Figure B-3841, affordable housing sites are not identified in the Sycamore neighborhood and are sparingly identified in the EJ neighborhoods. Similarly, moderate, and above-moderate income housing sites (i.e., non-affordable housing sites) are located throughout the city, inclusive of low-income areas, colored light blue in Figure B-3841, and a small number of sites located within environmental justice areas, shown as purple in the figure.

Figure B-3942 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 this reason, sites in the southern and eastern portions of the city were sought prioritized for locating affordable housing. Accordingly, sSix affordable housing sites, shown in a red hatching, are located in the City's city's two moderate resource census tracts to plan for affordable housing sites near newer housing stock, serving higher median incomes, and promote economic integration. Similarly, moderate and above moderate-income sites, shown as green in the figure, are evenly distributed throughout the city as well, to discourage the concentrating of income levels in any one part of the city.

³⁵ 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.

The distribution of housing is further analyzed within Table B-27 below which shows the distribution of sites and units across these neighborhoods compared to the city at large. As shown in the table, 10 percent of affordable sites are located in EJ neighborhoods and only 4 percent of units identified to satisfy the lower-income RHNA are identified in EJ neighborhoods. Looking citywide, 18 percent of the city is located in an EJ neighborhood. This confirms that sites are not disproportionately concentrated in EJ areas and in fact the opposite is true; affordable units are less likely to be in an EJ neighborhood than otherwise indicated by the spread of EJ neighborhoods in the city. Furthermore, 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 units are sited in these two census tracts.

TABLE B-27: LOWER INCOME SITES DISTRIBUTION

	Percentage of Land Area	Number of Affordable RHNA Sites	Percentage of Affordable RHNA Sites	Number of Affordable RHNA Units	Percentage of Affordable RHNA Units
In low-income neighborhoods	41%	24	58%	829	55%
In EJ neighborhoods	18%	4	10%	62	4%
Outside low-income and EJ neighborhoods*	45%	11	27%	445	29%
In Moderate Resource Neighborhoods	14%	6	15%	241	16%
Citywide	100%	41	100%	1,515	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.

Source: City of Antioch and Urban Planning Partners, 2022

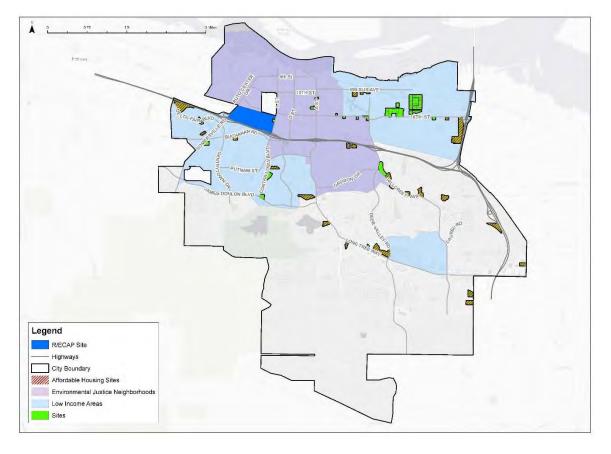


Figure B-3841: RHNA Distribution and EJ, R/ECAP and Low-Income Areas

^{*}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.

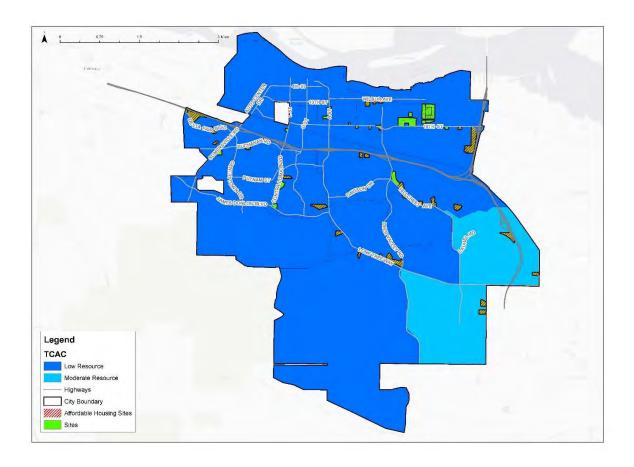


Figure B-42: RHNA Distribution and Access to Opportunity

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 B-27, 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. As shown in Figure B-3841, affordable housing sites are dispersed throughout the city. Moreover, approximately 3,400 acres on the City's southern edge are undeveloped and given the City's goals to encourage infill development and limit sprawl, this area of the city 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 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 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 low-income census tracts are often near transportation and services. The Citycity 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.

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 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.

Figures B-4340 through B-4549 show the sites inventory overlaid on socioeconomic data by census tract. Sites that are planning to include units that are affordable to very low- and low-income households are shown in red hatch marks and sites for moderate- and above moderate-income households are in green. The distribution of sites is unlikely to exacerbate existing patterns of economic 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 to bring a balanced approach of adding investment in these communities while also providing anchors against displacement risk where it is highest I northwestern Antioch.
- 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. 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 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.

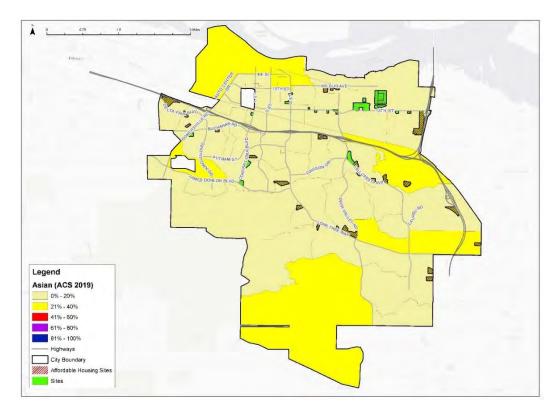


Figure B-434041: Sites Inventory and Asian Residents per Block Group, 2019

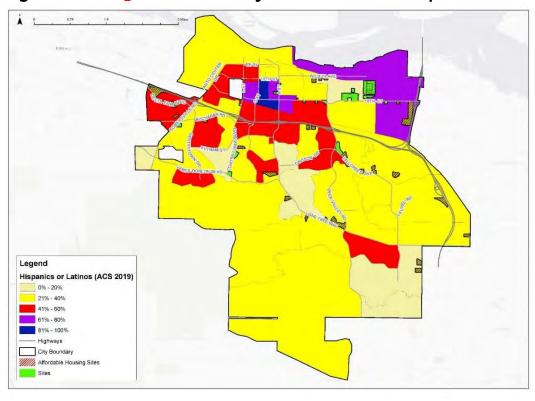


Figure B-<u>4442</u>: Sites Inventory and Hispanic or Latino Residents per Block Group, 2019

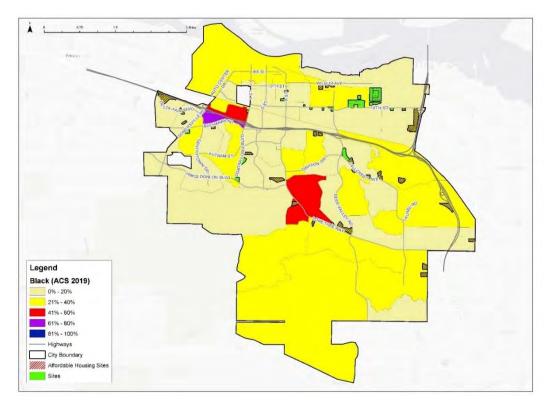


Figure B-454243: Sites Inventory and Black Residents per Block Group, 2019

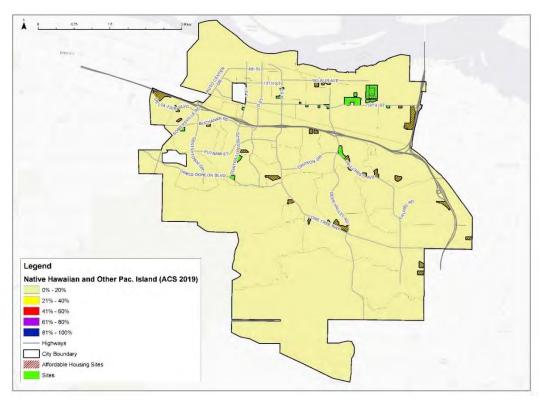


Figure B-464344: Sites Inventory and Native Hawaiian and Other Pacific Islander Residents per Block Group, 2019

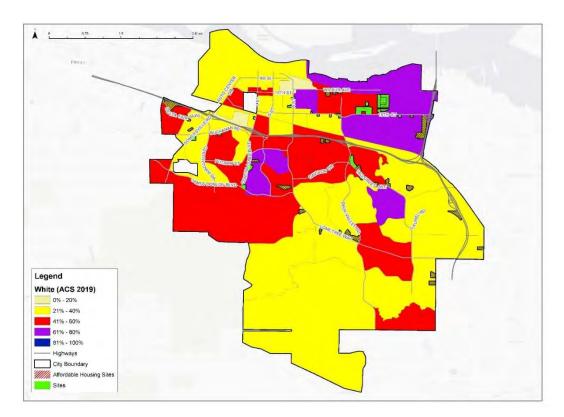
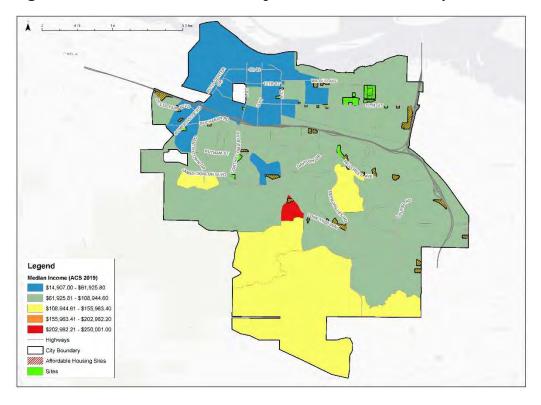


Figure B-474345: Sites Inventory and White Residents per Block Group, 2019



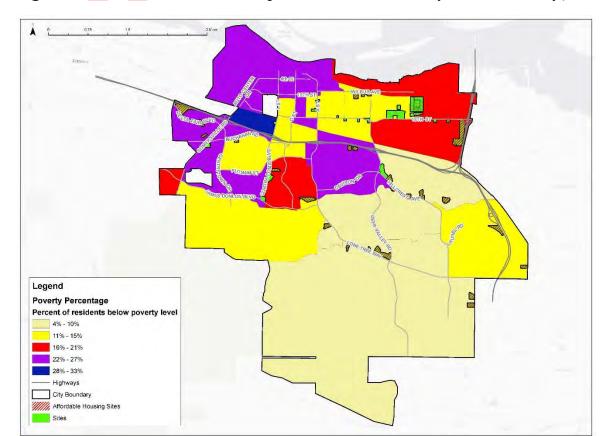


Figure B-484446: Sites Inventory and Median Income per Block Group, 2019

Figure B-494547: Sites Inventory and Percent of Households in Poverty per Block Group, 2019

Potential Effects on Displacement Risk and Disproportionate Housing Needs

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 B-4649 shows the inventory of sites on top of gentrification and displacement typology, as mapped by the Urban Displacement Project. As shown in Figure B-4946, 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. Figure B-4649 shows northwestern Antioch at risk of gentrification while the central portions of Antioch in the north and west are low-income/susceptible to displacement. Given EJ issues also concentrated in the northwestern part of the city, many of the census tracts with displacement vulnerability and gentrification risk were expressly avoided as areas to place housing. As a result, little development is anticipated in 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 in Figure B-4649 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 along 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.

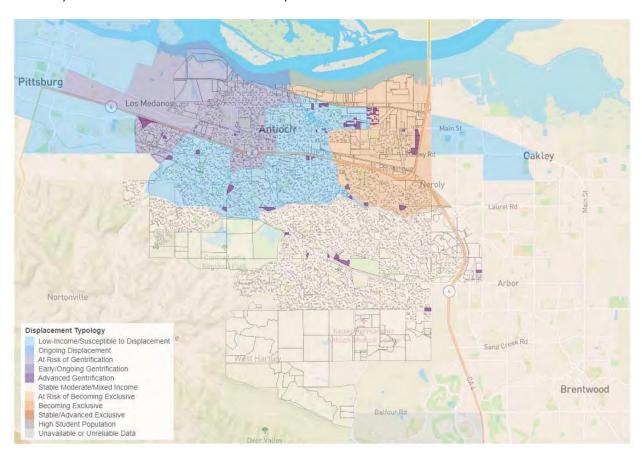


Figure B-504648: Sites Inventory and Displacement Typology

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.

FAIR HOUSING ACTION PLAN

Pursuant to Government Code Section 65583 (c)(10)(A)(v), the Housing Element includes several policies and programs to proactively address fair housing issues. Table 3-4 below summarizes the fair housing issues, contributing factors, and implementation programs included in the Housing Element to affirmatively further fair housing in Antioch within each of the four HCD-recommended Action Areas.

TABLE B-28: FAIR HOUSING ACTION PLAN

Actions	Fair Housing Issues	Contributing Factors	Implementation
Action Area 1. Enhancing housing mob	ility strategies		
Action 1.1: Consistent with the sites inventory, rezone sites throughout the city to permit multi-family units in areas where it was not previously allowed, including areas with relatively higher median incomes and relatively newer housing stock.	Persons with disabilities and Hispanic and Black households are concentrated in census tracts with low median incomes and older housing stock.	Lack of high opportunity areas; lack of affordable housing; lack of accessible affordable units.	Objectives: Remove barriers to housing in areas of opportunity and strategically enhancing access. Quantified Objectives: Rezoning six sites in the City's Moderate Resource census tracts Responsible Party: Community Development Department
			Timeline: January 2023
Action 1.2: Incentivize the creation of ADUs to provide housing that is affordable in higher opportunity areas. In partnership with Habitat for Humanity (or other similar providers), create an ADU/JADU loan product to assist homeowners in constructing ADUs/JADUs for rental housing. The program design could provide loans to homeowners to construct ADUs or JADUs with public money that would be repaid with the rental income from the completed ADU/JADU. Loan recipients would be required to affirmatively market their ADU to populations with disproportionate housing needs, including persons with disabilities, Hispanic households, Black households, and femaleheaded households. This would include translation of materials into Spanish and sharing information with community organizations that serve these populations, such as legal service or public health providers.	Persons with disabilities have disproportionate housing needs.	Lack of high opportunity areas; lack of affordable rental housing; lack of accessible affordable units.	Objectives: Increase housing mobility by generating wealth for low-income homeowners and by facilitating the development of ADUs that are affordable to lower-income households in areas with relatively higher incomes Quantified Objectives: Subsidized development of 25 ADUs by the end of the Planning Period Responsible Party: City Partnership with Habitat for Humanity Timeline: Program design completed by June 2025. Funding and approvals granted for 5 ADUs by Dec 2026 and then 5 ADUs annually thereafter.

Actions	Fair Housing Issues	Contributing Factors	Implementation
Action Area 2. Encouraging new housin	g choices and affordabi	lity in high resource a	reas and outside of areas
of concentrated poverty. Action 2.1: Require affordable housing developments be affirmatively marketed to households with disproportionate housing needs, including persons with disabilities, Hispanic households, Black households, and female-headed households. This would include translation of materials into Spanish and Tagalog and sharing information with community organizations that serve these populations, such as legal service or public health providers. All marketing plans would include strategies to reach groups with disproportionate housing needs.	Persons with disabilities and Hispanic and Black households are concentrated in census tracts with low median incomes and older housing stock.	Lack of high opportunity areas; Lack of affordable housing and especially affordable housing in high opportunity areas; Lack of accessible affordable units.	Objectives: Encouraging new housing choices and affordability Quantified Objectives: Affordable housing projects and available affordable units are advertised to at least three community organizations Responsible Party: Community Development Department
			Timeline: Ongoing. Marketing plans are submitted at time of building inspection.
Action 2.2: Incentivize developers through direct subsidies, development standards concessions, or fee waivers/reductions to increase the number of accessible units beyond the federal requirement of 5% for subsidized developments.	Persons with disabilities have disproportionate housing needs and persons with disabilities are most likely to file fair housing complaints.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts.	Objectives: Encouraging new housing choices and affordability for populations with special needs housing Quantified Objectives: Two projects that go beyond the federal minimum of 5% accessible units for subsidized projects
			Responsible Party: City of Antioch, Planning Dept
			Timeline: Menu of incentives created by January 2024 and outreach to developers by June 2024
Action 2.3: Develop a program to prioritize City funding proposals for City-funded affordable housing that are committed to supporting hard to serve residents (e.g., unhoused populations, extremely low income,	Persons with disabilities have disproportionate housing needs and persons with disabilities are most likely to file fair housing complaints.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low	Objectives: Encouraging new housing choices and affordability for populations with special needs housing Quantified Objectives:
special needs)	Antioch has higher numbers of unhoused residents and disabled residents than other cities in the county.	opportunity census tracts.	Reduce unsheltered unhoused population by 40%. Construction of 190 units of housing for extremely-low income individuals.
			Responsible Party: City of Antioch, Housing

Actions	Fair Housing Issues	Contributing Factors	Implementation
			Timeline: Program designed completed by April 2024.
Action Area 3. Improving place-based s including preservation of existing affor		community conservat	ion and revitalization
Action 3.1: Develop and implement EJ policies to improve quality of life in EJ neighborhoods.	Hispanic households are concentrated in EJ neighborhoods.	Lack of high opportunity areas; Lack of affordable housing in high opportunity areas; Lack of accessible affordable units; Concentration of NOAH (i.e., older housing stock) in EJ neighborhoods.	Objectives: Alleviate disparate impacts experienced by households living in EJ neighborhoods, especially impacts related to environmental outcomes. Quantified Objectives: Improve CalEnviroScreen composite score in EJ area by 10%.
			Responsible Party: City of Antioch, various departments.
			Timeline: Adoption of EJ policies by February 2023.
Action 3.2: Continue to fund minor home repairs and implement a preference for projects in the following order: 1) Projects in the Sycamore neighborhood (i.e., Antioch's ethnically concentrated area of poverty)	Hispanic households are concentrated in EJ neighborhoods.	Lack of affordable housing in high opportunity areas; Lack of high opportunity areas; Concentration of NOAH (i.e., older	Objectives: Conserve and improve assets in areas of lower opportunity and concentrated poverty. Quantified Objectives: Rehabilitation of 40 homes
2) Projects in EJ neighborhoods3) Projects in census tracts with lower median incomes		housing stock) in EJ neighborhoods.	in target neighborhoods. Responsible Party: City of
The City will affirmatively market the home repair program to residents in these areas,			Antioch Housing Dept.
such as through a targeted mailings and posting of flyers in to the subject census tracts in English, Spanish, and Tagalog.			Timeline: Conduct publicity campaign for the program once annually in addition to hosting information on City website.
Action 3.3: Monitor affordable housing projects that are at risk of conversion to market rate. Support regional and local	Hispanic and Black households and persons with disabilities have	Historic discrimination and continued mortgage denials;	Objectives: Preserve existing affordable housing
efforts to examine displacement of affordable housing and lower income households. Assist with the retention of special needs housing that is at risk of	disproportionate housing needs.	Concentration in low opportunity census tracts; High housing costs and low wages	Quantified Objectives: Preservation of 54 units before 2032.
expiring affordability requirements.			Responsible Party: City of Antioch, Housing
			Timeline: Preservation strategies established and outreach to non-profit partners by January 2031.
Action 3.4: Promote economic development in the EJ neighborhoods and Sycamore neighborhood in particular. The	Persons with disabilities and Hispanic and Black households are	Lack of high opportunity areas; Lack of access to	Objectives: Place-based strategies to encourage

Actions	Fair Housing Issues	Contributing Factors	Implementation
City will prioritize economic development and infrastructure expenditures in and around lower-income and environmental justice neighborhoods, to enhance business	concentrated in census tracts with low median incomes and older housing stock.	economic opportunity; Concentration of NOAH (i.e., older housing stock) in EJ	community conservation and revitalization Responsible Party: City of
and housing opportunities. This could include facade improvements and small business grant recipients. The City will explore methods for providing low-interest	oosg stoc	neighborhoods.	Antioch, Economic Development, Public Works, and Planning
loans and below-market leases for tax- foreclosed commercial properties to low- income residents seeking to start businesses within the EJ neighborhoods.			Timeline: Ongoing. Adoption of EJ policies by February 2023.
Action Area 4. Protecting existing resid	ents from displacement		
Action 4.1: Establish tenant protections to	Persons with disabilities	Lack of accessible	Objectives: Protect
implement AB 1482 with measures related to relocation, documentation, and right to return policy in eviction cases.	and Black and Hispanic households have disproportionate housing needs and	affordable units; Concentration in low income and low opportunity census	residents from displacement and preserve housing affordability.
	persons with disabilities are most likely to file fair housing complaints.	tracts; Historic discrimination and continued mortgage	Responsible Party: City of Antioch, Housing Dept.
		denials; High housing costs and low wages	Timeline: Staffing plan and program design established by April 2024.
Action 4.2: Partner with ECHO Housing and/or Bay Area Legal Aid to perform fair housing training for landlords and tenants. Attendance at a fair housing training will become a condition for approval of	Persons with disabilities and Black and Hispanic households have disproportionate housing needs and	Lack of accessible affordable units; Lack of understanding of reasonable accommodation	Objectives: Protect existing residents from displacement and enforce Fair Housing laws
landlords' business licenses. The training would include information on reasonable accommodation and source of income discrimination, as well as other fair housing information with emphasis on certain	persons with disabilities are most likely to file fair housing complaints.	requirements by landlords and property owners.	Quantified Objectives: Conduct 2-3 workshops per year on fair housing rights and resources
topics driven by housing complaint data and information from stakeholders.			Responsible Party: ECHO Housing and/or Bay Area Legal Aid in partnership with the City
			Timeline: Program design to track attendance and condition business license approval completed by January 2024. Program launch March 2024.
Action 4.3: Continue to maintain a webpage specific to fair housing including resources for residents who feel they have	Persons with disabilities and Black and Hispanic households have	Lack of accessible affordable units; Lack of understanding of	Objectives: Enforce Fair Housing laws
experienced discrimination, information about filing fair housing complaints with HCD or HUD, and information about protected classes under the Fair Housing	disproportionate housing needs and persons with disabilities are most likely to file fair	reasonable accommodation requirements by landlords and property	Quantified Objectives: Increase participants in fair housing programs by 5%
Act.	housing complaints.	owners.	Responsible Party: City of Antioch in partnership with ECHO Housing and/or Bay Area Legal Aid

Actions	Fair Housing Issues	Contributing Factors	Implementation
			Timeline: Ongoing
Action 4.4: Ensure that all multi-family residential developments contain signage to explain the right to request reasonable		Lack of accessible affordable units; Concentration in low	Objectives: Enforce Fair Housing laws
accommodations for persons with disabilities as a condition of business license approval. Make this information available and clearly transparent on the City's website in English, Spanish, and	Persons with disabilities have disproportionate housing needs and are most likely to file fair	income and low opportunity census tracts; Lack of understanding of reasonable	Quantified Objectives: Increased reasonable accommodation requests and fulfilled requests by 10%
Tagalog and fund landlord training and outreach on reasonable accommodations.	housing complaints with HUD.	accommodation requirements by landlords and property	Responsible Party: City of Antioch
		owners.	Timeline: Information added to City website by January 2024.

APPENDIX C: CITY OF ANTIOCH HOUSING SITE INVENTORY

			11001111005111														
Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
1	051-061-001	051061001	1650 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.42	Nonvacant	0	0	1	1	2
2	051-061-002	051061002	1700 VIERA AVE Antioch CA	94509	Medium Density Residential	Amend to HDR	S	R-20	0	20	0.92	Nonvacant	o	0	2	2	4
3	051-061-003	051061003	1730 VIERA AVE Antioch CA	94509	Medium Density Residential	Amend to HDR	S	R-20	0	20	0.92	Nonvacant	0	0	2	2	4
4	051-062-004	051062004	1839 STEWART LN	94509	Medium Density Residential	Amend to HDR	S	R-20	0	20	0.26	Nonvacant	0	0	0	0	0
5	051-062-005	051062005	1829 STEWART LN Antioch CA	94509	Medium Density Residential	Amend to HDR	S	R-20	0	20	0.29	Nonvacant	0	0	0	0	0
6	051-062-006	051062006	1705 VIERA AVE Antioch CA	94509	Medium Density Residential	Amend to HDR	S	R-20	0	20	0.42	Nonvacant	0	0	1	1	2
7	051-062-010	051062010	1853 STEWART LN Antioch CA	94509	Medium Density Residential	Amend to HDR	S	R-20	0	20	1.65	Nonvacant	0	0	4	4	8
8	051-071-001	051071001	1524 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.93	Nonvacant	0	0	2	2	4
9	051-071-002	051071002	1550 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.51	Nonvacant	0	0	1	1	2
10	051-071-003	051071003	1560 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.41	Nonvacant	0	0	1	1	2
11	051-071-004	051071004	1574 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.47	Nonvacant	0	0	1	1	2
12	051-071-005	051071005	1600 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.12	Nonvacant	0	0	o	0	0
13	051-071-006	051071006	1606 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.82	Nonvacant	0	0	2	2	4
14	051-071-008	051071008	1588 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.46	Nonvacant	0	0	1	1	2
15	051-071-011	051071011	1636 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.46	Nonvacant	0	0	1	1	2
16	051-071-012	051071012	1628 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.44	Nonvacant	0	0	1	1	2
17	051-072-005	051072005	1537 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.46	Nonvacant	0	0	1	1	2

Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
18	051-072-006	051072006	1540 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.4	Nonvacant	0	0	1	1	2
19	051-072-007	051072007	1554 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.51	Nonvacant	o	0	1	1	2
20	051-072-013	051072013	1549 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.49	Nonvacant	0	0	1	1	2
21	051-072-014	051072014	1565 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	o.8 ₇	Nonvacant	0	0	2	2	4
22	051-072-015	051072015	1863 BOWN LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.23	Nonvacant	0	0	0	0	o
23	051-072-016	051072016	1877 BOWN LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.23	Nonvacant	0	0	0	0	o
24	051-072-017	051072017	1568 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.23	Nonvacant	0	0	0	0	o
25	051-072-018	051072018	1580 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.22	Nonvacant	0	0	0	0	O
26	051-073-001	051073001	1605 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.3	Nonvacant	0	0	0	0	O
27	051-073-002	051073002	1601 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.22	Nonvacant	o	0	0	0	O
28	051-073-003	051073003	1837 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.205	Nonvacant	o	0	0	0	0
29	051-073-004	051073004	1845 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.205	Nonvacant	o	0	0	o	0
30	051-073-005	051073005	1859 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.21	Nonvacant	O	0	0	O	o
31	051-073-006	051073006	1867 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.21	Nonvacant	o	0	0	O	o
32	051-073-007	051073007	1881 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.21	Nonvacant	o	0	0	O	0
33	051-073-008	051073008	1897 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.85	Nonvacant	0	0	0	0	o
34	051-073-009	051073009	1905 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.3	Nonvacant	0	0	0	0	o
35	051-073-011	051073011	1965 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.46	Nonvacant	0	0	0	0	o

Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
36	051-073-012	051073012	1585 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	o.86	Nonvacant	o	0	2	2	4
37	051-073-014	051073014	1537 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.51	Nonvacant	0	0	1	1	2
38	051-073-015	051073015	1523 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.34	Nonvacant	0	0	1	1	2
39	051-073-016	051073016	1551 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.39	Nonvacant	0	0	1	1	2
40	051-073-017	051073017	1927 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.24	Nonvacant	0	0	0	0	o
41	051-073-018	051073018	1945 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.26	Nonvacant	0	0	0	0	o
42	051-073-019	051073019	1567 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.23	Nonvacant	0	0	0	0	o
43	051-073-020	051073020	1559 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.23	Nonvacant	0	0	0	0	o
44	051-074-001	051074001	1966 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.2	Nonvacant	0	0	0	0	o
45	051-074-002	051074002	1954 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.23	Nonvacant	o	0	0	0	0
46	051-074-003	051074003	1936 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.22	Nonvacant	o	0	0	0	0
47	051-074-005	051074005	1898 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.22	Nonvacant	o	0	0	o	0
48	051-074-006	051074006	VINE LN & VIERA AVE, Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.22	Nonvacant	o	0	0	o	0
49	051-074-007	051074007	1870 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.22	Nonvacant	o	0	0	0	0
50	051-074-008	051074008	1854 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.36	Nonvacant	o	0	0	0	0
51	051-074-009	051074009	1836 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.29	Nonvacant	o	0	0	O	0
52	051-074-010	051074010	1633 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.528	Nonvacant	o	0	0	O	0
53	051-074-011	051074011	1908 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.22	Nonvacant	0	0	0	0	o

Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
54	051-074-012	051074012	1920 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.22	Nonvacant	0	0	o	o	0
55	051-081-001	051081001	1400 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.17	Nonvacant	0	0	0	o	0
56	051-081-002	051081002	1410 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	o	20	0.78	Nonvacant	0	0	2	2	4
57	051-081-003	051081003	1428 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.9	Nonvacant	0	0	2	2	4
58	051-081-004	051081004	1452 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.45	Nonvacant	0	0	1	1	2
59	051-081-006	051081006	1470 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.95	Nonvacant	0	0	2	2	4
60	051-081-007	051081007	1490 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.46	Nonvacant	0	0	1	1	2
61	051-081-008	051081008	1500 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.91	Nonvacant	0	0	2	2	4
62	051-082-002	051082002	1497 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.85	Nonvacant	0	0	2	2	4
63	051-082-003	051082003	1473 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.43	Nonvacant	0	0	1	1	2
64	051-082-004	051082004	1957 SANTA FE AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.64	Nonvacant	0	0	1	1	2
65	051-082-005	051082005	1915 SANTA FE AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.75	Nonvacant	0	0	2	2	4
66	051-082-006	051082006	1887 SANTA FE AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.81	Nonvacant	0	0	2	2	4
67	051-082-007	051082007	1859 SANTA FE AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.45	Nonvacant	0	0	1	1	2
68	051-082-008	051082008	1831 SANTA FE AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.74	Nonvacant	0	0	2	2	4
69	051-082-009	051082009	1429 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.77	Nonvacant	0	0	2	2	4
70	051-082-010	051082010	WALNUT AV & SANTA FE AV, Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.43	Vacant	0	0	1	1	2
71	051-082-011	051082011	1939 SANTA FE AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	o	20	0.39	Nonvacant	0	0	1	1	2

Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
72	051-082-012	051082012	SANTA FE AV & VIERA AVE, Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.38	Nonvacant	0	0	1	1	2
73	051-082-013	051082013	1503 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.42	Nonvacant	0	0	1	1	2
74	051-082-014	051082014	1515 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.43	Nonvacant	0	0	1	1	2
75	051-083-001	051083001	1528 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.91	Nonvacant	0	0	2	2	4
76	051-083-002	051083002	1506 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.45	Nonvacant	0	0	1	1	2
77	051-083-004	051083004	1866 SANTA FE AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.38	Nonvacant	0	0	4	4	8
78	051-083-005	051083005	1834 SANTA FE AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.46	Nonvacant	0	0	1	1	2
79	051-083-006	051083006	1471 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.46	Nonvacant	0	0	1	1	2
80	051-083-009	051083009	1509 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.91	Nonvacant	0	0	2	2	4
81	051-083-010	051083010	1487 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.16	Nonvacant	0	0	0	O	0
82	051-083-012	051083012	1495 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.75	Nonvacant	0	0	2	2	4
83	051-100-022	051100022	2101 E 18TH ST Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	8	Nonvacant	0	0	24	24	48
84	051-120-020	051120020	1650 TREMBATH LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.48	Nonvacant	0	0	o	8	8
85	051-120-021	051120021	1710 TREMBATH LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.25	Nonvacant	0	0	0	7	7
86	051-120-024	051120024	1450 TREMBATH LN Antioch, CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.01	Nonvacant	0	0	0	6	6
87	051-120-025	051120025	1550 TREMBATH LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.02	Nonvacant	0	0	0	6	6
88	051-130-001	051130001	1305 ST CLAIRE DR Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.01	Nonvacant	0	0	0	6	6
89	051-130-002	051130002	1277 SAINT CLAIRE DR Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.01	Nonvacant	0	0	0	6	6

Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
90	051-140-001	051140001	1705 TREMBATH LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.69	Nonvacant	0	0	o	10	10
91	051-140-003	051140003	1625 TREMBATH LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.23	Nonvacant	0	0	o	7	7
92	051-140-006	051140006	1501 TREMBATH LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.98	Nonvacant	0	o	0	5	5
93	051-140-007	051140007	1425 TREMBATH LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.98	Nonvacant	0	o	0	5	5
94	051-140-012	051140012	1613 ST CLAIRE DR Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1	Nonvacant	0	0	0	6	6
95	051-140-013	051140013	1525 ST CLAIRE DR Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1	Nonvacant	0	0	0	6	6
96	051-140-014	051140014	1423 ST CLAIRE DR Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.65	Nonvacant	0	0	0	3	3
97	051-140-015	051140015	1420 ST CLAIRE DR Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.98	Nonvacant	0	o	0	5	5
98	051-140-019	051140019	88 MIKE YORBA WAY Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.36	Nonvacant	0	o	0	2	2
99	051-140-020	051140020	1675 TREMBATH LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.39	Nonvacant	0	o	0	2	2
100	051-140-025	051140025	1620 ST CLAIRE DR Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.11	Nonvacant	0	0	o	6	6
101	051-140-026	051140026	1520 ST CLAIRE DR Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.87	Nonvacant	o	0	o	11	11
102	051-140-027	051140027	1651 ST CLAIRE DR Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.48	Nonvacant	0	o	0	2	2
103	051-140-028	051140028	1715 ST CLAIRE DR Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.49	Nonvacant	0	o	0	2	2
104	051-140-035	051140035	1575 TREMBATH LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.98	Nonvacant	0	o	0	5	5
105	051-200-076	051200076	HOLUB LN & E 18TH ST, Antioch CA	94509	Convenience Commercial	Amend to HDR	P-D	R-35	25	35	1.08	Vacant	7	4	4	11	26
106	051-200-037	051200037	1841 HOLUB LN, Antioch CA	94509	Convenience Commercial	Amend to HDR	R-35		25	35	4.4	Nonvacant	28	16	17	46	107
107	051-200-038	051200038	HOLUB LN, Antioch CA	94509	High Density Residential	None	R-35		25	35	4.99	Vacant	32	18	20	52	122

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108	051-200-039	051200039	HOLUB LN, Antioch CA	94509	High Density Residential	None	R-35		25	35	5.71	Vacant	37	21	23	60	141
109	051-230-028	051230028	3200 E 18TH ST, Antioch CA	94509	Eastern Waterfront Employment Focus Area - Business Park	General Plan Text Amendment	P-D	R-35	25	35	1.286	Vacant	8	4	5	13	30
110	051-400-027	051400027	WILSON ST AND E 18TH ST	94509	Eastern Waterfront Employment Focus Area - Business Park	General Plan Text Amendment	P-D	R-20	o	20	1.204	Vacant	0	o	9	9	18
111	052-042-044	052042044	3901 HILLCREST AVE Antioch CA	94509	Open Space	Amend to HDR	P-D	R-35	25	35	1.62	Nonvacant	10	6	6	17	39
112	052-342-010	052342010	WILDFLOWER DR & HILLCREST AV, Antioch CA	94531	Low Density Residential	Amend to HDR	R-6	R-35	25	35	3.77	Vacant	24	14	15	39	92
113	053-060-055	053060055	NEROLY RD & COUNTRY HILLS DR, Antioch CA	94509	East Lone Tree Specific Plan Focus Area - Res. Open Space	None	S-P	-	0	20	0.525	Vacant					0
114	053-060-056	053060056	NEROLY RD & COUNTRY HILLS DR, Antioch CA	94509	East Lone Tree Specific Plan Focus Area - Res. Open Space	None	S-P	-	0	20	0.606	Vacant					0
115	053-060-057	053060057	NEROLY RD & COUNTRY HILLS DR, Antioch CA	94509	East Lone Tree Specific Plan Focus Area - Res. Open Space	None	S-P	-	0	20	7.219	Vacant					0
116	055-071-106	055071106	LONE TREE WAY & COUNTRY HILLS DR, Antioch CA	94509	Business Park	Amend to HDR	P-D	R-35	25	35	3.628	Vacant	23	13	14	38	88
117	055-071-107	055071107	LONE TREE WAY & COUNTRY HILLS DR, Antioch CA	94509	Business Park	Amend to HDR	P-D	R-35	25	35	2.322	Vacant	15	8	9	24	56
118	055-071-108	055071108	LONE TREE WAY & DEER VALLEY RD, Antioch CA	94509	Business Park	Amend to HDR	P-D	R-35	25	35	9-54	Vacant	62	36	38	100	236
119	055-071-113	055071113	LONE TREE WAY & COUNTRY HILLS DR, Antioch CA	94509	Business Park	Amend to HDR	P-D	R-20	12	20	0.96	Vacant	0	0	5	5	10
120	056-130-014	056130014	5200 HEIDORN RANCH RD Antioch CA	94509	Medium Low Density Residential	Amend to HDR	P-D	R-35	25	35	1.95	Nonvacant	12	7	7	20	46
121	056-130-011	056130011	5320 HEIDORN RANCH RD Antioch CA	94509	Medium Low Density Residential	Amend to HDR	P-D	R-35	25	35	5.04	Nonvacant	33	19	20	53	125

Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
122	065-071-020	065071020	1205 A St Antioch CA	94509	A Street Interchange Focus Area - Residential	General Plan Text Amendment	C-O	R-20	12	20	0.31	Nonvacant	0	0	1	1	2
123	065-110-006	065110006	810 WILBUR AVE, Antioch	94509	High Density Residential	None	R-25	-	20	25	2.86	Vacant	4	0	0	70	74
124	065-110-007	065110007	701 WILBUR AVE, Antioch CA	94509	High Density Residential	None	R-25	R-35	25	35	2.5	Nonvacant	16	9	10	26	61
125	065-161-025	065161025	301 E 18TH ST Antioch CA	94509	Medium Low Density Residential	Amend to HDR	C-2	R-20	12	20	0.31	Nonvacant	0	0	1	1	2
126	065-262-026	065262026	E 18TH ST & BLOSSOM DR, Antioch, CA	94509	Neighborhood Community Commercial	Amend to HDR	R-20		0	20	1.3	Vacant	0	0	10	10	20
127	065-262-035	065262035	1015 E 18TH ST Antioch CA	94509	Medium Low Density Residential	Amend to HDR	R-20		0	20	0.675	Vacant	0	0	5	5	10
128	067-093-022	067093022	A ST & PARK LN, Antioch CA	94509	A Street Interchange Focus Area - Commercial	General Plan Text Amendment	c-o	R-20	0	20	0.32	Vacant	0	0	2	2	4
129	067-103-017	067103017	A ST Antioch CA	94509	A Street Interchange Focus Area - Commercial	General Plan Text Amendment	C-O	R-20	12	20	1.774	Vacant	0	0	10	10	20
130	068-051-015	068051015	1805 CAVALLO RD, Antioch CA	94509	Medium Low Density Residential	Amend to HDR	R-20		0	20	0.47	Vacant	0	0	3	3	6
131	068-051-049	068051049	1801 CAVALLO RD Antioch CA	94509	Neighborhood Community Commercial	Amend to HDR	R-20		0	20	0.47	Vacant	0	0	3	3	6
132	068-051-050	068051050	504 E 18TH ST, Antioch CA	94509	Neighborhood Community Commercial	Amend to HDR	R-20		0	20	0.087827	Vacant	o	0	0	0	0
133	068-082-057	068082057	TERRACE DR & E 18TH ST, Antioch CA	94509	Neighborhood Community Commercial	Amend to HDR	C-2	R-20	12	20	0.659	Vacant	0	0	3	3	6
134	068-252-041	068252041	2721 WINDSOR DR, Antioch CA	94509	Medium Low Density Residential	Amend to HDR	R-6	R-35	25	35	1.57	Vacant	10	5	6	16	37
135	068-252-042	068252042	WINDSOR DR & IGLESIA CT, Antioch CA	94509	Medium Low Density Residential	Amend to HDR	R-6	R-35	25	35	0	Vacant	o	0	0	0	0
136	068-252-043	068252043	WINDSOR DR & IGLESIA CT, Antioch CA	94509	Medium Low Density Residential	Amend to HDR	R-6	R-35	25	35	0	Vacant	0	0	0	0	0

Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
137	068-252-045	068252045	2709 WINDSOR DR, Antioch CA	94509	Medium Low Density Residential	Amend to HDR	R-6	R-35	25	35	0	Vacant	0	o	o	0	o
138	071-370-026	071370026	3351 CONTRA LOMA BLVD, Antioch CA	94509	Public/Institutional	Amend to HDR	R-6	R-20	0	20	1	Nonvacant	0	0	8	8	16
139	072-400-036	072400036	CACHE PEAK DR & GOLF COURSE RD, Antioch CA	94531	Convenience Commercial	Amend to HDR	P-D	R-35	25	35	2.01	Vacant	13	7	8	21	49
140	072-400-039	072400039	4655 GOLF COURSE RD, Antioch CA	94531	Convenience Commercial	Amend to HDR	P-D	R-35	25	35	2	Nonvacant	13	7	8	21	49
141	072-400-040	072400040	CACHE PEAK DR & GOLF COURSE RD, Antioch CA	94531	Convenience Commercial	Amend to HDR	P-D	R-35	25	35	0.212	Vacant	0	o	2	2	4
142	072-450-013	072450013	DALLAS RANCH RD, Antioch CA	94509	Office	Amend to HDR	P-D	R-35	25	35	1.5	Vacant	9	5	6	15	35
143	074-080-026	074080026	DELTA FAIR BLVD & BELLE DR, Antioch CA	94509	High Density Residential	None	R-35		25	35	12.262	Nonvacant	80	46	50	129	305
144	074-080-028	074080028	DELTA FAIR BLVD & E LELAND RD, Antioch CA	94565	High Density Residential	None	R-35		25	35	0.494	Vacant	0	0	6	6	12
145	074-080-029	074080029	DELTA FAIR BLVD, Antioch CA	94509	High Density Residential	None	R-35		25	35	1.117	Nonvacant	7	4	4	11	26
146	074-080-030	074080030	DELTA FAIR BLVD, Antioch CA	94565	High Density Residential	None	R-35		25	35	5.5	Vacant	36	20	22	58	136
147	074-122-016	074122016	DELTA FAIR BLVD, Antioch CA	94509	Western Antioch Commerical Focus Area Regional Commercial	General Plan Text Amendment	C-3	R-20	o	20	0.6	Vacant	0	o	4	4	8
148	074-123-004	074123004	DELTA FAIR BLVD & FAIRVIEW DR, Antioch CA	94509	Western Antioch Commerical Focus Area Regional Commercial	General Plan Text Amendment	C-3	R-35	25	35	1.75	Vacant	11	6	7	18	42
149	074-123-005	074123005	FAIRVIEW DR, Antioch CA	94509	Western Antioch Commerical Focus Area Regional Commercial	General Plan Text Amendment	C-3	R-35	25	35	1.45	Vacant	9	5	5	15	34
150	074-343-034	074343034	2100 L ST, Antioch CA	94509	Convenience Commercial	Amend to HDR	C-1	R-20	12	20	1.5	Vacant	0	o	9	9	18
151	075-460-001	075460001	JAMES DONLON BLVD & CONTRA LOMA BLVD, Antioch CA	94509	Office	Amend to HDR	C-1	R-25	20	25	3.13	Vacant	0	o	31	31	62
152	076-010-039	076010039	SOMERSVILLE RD & BUCHANAN RD, Antioch CA	94509	Western Antioch Commerical Focus Area Regional Commercial	General Plan Text Amendment	R-20		o	20	4-77	Vacant	0	o	38	38	76

Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
153	052-061-053	052061053	4325 BERRYESSA CT Antioch CA	94509	Low Density Residential	Amend to HDR	P-D	R-35	25	35	5	Nonvacant	32	18	20	52	122
154	071-130-026	071130026	3195 CONTRA LOMA BLVD Antioch CA	94509	High Density Residential	None	R-20	R-35	25	35	2.9	Nonvacant	19	10	11	30	70
155	068-251-012	068251012	620 E TREGALLAS RD Antioch, CA	94509	High Density Residential	None	R-25	R-35	25	35	o.86	Nonvacant	5	3	3	9	20
156	052-061-014	052061014	4215 HILLCREST AVE Antioch CA	94509	Open Space	Amend to HDR	S	R-35	25	35	0.998	Nonvacant	6	3	4	10	23
157	052-042-037	052042037	4201 HILLCREST AVE Antioch CA	94509	Open Space	Amend to HDR	R-6	R-35	25	35	4-39	Nonvacant	28	16	17	46	107
158	052-140-013	052140013	WILDFLOWER DRIVE	94531	Mixed Use	Amend to HDR	P-D	R-25	20	25	4.18	Vacant	0	0	41	41	82
159	052-140-014	052140014	WILDFLOWER DRIVE	94531	Mixed Use	Amend to HDR	P-D	R-25	20	25	3-95	Vacant	0	0	39	39	78
160	052-140-015	052140015	WILDFLOWER DRIVE	94531	Mixed Use	Amend to HDR	P-D	R-25	20	25	0.91	Vacant	0	0	9	9	18
161	052-140-016	052140016	WILDFLOWER DRIVE	94531	Mixed Use	Amend to HDR	P-D	R-25	20	25	1.31	Vacant	0	0	13	13	26
162	056-120-096	056120096	2721 EMPIRE AVE	94513	East Lone Tree Focus Area - Regional Retail	General Plan Text Amendment	P-D	R-35	25	35	3.3	Nonvacant	21.00	12.00	13.00	34.00	80
163	072-011-052	072011052	3950 LONE TREE WAY	94509	Medium Density Residential	Amend to HDR	P-D/S-H	R-35	25	35	4.2	Nonvacant	27.00	15.00	17.00	44.00	103
164	051-200-065	051200065	3415 OAKLEY RD	94509	Public/Institutional	Amend to HDR	P-D	R-35	25	35	4	Nonvacant	26.00	15.00	16.00	42.00	99
165	068-091-043	068091043	1018 E 18TH ST	94509	Neighborhood Community Commercial	Amend to HDR	R-6	R-35	25	35	0.84	Nonvacant	5.00	3.00	3.00	8.00	19
166	076-231-007	076231007	1919 BUCHANAN RD	94509	Public/Institutional	Amend to HDR	P-D	R-35	25	35	1.5	Nonvacant	9.00	5.00	6.00	15.00	35
167	065-122-023	065122023	APOLLO CT	94509	East Lone Tree Focus Area - Regional Retail / Employment Gen. Uses	General Plan Text Amendment	PBC/Cannabis Overlay	R-35	25	35	1.6	Vacant	10	6	6	16	38
168	061-122-029	065122029	APOLLO CT	94509	Eastern Waterfront Employment Focus Area - Business Park	General Plan Text Amendment	PBC/Cannabis Overlay	R-35	25	35	1.7	Vacant	11	6	6	17	40
169	061-122-030	065122030	APOLLO CT	94509	Eastern Waterfront Employment Focus Area - Business Park	General Plan Text Amendment	PBC/Cannabis Overlay	R-35	25	35	2.1	Vacant	13	7	8	22	50
170	061-122-028	065122028	APOLLO CT	94509	Eastern Waterfront Employment Focus Area - Business Park	General Plan Text Amendment	PBC/Cannabis Overlay	R-35	25	35	0.6	Vacant	3	2	2	6	13

Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
171	052-370-009	052370009	HILLCREST AVE	94531	Office	Amend to HDR	P-D	R-35	25	35	2.13	Vacant	13	8	8	22	51
172	051-390-006	051390006	3301 JESSICA CT	94509	Medium Density Residential	Amend to HDR	P-D	R-35	25	35	2.98	Vacant	19	11	12	31	73
173	051-390-005	051390005	3305 JESSICA CT	94509	Medium Density Residential	Amend to HDR	P-D	R-35	25	35	0.2	Vacant	0.00	0.00	0.00	0.00	0
174	051-390-004	051390004	3309 JESSICA CT	94509	Medium Density Residential	Amend to HDR	P-D	R-35	25	35	0.22	Vacant	0.00	0.00	0.00	0.00	0
175	051-390-003	051390003	3313 JESSICA CT	94509	Medium Density Residential	Amend to HDR	P-D	R-35	25	35	0.13	Vacant	0.00	0.00	0.00	0.00	0
176	051-390-002	051390002	3317 JESSICA CT	94509	Medium Density Residential	Amend to HDR	P-D	R-35	25	35	0.14	Vacant	0.00	0.00	0.00	0.00	0
177	051-390-001	051390001	3321 JESSICA CT	94509	Medium Density Residential	Amend to HDR	P-D	R-35	25	35	0.76	Nonvacant	0.00	0.00	0.00	0.00	0
178	051-390-016	051390016	3325 JESSICA CT	94509	Medium Density Residential	Amend to HDR	P-D	R-35	25	35	0.17	Vacant	0.00	0.00	0.00	0.00	0
179	051-390-011	051390011	3329 JESSICA CT	94509	Medium Density Residential	Amend to HDR	P-D	R-35	25	35	0.17	Vacant	0.00	0.00	0.00	0.00	0
180	051-390-010	051390010	3333 JESSICA CT	94509	Medium Density Residential	Amend to HDR	P-D	R-35	25	35	0.16	Vacant	0.00	0.00	0.00	0.00	0
181	051-390-009	051390009	3345 OAKLEY RD	94509	Medium Density Residential	Amend to HDR	P-D	R-35	25	35	0.2	Vacant	0.00	0.00	0.00	0.00	0
182			Jessica Court Roundabout	94509		None	P-D	R-35	25	35	0.63	Vacant	0.00	0.00	0.00	0.00	0
183	056-120-098		Empire Ave	94509	East Lone Tree Focus Area - Regional Retail	General Plan Text Amendment	P-D	R-25	20	25	6.4	Vacant	0.00	0.00	0.00	134.00	134
184	053-060-063	053060063	LAUREL RD	94509	East Lone Tree Specific Plan Focus Area - Res. Open Space	None	S-P	None	O	20	10.2	Vacant	0.00	0	0	216	216
Total											246		746	420	804	2,091	4,061

APPENDIX D: REVIEW OF HOUSING ELEMENT PAST PERFORMANCE PROGRAM ACCOMPLISHMENTS

ACHIEVEMENTS FOR SPECIAL NEEDS POPULATIONS

As part of analyzing prior programs, the Housing Element must evaluate the effectiveness of goals, policies, and programs to meet the housing needs of special needs populations. The City has accomplished the following actions:

- Seniors. The City saw the construction of 85 units of affordable senior housing completed in April 2018 with full lease up in June 2018. The project, developed by Satellite Affordable Housing Associates, utilized City funding from the former Redevelopment Agency, NSP-1, CDBG, HOME, Housing Successor Agency, and other funding sources including State Veterans funding, MHP, and 4 percent tax credits. The City also approved 117 units of age-restricted, affordable apartments for seniors in 2019 as part of the AMCAL project. The affordable units are restricted at 30 to 60 percent of AMI and are currently under construction. The AMCAL project utilized the City's senior housing density bonus to build 6 percent more units than allowed by the underlying zoning. In addition to the senior density bonus, the City has established reduced parking standards and reduced impact fees for senior housing to further incentivize housing development for seniors.
- Persons with disabilities. The AMCAL project mentioned above totals 394 affordable units for seniors and families and the project meets the standards for accessibility and accommodation for hearing impaired individuals. The senior housing buildings include elevators. In addition to these forthcoming units, the City sold a 5-acre property to the County for use as a potential CARE Center/Homeless Housing project. The City been working with the County Health, Housing and Homeless Services division on adding 50 units of extremely low- and very low-income housing as part of the Homeless CARE Center development, and these units would be affordable rental housing units for persons with incomes at 30 percent or less of AMI who are experiencing homelessness, including persons with disabilities and persons with mental illness. The project went stagnant during 2021 due to the pandemic but continues to be developed. In addition, the City hosts the County's only homeless shelter for disabled homeless persons. A reasonable accommodation request was approved for this shelter, the Don Brown Homeless Shelter, to reduce the number of required parking stalls to accommodate a handicap van parking stall. The City also approved a reasonable accommodation request to approve the conversion of a bedroom into a semi-independent living space for a person with a disability. The Housing Element builds on the success of the City's existing programs and policies to further remove constraints to housing for persons with disabilities, including by-right supportive housing in certain zones pursuant to AB 2162 (Program 3.1.5, Emergency Shelters and Transitional Housing).
- Large households. Homes consisting of five or more members residing together typically lack adequately sized and affordable housing options. As discussed in *Appendix A*, *Housing Needs Data Report: Antioch*, overcrowding disproportionately impacts renters. Construction of new affordable rental housing and rehabilitation of existing homes can ensure that large households continue to have adequate housing options. As mentioned above, 394 affordable rental units are currently under construction, and they include units for families. The City will continue facilitate housing

production, including the production of Accessory Dwelling Units (ADUs) to accommodate large households.

- Farmworkers. As discussed in Appendix A, Housing Needs Data Report: Antioch, farmworkers are not a significant portion of the Antioch community. Farmworker housing needs are accommodated through housing programs and policies that assist lower-income households in general rather than a specialized program. The City will implement Program 3.1.71, Housing Opportunities for Special Needs Groups of the Housing Element to bring the Zoning Ordinance into compliance with the Employee Housing Act and to ensure affordable units are available to farmworkers, including seasonal and monolingual workers and their families.
- Female-headed single-parent households. Female-headed households make up 20 percent of households in Antioch and they are largely concentrated in lower-income areas. Approximately one third of Antioch's female-headed households with children fall below the Federal Poverty Line. Affordable housing and housing rehabilitation programs can serve low-income families, including female-headed households. As mentioned above, the City approved 394 affordable housing units that are currently under construction, and family units are included in the project. The City has partnered with Habitat for Humanity East Bay/Silicon Valley to provide housing rehabilitation services and is actively seeking another partnership with them to administer a program to facilitate ADU construction (*Program 2.1.8.b.*). The City has made some progress addressing special housing needs for female-headed households and will continue to address housing constraints for this group in the 2023-2031 cycle.
- Unhoused. Antioch is the only jurisdiction in Contra Costa County with a homeless shelter for disabled homeless persons, and there continues to be a need for additional housing and services for the city's unhoused population. Antioch and Richmond have the highest percentages of the County's unsheltered population. As mentioned above, the City sold a 5-acre property to the County with an Emergency Shelter Overlay and continues to work with the County to develop this site as a potential CARE Center/Homeless Housing project housing for extremely low- and very lowincome individuals. The site could accommodate up to 50 small studio apartments to provide permanent supportive housing for unhoused persons. This 2023-2031 Housing Element continues programs to provide housing for unhoused populations.

The programs described above illustrate that, cumulatively, the City has made progress in permitting affordable housing for seniors, persons with disabilities, and those with very low- and low-incomes. However, many of the housing needs that the 2015 Housing Element's programs address remain needs, As such, many of the programs included in the 5th Cycle Housing Element that address special housing needs are continued and refined in this 2023-2031 Housing Element.

APPROPRIATENESS OF THE PREVIOUS ELEMENT

The 2015-2023 Housing Element includes policies and programs that have been implemented, as well as several outdated measures that do not reflect current housing needs. As shown in the table below, the majority of policies and programs continue to be appropriate and will either be kept in the Housing Element and revised to address identified housing needs, constraints, or other concerns or maintained without significant revision. Some policies and programs are redundant and will be revised to be more concise. The Housing Plan will also be revised to provide clearly stated goals and to associate policies



and programs with the most relevant goals. Quantified objectives will be provided for each program. See *Chapter 7, Housing Goals, Policies, and Programs* for the goals, policies, and programs of this Housing Element.

REVIEW OF HOUSING ELEMENT PAST PERFORMANCE PROGRAM ACCOMPLISHMENTS

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
Goal 1: Conserve and improve the existing housing suppl	y to provide adequate, safe and decent housing for existing Antioch residents.	
Policy 1.1: Ensure the supply of safe, decent, and sound l	housing for all residents	
has identified 82 multi-family rental units at-risk of converting from income-restricted to market-rate within the next 10 years. To preserve affordability of these units, the City shall proactively meet with the property owners and identify funding sources and other incentives to continue income restrictions. The City shall develop strategies to act quickly should the property owners decide not to continue income restrictions. The strategy program may include, but is not limited to, identifying potential funding sources and organizations and agencies to purchase the property. The City will also ensure that proper noticing requirements are followed and tenant education is conducted.	The only At-Risk project is Casa del Rio, senior housing. Staff (TH) contacted owner to discuss and is confident they will be retained. Staff will monitor annually to ensure.	Continue
1.1.2 Neighborhood Preservation Program: Continue to contribute funds for and promote the Neighborhood Preservation Program (NPP) administered by Contra Costa County. The NPP provides zero and low-interest loans to low- and moderate-income households for housing rehabilitation. The City will continue to provide information about the program on the City website and at City Hall and refer homeowners to the County.	The City contracted with Contra Costa County for over 20 years to administer the Neighborhood Preservation Program, which provides housing rehabilitation loans to low- and moderate-income homeowners to bring their homes up to code, to ensure health and safety code standards are met, and provide handicap access. Sadly, the County decided to no longer provide this service for local jurisdictions. Habitat for Humanity East Bay/Silicon Valley is the new provider for the program, which began to rehabilitate homes in FY 2021. They were approved for funding and entered into contract in FY 18-19.	Modify
of Rehabilitation Programs: Continue to provide information to extremely low-, very low-, low-, and moderate-income homeowners, other homeowners with special needs, and owners of rental units occupied by lower-income and special needs households regarding the availability of rehabilitation programs through neighborhood and community organizations, and through the media. Disseminate information developed and provided by the Housing Authority of Contra Costa County and Contra Costa County's Department of Conservation and Development to Antioch residents.	Outreach has not begun but will commence once the program catches up on the backlog of existing applicants.	Keep

Goal/Policy/Action

Authority.

Progress in Implementation

Continue/Delete/Modify

1.1.4 Rental Rehabilitation Program: Continue to provide financial assistance to owners of rental property to rehabilitate substandard units to enable such units to remain affordable following rehabilitation. The City will continue to promote and provide funds for the Rental Rehabilitation Program administered by the Housing Authority of Contra Costa County. The program provides low-interest loans to property owners for rehabilitation of rental units occupied by lower-income tenants. The use of these funds will ensure that rental properties will not deteriorate and still remain affordable. The City shall continue to provide information about the program on the City's website and

The Rental Rehab program was cancelled, as it has not been successful in attracting participants in the past decade. The demand for housing in Contra Costa County (and all of California) far exceeds the supply, and owners are increasingly unwilling to enter into an obligation to rent at a lower price to LMI renters, even in exchange for very favorable rehab loans. The program also suffered because the upfront costs (credit report, title report, appraisal, and lead paint inspection and report) total \$800+ (depending on the # of units.) The funding source for this program was CDBG, which does not allow expenditures that do not result in accomplishments. Therefore, we must charge the owner for these items if they choose not to go forward with a loan.

Delete
This program did not
have enough interest,
but the Housing
Authority continues to
work with landlords on
renting to voucher
holders

1.1.5 Code Enforcement: Provide ongoing inspection services to review code violations on a survey and complaint basis. Examples of code violations include families living in illegal units, such as garages and recreational vehicles, construction of illegal buildings, and households living in unsafe buildings.

at City Hall and will refer property owners to the Housing

A 1/2 cent sales tax was passed by City voters two years ago, and the City now has sufficient operating revenues to fund Code Enforcement without CDBG funds. For Calendar year 2020, Code Enforcement officers received 10,858 calls for service. Of these, 2,991 new cases were opened, and 2,781 total cases were closed. In calendar 2020, the Abatement Team:

- Removed 5,853 yards of illegally dumped waste from city right-of-ways and property.
- Removed 1,546 locations of graffiti.
- Removed 1,411 abandoned shopping carts from city property.

In 2020, the Code Enforcement Division continued participating in the Mattress Recycling Council (MRC) program operated by the State of California's Department of Resources Recycling and Recovery (Cal Recycle). In 2020, nearly 1,200 mattresses were reported to MRC/CalRecycle resulting in nearly \$18,000 back to the city in reimbursements.

During 2020, the Code Enforcement Division continued the neighborhood cleanup events to assist residents with debris removal. The City of Antioch and Republic Services partnered together to host cleanup events so that residents have a no-cost way to legally dispose of unwanted items. During 2020, eleven cleanup events were held in various neighborhoods resulting in over 152 tons of debris removed from private properties and disposed of in a lawful manner!!

Modify

This program will be reframed to more clearly address code enforcement as a means of improving quality of life and safety

Goal/Policy/Action **Progress in Implementation** Continue/Delete/Modify In 2019, Code Enforcement officers received 10,348 calls for service. Of these, 3,568 new cases were opened, and 3,175 total cases were closed. In FY 2017-18, the Team: Removed 6,142 yards of illegally dumped waste from city right-of-ways and property. Removed 779 locations of graffiti. • Removed 1,533 abandoned shopping carts from city property. In 2017, Antioch utilized \$140,000 in CDBG funding to provide code enforcement in lower-income areas in Antioch. Enforcement officers received 2,370 calls for service and 1,622 web reports of violations within the entire city. Within the lower-income CDBG eligible areas of the city, officers opened cases on 1,341 unduplicated households (up from 835 the prior year) and closed 1,322 cases (up from 829 the prior year). Out of the 1,341 cases, the officer and consultant assigned to Building and Housing cases opened 156 cases that were Housing and Building code related. Of this 156, 108 were housing related which encompasses mold, lack of heat, lack of water and electricity, and weather protection. 50 of them were building code related which encompasses unpermitted additions or structure improvements and, residents living in garages and sheds. Out of the 1,322 cases that were closed (up from 829 the prior year), 138 (up from 40) of them were housing related and 50 (up from 27) of them were building code related. In FY 2016-17, the Team: * Removed 4,577 yards of illegally dumped waste from city right-of-ways and property. • * Removed 1,877 shopping carts from city right-of-ways and property. * Removed 206 locations of graffiti. 1.1.6 Infrastructure to Support Housing for Extremely In 2020, the City invested \$1mil in CDBG funding to improve the roadway, drainage, Keep Low-, Very Low-, Low-Income, Large Households, and and handicap access in low-income census tract 3050, which includes the new Farm Workers: Continue to utilize available Federal, AMCAL project of over 300 affordable units. State, and local housing funds for infrastructure improvements that support housing for Antioch's No projects requiring supporting infrastructure were proposed by builders in 2019. extremely low-, very low-, low-income, and large The City Roadway project was dormant to gather additional funding. The only households. The City uses CDBG funds for street project was work on the Brackish Water Desalination Plan, which totaled about improvements and handicapped barrier removal within \$20,000. low-income census tracts. The City will ensure that the Capital Improvement Program includes projects needed No projects requiring supporting infrastructure were proposed by builders in 2018 or

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
to correct existing infrastructure deficiencies to help finance and facilitate the development of housing for special needs groups. This will ensure that the condition of infrastructure does not preclude lower-income housing development. The City will coordinate and promote these improvements with non-profit housing development programs. In addition, improvements and resources are promoted on the City's website, local newspapers, at the senior center, and through televised public City meeting and hearings. Furthermore, as a result of amendments to the General Plan and Zoning Ordinance in 2014, the City has increased opportunities for developing housing for lower-income households and persons with special needs in areas that are already	2017.	
adequately served by infrastructure. 1.1.7 Condominium Conversion: Continue to implement the condominium conversion ordinance, which establishes regulations for the conversion of rental units to owner-occupied units. The ordinance requires that any displaced tenants who are handicapped, have minor children in school, or are age 60 or older be given an additional six months in which to find suitable replacement housing according to the timetable or schedule for relocation approved in the conversion application.	No conversion took place between 2015-2018.	Keep
application. 1.1.8 Rental Inspection Program: Ensure that the residents of rental units are afforded safe and sanitary housing through continued implementation of the Residential Rental Inspection Program. The program proactively identifies blighted, deteriorated and substandard rental housing stock through periodic mandatory inspections. Property owners are required to address any code violations and have the property reinspected by the City. While the ordinance that establishes the program is still in effect, the program is currently suspended due to staff reductions.	The Residential Rental Inspection Program was suspended during the planning period. The City has added more code enforcement officers and all six Code Enforcement Officers have received training and have experience in investigating building and housing issues and are responsible for addressing those violation types within their beat. The City provides code enforcement on a complaint-basis.	Remove
1.1.9 Neighborhood Stabilization Program: Implement programs and activities in accordance with the City's adopted Neighborhood Stabilization Plan (NSP). The City was awarded over \$4 million in NSP monies. Funds have	The City began working with Satellite Affordable Housing Associates in 2009 to develop 85 units of affordable senior housing, utilizing City funding from the former Redevelopment Agency, NSP-1, CDBG, HOME, Housing Successor Agency, and other funding sources including State Veterans funding, MHP and 4 percent tax	Remove Funding has been all used for this one-time program

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
been allocated to Satellite Housing, but they have been	credits.	
unsuccessful in leveraging other funding. If Satellite		
Housing is unable to secure additional funding, the funds	Satellite broke ground in September 2016 and completed the project with April 2018,	
will likely be used for the purchase and rehabilitation of	with full lease up in June. All remaining NSP program income was invested in this	
abandoned and foreclosed homes.	project, so no further acquisition/rehab projects with Habitat or Heart & Hands will	
	occur.	
The programs and activities provided for in the NSP		
include:		
 Purchase and rehabilitation of abandoned and 		
foreclosed homes (initially ten homes, additional		
homes if revenue from initial sales is available quickly).		
 Self-help rehabilitation of previously abandoned and 		
foreclosed homes (initially four homes, additional		
homes if revenue from initial sales is available quickly).		
 NSP program planning and administration. 		
 Construction of multi-family housing for seniors. 		
The foreclosure and self-help rehabilitation programs are		
currently suspended but would be reinstated if the funds		
allocated for Satellite Housing become available.		
1.1.10 Foreclosure Counseling and Prevention:	The City continues to post information on foreclosure prevention on its website, and	Keep
Continue and expand partnerships between various	to direct callers to Bay Legal and Echo Housing, as well as 211, for further assistance.	-
governmental, public service and private agencies and	, ,	
advocacy organizations to provide ongoing workshops	Because of the COVID-19 pandemic, the City used CDBG-CV funding to provide both	
and written materials to aid in the prevention of	Eviction Prevention and Foreclosure Prevention services for the first time since the	
foreclosures. The City will continue to provide	Recession of 2008, with services beginning in January 2021.	
information about foreclosure resources on the City	·	
website and at City Hall. The City will also continue to		
refer persons at-risk of foreclosure to public and private		
agencies that provide foreclosure counseling and		
prevention services.		
Goal 2: Facilitate the development of a broad array of ho	ousing types to accommodate new and current Antioch residents of diverse ages	
and socioeconomic backgrounds.		
Policy 2.1: Provide adequate residential sites for the pro-	duction of new for-sale and rental residential units for existing and future residents	
2.2.1 Inventories: Using the City's GIS database, create	A spreadsheet and GIS maps of available sites was developed, and it is updated as	Keep
and maintain an inventory that identifies sites planned	projects are applied for or approved.	
and zoned for residential development for which		
development projects have yet to be approved. This		
database shall also have the ability to identify sites that		

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
have the potential for development into emergency		
shelters, or mixed-use areas.		
2.1.2 Adequate Sites for Housing: The City has identified adequate sites to accommodate its fair share of extremely low-, very low-, and low-income housing for this Housing Element planning period. As a result of recent amendments to the Zoning Ordinance, the inventory now includes sites where single- and multifamily, rental and ownership residential development at a minimum net density of 30 du/ac is permitted by right. Higher densities of up to 35 du/ac are permitted, subject to discretionary review. The rezoned land ensures that the majority of the City's lower-income need is accommodated on sites designated for exclusive residential use. The remaining lower-income housing need is accommodated on sites with densities and development standards that permit at a minimum 16 units per site. Per Government Code Section 65863, which limits the downzoning of sites identified in the Housing Element unless there is no net loss in capacity and the community can still identify "adequate sites" to address the regional housing need, the City shall ensure that any future rezoning actions do not result in a net loss	No sites were downzoned in 2015-2020.	Keep
in housing sites and/or capacity to meet its RHNA. 2.1.3 Meet with Potential Developers: Meet with prospective developers as requested, both for profit and non-profit, on the City of Antioch's development review and design review processes, focusing on City requirements and expectations. Discussion will provide ways in which the City's review processes could be streamlined without compromising protection of the public health and welfare, and funding assistance available in the event the project will meet affordable housing goals.	The City Community Development Director and City Planners continue to meet with prospective developers, both for-profit and non-profit, market rate and affordable, as requested and at no cost to the developer. Meetings help educate developers on the City's development review and design review processes, City requirements and expectations, and help to save time and money for both the City and developers. Meetings with nonprofit developers also include strategizing about the availability of funding assistance. Market rate units – During the planning period, staff met with potential developers including Concentric Development Group, GBN Partners, and Blue Mountain Communities. Their applications totaled 434 units and was under review in 2019.	Keep
2.1.4 Above Moderate-Income Housing: Facilitate the development of a range of housing types and opportunities to meet the need for providing above moderate-income housing. Where appropriate, provide requirements in outlying focus areas for the development	The City Community Development Director and City Planners continue to meet with prospective developers, both for-profit and non-profit, market rate and affordable, as requested and at no cost to the developer. Meetings help educate developers on the City's development review and design review processes, City requirements and expectations, and help to save time and money for both the City and developers.	Modify Combine with the program above

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
of such housing with appropriate amenities.	Meetings with nonprofit developers also include strategizing about the availability of funding assistance. In the planning period, staff met with potential developers including Live LMC, and Grupe Co. regarding potential multi-family developments and Lennar Group, Richmond American Homes, Yellow Roof Foundation and Su Property Group about single-family and duplex developments.	
Policy 2.2: Facilitate the development of new housing for and above moderate-income households.	r all economic segments of the community, including lower-income, moderate-,	
2.2.1 Promote Loan Programs: Although the City no longer funds its own first-time homebuyers loan program, it will provide information to eligible buyers about loan programs offered by the California Housing Finance Agency and any other similar programs that may become available.	In 2017, a nonprofit was funded to develop a homebuyer assistance program for the City of Antioch and the program launched March 2018 with \$45,000 in forgivable subsidy for lower-income households, while funding lasts. Four homebuyers purchased homes through this program. After the Wells Fargo subsidy ran out, Council then authorized RDA Housing Successor funding to conduct a modest program to assist lower-income homebuyers. This program was launched in 2020.	Keep
	Because of the COVID-19 pandemic, the City's First Time Homeowner program was suspended from March through the end of the year, due to fears of the housing market losing value and fears of another foreclosure crisis. No loans were issued in 2020.	
Policy 2.3: Actively pursue and support the use of available Cour	nty, State, and Federal housing assistance programs.	
2.3.1 Affordable Housing Program Inventory; Pursue Available Projects. Explore and inventory the variety of potential financial assistance programs from both the public and private sectors to provide more affordable housing units. The Housing Coordinator will provide assistance to the City in preparation of applications for potential financial assistance programs. Additionally, the Housing Coordinator, on an annual basis, will specify	The City has worked with the County Health, Housing and Homeless Services division on adding 50 units of extremely low- and very low-income housing as part of the Homeless CARE Center development. City and County staff has been working to find potential sources of funding, including City Housing Successor and CDBG funds, County CDBG, HOME, ESG, and HOPWA funds, State HEAP, VHHP, MHP, Whole Person Care, Mental Health, Re-entry and other potential sources of funding for the entire project (see detail in 2.3.2 below).	Keep
which programs the City should apply for. All available local, State, Federal, and private affordable housing programs for new housing and for the conservation	In 2020, the general shutdown of most businesses due to COVID-19 precluded further development efforts for nonprofit housing.	
and/or rehabilitation of existing housing will be pursued, including, but not limited to the following:	In 2018, the City worked with the Reliant Group, Inc. which proposed to acquire and rehabilitate a then-existing 112-unit multifamily rental housing project located at	
 ✓ County Mortgage Revenue Bond program (proceeds from the sale of bonds finances the development of affordable housing) 	2811 Cadiz Lane in Antioch, known as Villa Medanos Apartments. The City conducted a TEFRA hearing in January 2019 and approved adding these units to the City's affordable housing stock. The development consisted of ten two-story buildings and one leasing office, providing 112 units of affordable family housing. Of	
 ✓ County Mortgage Credit Certificate Program (buy down of interest rates for lower-income households) 	these, 40 are one-bedroom, 32 are two-bedroom, with one bathroom, 40 are two-bedroom, with two bathrooms. The ten two-story buildings have no elevators and	
✓ Calhome Program (to assist in the development of	there are currently no handicap units on site. The Borrower intends to convert 10 percent of the units to be accessible per TCAC Code. These apartments are now	

Go	pal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
	for-sale housing for lower-income households)	restricted to residents earning 60 percent or less of the area median income, with	
✓	FDIC Affordable Housing Program (assistance for rehabilitation costs and closing costs for lower-income households)	10 percent to be affordable for those earning 50 percent or less of the area median income. Villa Medanos is an important addition to the City's affordable housing stock for lower-income families in 2019 and beyond.	
✓	HELP Program (for preservation of affordable housing and rehabilitation of housing)		
✓	Home Investment Partnerships Program (HOME) (for rehabilitation of lower-income and senior housing)		
✓	HUD Single-Family Property Disposition Program (for rehabilitation of owner-occupied housing)		
✓	Loan Packaging Program (for development and rehabilitation of affordable housing for lower-income households and seniors)		
✓	Low-Income Housing Tax Credit Programs (for development of rental housing and preservation of existing affordable housing for large family units)		
✓	McAuley Institute (for new housing or rehabilitation of housing for lower-income households)		
✓	Mercy Loan Fund (for new housing or for rehabilitation of housing for the disabled and lower-income households)		
✓	Neighborhood Housing Services (for rehabilitation of housing for lower-income households)		
✓	Section 8 Housing Assistance (rent subsidies for very low-income households)		
✓	Section 223(f) Mortgage Insurance for Purchase/Refinance (for acquisition and development of new rental housing)		
✓	Section 241(a) Rehabilitation Loans for Multi-family Projects (for energy conservation and rehabilitation of apartments)		
√	Neighborhood Stabilization Program (acquire and redevelop foreclosed properties)		

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
2.3.2 Housing for Extremely Low-Income Households:	The Satellite "Tabora Gardens" project, finished in 2018, completes 84 (+1 manager	Keep
Encourage the development of housing units for	unit) units affordable to households from o-50 percent AMI.	кеер
households earning less than 30 percent of the Median		
Family Income (MFI) for Contra Costa County. Specific	In 2020 the City sold a city-owned approximately 5-acre parcel with an Emergency	
emphasis shall be placed on the provision of family	Shelter overlay as a potential CARE Center/Homeless Housing project. The City has	
housing and non-traditional housing types such as single-	been working with the County Continuum of Care staff and nonprofit affordable	
room occupancy units and transitional housing. The City	housing agencies to envision the campus. The site may be able to accommodate up	
will encourage development of housing for extremely	to 50 small studio apartments to help homeless persons find housing in this	
low-income households through a variety of activities	extremely restricted housing environment. These units are envisioned as permanent	
such as targeted outreach to for-profit and non-profit	supportive housing. A survey by the CoC has found that Contra Costa County lacks	
housing developers, providing financial or in-kind	inventory of SRO and studio apartments for this population. The addition of a	
technical assistance, fee waivers/deferrals, land-write	possible 50 units extremely and very low-income RHNA units would meet 135 of the	
downs, expedited/priority processing, identifying grant	175-unit goal in the 5 th Cycle.	
and funding opportunities and/or offering additional		
incentives to supplement density bonus provisions in	This project continues to be developed but was stagnant during 2021 due to the	
state law. Densities up to 35 units per acre are now	pandemic.	
permitted in high density residential districts. This will		
offer additional opportunities to provide housing for		
extremely low-income households.		
Policy 2.4: Proactively assist and cooperate with non-pro	ofit, private, and public entities to maximize opportunities to develop affordable	
Policy 2.4: Proactively assist and cooperate with non-prohousing. One of the objectives of the General Plan Land city, rather than concentrate it in one portion of the comdesignated Focus Areas to facilitate affordable housing of	ofit, private, and public entities to maximize opportunities to develop affordable Use Element is to distribute low- and moderate-income housing throughout the imunity. For example, the element allows for higher density housing within development. Additionally, the recent amendments to the Zoning Ordinance are sites are now more geographically dispersed around the city.	
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Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modif
partnerships for housing development.	the new homeless shelter/CARE Center in Antioch as part of the development, which will be affordable at 0-30 percent AMI.	
Policy 2.5: Proactively encourage the development of aff	fordable housing within the Rivertown area.	
2.5.1 Additional Development Incentives for the Rivertown Focus Area: Use voluntary incentives to encourage the production of affordable housing, including housing as part of mixed-use projects. Within the Rivertown Focus Area, provide incentives for the production of affordable housing in addition to City density bonus incentives. The City shall promote this Program by creating informational brochures for distribution to developers and by discussing these benefits with both potential developers and past developers within the city. Examples of such additional incentives include, but are not limited to the following	The City put out an RFP for city-owned former RDA properties in 2014 and entered into negotiations with one developer in 2015. These negotiations did not move forward. The Specific plan was finalized for adoption in 2017. These continued during 2020 with little forward motion due to the pandemic.	Modify In 2018 the Rivertown Focus Area was replaced and superseded by the Downtown Specific Plan Area via Ordinance 2135 C-SSpecific Plan has been completed and adopted
 Leverage City-owned properties. Pursue development of City-owned properties in the Rivertown Focus Area as catalyst projects to spur additional investment. 		
✓ Higher than minimum required density bonuses. Provide the density bonuses available through the City's Senior Housing Overlay District throughout the Rivertown Focus Area.		
✓ Fast track processing. By expediting the development review process, carrying costs for lands being developed with affordable housing can be minimized.		
Additionally, the City of Antioch has received a grant from the Strategic Growth Council for the development of a Specific Plan in the downtown area. The Specific Plan has an objective of increasing infill and compact development. By investing in one of the City's lowest income areas, the Specific Plan will bring new stores, amenities and services. Through the redevelopment of the downtown, the additional high-density housing could also provide a variety of housing types including affordable housing.		

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
the homeless.		
Policy 3.1: Assure the provision of housing opportunities workers, the elderly, disabled, large families, and the ho	for those residents of the city who have special housing needs, including farm meless.	
3.1.1 Housing Opportunities for Special Needs Groups: Expand housing opportunities to meet the special housing needs of the elderly; persons with disabilities, including those who have developmental disabilities; large families; and the homeless. Recent amendments to the Zoning Ordinance will help increase housing opportunities for special needs groups. A new emergency shelter overlay district has been created to provide adequate sites for emergency shelters as required by State law. Transitional housing is now explicitly defined and listed as a residential use. Single Room Occupancy (SRO) units are defined as a form of multi-family housing subject to the standards and requirements applicable to comparable multi-unit residential facilities. Residential care facilities serving six or fewer people are permitted as a residential use. Facilities serving seven or more residents may be subject to a use permit, but any standard requirements or conditions imposed on such facilities must be comparable to those imposed on other group residential facilities. Additionally, densities up to 35 units per acre are now permitted in high density residential districts. This will offer additional opportunities to provide housing for special needs groups.	AMCAL received entitlement in 2019 and in 2020 began construction of 394 affordable apartments for seniors and families. Age-restricted units will compromise 177 units, including 38 units at 30 percent, 28 units at 40 percent, 14 units at 50 percent, and 19 at 60 percent AMI level (proposed in application). Project will meet standards for accessibility and accommodation for hearing impaired individuals, and the senior buildings will have elevators. CARE Center – The Homeless Care Center site, discussed in detail in 2.3.1. would potentially add between 30-50 units of affordable rental housing for persons with incomes 0-30 percent who are experiencing homelessness, including veterans, persons with HIV/AIDS, persons with mental illness, and persons with disabilities.	Кеер
3.1.2 Senior Housing: Continue to implement the Senior Housing Overlay District (SH). Through density bonus options and other incentives, this district allows higher densities and more flexible design standards, reflecting the unique needs of an elderly population and providing more affordable units to the growing number of senior citizens that live on a small fixed-income. A developer is granted an increase of 20 percent over the otherwise	See above description of AMCAL senior housing. The Antioch Homeless CARE Center site housing would also be available to homeless senior individuals.	Modify
maximum allowable residential density and an additional incentive or financially equivalent incentive. Additional bonuses will be granted for projects including very lowand low-income seniors. These overlay district areas are located close to services specific to senior citizen needs.		

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
The parking requirement for these projects is 0.75 parking spaces per dwelling unit.		
3.1.3 Incentives for Special Needs Housing: Enable special needs groups to access appropriate housing through the reasonable accommodation ordinance. This ordinance gives persons with disabilities the opportunity to request reasonable accommodation from zoning laws when they are a barrier to equal housing access pursuant to State and federal law. The City has approved such requests such as reducing the number of required parking stalls in order to accommodate a handicap van parking stall at the Don Brown Homeless Center, which provides services to the homeless and disabled populations. The City has also approved the conversion of a bedroom into a semi-independent living space for a person with a disability without requiring the provisions of Section 9-5.3904 as it pertains to second units.	Between 2017-2020, One developer, AMCAL, requested a senior housing overlay district to achieve a higher density, and none requested reasonable accommodations during the planning period. In 2015 and 2016, density bonus and other incentives, including financial, were provided to Satellite to develop housing for older adults, veterans, unhoused veterans, and people with disabilities.	Кеер
3.1.4 Coordination with Agencies Serving the Homeless: Continue to cooperate with public and private agencies, such as the Contra Costa Continuum of Care, to develop housing (including transitional housing), family counseling, and employment programs for the homeless. The City will continue to fund homeless services through CDBG. The City shall monitor statistics from police, County agencies, and private organizations regarding homeless shelter needs to determine if Antioch is meeting the needs of its homeless population.	The City works very closely with the Contra Costa Homeless Continuum of Care body, called the Council on Homelessness. In 2020, the City's Housing consultant served on the Board of the Council on Homelessness, Healthcare for the Homeless, and the FEMA/United Way EFSP local board, sat on the Review and Ranking Committee for the CoC funding as well as for ESG and Emergency Food and Shelter (EFSP) Grants Committee, and participated in the Equity taskforce. The City actively participates in all efforts to develop housing and services for persons who are homeless, is an active participant in the County's Zero: 2016 campaign strategy to end Veteran and Chronic Homelessness and works closely with the Housing Authority of Contra Costa and Veteran Administration in Martinez. The City hosts the County's only homeless shelter for disabled homeless persons, continues to work with the County to place a CARE Center in Antioch, and is working to develop the five-acre land the City sold to the County to build homeless housing with services.	Кеер
3.1.5 Emergency Shelters and Supportive and Transitional Housing: Implement recent amendments to Zoning Code that brought the City into compliance with State requirements (SB 2) for accommodating emergency shelters, and transitional and supportive housing for homeless individuals and families and persons with disabilities. In June 2014, the City established a new Emergency Shelter Overlay District that complies with	The City is in compliance with SB 2, having designated sites for homeless emergency shelters. In 2017, discussions continued with a nonprofit interested in establishing a 50-bed homeless shelter for women and children. In 2016, at City expense, the emergency shelter overlay was changed to include an additional parcel, owned by the City, to possibly become the site of the shelter. In 2020, the City transferred the parcel to the County for development of the homeless shelter and studio apartments/micro units for homeless individuals.	Кеер

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
the requirements of State law by providing for establishment of emergency shelters without discretionary zoning approval. With this amendment, the City has sites with sufficient capacity to meet the local need for emergency shelters. The City will monitor implementation of the Zoning Code to determine if further changes are needed to meet applicable requirements of State and federal law.		
 3.1.6 Zoning for Employee and Farmworker Housing: Amend the Zoning Ordinance to explicitly define and provide zoning provisions for employee housing in accordance with California Health and Safety Code Sections 17021.5 and 17021.6. Specifically, the Ordinance shall be amended to do the following: Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure. Employee housing shall not be included within the definition the definition of a boarding house, rooming house, hotel, dormitory, or other similar term. No conditional use permit, zoning variance or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. 	This action will occur in 2021 in tandem with zoning ordinance updates to comply with SB 330 and SB 2 grant.	Modify Expand to include additional State law and other considerations
Goal 4: Reduce residential energy and water use to conse Policy 4.1: Provide incentives for energy conservation me	erve energy/water and reduce the cost of housing. easures in new housing by providing information on programs available through	
4.1.1 Encourage Energy Conservation: Continue to pursue funding sources and program partnerships for energy saving and conservation. Encourage developers to utilize energy-saving designs and building materials.	 Energy conservation for existing housing and neighborhoods is encouraged and supported in a variety of ways: Condition of Approval – Energy conservation is incorporated into the standard condition of approval for new developments. In 2020 the city continued to partner with the County and the cities of San Pablo and Walnut Creek to launch www.cleanercontracosta.org. This web-platform provides resources to residents that are offered for their address. It allows for residents to easily find energy efficiency tools and rebates for their homes. The city continues to promote the programs available through BayREN and EnergyUpgrade California, including a Nextdoor post on the Energy Efficient Toolkit available for check out through the County Library System. Property Assessed Clean Energy (PACE) – Financing Legislation passed by the 	Keep

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
	State of California and approved by the City in 2015 now enables Antioch property owners to finance a wide range of energy and water efficiency upgrades by attaching PACE financing to their property tax bill. Upgrades such as solar installations, attic insulation, energy efficient windows, water-on-demand water heaters, grey water systems, and more are covered. Financing defers upfront costs, lowers energy bills, and allows homeowners easy financing with their property tax bill.	
	We promote all our PACE programs and all other energy efficiency and solar programs on our website, through social media and on our local access channel. Nextdoor and Facebook posts in 2020 included holiday energy saving tips as well as easy things to do year-round.	
4.1.2 Water Conservation Program: As part of the development review process, ensure that new residential development meets City standards and guidelines for conserving water through provision of drought-tolerant landscaping, and the utilization of reclaimed wastewater when feasible. Continue to encourage water conservation through City's Water Efficient Landscape Ordinance that conforms to the State's model ordinance.	Antioch is operating under the State of CA Water Efficient Landscape Ordinance (WELO) and has tiered water rates for residential water. The City water department complied with the States drought regulations. Staff promotes a variety of workshops on water conservation, such as "Lose a Lawn, Gain a Garden" and all residents are eligible for Contra Costa Water District water conservation programs and rebates. Water customers receive information online, through our Recreation Guide and on their water bills. All new development projects are required to comply with WELO requirements.	Keep
4.1.3 Green Building Encouragement: Continue to encourage "green building" practices in new and existing housing development and neighborhoods. The City will continue to provide information on green building programs and resources on the City website and at City Hall. The City shall continually analyze current technologies and best practices and update the informational material as necessary. The City will continue to promote the Energy Upgrade California program, which provides incentives for energy-saving upgrades to existing homes	In addition to the efforts in 4.1.1, the City partnered with California Youth Energy Services to conduct 121 Green Home Site Visits at homes and apartments in Antioch over the summer of 2019, did outreach blitzes with PG&E to Antioch businesses on the East Bay Energy Watch program and participated as an outreach partner in the Sunshares program for discounted photovoltaic systems and electric vehicles. However, these efforts, although funded, were suspended in 2020 due to the restrictions imposed by the pandemic.	Keep
	development of housing required to meet identified needs in Antioch. processes to ensure that City standards do not act to constrain the production of	
5.1.1 Maintain a Streamlined, Affordable Application Process: Continue efforts to identify ways to streamline and improve the development review process, as well as eliminate any unnecessary delays and restrictions in the	The Master Fee Schedule was reviewed in 2020 to ensure that it only recovers actual costs of providing services. The Schedule is reviewed on an annual basis and is adopted by Council annually. The City augments its small planning and engineering staff with consultants to enable projects to move through the entitlement process	Modify Add information about SB 35, SB 330 and other relevant by-right

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
processing of development applications, consistent with maintaining the ability to adequately review proposed projects. Utilize input received from developers to assist in identifying means to implement this program. Undertake a regular review to ensure that development review fees are the minimum necessary to recover costs. The City will review development review procedures and fee requirements on an annual basis. If, based on its review, the City finds development review procedures or fees unduly impact the cost or supply of housing, the City will make appropriate revisions to ensure the mitigation of these identified impacts. The recent amendments to the Zoning Ordinance will make it possible to further streamline and improve the process by permitting certain developments by right.	quicker. CEQA is consistently the aspect of the entitlement process that increases the time it takes to review development applications.	requirements
5.1.2 Residential Development Impact Fee Ordinances: Ensure that new residential development is adequately served by public facilities and services by continuing to implement the Development Impact Fee Program. Based on the findings of an impact fee study completed in February 2014, the fee schedule includes a maximum of \$7,198 per single-family unit and \$4,692 per multifamily unit, which is similar to comparable jurisdictions. The Development Impact Fee Ordinance provides certainty of fees for developers. The fee was based on the projected costs of capital facility, equipment and infrastructure improvements necessary to serve the new development within the city.	The City Council adopted new development impact fees at a lower rate for qualified Senior Housing.	Keep
5.1.3 Density Bonus Ordinance: Zoning Ordinance was amended to bring City's requirements into compliance with State law. Continue to monitor implementation to identify further changes that may be required.	The Zoning Ordinance was amended in 2014 to bring the City into compliance with State law. Further modifications were made in 2020 to update the ordinance to mirror the State ordinance.	Keep
5.1.4 Pre-Application Conferences : Continue preapplication conferences for applicants to assist developers in meeting City requirements and development expectations.	Preapplication conferences at no cost to the applicant continue to occur for all affordable and market rate housing projects.	Keep
5.1.5 Development Standards Handouts : Regularly update handouts on development standards.	Handouts on development standards were updated in 2019. Handouts are available online and at City offices.	Keep
5.1.6 Review and Revise Residential Parking Requirements: Continue to monitor the effects of the	The City has monitored the changes to the residential parking requirements and found that generally developers continue to meet the parking requirements without	Modify

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
recent amendments to the City's Zoning Ordinance that allow reduction of parking requirements that may constrain residential development. The amendments established procedures broadening the authority of the Zoning Administrator and the Planning Commission to allow reductions to a project's normally required number of parking spaces and modifications to development standards for parking areas. The amended provisions allow modification to parking requirements without requiring approval of a variance.	using the parking reduction code amendments. The City continues to monitor this item.	Have heard mixed things about parking in Antioch and will reframe this program to by about collection information on best practices
5.1.7 Review and Revise Use Permit Approval Processes and Criteria: Continue to monitor the effects of the recent amendments to the Zoning Ordinance on the use permit approval process. The Zoning Ordinance now allows up to 20 units/acre to be permitted by right in the new R-25 and R-35 districts, subject to compliance with all other applicable standards. Allowing multi-family uses to be permitted by right and introducing new development standards minimizes the subjective approval criteria as well as removing a layer of discretionary review, which may be viewed as constraints.	As part of the SB 2 grant for the City's Strategic Infill Housing Study in early 2021, the City and the City's consultants met with developers, property owners, and stakeholders to discuss residential development in the city. Use Permits were not listed as being a specific deterrent to building multifamily housing. The code amendments to be adopted as part of the project would allow certain commercial sites to develop residential uses through a streamlined, non-discretionary process.	Modify
5.1.8 Amend Residential Growth Management Program Ordinance: Municipal growth initiatives that limit the number of new units that may be constructed each year have been found in conflict with State law if they affect the jurisdiction's ability to meet its Regional Housing Needs Allocation (RHNA). If the City experiences a significant increase in its rate of development, and it appears that the trigger will be met, it will amend the Residential Growth Management Program Ordinance to exempt income-restricted housing needed to meet RHNA. If the Ordinance is amended, the City will consider and address any undue constraints on housing cost and supply and approval certainty and timing. However, at the current rate of development, the need for this revision appears unlikely.	On October 9, 2019, the City amended the Residential Growth Management program to exempt 100 percent low, very low, or senior designated affordable housing units are exempt from the unit count in order to accommodate new housing development while meeting the requirements of Measure U, which was adopted by the voters in 1998. Based on the current rate of development, further amendments in the near future appear unlikely.	Keep The City does not enforce growth management allocations, as discussed in the Governmental Constraints section. However, this policy implements a voter- approved measure that requires a vote to change and therefore remains in the General Plan.
5.1.9 Monitor Effects of Regional Fees: Like other jurisdictions in the county, Antioch is subject to regional transportation impact fees levied by Contra Costa County. The City shall monitor the effects of these fees	Participate in regional discussions and participate in Regional Transportation meetings and committees through CCTA.	Modify

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
on housing costs and production and continue to work with the County to ensure that the fees are equitable and appropriately applied and adjusted. The City shall also work with the County to pursue a fee reduction or exemption for high density housing near transit.		
5.1.10 Use Permit Process Monitoring: The City will evaluate the impacts and potential constraints to multifamily development in the R-25 and R-35 zones. The report will be referenced in the progress report required pursuant to Government Code Section 65400. The evaluation will consider approvals and denials, number of applications, length of approval process, types of conditions imposed including cost and any reductions in the initially proposed number of units. The City will solicit and consider input from developers including non-profit organizations as part of the evaluation process. If the City determines that the process does pose a constraint to the development of housing including housing affordable to lower-income households, the City will evaluate the necessary steps to remove or mitigate the constraint such as replacing the use permit process or other similar action. Goal 6: Provide equal housing opportunities for all existing the constraint in the constraint is action.	As part of the SB 2 grant for the City's Strategic Infill Housing Study in early 2021, the City and the City's consultants met with developers, property owners, and stakeholders to discuss residential development in the city. Use Permits were not listed as being a specific deterrent to building multifamily housing. The code amendments to be adopted as part of the project would allow certain commercial sites to develop residential uses through a streamlined, non-discretionary process.	Modify
	ws and regulations prohibiting discrimination in lending practices and in the sale or	
6.1.1 Cooperative Association: Continue to contract with Bay Area Legal Aid or other similar organizations to provide fair housing counseling and tenant/landlord counseling. Continue to refer cases and questions to the appropriate fair housing service provider for enforcement	The City coordinates with all CDBG jurisdictions to jointly offer Fair Housing and Tenant/Landlord Counseling program services, provided by Bay Area Legal Aid and Echo Housing, throughout Contra Costa. These contracts are funded by CDBG and operate on a fiscal year basis.	Keep
of prohibitions on discrimination in lending practices and in the sale or rental of housing. Additionally, the City will create written materials in English and Spanish, explaining how complaints can be filed. The materials will be available at City Hall in the Community Development Department, City Manager's office, the City's website and throughout the community in places such as bus stops, public libraries, community centers, local social centers, and other public locations.	For Fiscal years 2019-20 and 2020-21, Antioch funded Fair Housing at \$25k and Tenant/ Landlord services at \$15k for FY 2019-20 and \$30,000 for FY 20-21. Antioch funded Fair Housing at \$25k and Tenant/ Landlord services at \$15k for FY 2017-18, and similar levels for 2016-17. Because of the COVID-19 pandemic, the City received additional CDBG-CV funding. The City allocated \$205,000 to ECHO Housing for Eviction Prevention services, legal services, Foreclosure Prevention services, and doubled the Tenant/Landlord Counseling budget. which it used to provide legal services to help prevent evictions. It also allocated almost \$1mi for tenant rental assistance. Most services have been delivered by telephone or Zoom meetings with clients.	

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
	Fair Housing – The purpose of Fair Housing services is to end housing discrimination by providing discrimination investigations, counseling, mediation and advocacy, education and legal referrals, legal representation, and housing testing. Services included counseling on such issues as evictions, lockouts, mortgage foreclosure, repairs and habitability, security deposits, understanding lease terms, negotiating debt payment plans between landlords and tenants, and assisted tenants in public housing and those with Section 8 vouchers. In calendar year 2020, 72 Antioch residents were given Fair Housing services. In calendar year 2019, 23 Antioch residents were given Fair Housing services and testing of 15 rental apartments was undertaken by ECHO. We are happy to report that testing revealed no instances of discrimination. In calendar year 2017, 26 Antioch residents were given Fair Housing services.	
	Tenant/Landlord – The purpose of Tenant/Landlord housing service is to provide housing counseling and legal services to Antioch tenants and/or landlords to preserve their rights and responsibilities under federal, state, and local housing laws. In 2020, 120 Antioch residents received such services. In 2019, 189 Antioch residents received such services. In 2016, 168 Antioch residents received such services.	

APPENDIX E: PUBLIC ENGAGEMENT INPUT

INTRODUCTION

With the passage of Assembly Bill (AB) 686 in 2018, infusing racial and social equity into community engagement is now a legally mandated requirement for public agencies in California. Housing Element law requires "meaningful, frequent, and ongoing community participation, consultation, and coordination" during preparation and adoption of the Housing Element and a diligent effort to include all economic segments of the community. According to the California Department of Housing and Community Development (HCD)'s guidance on Affirmatively Furthering Fair Housing (AFFH)¹, jurisdictions should consider the following best practices, which the City followed:

- Consider geographic barriers to participation and include a variety of meeting types and locations, including transit-accessible locations, remote meeting options, and meetings outside of work hours
- Include ample time for the public to review the Draft Housing Element online and in person before submission to HCD
- Offer translation and interpretation services and ensure accessibility for persons with Limited English Proficiency (LEP)
- Avoid overly technical language to make information more accessible
- Identify and consult the following types of key stakeholders who can assist with engaging lowincome households and protected classes:
 - Community-based organizations (CBOs) that represent historically marginalized, underserved, and underfunded communities
 - Public housing authorities
 - Housing and community development providers
 - o Lower income community members and households that include persons in protected classes
 - Fair Housing agencies
 - Independent living centers
 - Regional centers
 - Homeless service agencies
 - Churches and community service organizations that serve marginalized communities, especially those with limited English proficiency
 - Integrate and align engagement for the Housing and EJ Elements

Appendix E: Public Engagement Input

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¹ California Department of Housing and Community Development, 2021. Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, April.

A dedicated website hosted by the City was used throughout the project's entirety, which was updated with summaries of outreach activity results on a rolling basis. The updates included information on the project schedule, upcoming outreach opportunities, and drafts of deliverables available for public review and comment. The website utilized the City's built-in translation tool to translate all web content, except the Housing Element guide, which was translated in Spanish.

The following goals and metrics were used throughout the community outreach process for the Housing Element update.

- 1. Community engagement activities reached and included the voices of those in protected classes and those who have been historically excluded, including:
 - People who have not previously participated in planning processes.
 - Low-income households and the unhoused.
 - Latino community.
 - Residents in low-income neighborhoods disproportionately impacted by environmental hazards.

<u>How to measure success</u>: demographic tracking to see who is participating compared to the population as a whole.

- 2. The City sees a greater level of engagement from the community that goes beyond the usual suspects and development/real estate professionals to include those who may not feel as connected to Antioch.
 - <u>How to measure success</u>: the number of participants we get at meetings and other events/activities compared to historic levels of participation.
- 3. The community sees their input in the final Housing, Safety, and EJ Elements.

 <u>How to measure success</u>: a summary of comments can identify that all comments were considered and the majority incorporated into deliverables.

The Housing Element and the update process was successful in meeting these goals, as evident in the following:

- City staff reported higher attendance at Housing Element meetings than previously reached in other planning efforts
- Spanish-language focus groups and a bilingual community meeting were successful in reaching over 29 residents, many of whom lived in neighborhoods with disproportionate impacts and earned below the median income
- Stories shared during community meetings and focus groups included a rich diversity of experiences, including homeowners who had lost their homes in the foreclosure crisis, renters who experienced threats from landlords, and residents at risk of displacement
- Tables throughout this appendix detail how feedback was incorporated for each engagement activity conducted.

STAKEHOLDER INTERVIEWS AND FOCUS GROUPS

Interviews or focus groups were conducted with 14 stakeholders, including Spanish-speaking residents from the environmental justice neighborhoods, to better understand constraints, housing needs, and fair housing opportunities.

The main constraints and opportunities identified during these interviews are listed below.

CONSTRAINTS

1. Site availability.

- Affordable housing opportunities should be distributed throughout the community, not segregated to particular neighborhoods or sections of the City.
- Contra Costa County does not have an adequate vehicle for a local match (affordable housing bond or other local resources that can provide a local match), leading affordable projects in the County less competitive for federal tax credits.
- Existing environmental constraints on a site may make it more difficult and costly to develop.

2. Barriers to rehabilitation funding.

- Homeowners that live in a flood zone are required to have flood insurance to access federal funding for repairs, which is cost prohibitive for many low-income homeowners.
- Owners of mobile homes cannot secure loans because they are not considered real property.
- Antioch's grant and loan program requires that a lien be placed on a home for two years for grants of \$15,000 or more, which turns homeowners off from the program due to fear of a lien, and the amount of time it takes to administer.
- 3. Market-related barriers, including **high construction costs** for both single-family and multi-family development.
 - o Primarily due to shortage of labor and materials.
 - Lengthy approval process adds to the cost of development.
- 4. Local **resistance to higher multi-family densities**. The community have historically preferred low-density housing.

SPECIAL HOUSING NEEDS

Regional groups in East Contra Costa County identified Antioch as one of the highest need areas in terms of housing disparities. Affordability and habitability/safety are consistently cited as the top concerns related to housing in Antioch, especially related to people with disabilities, low-income families with children, and Antioch's unhoused population. Widespread displacement from other Bay Area communities have led to rapid low-income population growth in Antioch, stretching the resources and supply of affordable units. Antioch residents with disabilities and seniors living on social security are on a fixed income and can't afford rent. Additionally, unhoused Antioch residents are in need of a living facility with wraparound services.

Specific to affordable housing and fair housing, the following barriers were cited.

- A lack of affordable housing with adequate amenities, including access to transit, safety features, case management for fair housing on-site, and childcare.
- A lack of housing that is affordable enough to avoid rent burden (households paying over 30 percent of their income on housing).
- A lack of landlord/tenant counseling, and discrimination and harassment protection (or lack of widespread awareness of these services). Also, a lack of rent control leading to households being priced out and lack of just cause eviction policies.
- A lack of effective outreach campaigns, especially for non-English speaking households and seniors.
- A lack of quality parks around

OPPORTUNITIES

- Collaboration efforts among community-based organizations (CBOs) and public resources to more effectively reach Antioch residents and ensure people know to call 211 or where to find resources online.
- The City of Antioch can lead the region to get more federal funds to help with homeownership.
- Public health programs run by the County, including interventions related to lead paint exposure
 and asthma, can be amplified by the City to better serve low-income households and households in
 areas with disproportionate environmental impacts.

INCORPORATION INTO HOUSING ELEMENT

Feedback from stakeholder interviews was used to inform the Constraints section of the Housing Element, and policies and programs are proposed to directly address the barriers that were identified, as summarized below.

What We Heard	Policy or Program
There is a lack of affordable housing with adequate amenities, including access to transit, safety features, on-site case management, and childcare.	Program 2.1.5 commits the City to track and pursue funding for affordable housing and Program 5.1.14 seeks to ensure affordable housing sites are located in areas with relatively higher access to opportunity.
There is a need for more tenant protections, including discrimination and harassment protection, just cause policies, and rent control.	Program 5.1.9 establishes tenant protections consistent with Assembly Bill 1482, including measures related to relocation, documentation, rent control, and just cause eviction.
There are barriers for low-income homeowners to access rehabilitation funding.	Program 4.1.12 removes the two-year lien requirement that was cited as a governmental constraint to accessing rehabilitation funding. Program 5.1.6 prioritizes home repair grants in the neighborhoods with the most need.
Contra Costa County does not have an adequate vehicle for a local match (affordable housing bond or other local resources that can provide a local match), leading affordable projects in the County less competitive for federal tax credits.	Through Program 5.1.13, the City would support County efforts to obtain an affordable housing bond issuance to finance affordable housing production and preservation activities.
Affordable housing opportunities should be distributed throughout the community, not segregated to particular neighborhoods or sections of the City.	The sites inventory and related programs (Programs 4.1.14 and 5.1.14) disperse affordable housing sites throughout the city and avoid concentrating units in northwestern Antioch where there are higher concentrations of poverty.
Persons with disabilities face disproportionate housing impacts	Programs 5.1.3 and 5.1.12 seek to incentivize greater numbers of

COMMUNITY MEETINGS

COMMUNITY MEETING #1

The first community meeting on February 17, 2022, utilized breakout rooms and a live poll to gather community feedback. To publicize the meeting, the following organizations and agencies were asked to send or pass out the flyer shown below: Antioch Unified School District, Opportunity Junction, BAART Programs, Brighter Beginnings, Antioch Rotary Club, East Bay Goodwill, AspiraNet, and CIWP. Physical flyers were also put up in several neighborhoods throughout the City. Physical flyers were also posted in the following locations throughout the City: City of Antioch City Hall on H Street, Antioch Food Center on E 18th Street, Rite Aid on E 18th Street, Cielo Supermarket on A Street, United States Postal Service on 4th Street, United States Postal Service on W Tregallas Road, Nu Delhi Bazaar on Lone Tree Way, Starbucks on Lone Tree Way, Starbucks on Somersville Road, Kaiser Permanente Delta Fair on Delta Fair Blvd, Antioch BART station, and Safeway on Deer Valley Road. The City also publicized the meeting on Next Door, the City's website, and via social media.



HELP SHAPE THE CITY'S HOUSING FUTURE!

The City of Antioch is updating its Housing Element for the years 2023 to 2031. This Housing Element update will create a plan for all the policies and programs related to housing.

Your input matters!

Join us remotely to learn about the update process and share your ideas on how the City's future housing opportunities can reflect the community's needs and values.

Thursday, February 17, 2022

7:00 TO 8:00 PM

Join online: Pre-register at bit.ly/AntiochHE*

Join by phone: +1 (669) 900-6833

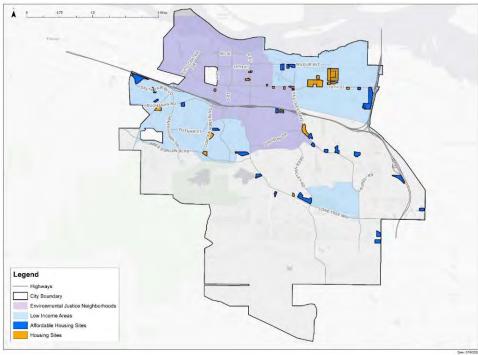
Meeting ID 858-1851-0143

*After registering, you will receive an email with your meeting link. Attendees will still be able to register and join the meeting after 7:00 pm on 2/17.



Breakout Out Rooms

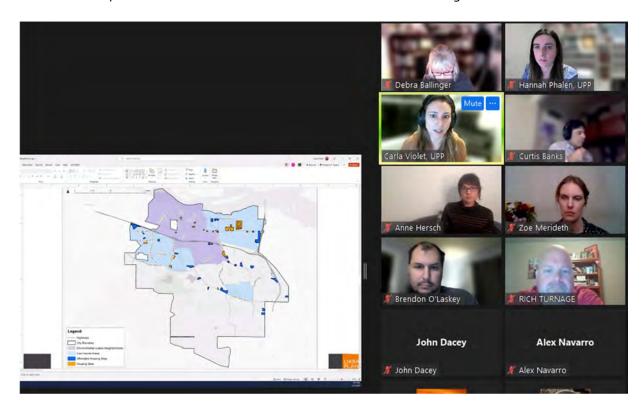




During breakout rooms discussions, participants were encouraged to give feedback on Antioch's key housing needs and challenges, potential housing sites, and the location of Environmental Justice (EJ) neighborhoods. Participants answered five questions after receiving a presentation about housing needs and EJ concerns in Antioch and seeing a draft of the housing sites inventory. The feedback received during these discussion groups is listed below.

- 1. What, if anything, stood out from what you just heard? Does it seem correct? Are we leaving any key issues out from our talk on housing?
 - It is important to look at the Affirmatively Furthering Fair Housing analysis during the site selection process. Community engagement there is very important as well.
 - Community members want to see how much of past RHNA goals Antioch has met.
 - Some attendees wondered whether the map is sufficient to provide up to3,000 homes but thinks it looks good overall.
 - Antioch is very car dependent, and for low-income areas it can be very isolating regarding services. They hope the City will think about this for future planning.

- Resident appreciates maps and opportunity areas, seeking an overlay of affordable housing with respect to opportunity zones and EJ areas—expressed concerns for seeing successful assessment of fair housing and affordable programs.
- Community members curious about what dictates "affordable housing."



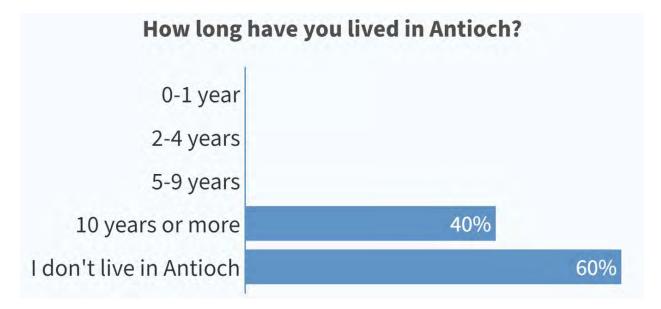
- 2. What are some of Antioch's key housing needs and challenges? What did you think about the neighborhoods identified as Environmental Justice neighborhoods? Did we miss any?
 - The car dependency.
 - Provide housing where it should go, but also discourage housing where it shouldn't go. Placing it
 next to transit reduces car dependency, and bike paths. There may be an opportunity through
 something like density transfer to shift units zoned for housing into infill sites closer to needed
 services so the City can 1) protect open space and green belt, 2) reduce GHG from cars, 3) amp up
 housing where it's needed and can be more affordable and be less damaging to the environment.
 - The amount of infrastructure needed to support more housing needs consideration. In particular, near 18th street there is a back access to BART, which could easily bring a 4-mile trip to a 1-mile trip.
 - Surprised the area near Buchanan Road isn't included as an EJ neighborhood due to environmental issues they've noticed there.
 - Anywhere near the freeway, there are a lot of trucks especially with the new Amazon facility in Oakley increasing truck emissions and frequency. Keeping housing away from freeway would be best.

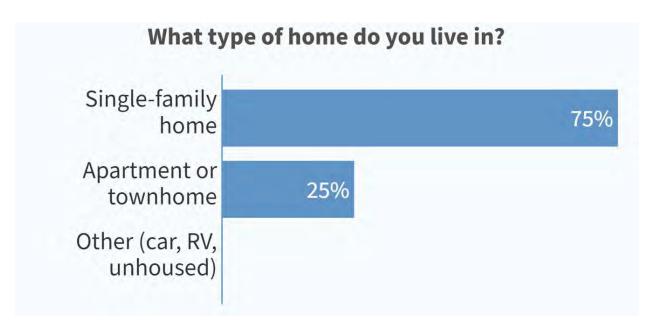
- Someone wished there was more flexibility in identifying which neighborhoods are considered EJ neighborhoods beyond the quantitative metrics.
- 3. How do you feel about the identified housing sites? Do you think the sites have been spread throughout the city well?
 - There was agreement that keeping new housing away from the freeway is best.
 - There was concern about a lack of a feeling of community when all the affordable housing is spread throughout the city and scattered.
 - Community members noticed a generally lack of new development capacity in the southern part of the City.
 - More concern for proximity to transit than actual location of sites.
 - One member says the sites look spread out, surprised that the sites visible meets the standards.
 - One member wanted to know if EJ properties near the harbor are included in updates for sea level rise.
 - One member of the public supported more multifamily and affordable housing opportunities in the southern boundary area market-rate housing community to better integrate and provide more business opportunities.
- 4. What words describe housing in your community ideally in the future?
 - Affordable
 - All-electric
 - Safe
 - Walkable
 - Recycled materials
 - Duplexes, townhomes, not just big McMansions. Different types
 - Infill, keep open areas open and fill in where it's already developed
 - Equity and Opportunity
 - Healthy
 - Equitable
 - Affordable
 - Accessible
 - Sustainable
 - Opportunity for work and careers
- 5. Are there any other topics we didn't address that you'd like to discuss right now?
 - Many renters are extremely housing burdened, we should make sure the affordable housing that is built is actually affordable enough for the people who live here.
 - There seems to be a lack of tenant protections in Antioch.

- Hopes the City will encourage alternative energy sources not just solar but single house windmills and using smaller local grids.
- There are cost barriers that are difficult to build affordable housing and do the right thing for people with property they want to build affordable homes on. Connectivity fees, such as to Contra Costa Water, are too high just for the right to do business with them. The City needs more flexibility and some way to work through this would go a long way to ensure we can provide these price points that we all want.

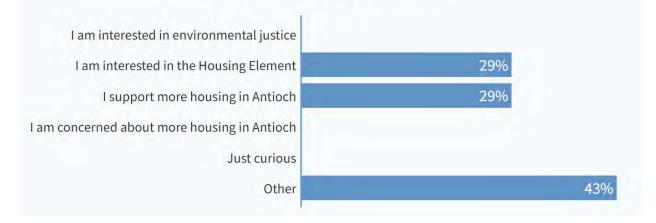
Live Poll

In addition to the breakout rooms, a live poll was used to collect data. The results are shown below.





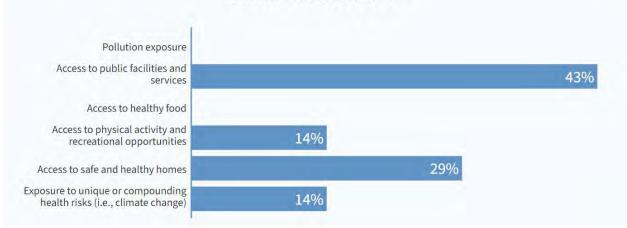




In one word, describe housing in Antioch

inequitable unaffordable cheaper so-called-affordable sprawl overpriced

Based on the EJ topics presented, what is the most critical issue in Antioch?

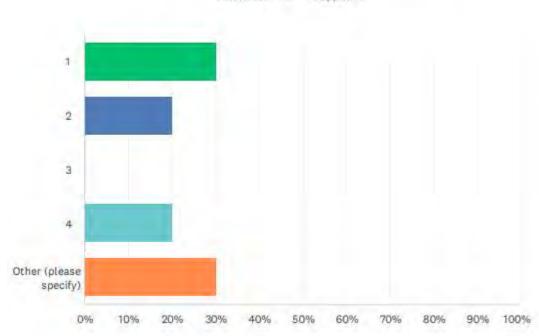


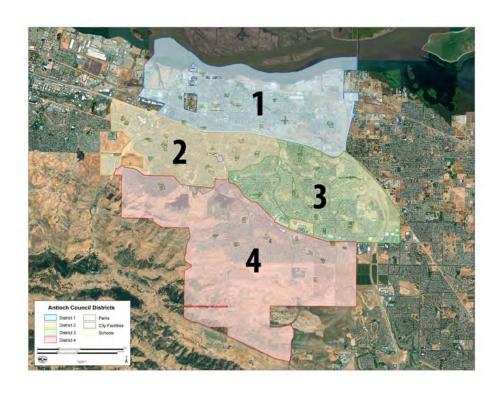
Exit Poll Surveys

Online exit poll surveys were open following the first community meeting to assess the demographics of those who attended and compare to city demographics. The results and comparisons are described below.

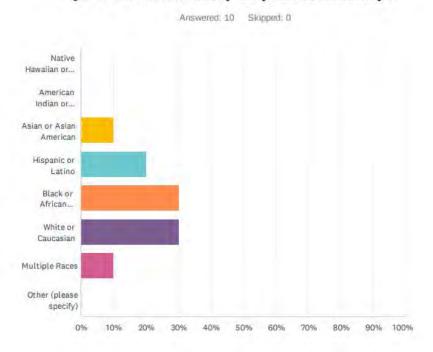
Q5 What area do you live in?



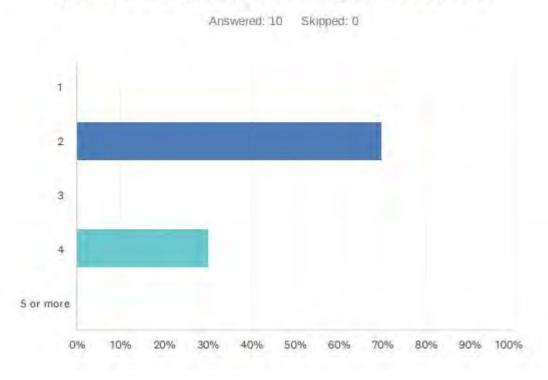




Q6 What race/ethnicity do you most identify?

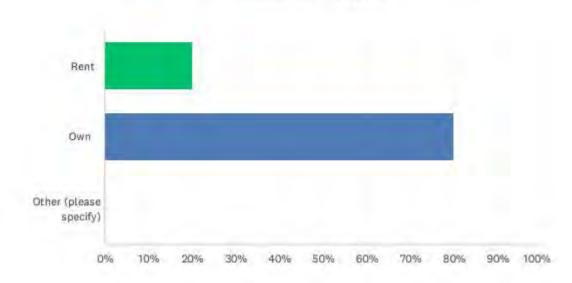


Q7 How many people are in your household?



Q8 Do you rent or own your residence?

Answered: 10 Skipped: 0



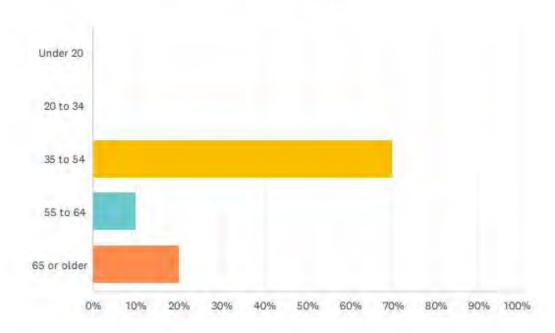
Q9 Primary Language spoken at home

Answered, 10 Skipped, 0

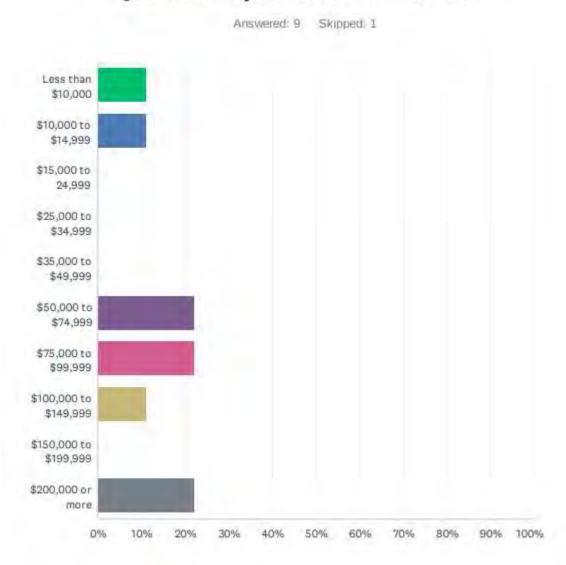
#	RESPONSES	DATE
1	English	3/2/2022 5:34 PM
2	Englush	2/22/2022 2:08 PM
3	English	2/17/2022 8:11 PM
4	English	2/17/2022 8:09 PM
5	English	2/17/2022 8:09 PM
6	English	2/17/2022 8:07 PM
7	English	2/17/2022 8:07 PM
8	English	2/17/2022 8:07 PM
9	English	2/17/2022 8:06 PM
10	English	2/17/2022 8:05 PM

Q10 What is your age?

Answered: 10 Skipped: 0



Q11 What is your household income?



Hispanic or Latinx residents make up 33% of Antioch's population, but only 20% of the community meeting participants. White or Caucasian residents (28% of Antioch's population) and Black or African American were slightly over-represented at 30% of participants, while Black or African American residents (21% of Antioch's population) also represented 30% of the community meeting participants. Asian or Asian Americans make up 12% of Antioch's population and 10% of the community meeting participants.

No one under 35 years old completed the first exit survey, nor anyone who did not speak English as a first language. Homeowners in Antioch make up 60% of the population, but were over-represented in the community meeting which was 80% homeowners.

To address the need for greater participation from renters, young adults, households with larger families, and Spanish speakers, the following practices were implemented for future outreach:

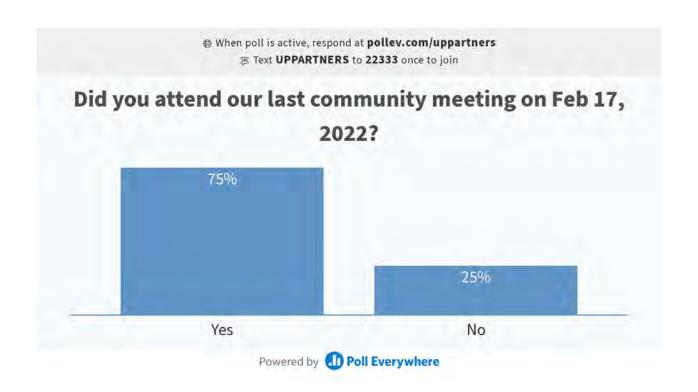
- A Spanish-language focus group and bilingual community meeting were implemented to better reach the Latinx community
- Publicity for the second community meeting was targeted at apartments, including Casa Blanca Apartments, Cypress Meadows Apartments, Delta Pines Apartments, and Delta View Apartments
- A partnership with First Five was established to reach their members who are primarily Spanish speakers and advocates for families

COMMUNITY MEETING #2

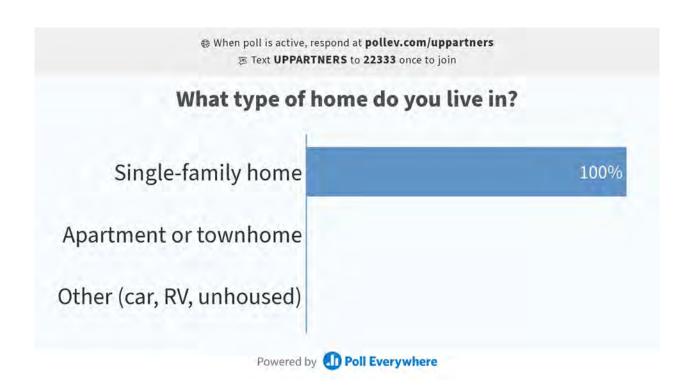
The second community meeting on April 13, 2022, utilized group discussion and live polls to gather community feedback. To publicize the meeting, the following organizations and agencies were asked to share the flyer shown below: Antioch Unified School District, Opportunity Junction, BAART Programs, Brighter Beginnings, Antioch Rotary Club, East Bay Goodwill, AspiraNet, CIWP, Contra Costa Health Services, Independent Living Resources, Alpha Home Care for Seniors, First 5, ECHO, Shelter Inc, CC Senior Legal Services, Bay Area Legal Aid, Habitat for Humanity, San Vincent de Paul, and Cypress Meadows Apartment.

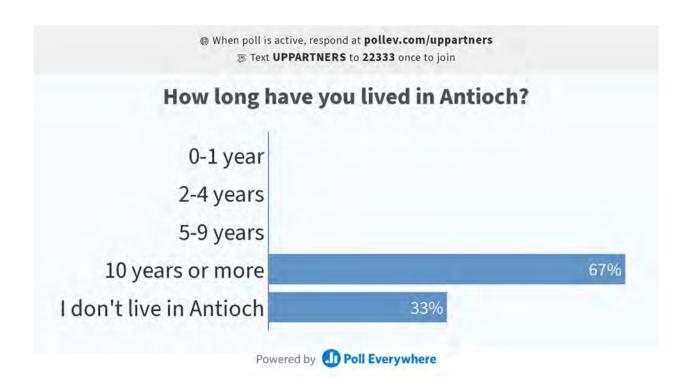
Physical flyers were also put up in several neighborhoods throughout the City. Physical flyers were also posted in the following locations throughout the City: Antioch Food Center on E 18th Street, Rite Aid on E 18th Street, Cielo Supermarket on A Street, United States Postal Service on 4th Street, United States Postal Service on W Tregallas Road, Nu Delhi Bazaar on Lone Tree Way, Starbucks on Lone Tree Way, Starbucks on Somersville Road, Antioch BART station, Safeway on Deer Valley Road, Antioch Contra Costa Library on 18th Street, Bridgemont on J Street, Casa Blanca Apartments on Claudia Court, Tom's Wash and Fold on Delta Fair Blvd, Laundry Room on Delta Fair Blvd, Launderland on A Street, and Antioch Senior Center on 2nd Street. The City also publicized the meeting on Next Door, the City's website, and via social media.

The first part of the meeting was a 25min-30min presentation about the housing element, goals and policies of the housing element, and environmental justice. During the presentation, live polls were used to gather participant feedback. The results are described below.











This was followed by a 40-45min discussion with the participants. The discussion about was about the housing element goals and their relationship to housing needs in Antioch.

Key points from the discussion, organized according to each housing element goal, are listed below.

Goal 1: Housing Conservation and Improvement

Community land trusts as an option to preserve housing

Goal 2: Housing Production

- Ensuring there are various types of housing available in the city, such as townhomes, single family, apartments, etc.
- Locating apartments near services is important.
- Programs to assist residents with down payments would be helpful.

Goal 3: Special Needs Housing

• The conditional use permit currently required to build in the transitional housing overlay may serve as a hinderance to getting housing built.

Goal 4: Elimination of Government Constraints

 Most people in the east bay require a car to get to their job. It is important to consider parking when considering housing.

Goal 5: Fair Housing

It is important to have tenant protections as rents continue to rise.

Education for tenants and landlords about their rights would be useful.

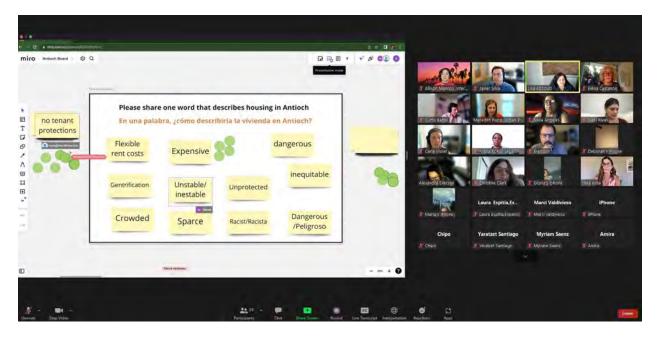
After the discussion, participants were informed about next steps for the housing element and provided relevant contact information if they had any comments or concerns.

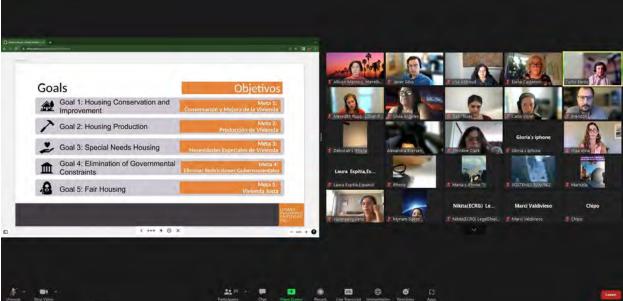
BILINGUAL COMMUNITY MEETING #3

The third community meeting on May 4 was co-hosted by First Five, an organization dedicated to ensuring children grow up healthy, ready for school, and supported in safe and nurturing families and communities. First Five is active in housing issues in Antioch and is currently completing a housing needs assessment. They are also a trusted organization among Antioch's Latinx community. The meeting content and format was formed in partnership with First Five to ensure ample time for community discussion. The meeting was conducted in English and Spanish on Zoom, with a Spanish-language interpretation channel available during the presentation and discussion naturally flowing between Spanish and English with back interpretation as needed. The meeting was attended by 21 community members.

Participants were asked to describe housing in Antioch and common themes included inadequate housing conditions, fair housing concerns, and housing cost. The words or phrases participants gave included:

- Inseguro/unsafe
- Lack of flexible rent cost
- Gentrification
- Crowded
- Sparse
- Racist/Racista
- Unprotected
- Unstable/inestable
- Expensive/costoso
- No tenant protections
- inequitable
- Dangerous/Peligroso





After a brief presentation on the Housing Element goals and EJ analysis, discussion was opened to discuss the housing element goals and their relationship to housing needs in Antioch.

Key points from the discussion, organized as constraints and opportunities, are listed below.

Housing Needs and Constraints

Tenants have felt intimidated or threatened by landlords to request repairs needed for their homes
to be safe and healthy. Some residents reported experiencing potentially retaliatory behavior for
actions they have taken (e.g., rent increases after participating in protests).

- The housing stock is unsafe for kids with houses in the The rent increases allowed even with State tenant protections provided by AB 1482 are too high (10% increase over one year) for many Antioch families.
- The units and circumstances protected from just cause eviction under State law exempt many units in Antioch, including units constructed in the last 15 years and tenants that have not been living in the same place for one year.
- Sycamore neighborhood strewn with garbage, abandoned vehicles, and other hazards.
- Rental housing is important for some segments of the community but the current regulations mean it is unstable. Homeownership opportunities would allow people to feel safe in their homes and is important for creating generational wealth, especially for groups that have historically been blocked from homeownership opportunities.
- There is a need for more legal services and to remove the paperwork and requirements needed to
 access these services. Residents reported that they end up abandoning efforts to obtain legal
 services given the time it takes to navigate systems.
- Homelessness is prevalent in Antioch and rents are too high.
- Antioch residents are unable to compete for homes with investors who offer cash and use houses
 just to make money.
- Black and Latinx residents are experiencing housing discrimination.
- Parks need improvements, including lighting and accessibility improvements and restrooms and/or water fountains. Parks are not walking distance from residents in northern Antioch.
- Clean air and improved schools are other priorities that affect residents' access to opportunities.
 There is concern about placing housing near Highway 4 due to air quality concerns from vehicle emissions.

Potential Solutions and Opportunities

- Community land trusts, community benefits districts, and tenant opportunity to purchase and/or community opportunity to purchase acts can be established to prevent displacement and protect tenants.
- Tenant protections such as an anti-harassment ordinance, just cause eviction protections, and/or rent control can correct perceived power imbalances between tenants and landlords and empower tenants to take action against unsafe or inadequate housing conditions without fear of retaliation.
- A local just cause ordinance could remove loopholes in State law and decrease the causes considered permissible for eviction.
- Public, City-owned land could be used for affordable housing.
- Owner-occupancy requirements for certain housing typologies could create more stable neighborhoods and ensure residents are part of the Antioch community and not extracting investments out of housing.
- Models were landlords and property owners pay extra taxes or fees could create financial resources to fund a rend board. The City of Richmond was cited as a model where landlords pay for the costs to administer a rent control program.

- Homelessness interventions should address the root causes of homelessness.
- Educate renters on what their rights are as renters in Antioch.
- Education around homeownership and giving youth a roadmap to achieve homeownership can help build generational wealth and create more stable neighborhoods.
- A needs assessment on parks provides information on the quality of each of Antioch's parks and can be used to inform EJ policies.
- Inclusionary zoning could increase the stock of affordable housing in Antioch.

INCORPORATION INTO HOUSING ELEMENT

Feedback from the community meetings was used to inform the Constraints, Housing Needs, and AFFH sections of the Housing Element, and policies and programs are proposed to directly address the barriers that were identified, as summarized below.

What We Heard	Policy or Program
There is a need for more affordable housing near transit and jobs and better infrastructure in underserved neighborhoods. Place housing near transit and bike paths.	In accordance with Program 3.1.2, the City will seek opportunities to develop affordable senior housing when collaborating with affordable housing developers in proximity to, and accessible to, commercial and civic services and public transit. The City will also work with the County to pursue a fee reduction or exemption for high-density housing near transit through Program 4.1.8.
It is important to look at the Affirmatively Furthering Fair Housing analysis during the site selection process. Community engagement there is very important as well.	The sites inventory and related programs (Programs 4.1.14 and 5.1.14) disperse affordable housing sites throughout the city and avoid concentrating units in northwestern Antioch where there are higher concentrations of poverty.
Sites for affordable housing should be selected based on proximity to services and transit. Housing should not be placed directly adjacent to highways given concerns for air quality and other environmental justice issues.	The sites inventory and related programs (Programs 4.1.14 and 5.1.14) disperse affordable housing sites throughout the city and proximity to services and transit were considering during the site selection process. The EJ neighborhoods with the greatest environmental hazards were avoided when considering the placement of affordable housing sites.
There is a need for more tenant protections, including discrimination and harassment protection, just cause policies, and rent control.	Program 5.1.9 establishes tenant protections consistent with Assembly Bill 1482, including measures related to relocation, documentation, rent control, and just cause eviction.
Tenants are not aware of their rights and landlords are not kept accountable for provided safe and healthy housing. Many housing situations are currently unsafe and inadequate.	Program 5.1.10 requires landlords to participate in fair housing training as a condition of their business license approval and Program 5.1.11 would ensure continued publication of resources and services available to tenants. Program 5.1.1 calls for continued collaboration with legal providers and fair housing services to provide educational services, including know your rights trainings.
Utilize regulatory and financial tools like by-right, and COPA/TOPA, community land trusts, and inclusionary.	Through Program 5.1.13, the City will support Contra Costa County's exploration of a countywide affordable housing bond issuance that would support efforts to develop permanent supportive housing, to build affordable housing for families, and to preserve affordable housing in areas undergoing gentrification and displacement.
Residents have a desire for more homeownership opportunities.	Program 2.1.2 the City will support construction of new housing for homeownership and rental units on vacant and non-vacant sites identified in the sites inventory.
People are concerned with homelessness and housing for persons with disabilities.	Programs 5.1.3 and 5.1.12 seek to incentivize greater numbers of accessible units in affordable housing projects and to increase awareness around reasonable accommodation.

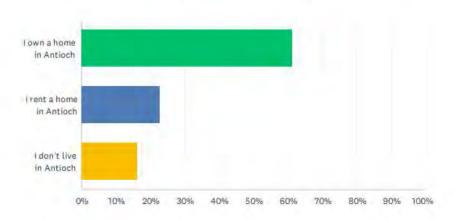
The City should partner with fair housing organizations and other community based organizations to reach more residents.	Program 1.1.7 expands partnerships between various governmental, public service, and private agencies and advocacy organizations to provide ongoing workshops and written materials to aid in the prevention of foreclosures. Program 5.1.10 continues partnerships ECHO Housing and/or Bay Area Legal Aid to perform fair housing training for landlords and tenants. Program 5.1.11 continue maintenance of a webpage specific to fair housing including resources for residents who feel they have experienced discrimination, information about filing fair housing complaints with HCD or HUD, and information about protected classes under the Fair Housing Act. 5.1.16 complements implementation Program 2.1.8, in which the City partners with Habitat for Humanity to create an ADU/JADU loan product and requires loan recipients to affirmatively market their ADU to populations with disproportionate housing needs.
Connectivity fees, such as to Contra Costa Water, are too high just for the right to do business with them. The City needs more flexibility and some way to work through this would go a long way to ensure we can provide these price points that we all want.	The City is working to reduce fees generally. Program 4.1.2 ensures that new residential development is adequately served by public facilities and services by continuing to implement the Development Impact Fee Program. Program 4.1.8 monitors the effects of regional fees levied by the County.
The City should encourage alternative energy sources – not just solar but single house windmills and using smaller local grids.	Program 1.3.2 encourages energy conservation through pursuing funding sources and program partnerships for energy saving and conservation. Program 1.1.10 encourages "green building" practices in new and existing housing development and neighborhoods.
There is a need for more tenant protections, including discrimination and harassment protection.	Program 5.1.9 establishes tenant protections consistent with Assembly Bill 1482, including measures related to relocation, documentation, rent control, and just cause eviction.
Community members noticed a generally lack of new development capacity in the southern part of the City.	The sites inventory and related programs (Programs 4.1.14 and 5.1.14) disperse affordable housing sites throughout the city and avoid concentrating units in northwestern Antioch where there are higher concentrations of poverty.

COMMUNITY-WIDE SURVEY

The City also prepared an online survey to help design housing strategies that reflect local priorities, while still meeting State requirements. Two versions of the survey, one in English and one in Spanish, were posted online from April 1, 2022, to April 15, 2022, then again between April 20 and April 22. The survey was shared with participants signed up for housing element updates via the city website. Additionally, the survey was shared with Antioch CIWP, Aspiranet, East Bay Goodwill, Antioch Rotary Club, Brighter Beginnings, BAART Programs, Opportunity Junction, Antioch Unified School District, Contra Costa Health Services, Independent Living Resources, Alpha Home Care for Seniors, First 5, ECHO, Shelter Inc, CC Senior Legal Services, Bay Area Legal Aid, Habitat for Humanity, San Vincent de Paul, and Cypress Meadows Apartments. A total of 31 people, 26 of which live in the City of Antioch, completed the survey in English. A total of 4 people completed the survey in Spanish. The results of the survey are shown below.

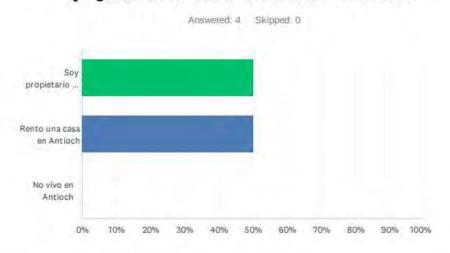
Q1 What is your current housing situation?





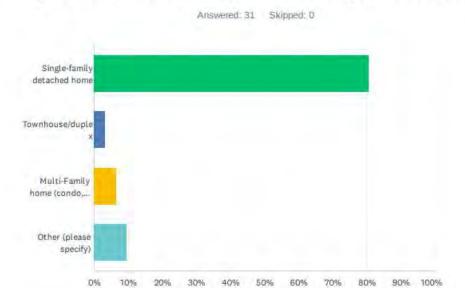
ANSWER CHOICES	RESPONSES	
I own a home in Antioch	61.29%	19
I rent a home in Antioch	22.58%	7
I don't live in Antioch	16.13%	5
TOTAL		31

Q1 ¿Cuál es su situación de vivienda actual?



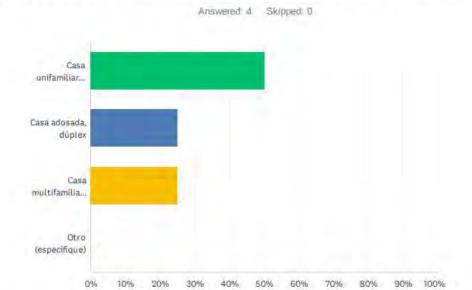
RESPONSES	
50.00%	2
50,00%	2
0.00%	0
	4
	50.00%

Q2 Which of the following best describes your residence?



ANSWER CHOICES	RESPONSES	
Single-family detached home	80.65%	25
Townhouse/duplex	3.23%	1
Multi-Family home (condo, apartment, accessory dwelling unit)	6.45%	2
Other (please specify)	9.68%	3
TOTAL		31

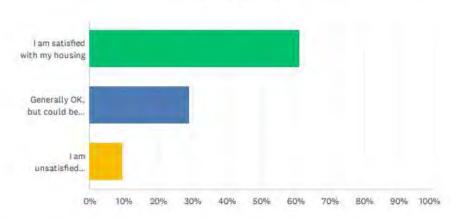
Q2 ¿Cuál de las siguientes opciones describe mejor su residencia?



ANSWER CHOICES	RESPONSES	
Casa unifamiliar independiente	50.00%	2
Casa adosada, dúplex	25.00%	1
Casa multifamiliar (condominio, apartamento, unidad de vivienda anexa)	25.00%	1
Otro (especifique)	0.00%	0
TOTAL		4

Q3 How well does your current housing meet your needs?

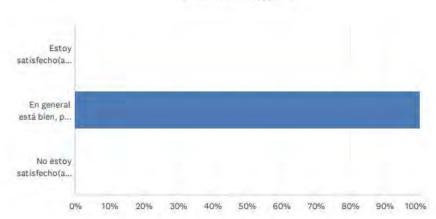




ANSWER CHOICES	RESPONSES	
I am satisfied with my housing	61.29%	19
Generally OK, but could be better	29.03%	9
am unsatisfied with my housing (please explain)	9.68%	3
TOTAL		31

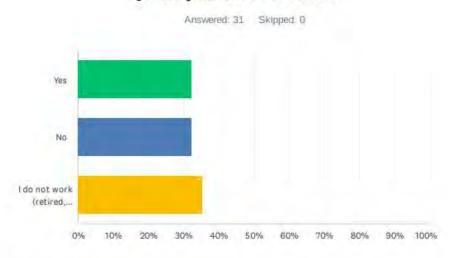
Q3 Evalúe la forma en que su vivienda actual satisface sus necesidades

Answered 4 Skipped: 0



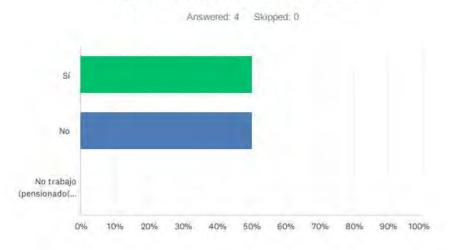
ANSWER CHOICES	RESPONSES	
Estoy satisfecho(a) con mi vivienda	0.00%	0
En general está bien, pero podría ser mejor	100.00%	4
No estoy satisfecho(a) con mi vivienda (explique)	0.00%	0
TOTAL		4

Q4 Do you work in Antioch?



ANSWER CHOICES	RESPONSES	
Yes	32.26%	10
No	32.26%	10
I do not work (retired, student, unable to work)	35.48%	11
TOTAL		31

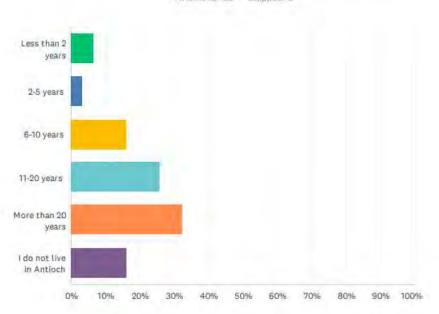
Q4 ¿Trabaja usted en Antioch?



ANSWER CHOICES	RESPONSES	
Sí	50,00%	2
No	50.00%	2
Nó trabajo (pensionado(a), estudiante, no puedo trabajar)	0.00%	0.
TOTAL		4

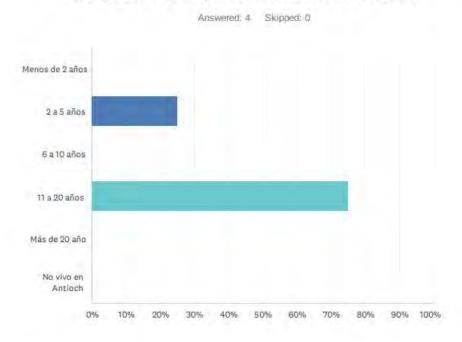
Q5 How long have you lived in Antioch?





ANSWER CHOICES	RESPONSES	
Less than 2 years	6.45%	2
2-5 years	3.23%	1
6-10 years	16.13%	5
11-20 years	25.81%	8
More than 20 years	32.26%	10
I do not live in Antioch	16.13%	5
TOTAL		31

Q5 ¿Cuánto tiempo lleva viviendo en Antioch?



ANSWER CHOICES	RESPONSES	
Menos de 2 años	0.00%	0
2 a 5 años	25.00%	1
6 a 10 años	0.00%	0
11 a 20 años	75.00%	3
Más de 20 año	0.00%	0
No vivo en Antioch	0.00%	0
TOTAL		4

Q6 The City must plan for 3,016 new housing units in the next eight years to meet its housing goals and comply with State law. What housing types do you think the City should support to meet its housing needs? Select all that apply.

Answered: 31 Skipped: 0

ANSWER CHOICES	RESPONSES	
Accessory Dwelling Units on single-family lots	51.61%	16
Townhomes	48.39%	15
Duplexes, triplexes, and fourplexes	45,16%	14
Larger units for families with children and/or multiple generations	58.06%	18
Housing for seniors	74.19%	23
Housing for farmworkers	25.81%	8
Housing for people with disabilities	61.29%	19
Interim/transitional housing for people looking to transition from homelessness	74.19%	23
Other (please specify)	19.35%	6
Total Respondents: 31		

Q6 La Ciudad debe planificar 3,016 nuevas unidades de vivienda en los próximos ocho años para cumplir con sus metas de vivienda y cumplir con la ley del Estado.¿Qué tipos de vivienda cree usted que la Ciudad debe apoyar para satisfacer las necesidades de vivienda? Seleccione todos los que apliquen.

Answered: 4 Skipped: 0

ANSWER CHOICES	RESPONSES	
Unidades de vivienda anexas en lotes unifamiliares	50.00%	2
Casas adosadas	50.00%	2
Complejos de 2, 3 o 4 unidades	25.00%	1
Unidades más grandes para familias con niños y/o varias generaciones	100.00%	4
Viviendas para personas mayores	50.00%	2
Viviendas para trabajadores agricolas	0.00%	0
Viviendas para personas con incapacidades	25.00%	1
Viviendas provisionales/de transición para personas que sin hogar	25.00%	1
Otro (especifique)	0.00%	0
Total Respondents: 4		

Q7 How do you feel about the following strategies to promote new housing development?

Answered: 31 Skipped: 0

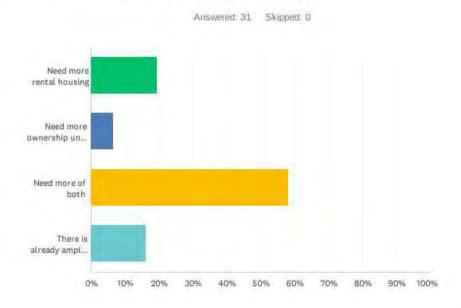
	STRONGLY OPPOSE	MODERATELY OPPOSE	NEUTRAL / NO OPINION	MODERATELY SUPPORT	STRONGLY SUPPORT	TOTAL
Redevelop lots with existing buildings that have the potential for more housing units	9.68% 3	3.23%	6.45% 2	29.03% 9	51.61% 16	31
Incentivize accessory dwelling units (ADUs, also known as second units or granny flats) on existing single-family properties	3.23%	6.45% 2	22.58% 7	22.58% 7	45.16% 14	31
Modify zoning to allow residential development on vacant lots intended for commercial uses (e.g., offices)	3.23%	0.00%	12.90% 4	22,58% 7	61.29% 19	31
Increase residential densities to allow more housing units in areas near transit and services	6.45% 2	12.90% 4	6.45% 2	19.35% 6	54.84% 17	31
Streamline the housing approval process, reducing the time required for project approval	0.00%	9.68%	16.13% 5	19.35% 6	54.84% 17	31
Make it easy for religious institutions to add housing to their properties if they choose to	3.23%	9.68%	22.58% 7	19.35% 6	45.16% 14	31
Require new multi-family housing projects (e.g., apartments) to reserve a portion of their units as affordable housing for low- income residents	0.00%	0.00%	6.45% 2	29.03% 9	64.52% 20	31
incentivize the development of small- scale multi-family buildings like duplexes and small apartment buildings, sometimes referred to as missing middle housing	3.23%	3.23%	12.90% 4	25.81% B	54.84% 17	31

Q7 ¿Qué opina de las siguientes estrategias para promover el desarrollo de nuevas viviendas?

Answered: 4 Skipped: 0

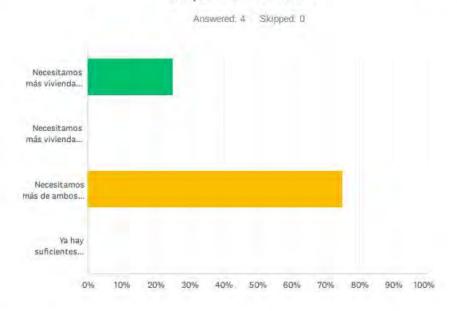
	ME OPONGO TOTALMENTE	ME OPONGO MODERADAMENTE	NEUTRO / SIN OPINIÓN	APOYO MODERADAMENTE	APOYO TOTALMENTE	TOTAL
Reurbanizar lotes con edificios existentes que tienen la posibilidad de contener más unidades de vivienda	25.00% 1	0.00% 0	0.00%	0.00% 0	75.00% 3	4
Incentivar las unidades de vivienda anexas (ADUs, también conocidas como segundas unidades o mini apartamentos) en propiedades unifamiliares existentes	25.00% 1	0.00%	0.00%	50.00% 2	25.00% 1	4
Modificar la zonificación para permitir el desarrollo residencial en lotes vacíos destinados a usos comerciales (por ejemplo, oficinas)	0.00%	0.00%	25.00% 1	25.00%	50.00%	4
Aumentar la densidad residencial para permitir un mayor número de viviendas en zonas cercanas a servicios y al transporte público	0.00%	0.00% 0	0.00%	25.00% 1	75.00% 3	4
Agilizar el proceso de aprobación de la vivienda, reduciendo el tiempo necesario para la autorización de proyectos	0.00%	0.00% D	25.00% 1	25.00% 1	50.00%	4
Facilitar que las instituciones religiosas añadan viviendas a sus propiedades si así lo deciden.	0.00%	0.00%	0.00% 0	50.00% 2	50.00%	4
Exigir que los nuevos proyectos de viviendas multifamiliares (por ejemplo, apartamentos) reserven una parte de sus unidades como viviendas de precio accesible para residentes con bajos ingresos	0.00%	0.00%	0.00%	25.00%	75.00% 3	4
Incentivar el desarrollo de edificios multifamiliares a pequeña escala, como dúplex y pequeños edificios de apartamentos, a veces denominados vivienda tipo media "Missing Middle"	0.00%	0.00% D	0.00%	50.00%	50.00%	4

Q8 Do you think there are adequate housing options for rental and ownership in Antioch?



ANSWER CHOICES	RESPONSES	
Need more rental housing	19.35%	6
Need more ownership units (i.e., single-family homes, condos)	6.45%	2
Need more of both	58.06%	18
There is already ample housing	16.13%	5
TOTAL		31

Q8 ¿Cree usted que hay suficientes opciones de vivienda para rentar y adquirir en Antioch?



ANSWER CHOICES	RESPONSE	S
Necesitamos más viviendas de renta	25.00%	1
Necesitamos más viviendas para adquirir (es decir, casas unifamiliares, condominios)	0.00%	0
Necesitamos más de ambos tipos	75.00%	3
Ya hay suficientes viviendas	0.00%	0
TOTAL		4

Q9 How do you feel about the following strategies to address housing affordability?

Answered: 31 Skipped: 0

	STRONGLY OPPOSE	MODERATELY OPPOSE	NEUTRAL / NO OPINION	MODERATELY SUPPORT	STRONGLY	TOTAL
Financial assistance programs for people	6.45%	3.23%	3.23%	25.81%	61.29%	
who cannot afford housing, such as subsidized rent and down payment loans	2	1	1	8	19	31
Public funding for to construct new	10.00%	6.67%	13.33%	13.33%	56.67%	
affordable housing	3	2	4	4	17	30
Incentives for private developers to build	9.68%	3.23%	3.23%	25.81%	58:06%	
more affordable housing in mixed-income projects	3	1	1	В	18	31
Conversion of single-family units to	12.90%	9.68%	22.58%	29.03%	25.81%	
duplexes in single-family neighborhoods	4	3	7	9	8	31
Financial assistance to homeowners to	6.45%	0.00%	16.13%	38.71%	38.71%	
add accessory dwelling units (ADUs)	2	0	.5	12	12	31
Streamlined housing approval process that	3.23%	12.90%	12.90%	19.35%	51.61%	
can make it less expensive to build residential buildings by reducing the time required for project approval	1	4	.4	6	16	31
Affordable housing near transit and jobs	3.23%	3.23%	6.45%	19.35%	67.74%	
2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -	1	1	2	6	21	31
Programs that help people experiencing	3.23%	3.23%	3.23%	16.13%	74.19%	
homelessness find permanent housing	1	1	1	5	23	31
Fees for new residential developments	12.90%	6.45%	19.35%	19.35%	41.94%	
that would be used to fund the development of affordable housing	4	2	6	6	13	31

Q9 ¿Qué opina de las siguientes estrategias para crear más viviendas de precio accesible?

Answered: 4 Skipped: 0

	ME OPONGO TOTALMENTE	ME OPONGO MODERADAMENTE	NEUTRO / SIN OPINIÓN	APOYO MODERADAMENTE	APOYO TOTALMENTE	TOTAL
Programas de ayuda financiera para personas que no pueden pagar una vivienda, como rentas subvencionadas y préstamos para el pago inicial	0.00%	0.00% 0	0.00%	50,00%	50,00%	4
Financiación pública para construir nuevas viviendas de precio accesible	0.00%	0.00%	0.00%	0.00% 0	100,00% 4	4
Incentivos para que los promotores privados construyan más viviendas de precio accesible en proyectos de ingresos mixtos	0.00%	D.00% 0	0.00%	25.00% 1	75.00% 3	4
Conversión de unidades unitamiliares en dúplex en vecindarios unifamiliares	0.00% 0	0.00%	25.00% 1	0.00%	75.00% 3	4
Ayuda financiera a los propietarios de viviendas para agregar unidades de vivienda anexas (ADUs)	0.00%	0.00%	D.00% 0	25.00% 1	75.00% 3	4
Agilización del proceso de aprobación de la vivienda para hacer menos costosa la construcción de edificios residenciales al reducir el tiempo necesario para la autorización de proyectos	0.00% 0	0.00%	0.00%	0.00% 0	100.00%	-4
Viviendas de precio accesible cerca del transporte público y de los puestos de trabajo	0.00%	0.00%	0.00%	25.00% 1	75,00% 3	4
Programas que ayuden a las personas sin hogar a encontrar una vivienda permanente	0.00%	0.00%	25.00% 1	0.00% 0	75.00% 3	4
Cuotas para nuevos desarrollos residenciales que se utilizarían para financiar el desarrollo de viviendas de precio accesible	0.00%	0.00%	25,00% 1	25.00% 1	50.00%	4

Q10 What do you think are the best ways to ensure housing opportunities are available to all members of Antioch, especially those who have not had fair access to housing in the past? Please indicate your position for each option.

Answered: 30 Skipped: 1

	STRONGLY OPPOSE	MODERATELY OPPOSE	NEUTRAL / NO OPINION	MODERATELY	STRONGLY	TOTAL
Landlord and tenant counseling services	3.33%	0.00%	16.67%	23.33%	56.67% 17	30
	1	U	5	/	11	-30
Foreclosure prevention services	3.33%	6.67%	16.67%	16.67%	56.67%	
	1	2	5	5	17	30
Emergency rental assistance programs	3.33%	3.33%	6.67%	20.00%	66.67%	
	1	1	2	6	20	30
Education and counseling on fair housing	3.33%	0.00%	6.67%	16.67%	73.33%	
laws	1	0	2	5	22	30
Relocation assistance for displaced	6.67%	3.33%	6.67%	16.67%	66.67%	
tenants	2	1	2	5	20	30
Ensure affordable housing opportunities	.6.67%	3.33%	6.67%	23.33%	60.00%	
are created throughout the entire city	2	1	2	7	18	30
Improve infrastructure, transit, and	3.33%	3.33%	3.33%	13.33%	76.67%	
services in underserved neighborhoods	1	1	1	4	23	30
Provide financial incentives to landlords	13.33%	10.00%	6.67%	16.67%	53.33%	
who participate in housing voucher programs	4	3	2	5	16	30
Passage of an anti-harassment ordinance	13.33%	0.00%	6.67%	10.00%	70.00%	
to prohibit intimidation or fraud to force tenants to move out	4	0	2	3	21	30
Fair housing testing services to identify	3.33%	0.00%	6.67%	16.67%	73.33%	
unlawful housing discrimination	1	0	2	5	22	30

Q10 ¿Cuáles cree usted que son las mejores maneras de garantizar que haya oportunidades de vivienda disponibles para todos las personas en Antioch, especialmente para aquellas que no hayan tenido un acceso justo a la vivienda en el pasado? Indique su posición para cada opción.

Answered: 4 Skipped: 0

	ME OPONGO TOTALMENTE	ME OPONGO MODERADAMENTE	NEUTRO /SIN OPINIÓN	APOYO MODERADAMENTE	APOYO TOTALMENTE	TOTAL
Servicios de asesoría a	0.00%	0.00%	0.00%	0.00%	100.00%	
inquilinos y propietarios	0	0	0	0	4	-4
Servicios de prevención	0.00%	0.00%	0.00%	0.00%	100.00%	
de ejecuciones hipotecarias	0	0	0	0	4	4
Programas de ayuda de	0.00%	0.00%	D.00%	0.00%	100.00%	
emergencia para la renta	0	0	0	0	4	4
Educación y asesoría	0.00%	0.00%	0.00%	0.00%	100.00%	
sobre las leyes de vivienda justa	0	0	0	0	4	4
Asistencia para la	0.00%	0.00%	0.00%	0.00%	100.00%	
reubicación de inquilinos desplazados	0	0	0	0	4	4
Garantizar la creación de	0.00%	0.00%	0.00%	0.00%	100.00%	
oportunidades de vivienda de precio accesible en	0	0	0	Ω	4	4
toda la ciudad						
Mejorar la infraestructura,	0.00%	0.00%	0.00%	25.00%	75.00%	
el transporte público y los servicios en los	0	0	0	1	3	4
vecindarios desatendidos						
Ofrecer incentivos	0.00%	0.00%	25.00%	25,00%	50.00%	
financieros a los	0	0	1	1	2	-4
propietarios que participen en programas de vales de vivienda						
Aprobación de una	0.00%	0.00%	0.00%	25.00%	75.00%	
ordenanza contra el acoso que prohíba la intimidación	0	0	0	1	3	4
que proniba la intimidación o el fraude para obligar a						
los inquilinos a desocupar su vivienda						
Servicios de pruebas de	0.00%	0.00%	0.00%	0.00%	100,00%	
vivienda justa para identificar la discriminación ilegal en la vivienda	0	0	0	O	4	4

Q11 Is there anything else you'd like to tell us about housing needs in Antioch?

Answered: 21 Skipped: 10

Open-Ended Response

No

Nope

Yes. There should have been more time given to the community of Antioch to complete this survey. The more time the more participation. And I do have a few comments to add: On question #7 We should also add modifying zoning in single family neighborhoods to allow more residential density. On question #8 We should add also incentivizing funding for Tenant Owned Property Acquisition (TOPA= Tenant Opportunity to Purchase Act). On question #9 Yes. Subsidized rent is great, and public funding for Social Housing is great (especially if each tenant given a voucher is streamlined into the Home Choice Voucher (HCV) Program for homeownership. Also, we should increase Density Bonuses to 10% Very-low Income, and an additional 5% for Low-Income residents. I do not trust impact/service fees in lieu of affordable housing, because the fees plie up while all the available land for affordable housing is developed (the value is in the land). Also, the city of Oakland experienced a lack of Fiduciary Accounting of fees by the City. Lastly, on question #10 Yes. Incentivize Housing Voucher Program (see comments on question #9), but also more funding for Rapid Rehousing/Rapid Exiting Program

Engage with residents in the recently annexed northeast Antioch neighborhood

No

Pass All needed Housing Policies niow

We need more affordable housing and stop the gentrification of our community. We need to keep our diverse community and help those who are in need, especially families and children!

Everyone Deserves A Home.

rent is getting out of control!!!

Live/work spaces

We need middle income homeownership opportunities

Increasing housing must also have increased emergency, Postal Service and businesses at the same time.

Perhaps provide opportunities for citizens to partner with the city to build affordable housing. Like a co-op program where residents get tax incentives to participate. Or co ownership opportunities to buy housing.

Landlord responsibility for homes they rent to keep their property clean. Require them to maintain yards & upkeep of their property. Provide service to landlords on how to choose renters who won't trash their rental home. Neighborhoods in Antioch have severe blight issues with irresponsible landlords

Tenants should have a right to legal representation in tenant-landlord legal issues.

The problem is that jobs are created in other areas, which do not have enough housing and thus the workers can only afford Antioch. Need businesses to set up in East County. There is plenty of land east of Antioch to build homes and businesses. Why make the population denser in Antioch so that people if you build it people will come! If the city of Antioch wants to stay forward thinking and relevant it must meet the demands of the people first, lose the old good old boys attitude and thinking. like Pittsburg did and compete with it's surrounding cities for housing market.

we also need more jobs, stores and infrastructure to accommodate the increase in housing

na

Q11 ¿Hay algo más que le gustaría decirnos sobre las necesidades de vivienda en Antioch?

Answered: 2 Skipped: 2

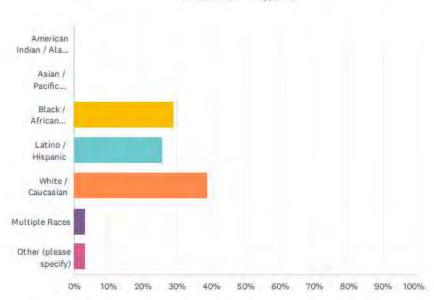
Open-Ended Response

Igual de apoyos para personas indocumentadas y legales

Se necesitan más programas de vivienda a bajo costo o renta basada en el ingreso. También se necesitan leyes de control de renta y causa justa. Programas que ayuden con la cuota inicial para primeros compradores de casa.

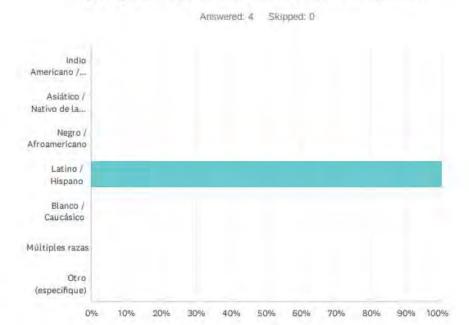
Q13 What race/ethnicity do you most identify?





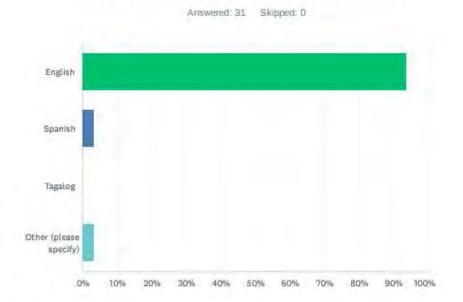
ANSWER CHOICES	RESPONSES	
American Indian / Alaska Native	0.00%	0
Asian / Pacific Islander	0.00%	0
Black / African American	29.03%	9
Latino / Hispanic	25.81%	8
White / Caucasian	38.71 ⁱ %	12
Multiple Races	3.23%	1
Other (please specify)	3.23%	1
TOTAL		31

Q13 ¿Con qué raza/etnia se identifica más?



ANSWER CHOICES	RESPONSES	
Indio Americano / Nativo de Alaska	0.00%	0
Asiático / Nativo de las islas del Pacífico	0.00%	0
Negro / Afroamericano	0.00%	0
Latino / Hispano	100.00%	4
Blanco / Caucásico	0.00%	0
Múltiples razas	0.00%	0
Otro (especifique)	0.00%	0
TOTAL		4

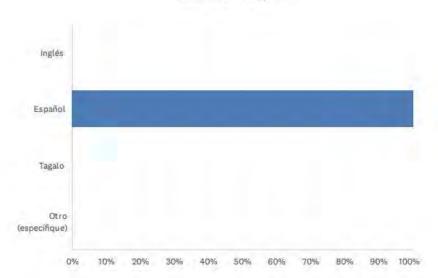
Q14 Primary language spoken at home



ANSWER CHOICES	RESPONSES	
English	93.55%	29
Spanish	3.23%	1
Tagalog	0.00%	Ö
Other (please specify)	3.23%	1
TOTAL		31

Q14 Idioma principal que se habla en casa

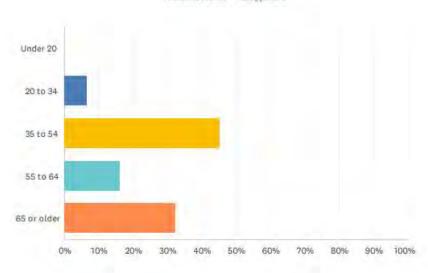




PESPONSES	
0.00%	Ü
100.00%	4
0.00%	0
0.00%	0
	4
	0.00%

Q15 What is your age?

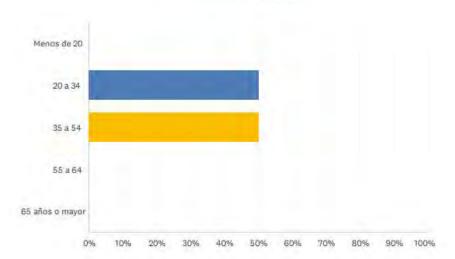




ANSWER CHOICES	RESPONSES	
Under 20	0.00%	0
20 to 34	6.45%	2
35 to 54	45.16%	14
55 to 64	16.13%	5
65 or older	32.26%	10
TOTAL		31

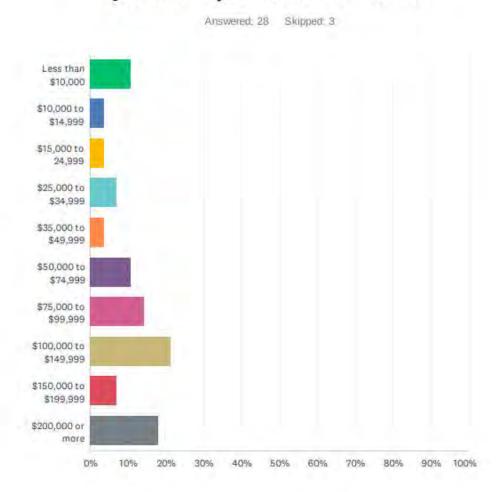
Q15 ¿Cuál es su edad?



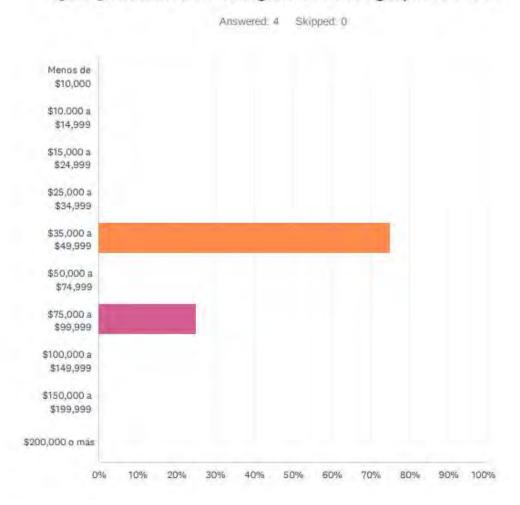


ANSWER CHOICES	RESPONSES	
Menos de 20	0.00%	0
20 a 34	50.00%	2
35 a 54	50.00%	2
55 a 64	0.00%	۵
65 años o mayor	0.00%	0
TOTAL		4

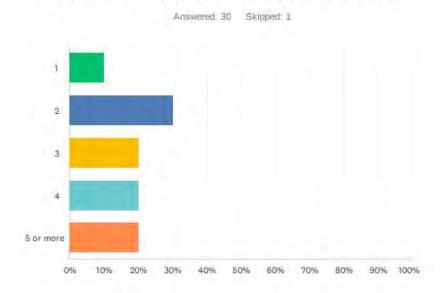
Q16 What is your household income?



Q16 ¿Cuáles son los ingresos de su grupo familiar?

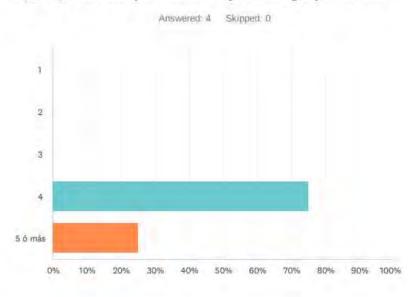


Q17 How many people are in your household?

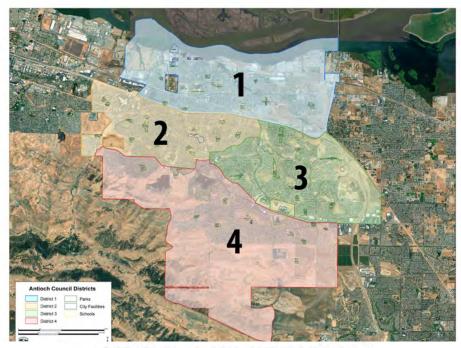


ANSWER CHOICES	RESPONSES	
ī	10.00%	3
2	30.00%	9
3	20.00%	6
4	20.00%	.6
5 or more	20.00%	6
TOTAL		30

Q17 ¿Cuántas personas hay en su grupo familiar?

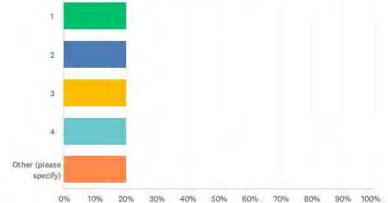


ANSWER CHOICES	RESPONSES	
1	0.00%	0
2	0.00%	0
3	0.00%	0
4	75.00%	3
5 6 mås	25.00%	1
TOTAL		4



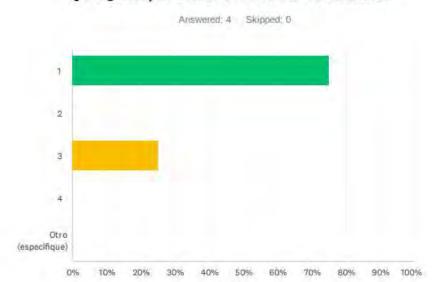
Q18 What area do you live in Antioch? Answered 30 Skipped 1





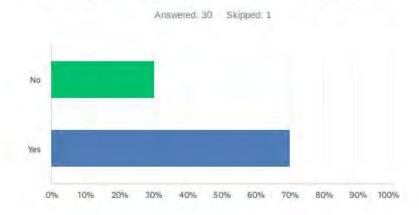
ANSWER CHOICES	RESPONSES	
1	20.00%	6
2	20.00%	6
3	20.00%	6
4	20.00%	6
Other (please specify)	20.00%	6
TOTAL		30

Q18 ¿En qué zona de Antioch vive usted?



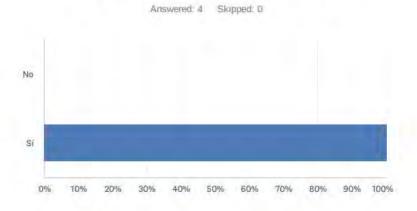
RESPONSES	
75.00%	3
0.00%	0
25.00%	1
0.00%	0
0.00%	0
	4
	0.00% 25.00% 0.00%

Q19 Would you like to sign up for email updates on the project? All entries will be placed in a raffle to win a \$50 gift card!



ANSWER CHOICES	RESPONSES	
No	30.00%	9
Yes	70.00%	21
TOTAL		30

Q19 ¿Desea inscribirse para recibir noticias sobre el proyecto por correo electrónico? ¡Todos los inscritos participarán en un sorteo para ganar una tarjeta de regalo con valor de \$50!



ANSWER CHOICES	RESPONSES	
No	0.00%	0
Si	100.00%	4
TOTAL		4

INCORPORATION INTO HOUSING ELEMENT

Feedback from the survey shaped the policies and programs included in the Housing Element, Safety Element, and Environmental Justice policies. Programs with the most support were included in the elements, including what is summarized below.

What We Heard	Policy or Program
Residents are interested in education about their rights as tenants and are concerned about tenant harassment and unlawful housing discrimination. Spanish-speaking respondents were more supportive fair housing interventions than English speaking respondents, perhaps indicating a greater appetite for fair housing programs in the Spanish speaking community.	Program 5.1.10 continues partnerships ECHO Housing and/or Bay Area Legal Aid to perform fair housing training for landlords and tenants. Program 5.1.11 continue maintenance of a webpage specific to fair housing including resources for residents who feel they have experienced discrimination, information about filing fair housing complaints with HCD or HUD, and information about protected classes under the Fair Housing Act. See the Fair Housing Action Plan in Chapter 3 for more information.
Survey respondents were most supportive of rezoning commercial land for residential uses and establishing an inclusionary housing requirement. Solutions with less support included converting single-family units to duplexes and requiring affordable housing impact fees for new residential development.	The sites inventory includes approximately 20 sites currently designated for commercial uses that would be rezoned for medium- or high-density residential uses. Program 2.1.10 begins the process to potentially establish inclusionary housing in Antioch.
Survey respondents are interested in a variety of housing types, especially housing for seniors, interim/transitional housing for people looking to transition from homelessness, and reserving multi-family units for low-income residents. Spanish-speaking respondents were more likely to value housing for larger families and/or multiple generations than their English-speaking counterparts.	In accordance with Program 3.1.2, the City will seek opportunities to develop affordable senior housing when collaborating with affordable housing developers in proximity to, and accessible to, commercial and civic services and public transit. Program 3.1.5 facilitates the development of supportive and transitional housing. Programs 2.1.7 and 3.1.1 address housing needs for large families.
Antioch needs more of both rental and ownership units.	Program 2.1.2 identified adequate sites to accommodate its fair share of extremely low-, very low-, and low-income housing for this Housing Element planning period, including both ownership and rental units.

PUBLIC REVIEW DRAFT STUDY SESSIONS AND PUBLIC HEARINGS

At the Study Sessions and Public hearings held for the Public Review Draft Housing Element many members of the public, including members of community benefit organizations (CBOs) such as First 5 Contra Costa's East County Regional Group, Monument Impact, and ACCE, offered public comment on the Public Review Housing Element Draft. Speakers from the public requested that the Public Review Draft Housing Element, specifically proposed policies regarding tenant protections and an inclusionary housing program be revised to include more robust and detailed policy language. Speakers emphasized the prevalence of steep rental increases and instances of extreme cost-burden by households throughout the city, as well as instances of landlord harassment including unjustified threats of eviction, and general neglect of maintenance requests and property upkeep. Speakers requested additional protections, beyond, and more inclusive than, those offered by the State's AB 1482 including the exploration and adoption of rent control measures, and anti-harassment and just cause ordinances.

INCORPORATION INTO HOUSING ELEMENT

What We Heard	Policy or Program
Public comments requested that the Public Review Draft Housing Element be revised to include more robust and proactive tenant protection measures. Speakers emphasized the prevalence of steep rental increases and instances of extreme cost-burden by households throughout the city, as well as instances of landlord harassment including unjustified threats of eviction, and general neglect of maintenance requests and property upkeep. Speakers requested additional protections, beyond, and more inclusive than, those offered by the State's AB 1482 including the exploration and adoption of rent control measures, and anti-harassment and just cause ordinances	Policy 5.1.9 <i>Tenant Protections</i> was revised to detail tenant protections mentioned by the public as well as associated timelines related to such measures. See Chapter 7 of this Element.
Public comments requested that the Public Review Draft Housing Element be revised to include more comprehensive information regarding the City's proposed exploration of an inclusionary housing program.	Policy 2.1.10 Inclusionary Housing was revised to further detail the City's proposed analysis of an inclusionary housing program. See Chapter 7 of this Element.

EXHIBIT B 2022 HOUSING ELEMENT STATUTORY PROVISIONS CHECKLIST



DISCLAIMER: This document is to assist cities and counties that may adopt a housing element before January 31, 2023 and before receiving HCD approval of the proposed Housing Element. To be in substantial compliance with state law, a housing element must contain all of the provisions mandated by state housing element law. The table below lists the statutory requirements in the left column, and the jurisdiction can indicate in the right column where in the Housing Element the requirement is satisfied, by page number, for instance. Jurisdictions should consult with their legal counsel to determine whether the table, along with a response to each of HCD's comments (if the jurisdiction has received comments) should be incorporated into the resolution adopting the housing element.

2022 Housing Element Statutory Provisions Checklist

Section 65583

Government Code Provision	Housing Element Compliance
The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.	Ch. 7: Goals, Policies, Programs
The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.	Ch. 6: Adequate Sites
The element shall contain all of the following:	Noted
(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:	Ch. 2: Housing Needs (Quantification and Analysis of Need)
(a)(1) An analysis of population and employment trends and documentation of projections	Ch. 2: Housing Needs (Quantification and Analysis of Need)

(a)(1) A quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households, as defined in subdivision (b) of Section 50105 and Section 50106 of the Health and Safety Code. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584. Local agencies shall calculate the subset of very low income households allotted under Section 65584 that qualify as extremely low income households. The local agency may either use available census data to calculate the percentage of very low income households that qualify as extremely low income households or presume that 50 percent of the very low income households qualify as extremely low income households. The number of extremely low income households and very low income households shall equal the jurisdiction's allocation of very low income households pursuant to Section 65584.

Ch. 2: Housing Needs (Quantification and Analysis of Need)

Government Code Provision	Housing Element Compliance
(a)(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay,	Ch. 2: Housing Needs (Quantification and Analysis of Need)
(a)(2) housing characteristics, including overcrowding, and	Ch. 2: Housing Needs (Quantification and Analysis of Need)
(a)(2) housing stock condition.	Ch. 2: Housing Needs (Quantification and Analysis of Need)
(a)(3) An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites, and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction's duty to affirmatively further fair housing. Note: Please see Section 65583.2 regarding the land inventory.	Ch. 6: Adequate Sites
[Note that AB 2339 (Chapter 654, Statutes of 2022) amended Section 65583(a)(4). It does not apply to ABAG-area housing elements unless the first draft of the housing element is submitted to ABAG after January 31, 2023 or a draft is submitted after April 1, 2023. Therefore the sections below include the statutory provisions of Section 65583(a)(4) effective in 2022. Jurisdictions adopting their housing element after January 1, 2023 should describe why AB 2339 is not applicable to them.]	
(a)(4)(A) The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter.	Ch. 5: Resources (Zoning for a Variety of Housing Types)
(a)(4)(A) If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit.	Ch. 5: Resources (Zoning for a Variety of Housing Types)
(a)(4)(A) The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters.	Ch. 5: Resources (Zoning for a Variety of Housing Types)

Government Code Provision	Housing Element Compliance
(a)(4)(A) Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following: (i) The maximum number of beds or persons permitted to be served nightly by the facility. (ii) Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. (iii) The size and location of exterior and interior onsite waiting and client intake areas. (iv) The provision of onsite management. (v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart. (vi) The length of stay. (vii) Lighting. (viii) Security during hours that the emergency shelter is in operation.	Ch. 5: Resources (Zoning for a Variety of Housing Types)
(a)(4)(B) The permit processing, development, and management standards applied under this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).	Ch. 5: Resources (Zoning for a Variety of Housing Types)
(a)(4)(C) A local government that can demonstrate to the satisfaction of the department the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction's need for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zone or zones where new emergency shelters are allowed with a conditional use permit.	Ch. 5: Resources (Zoning for a Variety of Housing Types)
(a)(4)(D) A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zones for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.	Ch. 5: Resources (Zoning for a Variety of Housing Types)
(a)(5) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and [Note: The types of housing identified in Section 65583(c)(1) include multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.]	Ch. 4: Constraints (Actual and Potential Governmental Constraints)
(a)(5) for persons with disabilities as identified in the analysis pursuant to paragraph (7),	Ch. 4: Constraints (Actual and Potential Governmental Constraints)
(a)(5) including land use controls,	Ch. 4: Constraints (Actual and Potential

	Governmental Constraints)
(a)(5) building codes and their enforcement,	Ch. 4: Constraints (Actual and Potential Governmental Constraints)

Government Code Provision	Housing Element Compliance
(a)(5) site improvements,	Ch. 4: Constraints (Actual and Potential Governmental Constraints)
(a)(5) fees and other exactions required of developers,	Ch. 4: Constraints (Actual and Potential Governmental Constraints)
(a)(5) local processing and permit procedures,	Ch. 4: Constraints (Actual and Potential Governmental Constraints)
(a)(5) and any locally adopted ordinances that directly impact the cost and supply of residential development.	Ch. 4: Constraints (Actual and Potential Governmental Constraints)
(a)(5) The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584	Ch. 4: Constraints (Actual and Potential Governmental Constraints)
(a)(5) and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7).	Ch. 4: Constraints (Actual and Potential Governmental Constraints)
(a)(6) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing,	Ch. 4: Constraints (Actual and Potential Non-governmental Constraints)
(a)(6) the price of land,	Ch. 4: Constraints (Actual and Potential Non-governmental Constraints)
(a)(6) the cost of construction,	Ch. 4: Constraints (Actual and Potential Non-governmental Constraints)
(a)(6) the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Section 65583.2,	Ch. 4: Constraints (Actual and Potential Non-governmental Constraints)
(a)(6) and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Section 65584.	Ch. 4: Constraints (Actual and Potential Non-governmental Constraints)

(a)(6) The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing.	Ch. 4: Constraints (Actual and Potential Non-governmental Constraints)
(a)(7) An analysis of any special housing needs, such as those of the	Ch. 2: Housing Needs (Housing Needs for Special Needs Populations)
(a)(7) elderly;	Ch. 2: Housing Needs (Housing Needs for Special Needs Populations)
(a)(7) persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code;	Ch. 2: Housing Needs (Housing Needs for Special Needs Populations)
(a)(7) large families;	Ch. 2: Housing Needs (Housing Needs for Special Needs Populations)
(a)(7) farmworkers;	Ch. 2: Housing Needs (Housing Needs for Special Needs Populations)
(a)(7) families with female heads of households;	Ch. 2: Housing Needs (Housing Needs for Special Needs Populations)
(a)(7) and families and persons in need of emergency shelter.	Ch. 2: Housing Needs (Housing Needs for Special Needs Populations)

Government Code Provision	Housing Element Compliance
(a)(7) The need for emergency shelter shall be assessed based on the capacity necessary to accommodate the most recent homeless point-in-time count conducted before the start of the planning period, the need for emergency shelter based on number of beds available on a year-round and seasonal basis, the number of shelter beds that go unused on an average monthly basis within a one-year period, and the percentage of those in emergency shelters that move to permanent housing solutions.	Ch. 2: Housing Needs (Housing Needs for Special Needs Populations)
(a)(7) The need for emergency shelter may be reduced by the number of supportive housing units that are identified in an adopted 10-year plan to end chronic homelessness and that are either vacant or for which funding has been identified to allow construction during the planning period.	Ch. 2: Housing Needs (Housing Needs for Special Needs Populations)
(a)(7) An analysis of special housing needs by a city or county may include an analysis of the need for frequent user coordinated care housing services.	Ch. 2: Housing Needs (Housing Needs for Special Needs Populations)
(a)(8) An analysis of opportunities for energy conservation with respect to residential development. Cities and counties are encouraged to include weatherization and energy efficiency improvements as part of publicly subsidized housing rehabilitation projects. This may include energy efficiency measures that encompass the building envelope, its heating and cooling systems, and its electrical system.	Ch. 3: Resources (Energy Conservation Opportunities)
(a)(9) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65915.	Ch. 2: Housing Needs (Analysis of At-Risk Housing)
(a)(9)(A) The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use, and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each year during the 10-year period. For purposes of state and federally funded projects, the analysis required by this subparagraph need only contain information available on a statewide basis.	Ch. 2: Housing Needs (Analysis of At-Risk Housing)

(a)(9)(B) The analysis shall estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project-by-project cost estimate.

Ch. 2: Housing Needs (Analysis of At-Risk Housing)

Government Code Provision	Housing Element Compliance
(a)(9)(C) The analysis shall identify public and private nonprofit corporations known to the local government that have legal and managerial capacity to acquire and manage these housing developments.	Ch. 2: Housing Needs (Analysis of At-Risk Housing)
(a)(9)(D) The analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs that can be used to preserve, for lower income households, the assisted housing developments, identified in this paragraph, including, but not limited to, federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community, and administrative fees received by a housing authority operating within the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program that have not been legally obligated for other purposes and that could be available for use in preserving assisted housing developments.	Ch. 2: Housing Needs (Analysis of At-Risk Housing)
(b)(1) A statement of the community's goals, quantified objectives, and policies relative to affirmatively furthering fair housing and to the maintenance, preservation, improvement, and development of housing.	Ch. 7: Goals, Policies, Programs
(b)(2) It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved over a five-year time period.	Ch. 7: Goals, Policies, Programs
(c) A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation, that may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element	Ch. 7: Goals, Policies, Programs
(c) through the administration of land use and development controls,	Ch. 7: Goals, Policies, Programs
(c) the provision of regulatory concessions and incentives,	Ch. 7: Goals, Policies, Programs
(c) the utilization of appropriate federal and state financing and subsidy programs when available,	Ch. 7: Goals, Policies, Programs
(c) and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code).	Ch. 7: Goals, Policies, Programs

In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

Ch. 7: Goals, Policies, Programs

Government Code Provision	Housing Element Compliance
(c)(1) Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09.	Ch. 7: Goals, Policies, Programs
(c)(1) Sites shall be identified as needed to affirmatively further fair housing	Ch. 7: Goals, Policies, Programs
(c)(1) and to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing,	Ch. 7: Goals, Policies, Programs
(c)(1) factory-built housing,	Ch. 7: Goals, Policies, Programs
(c)(1) mobilehomes,	Ch. 7: Goals, Policies, Programs
(c)(1) housing for agricultural employees,	Ch. 7: Goals, Policies, Programs
(c)(1) supportive housing,	Ch. 7: Goals, Policies, Programs
(c)(1) single-room occupancy units,	Ch. 7: Goals, Policies, Programs
(c)(1) emergency shelters,	Ch. 7: Goals, Policies, Programs
(c)(1) and transitional housing.	Ch. 7: Goals, Policies, Programs
(c)(1)(A) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, rezoning of those sites, including adoption of minimum density and development standards, for jurisdictions with an eight-year housing element planning period pursuant to Section 65588, shall be completed no later than three years after either the date the housing element is adopted pursuant to subdivision (f) of Section 65585 or the date that is 90 days after receipt of comments from the department pursuant to subdivision (b) of Section 65585, whichever is earlier, unless the deadline is extended pursuant to subdivision (f). Notwithstanding the foregoing, for a local government that fails to adopt a housing element that the department has found to be in substantial compliance with this article within 120 days of the statutory deadline in Section 65588 for adoption of the housing element, rezoning of those sites, including adoption of minimum density and development standards, shall be completed no later than one year from the statutory deadline in Section 65588 for adoption of the housing element.	Ch. 6: Adequate Sites

(c)(1)(B) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall identify sites that can be developed for housing within the planning period pursuant to subdivision (h) of Section 65583.2. The identification of sites shall include all components specified in Section 65583.2. Note: Please see Section 65583.2 regarding the land inventory and conformance with subdivision (h).

Ch. 6: Adequate Sites

Government Code Provision	Housing Element Compliance
(c)(1)(C) Where the inventory of sites pursuant to paragraph (3) of subdivision (a) does not identify adequate sites to accommodate the need for farmworker housing, the program shall provide for sufficient sites to meet the need with zoning that permits farmworker housing use by right, including density and development standards that could accommodate and facilitate the feasibility of the development of farmworker housing for low- and very low income households.	Ch. 6: Adequate Sites
(c)(2) Assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households.	Ch. 7: Goals, Policies, Programs
(c)(3) Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels	Ch. 7: Goals, Policies, Programs
(c)(3) and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.	Ch. 7: Goals, Policies, Programs
(c)(3) Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.	Ch. 7: Goals, Policies, Programs
(c)(3) Supportive housing, as defined in Section 65650, shall be a use by right in all zones where multifamily and mixed uses are permitted, as provided in Article 11 (commencing with Section 65650).	Ch. 7: Goals, Policies, Programs
(c)(4) Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.	Ch. 7: Goals, Policies, Programs
(c)(5) Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.	Ch. 7: Goals, Policies, Programs
(c)(6) Preserve for lower income households the assisted housing developments identified pursuant to paragraph (9) of subdivision (a).	Ch. 7: Goals, Policies, Programs
(c)(6) The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available.	Ch. 7: Goals, Policies, Programs
(c)(6) The program may include strategies that involve local regulation and technical assistance.	Ch. 7: Goals, Policies, Programs

Government Code Provision	Housing Element Compliance
(c)(7) Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this paragraph, "accessory dwelling units" has the same meaning as "accessory dwelling unit" as defined in paragraph (4) of subdivision (i) of Section 65852.2.\	Ch. 7: Goals, Policies, Programs
(c)(8) Include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals.	Ch. 7: Goals, Policies, Programs
(c)(9) Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.	Ch. 8: Participation
(c)(10)(A) Affirmatively further fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2. The program shall include an assessment of fair housing in the jurisdiction that shall include all of the following components:	Ch. 3: Affirmatively Furthering Fair Housing
(c)(10)(A)(i) A summary of fair housing issues in the jurisdiction	Ch. 3: Affirmatively Furthering Fair Housing
(c)(10)(A)(i) and an assessment of the jurisdiction's fair housing enforcement and fair housing outreach capacity.	Ch. 3: Affirmatively Furthering Fair Housing
(c)(10)(A)(ii) An analysis of available federal, state, and local data and knowledge to identify integration and segregation patterns and trends,	Ch. 3: Affirmatively Furthering Fair Housing
(c)(10)(A)(ii) racially or ethnically concentrated areas of poverty and affluence,	Ch. 3: Affirmatively Furthering Fair Housing
(c)(10)(A)(ii) disparities in access to opportunity,	Ch. 3: Affirmatively Furthering Fair Housing
(c)(10)(A)(ii) and disproportionate housing needs,	Ch. 3: Affirmatively Furthering Fair Housing
(c)(10)(A)(ii) including displacement risk.	Ch. 3: Affirmatively Furthering Fair Housing
(c)(10)(A)(ii) The analysis shall identify and examine such patterns, trends, areas, disparities, and needs, both within the jurisdiction.	Ch. 3: Affirmatively Furthering Fair Housing
(c)(10)(A)(ii) and comparing the jurisdiction to the region in which it is located, based on race and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2) and Section 65008.	Ch. 3: Affirmatively Furthering Fair Housing

(c)(10)(A)(iii) An assessment of the contributing factors, including the local and regional historical origins	Ch. 3: Affirmatively Furthering Fair Housing
(c)(10)(A)(iii) and current policies and practices, for the fair housing issues identified under clauses (i) and (ii).	Ch. 3: Affirmatively Furthering Fair Housing

Government Code Provision	Housing Element Compliance
(c)(10)(A)(iv) An identification of the jurisdiction's fair housing priorities and goals, giving highest priority to those factors identified in clause (iii) that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance,	Ch. 3: Affirmatively Furthering Fair Housing
(c)(10)(A)(iv) and identifying the metrics and milestones for determining what fair housing results will be achieved.	Ch. 3: Affirmatively Furthering Fair Housing
(c)(10)(A)(v) Strategies and actions to implement those priorities and goals, which may include, but are not limited to, enhancing mobility strategies	Ch. 3: Affirmatively Furthering Fair Housing
(c)(10)(A)(v) and encouraging development of new affordable housing in areas of opportunity,	Ch. 3: Affirmatively Furthering Fair Housing
(c)(10)(A)(v) as well as place-based strategies to encourage community revitalization, including preservation of existing affordable housing,	Ch. 3: Affirmatively Furthering Fair Housing
(c)(10)(A)(v) and protecting existing residents from displacement.	Ch. 3: Affirmatively Furthering Fair Housing
(c)(10)(B) A jurisdiction that completes or revises an assessment of fair housing pursuant to Subpart A (commencing with Section 5.150) of Part 5 of Subtitle A of Title 24 of the Code of Federal Regulations, as published in Volume 80 of the Federal Register, Number 136, page 42272, dated July 16, 2015, or an analysis of impediments to fair housing choice in accordance with the requirements of Section 91.225 of Title 24 of the Code of Federal Regulations in effect before August 17, 2015, may incorporate relevant portions of that assessment or revised assessment of fair housing or analysis or revised analysis of impediments to fair housing into its housing element.	Ch. 3: Affirmatively Furthering Fair Housing
(c)(10)(C) The requirements of this paragraph shall apply to housing elements due to be revised pursuant to Section 65588 on or after January 1, 2021.	Ch. 3: Affirmatively Furthering Fair Housing
(d)(1) A local government may satisfy all or part of its requirement to identify a zone or zones suitable for the development of emergency shelters pursuant to paragraph (4) of subdivision (a) by adopting and implementing a multijurisdictional agreement, with a maximum of two other adjacent communities, that requires the participating jurisdictions to develop at least one year-round emergency shelter within two years of the beginning of the planning period.	N/A
(d)(2) The agreement shall allocate a portion of the new shelter capacity to each jurisdiction as credit toward its emergency shelter need, and each jurisdiction shall describe how the capacity was allocated as part of its housing element.	N/A
(d)(3) Each member jurisdiction of a multijurisdictional agreement shall describe in its housing element all of the following:	N/A

(d)(3)(A) How the joint facility will meet the jurisdiction's emergency shelter need.
(d)(3)(B) The jurisdiction's contribution to the facility for both the development and ongoing operation and management of the facility.
(d)(3)(C) The amount and source of the funding that the jurisdiction contributes to the facility.

Government Code Provision	Housing Element Compliance
(d)(4) The aggregate capacity claimed by the participating jurisdictions in their housing elements shall not exceed the actual capacity of the shelter.	N/A
(e) Except as otherwise provided in this article, amendments to this article that alter the required content of a housing element shall apply to both of the following: [Note that this provision is applicable to AB 2339 (Chapter 654, Statutes of 2022), which amended Section 65583(a)(4). Jurisdictions adopting their housing element after January 1, 2023 should describe why this amendment is not applicable to them.]	No applicable amendments
(1) A housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when a city, county, or city and county submits a draft to the department for review pursuant to Section 65585 more than 90 days after the effective date of the amendment to this section.	No applicable amendments
(2) Any housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when the city, county, or city and county fails to submit the first draft to the department before the due date specified in Section 65588 or 65584.02.	No applicable amendments
(f) – (j): Not applicable	N/A

Section 65583.1(a)

Government Code Provision	Housing Element Compliance
(a) The Department of Housing and Community Development, in evaluating a proposed or adopted housing element for substantial compliance with this article, may also allow a city or county to identify sites for accessory dwelling units based on the number of accessory dwelling units developed in the prior housing element planning period whether or not the units are permitted by right, the need for these units in the community, the resources or incentives available for their development, and any other relevant factors, as determined by the department.	Ch. 6: Adequate Sites
(b) Sites that contain permanent housing units located on a military base undergoing closure or conversion as a result of action pursuant to the Defense Authorization Amendments and Base Closure and Realignment Act (Public Law 100-526), the Defense Base Closure and Realignment Act of 1990 (Public Law 101-510), or any subsequent act requiring the closure or conversion of a military base may be identified as an adequate site if the housing element demonstrates that the housing units will be available for occupancy by households within the planning period of the element. No sites containing housing units scheduled or planned for demolition or conversion to nonresidential uses shall qualify as an adequate site.	N/A
Note: If communities are using the provisions of Section 65583.1(c), which allow RHNA credit for conversion of non-affordable to affordable housing and for preservation of existing affordable housing at risk of loss, the applicable provisions need to be added to this table.	N/A

Section 65583.2

Government Code Provision	Housing Element Compliance
(a) A city's or county's inventory of land suitable for residential development pursuant to paragraph (3) of subdivision (a) of Section 65583 shall be used to identify sites throughout the community, consistent with paragraph (10) of subdivision (c) of Section 65583,	Ch. 6: Adequate Sites
(a) that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels pursuant to Section 65584. As used in this section, "land suitable for residential development" includes all of the following sites that meet the standards set forth in subdivisions (c) and (g):	Ch. 6: Adequate Sites
(a)(1) Vacant sites zoned for residential use.	Ch. 6: Adequate Sites
(a)(2) Vacant sites zoned for nonresidential use that allows residential development.	Ch. 6: Adequate Sites
(a)(3) Residentially zoned sites that are capable of being developed at a higher density, including sites owned or leased by a city, county, or city and county	Ch. 6: Adequate Sites
(a)(4) Sites zoned for nonresidential use that can be redeveloped for residential use, and for which the housing element includes a program to rezone the site, as necessary, rezoned for, to permit residential use, including sites owned or leased by a city, county, or city and county.	Ch. 6: Adequate Sites
(b) The inventory of land shall include all of the following:	Ch. 6: Adequate Sites
(b)(1) A listing of properties by assessor parcel number.	Ch. 6: Adequate Sites
(b)(2) The size of each property listed pursuant to paragraph (1), and the general plan designation and zoning of each property.	Ch. 6: Adequate Sites
(b)(3) For nonvacant sites, a description of the existing use of each property.	Ch. 6: Adequate Sites
(b)(3) If a site subject to this paragraph is owned by the city or county, the description shall also include whether there are any plans to dispose of the property during the planning period and how the city or county will comply with Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5.	Ch. 6: Adequate Sites
(b)(4) A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.	Ch. 4: Constraints (Environmental Constraints)
(b)(5)(A) A description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities.	Ch. 4: Constraints (Infrastructure Constraints)

Government Code Provision	Housing Element Compliance
(b)(5)(B) Parcels included in the inventory must have sufficient water, sewer, and dry utilities supply available and accessible to support housing development or be included in an existing general plan program or other mandatory program or plan, including a program or plan of a public or private entity providing water or sewer service, to secure sufficient water, sewer, and dry utilities supply to support housing development. This paragraph does not impose any additional duty on the city or county to construct, finance, or otherwise provide water, sewer, or dry utilities to parcels included in the inventory.	Ch. 4: Constraints (Infrastructure Constraints)
(b)(6) Sites identified as available for housing for above moderate-income households in areas not served by public sewer systems. This information need not be identified on a site-specific basis.	Ch. 4: Constraints (Infrastructure Constraints)
(b)(7) A map that shows the location of the sites included in the inventory, such as the land use map from the jurisdiction's general plan, for reference purposes only.	Ch. 6: Adequate Sites
(c) Based on the information provided in subdivision (b), a city or county shall determine whether each site in the inventory can accommodate the development of some portion of its share of the regional housing need by income level during the planning period, as determined pursuant to Section 65584. The inventory shall specify for each site the number of units that can realistically be accommodated on that site and whether the site is adequate to accommodate lower income housing, moderate-income housing, or above moderate-income housing.	Ch. 6: Adequate Sites
(c) A nonvacant site identified pursuant to paragraph (3) or (4) of subdivision (a) in a prior housing element and a vacant site that has been included in two or more consecutive planning periods that was not approved to develop a portion of the locality's housing need shall not be deemed adequate to accommodate a portion of the housing need for lower income households that must be accommodated in the current housing element planning period unless the site is zoned at residential densities consistent with paragraph (3) of this subdivision and the site is subject to a program in the housing element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households. An unincorporated area in a nonmetropolitan county pursuant to clause (ii) of subparagraph (B) of paragraph (3) shall not be subject to the requirements of this subdivision to allow residential use by right.	Ch. 6: Adequate Sites
(c) Notwithstanding the foregoing, for a local government that fails to adopt a housing element that the department has found to be in substantial compliance with state law within 120 days of the statutory deadline in Section 65588 for adoption of the housing element, rezoning pursuant to this subdivision shall be completed no later than one year from the statutory deadline in Section 65588 for adoption of the housing element.	Ch. 7: Goals, Policies, Programs
(c) The analysis shall determine whether the inventory can provide for a variety of types of housing, including multifamily rental housing,	Ch. 5: Resources (Zoning for a Variety of Housing Types)

Government Code Provision	Housing Element Compliance
(c) factory-built housing, mobilehomes,	Ch. 5: Resources (Zoning for a Variety of Housing Types)
(c) housing for agricultural employees, supportive housing,	Ch. 5: Resources (Zoning for a Variety of Housing Types)
(c) single-room occupancy units,	Ch. 5: Resources (Zoning for a Variety of Housing Types)
(c) emergency shelters, and	Ch. 5: Resources (Zoning for a Variety of Housing Types)
(c) transitional housing	Ch. 5: Resources (Zoning for a Variety of Housing Types)
(c) and whether the inventory affirmatively furthers fair housing .	Ch. 3 AFFH
(c) The city or county shall determine the number of housing units that can be accommodated on each site as follows:	Ch. 6: Adequate Sites
(c)(1) If local law or regulations require the development of a site at a minimum density, the department shall accept the planning agency's calculation of the total housing unit capacity on that site based on the established minimum density. If the city or county does not adopt a law or regulation requiring the development of a site at a minimum density, then it shall demonstrate how the number of units determined for that site pursuant to this subdivision will be accommodated.	Ch. 6: Adequate Sites
(c)(2) The number of units calculated pursuant to paragraph (1) shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraph (5) of subdivision (a) of Section 65583,	Ch. 6: Adequate Sites
(c)(2) the realistic development capacity for the site,	Ch. 6: Adequate Sites
(c)(2) typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction,	Ch. 6: Adequate Sites (Sites Inventory Methodology)
(c)(2) and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities.	Ch. 6: Adequate Sites (Environmental and Infrastructure Constraints)
(c)(2)(A) A site smaller than half an acre shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department that the site is adequate to accommodate lower income housing.	Ch. 6: Adequate Sites

(c)(2)(B) A site larger than 10 acres shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department that the site can be developed as lower income housing.	Ch. 6: Adequate Sites
(c)(2)(B) For purposes of this subparagraph, "site" means that portion of a parcel or parcels designated to accommodate lower income housing needs pursuant to this subdivision.	Ch. 6: Adequate Sites

Government Code Provision	Housing Element Compliance
(c)(2)(C) A site may be presumed to be realistic for development to accommodate lower income housing need if, at the time of the adoption of the housing element, a development affordable to lower income households has been proposed and approved for development on the site.	Ch. 6: Adequate Sites
(c)(3) For the number of units calculated to accommodate its share of the regional housing need for lower income households pursuant to paragraph (2), a city or county shall do either of the following:	Ch. 6: Adequate Sites
(c)(3)(A) Provide an analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower income households.	Ch. 6: Adequate Sites
 (c)(3)(B) The following densities shall be deemed appropriate to accommodate housing for lower income households: (i) For an incorporated city within a nonmetropolitan county and for a nonmetropolitan county that has a micropolitan area: sites allowing at least 15 units per acre. (ii) For an unincorporated area in a nonmetropolitan county not included in clause (i): sites allowing at least 10 units per acre. (iii) For a suburban jurisdiction: sites allowing at least 20 units per acre. (iv) For a jurisdiction in a metropolitan county: sites allowing at least 30 units per acre. 	Ch. 6: Adequate Sites
(4)(A) For a metropolitan jurisdiction:	Ch. 6: Adequate Sites
(4)(A)(i) At least 25 percent of the jurisdiction's share of the regional housing need for moderate-income housing shall be allocated to sites with zoning that allows at least 4 units of housing, but not more than 100 units per acre of housing.	Ch. 6: Adequate Sites
(4)(A)(ii) At least 25 percent of the jurisdiction's share of the regional housing need for above moderate-income housing shall be allocated to sites with zoning that allows at least 4 units of housing.	Ch. 6: Adequate Sites
 (B) The allocation of moderate-income and above moderate-income housing to sites pursuant to this paragraph shall not be a basis for the jurisdiction to do either of the following: (i) Deny a project that does not comply with the allocation. (ii) Impose a price minimum, price maximum, price control, or any other exaction or condition of approval in lieu thereof. This clause does not prohibit a jurisdiction from imposing any price minimum, price maximum, price control, exaction, or condition in lieu thereof, pursuant to any other law. (iii) The provisions of this subparagraph do not constitute a change in, but are declaratory of, existing law with regard to the allocation of sites pursuant to this section. 	Ch. 6: Adequate Sites
(C) This paragraph does not apply to an unincorporated area.	Noted
(D) For purposes of this paragraph:	Noted

Government Code Provision	Housing Element Compliance
(i) "Housing development project" has the same meaning as defined in paragraph (2) of subdivision (h) of Section 65589.5.	Noted
(ii) "Unit of housing" does not include an accessory dwelling unit or junior accessory dwelling unit that could be approved pursuant to Section 65852.2 or Section 65852.22 or through a local ordinance or other provision implementing either of those sections. This paragraph shall not limit the ability of a local government to count the actual production of accessory dwelling units or junior accessory dwelling units in an annual progress report submitted pursuant to Section 65400 or other progress report as determined by the department.	Noted
(E) Nothing in this subdivision shall preclude the subdivision of a parcel, provided that the subdivision is subject to the Subdivision Map Act (Division 2 (commencing with Section 66410)) or any other applicable law authorizing the subdivision of land.	Noted
(d) For purposes of this section, a metropolitan county, nonmetropolitan county, and nonmetropolitan county with a micropolitan area shall be as determined by the United States Census Bureau. A nonmetropolitan county with a micropolitan area includes the following counties: Del Norte, Humboldt, Lake, Mendocino, Nevada, Tehama, and Tuolumne and other counties as may be determined by the United States Census Bureau to be nonmetropolitan counties with micropolitan areas in the future.	Noted
(e)(1) Except as provided in paragraph (2), a jurisdiction shall be considered suburban if the jurisdiction does not meet the requirements of clauses (i) and (ii) of subparagraph (B) of paragraph (3) of subdivision (c) and is located in a Metropolitan Statistical Area (MSA) of less than 2,000,000 in population, unless that jurisdiction's population is greater than 100,000, in which case it shall be considered metropolitan. A county, not including the City and County of San Francisco, shall be considered suburban unless the county is in an MSA of 2,000,000 or greater in population in which case the county shall be considered metropolitan.	Noted
(2)(A)(i) Notwithstanding paragraph (1), if a county that is in the San Francisco-Oakland-Fremont California MSA has a population of less than 400,000, that county shall be considered suburban. If this county includes an incorporated city that has a population of less than 100,000, this city shall also be considered suburban. This paragraph shall apply to a housing element revision cycle, as described in subparagraph (A) of paragraph (3) of subdivision (e) of Section 65588, that is in effect from July 1, 2014, to December 31, 2028, inclusive.	Noted
(2)(A)(ii) A county subject to this subparagraph shall utilize the sum existing in the county's housing trust fund as of June 30, 2013, for the development and preservation of housing affordable to low- and very low income households.	Noted

Government Code Provision	Housing Element Compliance
(2)(B) A jurisdiction that is classified as suburban pursuant to this paragraph shall report to the Assembly Committee on Housing and Community Development, the Senate Committee on Housing, and the Department of Housing and Community Development regarding its progress in developing low- and very low income housing consistent with the requirements of Section 65400. The report shall be provided three times: once, on or before December 31, 2019, which report shall address the initial four years of the housing element cycle, a second time, on or before December 31, 2023, which report shall address the subsequent four years of the housing element cycle, and a third time, on or before December 31, 2027, which report shall address the subsequent four years of the housing element cycle and the cycle as a whole. The reports shall be provided consistent with the requirements of Section 9795.	Noted
(f) A jurisdiction shall be considered metropolitan if the jurisdiction does not meet the requirements for "suburban area" above and is located in an MSA of 2,000,000 or greater in population, unless that jurisdiction's population is less than 25,000 in which case it shall be considered suburban. (g)(1) For sites described in paragraph (3) of subdivision (b) [non-vacant sites], the city or county shall specify the additional development potential for each site within the planning period and shall provide an explanation of the methodology used to determine the development potential.	Noted
(g)(1) The methodology shall consider factors including the extent to which existing uses may constitute an impediment to additional residential development,	Ch. 6: Adequate Sites (Sites Inventory Methodology)
(g)(1) the city's or county's past experience with converting existing uses to higher density residential development,	Ch. 6: Adequate Sites (Sites Inventory Methodology)
(g)(1) the current market demand for the existing use,	Ch. 6: Adequate Sites (Sites Inventory Methodology)
(g)(1) an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development,	Ch. 6: Adequate Sites (Sites Inventory Methodology)
(g)(1) development trends,	Ch. 6: Adequate Sites (Sites Inventory Methodology)
(g)(1) market conditions,	Ch. 6: Adequate Sites (Sites Inventory Methodology)
(g)(1) and regulatory or other incentives or standards to encourage additional residential development on these sites.	Ch. 6: Adequate Sites (Sites Inventory Methodology)

(g)(2) In addition to the analysis required in paragraph (1), when a city or county is relying on nonvacant sites described in paragraph (3) of subdivision (b) to accommodate 50 percent or more of its housing need for lower income households, the methodology used to determine additional development potential shall demonstrate that the existing use identified pursuant to paragraph (3) of subdivision (b) does not constitute an impediment to additional residential development during the period covered by the housing element. An existing use shall be presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period.

N/A

Government Code Provision	Housing Element Compliance
(g)(3) Notwithstanding any other law, and in addition to the requirements in paragraphs (1) and (2), sites that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control through a public entity's valid exercise of its police power, or occupied by low or very low income households, shall be subject to a policy requiring the replacement of all those units affordable to the same or lower income level as a condition of any development on the site. Replacement requirements shall be consistent with those set forth in paragraph (3) of subdivision (c) of Section 65915.	Ch. 6: Adequate Sites (Sites Inventory Methodology)
(h) The program required by subparagraph (A) of paragraph (1) of subdivision (c) of Section 65583 shall accommodate 100 percent of the need for housing for very low and low-income households allocated pursuant to Section 65584 for which site capacity has not been identified in the inventory of sites pursuant to paragraph (3) of subdivision (a) on sites that shall be zoned to permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower income households during the planning period.	Ch. 6: Adequate Sites (Sites Inventory Methodology)
(h) These sites shall be zoned with minimum density and development standards that permit at least	Ch. 6: Adequate Sites (Sites Inventory Methodology)
(h) 16 units per site at a density of at least 16 units per acre in jurisdictions described in clause (i) of subparagraph (B) of paragraph (3) of subdivision (c),	Ch. 6: Adequate Sites (Sites Inventory Methodology)
(h) shall be at least 20 units per acre in jurisdictions described in clauses (iii) and (iv) of subparagraph (B) of paragraph (3) of subdivision (c)	Ch. 6: Adequate Sites (Sites Inventory Methodology)
(h) and shall meet the standards set forth in subparagraph (B) of paragraph (5) of subdivision (b).	Ch. 6: Adequate Sites (Sites Inventory Methodology)
(h) At least 50 percent of the very low and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed uses are not permitted, except that a city or county may accommodate all of the very low and low-income housing need on sites designated for mixed uses if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project.	Ch. 6: Adequate Sites (Sites Inventory Methodology)

(i) For purposes of this section and Section 65583, the phrase "use by right" shall mean that the local government's review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act.

Ch. 6: Adequate Sites (Sites Inventory Methodology)

Government Code Provision	Housing Element Compliance
(i) A local ordinance may provide that "use by right" does not exempt the use from design review. However, that design review shall not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.	Noted
(i) Use by right for all rental multifamily residential housing shall be provided in accordance with subdivision (f) of Section 65589.5.	Noted
(j) Notwithstanding any other provision of this section, within one-half mile of a Sonoma-Marin Area Rail Transit station, housing density requirements in place on June 30, 2014, shall apply.	N/A

Section 65583.3

Government Code Provision	Housing Element Compliance
(a) For a housing element or amendment adopted on or after January 1, 2021, the planning agency shall submit to the department an electronic copy of its inventory of land suitable for residential development developed pursuant to paragraph (3) of subdivision (a) of Section 65583 and subdivision (b) of this section with the copy of its housing element or amendment submitted pursuant to subdivision (g) of Section 65585. The local government shall ensure, to the best of its knowledge, that the inventory of land submitted to the department is true and correct.	Ch. 6: Adequate Sites
(b) Notwithstanding subdivision (a) of Section 65301, each local government shall prepare the inventory required under paragraph (3) of subdivision (a) of Section 65583 using standards, forms, and definitions adopted by the department.	

EXHIBIT C

TABLE OF REVISIONS IN RESPONSE TO HCD COMMENT LETTER DATED SEPTEMBER 29, 2022 (ATTACHED)

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF HOUSING POLICY DEVELOPMENT

2020 W. El Camino Avenue, Suite 500 Sacramento, CA 95833 (916) 263-2911 / FAX (916) 263-7453 www.hcd.ca.gov



September 29, 2022

Forrest Ebbs, Director Community Development Department City of Antioch 200 H Street Antioch, CA 94531

Dear Forrest Ebbs:

RE: City of Antioch's 6th Cycle (2023-2031) Draft Housing Element

Thank you for submitting the City of Antioch's (City) draft housing element update received for review on July 1, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by conversations on August 15, 2022 and September 8 and 20, 2022. In addition, HCD considered comments from TransForm pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (January 31, 2023), then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law,

and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

We are committed to assist the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Alex Contreras, of our staff, at Alex.Contreras@hcd.ca.gov.

Sincerely,

Paul McDougall

Senior Program Manager

Enclosure

APPENDIX CITY OF ANTIOCH

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at https://www.hcd.ca.gov/hcd-memos. Among other resources, the housing element section contains HCD's latest technical assistance tool, Building Blocks for Effective Housing Elements (Building Blocks), available at https://www.hcd.ca.gov/building-blocks and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs Resources and Constraints

1. Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)

<u>Fair Housing Enforcement and Capacity</u>: The housing element must include a summary of fair housing enforcement and outreach capacity. The analysis must address how the City complies with state and federal fair housing laws, including regulations, lawsuits, and related enforcement actions.

<u>Disproportionate Housing Needs, Including Displacement Risk</u>: While the element includes discussion on disproportionate housing needs, this discussion should also address the patterns within the City and evaluate any similarities with other components of the assessment of fair housing (e.g., segregation and integration, disparities in access to opportunity).

Affirmatively Furthering Fair Housing (AFFH) and Sites Inventory: While the element includes an analysis of identified sites to accommodate the regional housing need allocation (RHNA) to affirmatively furthering fair housing for the lower-income RHNA, it should also conduct this analysis with consideration for the moderate and above moderate RHNA.

<u>Local Data and Knowledge</u>: The element must include local data, knowledge, and other relevant factors to discuss and analyze any unique attributes about the City related to fair housing issues. The element should complement federal, state, and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates and service providers, City staff and related local and county planning documents.

Other Relevant Factors: The element must include other relevant factors that contribute to fair housing issues in the City. For instance, the element can analyze historical land use, zoning and barriers to housing choices, investment practices, seeking investment or lack

of seeking investment to promote affordability and inclusion, information about redlining/greenlining, restrictive covenants and other discriminatory practices, land use related lawsuits, local initiatives, demographic trends or other information that complements the state and federal data.

<u>Contributing Factors to Fair Housing Issues</u>: Based on the outcomes of a complete analysis, the element should re-assess contributing factors and particularly prioritize those factors then formulate appropriate policies and programs.

Goals and Actions: The element must be revised to add or modify goals and actions based on the outcomes of analysis described above. Goals and actions must specifically respond to the analysis and identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, discrete timing or milestones, geographic targeting and metrics or numerical targets. As appropriate, actions must address housing mobility, new housing choices and affordability in higher resource or higher income areas, place-based strategies for community preservation and revitalization and displacement protection.

2. Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)

Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)

<u>Extremely Low-Income (ELI) Households</u>: The element does include some data on the number of existing and projected ELI households, but it must also include analysis of their housing needs. The analysis should evaluate tenure, overpayment, resources, and strategies available and the gap and magnitude of housing needs to better formulate policies and programs.

<u>Overpayment</u>: The element must quantify and analyze the number of lower-income households overpaying by tenure (i.e., renter and owner).

<u>Housing Conditions</u>: While the element estimates the number of units in need of rehabilitation, it should supplement this estimate with the number of units in need of replacement.

<u>Housing Costs</u>: While the element includes estimated rents for residents, it utilizes American Community Survey (ACS) data. The element should supplement census data with other sources (e.g., local knowledge).

3. An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an

analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)

Realistic Capacity: Where zoning allows 100 percent nonresidential uses, the calculation of residential capacity should account for the likelihood of 100 percent nonresidential development. For example, the element could analyze all development activity in nonresidential zones allowing 100 percent nonresidential uses, how often residential development occurs and adjust residential capacity calculations, policies, and programs accordingly. This analysis may incorporate any proposed policies such as residential performance standards, prohibition of commercial uses and should clarify that all zones allow residential uses, particularly 100 percent residential uses.

<u>Suitability of Nonvacant Sites</u>: The element must include an analysis demonstrating the potential for additional development on nonvacant sites. While the element maps various areas with a description, in some cases, as noted in our conversation, the element should include additional discussion regarding the extent existing uses impede additional development such as market demand for the existing use and existing leases, contracts or other conditions that would perpetuate the existing use or prevent additional residential development. For example, Sites 1-82 are currently residential lots occupied primarily by single -family residences and Sites 120, 138, 154, 155, 164 and 166 are places of worship. The element should include a discussion of why the uses will likely discontinue or be redeveloped in the planning period. The element could also consider additional indicators of the potential for redevelopment such as age and condition of the existing structure, expressed developer or property owner interest, existing versus allowable floor area, and other factors.

Finally, the element identifies sites with existing residential uses. Absent a replacement housing policy, these sites are not adequate sites to accommodate lower-income households. The replacement housing policy should have at least the same requirements as set forth in Government Code section 65915, subdivision (c), paragraph (3).

<u>AB 725</u>: For jurisdictions that are considered Metropolitan, the element must identify at least 25 percent of the remaining moderate and above moderate RHNA on sites that allow at least four units of housing (e.g., four plex or greater) (Gov. Code, § 65583.2, subd. (c)(4)).

<u>Infrastructure</u>: While the element includes a general discussion on water and sewer capacity, it must demonstrate sufficient existing or planned water and sewer capacity to accommodate the City's regional housing need for the planning period.

<u>Environmental Constraints</u>: While the element generally describes environmental conditions, it should also describe any other known conditions (e.g., shape, easements, contamination) that could impact housing development on identified sites in the planning period.

<u>Electronic Sites Inventory</u>: Pursuant to Government Code section 65583.3, subdivision (b), upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to <u>sitesinventory@hcd.ca.gov</u>. HCD has not received a copy of the electronic inventory. Please note, the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Zoning for a Variety of Housing Types (Emergency Shelters): The element mentions emergency shelters are permitted in an overlay district. However, the element should also clarify shelters are permitted without discretionary action and discuss available acreage, including typical parcel sizes and the presence of reuse opportunities, proximity to transportation and services and any conditions inappropriate for human habitability. The analysis should also list and evaluate development standards. Finally, parking requirements appear inconsistent with statutory requirements that limit parking to staff and as a result, the element should add or modify programs to revise parking requirements.

4. An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)

An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including... ...requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2... (Gov. Code, § 65583, subd. (a)(6).)

<u>Land Use Controls</u>: The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types. The analysis should analyze land use controls independently and cumulatively with other land use controls. The analysis should specifically address requirements related to parking, heights, lot coverage and allowable density ranges. The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities.

<u>Zoning Fees and Transparency</u>: The element must clarify its compliance with new transparency requirements for posting all zoning and development standards, and inclusionary requirements for each parcel on the jurisdiction's website pursuant to Government Code section 65940.1(a)(1).

<u>Building Codes</u>: The element should identify and evaluate any local amendments to the building code for impacts on housing costs.

<u>Fees and Exaction</u>: The element provides a cumulative analysis of fees on various housing types but should also list all the various planning and impact fees, including regional transportation impact fees, to better evaluate the impacts on housing development costs.

<u>Local Processing and Permit Procedures</u>: While the element mentions uses are by-right, it should also describe the procedures for a typical single family and multifamily development complying with zoning. The analysis should address the approval body, the number of public hearing if any, approval findings and any other relevant information. The analysis should evaluate approval findings for impacts on approval certainty.

In addition, the element (p. 4-4) notes multifamily development are subject to a conditional use permit (CUP) in multifamily zones. Requiring a CUP or exception process for a use in its intended zone is a constraint. The element should include a program with specific commitment and discrete timing early in the planning period to remove or modify the requirement. This is particularly important since the past element had a program to address this requirement as a constraint.

<u>Constraints on Housing for Persons with Disabilities</u>: The element should analyze potential constraints on housing for persons with disabilities, as follows:

- Reasonable Accommodation: The element references the zoning code includes a
 reasonable accommodation procedure, it should include a description of the
 process and decision-making criteria such as approval findings and analysis of any
 potential constraints on housing for persons with disabilities and modify programs
 as appropriate.
- Group Homes for Seven or More Persons: The element indicates group homes for seven or more persons are allowed in a limited number of residential zones and subject to a CUP. The element should analyze the exclusion of these uses in all residential zones and the CUP requirement and add or modify programs to address the constraint.

Requests for Lesser Densities: The element must be revised to analyze requests to develop housing at densities below those anticipated in the sites inventory, including hinderance on the construction of a locality's share of the regional housing need.

5. An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. (Gov. Code, § 65583, subd. (a)(9).)

The analysis of at-risk unit must estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This

cost analysis for replacement housing may be done aggregately and does not have to contain a project-by-project cost estimate.

B. Housing Programs

1. Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element. (Gov. Code, § 65583, subd. (c).)

To have a beneficial impact in the planning period and address the goals of the housing element, programs must be revised with discrete timelines (e.g., at least annually or month and year) or timeframes earlier in the planning period. Examples include Programs 1.1.2 (Housing Rehabilitation), 1.1.3 (Community Education), 1.1.5 (Safe Housing Outreach), 2.1.3 (Meet with Potential Developers), 2.1.5 (Affordable Housing Program Inventory), 2.1.7 (Support Non-profit Housing), 2.1.9 (Unhoused Populations), 3.1.1 (Housing for Special Needs, 3.1.4 (Unhoused Population Coordination), 3.1.7 (Farmworker Housing), 3.1.9 (Housing and Services for those with Disabilities), 4.1.3 (Density Bonus Ordinance), 4.1.6 (Parking Requirements), 4.1.8 (Regional Fees) and 5.1.4 (Prioritize Hard to Serve Residents).

Additionally, programs should include specific commitment and actions toward beneficial impacts or housing outcomes. Program language such as "discuss", "review", "develop" and "explore" should be complemented or replaced with commitment such as adopt, pursue, apply or identify. Examples of programs that should be revised include Programs 2.1.9 (Unhoused Populations), 2.1.11 (Missing Middle Housing), 3.1.1 (Housing for Special Needs) and 3.1.7 (Farmworker Housing).

2. Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)

As noted in Finding B3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

- Concurrent Rezoning: HCD understands the City will be completing rezoning prior to the start of the planning period (January 31, 2023) to accommodate the RHNA, including for lower-income households. Please be aware, if rezoning is not completed by January 31, 2023, the element must include a program(s) to rezone sites with appropriate zoning and development standards pursuant to Government Code sections 65583, subdivision (c)(1), and 65583.2, subdivisions (h) and (i).
- Program 3.1.5 (Supportive and Transitional Housing): The Program currently conflates general requirements related to transitional and supportive housing and by-right permanent supportive housing (AB 2162). The program should make a clear and specific commitment to comply with both requirements.
- Replacement Housing Requirements: The housing element must include a program to provide replacement housing. (Gov. Code, § 65583.2, subd. (g)(3).) The replacement housing program must adhere to the same requirements as set forth in Government Code section 65915, subdivision (c), paragraph (3).
- Large and Small Sites: The element should include programs to encourage and facilitate development of housing for lower-income households on large and small sites. Examples of actions include amending zoning, establishing incentives and coordinating with property owners and developers.
- 3. Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)
 - As noted in Finding B4, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.
- 4. Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)
 - As noted in Finding B1, the element must include a complete analysis of AFFH. The element must be revised to add goals and actions based on the outcomes of a complete analysis.
- 5. The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a)... (Gov. Code, § 65583, subd. (c)(6).)

Program 1.1.1 (Preserve At-risk Projects) should commit to comply with noticing requirements and coordinate with qualified entities.

6. Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent... (Gov. Code, § 65583, subd. (c)(7).)

Program 2.1.8 (Promote Accessory Dwelling Units (ADU)) should commit to amend the ADU ordinance as necessary to comply with state law and monitor permitted ADUs and affordability every other year and take appropriate action such as adjusting assumptions or rezoning within a specified time (e.g., 6 months) if assumptions are not realized.

C. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

While the element includes quantified objectives for new construction, rehabilitation, and conservation by income group; it could consider quantified objectives for conservation (beyond at-risk preservation). For your information, the quantified objectives do not represent a ceiling, but rather set a target goal for the City to achieve, based on needs, resources, and constraints.

EXHIBIT D

Table Revisions in Response to HCD Comment Letter

TABLE: HOUSING ELEMENT REVISIONS IN RESPONSE TO HCD COMMENT LETTER DATED 09/29/22 (ATTACHED)

Comment Number		Response Notes
	ising Needs Resources and Constraints	
1. Affii	rmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Tit	tle 2shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)
a	<u>Fair Housing Enforcement and Capacity</u> : The housing element must include a summary of fair housing enforcement and outreach capacity. The analysis must address how the City complies with state and federal fair housing laws, including regulations, lawsuits, and related enforcement actions.	See <i>Appendix B</i> , pages B-9, B-15: B-16 are revised to describe compliance more specifically with fair housing laws, the city's enforcement and outreach capacity, and an evaluation of fair housing complaints and cases, including a summary of findings.
)	<u>Disproportionate Housing Needs, Including Displacement Risk</u> : While the element includes discussion on disproportionate housing needs, this discussion should also address the patterns within the city and evaluate any similarities with other components of the assessment of fair housing (e.g., segregation and integration, disparities in	See Appendix B, pages B-19, B-20, B-62, B-67, B-86, B-105
	access to opportunity).	See Chapter 2 Housing Needs 2-8:2-10, 2-2-:2-21
		See Chapter 3 AFFH 3-3:3-4. 3-7:3-21
Ξ	Affirmatively Furthering Fair Housing (AFFH) and Sites Inventory: While the element includes an analysis of identified sites to accommodate the regional housing need allocation (RHNA) to affirmatively furthering fair housing for the lower-income RHNA, it should also conduct this analysis with consideration for the moderate and above moderate RHNA.	See Chapter 3, Summary of Affirmatively Furthering Fair Housing, Page 3-11:3-16 and Appendix B, B-106 through B-111 are revised to include an evaluation of moderate and above moderate income unit distribution.
d	Local Data and Knowledge: The element must include local data, knowledge, and other relevant factors to discuss and analyze any unique attributes about the City related to fair housing issues. The element should complement federal, state, and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates and service providers, City staff and related local and county planning documents.	Addressed in above edits.
2	Other Relevant Factors: The element must include other relevant factors that contribute to fair housing issues in the City. For instance, the element can analyze historical land use, zoning and barriers to housing choices, investment practices, seeking investment or lack of seeking investment to promote affordability and inclusion, information about redlining/greenlining, restrictive covenants and other discriminatory practices, land use related lawsuits, local initiatives, demographic trends or other information that complements the state and federal data.	To be addressed following local adoption.
-	Contributing Factors to Fair Housing Issues: Based on the outcomes of a complete analysis, the element should reassess contributing factors and particularly prioritize those factors then formulate appropriate policies and programs.	See Chapter 3 AFFH 3-13:3-14, 3-22:3-28
g	Goals and Actions: The element must be revised to add or modify goals and actions based on the outcomes of analysis described above. Goals and actions must specifically respond to the analysis and identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, discrete timing or milestones, geographic targeting and metrics or numerical targets. As appropriate, actions must address housing mobility, new housing choices and affordability in higher resource or higher income areas, place-based strategies for community preservation and revitalization and displacement protection.	See Programs Revised in Chapter 7 - 1.1.7. Code Enforcement (pg. 7-5) - 1.1.8. Safe Housing Outreach (pg. 7-6) - 2.1.7 Support Non-profit Housing Sponsors - 5.1.1. Fair Housing Services (pg. 7-31) - 2.1.9 Housing for Unhoused Persons - 3.1.1. Housing for Special Needs Groups - 3.1.4 Cord. W. Agencies Serving Unhoused - 3.1.8. Housing for Persons with Disabilities

2. Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)

Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)

Commen Number	Comment from Letter Dated 09-29-22	Response Notes
a	Extremely Low-Income (ELI) Households: The element does include some data on the number of existing and projected ELI households, but it must also include analysis of their housing needs. The analysis should evaluate tenure, overpayment, resources, and strategies available and the gap and magnitude of housing needs to better formulate policies and programs.	See Chapter 2 <i>Housing Needs</i> , Revised Pages 2-9:2-12, and 2-18:2-21which includes discussion of ELI households and renters' disproportionate experiencing of cost burden.
		Revisions to Ch. 7 Programs
		- 2.1.7 Support Non-profit Housing Sponsors
		- 2.1.9 Housing for Unhoused Persons
		- 3.1.1. Housing for Special Needs Groups
		- 3.1.4 Cord. W. Agencies Serving Unhoused
		- 3.1.8. Housing for Persons with Disabilities
b	Overpayment: The element must quantify and analyze the number of lower-income households overpaying by tenure (i.e., renter and owner).	See Chapter 2 Housing Needs, Revised Pages 2-9:2-12, and 2-18:2-21which
С	<u>Housing Conditions</u> : While the element estimates the number of units in need of rehabilitation, it should supplement this estimate with the number of units in need of replacement.	See Chapter 2 Housing Needs, Revised Pages 2-14
		Programs revised in Ch. 7
		1.1.7. Code Enforcement (pg. 7-5)
		1.1.8. Safe Housing Outreach (pg. 7-6)
d	Housing Costs: While the element includes estimated rents for residents, it utilizes American Community Survey (ACS) data. The element should supplement census data with other sources (e.g., local knowledge).	See Chapter 2 Housing Needs, Revised page 2-9:2-10 which includes 2022 Market rents sourced from Zillow Rental Manager.
	Realistic Capacity: Where zoning allows 100 percent nonresidential uses, the calculation of residential capacity should account for the likelihood of 100 percent nonresidential development. For example, the element could analyze all development activity in nonresidential zones allowing 100 percent nonresidential uses, how often residential development occurs and adjust residential capacity calculations, policies, and programs accordingly. This analysis may incorporate any proposed policies such as residential performance standards, prohibition of commercial uses and should clarify that all zones allow residential uses, particularly 100 percent residential uses.	Chapter 6 <i>Sites,</i> revised pages 6-14:6-15 through 6-20. These pages now include discussion of the rezoning of housing sites allowing for the development of 100% residential uses and no sites being rezoned to non-res. Or MU districts.
b	<u>Suitability of Nonvacant Sites</u> : The element must include an analysis demonstrating the potential for additional development on nonvacant sites. While the element maps various areas with a description, in some cases, as noted in	See <i>Chapter 6 Sites</i> , page 6-6:6-11 which discuss methodology.
	our conversation, the element should include additional discussion regarding the extent existing uses impede additional development such as market demand for the existing use and existing leases, contracts or other conditions that would perpetuate the existing use or prevent additional residential development. For example, Sites 1-82 are	See Page 6-25 includes a discussion on non-vacant housing sites and their selection for inclusion within the site inventory which considered their improvement land value (ILV) ratio.
	currently residential lots occupied primarily by single -family residences and Sites 120, 138, 154, 155, 164 and 166 are places of worship. The element should include a discussion of why the uses will likely discontinue or be redeveloped in the planning period. The element could also consider additional indicators of the potential for redevelopment such as age and condition of the existing structure, expressed developer or property owner interest, existing versus allowable floor area, and other factors.	See Page 6-58 has been revised to include additional discussion related to non-vacant sites that are also places of worship.
С		See Revised Page 6-11 clarifies no sites include deed restricted units or those affordable to lower income households.

TABLE: HOUSING ELEMENT REVISIONS IN RESPONSE TO HCD COMMENT LETTER DATED 09/29/22 (ATTACHED)

	TABLE: HOUSING ELEMENT REVISIONS IN RESPONSE TO HCD COMMENT LETTER DATED 09/29/22 (ATTACHED)	
omment Number	Comment from Letter Dated 09-29-22	Response Notes
!	<u>Infrastructure</u> : While the element includes a general discussion on water and sewer capacity, it must demonstrate sufficient existing or planned water and sewer capacity to accommodate the City's regional housing need for the planning period.	See <i>Chapter 4, Constraints</i> and <i>Chapter 6, Sites</i> revised pages 4-22:4-23 and 6-23: 6-25 for greater discussion related to infrastructure constraints to housing site development.
	<u>Environmental Constraints</u> : While the element generally describes environmental conditions, it should also describe any other known conditions (e.g., shape, easements, contamination) that could impact housing development on identified sites in the planning period.	See <i>Chapter 4, Constraints</i> revised pages 4-28, <i>Chapter 6 Sites</i> , revised page 6-24:6-25 which further discusses environmental conditions in the city which may serve as constraints to the future development of housing sites contained within the city's site inventory.
	Electronic Sites Inventory: Pursuant to Government Code section 65583.3, subdivision (b), upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov. HCD has not received a copy of the electronic inventory. Please note, the city must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element for a copy of the form and instructions. The city can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.	
	Zoning for a Variety of Housing Types (Emergency Shelters): The element mentions emergency shelters are permitted in an overlay district. However, the element should also clarify shelters are permitted without discretionary action and discuss available acreage, including typical parcel sizes and the presence of reuse opportunities, proximity to transportation and services and any conditions inappropriate for human habitability. The analysis should also list and evaluate development standards. Finally, parking requirements appear inconsistent with statutory requirements that limit parking to staff and as a result, the element should add or modify programs to revise parking requirements.	See Chapter 5 Resources revised pg. 5-13: 5-14 which discusses sites and proximity to services, and standards. See Chapter 3 Housing Needs and Program 3.1.5. revised on Chapter 7, revised page 7-22 to remove per-bed parking requirements for emergency shelters.
isabili		ng for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with ment, site improvements, fees and other exactions required of developers, and local processing and permit procedures (Gov.
An ana subdivi	llysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of hous ision (c) of Government Code section 65583.2 (Gov. Code, § 65583, subd. (a)(6).)	ing for all income levels, includingrequests to develop housing at densities below those anticipated in the analysis required b
l	Land Use Controls: The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types. The analysis should analyze land use controls independently and cumulatively with other land use controls. The analysis should specifically address requirements related to parking, heights, lot coverage and allowable density ranges. The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities.	In response to HCD comments received on the draft Housing Element, the city's R-35 zoning district, which as stands allows residential development between 30 and 35 du/acre is proposed to be amended to allow development between 25 and 35 du/acre. This zoning text amendment will occur alongside adoption of the housing element, along with related housing sit rezonings. Accordingly, the following pages have been revised to reflect this change to the R-35 zoning district: revised pages 43: 4-7, 6-7 & 6-14.
		See revised Page 5-9 within Chapter 5, <i>Resources</i> , which provides further clarity regarding the city's adopted zoning ordinance which references and implements State Density Bonus Law.
		See revised Page 4-9 re: Parking Requirements and Program 4.1.6. to include future evaluation and continue compliance w/ stalaws.

Clarified in above.

See *Chapter 4, Constraints* revised pages 4-14 and 4-15 which includes additional discussion regarding the city's regulations related to multi-family zoning districts including maximum building heights.

TABLE: HOUSING ELEMENT REVISIONS IN RESPONSE TO HCD COMMENT LETTER DATED 09/29/22 (ATTACHED)

Comment Number	Comment from Letter Dated 09-29-22	Response Notes
b	Zoning Fees and Transparency: The element must clarify its compliance with new transparency requirements for posting all zoning and development standards, and inclusionary requirements for each parcel on the jurisdiction's website pursuant to Government Code section 65940.1(a)(1).	Reference Added. See <i>Chapter 4 Constraints</i> , revised page 4-15 which revises the previously provided development fees table to include the East Contra Costa County Regional Transportation Demand Impact Mitigation (RTDIM) Fee.
		See Chapter 4 Constraints, revised page 4-4 which clarifies that the city's zoning regulations, development standards and fees are included on the city's website.
С	<u>Building Codes</u> : The element should identify and evaluate any local amendments to the building code for impacts on housing costs.	See <i>Chapter 4 Constraints</i> revised Page 4-12 which clarifies that the city has not adopted any local amendments to the California Building Code.
d	<u>Fees and Exaction</u> : The element provides a cumulative analysis of fees on various housing types but should also list all the various planning and impact fees, including regional transportation impact fees, to better evaluate the impacts on housing development costs.	See <i>Chapter 4 Constraints</i> , revised page 4-15 which revises the previously provided development fees table to include the East Contra Costa County Regional Transportation Demand Impact Mitigation (RTDIM) Fee.
е	<u>Local Processing and Permit Procedures</u> : While the element mentions uses are by-right, it should also describe the procedures for a typical single family and multifamily development complying with zoning. The analysis should address the approval body, the number of public hearing if any, approval findings and any other relevant information. The analysis should evaluate approval findings for impacts on approval certainty.	See <i>Chapter 4 Constraints</i> , revised Page 4-20:4-21 which provides clarification related to the city's local processing and permit procedures for residential uses including design review, and new Multi-family ODS.
f	In addition, the element (p. 4-4) notes multifamily development are subject to a conditional use permit (CUP) in multifamily zones. Requiring a CUP or exception process for a use in its intended zone is a constraint. The element should include a program with specific commitment and discrete timing early in the planning period to remove or modify the requirement. This is particularly important since the past element had a program to address this requirement as a constraint.	See Chapter 4 Constraints, revised Pg. 4-3: 4-5 which removes the use permit requirement for multi-family residential uses in multi-family districts, including design review, and new Multi-family ODS.
g	 Constraints on Housing for Persons with Disabilities: The element should analyze potential constraints on housing for persons with disabilities, as follows: Reasonable Accommodation: The element references the zoning code includes a reasonable accommodation procedure, it should include a description of the process and decision-making criteria such as approval findings and analysis of any potential constraints on housing for persons with disabilities and modify programs as appropriate. Group Homes for Seven or More Persons: The element indicates group homes for seven or more persons are allowed in a limited number of residential zones and subject to a CUP. The element should analyze the exclusion of these uses in all residential zones and the CUP requirement and add or modify programs to address the constraint. 	See Chapter 4 Constraints, revised Page 4-11 & 4-12 which provides additional clarity regarding the city's reasonable accommodation procedure including application contents, process timing, decision maker, required findings and any special requirements. - Added to Revised 3.1.1. Housing for Special Needs Groups - 3.1.8. Housing for Persons with Disabilities
h	Requests for Lesser Densities: The element must be revised to analyze requests to develop housing at densities below those anticipated in the sites inventory, including hinderance on the construction of a locality's share of the regional housing need.	To be addressed following local adoption.

- 5. An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. (Gov. Code, § 65583, subd. (a)(9).)
- The analysis of at-risk unit must estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately and does not have to contain a project-by-project cost estimate.

See Chapter 2, Housing Needs revised 2-17 which includes estimate using loopnet sales listings for older smaller MF buildings.

B. Housing Programs

1. Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element. (Gov. Code, § 65583, subd. (c).)

	TABLE: HOUSING ELEMENT REVISIONS IN RESPONSE TO HCD COMMENT LETTER DATED 09/29/22 (A	ATTACHED)
Commen Number		Response Notes
a	To have a beneficial impact in the planning period and address the goals of the housing element, programs must be revised with discrete timelines (e.g., at least annually or month and year) or timeframes earlier in the planning period. Examples include Programs 1.1.2 (Housing Rehabilitation), 1.1.3 (Community Education), 1.1.5 (Safe Housing Outreach), 2.1.3 (Meet with Potential Developers), 2.1.5 (Affordable Housing Program Inventory), 2.1.7 (Support Non-profit Housing), 2.1.9 (Unhoused Populations), 3.1.1 (Housing for Special Needs, 3.1.4 (Unhoused Population Coordination), 3.1.7 (Farmworker Housing), 3.1.9 (Housing and Services for those with Disabilities), 4.1.3 (Density Bonus Ordinance), 4.1.6 (Parking Requirements), 4.1.8 (Regional Fees) and 5.1.4 (Prioritize Hard to Serve Residents).	Various revisions to Chapter 7 to format programs in a way that offered specifics to HCD. We followed approach of City of Alameda (as directed by HCD) and "beefed up" many special needs related programs to include reference to our zoning amendments. - 1.1.7. Code Enforcement (pg. 7-5) - 1.1.8. Safe Housing Outreach (pg. 7-6) - 2.1.7 Support Non-profit Housing Sponsors - 5.1.1. Fair Housing Services (pg. 7-31) - 2.1.9 Housing for Unhoused Persons - 3.1.1. Housing for Special Needs Groups - 3.1.4 Cord. W. Agencies Serving Unhoused - 3.1.8. Housing for Persons with Disabilities
b	Additionally, programs should include specific commitment and actions toward beneficial impacts or housing outcomes. Program language such as "discuss", "review", "develop" and "explore" should be complemented or replaced with commitment such as adopt, pursue, apply or identify. Examples of programs that should be revised include Programs 2.1.9 (Unhoused Populations), 2.1.11 (Missing Middle Housing), 3.1.1 (Housing for Special Needs) and 3.1.7 (Farmworker Housing).	Various revisions to <i>Chapter 7</i> to format programs
need t be ide	for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragrap	ent standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing ph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall ding multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing,
a	As noted in Finding B3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the city may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:	See below.
b	 Concurrent Rezoning: HCD understands the city will be completing rezoning prior to the start of the planning period (January 31, 2023) to accommodate the RHNA, including for lower-income households. Please be aware, if rezoning is not completed by January 31, 2023, the element must include a program(s) to rezone sites with appropriate zoning and development standards pursuant to Government Code sections 65583, subdivision (c)(1), and 65583.2, subdivisions (h) and (i). 	See <i>Chapter 6 Sites</i> , revised Page 6-14: 6-15 which clarifies that proposed housing site rezonings and associated general plan amendments will be adopted alongside the 6 th cycle housing element update prior to the beginning of the planning period.
_	 Program 3.1.5 (Supportive and Transitional Housing): The Program currently conflates general requirements related to transitional and supportive housing and by-right permanent supportive housing (AB 2162). The program should 	See Revisions to <i>Chapter 7.</i>
C	make a clear and specific commitment to comply with both requirements.	
d		See Revisions to <i>Chapter 7</i> .

	Response		
Commer Number	nt Notes		
	dress and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. rogram shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)		
a	As noted in Finding B4, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.		
	4. Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics (Gov. Code, § 65583, subd. (c)(5).)		
a	As noted in Finding B1, the element must include a complete analysis of AFFH. The element must be revised to add goals and actions based on the outcomes of a complete analysis.		
5. The	e housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a) (Gov. Code, § 65583, subd. (c)(6).)		
a	Program 1.1.1 (Preserve At-risk Projects) should commit to comply with noticing requirements and coordinate with qualified entities. See Revisions to Chapter 7.		
6. De	velop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent (Gov. Code, § 65583, subd. (c)(7).)		
a	Program 2.1.8 (Promote Accessory Dwelling Units (ADU)) should commit to amend the ADU ordinance as necessary to See Revisions to Chapter 7. comply with state law and monitor permitted ADUs and affordability every other year and take appropriate action such as adjusting assumptions or rezoning within a specified time (e.g., 6 months) if assumptions are not realized.		
C. Qu	antified Objectives		
Estab	lish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)		
a	While the element includes quantified objectives for new construction, rehabilitation, and conservation by income See Revisions to Chapter 7. group; it could consider quantified objectives for conservation (beyond at-risk preservation). For your information, the quantified objectives do not represent a ceiling, but rather set a target goal for the city to achieve, based on needs, resources, and constraints.		

EXHIBIT E Response to HCD Findings

EXHIBIT E - RESPONSE TO HCD FINDINGS

Pursuant to Government Code section 65585, subdivision (b), HCD reviewed the draft Housing Element and reported the results of its review.

The following changes were requested by HCD.

A. Housing Needs, Resources, and Constraints

1.a. HCD Finding: Fair Housing Enforcement and Capacity: The housing element must include a summary of fair housing enforcement and outreach capacity. The analysis must address how the City complies with state and federal fair housing laws, including regulations, lawsuits, and related enforcement actions.

<u>City response:</u> Appendix B, pages B-9, B-15, B-16 are revised to describe compliance more specifically with fair housing laws, the City's enforcement and outreach capacity, and an evaluation of fair housing complaints and cases, including a summary of findings.

1.b. HCD Finding: Disproportionate Housing Needs, Including Displacement Risk: While the element includes discussion on disproportionate housing needs, this discussion should also address the patterns within the city and evaluate any similarities with other components of the assessment of fair housing (e.g., segregation and integration, disparities in access to opportunity).

<u>City response:</u> See revised *Appendix B*, pages B-19, B-20, B-62, B-67, B-86, B-105; *Chapter 2, Housing Needs*, pages 2-8:2-10, 2-2:2-21; and see *Chapter 3, AFFH*, pages 3-3:3-4, 3-7:3-21 which were revised to include additional discussion regarding the disproportionate risk of displacement and cost burden experienced by renters, and patterns within the city's Environmental Justice neighborhoods.

1.c. HCD Finding: Affirmatively Furthering Fair Housing (AFFH) and Sites Inventory:
While the element includes an analysis of identified sites to accommodate the regional housing need allocation (RHNA) to affirmatively furthering fair housing for the lower-income RHNA, it should also conduct this analysis with consideration for the moderate and above moderate RHNA.

<u>City response:</u> Chapter 3, Summary of Affirmatively Furthering Fair Housing, pages 3-11:3-16 and Appendix B, pages B-106:B-111 are revised to include an evaluation of moderate- and above moderate-income unit distribution.

1.d. HCD Finding: Local Data and Knowledge: The element must include local data, knowledge, and other relevant factors to discuss and analyze any unique attributes about the City related to fair housing issues. The element should complement federal, state, and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates and service providers, City staff and related local and county planning documents.

City response: Addressed in above edits.

1.e. HCD Finding: Other Relevant Factors: The element must include other relevant factors that contribute to fair housing issues in the City. For instance, the element can analyze historical land use, zoning and barriers to housing choices, investment practices, seeking investment or lack of seeking investment to promote affordability and inclusion, information about redlining/greenlining, restrictive covenants and other discriminatory practices, land use related lawsuits, local initiatives, demographic trends or other information that complements the state and federal data.

<u>City response:</u> To be addressed following local adoption.

1.f. HCD Finding: Contributing Factors to Fair Housing Issues: Based on the outcomes of a complete analysis, the element should re-assess contributing factors and particularly prioritize those factors then formulate appropriate policies and programs.

<u>City response:</u> Chapter 3, AFFH, pages 3-13:3-14, 3-22:3-28 are revised to prioritize contributing factors to fair housing issues.

1.g. HCD Finding: Goals and Actions: The element must be revised to add or modify goals and actions based on the outcomes of analysis described above. Goals and actions must specifically respond to the analysis and identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, discrete timing or milestones, geographic targeting and metrics or numerical targets. As appropriate, actions must address housing mobility, new housing choices and affordability in higher resource or higher income areas, place-based strategies for community preservation and revitalization and displacement protection.

<u>City response:</u> See revised *Chapter 2, Housing Needs* and *Chapter 3, AFFH* which were revised to both address the disproportionate housing needs (displacement and cost burden) experienced by lower income households and renters in the city.

See also, *Chapter 7, Goals, Policies and Programs*, which was revised to include additional information regarding programs intended to address fair housing issues such as disproportionate housing needs, in the city:

- o 1.1.7. Code Enforcement
- 1.1.8. Safe Housing Outreach
- 2.1.7 Support Non-profit Housing Sponsors
- 2.1.9 Housing for Unhoused Persons
- 3.1.1. Housing for Special Needs Groups
- o 3.1.4 Cord. W. Agencies Serving Unhoused
- 3.1.8. Housing for Persons with Disabilities
- 5.1.1. Fair Housing Services
- 2.a. HCD Finding: Extremely Low-Income (ELI) Households: The element does include some data on the number of existing and projected ELI households, but it must also include analysis of their housing needs. The analysis should evaluate tenure,

overpayment, resources, and strategies available and the gap and magnitude of housing needs to better formulate policies and programs.

<u>City response:</u> See *Chapter 2, Housing Needs*, revised pages 2-9:2-12, and 2-18:2-21 which includes discussion of ELI households and renters' disproportionate experiencing of cost burden.

See revisions to Chapter 7, Programs:

- 2.1.7 Support Non-profit Housing Sponsors
- o 2.1.9 Housing for Unhoused Persons
- o 3.1.1. Housing for Special Needs Groups
- o 3.1.4 Cord. W. Agencies Serving Unhoused
- 3.1.8. Housing for Persons with Disabilities
- <u>2.b.</u> <u>HCD Finding: Overpayment:</u> The element must quantify and analyze the number of lower-income households overpaying by tenure (i.e., renter and owner).

<u>City response:</u> See *Chapter 2, Housing Needs*, revised pages 2-9:2-12, and 2-18:2-21 which includes discussion of cost burden by tenure.

2.c. HCD Finding: Housing Conditions: While the element estimates the number of units in need of rehabilitation, it should supplement this estimate with the number of units in need of replacement.

<u>City response:</u> Chapter 2, Housing Needs, revised page 2-14 discusses approximate percentage of housing units needing to be replaced in the city.

See programs revised in Chapter 7, Programs:

- o 1.1.7. Code Enforcement (pg. 7-5)
- o 1.1.8. Safe Housing Outreach (pg. 7-6)
- 2.d. HCD Finding: Housing Costs: While the element includes estimated rents for residents, it utilizes American Community Survey (ACS) data. The element should supplement census data with other sources (e.g., local knowledge).

<u>City response:</u> Chapter 2, Housing Needs, revised pages 2-9:2-10 include 2022 Market rents sourced from Zillow Rental Manager.

3.a. HCD Finding: Realistic Capacity: Where zoning allows 100 percent nonresidential uses, the calculation of residential capacity should account for the likelihood of 100 percent nonresidential development. For example, the element could analyze all development activity in nonresidential zones allowing 100 percent nonresidential uses, how often residential development occurs and adjust residential capacity calculations, policies, and programs accordingly. This analysis may incorporate any proposed policies such as residential performance standards, prohibition of commercial uses and should clarify that all zones allow residential uses, particularly 100 percent residential uses.

<u>City response:</u> Chapter 6, Sites, revised pages 6-14:6-20 include a discussion of the rezoning of housing sites allowing for the development of 100% residential uses and no sites being rezoned to non-res. or MU districts.

3.b. HCD Finding: Suitability of Nonvacant Sites: The element must include an analysis demonstrating the potential for additional development on nonvacant sites. While the element maps various areas with a description, in some cases, as noted in our conversation, the element should include additional discussion regarding the extent existing uses impede additional development such as market demand for the existing use and existing leases, contracts or other conditions that would perpetuate the existing use or prevent additional residential development. For example, Sites 1-82 are currently residential lots occupied primarily by single -family residences and Sites 120, 138, 154, 155, 164 and 166 are places of worship. The element should include a discussion of why the uses will likely discontinue or be redeveloped in the planning period. The element could also consider additional indicators of the potential for redevelopment such as age and condition of the existing structure, expressed developer or property owner interest, existing versus allowable floor area, and other factors.

<u>City response</u>: See *Chapter 6, Sites*, pages 6-6:6-11 which discuss methodology; page 6-25 which includes a discussion on non-vacant housing sites and their selection for inclusion within the site inventory which considered their improvement land value (ILV) ratio; and page 6-58 which has been revised to include additional discussion related to non-vacant sites that are also places of worship.

3.c. HCD Finding: Finally, the element identifies sites with existing residential uses. Absent a replacement housing policy, these sites are not adequate sites to accommodate lower-income households. The replacement housing policy should have at least the same requirements as set forth in Government Code section 65915, subdivision (c), paragraph (3).

<u>City response:</u> Revised page 6-11 clarifies no sites include deed-restricted units or those affordable to lower-income households.

3.d. HCD Finding: AB 725: For jurisdictions that are considered Metropolitan, the element must identify at least 25 percent of the remaining moderate and above moderate RHNA on sites that allow at least four units of housing (e.g., four plex or greater) (Gov. Code, § 65583.2, subd. (c)(4)).

<u>City response:</u> See *Chapter 6, Sites*, revised page 6-14 which includes evaluation of the City's proposed accommodation of moderate- and above moderate-income residential units. Approximately 86 percent (2,635 of the 2,895 total moderate and above moderate-income units within the inventory) are provided on sites that allow development at or above 4 dwelling units per acre but less than 100 dwelling units per acre. These include sites being rezoned to the R-25 and R-35 zoning districts and sites to remain zoned S-P for which the city has received a proposed development application.

3.e. HCD Finding: Infrastructure: While the element includes a general discussion on water and sewer capacity, it must demonstrate sufficient existing or planned water and sewer capacity to accommodate the City's regional housing need for the planning period.

<u>City response:</u> See *Chapter 4, Constraints* and *Chapter 6, Sites* revised pages 4-22:4-23 and 6-23:6-25 for greater discussion related to infrastructure constraints to housing site development.

3.f. HCD Finding: Environmental Constraints: While the element generally describes environmental conditions, it should also describe any other known conditions (e.g., shape, easements, contamination) that could impact housing development on identified sites in the planning period.

<u>City response</u>: See *Chapter 4, Constraints* revised pages 4-28, *Chapter 6, Sites*, revised pages 6-24:6-25 which further discusses environmental conditions in the city which may serve as constraints to the future development of housing sites contained within the City's Site Inventory. These revisions note that the realistic capacity of sites within the inventory were calculated using the minimum allowable density of their proposed zoning district. This allows future development housing sites greater flexibility in future site design and development to avoid any potential site-specific constraints which may become evident as part of future development.

3.g. HCD Finding: Electronic Sites Inventory: Pursuant to Government Code section 65583.3, subdivision (b), upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov. HCD has not received a copy of the electronic inventory. Please note, the city must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element for a copy of the form and instructions. The city can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

<u>City response:</u> An updated Site Inventory, including an electronic copy is attached to the resubmittal.

3.h. HCD Finding: Zoning for a Variety of Housing Types (Emergency Shelters): The element mentions emergency shelters are permitted in an overlay district. However, the element should also clarify shelters are permitted without discretionary action and discuss available acreage, including typical parcel sizes and the presence of reuse opportunities, proximity to transportation and services and any conditions inappropriate for human habitability. The analysis should also list and evaluate development standards. Finally, parking requirements appear inconsistent with statutory requirements that limit parking to staff and as a result, the element should add or modify programs to revise parking requirements.

<u>City response:</u> See *Chapter 5, Resources* revised pg. 5-13:5-14 which discusses sites and proximity to services, and standards.

See *Chapter 3, Housing Needs* and *Chapter 7, Programs* Program 3.1.5 revised page 7-22 to remove per-bed parking requirements for emergency shelters.

4.a. HCD Finding: Land Use Controls: The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types. The analysis should analyze land use controls independently and cumulatively with other land use controls. The analysis should specifically address requirements related to

parking, heights, lot coverage and allowable density ranges. The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities.

<u>City response:</u> In response to HCD comments received on the draft Housing Element, the city's R-35 zoning district, which as stands allows residential development between 30 and 35 du/acre is proposed to be amended to allow development between 25 and 35 du/acre. This zoning text amendment will occur alongside adoption of the housing element, along with related housing site rezonings. Accordingly, the following pages have been revised to reflect this change to the R-35 zoning district: revised pages 4-3:4-7, 6-7, and 6-14.

See revised page 5-9 within *Chapter 5, Resources*, which provides further clarity regarding the city's adopted zoning ordinance which references and implements State Density Bonus Law.

See Chapter 4, Constraints revised page 4-9 regarding Parking Requirements and Program 4.1.6. which include future evaluation and continue compliance with State laws; and revised pages 4-14 and 4-15 which include additional discussion regarding the City's regulations related to multi-family zoning districts including maximum building heights.

4.b. HCD Finding: Zoning Fees and Transparency: The element must clarify its compliance with new transparency requirements for posting all zoning and development standards, and inclusionary requirements for each parcel on the jurisdiction's website pursuant to Government Code section 65940.1(a)(1).

<u>City response:</u> Reference added. See *Chapter 4, Constraints*, revised page 4-15 which revises the previously provided development fees table to include the East Contra Costa County Regional Transportation Demand Impact Mitigation (RTDIM) Fee.

See *Chapter 4 Constraints*, revised page 4-4 clarifies that the City's zoning regulations, development standards, and fees are included on the City's website.

4.c. HCD Finding: Building Codes: The element should identify and evaluate any local amendments to the building code for impacts on housing costs.

<u>City response:</u> See *Chapter 4, Constraints* revised page 4-12 which clarifies that the City has not adopted any local amendments to the California Building Code.

4.d. HCD Finding: Fees and Exaction: The element provides a cumulative analysis of fees on various housing types but should also list all the various planning and impact fees, including regional transportation impact fees, to better evaluate the impacts on housing development costs.

<u>City response:</u> See *Chapter 4, Constraints*, revised page 4-15 which revises the previously provided development fees table to include the East Contra Costa County Regional Transportation Demand Impact Mitigation (RTDIM) Fee.

4.e. HCD Finding: Local Processing and Permit Procedures: While the element mentions uses are by-right, it should also describe the procedures for a typical single family and multifamily development complying with zoning. The analysis should address the approval body, the number of public hearing if any, approval findings and any other relevant information. The analysis should evaluate approval findings for impacts on approval certainty.

<u>City response:</u> See *Chapter 4, Constraints*, revised pages 4-20:4-21 which provide clarification related to the City's local processing and permit procedures for residential uses including design review, and new Multi-family ODS.

4.f. HCD Finding: In addition, the element (p. 4-4) notes multifamily development are subject to a conditional use permit (CUP) in multifamily zones. Requiring a CUP or exception process for a use in its intended zone is a constraint. The element should include a program with specific commitment and discrete timing early in the planning period to remove or modify the requirement. This is particularly important since the past element had a program to address this requirement as a constraint.

<u>City response:</u> See *Chapter 4, Constraints*, revised pages 4-3:4-5 which removes the use permit requirement for multi-family residential uses in multi-family districts, including design review, and new Multi-family ODS.

- 4.g. HCD Finding: Constraints on Housing for Persons with Disabilities: The element should analyze potential constraints on housing for persons with disabilities, as follows:
 - Reasonable Accommodation: The element references the zoning code includes a reasonable accommodation procedure, it should include a description of the process and decision-making criteria such as approval findings and analysis of any potential constraints on housing for persons with disabilities and modify programs as appropriate.
 - Group Homes for Seven or More Persons: The element indicates group homes for seven or more persons are allowed in a limited number of residential zones and subject to a CUP. The element should analyze the exclusion of these uses in all residential zones and the CUP requirement and add or modify programs to address the constraint.

<u>City response:</u> See *Chapter 4, Constraints*, revised page 4-11:4-12 which provides additional clarity regarding the City's reasonable accommodation procedure including application contents, process timing, decision maker, required findings, and any special requirements.

- Revised Program 3.1.1. Housing for Special Needs Groups
- Revised Program 3.1.8. Housing for Persons with Disabilities
- 4.h. HCD Finding: Requests for Lesser Densities: The element must be revised to analyze requests to develop housing at densities below those anticipated in the sites inventory, including hinderance on the construction of a locality's share of the regional housing need.

<u>City response:</u> To be addressed following local adoption.

5.a. HCD Finding: The analysis of at-risk unit must estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately and does not have to contain a project-by-project cost estimate.

<u>City response:</u> See *Chapter 2, Housing Needs* revised page 2-17 which includes estimate using loopnet sales listings for smaller older MF buildings.

B. Housing Programs

1.a. HCD Finding: To have a beneficial impact in the planning period and address the goals of the housing element, programs must be revised with discrete timelines (e.g., at least annually or month and year) or timeframes earlier in the planning period. Examples include Programs 1.1.2 (Housing Rehabilitation), 1.1.3 (Community Education), 1.1.5 (Safe Housing Outreach), 2.1.3 (Meet with Potential Developers), 2.1.5 (Affordable Housing Program Inventory), 2.1.7 (Support Non-profit Housing), 2.1.9 (Unhoused Populations), 3.1.1 (Housing for Special Needs, 3.1.4 (Unhoused Population Coordination), 3.1.7 (Farmworker Housing), 3.1.9 (Housing and Services for those with Disabilities), 4.1.3 (Density Bonus Ordinance), 4.1.6 (Parking Requirements), 4.1.8 (Regional Fees) and 5.1.4 (Prioritize Hard to Serve Residents).

<u>City response:</u> Various revisions to *Chapter 7* to format programs in a way that offered specifics to HCD. We followed approach of City of Alameda (as directed by HCD) and "beefed up" many special needs-related programs to include reference to our zoning amendments:

- o 1.1.7. Code Enforcement
- o 1.1.8. Safe Housing Outreach
- 2.1.7. Support Non-profit Housing Sponsors
- o 2.1.9. Housing for Unhoused Persons
- 3.1.1. Housing for Special Needs Groups
- o 3.1.4 Cord. W. Agencies Serving Unhoused
- 3.1.8. Housing for Persons with Disabilities
- 5.1.1. Fair Housing Services
- 1.b. HCD Finding: Additionally, programs should include specific commitment and actions toward beneficial impacts or housing outcomes. Program language such as "discuss", "review", "develop" and "explore" should be complemented or replaced with commitment such as adopt, pursue, apply or identify. Examples of programs that should be revised include Programs 2.1.9 (Unhoused Populations), 2.1.11 (Missing Middle Housing), 3.1.1 (Housing for Special Needs) and 3.1.7 (Farmworker Housing).

City response: Various revisions to *Chapter 7* to format programs.

<u>2.a.</u> <u>HCD Finding:</u> As noted in Finding B3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the city may need to add or

revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

<u>City response:</u> See below.

2.b. HCD Finding: Concurrent Rezoning: HCD understands the city will be completing rezoning prior to the start of the planning period (January 31, 2023) to accommodate the RHNA, including for lower-income households. Please be aware, if rezoning is not completed by January 31, 2023, the element must include a program(s) to rezone sites with appropriate zoning and development standards pursuant to Government Code sections 65583, subdivision (c)(1), and 65583.2, subdivisions (h) and (i).

<u>City response:</u> See *Chapter 6, Sites*, revised pages 6-14:6-15 which clarify that proposed housing site rezonings and associated general plan amendments will be adopted alongside the 6th Cycle Housing Element update prior to the beginning of the planning period.

2.c. HCD Finding: Program 3.1.5 (Supportive and Transitional Housing): The Program currently conflates general requirements related to transitional and supportive housing and by-right permanent supportive housing (AB 2162). The program should make a clear and specific commitment to comply with both requirements.

<u>City response:</u> See Revisions to *Chapter 7* which revised Program 3.1.5. to distinguish between emergency, transitional and supportive housing.

2.d. HCD Finding: Program 3.1.5 (Supportive and Transitional Housing): The Program currently conflates general requirements related to transitional and supportive housing and by-right permanent supportive housing (AB 2162). The program should make a clear and specific commitment to comply with both requirements.

<u>City response:</u> Duplicate of above. See Revisions to *Chapter 7* which revised Program 3.1.5. to distinguish between emergency, transitional and supportive housing.

2.e. HCD Finding: Large and Small Sites: The element should include programs to encourage and facilitate development of housing for lower-income households on large and small sites. Examples of actions include amending zoning, establishing incentives and coordinating with property owners and developers.

<u>City response:</u> See *Chapter 6, Sites*, revised page 6-10 which includes discussion of housing site sizes.

Additionally, see revisions to *Chapter 7* related to program commitments to increasing housing opportunities for lower-income households including:

- Program 2.1.7 Support Non-Profit Housing Sponsors
- o Program 2.1.6 Housing for ELI Households
- o Program 2.I.10 Inclusionary Housing
- o Program 4.1.13. Objective Design Standards

- Programs 4.1.14 Housing Site Inventory General Plan Amendments and Rezonings.
- 3.a. HCD Finding: As noted in Finding B4, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

<u>City response:</u> Resolved as described above.

4.a. HCD Finding: As noted in Finding B1, the element must include a complete analysis of AFFH. The element must be revised to add goals and actions based on the outcomes of a complete analysis.

City response: Resolved as described above.

<u>5.a.</u> HCD Finding: Program 1.1.1 (Preserve At-risk Projects) should commit to comply with noticing requirements and coordinate with qualified entities.

City response: See revisions to Chapter 7.

6.a. HCD Finding: Program 2.1.8 (Promote Accessory Dwelling Units (ADU)) should commit to amend the ADU ordinance as necessary to comply with state law and monitor permitted ADUs and affordability every other year and take appropriate action such as adjusting assumptions or rezoning within a specified time (e.g., 6 months) if assumptions are not realized.

City response: See revisions to *Chapter 7*.

C. Quantified Objectives

1.a. HCD Finding: While the element includes quantified objectives for new construction, rehabilitation, and conservation by income group; it could consider quantified objectives for conservation (beyond at-risk preservation). For your information, the quantified objectives do not represent a ceiling, but rather set a target goal for the city to achieve, based on needs, resources, and constraints.

<u>City response:</u> See revisions to *Chapter 7*.

CITY COUNCIL RESOLUTION # 2023-**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO ADOPT A GENERAL PLAN AMENDMENT TO MODIFY LAND USE DESIGNATIONS, REDESIGNATE LAND USE CLASSIFICATIONS, AND UPDATE THE ENVIRONMENTAL HAZARDS AND RESOURCE MANAGEMENT ELEMENTS

- **WHEREAS**, the California Government Code Section 65300 et. seq. requires every city and county in California to adopt a General Plan for its long-range development, and further, to periodically update that Plan to reflect current conditions and issues;
- **WHEREAS,** the Land Use Element and Safety Element are two of the mandatory elements of the City of Antioch's General Plan;
- **WHEREAS,** the General Plan Amendment to the Land Use Element ensures consistency between the City of Antioch General Plan and the Zoning Ordinance;
- WHEREAS, the California Legislature has made several changes to Section 63502 of the California Government Code to require cities and counties to update the Safety Element of the General Plan to address climate change hazards and incorporate climate adaptation and resiliency strategies (Senate Bills 379 and 1035), identify and evaluate evacuation routes (Assembly Bill 747 and Senate Bill 99), and address fire risk (Senate Bill 1241);
- **WHEREAS,** the Land Use Element, Resource Management Element, and Safety Element ("Environmental Hazards Element") updates, were coordinated with the Draft 6th Cycle Housing Element Update:
- **WHEREAS,** Section 65358 of the California Government Code provides for the amendment of all or part of an adopted General Plan;
- **WHEREAS,** the City, as lead agency under the California Environmental Quality Act ("CEQA"), has completed the Housing Element Environmental Impact Report ("EIR") for the Project, which includes the General Plan Amendments in the project description;
- **WHEREAS**, the City Council conducted a public hearing to consider the Housing Element EIR on January 24, 2023;
- **WHEREAS,** on January 24, 2023, the Antioch City Council adopted Resolution 2023-xx certifying the Housing Element EIR and adopting CEQA findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program;
- **WHEREAS**, recitals and findings from the Antioch City Council adopted Resolution 2023xx are incorporated by reference;

WHEREAS, the Planning Commission held a public hearing on January 4, 2023, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request, and adopted Resolution 2023-03 recommending that the City Council adopt a General Plan Amendment to update the Land Use, Environmental Hazards, and Resource Management Elements;

WHEREAS, on January 12, 2023, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 for the City Council on January 24, 2023; and

WHEREAS, the City Council held a public hearing on January 24, 2023 to consider amendments to the General Plan to update the Land Use, Environmental Hazards, and Resource Management Elements, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby makes the following findings to adopt a General Plan Amendment to update the Land Use, Environmental Hazards, and Resource Management Elements:

- 1. The proposed project conforms to the provisions and standards of the General Plan in that the proposed amendments are internally consistent with all other provisions of the General Plan and do not conflict with any of the previously adopted goals, policies or programs of the General Plan.
- 2. The proposed amendments are necessary to implement the goals and objectives of the General Plan. The Land Use Element Text Amendments (Exhibit A and Exhibit B) and the Table and Diagram of General Plan Land Use Map Amendments (Exhibit C and Exhibit D) and Text Amendments to the will accommodate higher density multifamily housing to expand housing options and affordability throughout the city and ensure consistency between the General Plan and Zoning Ordinance. The Environmental Hazards Element Update (Exhibit E) will address and mitigate climate vulnerabilities, fire risk, and evacuation routes to support public safety as required by State law. The Resources Management Element Update (Exhibit F) will help protect sensitive habitat areas, including habitat for special-status animals and plants.
- 3. The proposed amendments will not be detrimental to the public interest, convenience, and general welfare of the city. The amendments will result in a logical placement of land uses consistent with the overall intent of the General Plan and facilitate housing development opportunities at a range of income levels and household types. The amendments will support public safety through resilience and adaptation strategies.
- 4. The proposed amendment will not cause environmental damage in that potential effects were analyzed in the EIR for the Housing Element, Environmental Hazards and Resource Management Elements and either found to be less than significant with mitigations or acceptable pursuant to a Statement of Overriding Conditions.
- 5. The proposed amendment will not require changes to or modifications of any other plans that the City Council adopted before the date of this resolution, that are not proposed for consideration by the Council.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Antioch City Council ADOPTS a General Plan Amendment to update the Land Use, Environmental Hazards, and Resource Management Elements (GPA-22-01) as attached hereto in Exhibits A through F).

I HEREBY CERTIFY that the foregoing res City of Antioch at a regular meeting thereof held on vote:	colution was adopted by the City Council of the the 24th day of January 2023, by the following
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
	ELIZABETH HOUSEHOLDER,

EXHIBIT A GENERAL PLAN FOCUS AREA TEXT AMENDMENTS

protections in the form of easements, deed restrictions, or acquisition of development rights may be provided.

4.4.6 Focused Planning Areas

Ten areas within the Antioch General Plan study area have been identified for focused policy analysis and direction. The purpose of these "Focus Areas" is to provide policy direction specific to each area, including appropriate land use types and development intensity, based upon analysis of the particular opportunities and constraints affecting each area.

4.4.6.1 Downtown Specific Plan Focus Area. The Rivertown/Urban Waterfront Focus Area has been repealed and replaced with the Downtown Specific Plan. Please refer to this adopted Plan for all policies related to the area.

4.4.6.2 Western Antioch Commercial Focus Area. This Focus Area encompasses the commercial areas along Auto Center Drive from SR-4 north to Fourth Street, as well as the commercial areas south of the freeway along Somersville Road, up to and including the Somersville Town Center. The General Plan intends that existing auto dealerships be retained and revitalized along Auto Center Drive. If the existing dealers ultimately decide to relocate from Auto Center Drive, the City should work with the dealers to secure alternative locations within the City of Antioch. Potential alternative locations include the Regional Commercial area within the East Lone Tree Specific Plan Focus Area.

- a. Purpose and Issues. The Auto Center Drive/Somersville Road corridor is one of Antioch's primary sales tax generators, encompassing automobile dealerships, the Somersville Towne Center mall, and other retail businesses. Uses along this corridor are aging, and in need of improvement. In addition, the Somersville Road interchange is heavily congested. Interchange capacity were increased as part of improvements for SR-4.
- Automobile dealerships exist along Auto Center Drive. The City has worked in the past to improve the design of Auto Center Drive, and to assist existing dealerships to modernize their facilities. Relocating the dealerships to another location within

Antioch could reduce the amount of land available for industrial use, and may or may not be desirable for the dealerships. The dealerships have generated a customer base in their present location, though they do not have freeway visibility.

 South of the freeway is Somersville Towne Center, formerly known as County East Mall. The center was an open air complex, and was enclosed in the 1970s.

There have been discussions in the past regarding adding another anchor tenant. However, the present design of the mall, with a series of tenants having their entries open to the parking lot along Somersville Road, limits simple design solutions. As a result, there have been suggestions that the mall be revitalized as a mixed-use specialty retail, entertainment, office, and residential project.

- The Focus Area's commercial uses are auto-oriented, and its general character is that of a typical older suburban community. Improvements to signage, street-scapes, and building façades are needed throughout the developed portion of this Focus Area, along with improved pedestrian linkages in the mall area.
- At the southern end of this Focus Area is the Chevron property, which is a 193-acre relatively flat, vacant parcel south of Buchanan Road. It is expected to be annexed by the City of Pittsburg and developed into a residential community. These new residents will contribute to the future financial stability of this commercial Focus Area.
- b. Policy Direction. Efforts should be continued to keep existing automobile dealerships in their present locations, and to upgrade their facilities. Somersville Towne Center should be improved and expanded into a cohesive mixed-use retail, retail, entertainment, and/or residential center. Pedestrian and other urban design improvements should be provided to increase linkages between the mall and adjacent uses. Special effort should be undertaken to improve access to the mall site from Somersville Road, and to improve the distribution of parking around the mall.

Residential uses are also envisioned in specific locations, as depicted in the Housing Element and Figure 4-3.

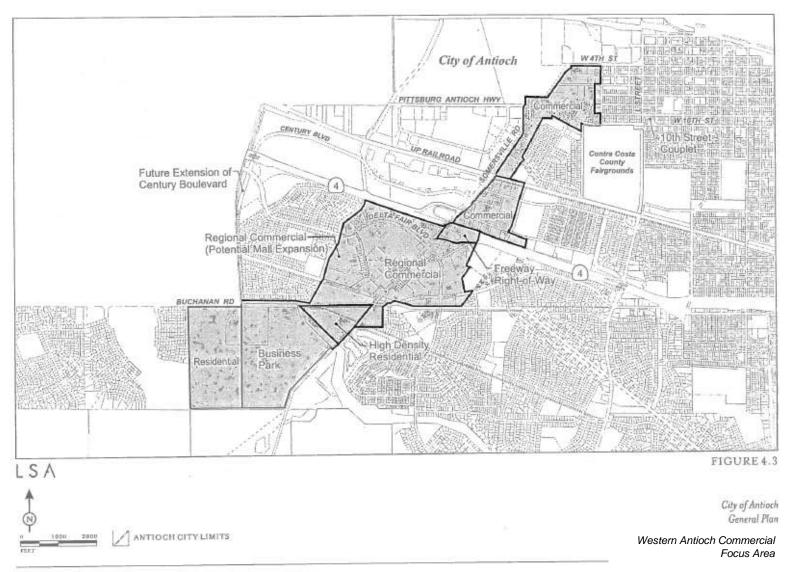
The following policies apply to the Western Antioch Commercial Focus Area.

- a. Areas designated "Commercial" on Figure 4.3 shall comply with the provisions of the Western Antioch Commercial land use category (see Table 4.A).
- b. Areas designated "Regionated between the between th on Figure 4.3 shall comply with the provisions of the Regional Commercial land use category (see Table 4.A).
- c. Areas designated "High Density Residential' in Figure 4.3 shall comply with the provisions of the High Density Residential land use category (see Table 4.A).

Expansion of Somersville Towne Center is encouraged, including new and expanded retail, particularly addition of new anchor tenants (department stores), higher end specialty retail, and sit-down restaurants. As shown in Figure 4.3, the General Plan permits expansion of the mall to the west. Expansion of the mall could also occur vertically by adding a second story of shops. Also permitted is the conversion of the existing mall into a mixed-use commercial, office, and residential complex. Revitalization of the mall into a mixed use concept could occur alongside expansion of the existing mall itself through development of multi-story office buildings, either free-standing or attached to the mall.

- d. An urban design plan should be prepared for the entire Western Antioch Commercial Focus Area. The design plan should define a design theme; set specific architectural, sign, landscape, and streetscape design standards for the corridor; and select specific designs for public improvements such as street lighting, special paving sections at intersections, and street furniture.
- e. A façade improvement program should also be undertaken for existing commercial uses within this Focus Area.

opportunity sites identified in the Housing Element



4.4.6.3 Eastern Waterfront Employment Area. This Focus Area encompasses the industrial areas in the northeastern portion of the City and its General Plan study area, south of the San Joaquin River, west of the SR-160 freeway. The Eastern Waterfront Employment

Area is approximately 976 acres in size, and lies primarily within the City of Antioch and partly within unincorporated territory.

a. Purpose and Primary Issues. As a result of shifts in the national and regional economy, several of the heavy industrial uses located along the San Joaquin River have closed, or have significantly scaled back their operations. Thus, it is necessary to plan for revitalization of former heavy industrial lands along the river, including transition to other uses. This may include environmental cleanup of brownfields resulting from years of heavy industrial use. To the east of Fulton Shipyard and south of the Antioch Dunes National Wildlife Refuge is the abandoned City Sewage treatment plant site. The development feasibility of this site may depend in part upon the clean up and improvement of nearby areas.

A large portion of this Focus Area, primarily north of Wilbur Avenue and the BNSF rail line, was recently annexed into the City of Antioch. Portions of this area are rail-served, which provides opportunities for the development of new industrial uses with modern plants.

South of Wilbur Avenue, industrial areas border along existing residential neighborhoods. As a result, it will be necessary to provide appropriate transitions between existing residential neighborhoods and future industrial development.

The environmental sensitivity and fragility of the Antioch Dunes National Wildlife Refuge within the northwestern portion of this Focus area establishes the need to provide appropriate buffer areas for urban uses located adjacent to the Refuge.

The proximity of the western portion of this Focus Area to Rodgers Point provides an opportunity for development of a recreational vehicle campground. Such a use would be possible at the site of the City's former water treatment plant. This Focus Area's location along the riverfront also provides the opportunity to extend the trail proposed for the

Downtown Specific Plan Focus Area to the existing marina adjacent to the SR 160 freeway.

The Northern Waterfront Economic Development Initiative is a multi-agency collaboration led by the County of Contra Costa to revitalize the areas adjacent to the San Joaquin River within Contra Costa County. The Initiative identifies Antioch's extensive industrial waterfront potential and provides guidance for regional efforts.

b. Policy Direction. The primary function of this Focus Area is to provide employment opportunities, and to assist Antioch in achieving its goal of a balance between local housing and employment. In addition, the Focus Area is intended to support and implement the outcomes of the Northern Waterfront Economic Development Initiative. The majority of employment opportunities created within this area will continue to be industrial in character, will reflect lighter industrial uses than are now present. Generally, this Focus Area will feature a transition between larger industrial uses between Wilbur Avenue and the river to light industrial and busines uses to the south. The area within this cus Area between East 18th Street on the south and the BNSF rail line on the north. Viera Avenue on the west and Drive-In Avenue on the east is also subject to the provisions of the East Eighteenth Street Specific Plan.

The following policies apply to the Eastern Waterfront Employment Focus Area.

a. Areas designated "Eastern Employment Business Park" in Figure 4.4 are intended for employment-generating uses compatible with a location adjacent to residential neighborhoods as a transition from other industrial uses. Appropriate land use types are set forth in Table 4.A.

The maximum allowable intensity shall be an FAR of 0.55.

- The "Commercial" area identified in Figure 4.4 shall comply with the provisions of the Neighborhood Commercial Land Use designation (see Section 4.4.1.2).
- c. Areas designated "Multi-Family Residential" in Figure 4.4 shall comply with the provisions of the High Density

and housing opportunity sites identified in the Housing Element

Residential uses are also envisioned in specific locations, as depicted in the Housing Element and Figure 4-4.

- Residential land use category (see Section 4.4.2.2 of the Land Use Element).
- d. The "General Industrial" area identified in Figure 4.4 shall comply with the provisions of the General Industrial land use category described in Section 4.4.1.3 of the Land Use Element.
- e. The "Light Industrial" area identified in Figure 4.4 shall comply with the provisions of the Light Industrial land use category described in Section 4.4.1.3 of the Land Use Element.
- f. The "Regional Commercial" area identified in Figure 4.4 shall comply with the provisions of the Regional Commercial land use category described in Section 4.4.1.2 of the Land Use Element.
- g. The "Marina/Supporting Uses" area identified in Figure 4.4 shall comply with the provisions of the Marina/Supporting Uses land use category described in Section 4.4.1.2 of the Land Use Element.
- h. The "Open Space" area identified in Figure 4.4 shall comply with the provisions of the Open Space land use category described in Section 4.4.1.4 of the Land Use Element.
- Work with property owners and the California Department of Toxic Substances Control to facilitate clean up of existing brownfields within the industrial properties between Wilbur Avenue and the San Joaquin River.
- j. If a rail transit stop can be established along the BNSF line west of the Route 160 freeway, development of a highdensity cluster of retail, office, and residential uses adjacent to the proposed site would be appropriate. Such development could occur as an integrated, mixed-use project at densities as high as an FAR of 1.0 for non-residential uses and up to 35 units per acre for the residential portion of such mixed use development.

As part of the development of sites adjacent to the freeway interchanges at Wilbur Avenue and East 18th Street, establish community gateway monumentation is to be provided, including distinctive signage and

- landscaping, expressing the theme of Antioch as "Gateway to the Delta." Such signage and monumentation must portray a high quality design image for the City.
- k. As a condition of new development or redevelopment of properties along the San Joaquin River between Rodgers Point and the existing marina at the SR 160 freeway, explore requiring dedication and improvement of a riverfront trail and linear park.

It is not placed by the second of the second second

additional adjacent properties.

related to the area.

4.4.6.4 Hillcrest Station Area Focus Area. The SR-4/SR-160 Industrial Frontage Focus Area has been repealed and replaced with the Hillcrest Station Area Specific Plan. Please refer to this adopted Plan for all policies

4.4.6.5 "A" Street Interchange. The "A" Street Interchange Focus Area encompasses 119 acres of land along "A" Street from Worrel Road on the south to 10th Street and the Rivertown/Urban Waterfront Focus Area on the north. This Focus Area includes lands actually fronting on "A" Street, as well as

a. Purpose and Primary Issues. "A" Street is located at the center of Antioch, and is an important gateway to the Rivertown Area. The existing interchange has the opportunity to become the primary gateway into the Rivertown area, as well as into southeastern Antioch. Thus, revitalization of uses at the interchanges, as well as uses along the route into Rivertown is needed. Currently, "A" Street is a suburban commercial strip with some single-family residential fronting on the roadway north of SR-4 freeway. Many uses along "A" Street are deteriorating or have a typical suburban commercial strip design. Most commercial parcels are too shallow to allow for modern design, and existing residential uses fronting on "A" Street are in need of upgrade. Relatively high traffic volumes make it undesirable for single family residential uses to front along and take access from "A" Street. To facilitate revitalization of this corridor, it would be desirable to consolidate commercial parcels fronting on "A" Street, and increase their depth. By accomplishing this, new commercial centers with high quality architectural and site design could be developed, accommodating many of the same uses that are now present, but is a manner more befitting of the area's central location within the City. It would also be desirable to relocate residents fronting along "A" Street to more suitable living environments.

Remaking the uses at the "A" Street Interchange will be costly, and relocation of residents can be traumatic and difficult. However, the potential benefits are substantial. At a minimum, urban design improvements, including undergrounding of utilities, building façade, and sign improvements are needed in the short-term. In the mid- to long-term (8 to 15 years), deepening of existing commercial parcels and removal of existing residences fronting on "A" Street at the interchange appear to be appropriate.

b. Policy Direction. The General Plan envisions a cluster of commercial and office uses with high design quality, transforming the "A" Street corridor from a strip commercial area into a pedestrian-oriented village with well-designed retail and office uses. The A Street interchange along the SR 4 freeway needs to feature a major community gateway statement. "Signature" buildings (those having greater height and design detail than adjacent buildings) will be encouraged at key locations, including at all four quadrants of the freevinterchange, as well as the intersections of Street with Texas Avenue, East Eighteenth Street, Tenth Street and Wilbur Avenue.

To accomplish this requires relocation of deteriorating residential uses from the "A" Street frontage, and increasing the depth of commercial/office uses to provide a more sensible development pattern.

Transformation of the "A" Street corridor is intended to occur over a period of several years. Residents to be relocated as part of the revitalization effort will be afforded all of the protections and relocation benefits provided under State law.

The following policies apply to the "A" Street Interchange Focus Area.

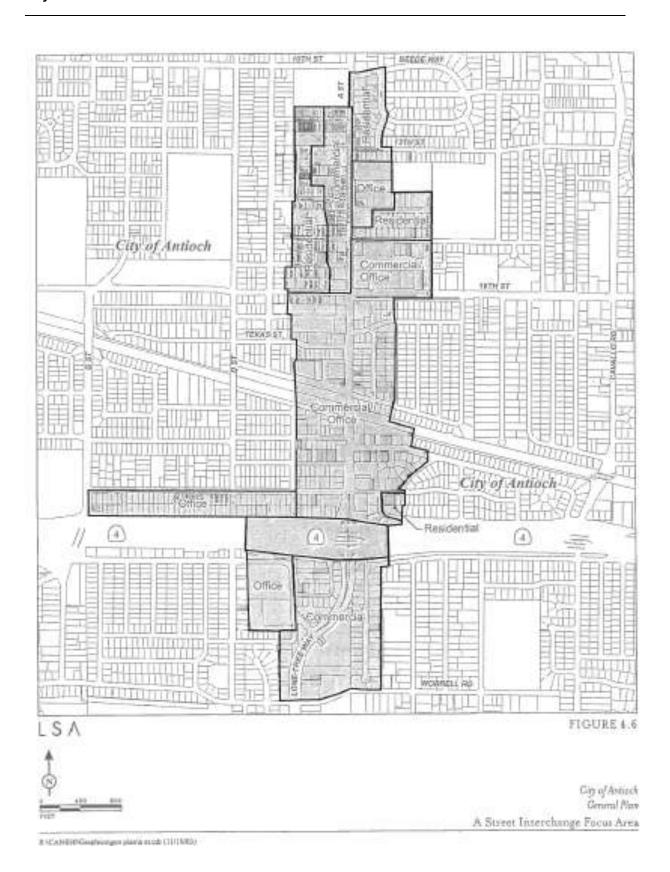
 Areas designated "Commercial" in Figure 4.6 shall comply with the provisions of the Neighborhood Commercial Land Use designation (see Section 4.4.1.2).

Residential uses are also envisioned in specific locations, as depicted in the Housing Element and Figure 4-6.

- b. Areas designated "Commercial/Office" in Figure 4.6 shall comply with the provisions of the Neighborhood/Community Commercial Land Use designation (see Section 4.4.1.2). The land uses that are considered to be appropriate for areas designated "Commercial/Office" in Figure 4.6 are those identified for "A" Street Commercial/Office in Table 4.A.
- c. Areas designated "Office" in Figure 4.6 shall comply with the provisions of the Office Land Use designation (see Section 4.4.1.3). In addition to the uses identified as being appropriate within the Office designation, Religious Assembly uses would also be appropriate.
- d. Areas designated "Residential" in Figure 4.6 shall comply with the provisions of the Low Medium Density Residential Office Land Use designation (see Section 4.4.1.1).
- e. An urban design plan should be prepared for this Focus Area. The plan should define a design theme; set specific architectural, sign, landscape, and streetscape design standards for the corridor; and select specific designs for public improvements such as street lighting, special paving sections at intersections, and street furniture.
- f. A signage and façade improvement program should also be undertaken for commercial uses within this Focus Area.
- g. To provide visual emphasis to specific locations, commercial and office buildings should be limited to two stories in height, except at the intersection of 18th Street, where three story structures with distinctive architecture ("signature buildings) are encouraged.
- h. The City should, if feasible, expand
 Antioch Development Agency Project Area
 1 or establish a new redevelopment
 project area for the "A" Street Interchange
 Focus Area. The primary purpose of such
 a redevelopment project would be to:
 - assist in the conversion of existing residential dwellings to commercial and office uses:

- assist residents with relocation costs; assist area businesses in financing façade and sign improvements;
- assist in funding improvements within the public right-of-way (e.g., streetscape improvements, special paving at intersections, street furniture)
- j. facilitate the consolidation of parcels along "A" Street as a means of encouraging new, high quality, pedestrian-oriented commercial and office development.

Additionally, any housing opportunity site identified in the Housing Element shall be permitted to develop in accordance with the High Density Residential Land Use Designation.



4.4.6.6 Western Gateway. The Western Gateway Focus Area consists of approximately 43 acres, located at the western edge of the City, adjacent to the City of Pittsburg (Figure 4.7). The triangular Focus Area is bounded by the SR-4 freeway to the north, the Pittsburg city limits to the west, and an existing single-family residential neighborhood to the southeast. Delta Fair Boulevard runs through the center of Focus Area.

a. Purpose and Issues. The Western Gateway Focus Area is located at a key community entry. It is the first property in Antioch seen by eastbound travelers along the SR-4 freeway, and as such, will define Antioch's visual character for new visitors to the community. The Focus Area is partially developed. The County Social Services Department maintains offices along the south side of Delta Fair Boulevard. An existing transitional housing development is located adjacent to the County offices. Los Medanos College is located adjacent to the west side of the Focus Area, in Pittsburg. The Western Gateway Focus Area is connected to the Somersville Towne Center mall and regional commercial uses along Somersville Road by Delta Fair Boulevard, which traverses the residential neighborhoods between the two areas. Thus, even though there is a roadway connecting between the Western Gateway Focus Area and regional commercial uses along Somersville Road, the two areas do not have a functional linkage. The recent extension of Century Boulevard from the north provided a roadway connection between this Focus Area and commercial areas to the north of the SR-4 freeway in the City of Pittsburg.

Along the southeasterly side of this Focus Area are single-family dwellings. Thus, while the location of this Focus Area at a key entry to the community calls for dramatic architecture, perhaps with mid-rise buildings, there is also a need to maintain compatibility with the adjacent residential neighborhood.

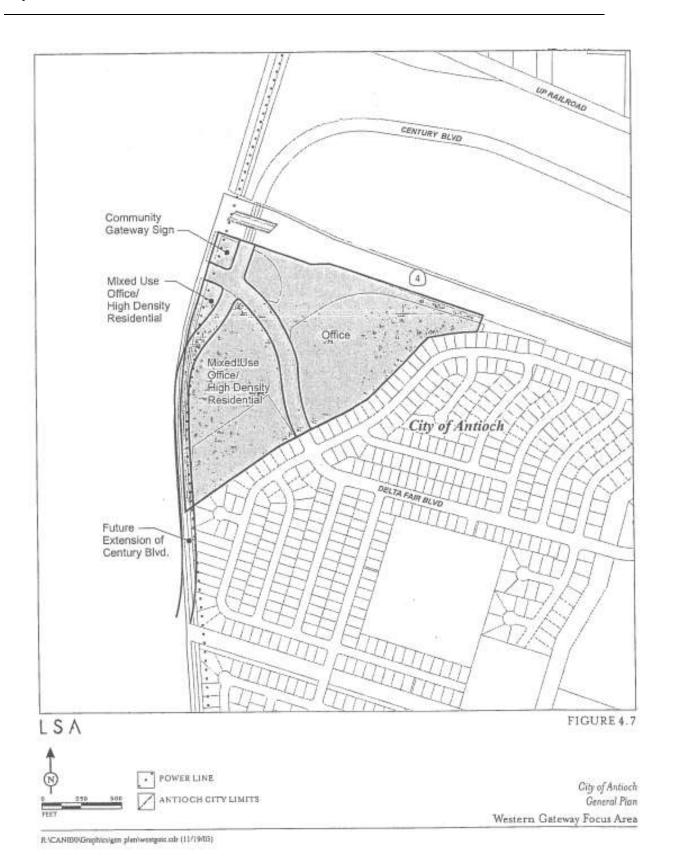
b. Policy Direction. A community gateway monument and landscaping should be developed along the west side of the intersection of Delta Fair Boulevard and

Century Boulevard. This monument should include modern community signage and appropriate landscaping. Development along the north side of Delta Fair Boulevard should consist of mid-rise office uses at the intersection of Delta Fair and Century boulevards, and potentially attached residential dwelling units adjacent to the existing neighborhood.

The following policies shall guide development of the Western Gateway Focus Area.

- a. The Western Gateway Focus Area is intended for office uses northwest of Delta Fair Boulevard, along with existing multifamily residential and public uses on the opposite side of the roadway.
- b. Areas designated "Office" on Figure 4.7 shall comply with the provisions of the Office land use designation (see Section 4.4.1.3).
- Areas designated "High Density Residential" on Figure 4.7 shall comply with the provision of the High Density Residential land use designation (See Section 4.4.1.3)
- d. Adequate separation shall be maintained between new multi-family uses and existing residential neighborhoods. If parking areas are located along the residential edge, sufficient noise mitigation shall be provided.
- e. As part of the development of this Focus Area, community gateway monumentation is to be established at the northwest corner of Delta Fair and Century Boulevards, including distinctive signage and land-scaping and expressing the theme of Antioch as "Gateway to the Delta." Such signage and monumentation must portray a high quality design image for the City.¹

^{1.} See the Community Image and Design Element.



4.4.6.7 Sand Creek. The Sand Creek Focus Area encompasses approximately 2,712 acres in the southern portion of the City of Antioch (Figure 4.8).

This Focus Area is bounded by existing residential neighborhoods to the north, Black Diamond Mines Regional Preserve to the west, the city limits to the south, and the City of Brentwood to the east. Empire Mine Road and Deer Valley Road run in a general north-south direction through the Focus Area, dividing it roughly into thirds.

a. Purpose and Primary Issues. The Sand Creek Focus Area combines two existing policy and planning areas identified in the previous General Plan: the southern portion of "Focused Policy Area 18" and the entirety of Future Urban Area 1." Previous General Plan policy tied the timing of development within this Focus Area to progressive build out of the land immediately to the north (the area generally known as Southeast Antioch), and to agreement on an alignment for the SR-4 bypass.

Through the 1990s, build out of Southeast Antioch was largely completed, an alignment for the SR-4 bypass was selected, and financing for construction of the bypass was developed. As a result, the City stepped up its planning efforts for the Sand Creek Focus Area with area landowners. Because of the multiple ownerships within the Sand Creek Focus Area, detailed coordination of access and infrastructure, along with the establishment of workable financing mechanisms was necessary in addition to land use planning.

Sand Creek, as well as natural hillsides and canyons within the Sand Creek Focus Area, contain habitats for sensitive plant and animal species, as well as habitat linkages and movement corridors. Overall, the western portion of the Focus Area is more environmentally sensitive than the eastern portion in terms of steep topography, biological habitats and linkages, the existence of abandoned coal mines, and proximity to public open space at Black Diamond Mines Regional Preserve. The west end of the Sand Creek Focus Area serves as a linkage between two regionally significant

blocks of grassland. Decades of urban and agricultural use have greatly reduced the width of this linkage, substantially increasing the ecological importance of the remaining linkage within the Sand Creek Focus Area. Land has been preserved in regional parks and permanent open space, primarily in extensive grassland to the immediate west and northwest, as well as south of the Sand Creek Focus Area. These preserves represent a significant investment of public resources, and are a valued public asset.

Stream and riparian communities occupy a small portion of the Focus Area, but are widely distributed. Because of their high biotic value, stream and riparian communities within the Focus Area are considered to be a sensitive resource. The Focus Area also includes an oak woodland and savanna community, which, because of its high wildlife value, is considered to be a sensitive resource.

b. Policy Direction. The environmental sensitivity of portions of the Sand Creek Focus Area was recognized in the City's previous General Plan; however, policy direction was very general. As an example, the previous General Plan did not provide any indication of the maximum allowable development intensity for Future Urban Area 1. The previous General Plan also stated that while the area between Contra Loma Boulevard and Empire Mine Road was designated Estate Residential. "the actual density should be based on a development plan that ensures that the special characteristics of the area, including steep slopes, riparian habitat, and other environmental constraints, are accommodated.

The following policy discussion and policies for the Sand Creek Focus Area are intended to provide clear direction for the future development and environmental management of the area

The Sand Creek Focus Area is intended to function as a large-scale planned community, providing needed housing and employment opportunities. This Focus Area is also intended to provide substantial employment opportunities. Up to approximately 280 acres are to be devoted to retail and employment-generating uses, which will result in the creation of

up to 6,500 jobs at build out. Residential development within the Sand Creek Focus Area will provide for a range of housing types, including upper income estate housing, golf course-oriented age-restricted housing for seniors, suburban single-family detached housing for families or for seniors, and multifamily development.

The following policies apply to development within the Sand Creek Focus Area.

- a. Prior to or concurrent with approvals of any development applications other than major employment-generating uses (including, but not limited to a medical facility on the Kaiser property), a specific plan or alternative planning process as determined by the City Council, shall be prepared and approved for the Sand Creek Focus Area. Such specific plan or alternative planning process shall identify and provide for project for project-related land uses, financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements within the area proposed for development.
- b. Sand Creek Focus Area development shall make a substantial commitment to employment-generating uses. Up to 280 180 acres are to be devoted to employment-generating uses within the areas shown for Business Park and Commercial/Open Space, in addition to the area shown as Mixed Use Medical Facility. Appropriate primary land uses within employment-generating areas include:
 - Administrative and Professional Offices
 - Research and Development
 - Light Manufacturing and Assembly
 - Hospital and related medical uses
- c. Secondary, support and ancillary uses within employment-generating areas include:
 - Banks and Financial Services
 - Business Support Services

- Eating and Drinking Establishments
- Health Clubs and Spas
- Lodging and Visitor Services
- Storage and Distribution Light
- Civic Administration
- Cultural Facilities
- Day Care Centers
- d. The maximum development intensity for employment-generating lands shall be an overall FAR of 0.5.
- e. A maximum of 95 acres of retail commercial uses designed to service the local community may be developed within the areas shown for Commercial/Open Space, with a maximum overall development intensity of a 0.3 FAR.
- f. Up to 1.24 million square feet of retail commercial uses may be constructed. Within areas designated for retail use (areas shown for Commercial/Open Space), office development may be developed at a maximum FAR of 0.5.
- g. Appropriate uses within the retail portions of this Focus Area include:
 - Administrative and Professional Offices
 - Automotive Uses
 - Banks and Financial Services
 - Business Support Services
 - Eating and Drinking Establishments
 - Food and Beverage Sales
 - General Merchandise
 - Health Clubs and Spas
 - Personal Services
 - Personal Instruction
 - Theaters
 - Civic Administration
 - Cultural Facilities
 - Day Care Centers
 - Residential development as part of a mixed-use medical facility

- h. Commercial areas shall be designed as cohesive centers, and not in narrow corridors or commercial strips.
- Each commercial center shall establish an identifiable architectural theme, including buildings, signage and landscaping.
- Commercial and employment-generating developments shall be designed to accommodate public transit and nonmotorized forms of transportation.
- k. A maximum of 4,000 dwelling units may be constructed within the Sand Creek Focus Area. Appropriate density bonuses may be granted for development of agerestricted housing for seniors; however, such density bonuses may not exceed the total maximum of 4,000 dwelling units for the Sand Creek Focus Area.
- It is recognized that although the ultimate development yield for the Focus Area may be no higher than the 4,000 dwelling unit maximum, the actual development yield is not guaranteed by the General Plan, and could be substantially lower. The actual residential development yield of the Sand Creek Focus Area will depend on the nature and severity of biological, geologic, and other environmental constraints present within the Focus Area, including, but not limited to constraints posed by slopes and abandoned mines present within portions of the Focus Area; on appropriate design responses to such constraints, and on General Plan policies. Such policies include, and but are not limited to, identification of appropriate residential development types, public services and facilities performance standards, environmental policies aimed at protection of natural topography and environmental resources, policies intended to protect public health and safety, and implementation of the Resource Management Plan called for in Policy "u," below.
- m. As a means of expanding the range of housing choices available within Antioch, three types of "upscale" housing are to be provided, including Hillside Estate Housing, Executive Estate Housing, and Golf Course-Oriented Housing.

Hillside Estate Housing consists of residential development within the hilly portions of the Focus Area that are designated for residential development. Appropriate land use types include Large Lot Residential. Within these areas, typical flat land roadway standards may be modified (e.g., narrower street sections, slower design speeds) to minimize required grading. Mass grading would not be permitted within this residential type. Rough grading would be limited to streets and building pad areas. Residential densities within Hillside Estate Areas are to be limited to one dwelling unit per gross developable acre (1 du/ac), with typical lot sizes ranging upward from 20,000 square feet. The anticipated population density for this land use type is up to four persons per developed acre. Included in this category is custom home development, wherein semiimproved lots are sold to individuals for construction of custom homes. Approximately 20 percent of Hillside Estate Housing should be devoted to custom home sites.

Executive Estate Housing consists of large lot suburban subdivisions within the flatter portions of the Focus Area. Appropriate land use types include Large Lot Residential. Densities of Executive Housing areas would typically be 2 du/ac, with lot sizes ranging upward from 12,000 square feet. The anticipated population density for this land use type is up to eight persons per developed acre.

Golf Course-Oriented Housing consists of residential dwelling units fronting on a golf course to be constructed within the portion of the Focus Area identified as Golf Course/Senior Housing/Open Space in Figure 4.8. Appropriate land use types include Single Family Detached and Small Lot Single Family detached for lots fronting on the golf course. Maximum densities for golf course-oriented housing would typically be 4 du/ac, with lot sizes as small as 5,000 square feet for lots actually fronting on the golf course. Given the significant environmental topographic constraints in the portion of the focus area west of Empire Mine Road, the minimum lot size for executive estate housing within

this area shall be a minimum of 10,000 square feet. This would allow additional development flexibility in situations where executive estate housing needs to be clustered in order to preserve existing natural features. In no case shall the 10,000 square foot minimum lot size constitute more than 20 percent of the total number of executive estate housing units in the area west of Empire Mine Road. The anticipated population density for this land use type is up to eight to twelve persons per acre developed with residential uses. Should the City determine as part of the development review process that development of a golf course within the area having this designation would be infeasible, provision of an alternative open space program may be permitted, provided, however, that the overall density of lands designated Golf Course/Senior Housing/Open Space not be greater than would have occurred with development of a golf course.

- n. Single-Family Detached housing within suburban-style subdivisions with lot sizes ranging from 7,000 square feet to 10,000 square feet may also be developed within the Sand Creek Focus Area within areas shown as Residential and Low Density Residential in Figure 4.8. The anticipated population density for this land use type is up to eight to twelve persons per acre developed with residential uses.
- o. Small Lot Single Family Detached housing at the Aviano planned development and at the Vineyards at Sand Creek planned development with lots smaller than 7,000 square feet may be developed in the Sand Creek Focus Area within areas shown as Medium Low Density Residential and Low Density Residential in Figure 4.8. The anticipated population density for this land use type is fourteen to eighteen persons per acre developed with residential uses.
- p. A total of 25 to 35 acres is to be reserved for multi-family housing to a maximum density of 20 du/ac. Areas devoted to multi-family housing should be located adjacent to the main transportation routes within the Focus Area, and in close proximity to retail commercial areas. The

- anticipated population density for this land use type is up to forty persons per acre developed with residential uses.
- Age-restricted senior housing should be developed within the Focus Area as a means of expanding the range of housing choice within Antioch, while reducing the Focus Area's overall traffic and school impacts. Such senior housing may consist of Single Family Detached, Small Lot Single Family Detached, of Multi-Family Attached Housing, and may be developed in any of the residential areas of the Sand Creek Focus Area. Within areas identified in Figure 4.8 specifically for senior housing, limited areas of non-senior housing may be permitted where environmental or topographic constraints would limit development densities to a range more compatible with estate housing than with senior housing.
- r. Areas identified as Public/Quasi Public and School in Figure 4.8 are intended to identify locations for new public and institutional uses to serve the future development of the Sand Creek Focus Area. Development within these areas is to be consistent with the provisions of the Public/Institutional land use category described in Section 4.4.1.4 of the Land Use Element.
- s. Sand Creek, ridgelines, hilltops, stands of oak trees, and significant landforms shall be preserved in their natural condition. Overall, a minimum of 25 percent of the Sand Creek Focus Area shall be preserved in open space, exclusive of lands developed for golf course use.
- t. Adequate buffer areas adjacent to the top of banks along Sand Creek to protect sensitive plant and amphibian habitats and water quality shall be provided. Adequate buffer areas shall also be provided along the edge of existing areas of permanently preserved open space adjacent to the Sand Creek Focus Area, including but not limited to the Black Diamond Mines Regional Park. Buffers established adjacent to existing open space areas shall be of an adequate width to minimize light/glare, noise, fire safety, and public safety, habitat, and public access impacts within the existing open

- space areas, consistent with the provisions of Section 10.5, Open Space Transitions and Buffers Policies of the General Plan.
- u. Because of the sensitivity of the habitat areas within the Sand Creek Focus Area, and to provide for mitigation of biological resources impacts on lands in natural open space, as well as for the long-term management of natural open space, a project-specific Resource Management Plan based on the Framework Resource Management Plan attached as Appendix A to this General Plan shall be prepared and approved prior to development of the Sand Creek Focus Area properties.
- A viable, continuous grassland corridor between Black Diamond Mines Regional Preserve and Cowell Ranch State Park shall be retained using linkages in the southwestern portion of the Lone Tree Valley (within the Sand Creek drainage area), Horse Valley, and the intervening ridge. The primary goal of preserving such a corridor is to allow for wildlife movement between Black Diamond Mines Regional Preserve and Cowell Ranch State Park. Completion of such a corridor is contingent upon the cooperation with the City of Brentwood and Contra Costa County, each of whom may have land use jurisdiction over portions of this corridor.
 - To preserve this corridor and in view of other significant development constraints, certain lands in the southwestern portion of the Focus Area shall be designated as "Open Space," as depicted in Figure 4.8. Limited future adjustments to the boundaries of this "Open Space" area may occur as part of the Specific Plan and/or project level environmental review processes, provided that such adjustments: (a) are consistent with the goals and policies outlined in the Framework for Resource Management set forth in Appendix A; (b) are based upon subsequently developed information and data relating to environmental conditions or public health and safety that is available at

- the Specific Plan stage, the project-level development plan stage, or during the permitting processes with federal, state or regional regulatory agencies; and (c) would not cause the "Open Space" area west of Empire Mine Road to be less than 65 percent of the total lands west of Empire Mine Road. Any open space and otherwise undeveloped areas west of Empire Mine Road that are within the area designated as "Hillside and Estate Residential" shall not count towards meeting this 65 percent minimum "Open Space" requirement.
- All areas designated as "Open Space" within the Focus Area may be utilized for mitigation for loss of grassland and other project-level impacts by projects within the Focus Area.
- Due to the varied and complex topography west of Empire Mine Road the exact boundary between the "Hillside Estate" residential area and "Estate" residential area shall be determined as part of the project-level entitlement process.
- It is anticipated that there will be only minor adjustments to the boundary between the open space area and the hillside and estate residential area shown in Figure 4.8. Minor adjustments may be made to this boundary provided that such adjustments shall not create islands of residential development within the area designated open space in Figure 4.8.
- In order to ensure adequate buffering of the Black Diamond Mines Regional Park from development in the Sand Creek Focus Area, no residential development shall be allowed north of the Sand Creek channel between the area designated "Hillside and Estate Residential" in Figure 4.8 west of Empire Mine Road and the existing Black Diamond Mines Regional Park boundary.
- w. The construction of facilities necessary to ensure adequate public access across

Sand Creek west of Empire Mine Road, including the bridging of Sand Creek, an appropriately sized parking lot and staging area, and any trails needed to ensure public access to Black Diamond Mines Regional Park shall be implemented as an infrastructure component of development in the Focus Area.

- x. To mitigate the impacts of habitat that will be lost to future development within the Focus Area, an appropriate amount of habitat shall be preserved on- or off-site per the compensatory provisions of the Framework Resource Management Plan prepared for the Sand Creek Focus Area (attached as Appendix A of the General Plan).
- y. Ponds, wetlands, and alkali grassland associated with upper Horse Creek shall be retained in natural open space, along with an appropriate buffer area to protect sensitive plant and amphibian habitats and water quality. If impacts on the Horse Creek stream and riparian downstream are unavoidable to accommodate infrastructure, appropriate compensatory mitigation shall be required off-site per the provisions of the Resource Management Plan attached as Appendix A to this General Plan.
- z. Chaparral, scrub, and rock outcrop community within the western portion of the Focus Area (west of Empire Mine Road), as well as adjacent grassland community that is suitable habitat for the Alameda whipsnake (masticophis lateralis euryxanthus) shall be retained in natural open space. Within other portions of the Focus Area, the chaparral, scrub, and rock outcrop shall be retained in natural open space contiguous to the required grassland linkage to function as a buffer and protect the grassland linkage south of the chaparral, scrub, and outcrop community.
- aa. Within the western portion of the Focus
 Area (west of Empire Mine Road), the oak
 woodland and savanna community shall
 be preserved in natural open space.
 Within other portions of the Focus Area,
 the oak woodland and savanna
 community shall be preserved in natural

- open space where it overlaps the rock outcrop community.
- bb. As appropriate and necessary to protect public health and safety, abandoned mines shall be included within required natural open space areas, along with appropriate buffer areas and measures to prevent unauthorized entry.
- cc. Mass grading within the steeper portions or the Focus Area (generally exceeding 25 percent slopes) is to be avoided.
- dd. Impacts of residential development on the Antioch Unified School District and Brentwood school districts will be mitigated pursuant to a developer agreement with the District.
- ee. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the Sand Creek Focus Area as an identifiable "community" distinct from Southeast Antioch.
- ff. The Sand Creek Focus Area is intended to be "transit-friendly," including appropriate provisions for public transit and nonmotorized forms of transportation.
- gg. subject to its financial feasibility (see Policy "m"), a golf course shall be provided within the Focus Area, designed in such a way as to maximize frontage for residential dwellings. The golf course may also be designed to serve as a buffer between development and open space areas set aside to mitigate the impacts of development.

The golf course shall be designed to retain the existing trail within Sand Creek.

The golf course and Sand Creek corridor shall function as a visual amenity from the primary access road within the Focus Area (Dallas Ranch Road/Sand Creek Road).

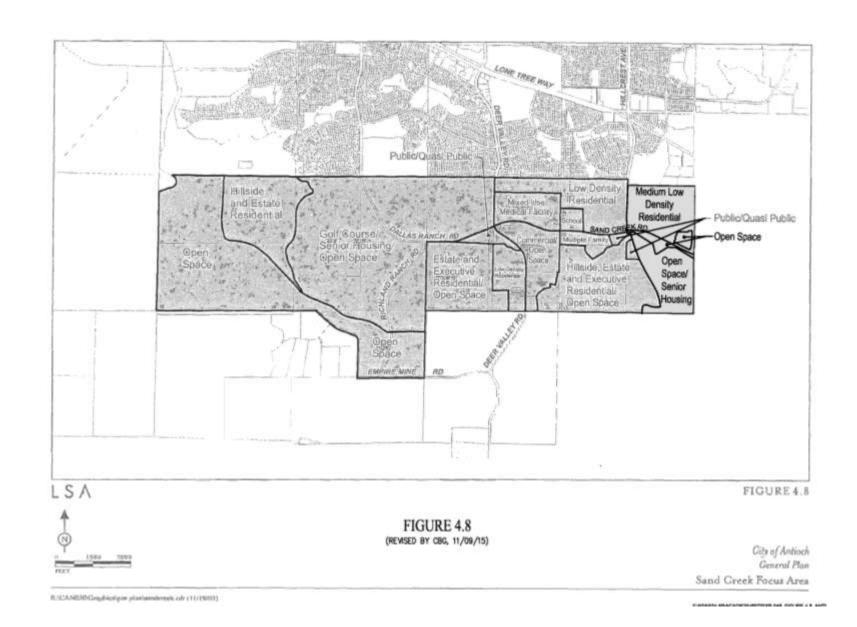
- As part of the golf course clubhouse, banquet and conference facilities shall be provided.
- hh. A park program, providing active and passive recreational opportunities is to be provided. In addition to a golf course and preservation of natural open space within Sand Creek and the steeper portions of

the Focus Area, the development shall meet the City's established park standards. A sports complex is to be developed.

A sports complex is to be developed. The sports complex is intended to be located within the Flood Control District's detention basin.

Neighborhood park facilities may be privately maintained for the exclusive use of project residents. The sports complex within the Sand Creek Detention Basin will be maintained by the City.

ii. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting the residential neighborhoods, as well as non-residential and recreational components of the community. Sand Creek Focus Area development should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking. Trails along Sand Creek and Horse Valley Creek shall be designed so as to avoid impacting sensitive plant and amphibian habitats, as well as water quality.



4.4.6.8 East Lone Tree Specific Plan Area.

The East Lone Tree Specific Plan Focus Area encompasses approximately 720 acres in the eastern portion of the City of Antioch. It is bounded by Lone Tree Way on the south, Empire Avenue and the Southern Pacific rail line on the east, the Contra Costa Canal on the north, and existing residential subdivisions on the west (Figure 4.9). The City's previous General Plan identified the East Lone Tree Specific Plan Area as "Future Urban Area 2." The alignment of the SR-4 bypass runs through the center of the Focus Area, with interchanges proposed at Lone Tree Way and at the extension of Laurel Road.

a. Purpose and Primary Issues. City
General Plan policy has long held that the
lands within the East Lone Tree Focus Area
should be developed for employment-generating uses, with the majority of the area
developed with suburban-type business parks,
incorporating major office complexes and light
industrial uses, all developed in accordance
with high development standards. The SR-4
By-pass runs through the middle of the Focus
area, along the base of rolling hills. The
eastern portion of the area is relatively flat,
while the western portion of the area consists
of rolling hills.

The East Lone Tree Specific Plan was adopted by the City in May 1996. The Specific Plan supports long-standing General Plan goal of a new employment center by devoting the flat eastern portion of the Focus Area to employment-generating uses. At the heart of the employment center is a proposed retail nucleus of restaurants, shops, and service providers. The Specific Plan identifies the purpose of this retail nucleus as providing a "sense of vitality and urbanity to what is otherwise a low, spread-out campus of largely internalized workplaces." The Specific Plan also encourages a commuter rail station along the existing Southern Pacific rail line to link the proposed employment center with the proposed commuter rail system. The commuter rail station proposed in the Specific

Plan will actually be located to the east of the Specific Plan (see Figure 7.1).

The Specific Plan identifies three sites as being appropriate for regional retail development. A 30-acre site at the Lone Tree Way interchange along the SR-4 Bypass is reserved in the Specific Plan exclusively for regional retail use, while two other sites, encompassing 48 acres are identified for regional retail use, but may be used for employment-generating uses. These two sites are located at the Laurel Road interchange along the Bypass, and at the intersection of Lone Tree Way and Empire Road. The East Lone Tree Specific Plan dedicates the western portion of the area primarily to detached single-family development at a density of 4 to 6 units per acre. A system of open space, trails, and parks is planned throughout the residential portion of the area.

The East Lone Tree Specific Plan, with its frontage along the SR-4 Bypass, provides Antioch with substantial opportunities for expansion of the employment and retail bases. The 98 acres devoted to employment-generating uses in the Specific Plan could provide employment for up to 2,850 workers. An additional 2,275 jobs could be created within the 78 acres reserved by the Specific Plan for "Regional Focus Area Retail/Employment" uses, if that area were to be devoted to employment-generating use. Retail and service employment could be as high as 2,025.

b. Policy Direction. The East Lone Tree Specific Plan implements General Plan policies aimed at establishing Antioch as a balanced community, providing a broad range of employment and shopping opportunities for its residents. The eastern portion of the Focus Area, east of the SR-4 Bypass, is to be devoted to employment-generating and commercial land uses, while the area west of the Bypass will be devoted to residential and open space uses, with supporting neighborhood commercial development and public uses. The eastern portion of the Focus

Area was included by ABAG in its "Shaping



City of Antioch General Plan

Residential uses are also envisioned in specific locations, as depicted in the Specific Plan, Housing Element and Figure 4-9.

4.0 Land Use

Our Future" program¹.

Along with the provisions of the Specific Plan, the following land use policies shall apply.

- The maximum development intensity for the East Lone Tree Specific Plan area shall be as follows:
 - Single-Family Residential: 1,100 dwelling units, developed within the areas shown as "Residential/Open Space in Figure 4.9, subject to the provisions of the Low and/or Medium Low Density Residential land use category described in Section 4.4.1.1 of the Land Use Element.

d housing opportunity sites identified in the Housing Element

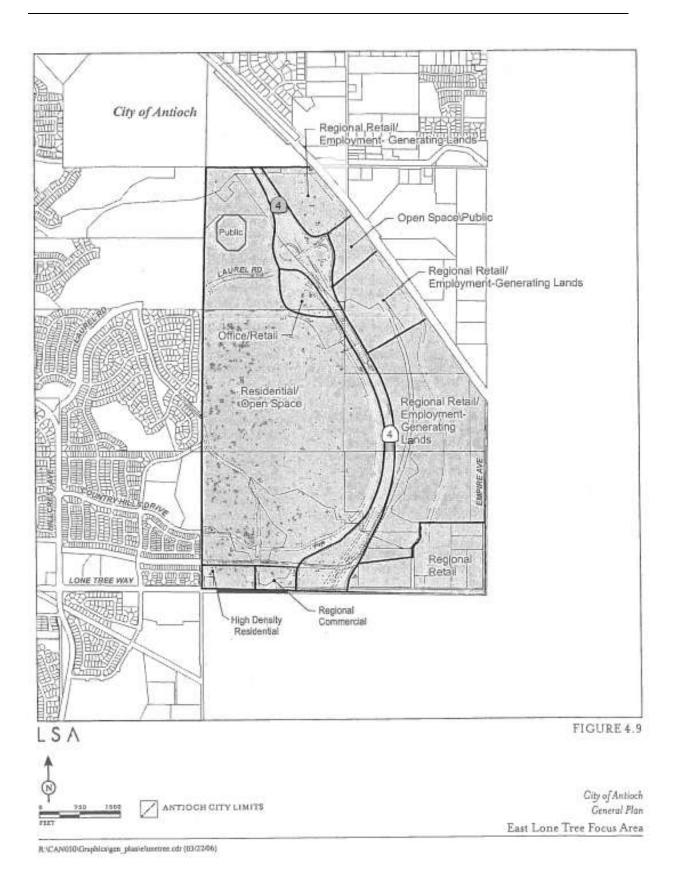
- Multi-Family Residential: 250 dwelling units, developed within the areas shown as "Residential/Open Space in Figure 4.9, subject to the provisions of the High Density Residential land use category described in Section 4.4.1.1 of the Land Use Element.
- Commercial/Office: 1,135,000 square feet, developed within the areas shown as "Office/Retail," "Regional Retail," or "Regional Retail/ Employment Generating Lands in Figure 4.9. Such development may include a mix of uses that comply with the provisions of the Regional Retail land use category described in Section 4.4.1.2 or the Office land use category described in Section 4.4.1.3 of the Land Use Element.
- Business Park/Industrial: 2,152,300 square feet, developed within the areas shown as "Regional

"Shaping Our Future" is sponsored by 45 organizations in the Bay Area in an attempt to achieve consensus on comprehensive approaches to growth and change in Contra Costa County. The program aims to define a "smarter way to grow", including "efficient" design of development along the edges of the metropolitan area. Planning principles being followed in Shaping Our Future include reducing single occupant vehicle trips through mixed use development at "efficient" densities, developing new transit centers and focusing new development around those centers, and preserving open space and agricultural lands.

Retail/Employment Generating Lands" in Figure 4.9. Such development may include a mix of uses that comply with the provisions of the Business Park or Light Industrial land use categories described in Section 4.4.1.3 of the Land Use Element.

- b. Land uses within the area shown as Open Space/Public in Figure 4.9 may include a mix of uses that comply with the provisions of the Open Space or Public/Institutional land use category described in Section 4.4.1.4 of the Land Use Element.
- c. If a regional mall can be attracted to the East Lone Tree Specific Plan area, the land area devoted to regional retail may be expanded as necessary to accommodate this use.
- d. Should the Antioch Unified School District not purchase land within the East Lone Tree Focus Area for a new high school as provided in State law, the area may be developed consistent with the East Lone Tree Focus Area Residential/Open Space designation.
- The physical extent of the office/retail area along in the southwest quadrant of the Laurel Road interchange may be expanded, should the market support additional office/commercial development.
- With implementation smart growth principles and the introduction of a rail transit stop in the vicinity of the Focus Area, the Commercial/Employment area located adjacent to the transit stop, may be developed as a mixed-use area, incorporating high intensity, residential, commercial, and office uses. Such development could occur at densities as high as an FAR of 1.0 for non-residential uses and mixed-use buildings, up to 20 units per acre for residential areas. Residential development should incorporate residential village themes, providing identifiable neighborhood areas within the Focus Area. The identity of individual neighborhoods should be reinforced with differing architectural styles and location within the community.

- g. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting the each residential neighborhood, as well as non-residential and recreational components of the community. Development of the East Lone Tree Specific Plan area should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking.
- h. Public services and facilities, including needed on-site and off-site facilities, shall be provided and financed by the project as needed to meet the public services performance standards set forth in the Growth Management Element for each increment of project development.
- i. Project development shall provide full mitigation of impacts on school facilities to the Antioch Unified School District, Brentwood Union School District, and Liberty Union High School District to offset demands for new school facilities created by future development within each district
- j. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the East Lone Tree Specific Plan area as an identifiable "community."



- **4.4.6.9 Roddy Ranch**. Roddy Ranch is located in the southerly portion of the General Plan study area, within unincorporated territory. A portion of Roddy Ranch is inside the Voter-Approved Citywide Urban Limit Line (Figure 4.12). This Focus Area encompasses over 2,100 acres of rolling land used for grazing and ranching. Other existing land uses include a golf course, clubhouse, and open space. As a condition of approval for the golf course, development rights on 875 acres of land were dedicated to the County in 1998. These lands will be retained in permanent Open Space.
- a. Purpose and Primary Issues. The striking natural beauty of the Roddy Ranch area, along with its large size and single ownership, represent both a significant opportunity and a substantial challenge. Roddy Ranch provides Antioch with the opportunity to establish a unique high-end, recreation-oriented planned community. Because of the site's natural setting and relative isolation, it should be possible to create an "exclusive" community identity for Roddy Ranch, which is the intent of the General Plan. Consistent with Policy 4.3.2f, through 2020, development within Roddy Ranch that is outside of the Voter-Approved Urban Limit Line as it was approved by the voters of the City may be limited to uses consistent with the General Plan.

Key issues in the development of Roddy Ranch will be preservation of natural open space areas, financing the development of new infrastructure to serve the site, and managing project-related traffic. Roddy Ranch is currently devoid of the services needed to support urban and suburban development of the type envisioned in the long-term for this Focus Area. Water, sewer, drainage, and other utility systems will need to be developed essentially "from scratch." Roddy Ranch most likely will not generate sufficient students to support its own elementary, middle or high schools.

Currently, two- lane rural roads serve Roddy Ranch. Development of this Focus Area will require not only the development of an extensive on-site roadway system, but also widening of off-site roadways within existing developed and undeveloped areas.

b. Policy Direction. As noted in Land Use Element Policy 4.3.2, the General Plan recognizes the Voter-Approved Urban Limit Line as a means of phasing urban and suburban development preserving open space, and maintaining a compact urban form.

It is the intent of the Antioch General Plan that Roddy Ranch be developed as a master planned enclave nestled in the rolling hills south of the present City of Antioch. The visual character of Roddy Ranch should be defined principally by suburban density residential development clustered within natural and

recreational open spaces, along with the preservation of the steeper natural hillsides and the canyon bottoms containing riparian resources within the site. The existing golf course, as a major recreational amenity, should be the central focus of the planned community.

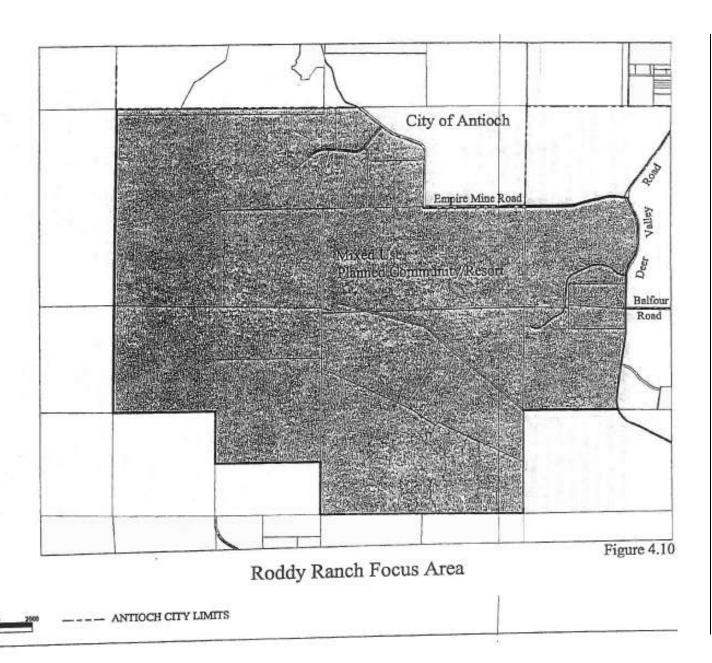
The following policies shall guide development of the Roddy Ranch Focus Area, pursuant to the Voter-Approved Urban Limit Line provisions of Policy 4.3.2f.

- a. Prior to approvals of any development applications, a Final Development Plan for the Roddy Ranch Focus Area is to be prepared and approved. Such Final Development Plan shall provide detailed guidance for project-related land use, provision and financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements. Development within the Roddy Ranch shall be predicated upon extension of infrastructure from the north through the Sand Creek Focus Area.
- b. Residential development within Roddy Ranch shall not exceed a maximum of 700 dwelling units within the portion of Roddy Ranch located generally on lands not committed to open space and having steep slopes or significant environmental constraints, which lands shall not exceed 500 acres within the Voter-Approved Urban Limit Line (6-9 persons per developable acre on average) consistent with Policy 4.3.2f. Of these 700 units, all or substantially all shall be Estate

- Residential and the balance shall be Multi-Family Attached residential product types (as defined in Table 4.A) in a resort-style setting.
- c. Residential neighborhoods within Roddy Ranch should be designed to provide high quality housing attractive to a broad spectrum of buyers, including upper end housing that provides "move-up" opportunities for local residents. Multifamily, for-rent housing should be limited to a central "town center" location within the site, adjacent to commercial uses and along the golf course.
- d. Residential development should incorporate residential village themes, providing identifiable neighborhood areas within the planned community. The identity of individual neighborhoods should be reinforced with differing architectural styles and location within the community.
- e. Commercial uses within Roddy Ranch are intended to serve local neighborhood needs (e.g., supermarket, drug store, and personal services), and are to be limited to that which can be supported by residential and recreational uses within Roddy Ranch (10 to 20 acres, approximately 100,000 to 225,000 square feet of gross leasable area.
- f. Visitor-serving commercial uses (e.g., hotel and restaurants) may also be developed within Roddy Ranch. Such visitor-serving uses would be oriented toward the golf course. The hotel may include a maximum of 250 rooms with ancillary retail, conference, restaurant, and recreational uses. Visitor-serving commercial uses may occupy a total of 20 acres at a maximum building intensity of 0.50.
- g. Primary access to Roddy Ranch is to be from both Deer Valley Road and Empire Mine Road, with secondary connections to Balfour Road and Sand Creek Road.
- h. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting each residential neighborhood, as well as non-residential and recreational components of the community. Roddy

- Ranch development should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking.
- Development of the Roddy Ranch shall provide such on- and off-site road improvements on City of Antioch streets as to ensure that applicable performance standards set forth in the Growth Management Element are met.
- j. Public services and facilities, including needed on site and off site facilities, shall be provided and financed by the project as needed to meet the public services performance standards set forth in the Growth Management Element for each increment of project development.
- k. Performance standards for emergency response services (police and fire) are to be met at the time the first increment of development is occupied and for each subsequent increment of development.
- Project development shall provide full mitigation of impacts on school facilities to affected school districts.
- m. The timing of new development shall be correlated with the installation of water, sewer, electrical, and natural gas utility systems, provision of municipal services (including emergency services), and project open space and amenities with land development in a manner that is economically feasible and that ensures adequate service to uses within the site starting with the time the first increment of development is occupied.
- Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of Roddy Ranch as an identifiable "community."
- Development of an attractive, but naturalappearing landscape is to be provided with groves of trees, earth tone wall colors, and drifts of flowering shrub materials.
- A central open space area, which may include the golf course, is to be provided to serve as the dominant visual feature of

- the Roddy Ranch, as well as to provide recreational opportunities.
- q. Because of the sensitivity of the habitat areas within the Roddy Ranch Focus Area, preparation and approval of a Resource Management Plan to provide for mitigation of biological resources impacts, as well as for the long-term management of natural open space, shall be required prior to development of the Roddy Ranch Focus Area. The Resource Management Plan shall provide for appropriate habitat linkages consistent with General Plan policies and Resource Management Plan provisions for the Sand Creek Focus Area.



- **4.4.6.10 Ginochio Property**. The Ginochio Property is located in the southerly portion of the General Plan study area, within unincorporated territory (Figure 4.11). This Focus Area encompasses nearly 1,070 acres of rolling lands and canyon areas. The site is currently vacant. A portion of Ginochio Property is located within the Voter-Adopted Urban Limit Line (Figure 4.12).
- a. Purpose and Primary Issues. The Ginochio Property presents Antioch with similar opportunities and challenges, as does Roddy Ranch. Within the Ginochio Property is the opportunity to establish a high-end planned community, which is the intent of the General Plan.

Key issues in the development of the Ginochio Property will be preservation of natural open space areas, financing the development of new infrastructure to serve the site, and managing project-related traffic. Water, sewer, drainage, and other utility systems will need to be developed essentially "from scratch" to support long-term suburban development of the Ginochio Property. If family-oriented housing is development, new school facilities will be needed; however, development of the Ginochio Property might not support development of its own new schools, necessitating students to travel to distant locations for school. As was the case for Roddy Ranch, the Ginochio Property is served by winding two-lane rural roads, which will require substantial widening along with development of an extensive on-site roadway system.

b. Policy Direction. Urban development within the Ginochio Property is limited to property within the Voter-Approved Urban Limit Line as a means of phasing urban and suburban development preserving open space, and maintaining a compact urban form. Thus, the policy direction that follows is predicated on compliance with the provisions of Policy 4.3.2f.

It is the intent of the Antioch General Plan that the Ginochio Property be developed as a master planned enclave nestled in the rolling hills south of the present City of Antioch. The visual character of the Ginochio Property should be defined principally by suburban density residential development within the northerly portion of the Focus Area, and

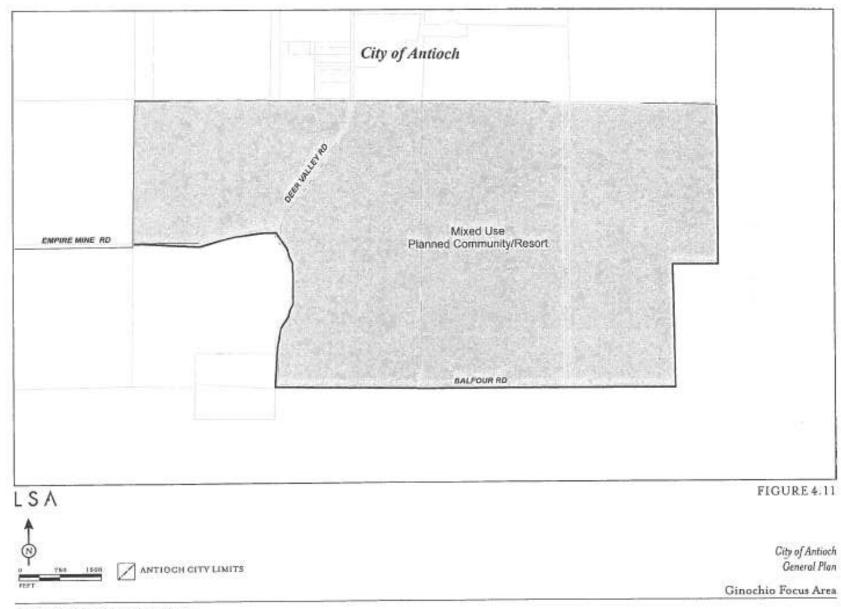
preservation of large, unbroken blocks of open space in the southern portion of the site. A major recreational amenity should be developed as the central focus of the planned community.

The following policies shall guide development of the Ginochio Property, pursuant to the Urban Limit Line provisions of Policy 4.3.2.

- a. Prior to approvals of any development applications, a Final Development Plan for the Ginochio Property Focus Area is to be prepared and approved. Such Final Development Plan shall provide detailed guidance for project-related land use, provision and financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements.
- While it is in force, development shall be consistent with the City's boundary agreement with the City of Brentwood.
 - Residential development within the Ginochio Property shall not exceed a maximum of 2.0 dwelling units per developable acre (6 persons per developable acre) with the permitted development area set forth in Policy 4.3.2f, and shall include a range of Single-Family Detached and Multi-Family Attached residential product types (as defined in Table 4.A) in a resort-style development within the northern portion of the site. Large Lot Residential development consisting of custom home sites on five and ten acre parcels is appropriate, provided that the maximum density is not exceeded. Senior, agerestricted residential development is anticipated to be an important component of the Ginochio Property's residential development. For purposes of determining density within the Ginochio Property focus area, a "developable acre" shall be defined as lands not committed to open space and having steep slopes or other significant environmental constraints. These lands will be mapped in the Final Development Plan. Development may occur on lands with steep slopes at a maximum density of one dwelling unit per 10 acres (1 du/10ac). The mapping of

- such lands will occur as part of the Final Development Plan.
- d. Residential neighborhoods within the Ginochio Property should be designed to provide high quality housing attractive to a broad spectrum of families and retirees, including upper end housing that provides "move-up" opportunities for local residents. Multifamily, for-rent housing should be limited to a central "town center" location within the site, adjacent to commercial uses.
- e. Residential development should incorporate residential village themes, providing identifiable neighborhood areas within the planned community. The identity of individual neighborhoods should be reinforced with differing architectural styles and location within the community.
- f. Primary access to the Ginochio Property is to be from an extension of Hillcrest Avenue, with secondary connections to Balfour Road and Sand Creek Road.
- g. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting each residential neighborhood, as well as non-residential and recreational components of the community. Development of the Ginochio Property should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking.
- h. Along with the development of on-site roadways required to meet the applicable Growth management Element performance standards, new development shall provide the off-site road improvements to City Antioch needed to meet applicable performance standards for each increment of project development.
- i. Public services and facilities, including needed on site and off site facilities, shall be provided and financed by the project as needed to meet the public services performance standards set forth in the Growth Management Element for each increment of project development.

- j. Performance standards for emergency response services (police and fire) are to be met at the time the first increment of development is occupied and for each subsequent increment of development.
- k. Project development shall provide full mitigation of impacts on school facilities to the Brentwood Elementary School District and the Liberty Union High School District.
- . The timing of new development shall be correlated with the installation of water, sewer, electrical, and natural gas utility systems, provision of municipal services (including emergency services), and project open space and amenities with land development in a manner that is economically feasible and that ensures adequate service to uses within the site starting with the time the first increment of development is occupied.
- m. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the Ginochio Property as an identifiable "community."
- n. Development of a natural-appearing style of landscaping is to be provided with groves of trees, earth tone wall colors, and drifts of flowering shrub materials.
- A central open space area, which may include a golf course, is to be provided to serve as the dominant visual feature of the Ginochio Property, as well as to provide active or recreational opportunities.
- p. Because of the sensitivity of the habitat areas within the Ginochio Property Focus Area, preparation and approval of a Resource Management Plan to provide for mitigation of biological resources impacts, as well as for the long-term management of natural open space, shall be required prior to development of the Ginochio Property Focus Area. The Resource Management Plan shall provide for appropriate habitat linkages consistent with General Plan policies and Resource Management Plan provisions for the Sand Creek Focus Area.



4.4.7. Voter-Approved Urban Limit Line.

Pursuant to the City of Antioch Growth Control, Traffic Relief, Voter-Approved Urban Limit Line, and Roddy Ranch Development Reduction Initiative, the voters amended the General Plan to establish the urban limit line as shown on Figure 4.12. This Voter-Approved Urban Limit Line establishes a line through the Roddy Ranch and Ginochio Property Focus Areas beyond which the

General Plan land use designations cannot be amended to allow uses other than open space uses. Until December 31, 2020, the location of the Voter-Approved Urban Limit Line may be amended only by the voters of the City. The City shall oppose any annexation to the City of any land outside of the Voter-Approved Urban Limit Line.

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EXHIBIT B

GENERAL PLAN TEXT AMENDMENTS TO TABLE 4.A APPROPRIATE LAND USES

Table 4.A – Appropriate Land Use Types

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/ Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	" A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial E. Lone Tree Em- ployment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
Large Lot Residential. This residential type typically consists of single-family detached units on lots of 0.5 acre or more. Residential developments of this type shall be designed as large suburban parcels within subdivisions within the Urban Limit Line and as rural	✓	<u>R</u>	_ ≥ &	<u>≥ x</u>	IΨ	OO	20	R O	Ø O	SE	ΣØ	K O	3 0			O M	<u> </u>		~ 드	<u>о</u> ш <u>е</u>	<u>«</u>	0	ĖΣ	O	<u>a</u>	<u>o</u>
residential uses outside of the Urban Limit Line. Single-Family Detached. These areas typically consist of suburban residential subdivisions of single family, detached dwellings on lots ranging from 7,000 to 20,000 square feet.		√	✓	✓										√						✓						
Small Lot Single Family Detached. These dwelling unit types are typically located within a specific plan or other type of "planned development," and consist of single family, detached dwellings on lots smaller than 7,000 square feet. In exchange for development on small residential lots, amenities such as permanent			✓	✓										✓						✓						
open space and private recreation facilities are required to be provided specifically for the use of residents of the development. Multi-Family Attached. Attached for-sale or rental																										
dwelling units, designed either as townhouse units or as stacked flats, characterize these areas. Amenities such as common open space and recreation facilities specifically for the use of residents of the development are required.				✓	✓							√ 6	✓	√	✓		✓			✓						
Mobile Homes. Areas of mobile home development typically consist of subdivisions wherein individual mobile homeowners also own their own lots in fee and mobile home parks wherein mobile homeowners rent or lease the space upon which their mobile home is placed. Typically, mobile home subdivisions and parks provide open space and/or recreational amenities for the use of their residents.				√	✓																					
Group Residential. Activities typically include the use of a dwelling unit as a residence by a group or groups of persons without the provision of medical care, supervision, or medical assistance. Typical uses include boarding houses, convents, and religious retreats.					✓									✓	√											
Residential Care Facilities. While largely residential in character, residential care facilities are distinguished from other residential use types in that care facilities combine a variety of medical care, supervision, or					✓	✓								√	✓											

			Density	ity			J/ omm.		Road	E.	ŗ		Office		lity		×	rfront k	a	strial	:m- erating	ОС		Mixed	etail	tional
	Estate Residential	Low Density Residential	Medium Low I Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/ Community Con	Regional Commercial	Somersville R Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	" A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial General Industrial	E. Lone Tree Em- ployment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional Open Space
medical assistance services with housing. State law exempts certain small residential care facilities from local regulation, and can locate anywhere permitted by law.																	_					_				
Commercial Infill Housing. As defined by the Antioch Municipal Code.				<	✓									✓	\											
Administrative and Professional Offices. Activities typically include, but are not limited to, executive management, administrative, or clerical uses of private firms and public utilities. Additional activities include the provision of advice, design, information, or consultation of a professional nature. Uses typically include, but are not limited to, corporate headquarters; branch offices; data storage, financial records, and auditing centers; architect's; lawyer's; insurance sales and claims offices; financial planners; and accountant's offices.						√ 7	√	√	✓	√	√	✓	√	✓	✓	√	✓	✓	✓		✓					
Amusement Centers/Arcades. Any structure (or portion thereof) in which four or more amusement devices (either coin- or card-operated) are installed, such as photography machines, video games, muscle testers, fortune telling machines, laser tag, electronic or "County fair" style games, rides or similar uses, and other games of skill or science, but not including games of chance or other similar devices. Included is any place open to the public, whether or not the primary use of the premises is devoted to operation of such devices. Sales of prepared foods and beverages is also included as an ancillary use of the site. Automotive Uses. Activities typically include, but are							✓	✓	✓		✓	✓	✓													
not limited to the, sales and servicing of motor vehicles, recreational vehicles, boats, and trailers.						√ 2	✓	√ 2	✓	✓		✓	✓	✓			√ 2	√ 4	√ 4		✓					
Banks and Financial Services. Activities typically include, but are not limited to banks and credit unions, home mortgage, and other personal financial services.						✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓				✓					
Business Support Services. Activities typically include, but are not limited to, services and goods generally provided to support other businesses.						✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓				✓					

City of Antioch General Plan

4.0 Land Use

Eating and Drinking Establishments. Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for on-premises or off-premises consumption.			√ 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	√ √ 5	√ 5		✓		
Food and Beverage Sales . Activities typically include, but are not limited to retail sale from the premises of food and beverages for off-premises final preparation and consumption.			√	✓	✓	✓			✓	✓	✓								

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/ Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	" A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial General Industrial	E. Lone Tree Em- ployment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Public/Institutional	Open Space
Funeral Services . Activities typically include services involving the care, preparation, or disposition of human dead.						✓	✓	✓	9. 0			✓8	✓				_		_			_				
General Merchandise . Activities typically include, but are not limited to, the retail sales from premises, including incidental rental and repair services.						✓	✓	✓	✓	✓		√	✓	✓												
Health Clubs and Spas. Activities typically include, but are not limited to, sport and health-related activities performed either indoors or outdoors.						✓	✓	✓	✓	✓		√	√	✓	✓	✓	✓									
Lodging and Visitor Services. Activities typically include, but are not limited to, providing overnight accommodations and related banquet and conference facilities.							✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	√ 5	√ 5							
Indoor Recreational Facilities. Activities typically include, but are not limited to, commercial recreation uses conducted within enclosed buildings, such as bowling alleys, skating facilities, racquet clubs, and indoor shooting and archery ranges.							√	✓	✓				✓	✓												
Outdoor Recreational Facilities. Activities typically include, but are not limited to, commercial recreation activities conducted outside of enclosed buildings, such as miniature golf, batting cages, tennis clubs, etc.							✓	✓	✓				√	✓												✓
Personal Services. Activities typically include establishments primarily engaged in the provision of services for the enhancement of personal appearance, cleaning, alteration of garments, and similar non-business or non-professional services.						✓	✓	✓	✓	✓		✓	✓	✓												
Personal Instruction . Activities typically include instruction in artistic, academic, athletic or recreational pursuits within an enclosed structure.						✓	√	✓	✓	√		√ 7	√	✓	✓											
Recreational Vehicle Park. Activities typically include, but are not limited to, providing overnight accommodations for visitors in recreational vehicles.											√	✓						✓								✓ 10
Theaters. Includes structures where the primary use is the exhibition of live or prerecorded theatrical, musical, comedic or other performances. Sale of prepared foods and beverages is permitted ancillary to the primary use.							✓	✓		✓	✓	✓	✓	✓												
Light Manufacturing and Assembly. Activities typically include, but are not limited to, the mechanical or chemical transformation of raw or semi-finished materials or substances into new products, including manufacture of products, assembly of component parts (including required packaging for retail sale), and treatment and fabrication operations. Light														✓			✓	✓	✓	✓ ✓	✓					

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/ Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	" A" Street Commercial/Office	Mixed Use Mixed Use	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Em- ployment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
manufacturing is conducted wholly within an enclosed building. Light manufacturing activities do not produce odors, noise, vibration, or particulates, which would adversely affect uses within the same structure or on the same site. Also included are watchman's quarters.																											
General Manufacturing and Assembly. Activities typically include, but are not limited to, the mechanical or chemical transformation of raw or semi-finished materials or substances into new products, including manufacture of products; assembly of component parts (including required packaging for retail sale); blending of materials such as lubricating oils, plastics, and resins; and treatment and fabrication operations. Uses requiring massive structures outside of buildings such as cranes or conveyer systems, or open-air storage of large quantities of raw or semi-refined materials are also included within this land use type. Also included																			✓	✓							
are watchman's quarters. Research and Development. Activities typically include, but are not limited to, scientific research and theoretical studies and investigations in the natural, physical, or social sciences. Also included is engineering, fabrication, and testing of prototypes developed with the objective of creating marketable end products; and the performance of physical and environmental testing and related activities by or under the supervision of professional scientists and highly trained specialists. Watchman's quarters are included as an ancillary use.														/ /		✓	✓	✓	✓	✓	✓						
Operable Vehicle Storage. Activities typically include, but are not limited to the parking and/or storage of operable vehicles. Typical uses include, but are not limited to fleet storage of automobiles and trucks, storage lots, and recreational vehicle and boat storage.											√							✓		✓							
Personal Storage. Activities typically include, but are not limited to storage services and facilities primarily for personal and business effects and household goods with enclosed storage areas having individual access. Typical uses include, but are not limited to miniwarehouses.																	✓	✓		✓							
Storage and Distribution – Light. Activities typically include, but are not limited to, wholesaling, storage, and warehousing services conducted entirely within enclosed buildings. Also included are watchman's quarters. Storage and Distribution – General. Activities													,	/		✓	✓	√	✓	✓	✓						

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/ Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	" A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	9.	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Em- ployment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
	Est Res	ow esi	ledi	ledi	ligh	ono Gom	eig	egi	E O E	ron F4	lari erv	om	A"	Ě	Z Ž	Office	isn	ast	igh	ail-	ene	7. <u>8</u>	esi	j <u>E</u>	ow se	E	ldb	bel
typically include, but are not limited to, warehousing, storage, freight handling, shipping, trucking services; storage and wholesaling from the premises of unfinished, raw, semi-refined products requiring further processing, fabrication, or manufacturing. Outdoor storage is permitted subject to applicable screening requirements. Also included are watchman's quarters as an ancillary use.		K	<u>≥ ~</u>	<u>≥ ~</u>	IX	00	20	<u> </u>	<u> </u>	ОП	<u>≥</u>	<u> </u>	3 O			0	<u> </u>	Ш 8	√	<u>₩</u> <u>L</u>	5 ✓	<u>₩</u> <u>0.</u>	<u>&</u>	0	<u> </u>	3	<u>a</u>	<u>O</u>
Building Contractor's Offices and Yards. Activities																												
typically include, but are not necessarily limited to,																			✓	✓	✓							
offices and storage of equipment, materials, and vehicles for contractors in the trades involving construction activities. Storage yard uses may include,																												
but should not be limited to, the maintenance and																												
outdoor storage of large construction equipment such																												
as earthmoving equipment, and screened outdoor																												
storage of building materials.																												
Boating and Related Activities. Activities typically																												
include, but are not limited to, establishments and											\checkmark								\checkmark		✓							
facilities engaged in the provision of sales or services																												
directly related to the commercial or recreational use of																												
waterways. Included in this category are construction, repair, and maintenance of boats; boat sales;																												
anchorage and docking facilities, including temporary																												
slip rentals; services for commercial boating and																												
fishing, including retail fish sales, but not including fish																												
processing; sale of marine equipment; and harbor-																												
related services, such as indoor and outdoor dry boat																												
storage, bait sales, fuel docks, and yacht clubs.																												
Civic Administration. Activities typically include, but																												
are not limited to, management, administration, clerical,						✓	✓	\checkmark				✓		✓	\checkmark	\checkmark	✓										✓	
and other services performed by public and quasi-						•		•						•	,	·	•											
public agencies.																												
Cultural Facilities. Activities typically include, but are																												
not limited to, those performed by public and private							✓	\checkmark	\checkmark	\checkmark	\checkmark	✓		✓	\checkmark	\checkmark	\checkmark										✓	
museums and art galleries, public and private libraries																												
and observatories.																												
Day Care Centers. Day care centers consist of									_																			
facilities defined in California Health and Safety Code						\checkmark	✓	\checkmark	✓	✓		✓		\checkmark	\checkmark	\checkmark	\checkmark										\checkmark	
Section 1596.76, providing day care and supervision																												
for more than 12 children less than 18 years of age for																												
periods of less than 24 hours per day. Also included																												
are facilities for the care and supervision of seniors for																												
periods of less than 24 hours per day.										-																+	+	
Open Space . Activities typically include, but are not limited to, preservation of lands in their natural																												

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/ Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	" A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	ed _	General Industrial E. Lone Tree Em- ployment-Generating	ential 1	enter	Community Retail	Space
condition to protect environmental resources or the public health and safety, agriculture, and active or passive recreation. Recreation areas may include recreational structures such as play equipment, but do not generally include structures for human occupancy.	✓	✓	✓	✓	✓	√	✓	✓	✓	√	√	✓	✓	√	✓	✓	✓	✓	<	•				~	
Religious Assembly. Activities typically include religious services and assembly such as customarily occurs in churches, synagogues, and temples.	√ 1	√ 1	√ 1	✓ 1	√ 1	√ 1	√ 1	√ 1	√ 1			√ 1	✓	✓	✓	√ 1								~	
Schools, Public and Private. Typical activities include educational facilities for K-8 students provided by public agencies or private institutions.	√ 1	√ 1	√ 1	✓ 1	√ 1	√ 1	√ 1	√ 1	√ 1			√ 1		✓		√ 1								~	

Notes to Table 4.A:

- 1. Permitted subject to the provisions of Land Use Element policy 4.4.2.2b.
- 2. Automotive sales are not permitted within areas designated Convenience Commercial, Regional Commercial, or Business Park, except that Automotive sales may be allowed within areas designated Business Park that also have frontage on Auto Center Drive.
- 3. Bars are not permitted within areas designated Convenience Commercial.
- 4. Automotive uses are limited to sites adjacent to a freeway interchange. Auto sales are not permitted within areas designated Light Industrial or Eastern Waterfront Business Park.
- 5. Eating and drinking establishments, as well as Lodging and Visitor Service uses, within the Light Industrial and Eastern Waterfront Business Park designations are limited to sites adjacent to a freeway interchange.
- 6. Multi-Family uses are permitted within the Rivertown Commercial designation above the ground floor only.
- 7. Administrative and Professional Office and Personal Instruction uses are permitted within the Rivertown Commercial designation above the ground floor only, except along Fourth Street and the area between Fourth Street and Fifth Street, where they may occupy ground floor space.
- 8. Funeral Services within the Rivertown Commercial designation are limited to "J" Street, Fourth Street and the area between Fourth Street and Fifth Street.
- 9. Auto sales within the Hillcrest Station Focus Area are limited to sites adjacent to the SR-4 and SR-160 freeways.
- 10. Limited to locations that are compatible with resource protection needs.
- 11. Commercial infill housing is allowed only within the Commercial Infill Housing Overlay District.

EXHIBIT C TABLE OF GENERAL PLAN LAND USE MAP AMENDMENTS

Site				Proposed General Plan Land
No.	APN	Address	Existing General Plan Land Use	Use Amendment
1	051-061-001	1650 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
2	051-061-002	1700 Viera Ave Antioch CA	Medium Density Residential	High Density Residential
3	051-061-003	1730 Viera Ave Antioch CA	Medium Density Residential	High Density Residential
4	051-062-004	1839 Stewart Ln	Medium Density Residential	High Density Residential
5	051-062-005	1829 Stewart Ln Antioch CA	Medium Density Residential	High Density Residential
6	051-062-006	1705 Viera Ave Antioch CA	Medium Density Residential	High Density Residential
7	051-062-010	1853 Stewart Ln Antioch CA	Medium Density Residential	High Density Residential
8	051-071-001	1524 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
9	051-071-002	1550 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
10	051-071-003	1560 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
11	051-071-004	1574 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
12	051-071-005	1600 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
13	051-071-006	1606 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
14	051-071-008	1588 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
15	051-071-011	1636 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
16	051-071-012	1628 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
17	051-072-005	1537 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
18	051-072-006	1540 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
19	051-072-007	1554 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
20	051-072-013	1549 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
21	051-072-014	1565 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
22	051-072-015	1863 Bown Ln Antioch CA	Medium Low Density Residential	High Density Residential
23	051-072-016	1877 Bown Ln Antioch CA	Medium Low Density Residential	High Density Residential
24	051-072-017	1568 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
25	051-072-018	1580 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
26	051-073-001	1605 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
27	051-073-002	1601 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
28	051-073-003	1837 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential

29	051-073-004	1845 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
30	051-073-005	1859 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
31	051-073-006	1867 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
32	051-073-007	1881 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
33	051-073-008	1897 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
34	051-073-009	1905 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
35	051-073-011	1965 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
36	051-073-012	1585 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
37	051-073-014	1537 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
38	051-073-015	1523 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
39	051-073-016	1551 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
40	051-073-017	1927 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
41	051-073-018	1945 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
42	051-073-019	1567 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
43	051-073-020	1559 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
44	051-074-001	1966 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
45	051-074-002	1954 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
46	051-074-003	1936 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
47	051-074-005	1898 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
48	051-074-006	Vine Ln & Viera Ave, Antioch CA	Medium Low Density Residential	High Density Residential
49	051-074-007	1870 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
50	051-074-008	1854 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
51	051-074-009	1836 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
52	051-074-010	1633 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
53	051-074-011	1908 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
54	051-074-012	1920 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
55	051-081-001	1400 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
56	051-081-002	1410 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
57	051-081-003	1428 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
58	051-081-004	1452 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential

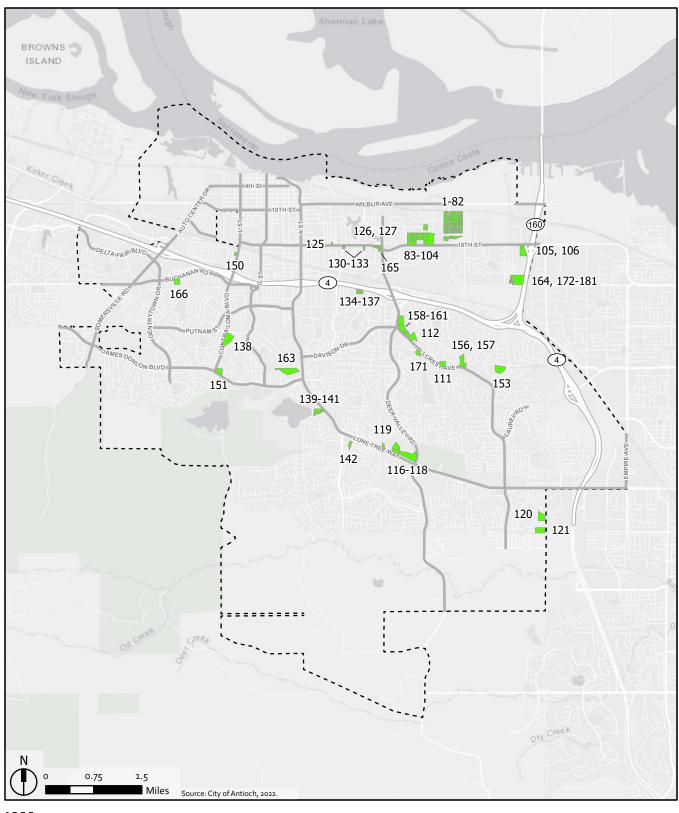
59	051-081-006	1470 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
60	051-081-007	1490 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
61	051-081-008	1500 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
62	051-082-002	1497 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
63	051-082-003	1473 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
64	051-082-004	1957 Santa Fe Ave Antioch CA	Medium Low Density Residential	High Density Residential
65	051-082-005	1915 Santa Fe Ave Antioch CA	Medium Low Density Residential	High Density Residential
66	051-082-006	1887 Santa Fe Ave Antioch CA	Medium Low Density Residential	High Density Residential
67	051-082-007	1859 Santa Fe Ave Antioch CA	Medium Low Density Residential	High Density Residential
68	051-082-008	1831 Santa Fe Ave Antioch CA	Medium Low Density Residential	High Density Residential
69	051-082-009	1429 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
70	051-082-010	Walnut Av & Santa Fe Av, Antioch CA	Medium Low Density Residential	High Density Residential
71	051-082-011	1939 Santa Fe Ave Antioch CA	Medium Low Density Residential	High Density Residential
72	051-082-012	Santa Fe Av & Viera Ave, Antioch CA	Medium Low Density Residential	High Density Residential
73	051-082-013	1503 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
74	051-082-014	1515 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
75	051-083-001	1528 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
76	051-083-002	1506 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
77	051-083-004	1866 Santa Fe Ave Antioch CA	Medium Low Density Residential	High Density Residential
78	051-083-005	1834 Santa Fe Ave Antioch CA	Medium Low Density Residential	High Density Residential
79	051-083-006	1471 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
80	051-083-009	1509 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
81	051-083-010	1487 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
82	051-083-012	1495 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
83	051-100-022	2101 E 18th St Antioch CA	Medium Low Density Residential	High Density Residential
84	051-120-020	1650 Trembath Ln Antioch CA	Medium Low Density Residential	High Density Residential
85	051-120-021	1710 Trembath Ln Antioch CA	Medium Low Density Residential	High Density Residential
86	051-120-024	1450 Trembath Ln Antioch, CA	Medium Low Density Residential	High Density Residential
87	051-120-025	1550 Trembath Ln Antioch CA	Medium Low Density Residential	High Density Residential
88	051-130-001	1305 St Claire Dr Antioch CA	Medium Low Density Residential	High Density Residential

89	051-130-002	1277 Saint Claire Dr Antioch CA	Medium Low Density Residential	High Density Residential
90	051-140-001	1705 Trembath Ln Antioch CA	Medium Low Density Residential	High Density Residential
91	051-140-003	1625 Trembath Ln Antioch CA	Medium Low Density Residential	High Density Residential
92	051-140-006	1501 Trembath Ln Antioch CA	Medium Low Density Residential	High Density Residential
93	051-140-007	1425 Trembath Ln Antioch CA	Medium Low Density Residential	High Density Residential
94	051-140-012	1613 St Claire Dr Antioch CA	Medium Low Density Residential	High Density Residential
95	051-140-013	1525 St Claire Dr Antioch CA	Medium Low Density Residential	High Density Residential
96	051-140-014	1423 St Claire Dr Antioch CA	Medium Low Density Residential	High Density Residential
97	051-140-015	1420 St Claire Dr Antioch CA	Medium Low Density Residential	High Density Residential
98	051-140-019	88 Mike Yorba Way Antioch CA	Medium Low Density Residential	High Density Residential
99	051-140-020	1675 Trembath Ln Antioch CA	Medium Low Density Residential	High Density Residential
100	051-140-025	1620 St Claire Dr Antioch CA	Medium Low Density Residential	High Density Residential
101	051-140-026	1520 St Claire Dr Antioch CA	Medium Low Density Residential	High Density Residential
102	051-140-027	1651 St Claire Dr Antioch CA	Medium Low Density Residential	High Density Residential
103	051-140-028	1715 St Claire Dr Antioch CA	Medium Low Density Residential	High Density Residential
104	051-140-035	1575 Trembath Ln Antioch CA	Medium Low Density Residential	High Density Residential
105	051-200-076	Holub Ln & E 18th St, Antioch CA	Convenience Commercial	High Density Residential
106	051-200-037	1841 Holub Ln, Antioch CA	Convenience Commercial	High Density Residential
111	052-042-044	3901 Hillcrest Ave Antioch CA	Open Space	High Density Residential
		Wildflower Dr & Hillcrest Av, Antioch		High Density Residential
112	052-342-010	CA	Low Density Residential	
116	055 074 406	Lone Tree Way & Country Hills Dr,	Business Bards	High Density Residential
116	055-071-106	Antioch CA Lone Tree Way & Country Hills Dr,	Business Park	High Density Residential
117	055-071-107	Antioch CA	Business Park	Trigit Delisity Residential
	000 07 = 207	Lone Tree Way & Deer Valley Rd,		High Density Residential
118	055-071-108	Antioch CA	Business Park	,
		Lone Tree Way & Country Hills Dr,		High Density Residential
119	055-071-113	Antioch CA	Business Park	
120	056-130-014	5200 Heidorn Ranch Rd Antioch CA	Medium Low Density Residential	High Density Residential
121	056-130-011	5320 Heidorn Ranch Rd Antioch CA	Medium Low Density Residential	High Density Residential

125	065-161-025	301 E 18th St Antioch CA	Medium Low Density Residential	High Density Residential
			Neighborhood Community	High Density Residential
126	065-262-026	E 18th St & Blossom Dr, Antioch, CA	Commercial	
127	065-262-035	1015 E 18th St Antioch CA	Medium Low Density Residential	High Density Residential
130	068-051-015	1805 CAvallo Rd, Antioch CA	Medium Low Density Residential	High Density Residential
131	068-051-049	1801 CAvallo Rd Antioch CA	Neighborhood Community Commercial	High Density Residential
132	068-051-050	504 E 18th St, Antioch CA	Neighborhood Community Commercial	High Density Residential
133	068-082-057	Terrace Dr & E 18th St, Antioch CA	Neighborhood Community Commercial	High Density Residential
134	068-252-041	2721 Windsor Dr, Antioch CA	Medium Low Density Residential	High Density Residential
135	068-252-042	Windsor Dr & Iglesia Ct, Antioch CA	Medium Low Density Residential	High Density Residential
136	068-252-043	Windsor Dr & Iglesia Ct, Antioch CA	Medium Low Density Residential	High Density Residential
137	068-252-045	2709 Windsor Dr, Antioch CA	Medium Low Density Residential	High Density Residential
138	071-370-026	3351 Contra Loma Blvd, Antioch CA	Public/Institutional	High Density Residential
		Cache Peak Dr & Golf Course Rd,		High Density Residential
139	072-400-036	Antioch CA	Convenience Commercial	
140	072-400-039	4655 Golf Course Rd, Antioch CA	Convenience Commercial	High Density Residential
		Cache Peak Dr & Golf Course Rd,		High Density Residential
141	072-400-040	Antioch CA	Convenience Commercial	
142	072-450-013	Dallas Ranch Rd, Antioch CA	Office	High Density Residential
150	074-343-034	2100 L St, Antioch CA	Convenience Commercial	High Density Residential
		James Donlon Blvd & Contra Loma Blvd,		High Density Residential
151	075-460-001	Antioch CA	Office	
153	052-061-053	4325 Berryessa Ct Antioch CA	Low Density Residential	High Density Residential
156	052-061-014	4215 Hillcrest Ave Antioch CA	Open Space	High Density Residential
157	052-042-037	4201 Hillcrest Ave Antioch CA	Open Space	High Density Residential
158	052-140-013	Wildflower Drive	Mixed Use	High Density Residential
159	052-140-014	Wildflower Drive	Mixed Use	High Density Residential
160	052-140-015	Wildflower Drive	Mixed Use	High Density Residential

161	052-140-016	Wildflower Drive	Mixed Use	High Density Residential
163	072-011-052	3950 Lone Tree Way	Medium Density Residential	High Density Residential
164	051-200-065	3415 Oakley Rd	Public/Institutional	High Density Residential
165	068-091-043	1018 E 18th St	Neighborhood Community Commercial	High Density Residential
166	076-231-007	1919 Buchanan Rd	Public/Institutional	High Density Residential
171	052-370-009	Hillcrest Ave	Office	High Density Residential
172	051-390-006	3301 Jessica Ct	Medium Density Residential	High Density Residential
173	051-390-005	3305 Jessica Ct	Medium Density Residential	High Density Residential
174	051-390-004	3309 Jessica Ct	Medium Density Residential	High Density Residential
175	051-390-003	3313 Jessica Ct	Medium Density Residential	High Density Residential
176	051-390-002	3317 Jessica Ct	Medium Density Residential	High Density Residential
177	051-390-001	3321 Jessica Ct	Medium Density Residential	High Density Residential
178	051-390-016	3325 Jessica Ct	Medium Density Residential	High Density Residential
179	051-390-011	3329 Jessica Ct	Medium Density Residential	High Density Residential
180	051-390-010	3333 Jessica Ct	Medium Density Residential	High Density Residential
181	051-390-009	3345 Oakley Rd	Medium Density Residential	High Density Residential

EXHIBIT D DIAGRAM OF GENERAL PLAN LAND USE MAP AMENDMENTS



City Limit

— Highways

— Major Roads

Proposed Land Use Amendments

Land Use Diagram Map

EXHIBIT E ENVIRONEMNTAL HAZARDS ELEMENT UPDATE

11.0 Environmental Hazards

11.1 INTRODUCTION

The Environmental Hazards Element contains an evaluation of natural and manmadehuman-caused conditions which may pose certain health and safety hazards to life and property in Antioch, along with and includes a comprehensive program to mitigate those identified hazards. Inherent in This Element is a determination of identifies "acceptable risk." This determination is based on defining how "safe" is "safe enough,", i.e., balancing the severity of the hazardhazards, costs, and feasibility of hazard mitigation, andas well as expected benefits. In most cases, the level of acceptable risk is widely shared throughout the State and nation. For example, the standard for protection from flooding is a national standard. Standards for the protection of structures from earthquake damage are based on the provisions of the Uniform California Building Code. The Environmental Hazards This Element addresses constraints to development from environmental hazards including geologic and seismic conditions, noise, wildland fire, flooding, wildfire, noise, and hazardous materials. To ensure compliance with new requirements, the Element also addresses concerns associated with climate change adaptation and disaster response.

The Environmental Hazards Element includes the following sections:

- Section 11.2 Goals of the Environmental Hazards Element.
- Section 11.3 Regulatory Framework presents the applicable requirements relating to safety elements.
- Section 11.4 Geology and Seismicity Hazards presents information on seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, slope instability leading to mudslides and landslides, subsidence liquefaction, and other seismic hazards. This section also provides goals, policies, and implementation programs to minimize property damage and personal injury posed by seismic and geologic hazards.
- Section 11.5 Flood Protection includes information on flood hazards, flood hazard zones, flood insurance rate maps, levees, historical flooding, dam failure, identification of state, local and federal agencies with responsibility for flood protection, identification of goals, policies, objectives, and implementation measures for the protection of the community from the unreasonable risk of flooding.
- <u>Section 11.6 Fire Hazards</u> provides information regarding fire hazards, including wildland fire, fire hazard severity zones, identification of local state and federal agencies with responsibility for fire protection, and identification of goals, policies, objectives, and implementation measures for the protection of the community from unreasonable risk of wildland fire and wildfire hazards.
- Section 11.7 Climate Change Adaptation and Resilience describes the impacts of a warming climate on Antioch, including increased risk of extreme heat events, more frequent and intense storms, sea level rise, wildfire, and includes goals, policies, and programs to reduce and adapt to the impacts from climate change.
- Section 11.8 Noise describes auditory impacts and sounds that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep.
- Section 11.9 Hazardous Materials includes information relating to risks associated with hazardous materials, transportation and storage, and goals, policies, and implementation

programs to reduce risks to life, property and the environment resulting from the use, storage, transportation, and disposal of these materials.

- Section 11.10 Disaster Response presents information on the city's Emergency Operations
 Plan (EOP), including goals, policies, and implementation programs to provide effective emergency response.
- Section 11.11 Evacuation analyzes evacuation routes throughout and around the city which
 are utilized in the movement of people that are at risk of being impacted by a disaster to a
 safer location.

11.2 GOALS OF THE ENVIRONMENTAL HAZARDS ELEMENT

To provide for a sustained high quality of life, it is the goal of the Environmental Hazards Element to accomplish the following:

 Minimize the potential for loss of life injury, property damage, and economic and social disruption resulting from natural and <u>manmadehuman-caused</u> hazards in the community.

One of Antioch's fundamental values is that people's lives and properties will be safe from natural and manmade hazards. While there is a practical limit to the level of protection that can be provided in a community, Antioch is committed to minimizing the community's vulnerability to natural and manmadehuman-caused hazards. In accomplishing this goal, the city seeks to offer assurance to those who wish to invest in Antioch, whether as a resident or business owner, that their protection and that of their properties has a high priority inproperty is prioritized by the city. This priority is encompassed in the Safety Element by:

- Incorporating safety considerations into the land use planning and development review process;
- Identifying and mitigating hazards faced by existing and new development;
- Facilitating the strengthening of existing codes, project review, and permitting processes; and
- Strengthening disaster planning and post-disaster response policies.

11.3 REGULATORY FRAMEWORK

The Environmental Hazards Element must be consistent with the relevant portions of the California Government Code. The following apply to this element:

California Government Code 65302(g)(1). California Government Code Section 65302(g)(1) establishes the legislative framework for California's safety elements. This framework consolidates the requirements from relevant federal and state agencies, ensuring that all jurisdictions are compliant with the numerous statutory mandates. These mandates include:

- Protecting against significant risks related to earthquakes, tsunamis, seiches, dam failure, landslides, subsidence, flooding, and fires as applicable.
- Including maps of known seismic and other geologic hazards.
- Addressing evacuation routes, military installations, peak-load water supply requirements, and minimum road widths and clearances around structures as related to fire and geologic hazards, where applicable.
- Identifying areas subject to flooding and wildfires.

- Avoiding locating critical facilities within areas of high risk.
- Assessing the community's vulnerability to climate change.
- Including adaptation and resilience goals, policies, objectives, and implementation measures.

California Government Code Sections 8685.9 and 65302.6. California Government Code Section 8685.9 (also known as Assembly Bill 2140 or AB 2140) limits California's share of disaster relief funds paid out to local governments to 75 percent of the funds not paid for by federal disaster relief efforts. However, if the jurisdiction has adopted a valid hazard mitigation plan consistent with Disaster Mitigation Act (2000) and has incorporated the hazard mitigation plan into the jurisdiction's General Plan, the State may cover more than 75 percent of the remaining disaster relief costs. California Government Code Section 65302.6 indicates that a community may adopt a Local Hazard Mitigation Plan (LHMP) into its safety element if the LHMP meets applicable state requirements.

Contra Costa County Hazard Mitigation Plan. The Contra Costa County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) was developed in accordance with the Disaster Mitigation Act of 2000 and followed FEMA's Local Hazard Mitigation Plan guidance. The MJHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities. The plan covers the unincorporated county, 25 special purpose districts, and 10 municipalities, including the city of Antioch. The City adopted Volume 1 and the Antioch portion of Volume 2 of the 2018 MJHMP on February 27, 2018, which is referenced pursuant to the requirements of Government Code 65302.6.

California Government Code 65302 (G) 3 Adopted Through SB 1241 (Effective 2014/ Adopted 2012). California Government Code Section 65302 (g) 3 requires the Safety Element to identify and update mapping, information, and goals and policies to address wildfire hazards. As part of this requirement, any jurisdiction that includes State Responsibility Areas or Very High Fire Hazard Severity Zones in the Local Responsibility Areas (LRA), as defined by the California Board of Forestry and Fire Protection (Board), is required to transmit the updated element to the Board for review and approval. The city does not have Very High Fire Hazard Severity Zones within the Local Responsibility Area, therefore compliance with 65302 (g)3 is not required

California Government Code 65302 (G) 4 Adopted Through SB 379 (Effective 2017/ Adopted 2015). California Government Code Section 65302 (g) 4 requires the Safety Element to address potential impacts of climate change and develop potential strategies to adapt/mitigate these hazards. Analysis of these potential effects should rely on a jurisdiction's LHMP or an analysis that includes data and analysis from the State of California's Cal-Adapt website. This Section, 11.0, Environmental Hazards Element of the city's General Plan provides an overview of climate change risks to Antioch and goals, policies, and programs to address these vulnerabilities. The incorporation of the city's Hazard Mitigation Plan into this element fully addresses the requirements of Government Code section 65302(g)(4).

California Government Code 65302 (G) 5 Adopted Through SB 99 (Effective 2020/ Adopted 2019). California Government Code Section 65302 (g) 5 requires the Safety Element to identify evacuation constraints associated with residential developments, specifically focused on areas served by a single roadway.

11.4 GEOLOGY AND SEISMICITY OBJECTIVE AND POLICIES HAZARDS

Seismicity. Eastern Contra Costa County, as well as the San Francisco Bay Area as a whole, is located in one of the most seismically -active regions in the United States. Major earthquakes have occurred in the vicinity of Antioch in the past, and can be expected to occur again in the near future. The 1999 Working Group on California Earthquake Probabilities estimated that there is a 70 percent probability of at least one magnitude 6.7 or greater earthquake to occur on one of the major faults within the San Francisco Bay region before 2030. Furthermore, they determined that there is a 30 percent chance of one or more magnitude 6.7 or greater earthquakes occurring somewhere along the Calaveras, Concord-Green Valley, Mount Diablo Thrust, and Greenville Faults before 2030.

Although no known active faults are located within the Planning Area, several major faults are located within a few miles. Historically active faults (exhibiting evidence of movement in the last 200 years) in Contra Costa County include the Hayward, Calaveras, Concord-Green Valley, and Marsh Creek-Greenville faults. The San Andreas Fault is the largest regional fault, the San Andreas Fault, and is located approximately approximately 45 miles west of Antioch. Figure 11-1 shows the locations of these faults.

The intensity of ground shaking that wouldcould occur in Antioch as a result of an earthquake in the surrounding Bay Area is partly related to the size of the earthquake, its distance from the city, and the response of the geologic materials within the Planning Area. As a general rule, the earthquake magnitude and the closerproximity to the fault rupture to the site, the greatering the intensity of ground shaking. The Association of Bay Area Governments (ABAG) has mapped the distribution of ground shaking intensity. Ground shaking intensity is described using the Modified Mercalli Intensity (MMI) Scale, which ranges from I (not felt) to XII (widespread devastation). When various earthquake scenarios are considered, ground shaking intensities will reflect both the effects of strong ground accelerations and the consequences of ground failure. Possible earthquake intensities are described below. A large earthquake on the Concord-Green Valley fault is projected to produce the maximum ground shaking intensities in Antioch with Modified Mercalli intensity IX in Bay Mud deposits along the Suisun Bay, north of SR 4. Modified Mercalli intensity IX is associated with damage to buried pipelines and partial collapse of poorly-built structures. Strong ground shaking of Mercalli intensity VII would occur locally along creek beds in inland portions of Antioch; however, the major portion of the Planning Area is projected to experience ground shaking of intensity VII on the Modified Mercalli scale, which is associated with non-structural damage. A large earthquake on the Hayward fault is projected to produce ground shaking intensities of Mercalli VIII along the Suisun Bay, north of SR 4, and less intense ground shaking in Upland Areas.

A large earthquake on the Concord-Green Valley Fault is projected to produce ground shaking intensities in Antioch of IX on the MMI Scale, which translates to damage to buried pipelines and partial collapse of poorly built structures. The most intense shaking is expected in Bay Mud deposits along the Suisun Bay, north of SR 4. Aside from some isolated areas along drainages within the city, the majority of the Planning Area is projected to experience ground shaking intensity VII on the MMI Scale. This intensity is often associated with non-structural damage. A large earthquake on the Hayward Fault is projected to produce less intense shaking, due to the distance from the fault.

Since the 1970s, the Uniform Building Code (UBC) in California has incorporated standard response spectra as a basis for structural design. The response spectra establish the minimum standards for which a building must be designed. The UBC considers primary lateral seismic forces and general soil type; incorporation of vertical forces into code design requirements is currently being considered. The objective of the UBC is to protect the life safety of building occupants and the public. For large

earthquakes, the UBC primarily ensures that the building will not collapse, but some structural and nonstructural damage may be expected.

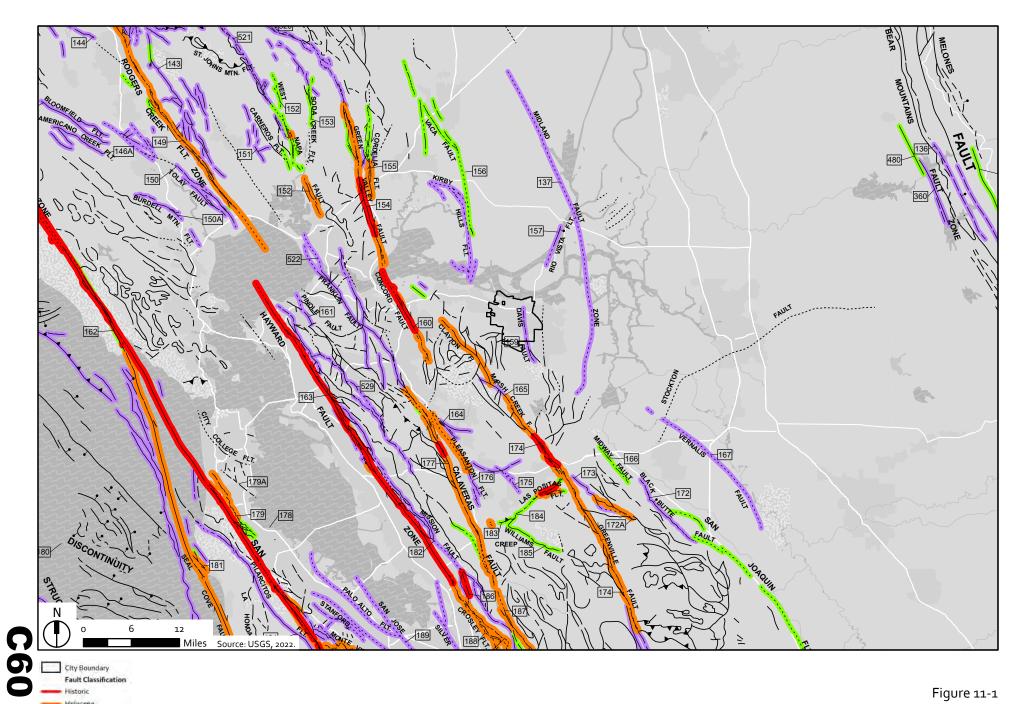
Buildings constructed prior to code revisions in the 1970s generally would not meet current design provisions for earthquake forces of the UBC. Expected damage to different types of buildings is described belowmay include:

- Unreinforced Masonry. Unreinforced masonry buildings constructed of brick or concrete block
 present the most severe hazards. Under strong intensity ground shaking, many of these structures
 may be expected to collapse or require demolition. The city has developed a list of unreinforced
 masonry buildings.
- Older Steel/Concrete Frame Buildings. Other types of buildings that may also be severely damaged are older buildings of steel and concrete framing that were not designed to resist earthquake vibrations and older reinforced brick and masonry structures.
- <u>Light Wood-Frame/Sheet Metal.</u> Light wood-frame, such as most residential structures, and sheet metal buildings would be expected to have moderate damage in most conditions.
- Steel-frame structures designed to resist earthquake vibrations have an excellent record in earthquakes.

New construction in Antioch is required to meet the requirements of the California Building Code. (CBC), which incorporates the UBC. Buildings of special occupancy are required by the State to meet more stringent design requirements than the UBC. CBC. Special occupancy buildings include hospitals, schools, and other structures that are important to protecting health and safety in the community.

Liquefaction. Liquefaction is the rapid transformation of saturated, loose, fine-grained sediment to a fluid-like state because of earthquake ground shaking. Liquefaction has resulted in substantial loss of life, injury, and damage to property. In addition, liquefaction increases the hazard of fires because of explosions induced whendue to underground gas lines breakline breaks, and because the breakage off water mains substantially reduces line ruptures which can reduce fire suppression capability. The area-capacity. Figure 11-2 illustrates the locations within Antioch that have the potential for liquefaction to occur. Lowland areas directly adjacent to the San Joaquin River hasand tributaries have a high to very high potential for liquefaction, while upland areas away from the river have aexhibit very low to moderate potential for liquefaction potential.

Landsliding. Landslides. The strong ground motions that occur during earthquakes are capable of inducing landslides, generally where unstable slope conditions already exist. Figure 11-2 illustrates the locations within Antioch prone to earthquake induced landslides. The United States Department of the Interior Geologic Survey Regional Slope Stability Map of the Northeastern San Francisco Bay Region California indicates that landslide hazards exist primarily in the hilly portions of the southwestern part of the Planning Area. Most of the southwest corner of the This Planning Area is susceptible susceptible to landslides with the majority of slopes considered to be moderately unstable. To the east, the Lone Tree Valley has little susceptibility too landslides with stable to generally stable slopes. However, the area south of Lone Tree Valley is prone to landslides with moderately unstable and unstable slopes. The area to the north of Lone Tree Valley is generally not prone to landslides with slopes that are generally stable to marginally stable. However, a few small areas have unstable slopes susceptible to landslides, including an area to the north of Contra Loma Reservoir, and an area to the west of the intersection of the Contra Costa Canal and SR 4. Contra Loma dam went through a major maintenance program, which resulted in lowering of water levels.



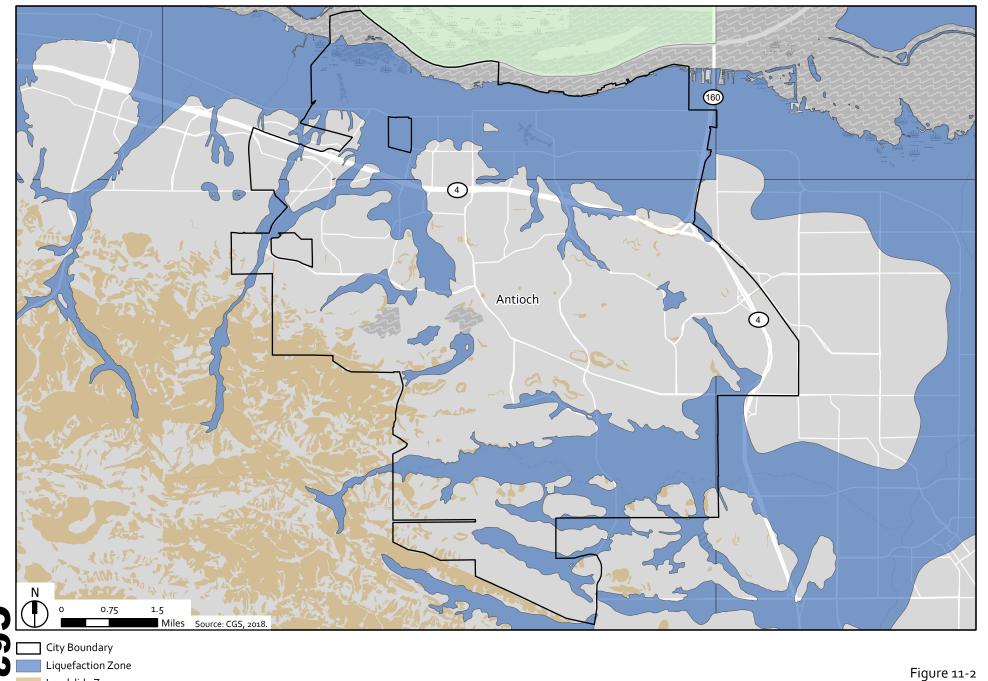
Late Quaternary Quaternary Regional Faults

City of Antioch Environmental Hazards Element

Inundation From Seiche and Tsunami. Earthquakes can cause tsunamis ("tidal waves") and seiches (oscillating waves in enclosed water bodies). There are no enclosed bodies of water in the vicinity of the Planning Area that would be affected by seiches. Low-lying portions of the city adjacent to the San Joaquin River could be affected by a tsunami. However, projected wave height and tsunami run-up is expected to be small inand limited to the interior portions of the San Francisco Bay and the Delta. Some coastal inundation and damage could occur in Antioch if a tsunami coincided with very high tides or an extreme storm.

Historic Mineral Extraction. Coal mining in the southwestern portion of the General Plan study area resulted in the excavation of mining tunnels over a relatively large area, including the Sand Creek Focus Area and the Black Diamond Mines Regional Preserve. The U.S. Bureau of Mines closed six ventilation shafts in the southwestern portion of the Sand Creek Focus Area in 1981 and 1982. These mines, abandoned in the late 1800s, present a possible risk of collapse and surface subsidence that could compromise the integrity of buildings developed overlying the mine tunnels. Ultimately, the potential for mine collapse is dependent upon the type of mining that was conducted, the size and dimensions of the mined area, the bearing strength of the materials bounding the mined area, depth of mining, and the length of time since the mining was discontinued. The U.S. Bureau of Mines closed six ventilation shafts in the southwestern portion of the Sand Creek Focus Area in 1981 and 1982.

The southernsoutheast portion of the General Plan study area is within the outer, western, margin of the Brentwood Oil Field. The California Department of Conservation Oil, Gas, and Geothermal Resources—Geologic Energy Management Division (CalGEM) online database of production wells indicates that 52 wells have been operated within the Brentwood oil field. All butthere are currently three active oil/gas wells, and approximately 70 plugged wells that are considered inactive. Most of these wells have been plugged and cappedare located outside of the city limits.



| Liqueraction Zone | Landslide Zone | No Evaluation of Seismic Hazards

CGS Seismic Hazard Zones

11.34.1 Geology and Seismicity Objective

Minimize the potential for loss of life, physical injury, property damage, Ensure Antioch residents and social disruption resulting businesses are better prepared and protected from the threat of seismic groundshaking round shaking and other geologic events.

11.34.2 Geology and Seismicity Policies

Seismicity

- a. Require geologic and soils reports to be prepared for proposed development sites, and incorporate the findings and recommendations of these studies into project development requirements. As determined by the City of Antioch Building Division, a site-specific assessment shall be prepared to ascertaindetermine potential ground shaking impacts on new development. The site-specific ground shaking assessment shall incorporate up-to-date data from government and non-government sources and may be included as part of any site-specific geotechnical investigation. The site-specific ground shaking assessment shall include specific measures to reduce the significance of potential ground shaking hazards. This site-specific ground shaking assessment shall be prepared by a licensed geologist and shall be submitted to the City of Antioch Building Division for review and approval prior to the issuance of building permits. For purposes of this policy, "development" applies to new structures and existing structures or facilities that undergo expansion, remodeling, renovation, refurbishment, or other modification. This policy does not apply to secondaccessory dwelling units or accessory buildings.
- <u>b.</u> Provide information and establish incentives for property owners to rehabilitate existing buildings using updated construction techniques to protect against seismic hazards.
- c. Encourage the purchase of earthquake insurance by residents and businesses.
- <u>d.</u> Encourage continued investigation by State agencies of geologic conditions within the Bay Area to update knowledge of seismic hazards and promote public awareness.
- <u>e.</u> Provide expedited review of any seismic-related revisions to the <u>California Building Code/</u> Uniform Building Code proposed by the State.
- <u>f.</u> Work with PG&E, pipeline companies, and industrial uses to implement measures to safeguard the public from seismic hazards associated with high voltage transmission lines, caustic and toxic gas and fuel lines, and flammable storage facilities.
- g. Require that engineered slopes be designed to resist seismically -induced failure.
- <u>h.</u> Require that parcels overlying both cut and fill areas within a grading operation be over-excavated to mitigate the potential for seismically -induced differential settlement.

Other Geologic Conditions

- <u>i.</u> Limit development in those areas, which, due to adverse geological conditions, will be hazardous to the overall community and those who will inhabit the area.
- <u>j.</u> Require evaluations of potential slope stability for developments proposed within hillside areas, and incorporate the recommendations of these studies into project development requirements.

- k. Require specialized soils reports in areas suspected of having problems with potential bearing strength, expansion, settlement, or subsidence, including implementation of the recommendations of these reports into the project development, such that structures designed for human occupancy are not in danger of collapse or significant structural damage with corresponding hazards to human occupants. Where structural damage can be mitigated through structural design, ensure that potential soils hazards do not pose risks of human injury or loss of life in outdoor areas of a development site.
- Where development is proposed within an identified or potential liquefaction hazard area (as determined by the city), adequate and appropriate measures such as (but not limited to) designing foundations in a manner that limits the effects of liquefaction, the placement of an engineered fill with low liquefaction potential, and the alternative siting of structures in areas with a lower liquefaction risk, shall be implemented to reduce potential liquefaction hazards. Any such measures shall be submitted to the City of Antioch Building Division for review prior to the approval of the building permits.

Historic Mineral Extraction

- <u>m.</u> As appropriate and necessary to protect public health and safety, abandoned mines shall be placed in natural open space areas, with appropriate buffer areas to prevent unauthorized entry.
- n. Within areas of known historic mining activities, site-specific investigations shall be undertaken prior to approval of development to determine the location of any remaining mine openings, the potential for subsidence of collapse, and necessary measures to protect public health and safety, and prevent the collapse or structural damage to structures intended for human occupancy due to mine-related ground failure or subsidence. Such measures shall be incorporated into project approvals.
- o. All identified mine openings shall be effectively sealed.
- <u>p.</u> Construction of structures for human occupancy shall be prohibited within areas found to have a high probability of surface collapse or subsidence, unless foundations are designed that would not be affected by such surface collapse or subsidence, as determined by site-specific investigations, and engineered structural design.
- <u>q.</u> The locations of all oil or gas wells on proposed development sites shall be identified in development plans. Project sponsors of development containing existing or former oil or gas wells shall submit documentation demonstrating that all abandoned wells have been properly abandoned pursuant to the requirements of the <u>California Department of Conservation Oil,</u> <u>Gas, and Geothermal Resources.</u> <u>CalGEM.</u>

11.45 FLOOD PROTECTION OBJECTIVE AND POLICIES

The National Flood Insurance Act of 1968 called for the identification and mapping of flood plain hazard areas prone to flooding in major storm events. These flood hazard maps, known as Flood Insurance Maps (FIRMS), are used by the Federal Emergency Management Agency (FEMA) to determine eligibility areas for inclusion in the federal flood insurance program. Portions of the city are located within the 100-year and 500-year flood hazards zones as mapped by FEMA, and are defined by FEMA as "flood prone." Except for small areas located within the 100- and 500-year flood hazard zones, the majority of Antioch is defined byoutside of a FEMA as being flood zone and subject to minimal or no flooding. Antioch's FEMA flood hazard areas are shown in Figure 11-3 and reflect the most recent FEMA mapping as of July 2010 Flood Insurance Rate Maps (FIRM) as of September 2015 for portions along the San Joaquin River and June 2009 for inland portions of the city.

Areas subject to flooding are mainly found adjacent to the San Joaquin River and tributary creeks. Within the City of Antioch Planning Area, a 100-year flood hazard zone runs adjacent to the San Joaquin River. In the western portion of the Planning Area, a 100-year flood hazard zone begins at the San Joaquin River and encompasses the area bounded by the Planning Area border to the west; the BNSF Railroad to the south; and the area to the east of the mouth of West Antioch Creek. A 100-year flood hazard zone also is located adjacent to West Antioch Creek, and has its widest point at the Creek's mouth. In the vicinity of Near B Street, the 100-year flood hazard zone extends from the San Joaquin River south across the BNSF railroad, and then spans East Antioch Creek until the Creek reaches SR 4. This flood zone is widest, spanning a width of approximately 1,600 feet, just south of the railroad. Just north of Lake Alhambra, the flood hazard zone spans an area of similar width. In the southern portion of the Planning Area, flood hazard zones are intermittently located adjacent to East Antioch Creek on its west and main branch. A 100-year flood zone also is located adjacent to Markley Creek, Los Medanos Wasteway, and Sand Creek. Many of these drainages also include 500-year flood zone areas in low lying areas adjacent to the 100-year flood zone.

Dams. Dams. Three dams are located within the city and surrounding areas that could impact the city, which includes:

- Contra Loma Dam owned by the US Bureau of Reclamation, is a 2,500 AF reservoir with a safety classification of satisfactory by the US Bureau of Reclamation. The Bureau of Reclamation Division of Dam Safety conducted a safety analysis of the Contra Loma Reservoir in 1983 and determined that "safe" performance of the dam can be expected under all anticipated loading conditions, including the maximum credible earthquake and probable maximum flood events." The overall safety classification of the dam is registered as satisfactory.
- Sand Creek Dam owned by the Contra Costa County Flood Control and Water Conservation
 District, is an 895 AF detention basin that has an extremely high downstream hazard potential
 and is considered to be in satisfactory condition by the California Division of Safety of Dams.
- Antioch Reservoir owned by the City of Antioch this 722 AF reservoir has an extremely high downstream hazard potential and is considered to be in satisfactory conditions by the California Division of Safety of Dams.

Potential dam failure inundation areas for these facilities are shown in Figure 11.-4.

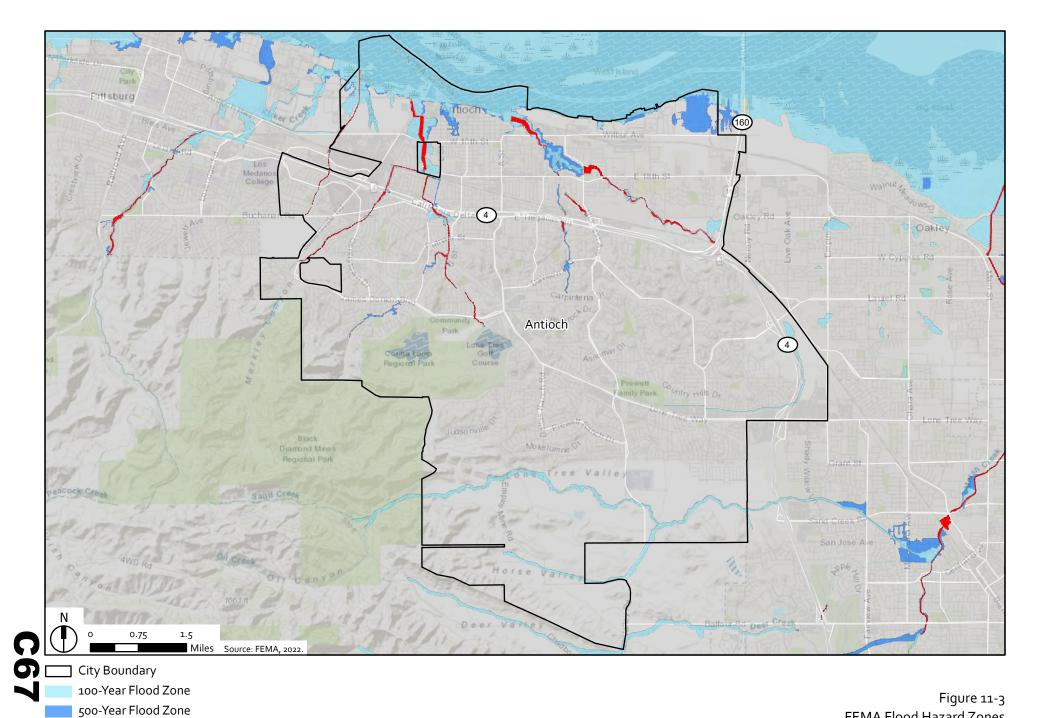
11.5.1 Flood Protection Objective

Minimize the potential for loss of life, physical injury, property damage, and social disruption resulting from flooding.

Ensure flooding impacts in Antioch are minimized or eliminated wherever possible.

11.45.2 Flood Protection Policies

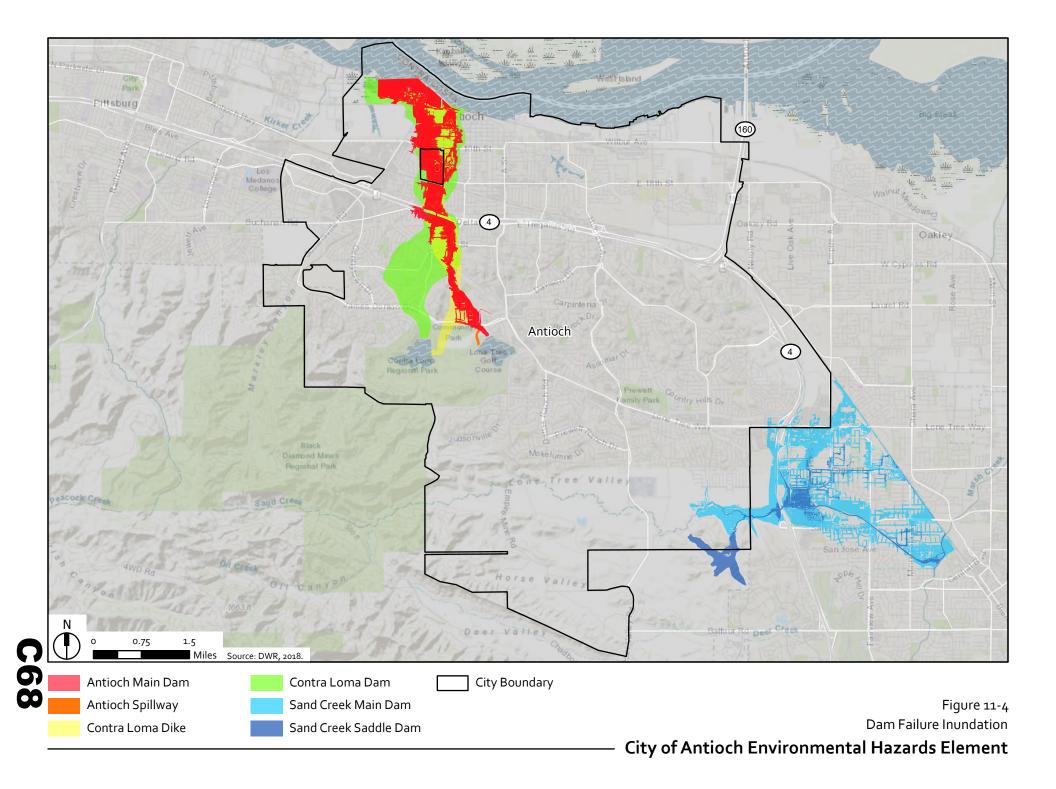
- <u>a.</u> Prohibit all development within the 100-year floodplain, unless mitigation measures consistent with the National Flood Insurance Program are provided.
- b. Minimize encroachment of development adjacent to the floodway in order to convey flood flows without property damage and risk to public safety. Require such development to the of withstanding flooding and to minimize the use of fill.
- c. Prohibit alteration of floodways and channelization of natural creeks if alternative methods of flood control are technically and financially feasible. The intent of this policy is to
- <u>e.d. Ensure flooding solutions</u> balance the need for protection devices with land use solutions, recreation needs, and habitat preservation.
- d.e. Require new development to prepare drainage studies to assess storm runoff impacts on the local and regional storm drain and flood control system, along with implementation of appropriate detention and drainage facilities to ensure that the community's storm drainage system capacity will be maintained, and peak flow limitations will not be exceeded.
- <u>e.f.</u> Where construction of a retention basin is needed to support new development, require the development to provide for the perpetual funding and ongoing maintenance of the basin.
- <u>f.g.</u> Eliminate hazards caused by local flooding through improvements to the area's storm drain system or creek corridors as resources allow.



Regulatory Floodway

FEMA Flood Hazard Zones

— City of Antioch Environmental Hazards Element



11.56 FIRE HAZARDS OBJECTIVE AND POLICIES

Overall, The risk of both urban and wildland fires exists within the Antioch Planning Area. The level of fire risk in a given area results from a variety of factors, including type and amount of vegetation and groundcover, combustibility of building materials, adequacy of access for fire fighting firefighting equipment and manpowerstaffing, water supply and pressure, and weather conditions. The most common source of urban fires is home heating systems and electrical appliances.

As Antioch expands into hillside areas, urban development will begin to encroach into areas of more rugged topography with flammable indigenous vegetation. Over time, all of California's wildlands will burn, as they are naturally prone to do. However, various human factors (recreation activities, encroachment, expanded use) increase risks for fire occurrence, and that wildland fires will be larger, more intense and damaging, cost more to fight, and will take a larger toll (in economic and non-economic terms) than would otherwise occur naturally. According to the 2018 Contra Costa County MJHMP over 51 wildfires have occurred in Contra Costa County since the 1950s resulting in loss of lives, property, and natural resources. This equates to an average of three fires every four years, with the most recent fire was the SCU Lightning Complex Fire that burned in the Diablo Range in August and September 2020. This fire impacted Contra Costa County as well as surrounding counties burning over 393,000 acres. Prior to this, the largest recent fire in Contra Costa County was the 3,111-acre Morgan Fire in Mt. Diablo State Park in 2013. The last fire that occurred close to the City of Antioch was the 2015 Loma Fire Incident which burned 533 acres of the Contra Loma Regional Park.

11.5.1 Fire Hazards Objective

Minimize the In the event of a fire emergency, the Contra Costa County Fire Protection District (CCCFPD) provides fire and emergency services to the residents of the City of Antioch and the adjacent unincorporated areas. Contra Costa County fire stations 81, 82, 83, and 88 are in Antioch.

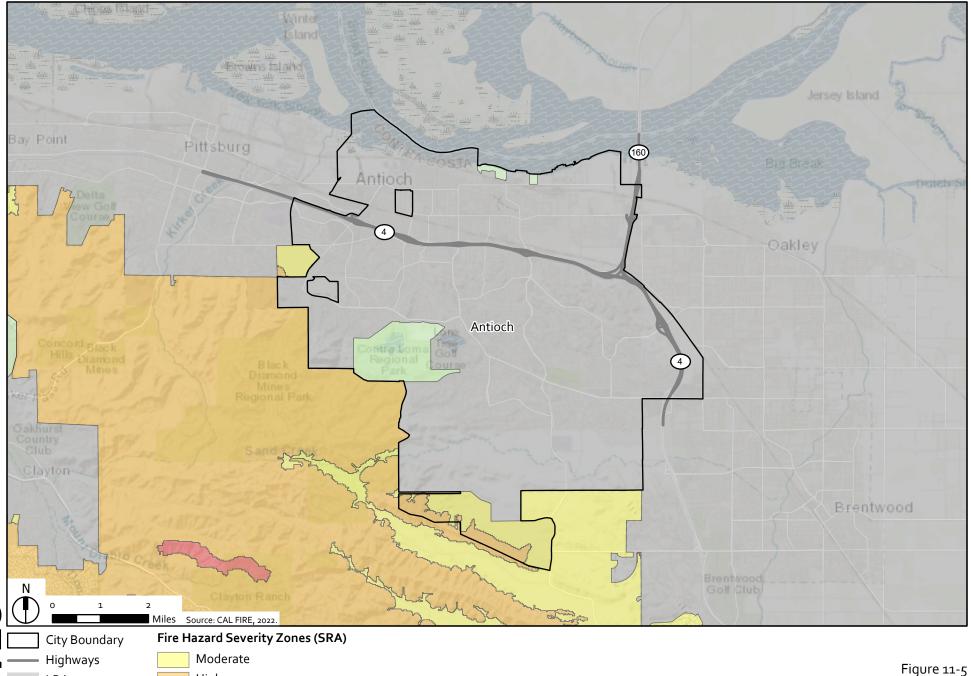
Prevention through implementation of ordinances and standards is the best way to minimize Antioch area fire hazards. CCCFDP's ordinances and standards cover topics such as location of fire hydrants, provision of sprinklers, roadway widths, and provide the basis for both the rural fire prevention capital facilities standards and response time performance standards specified in the city's Environmental Hazards Update. The city has ratified the CCCFPD Fire Code, which adopts by reference the 2019 California Fire Code (California Code of Regulations, Title 24, Part 9) as amended by the changes, additions, and deletions set forth in the ordinance adopting the CCCFPD Fire Code.

The Contra Costa Fire Protection District has entered into mutual aid agreements with other fire departments through the California State Master Mutual Aid Agreement that is administered by the State Office of Emergency Services as well as through the Contra Costa County Fire Chiefs' Mutual Aid Plan. The District is also party to multiple automatic aid agreements with fire agencies that are generally in close proximity.

Figure 11-5 illustrates the CalFire fire hazard severity zones for Antioch. As shown in Figure 11-5 no portion of the city's Local Responsibility Area is located within the Very High Fire Hazard Severity Zone, however a small portion of the city's Planning Area (south of Empire Mine Road and Starmine Trail) is located within the Moderate and High Fire Hazard Severity Zones within the State Responsibility Area. The Contra Loma Reservoir Contra Loma regional Park in Antioch is within a Federal Responsibility Area. According to the Contra Costa County MJHMP, no buildings or people are located within a wildfire hazard zone within the city.

The Contra Costa County Wildfire Protection Plan (WPP), first adopted by the Diablo Fire Safe Council (DFSC) -in 2009, provides an analysis of wildfire hazards and risk in the wildland-urban interface (WUI) in Contra Costa County. In 2019, the DFSC and project partners worked with residents, representatives of federal, regional, state, and local agencies, and community organizations to update the Plan. Updates to the WPP were approved in May 2020. The goal of the WPP is to reduce hazard related to wildfires through increased information and education about wildfires, hazardous fuels reduction, actions to reduce structure ignitability, and other recommendations to assist emergency preparedness and fire suppression efforts. The plan also facilitates a coordinated effort between stakeholders to reduce the threats and vulnerabilities associated with wildfire hazards.

Development and growth facilitated by the General Plan will result in additional residents and businesses in the city, including new residential, commercial office, and industrial uses. This additional growth will result in increased demand for public service, including fire protection and emergency services. As demand for service increases, there will likely be a need to increase staffing and equipment to maintain acceptable service ratios, response times, and other performance standards. New or expanded structures may be required to accommodate adequate staffing, equipment, and services. The Growth Management Element includes Goal GM-6 for the compliance with applicable levels of service. Policies GM-P-6.1 and GM-P-6.2 support this goal by requiring new development to contribute to and maintain adopted performance standards for police, fire and emergency medical response and services, and by requiring new growth to pay its share of the costs associated with that growth.



High LRA Very High FRA

Fire Hazard Severity Zones

City of Antioch Environmental Hazards Element

11.6.1 Fire Hazards Objective

Meet anticipated needs and demands that address hazards associated with wildland and urban fire.

11.6.2 Fire Hazards Policies

- a. Perform necessary maintenance on open space brush areas that are susceptible to burning.
- b. Prevent the invasion of grassland by Baccaharis (a genus of perennials and shrubs that are highly flammable) by retaining grazing on publicly owned rangelands and integrating grazing practices within developed areas.
- c. Coordinate with Contra Costa County Fire Protection District on projects that make Antioch more resilient to fire hazards.
- d. Work with Contra Costa County Fire Protection District to promote public awareness of fire hazards and safety measures, including outreach to at-risk populations, and identification of low-risk areas for temporary shelter and refuge during wildfire events
- e. Review, amend and update, at regular intervals, relevant city codes and ordinances to incorporate the most current knowledge and highest standards for fire safety.
- f. Encourage the use of fire-retardant vegetation for landscaping, especially in high fire hazard areas.
- g. Require fire safe construction practices, such as fire preventive site design, landscaping and building materials, and installation of sprinklers on new development and redevelopment projects.
- h. Encourage landscaping maintenance programs to reduce potential for loss of life, physical injury, fire hazards in the hills, wildland areas, and urban interface.
- <u>a.i.</u> Reduce fire hazard risks in existing developments by ensuring that private property damage, and social disruption resulting from wildland firesis maintained to minimize vulnerability.

11.5.2 Fire Hazards Policies

- j. Work with the Contra Costa Fire Protection District to ensure adequate fire suppression resources in the local responsibility areas, and coordination with CALFIRE for state responsibility areas where wildfires may affect both areas.
- k. Require new development to incorporate design measures that enhance fire protection in Fire Hazard Severity Zones as identified in Figure 11-5. This shall include but is not limited to incorporation of fire-resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures.
- I. Prioritize development in areas with sufficient water supply infrastructure and road networks that provide adequate fire equipment access and multiple evacuation routes.
- m. Maintain existing water supply infrastructure for firefighting and plan for adequate future water supplies.
- n. Establish mitigations for properties in Fire Hazard Severity Zones with restricted and single points of access including parking restrictions and investigating the feasibility of establishing special assessment districts to improve road capacity, and adequate water supply.

- b.o. Where new development borders wildland areas, require appropriate fuel modification and use of fire-retardant building materials per the requirements of the Contra Costa County Fire Protection District. Fuel modification may be permitted to extend beyond the boundaries of the site for which wildland fire protection is being provided only if the adjacent owner provides written permission, the proposed fuel modification is consistent with the management practices of the agency controlling such land (if it is in permanent open space), and the off-site fuel modification activity will not significantly impact sensitive habitat areas.
- e.p. Require that adequate fire protection be available at initial project occupancy, whenever feasible. Thus, stations should be constructed and manned at the outset of new development. If the Contra Costa Fire Protection District finds that a lag time between initial occupancy and operation of new stations cannot be avoided. The city may consider requiring sprinklers in new homes as an alternative. Alternative strategies acceptable to the fire code official may be proposed.

11.7 CLIMATE CHANGE ADAPTATION

The Earth's climate is warming, mostly due to human activities such as changes in land cover and emissions of certain pollutants. Greenhouse gases (GHGs) are the major human-induced drivers of climate change. These gases warm the Earth's surface by trapping heat in the atmosphere.

Global surface temperatures have increased approximately 1.6 °F relative to average temperatures from 1951-1980. In addition, 17 of the 18 warmest years in the 136-year record have occurred since 2001. Consistent with global observations, annual average air temperatures have increased by approximately 1.8 °F in California, with temperatures rising at a faster rate beginning in the 1980s.

As temperatures continue to rise, California will face serious climate impacts, including:

- More intense and frequent heat waves.
- More intense and frequent drought.
- More severe and frequent wildfires.
- More severe storms and extreme weather events.
- Greater riverine flows.
- Shrinking snowpack and less overall precipitation.
- Accelerating sea level rise.
- Ocean acidification, hypoxia, and warming.

The State of California Cal Adapt has developed modeling software that is used to make predictive projections for weather scenarios, such as extreme heat days and extreme precipitation events. These are created by using emission scenarios. An emissions scenario is a representation of future GHG emissions and resulting atmospheric concentrations through time. These emission scenarios are projected using what are called representative concentration pathways (RCPs). Each RCP represents a standardized set of assumptions about the human influenced GHG emissions and the trajectory in the coming years. Relying on the Cal Adapt tool, the following climate projections and RCPs were used:

- RCP 4.5 GHG emissions peak around 2040 and then decline.
- RCP 8.5 GHG emissions continue to rise strongly through 2050 and plateau around 2100.

Both projections are considered possible depending on how successful the world is at reducing atmospheric carbon dioxide emissions. The following are potential effects that may impact the city.

Average Maximum Temperatures. Overall temperatures are projected to rise substantially throughout this century. According to the CAL-Adapt snapshot tool, the historical (1961-1990) annual maximum mean temperature for Antioch is 72.7 °F. Under the RCP 4.5 scenario, the maximum mean temperature in Antioch is expected to rise 4 °F by 2064 and 5.4 °F by 2099. Under the RCP 8.5 scenario, the maximum mean temperature is projected to rise nearly 8.3 °F to 81 °F by 2099.

Warmer temperatures will increase the demand for air conditioning and cooling systems. A common proxy used to understand the demand for energy needed to cool buildings is Cooling Degree Days (CDD). A CDD is defined as the number of degrees by which a daily average temperature exceeds a reference temperature over a given period of time. Using 65 °F over a period of 30 years, which loosely represents the average daily temperature above which space cooling is needed, the average number

of CDD, under the RCP 4.5 scenario, increases from a historical annual average of 35.1 to 58.1 between 2035-2064 and 66.5 between 2070-2099. Under the RCP 8.5 scenario this figure increases to 88.1 by the end of the century.

Average Minimum Temperatures. The historical annual minimum mean temperature for Antioch is 48.5°F. Under the RCP 4.5 scenario, the minimum mean temperature could increase 3.6 °F by 2064 and 4.9 °F by 2099. Under the RCP 8.5 scenario, the minimum mean temperature is projected to rise 8.1 °F by the end of the century.

Warmer temperatures should reduce the demand for energy for space heating. Using the Cal- Adapt Heating Degree Days (HDD) tool, the city is expected to see a reduction in HDD. An HDD is defined as the number of degrees by which a daily average temperature is below the reference temperature over a given period of time, the same parameters as the CDD's. The historical annual average number of HDD in Antioch is 88.3. Under the RCP 4.5 scenario, the annual average number is projected to decrease to 65 by 2064 and 57.5 by 2099. Under the RCP 8.5 scenario, the number of annual average HDD declines to 41.5 by the end of the century.

Overall, the models project an increase in the annual average by about 31.4 CDD and an annual average decrease of approximately 20 HDD by mid-century under the RCP 4.5 scenario.

Extreme Heat Days¹. As the climate changes, some of the more serious threats to public health may stem from more frequent and intense extreme heat days and longer heat waves. Extreme heat events are likely to increase the risk of mortality and morbidity due to heat-related illness, such as heat stroke and dehydration, and exacerbation of existing chronic health conditions.

In Antioch, the extreme heat threshold is 100.8 °F. Between 1961-1990, there was an average of 4 days above 100.8 °F. By 2064 this average is projected to increase to 16 days under the RCP 4.5 scenario. By the end of the century, the average number of extreme heat days is expected to increase to 21 days under the RCP 4.5 scenario and as many as 36 days under the RCP 8.5 scenario.

Those most at risk and vulnerable to heat-related illness are the elderly, individuals with chronic conditions such as heart and lung disease, diabetes, and mental illnesses, infants, the socially or economically disadvantaged, and those who work outdoors. This increased risk and vulnerability comes from a lack of adaptive capacity by these groups to endure extreme heat conditions or the need for reliance on outside assistance (cooling centers, healthcare services, mental health services) during times of elevated stress In Antioch, approximately 12 percent of the city's population is age 65 and older, which is expected to increase to 22 percent by 2040 (ABAG 2018 Projections). Additionally, approximately 15 percent of the city's population identifies as having a disability per U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019); and approximately 31% of households are considered "low-income" considered their household incomes are at or less than 50% of Area Median Income (AMI)².

An extreme heat day is defined as a day in April through October where the maximum temperature exceeds the 98th historical percentile of maximum temperatures based on daily temperature data between 1961-1990.

² U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Rainfall. The historical annual mean rainfall for Antioch is 15.1 inches. Under the RCP 4.5 scenario, annual mean rainfall is expected to increase and peak at 16.4 inches by 2064 before leveling off towards the end of the century. at 16.2 inches by 2099. Under the RCP 8.5 scenario annual mean rainfall is anticipated to increase to 16.5 inches by 2064 and 18.1 inches by 2099. Based on these projections, the city anticipates an increase in the frequency and intensity of extreme storms brought on by atmospheric river storms in northern California. These storms will have the tendency to produce more frequent and severe flooding, along with prolonged periods of drought. The expected increase in rainfall and storm activity may exacerbate local flooding and could create flooding in areas where it has not previously occurred. While the projected increase in rainfall may mean that local water resources will not be negatively impacted over the long run, prolonged periods of drought may require greater short-term water-saving efforts.

Sea Level Rise. The San Francisco Bay is vulnerable to a range of natural hazards, including storms, extreme high tides, and rising sea levels resulting from global climate change. Flooding already poses a threat to communities along the Bay and there is compelling evidence that these risks will increase in the future. As temperatures rise globally, sea levels are rising mainly because ocean water expands as it warms, and water from melting of major stores of land ice and glaciers flow into the ocean. In the past century, average global sea level has increased by 7 to 8 inches. Sea level at the San Francisco tide gauge has risen by about 7 inches since 1900.

Rising seas put new areas at risk of flooding and increase the likelihood and intensity of floods in areas that are already at risk. The State's Sea Level Rise Guidance Document (2018) projects a "likely" (66 percent probability) increase in sea level at the San Francisco tide gauge of 10 inches by 2040. By the end of the century, sea levels are likely to rise by 2.4 feet under the RCP 4.5 scenario and 3.4 feet under the RCP 8.5 scenario. Flooding will be more severe when combined with storm events.

In 2014 the Adapting to Rising Tides (ART) program conducted a sea-level rise vulnerability, assessment and adaptation project along the west and central Contra Costa County shoreline extending from Richmond to Bay Point. This project analyzed and modeled a series of sea level rise scenarios in order to build a comprehensive understanding of climate vulnerability and develop effective and equitable responses. In 2017, the Delta Stewardship Council (DSC) engaged ART to complete a study extending from Pittsburg to the eastern border of Contra Costa County. This effort included preparing different flood modeling scenarios for the Delta, apart from what was modeled for the Bay. Between 2018 and 2020 the City participated in the East Contra Costa County ART Project by providing information, and assisting with the identification of relevant vulnerabilities, consequences and issues pertinent to the study area. The objectives of the program include understanding how current and future coastal and riverine flooding may impact transportation and utility networks, industrial facilities, employment sites, residential neighborhoods, community facilities, levees protecting Delta islands, and shoreline park and recreation facilities.

The final report evaluated both current and future flooding that is either temporary or permanent. Temporary flooding usually occurs when there are storms over the Pacific Ocean during the winter, when high tide coincides with strong winds, or when significant rainfall occurs over short durations causing creeks and rivers to rise over their banks. Permanent inundation occurs if an area is exposed to regular daily flooding. As sea level rises, higher water levels will become more frequent, increasing the extent, depth, and duration of temporary flooding and expanding the area that is permanently inundated. However, sea level rise affects the Delta Shoreline differently than the Bay. The Delta is influenced by both daily tides coming through the Golden Gate and freshwater flowing into the Delta from the Sacramento and San Joaquin Rivers. Modeling of sea level rise in the Delta suggests increased water heights at the Golden Gate Bridge may not translate into the same increases in water heights everywhere within the estuary (e.g., one foot of sea level rise at the Golden Gate may not mean

one foot of sea level rise in the Delta). This is especially true east of the Benicia Bridge where freshwater inflows from rivers interact with tides in complex ways. As sea levels rise, the tidal creeks and the Delta are also impacted. As the Bay rises, water levels in tidal creeks and in the Delta will also rise, pushing the extent of tidal influence further upstream, potentially making riverine flooding that already occurs worse. As a result, the report considers a range of possible futures that modeled both temporary and permanent flooding for ten climate scenarios summarized in Table 11-1.

Table 11-1 ART East Contra Costa Ten Climate Scenarios

Permanent Flooding Scenarios	Permanent + Temporary Flooding Scenarios
MHHW*	MHHW* + 100-year storm**
12 inches	12 inches + 100-year storm
24 inches	24 inches + 100-year storm
36 inches	36 inches + 100-year storm
83 inches	83 inches + 100-year storm

^{*} MHHW = Mean Higher High Water. This is the average water height of the highest tides. All other sea level rise scenarios are added to the MHHW. For example, 12inches of sea level rise is 12inches + MHHW.

For each scenario, the report included an exposure analysis for flood risks and detailed vulnerability assessment of how these flood risks will affect 34 asset categories across 11 sectors including business and industry, communities, critical facilities and services, and people. In addition to identifying areas that could flood in each scenario, the report also identifies where specific vulnerabilities in current flood protection are located.

Some key areas and assets of concern include downtown Antioch, and piers along the Antioch Bridge that are at risk at 83 inches sea level rise (SLR) or the 100-year storm event plus 12 inches of SLR. One hazardous waste facility is located within the current 100-year storm floodplain. Combined flooding from a 100-year storm event with 83 inches SLR could impact up to 10 hazardous waste facilities across the city. The Antioch Police Department and Antioch Detention Facility are exposed to flood risk at 83 inches of SLR and/or 36 inches SLR plus a 100-year storm event. Prospects High School becomes exposed to flood risk at 83 inches SLR plus a 100-year storm. The Antioch City Marina is currently located in a 100-year storm event area and is exposed to future sea level rise starting at 12 inches SLR. There are six census tracts on or near the coast, with a total population of 30,203 persons according to the 2020 census, that are exposed to flooding with a current 100-year storm event, or at 24 inches of SLR. Within these eight census blocks, there is a specifically high number (90th percentile of Bay-Delta area residents) of children under 5, very low-income households, people with disability, single-parent households, people with limited English proficiency, people without a high school degree, severely housing cost burdened households, renters, and people over 65 living alone. Overall, of the 36,149 residential units in Antioch¹, a 100-year storm affects 107 households currently, 156 households at 12 inches of SLR, 499 at 24 inches of SLR, 728 at 36 inches of SLR, and 1,217 at 83 inches of SLR.

^{**} Current Temporary flooding is modeled through the 100-year storm event on top of today's high tide.

¹ State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2021-2022. Sacramento, California, May 2022.

<u>Sea level rise alone impacts 96 households at 24 inches of SLR, 102 households at 36 inches of SLR, and 786 households at 83 inches of SLR.</u>

The ART report provides extensive analyses and maps and a comprehensive set of adaptation responses that will help the city to build resilience and adapt to rising sea level. Figure 11-6 shows areas that could be impacted by a 100-year storm event currently, and at 12 inches, 24 inches, 36 inches, and 83 inches of sea level rise. Figure 11-6 shows the areas that would be impacted by sea level rise alone at 12 inches, 24 inches, 36 inches, and 83 inches of sea level rise.

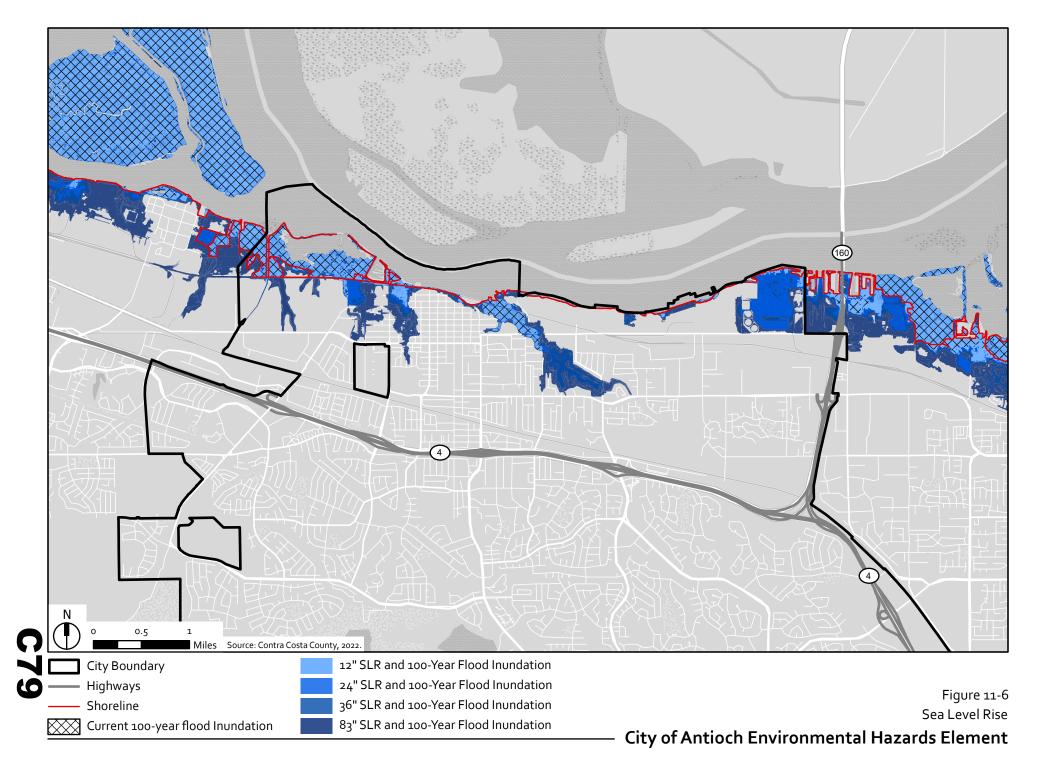
The Antioch City Council adopted the Climate Action and Resilience Plan in May 2020 and began preparing the community for hazards shocks that are expected to intensify in the future and to reduce the City's reliance on carbon-based energy sources. The document provides another resource for the community to understand climate risks and explores policies and programs that can help the community prepare for more natural hazards.

Wildfire. Wildfire is a serious hazard in California. Several studies have indicated that the risk of wildfire will increase with climate change. According to Cal-Adapt, the historical annual average area burned by wildfire in Antioch is over 283.7 acres. That amount is expected to increase to 297 acres by midcentury and then decrease to 273.8 acres by the end of the century. Cal-Adapt projections show the risk for wildfire in Contra Costa County increasing by approximately 10 percent under both the RCP 4.5 and RCP 8.5 scenarios. Although Contra Costa residents may not experience increased risk from wildfire directly, secondary impacts, such as poor air quality, may increase.

Prolonged and more severe drought may exacerbate wildfire conditions by increasing the potential for ignitions and spread of wildfire. An expected increase in wildfire intensity and extent will increase public safety risks, property damage, fire suppression and emergency response costs, watershed and water quality impacts, vegetation conversions, and habitat fragmentation throughout California.

Adaptive Capacity. Adaptive capacity is the current ability of a community to address the potential impacts of climate change. The Contra Costa County MJHMP (Volume 1) and City of Antioch Annex (Volume II) serves as the city's local hazard mitigation plan. This plan analyzes the city's adaptive capacity for climate change and contains actions for adapting to climate change, including flooding and sea level rise.

Antioch has existing policies, plans, programs, resources, and institutions already in place to adapt to climate change and reduce potential impacts. The city's Climate Action Resilience Plan (CARP), adopted in 2020, contains actions to reduce GHG emissions and mitigate the likely impacts of climate change. In addition, the 2018 ART Project provides information and strategies for adapting to sea level rise and building resiliency. Resources to address flooding and storm events are provided in Section 11.5 of this Environmental Hazards Element, and resources for fire prevention and protection are covered in Section 11.6. In addition, the City has adopted an Emergency Operations Plan, described in Section 11.10, which can be activated for a variety of emergency situations, including flooding, wildfires, and extreme weather events.



11.7.1 Climate Change Adaptation Objective

<u>Incorporate the changing risks associated with climate change into the protection of life, property, the economy, and the environment.</u>

11.7.2 Climate Adaptation Policies

- a. Prepare for and respond to the expected impacts of climate change.
- b. Consider climate change implications, including sea level rise, when approving new projects
 and planning for growth, facilities, and infrastructure improvements in areas potentially
 affected by climate change.
- c. Develop incentive programs to encourage property owners to retrofit their homes/businesses against climate-related hazards such as extreme weather, flooding, wildfire (New) Improve city staff understanding of how climate change may disproportionately affect vulnerable community members, including senior citizens, low-income persons, and persons with disabilities.
- d. Coordinate with regional, state, and federal agencies to monitor the indicators and impacts of climate change.
- e. Climate Action Design Elements. Require new residential, commercial, and retail land use developments to demonstrate compliance with the Bay Area Air Quality Management District's (BAAQMD) recommended design elements to support long-term climate action goals, as feasible or modify the city's climate action plans to meet the criteria under State CEQA Guidelines Section 15183.5(b) and identify community-wide measures that can be implemented to achieve the statewide GHG emissions targets of 40 percent below 1990 levels by 2030 and support the State's goal of achieving carbon neutrality by 2045. The updated climate action plans should include a checklist to help future development projects demonstrate how they will support long-term climate action goals. The GHG reduction measures identified in the updated climate action plans would supersede the Bay Area Air Management District's recommended design elements described below:
 - The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development).
 - The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines.
 - Achieve a reduction in project-generated vehicle miles travelled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA:
 - Residential projects: 15 percent below the existing VMT per capita.
 - o Office projects: 15 percent below the existing VMT per employee.
 - Retail projects: no net increase in existing VMT.

- Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.
- f. Develop incentive programs to encourage property owners to retrofit their homes/businesses against climate-related hazards such as extreme weather, flooding, and wildfire.
- g. Climate Action and Resilience Plan. Require new development to incorporate strategies identified in the city's current Climate Action and Resilience Plan to ensure increased community resilience from anticipated natural hazard events associated with climate change, such as flooding, drought, and extreme heat.
- h. The city shall support solutions to ensure the sustainability of community water supplies.
 - a. Participate in the implementation and update of Groundwater Sustainability Plans to ensure the future water resources are available to support city growth and development
- i. Encourage the development and maintenance of innovative water treatment systems to clean and disinfect water.
- j. Continue to enhance and modify Section 6-5.10 of the City's Municipal Code, which outlines and defines waste of water and Section 6-10.05 which outlines and defines excessive use of water, and the subsequent penalties for violations.
 - a. Implement a leak detection inspection program to aid in water conservation and encourage retrofits, where feasible.
 - Develop incentive programs to encourage the use of water saving devices, such as high efficiency toilets, high efficiency appliances, low flow shower heads, drip irrigation systems, etc.
- k. Water resources shall be planned and managed in a way that relies on sound science, data, and public participation.
- I. Current climate change data shall be taken into consideration when the expansion of water infrastructure and water source location is considered for new development.

11.8 NOISE OBJECTIVE AND POLICIES

Introduction to "Noise." Noise is usually defined as "unwanted sound," and consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep.

Sound levels are measured in decibels (dB), typically through an "A-weighted" scale, which emulates human hearing.1.— Unlike linear units such as inches or pounds, decibels (dBA) are measured on a logarithmic scale, representing points on a sharply rising curve. In this scale, an increase of 10 dBA represents a ten 10 times increase in sound energy, and is perceived by the human ear as a doubling of loudness (see Figure 11.1)..-7). Thus, a noise at 70 dBA has 10 times the sound energy as a 60 dBA noise, and will be perceived as being twice as loud.

Except under special conditions, changes in sound levels of less than 1.0 dBA cannot be perceived by the human ear. Audible increases in noise levels generally refer to a change of 3.0 dBA or more, since this level has been found to be barely perceptible in typical exterior environments. A 5.0 dBA change in noise levels is generally the threshold at which a noticeable change in community response occurs.

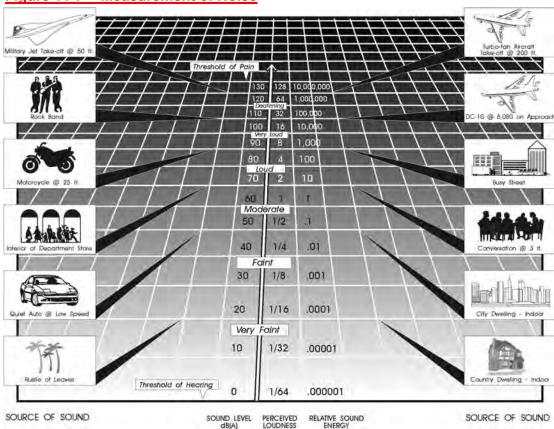


Figure 11-7 Measurement of Noise

¹ All sound levels in the General Plan are A-weighted, unless specified otherwise.

For environmental and land use planning purposes, several methods of expressing the average noise level over a given period of time have been developed. The predominant average noise measurement scale in California are the Equivalent-Continuous Sound Level (L_{eq}) and the Community Noise Equivalent Level (CNEL), both of which are based on A-weighted decibels (dBA). L_{eq} is the total sound energy of time-varying noise over a given sample period. CNEL is the average sound level occurring over a 24-hour period, with a weighting factor of 5.0 dBA applied to the hourly L_{eq} for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours), and 10 dBA adjustment for events occurring between 10:00 p.m. and 7:00 a.m. (defined as sleeping hours). The noise adjustments are added to the noise events occurring during the more quietquieter evening and nighttime hours to compensate for the added intrusiveness that noise has during these hours.

Other noise rating scales of importance when assessing annoyance factor include the maximum noise level (L_{max}), which is the highest exponential-time-averaged sound level that occurs during a stated time period, and noise standard in terms of percentile exceedance noise levels (L_n). L_{max} reflects peak operating conditions, and addresses the annoying aspects of intermittent noise. The percentile exceedance noise levels are the levels exceeded during a stated period of time. For example, an L_{10} noise level represents the noise level exceeded 10 percent of the time during a stated period. The L_{50} noise level represents the median noise level (exceeded 50% percent of the time). The L_{90} noise level represents the noise level exceeded 90 percent of the time, and is considered the lowest noise level experienced during a monitoring period. It is normally referred to as the background or ambient noise level.

Physical damage to human hearing occurs with prolonged exposure to noise levels higher than 85 dBA. Exposure to high noise levels affects the entire human body, with prolonged noise exposure in excess of 75 dBA increasing tension, and thereby affecting blood pressure, functions of the heart, and the nervous system. In comparison, extended periods of noise exposure above 90 dBA result in permanent cell damage. When the noise level reaches 120 dBA, a tickling sensation occurs in the human ear even with short-term exposure. This level of noise is called the threshold of feeling. As the sound reaches 140 dBA, the tickling sensation is replaced by the feeling of pain in the ear. This is called the threshold of pain. A sound level of 190 dBA will rupture the eardrum and permanently damage the inner ear. Table Figure 11.A-7 above lists acoustical term definitions; and Table 11.B identifies common sound levels and their sources.

Noise in Antioch. Major noise sources within Antioch include "mobile sources" such as traffic along State Route SR 4 and State Route SR 160 freeways, rail lines, and major arterial roadways. Significant "stationary" sources of noise within Antioch include heavier industrial development in the northern portion of the Planning Area, commercial development, where it backs up against residential neighborhoods and construction activities.

Traffic noise depends primarily on the speed of traffic and percentage of trucks along the route. Traffic volume has a lesser influence on highway noise levels.

11.68.1 Noise Objective

Achieve and maintain exterior noise levels appropriate to planned land uses throughout Antioch, as described below-:

Residential

Single Family: 60 dBA CNEL within rear yards Multi-Family: 60 dBA CNEL within interior open space Schools

Classrooms: 65 dBA CNEL

Play and sports areas: 70 dBA CNEL

• Hospitals, Libraries: 60 dBA CNEL

• Commercial/Industrial: 70 dBA CNEL at the front setback.

11.68.2 Noise Policies

Noise Compatible Land Use and Circulation Patterns

- a. Implementation of the noise objective contained in Section 11.68.1 and the policies contained in Section 11.68.2 of thethis Environmental Hazards Element shall be based on noise data contained in Section 4.9 of the General Plan EIR, unless a noise analysis conducted pursuant to the city's development and environmental review process provides more up-to-date and accurate noise projections, as determined by the city.
- <u>b.</u> Maintain a pattern of land uses that separates noise-sensitive land uses from major noise sources to the extent possible, and guide noise-tolerant land uses into the noisier portions of the Planning Area.
- <u>c.</u> Minimize motor vehicle noise in residential areas through proper route location and sensitive roadway design.
- <u>d.</u> Provide planned industrial areas with truck access routes separated from residential areas to the maximum feasible extent.
- <u>e.</u> Where needed, provide traffic calming devices to slow traffic speed within residential neighborhoods.

Noise Analysis and Mitigation

- <u>f.</u> Where new development (including construction and improvement of roadways) is proposed in areas exceeding the noise levels identified in the General Plan Noise Objective, or where the development of proposed uses could result in a significant increase in noise, require a detailed noise attenuation study to be prepared by a qualified acoustical engineer to determine appropriate mitigation and ways to incorporate such mitigation into project design and implementation.
- g. When new development incorporating a potentially significant noise generator is proposed, require noise analyses to be prepared by a qualified acoustical engineer. Require the implementation of appropriate noise mitigation when the proposed project will cause new exceedences exceedances of General Plan noise objectives, or an audible (3.0 dBA) increase in noise in areas where General Plan noise objectives are already exceeded as the result of existing development.
- h. In reviewing noise impacts, utilize site design and architectural design features to the extent feasible to mitigate impacts on residential neighborhoods and other uses that are sensitive to noise. In addition to sound barriers, design techniques to mitigate noise impacts may include, but are not limited to:
 - Increased building setbacks to increase the distance between the noise source and sensitive receptor.

- Orient buildings which are compatible with higher noise levels adjacent to noise generators
 or in clusters to shield more noise sensitive areas and uses.
- Orient delivery, loading docks, and outdoor work areas away from noise-sensitive uses.
- Place noise tolerant use, such as parking areas, and noise tolerant structures, such as garages, between the noise source and sensitive receptor.
- Cluster office, commercial, or multi-family residential structures to reduce noise levels within interior open space areas.
- Provide double glazed and double paned windows on the side of the structure facing a major noise source, and place entries away from the noise source to the extent possible.
- <u>i.</u> Where feasible, require the use of noise barriers (walls, berms, or a combination thereof) to reduce significant noise impacts.
 - Noise barriers must have sufficient mass to reduce noise transmission and high enough to shield the receptor from the noise source.
 - To be effective, the barrier needs to be constructed without cracks or openings.
 - The barrier must interrupt the line of sight between the noise source and noise receptor.
 - The effects of noise "flanking" the noise barrier should be minimized by bending the end of the barrier back from the noise source.
 - Require appropriate landscaping treatment to be provided in conjunction with noise barriers to mitigate their potential aesthetic impacts.
- <u>j.</u> Continue enforcement of California Noise Insulation Standards (Title 25, Section 1092, California Administrative Code).

Temporary Construction

- k. Damage Due to Construction Vibration. Where new development is proposed in areas adjacent to any vibration-sensitive land uses or adjacent to vibration-sensitive activities, require a screening level vibration analysis. If a screening level analysis shows that the project has the potential to result in damage to structures or where vibration could substantially interfere with normal operations, require a detailed vibration impact assessment prepared by a structural engineer or other appropriate professional to determine appropriate design means and methods of construction to avoid the potential damage, if feasible.
- <u>k.l.</u> Ensure that construction activities <u>are regulated as to and permitted</u> hours of operation <u>are regulated</u> in order to avoid or mitigate noise impacts on adjacent noise-sensitive land uses.
- <u>I.m.</u> Require proposed development_<u>projects</u> adjacent to occupied noise sensitive land uses to implement a construction-related noise mitigation plan. This plan would depict the location of construction equipment storage and maintenance areas, and document methods to be employed to minimize noise impacts on adjacent noise sensitive land uses.
- m.n. Require that all construction equipment utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
- <u>m.o.</u> Prior to the issuance of any grading plans, the city shall condition approval include a
 <u>Condition</u> of <u>Approval for</u> subdivisions and non-residential development adjacent to any

developed/occupied noise-sensitive land uses by-requiring applicants to submit a construction-related noise mitigation plan to the city for review and approval. The plan should depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the project through the use of such methods as:

- The construction contractor shall use temporary noise-attenuation fences, where feasible, to reduce construction noise impacts on adjacent noise sensitive land uses.
- During all project site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- The construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall be allowed on Sundays and public holidays.
- e.p. n. The construction-related noise mitigation plan required shall also specify that haul truck deliveries be subject to the same hours specified for construction equipment. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. Lastly, the construction-related noise mitigation plan shall incorporate any other restrictions imposed by the city.

11.79 HAZARDOUS MATERIALS OBJECTIVE AND POLICIES

The term "hazardous materials" includes a full spectrum of substances from pre-product materials to waste. Pre-product materials are considered to have value, and are used in, or represent the purpose of the manufacturing process. These materials solvents, paints, acids, and other chemicals, which, because they have value, are subject to proper transportation, storage, and use procedures. "Hazardous waste" refers to the valueless by-products of manufacturing processes and other use of materials. Hazardous waste requires proper disposal.

The California Department of Toxic Substances Control identifies two (2) sites within Antioch where surface anand/or sub-surface contamination has occurred due to the potential release of hazardous materials or wastes. Those sites include the GBF/Pittsburg Dumps, located at the intersection of Somersville Road and James Donlon Boulevard, and the former Hickmott Cannery site at the intersection of 6th and "A" streets.

Pursuant to State law, Antioch has adopted by reference Contra Costa County's Hazardous Waste Management Plan. This Plan establishes a comprehensive approach to management of hazardous wastes in the County, including siting criteria for new waste management facilities, educational and enforcement efforts to minimize and control the hazardous waste stream in the County, and policies to maintain a unified data base on businesses generating hazardous wastes.

11.79.1 Hazardous Materials Objective

Minimize the negative impacts associated with the storage, use, generation, transport, and disposal of hazardous materials.

11.79.2 Hazardous Materials Policies

- <u>a.</u> Promote the reduction, recycling, and safe disposal of household hazardous wastes through public education and awareness.
- <u>b.</u> Implement the provisions of the Contra Costa County Hazardous Waste Management Plan, including, but not limited to, provisions for pretreatment and disposal, storage, handling, and emergency response.
- <u>c.</u> Require businesses generating hazardous wastes to pay necessary costs for local implementation of programs specified in the Contra Costa County Hazardous Waste Management Plan, as well as costs associated with emergency response services for a hazardous materials release.

Source Reduction

<u>d.</u> Require new and expanding hazardous materials users to reduce the amount of hazardous waste generated.

- Require submittal of a waste minimization plan with any use permit application for a new large new facility or expansion of an existing large facility creating additional hazardous wastes.¹
- Encourage existing large facilities to prepare waste minimization plans.
- Require new large hazardous waste-producing facilities to provide <u>onsiteon-site</u> treatment
 of recycling of wastes generated to the maximum extent feasible. This will minimize the
 amount of hazardous waste being transferred <u>offsiteoff-site</u> for treatment or disposal.
- Require all hazardous waste generators to recycle wastes to the maximum extent feasible.
- <u>e.</u> Encourage reductions in the amount of hazardous wastes being generated within Antioch through incentives and other methods.
 - Provide educational and technical assistance to all hazardous materials users and waste generators to aid in their source reduction efforts (e.g., substitution of less hazardous products and modifications to operating procedures). These services will primarily be provided by through the County.
 - Provide public recognition to hazardous materials users and waste generators who meet or exceed source reduction goals.
 - Provide penalties for facilities failing to meet minimization objectives, and place funds from these penalties in a revolving account for use in educational and emergency services efforts.

Facilities Siting

- f. Locate hazardous materials facilities in areas reserved for compatible uses.
 - Permit large hazardous waste users and processors only in areas designated for "heavy industrial" use. Smaller generators and medical facilities (e.g., service stations) may be sited in other industrial and commercial areas, consistent with applicable General Plan policies and zoning regulations. The compatibility of small facilities will be determined by the types and amounts of hazardous materials involved and the nature of the surrounding area.
 - Require use permits for all operations handling hazardous materials to ensure compatibility with the surrounding area.
- g. Maintain adequate siting criteria to determine appropriate locations for hazardous material facilities.
 - Maintain a "Hazardous Materials" section in the Antioch zoning ordinance to define siting criteria to be used for various types of facilities, requirements for application submittal, and required findings for approval.
 - The siting criteria shall prohibit locating hazardous materials facilities in 100-year Flood Hazard Zones and areas susceptible to flooding from storm surge and/or sea level rise unless the proposed design accounts for potential flooding by appropriately elevating and/or floodproofing all areas, including exterior areas, where hazardous materials would be stored and handled.

 $^{^{\}text{I}}$ Large facilities are those routinely generating more than 1,000 kilograms of solid hazardous waste month or 275 gallons of liquid hazardous waste per month.

- <u>h.</u> Locate hazardous materials facilities at a sufficient distance from populated areas to reduce potential health and safety impacts.
 - Require risk assessment studies to determine potential health impacts for all proposed hazardous waste processors and large generators as part of permit application submittals.
 - Require a 2,000-foot buffer zone around all new hazardous waste processors within which
 no residences, schools, hospitals, or other immobile populations, existing proposed, or
 otherwise, would be located, unless evidence is presented in the risk assessment study
 that a larger buffer is needed.
- <u>i.</u> Permit hazardous waste processors based on their relative need in conjunction with the "fair share" approach to facilities siting contained in the Contra Costa County Hazardous Waste Management Plan.
 - Require a needs assessment as part of use permit applications for a waste processor, demonstrating the proposed facility will serve a need that cannot be better met in any other manner (e.g., source reduction) or at any other location.
 - Discourage proposed hazardous waste facilities processing materials similar to those treated or stored at existing facilities within the County, unless the need for the new facility can be adequately demonstrated.
- <u>j.</u> Carefully review and require appropriate mitigation for pipelines and other channels for hazardous materials.

Facilities Management

- <u>k.</u> Ensure adequate provision is made for emergency response to all crises involving hazardous materials.
 - Require emergency response plans for all hazardous waste processors and large generators to be submitted as part of Use Permit applications. The emergency response plans shall include procedures for minimizing the potential release of hazardous materials due to flooding such as shutting down operations, securing hazardous materials containers and other objects to prevent them from floating, closing valves/sealing openings on containers/pipelines/tanks, and moving hazardous materials away from flood prone areas ahead of predicted flooding events.
 - As a standard condition of approval, require training of employees of all facilities in emergency procedures, and that they be acquainted with the properties and health effects of the hazardous materials involved in the facilities' operations.
- <u>I.</u> Promote the safest possible transport of hazardous materials through Antioch.
 - Maintain formally designated hazardous material carrier routes to direct hazardous materials away from populated and other sensitive areas.
 - Restrict all processors and new large generators to access only along established hazardous material carrier routes.
 - Locate hazardous waste processors as near to waste generators as possible, in order to minimize the need for transport.
 - Require transportation analyses for all new large new generators and processors to determine the effect of each facility on Antioch's transportation system, and assess and provide mitigation for potential safety impacts associated with hazardous materials transported to and from the site.

- Prohibit the parking of vehicles transporting hazardous materials on city streets.
- Require that new pipelines and other channels carrying hazardous materials avoid residential areas and other immobile populations to the greatest extent possible.
- m. Require that hazardous materials facilities within Antioch operate in a safe manner.
 - As a Condition of Approval for new hazardous materials facilities, require access for vehicles carrying hazardous materials to be restricted to hazardous materials carrier routes.
 - Undertake inspections of hazardous materials facilities as needed (e.g., when an unauthorized discharge into city sewers is made), and assist Contra Costa Health Services in their inspections as requested.
 - Require that water, sewer, and emergency services be available consistent with the level
 of service standards set forth in the Growth Management Element. Work with LAFCO to
 require that that sites for proposed hazardous materials facilities annex into the city before
 necessary municipal services are provided.
- n. Require appropriate design features be incorporated into each facility's layout to increase safety and minimize potential adverse effects on public health.
 - Require the provision of spill containment facilities and monitoring devices in all facilities.
 - Ensure that pipelines and other hazardous waste channels are properly designed to minimize leakage and require above ground pipelines to be surrounded by spill containment basins.
 - Give priority to underground storage of hazardous materials, unless this method is shown to be infeasible.
 - Require hazardous materials storage areas to be located as far from existing pipelines and electrical transmission lines as possible.
- o. Maintain a high priority on clean-up of the GBF landfill, Hickmott Cannery, and other contaminated sites.
 - Maintain communication with the Department of Toxic Substances Control, Contra Costa Health Services, and other responsible agencies to complete clean-up of the GBF landfill and Hickmott Cannery sites as rapidly and thoroughly as possible.
 - Participate in task forces with County and State agencies for remediation of the GBF landfill and Hickmott Cannery sites.

Public Education/Outreach

- <u>p.</u> Require that new large hazardous materials users and/or processors maintain communication lines within the community by establishing a Communication and Information Panel. Encourage existing large users and processors to form similar panels.
- g. Facilitate public awareness of hazardous materials by preparing and distributing in conjunction with Contra Costa Health Services public information regarding uniform symbols used to identify hazardous wastes, Antioch's household hazardous waste collection programs, and hazardous waste source reduction programs.

Monitoring

- <u>r.</u> Monitor the progress and success of hazardous materials efforts, and modify these efforts as needed.
- <u>s.</u> Maintain data regarding the use and generation of hazardous materials within Antioch and its Planning Area.

Hazardous Building Materials

t. Prior to the city issuing demolition permits for existing structures, a comprehensive Hazardous Building Materials Survey (HBMS) for the structure shall be prepared and signed by a qualified environmental professional, documenting the presence or lack thereof of asbestos-containing materials, lead containing paint, lead based paint, polychlorinated biphenyls (PCBs)-containing equipment and materials, and any other hazardous building materials. The HBMS shall include abatement specifications for the stabilization and/or removal of the identified hazardous building materials in accordance with all applicable laws and regulations. The demolition contractor shall implement the abatement specifications and submit to the city evidence of completion of abatement activities prior to demolition of the existing structures.

Hazardous Materials Contamination

- u. The following requirements related to potential hazardous materials contamination would not apply to properties where past land uses have included only residential or undeveloped open space (i.e., no previous agricultural, industrial, commercial, or transportation related use) and where placement of undocumented fill material has not occurred. Evidence of such past land use must be demonstrated to the city through historic aerial photos, maps, and/or building department records.
 - Prior to the city issuing demolition, grading, or building permits for a proposed redevelopment or development project that would disturb soil (except for residential renovations/additions), the project applicant shall prepare a Phase I Environmental Site Assessment (ESA) for the project site and shall submit the Phase I ESA it to the City for review. If any Recognized Environmental Conditions (RECs) or other environmental concerns are identified in the Phase I ESA, the project applicant shall prepare a Phase II ESA to evaluate the RECs or other environmental concerns and shall submit the Phase II ESA to the city for review and approval. Phase I and II ESA reports shall be prepared by a qualified environmental assessment professional and include recommendations for further investigation or remedial action, as appropriate, for hazardous materials contamination. Remedial actions may include but not necessarily be limited to the preparation and implementation of a Soil and Groundwater Management Plan, removal of hazardous materials containers/features (e.g., underground or aboveground storage tanks, drums, piping, sumps/vaults, hydraulic lifts, oil/water separators, or impoundments), proper destruction of water supply wells, removal and off-site disposal of contaminated soil or groundwater, in-situ treatment of contaminated soil or groundwater, or engineering/institutional controls (e.g., capping of contaminated soil, installation of vapor intrusion mitigation systems, and establishing deed restrictions). The project applicant shall implement the recommendations for additional investigation and/or remedial actions and shall submit to the city evidence of approvals from the appropriate federal, State, or regional oversight agency(ies) for any proposed remedial action prior to the city issuing demolition, grading, or building permits, and following completion of the remedial action and prior to the city issuing a certificate of occupancy.

• If the project applicant indicates that in their view regulatory agency oversight/approval is not required for the proposed project based on the findings of the Phase II ESA and/or the proposed remedial actions, then the Phase I and II ESAs and proposed remedial action plans shall be reviewed by a third party qualified environmental assessment professional selected by the city and funded by the project applicant. The third party qualified environmental assessment professional shall either approve of the proposed remedial actions or provide recommendations for further investigation, additional/alternative remediation actions, and/or regulatory agency oversight for the project site, and the recommendations of the third party qualified environmental assessment professional shall be implemented.

v. If any projects initiated under the proposed project would require the importation of soil to backfill any excavated areas, proper sampling of the soil shall be conducted to ensure that the imported soil is free of contamination according to DTSC's 2001 Information Advisory Clean Imported Fill Material, or more current guidance from DTSC

11.8—10 DISASTER RESPONSE

Antioch maintains an Emergency Operations Plan (EOP) addressing the response to disasters, including but not limited to earthquakes, floods, fires, hazardous spills or leaks, major industrial accidents, major transportation accidents, major storms, airplane crashes, environmental response, civil unrest, and national security emergencies. emergencies. Emergency operations centers are maintained at the city's central police facility and at the CityCity's water treatment plant.

The <u>emergency planEOP</u> indicates that Antioch would experience casualties, significant property damage, and utility service interruptions following a major Bay Area earthquake. The potentially catastrophic effects of an earthquake on the Hayward Fault would more than likely exceed the response capabilities of both the City of Antioch and the County.

The planEOP primarily outlines the general authority, organization, and response actions for city staff to undertake when disasters happen. The City's plan is Recently updated in compliance 2021, the EOP meets current statutory requirements and best practices, with existing law. The the main objectives of the plan are to reduce reducing life, injury, and property losses through effective management of emergency forces, and accomplish the following:

- Identifies who is in charge during disaster response and clarifies who does what.
- Lists the necessary jobs for disaster response and what each person is to do.
- Ensures survivability and availability of government services, or the continuity of government.
- Helps to understand the City of Antioch's emergency organization.
- Provides guidance for disaster education and training.

11.810.1 Disaster Response Objective

Maintain a level of preparedness to adequately respond to emergency situations to save lives, protect property, and facilitate recovery with minimal disruption.

11.810.2. Disaster Response Policies

- <u>a.</u> Maintain and update the City's Emergency Response Operations Plan, as required by State law.
- <u>b.</u> Disseminate disaster preparedness information to local residents and businesses, describing how emergency response will be coordinated, how evacuation, if needed, will proceed, and what residents and businesses can do to prepare for emergency situations. Provide information to the public about:
 - Environmental hazards existing in Antioch;
 - The costs of doing nothing to mitigate these hazards;
 - Why governmental agencies can not eliminate all hazards;
 - What the city does to assist;
 - What the city cannot do;
 - What the public can do to protect itself.
- <u>c.</u> Maintain an effective and properly equipped emergency operations center, along with trained personnel, for receiving emergency calls, providing initial response and key support to major incidents, meeting the demands of automatic and mutual aid programs, and maintaining emergency incident statistical data.
- d. Maintain ongoing emergency response coordination with surrounding jurisdictions.
- e. Encourage private businesses and industrial uses to be self-sufficient in an emergency by:
 - Maintaining a fire control plan, including onsite fire fighting on-site firefighting capability and volunteer response teams to respond to and extinguish small fires; and
 - Identifying personnel who are capable and certified in first aid and CPR.
- <u>f.</u> Regularly review and clarify emergency evacuation plans for dam failure, fire, and hazardous materials releases.

This Page Intentionally Left Blank 11.11 EVACUATION

Evacuation refers to the movement of people that are at risk of being impacted by a disaster to a safer location, using routes that do not pose a significant danger to the evacuees. Thus, both the destination and the route need to be scrutinized, preferably before the evacuation orders are issued. This involves deciding which of the potential temporary shelters in the city be opened, based on the shelters' locations relative to the impending disaster and their ease of accessibility from the safest identified routes. Evacuations in the city are conducted in cooperation between the Antioch Police Department and the Contra Costa County Fire Protection District (CCCFPD). Depending on the incident type, will depend on which city Department/Agency takes the lead in conducting evacuation procedures, however most incidents would default to the Antioch Police Department. To understand the areas of the city with potential evacuation constraints, the city conducted an analysis that identified the following:

- Constrained Roadways are segments of the roadway network that have a single point of connection with the rest of the roadway network. These could be cul-de-sacs or roadways with secondary connections that are not publicly accessible due to a gate or other constraint, Figure 11-8 identifies these roadways (in red) within the city.
- Constrained Parcels are areas of the city where at least 30 parcels are located along a constrained roadway. These parcel locations are accessible by one means of ingress/egress, which is consistent with Cal FIRE guidance regarding Public Resources Code Section 4290.5. Under this guidance, Cal Fire is concerned with subdivisions within the state that have 30 or more dwellings accessing a single roadway. Figure 11-8 identifies these areas (in blue and/or orange) within the city.

This analysis identified 19 locations where at least 30 parcels/dwellings meet the constrained parcel threshold. The concern regarding areas with constrained parcels is the ability to evacuate residents safely and effectively in the event of an emergency. Four (4) of these constrained parcel areas are located within or adjacent to Fire Hazard Severity Zones. Potential implementation actions should consider the possible future changes associated with fire hazard severity zone mapping, as well as identify and better understand these areas and the ramifications associated with evacuation.

The City of Antioch has identified a variety of evacuation routes to be used during a potential hazard event. The two primary routes out of the city are CA SR-4 and CA SR-160, allowing for evacuation to the east/ west and north/ south. Deer Valley Rd, Lone Tree Way, Hillcrest Ave, and Contra Loma Blvd, act as north/south collectors for these state routes. East 18th St, James Donlon Blvd, and West 10th St/Pittsburg Antioch Hwy act as east/west collectors. These routes may be changed during an evacuation, depending on the specific nature of the emergency. Figure 11-9 identifies the primary routes potentially used for evacuation purposes during a hazard event. While these are used as a general guide for future events, actual routes designated for evacuation purposes will be identified by the City based on real-world parameters and information that ensures evacuees are able to adequately travel to a safer location.

11.11.1 Evacuation Objective

Ensure that Antioch staff, residents, and businesses can effectively respond and evacuate during hazard events.

11.11.2 Evacuation Policies

- a. Ensure adequate evacuation capacity and infrastructure is available for existing and new development.
 - i. Develop Evacuation Master Plan that identifies routes, potential hazard incidents and criteria regarding capacity, safety, and viability.
- b. Coordinate with neighboring jurisdictions and Caltrans regarding transportation network constraints and improvements.
- c. Ensure all new development and redevelopment projects provide adequate ingress/egress for emergency access and evacuation.
- d. Identify and construct additional evacuation routes in areas of high hazard concern or limited circulation, where feasible.
- e. Ensure the city's transportation network allows for effective emergency response and evacuation activities.
- f. Develop evacuation standards and metrics for constrained neighborhoods and alternative evacuation plans, where necessary.
- g. Monitor changes to hazard conditions and vulnerabilities to ensure the accessibility or viability of evacuation routes in the future.
- h. Enhance the city's existing education and outreach program, "A Citizen Guide to Disaster Preparedness," with potential evacuation scenarios and the activities that residents and businesses can do to protect their properties and prepare for potential events.
- i. In areas with inadequate access or without at least two evacuation routes provide adequate mitigation actions to address the deficiencies required by the Fire Code and State law.

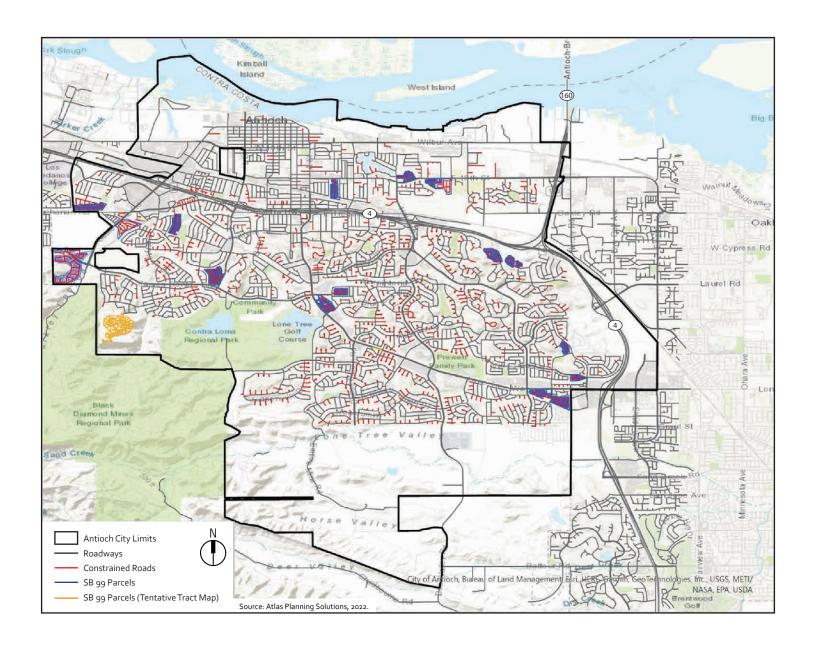


Figure 11-8
Constrained Parcels and Roadways
City of Antioch Environmental Hazards Element

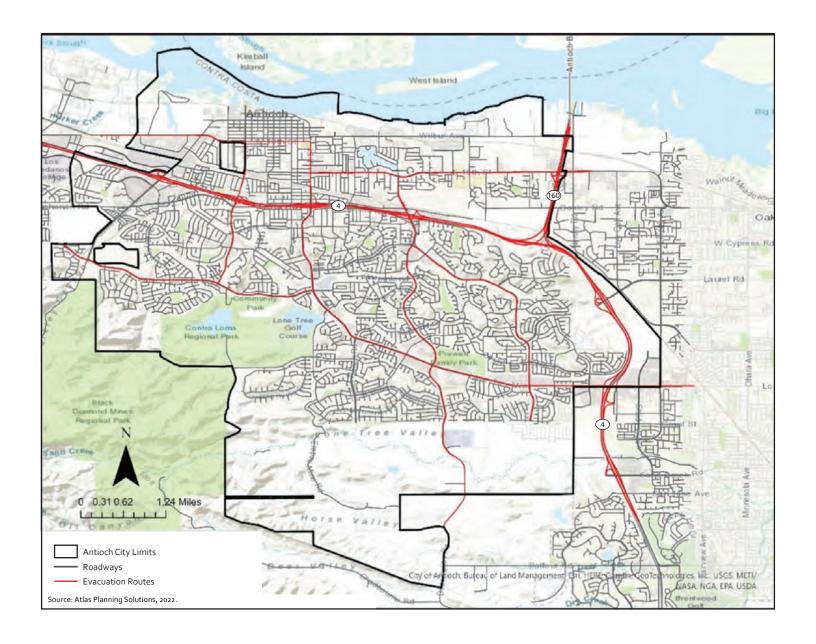


Figure 11-9 Evacuation Routes

EXHIBIT F RESOURCE MANGEMENT TEXT AMENDMENT

10.4.1 Biological Resources Objective

Preserve natural streams and habitats supporting rare and endangered species of plants and animals.

10.4.2 Biological Resource Policies

- a. Comply with the Federal policy of no net loss of wetlands through avoidance and clustered development. Where preservation in place is found not to be feasible (such as where a road crossing cannot be avoided, or where shore stabilization or creation of shoreline trails must encroach into riparian habitats), require 1) on-site replacement of wetland areas, 2) off-site replacement, or 3) restoration of degraded wetland areas at a minimum ratio of one acre of replacement/restoration for each acre of impacted onsite habitat, such that the value of impacted habitat is replaced.
- Preserve in place and restore existing wetlands and riparian resources along the San Joaquin River and other natural streams in the Planning Area, except where a need for structural flood protection is unavoidable.
- c. Require appropriate setbacks adjacent to natural streams to provide adequate buffer areas ensuring the protection of biological resources, including sensitive natural habitat, special-status species habitats and water quality protection.
- d. Through the project approval and environmental review processes, require new development projects to protect sensitive habitat areas, including, but not limited to, essential habitat for special-status animals and plants, oak woodlands, riparian woodland, vernal pools, and native grasslands. Ensure the preservation in place of habitat areas found to be occupied by state and federally protected species.
 - Require a biological resource assessment for proposed development on sites with natural

habitat conditions that may support special-status species, sensitive natural communities, or regulated wetlands and waters; provided however that if a qualified biologist determines that past and/or existing development has eliminated natural habitat and the potential for presence of sensitive biological resources and regulated waters. The assessment shall be conducted by a qualified biologist to determine the presence or absence of any sensitive resources which could be affected by proposed development, shall provide an assessment of the potential impacts, and shall define measures for protecting the resource and surrounding buffer habitat, in compliance with City policy and State and federal laws.

The assessment shall include an analysis of appropriate direct and indirect impacts associated with the project and infrastructure or other development needed to support the project, such as, but not limited to:

- <u>Inadvertent entrapment or</u> impingement.
- Permanent and temporary habitat disturbance, fragmentation, or loss; and
- Loss or modification of breeding, nesting, dispersal and foraging habitat, including vegetation removal, alteration of soils and hydrology, and removal of habitat structural features (e.g., snags, roosts, rock outcrops, overhanging banks, etc.).
- Loss of connectivity and/or obstruction of movement corridors, fish passage, or access to water sources and other core habitat features.
- Decreased ability to reproduce or reduced reproductive/breeding success (loss or reduced health or vigor of eggs or young).

- <u>Interference with list-species</u> recovery plan(s).
- Permanent and temporary habitat disturbances associated with ground disturbance, noise, lighting, reflection, air pollution, traffic, or human presence resultant from the project.
- Direct mortality (aka "take").
- If impacts to sensitive habitat areas are unavoidable, appropriate compensatory mitigation shall be required off-site within eastern Contra Costa County. Such compensatory mitigation shall be implemented through the provisions of a Resource Management Plan ("RMP") as described in Policy 1 0.3.2.e, except where, in the discretion of the Community Development Director, an RMP is not necessary or appropriate due to certain characteristics of the site and the project. Among the factors that are relevant to determining whether an RMP is necessary or appropriate for a given project are the size of the project and the project site, the location of the project (e.g., proximity to existing urban development or open space), the number and sensitivity of biological resources and habitats on the project site, and the nature of the project (e.g., density and intensity of development).
- Where preserved habitat areas occupy areas that would otherwise be graded as part of a development project, facilitate the transfer of allowable density to other, nonsensitive portions of the site.
- e. Limit uses within preserve and wilderness areas to resource-dependent activities and other uses compatible with the protection of natural habitats (e.g., passive recreation and public trails).
- f. Through the project review process, review, permit the removal of healthy, mature oak trees on a case-by-case basis only where it is necessary to do so.

- g. Preserve heritage trees throughout the Planning Area.
- Within areas adjacent to preserve habitats, require the incorporation of native vegetation and avoid the introduction of invasive species in the landscape plans for new development.
- Design drainage within urban areas so as to avoid creating perennial flows within intermittent streams to prevent fish and bullfrogs from becoming established within a currently intermittent stream.
- j. Whenever a biological resources survey is undertaken to determine the presence or absence of a threatened or endangered species, or of a species of special concern identified by the U.S. Fish and Wildlife Service or the California Department of Fish and Wildlife Game, require the survey to follow established protocols for the species in question prior to any final determination that the species is absent from the site.
- k. Avoid nests of native birds when in active use to ensure compliance with the State Fish and Game Code and the federal Migratory Bird Treaty Act when construction is initiated on development sites. If initial vegetation removal and site disturbance can't be restricted outside the nesting season (September 1 through January 31), a preconstruction survey for nesting birds shall be conducted by a qualified biologists during the bird nesting season (February 1 through August 31).

Where an active nest is found on the site, an adequate setback shall be established around any nest of a native bird species when it is in active use until the young have fledged and are no longer dependent on the nest. The nest setback distance shall be defined by a qualified biological consultant with input from the California Department of Fish and Wildlife, with the setback zone fenced or flagged and all construction disturbance restricted from this zone until the qualified biologist has confirmed the nest is no longer in use.

ATTACHMENT D

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO ADOPT AN AMENDMENT TO THE EAST LONE TREE SPECIFIC PLAN

The City Council of the City of Antioch does ordain as follows:

SECTION 1:

Government Code Section 65450 et seq. permits a city to adopt a specific plan for the implementation of the general plan for part of the area covered by the general plan;

The Antioch City Council adopted the East Lone Tree Specific Plan ("Specific Plan") for the East Lone Tree Specific Plan Area ("Specific Plan Area") on June 11, 1996 by Ordinance 921-C-S;

The Specific Plan includes goals and policies related to land use, housing, employment, infrastructure and urban design to fulfill the vision for the Specific Plan Area and establishes uses and development standards for the Specific Plan Area;

The Specific Plan includes text and diagrams specifying the distribution, location, and extent of the uses of land within the area covered by the plan, as well as the location, and extent and intensity of major components of infrastructure and other essential facilities located within the Specific Plan Area;

The Specific Plan must be amended to implement the 6TH Cycle Antioch Housing Element ("Housing Element") and support General Plan policies, including for multifamily housing options at a range of household income levels; and

The amendments to the Specific Plan (Exhibit A) are consistent with the policies, goals and vision set out in the General Plan.

SECTION 2:

The City, as lead agency under the California Environmental Quality Act ("CEQA"), has completed the Housing Element Environmental Impact Report ("EIR") for the Project, which includes the General Plan Amendments in the project description.

SECTION 3:

The Planning Commission held a public hearing on January 4, 2023, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request and adopted Resolution 2023-04

recommending that the City Council adopt an Amendment to the East Lone Tree Specific Plan.

SECTION 4:

The City Council conducted a public hearing to consider the Housing Element EIR on January 24, 2023.

SECTION 5:

On January 24, 2023, the Antioch City Council adopted Resolution 2023-xx certifying the Housing Element EIR and adopting CEQA findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program; and

Recitals and findings from the Antioch City Council adopted Resolution 2023-xx are incorporated by reference.

SECTION 6:

On January 12, 2023, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 for the City Council on January 24, 2023; and

The City Council held a public hearing on January 24, 2023 to consider amendments to the East Lone Tree Specific Plan, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

SECTION 7:

The City Council finds that:

- 1. The proposed project conforms to the provisions and standards of the General Plan in that the proposed amendments identify appropriate residential uses and densities within the Specific Plan Area.
- 2. The proposed amendments are necessary to implement the goals and objectives of the General Plan. The Specific Plan Amendments (Exhibit A) will accommodate higher density multifamily housing to expand housing options and affordability at a range of household income levels, and ensure consistency between the General Plan, Specific Plan, and Zoning Ordinance.
- **3.** The proposed amendments will not be detrimental to the public interest, convenience, and general welfare of the City. The amendments will result in a logical placement of land uses consistent with the overall intent of the Specific Plan and General Plan and facilitate housing development opportunities at a range of income levels and household types.

- **4.** The proposed amendment will not cause environmental damage in that potential effects were analyzed in the EIR prepared for the Housing Element, Environmental Hazards and Resource Management Elements and the associated Specific Plan and Zoning amendments and either found to be less than significant with mitigations or acceptable pursuant to a Statement of Overriding Conditions.
- **5.** The proposed amendment will not require changes to or modifications of any other plans that the City Council adopted before the date of this resolution.

SECTION 8:

This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation printed and published in the City of Antioch.

I HEREBY CERTIFY that the forgoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the 24th of January, 2023, and passed and adopted at a regular meeting thereof, held on the _____ of _____, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

LAMAR A. THORPE
MAYOR OF THE CITY OF ANTIOCH

ELIZABETH HOUSEHOLDER CITY CLERK OF THE CITY OF ANTIOCH

EXHIBIT A SPECIFIC PLAN AMENDMENTS

EXHIBIT A SPECIFIC PLAN AMENDMENTS

EAST LONE TREE

SPECIFIC PLAN

VOLUME 1

CITY OF ANTIOCH ADOPTED MAY 1996

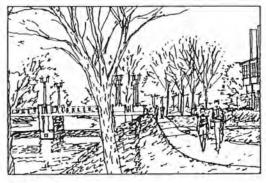










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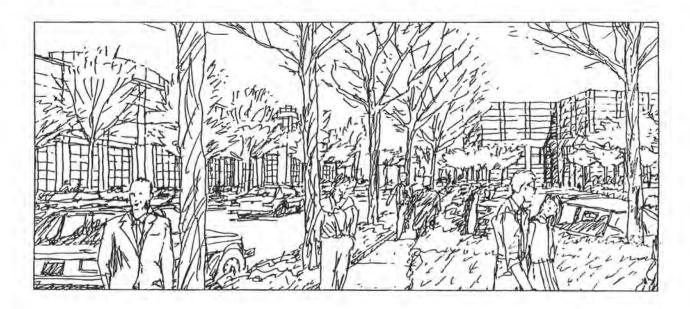
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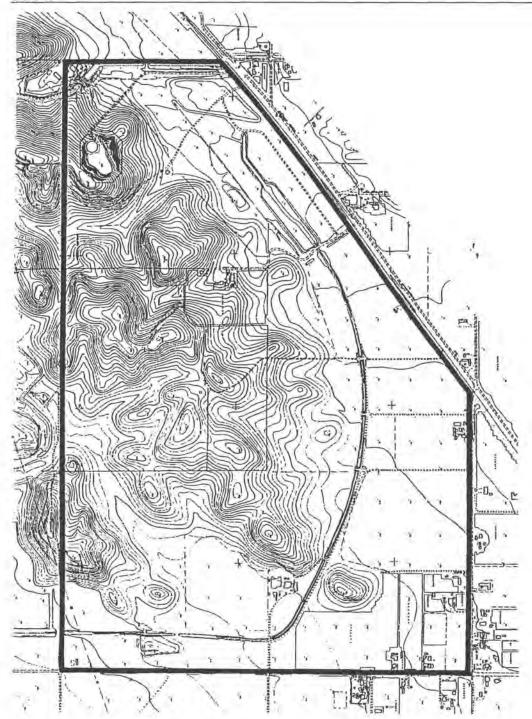
- 9. Specific Plan Administration
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Appendices

This Specific Plan for the East Lone Tree Specific Plan Area (ELTA) in Antioch, California provides a comprehensive set of plans, design standards, public improvements, and implementation programs, to ensure the orderly development of ELTA in conformance with the City of Antioch General Plan and other adopted policies.

The City of Antioch adopts this Specific Plan pursuant to procedures set forth in Article 8, Sections 65450 through 65457 of the California Government Code. These provisions require that a Specific Plan must be consistent with the adopted General Plan of the jurisdiction within which the Specific Plan is located, and that all zoning regulations, subdivisions, and public works projects within the Specific Plan area must be consistent with the Specific Plan.





1.1 SITE DESCRIPTION

ELTA is comprised of roughly 800 acres at the southeast corner of the City of Antioch. It is bounded by Lone Tree Way on the south; Empire Ave and the SP railroad on the east; the Contra Costa Canal on the north; and existing residential subdivisions to the west.

The northwest portion of ELTA consists of low rolling hills, with a flat plain along the eastern and southern edges (Fig 1.0). The hilly portion is bisected by a ridgeline, with elevations 100-175' above the plain; it offers views of both Mt Diablo to the southwest and the San Joaquin River Delta to the northeast.

Unincorporated agricultural lands abut ELTA to the south and east. To the northeast lies a mix of agricultural and low-density residential uses at the periphery of the unincorporated community of Oakley.

Land use within ELTA is almost entirely agricultural, with a few farm residences. The flat plain and lower hills are used for orchards and row crops; the upper hills have been used for grazing and hay production. An operations center and storage tanks for the Oakley and Contra Costa Water Districts are located at the northwest corner of the site, and a PG&E pipeline easement runs along its entire western border.

Antioch Creek, an improved flood channel, runs through ELTA and empties into Lindsey Detention Basin at the northeast corner. The county plans to relocate and enlarge both the creek and the basin in conjunction with other infrastructure improvements in ELTA.

Lands to the west and north are within the Antioch city limits. The entire western border of ELTA is abutted by approved residential subdivisions, consisting of detached homes on lots averaging 5 u/a. Some are already completed; others are presently under construction.

Figure 1.0. Existing topography.

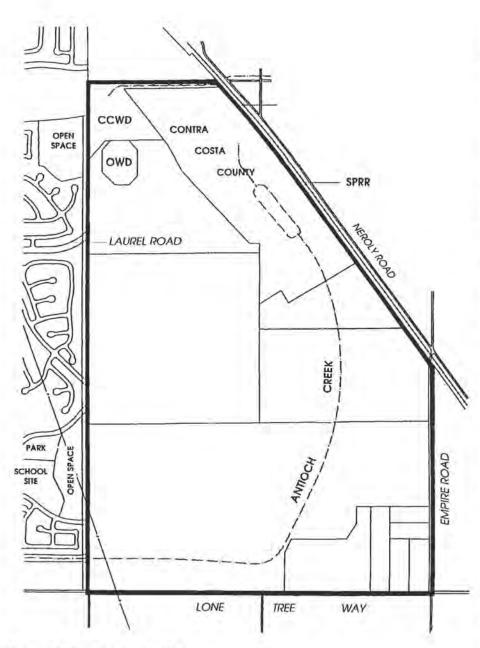


Figure 1.1. Existing parcelization.

These subdivisions not only establish the land use context along the western boundary of ELTA, but also fix the entry points of roads (Laurel Rd, Canada Valley Rd, Country Hills Dr) which serve ELTA from the west. They include two open space reserves which abut ELTA, and influence the location and configuration of open space within ELTA itself. A future elementary school site has also been designated near the southwest corner of ELTA (Fig. 1.1).

Lands to the south and east of ELTA are unincorporated and are therefore subject to the county General Plan. Most of the land south of ELTA is designated agricultural, with the parcels around the southeast corner designated for very low density residences ($\leq 0.9 \text{ u/a}$). The remaining segment of the ELTA eastern border adjoins lands designated for low (1.0-2.9 u/a) to high (5.0-7.2 u/a) density single family residences.

1.2 RELATIONSHIP TO GENERAL PLAN

This Specific Plan is consistent with the Antioch General Plan, and, in particular, with the goal of creating a more balanced community in terms of residential and employment uses. The General Plan states:

[ELTA] should be developed for employment-generating uses...While some residential uses are merited in the more hilly western area, the majority of land should be set aside for future suburban type business parks that encompass major offices and light industrial uses developed in accordance with high design standards.

The General Plan identifies a new employment center as the primary land use in ELTA, and this goal is supported by other, more general policies for employment development.

South of Highway 4...light industrial uses are not encouraged unless these are of very low intensity...The emphasis south of Highway 4 should be on administrative offices and research and development.'

This Specific Plan utilizes the Employment designation for all land devoted to employment uses within ELTA. This flexible designation allows a wide range of office, research and light industrial uses, and includes stringent design standards.

1.3 RELATIONSHIP TO ZONING

The provisions of Section 3, Land Use and Section 8, Design Standards in this Specific Plan supersede Zoning Ordinance Sections C.1, C.2, C.3, C.4a, C.4b, and C.5 for development within ELTA. Zoning Ordinance Sections C.4c, C.6, C.7, and Section D in its entirety, remain in force for ELTA, and are incorporated herein by reference.

The specific procedures for securing development approvals under this Specific Plan are described in Section 9, Implementation.

1.4 PLANNED PROJECTS

There are several major public works projects already underway in ELTA, which strongly influence both the timing and nature of its future development.

 ROUTE 4 BYFASS. The proposed Route 4 Bypass is key to the future of ELTA, and is so recognized in the Antioch General Plan. The city has long envisioned ELTA as a major employment center; however, this goal depends on the access the proposed Bypass would provide. The General Plan states:

Premature encouragement of urbanization in this area could result in suboptimal development of land...The development of this area is largely dependent on the Route 4 Bypass.

The Route 4 Bypass is planned ultimately as a 4-lane expressway, with a 250' right-of-way. Grade-separated interchanges would occur at Laurel Road and at Lone Tree Way. The Laurel interchange would be a partial cloverleaf; the Lone Tree interchange is planned as a spread diamond interchange, with room to expand to a partial cloverleaf should traffic warrant it in the future.

The timing of the 4-lane expressway is uncertain, but it would not occur until funds are also to available to construct a complete interchange with Route 4. As an interim phase, a 2-lane expressway, with at-grade intersections and a partial interchange at Route 4, may be built within the Bypass right-of-way. (Section 5, Circulation)

The Route 4 Bypass shall not be part of any private toll road.

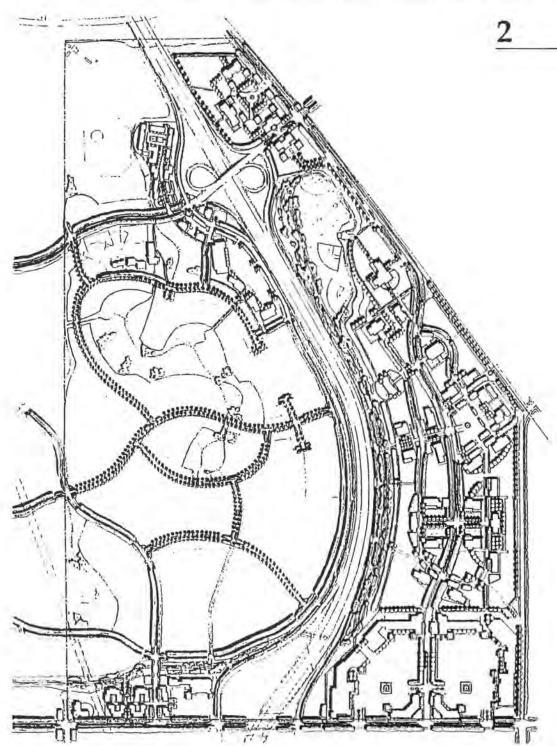
- OTHER ROADS. The General Plan indicates Laurel Road as a future arterial from Hillcrest Road to the eastern boundary of ELTA and beyond. The route includes bridges over the expressway and the SP railroad tracks. Lone Tree Way is planned to be widened from two to six lanes west of the Bypass, and from two to four lanes east of the Bypass. Also proposed, but not shown in the General Plan, is Sunset Drive, a new arterial through the employment center proposed in this Specific Plan. (Section 5, Circulation)
- FLOOD CONTROL. In anticipation of future development in ELTA, the county has prepared plans to realign the creek and to increase the capacity of both the creek and its detention basin.

The new creek would occupy a right-of-way of $\pm 180^{\circ}$. Under normal conditions, only the 40' wide low-flow channel would contain water; the channel may meander within the right-of-way to create a 'natural' look. The balance of the creekway may be landscaped and utilized for paths, trails and open space.

The county has prepared a preliminary concept study of the proposed new detention basin. Under normal conditions, most of the basin would be usable for playfields and other active recreation. The concept study reserves a ± 9 acre site at the southeast corner of the property as the future site of a county judicial center, and another ± 6 acre site along the northern edge of the property for a future office project.

The design implications of the proposed creek and detention basin are presented in Section 4, Open Space.

Los Vaqueros Pipeline. The future pipeline from Los Vaqueros Reservoir will run along the east side of the Bypass right-of-way. The pipeline requires an easement 125' wide; the surface above the pipeline may be utilized for other compatible uses, such as open space or surface parking, but not for structures which would interfere with service access to the pipeline.



URBAN DESIGN CONCEPT

This Specific Plan is based upon a comprehensive urban design concept for ELTA as a whole. The elements of this urban design concept are described in detail in the following sections:

SECTION 3: LAND USE

SECTION 4: OPEN SPACE

SECTION 5: CIRCULATION

SECTION 8: DESIGN STANDARDS

There are, however, several larger ideas which run through all these elements, and provide the 'framework' for the design concept.

2.1 OPEN SPACE SYSTEM

Open spaces are far more valuable as public amenities when they offer a variety of experiences. ELTA has been designed around a continuous system of formal and natural open spaces, including active parks and playfields as well as trails along the creek and the central ridge. These open spaces - particularly the central ridge - also serve as 'formgivers' to help define and impart character to individual districts, as encouraged in the General Plan.

The Ridgetop Open Space, and the design standards which protect views from the trail along the ridge, support the General Plan goal to preserve significant views of both Mt Diablo and the San Joaquin River.

The new Antioch Creek is designed to serve not only as a visual and recreational resource in its own right, but also to provide ELTA residents and workers with a trail link east to the Lindsey Basin playfields and west to Prewett Family Park.

Figure 2.0. Illustrative concept (landscaping shown on major roadways only).

A key feature of the ELTA open space system is the network of bike and pedestrian trails that link the open spaces to each other and to surrounding neighborhoods. The trails also provide safe car-free routes for children to get to and from parks, schools, and playfields.

2.2 ROUTE 4 BYPASS

The Route 4 Bypass runs along the base of the hills, and splits ELTA into two distinct parts: the flat employment center to the east, and the hilly residential areas to the west. As described in *Section 5*, *Circulation* the Bypass is envisioned as a tree-lined parkway framed by open space: Antioch Creek on the east and an open space buffer on the west. The median and both sides of the broad 250' right of way will be generously landscaped with a 'California' mix of native and other climate-suited plants.

2.3 EMPLOYMENT CENTER

The ELTA employment center is envisioned as a campus-like environment with a mix of large and small employers (Fig 2.1). In order to achieve and maintain its status as a desirable business address, development projects within the center must reflect high standards of design and workmanship.

Given the relatively low intensity of land use, and the likely predominance of low, conservatively designed buildings, the landscape is just as important as architecture in establishing the image and identity of the center. Two features of the landscape are particularly important. Sunset Drive, a new arterial will be generously planted with formal rows of side and median trees, and special landscaped entry features at the north and south ends of the employment center. Antioch Creek serves as both a visual buffer from the Bypass and a recreational amenity for employment center workers.

A key element of the employment center is the retail cluster located at its heart (Fig 2.2): this is the place for the restaurants and service providers that the employment center requires to function. It also provides a sense of identity, vitality, and urbanity to what is otherwise envisioned as a low, spreadout campus of largely internalized workplaces.

This retail cluster is also the location for a proposed commuter rail station along the existing Southern Pacific tracks. The Bay Area Rapid Transit District is exploring this and other existing tracks for diesel service to link outlying areas to the BART system. Rail service would be a significant advantage in marketing the ELTA employment center to research and development firms and other firms with strong ties to the inner Eastbay.



Figure 2.1. Employment Center.

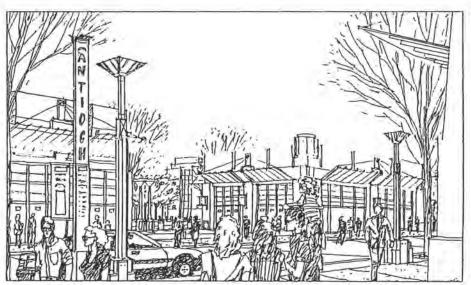


Figure 2.2. Employment retail cluster at rail station.

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2.4 STREETS

A visitor's first image, positive or negative, of a community is provided by the view from the street. Even longtime residents assess the health and quality of their community primarily by what they see from the street. Since the visual quality of streets plays such an important role in community image, good design is crucial to the community's long-term success.

The Specific Plan includes detailed design and landscape specifications for each type of street within ELTA. Common to all these, however, are emphases on the importance of landscape in creating identity and a sense of place, and on the importance of the pedestrian in community life. (Fig 2.3).

Figure 2.3. Typical residential street.

2.5 RESIDENTIAL AREAS

The residential community west of the Bypass is planned around the open space framework defined by the hills and the creek. These features not only provide visual and recreational amenity, but also help create distinct identities for individual residential districts.

Distinctive identities are also encouraged by the design standards. The standards address not only the quality of design and materials, but also variations in form and style, preservation of views and key natural landforms, and the creation of secure, pedestrian-friendly streets (Fig 2.4).

While the residential areas of ELTA conform to the General Plan goal to maintain and enhance the predominance of single-family residences in Antioch, they also include a healthy mix of housing types and retail services. Sites for multifamily residential and community retail are located at the two 'gateways' to the residential districts, at Laurel and at Lone Tree. The single-family districts themselves are envisioned as a mix of denser, more rectilinear blocks on the lower flatlands, with larger lots on curvilinear roads on the upland slopes.

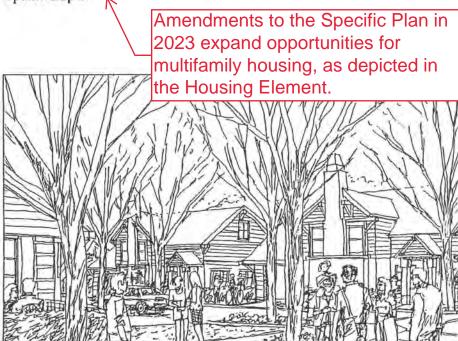


Figure 2.4. Typical single-family neighborhood.



LAND USE

The primary physical determinants of the Land Use Plan are the existing topography and the proposed Route 4 Bypass. The eastern portion of ELTA is a flat plain, while the western portion consists of gently rolling hills; the Expressway runs along the eastern base of the hills and divides ELTA into two distinct subareas. While the flat eastern portion is suitable for employment and retail uses requiring level sites and large floor plates, the hilly western portion is more suited to residential and other more flexible land use types.

The Land Use Plan supports the General Plan goal of a new employment center as the primary land use in ELTA. At the heart of the employment center is a retail nucleus of restaurants, convenience shops and service providers, to lend a sense of vitality and urbanity to what is otherwise a low, spread-out campus of largely internalized workplaces. The Plan also strongly encourages a commuter rail station along the existing SP tracks, to link the employment center via BART to the inner Eastbay.

The Land Use Plan includes up to 3 sites for regional retail development at the north and south ends of the employment center. The prime site at the intersection of Lone Tree Way and the Route 4 Bypass is reserved for regional retail only; the other two sites may be developed as either regional retail or employment.

The western portion of ELTA continues the land-use pattern of southeast Antioch, with most of the land devoted to detached homes at 4-6 units per acre. A continuous system of parks, natural open spaces and trails winds through these residential districts. The 'gateways' to the residential districts at Laurel and Lone Tree include more intensively developed sites for community retail and multifamily residential

NOTE: MAP HAS BEEN UPDATED IN 2003 GENERAL PLAN.

Figure 3.0. Land Use Plan.

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3.1 LAND USE PROGRAM

District	Acres	
RL LOW DENSITY RESIDENTIAL	135.1	
RM MEDIUM-LOW DENSITY RESIDENTIAL	90.6	
RH MEDIUM HIGH DENSITY RESIDENTIAL.	15.6	
E EMPLOYMENT	98,3	
CN COMMUNITY RETAIL	23.5	
CR REGIONAL RETAIL.	30.2	
CR/E REGIONAL RETAIL /EMPLOYMENT	48.1	
CE EMPLOYMENT RETAIL	11.4	
S school	11.3	
FP PUBLIC FACILITY	10.7	
P park	8.0	
O OPEN SPACE	128.3	
W WATER DISTRICT LANDS	34.9	
ROUTE 4 BYPASS	82.5	
ARTERIALS & COLLECTORS	50.0	
Total	778.5	

3.2 RELATIONSHIP TO ZONING

The provisions of Section 3, Land Use and Section 8, Design Standards in this Specific Plan supersede Zoning Ordinance Sections C.1, C.2, C.3, C.4a, C.4b, and C.5 for development within ELTA. Zoning Ordinance Sections C.4c, C.6, C.7, and Section D in its entirety, remain in force for ELTA, and are incorporated herein by reference.

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3.3 LAND USE DISTRICTS

All proposed developments within ELTA shall comply with the procedures set forth in Section E.1 of the Zoning Ordinance for Planned Developments. Each such development shall comply with the land use provisions, design standards, and other elements of this Specific Plan. (See also Section 3.5 for special land-use provisions relating to several of these districts.)

- Rt Low density residential. & RM Medium-Low density residential. Detached single family homes at densities of 2-4 and 4-6 units per acre, respectively. The two districts vary not only in density but also in form. The lower-density Rt district is suitable for gentle slopes and curvilinear streets. The RM district is suitable for more formal, traditional grid layouts on flat land. The intent of the two districts is to encourage a range of housing types and prices, as well as more variety in visual character.
- RH MEDIUM HIGH DENSITY RESIDENTIAL. Multifamily residential at 11-20 35 units per acre. The RH district is envisioned as a mix of garden flats and townhomes, of a scale and character that complements and enhances its single-family neighbors.
- E EMPLOYMENT. A campus-like environment with a mix of large and small employers: offices, research and development, limited industry, and limited warehousing and distribution. Industrial production, fabrication and assembly are encouraged, but the bulk handling and processing of raw materials are prohibited.

In order to achieve and maintain its status as a desirable business address, development projects within the center must reflect high standards of design and workmanship. Moreover, given the relatively low intensity of land use, the landscape is as important as architecture in establishing the image and identity of the center.

- CN COMMUNITY RETAIL. Supermarket-anchored retail oriented primarily
 to the day-to-day needs of local residents. Community retail in ELTA is
 envisioned not merely as a generic strip center, but rather as an integral
 part of the community, with a scale and character that complements and
 enhances its single-family neighbors.
- CR REGIONAL RETAIL. Retail serving a larger market, and oriented primarily toward clothing, home products, electronics, and other durable goods. Regional retail and the types of employment envisioned in ELTA are not incompatible; on the contrary, they are quite similar in the inten-

sity of land use and the general scale and form of buildings. However, this compatibility depends on well composed and finished buildings, a generously planted landscape, and restrained signage.

- CR/E. Whereas the CR site is reserved for regional retail use only, the two CR/E sites may be developed for regional retail or employment.
- CE EMPLOYMENT RETAIL. The employment retail district is the place for the restaurants and service providers that the employment center requires to function. It also, however, provides a sense of identity, vitality, and urbanity to what is otherwise a low, spread-out campus of largely internalized workplaces. The design of this retail place should create a human-scaled cluster of activity at the heart of the campus.
 - S school. The S designation indicates the site set aside for a luture elementary school. A school should be a source of community pride and identity. Not only should its architecture reflect its importance as a civic landmark, but both the buildings and grounds should be designed to invite use by the entire community.
- Fr Public Facility. The Fr designation refers to two specific sites in ELTA: the proposed county judicial center adjacent to Lindsey Basin, and the proposed fire station at Lone Tree and Sand Creek. Both of these facilities occupy prominent sites, and should be designed to reflect their importance as civic landmarks.
- P PARK. The P designation refers to open spaces improved for active uses, such as playgrounds, playfields, and game courts.
- O OPEN SPACE. The O designation refers to open space maintained in a natural condition for passive activities such as hiking, cycling, and informal picnics. The only exception is Lindsey Basin: its level portions will be improved with playfields and other active-recreation facilities.
- W WATER DISTRICT LANDS. These lands are owned by a water district, and maintained as natural open space, but are otherwise unimproved except for water district-related facilities.

Churches, schools, and similar facilities may be permitted in any district subject to approval of a Use Permit by the Planning Commission. These uses are not subject to the interim-use provisions of Section 3.5.

3.4 SITE, HEIGHT AND DENSITY CRITERIA

	Minimum Lot Size		Minimum Lot Width		Maximum Height		Maximum Density	Minimum Front Yard		Minimum Side Yard Corner Interior		Minimum Rear Yard	
RL LOW DENSITY RESIDENTIAL	6000	sf	60'	(a, c)	35'	(d)	4 du/acre	10'	(e)	10'	5' (f, g)	20'	(h)
RM MEDIUM LOW DENSITY RESIDENTIAL	4000	sf	50'	(b, c)	35'	(d)	6 du/acre	10'	(e)	10'	5' (f)	20'	(h)
Rh medium high density residential	(i)	F.	(i)		35'		35 20 du/acre	25'		25'	10'	20"	
E EMPLOYMENT (j)	20,000	sf	100'		80'		1.0 FAR	20'		20'	10'	10'	
CN COMMUNITY RETAIL	(i)		(i)		35'		0.4 FAR	25'		25'	10'	20'	
Cr regional retail	(i)		(i)		35'		0.4 FAR	25'		25'	10°	20	
Ce employment retail (j)	(i)		(i)		80'		1.0 FAR	0'		0'	0'	10'	
S school	(i)		(i)		35'		0.4 FAR	25'		25'	10'	20'	
FP PUBLIC FACILITY	(i)		(i)		45		0.4 FAR	25'		25'	10'	20'	

- (a) For corner lots, the minimum width shall be 65'.
- (b) For corner lots, the minimum width shall be 65'.
- (c) For lots at the ends of culs-de-sac, the front width may be reduced if the average width of the lot is at least 60'. In no case, however, shall the width at curb face be less than 37'.
- (d) The highest point on any home must be at least 10' lower than the elevation of the nearest point on the ridgetop trail (see 8.1.1).
- (e) The first story shall be set back at least 10', but no more than 20', from the front property line. The second story shall be set back at least 15' from the front property line (see 8.1.3).
- (f) At least 25% of interior lots shall have one side facade set back at least 10', and the other at least 5', from the respective side property lines (see 8.1.3).
- (g) All two-story homes on interior lots shall have one side facade set back at least 10', and the other at least 5', from the respective side property lines (see 8.1.3).

- (h) Residential lots shall be deep enough to accommodate a house plus a flat backyard at least 20' deep for two-story homes, and 15' deep for homes which are largely or entirely one story (see 8.1.3).
- (i) Each site with this designation shall be developed as a single project. While development of each such project may be phased, it shall follow a single master plan for the entire site. Development on any portion of a site shall not be approved until a master plan is approved for the entire site. For the purposes of this provision, the term 'site' shall be defined as one or more contiguous parcels with the same designation, undivided by streets or other public lands.
- (j) To the extent intensity of development exceeds that anticipated in the CEQA documents prepared for ELTA, supplemental environmental analysis may be required.

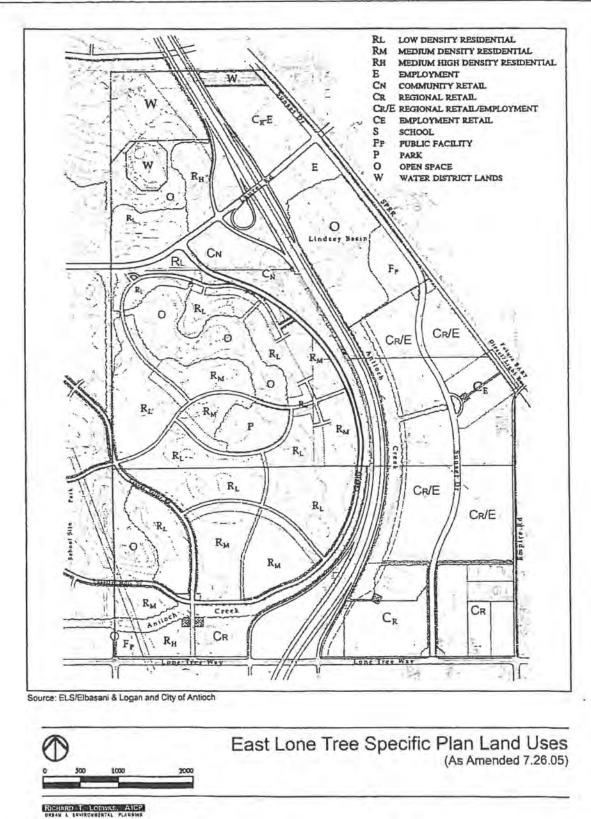


Figure 7: Current Specific Plan Land Use Map

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3.5 SPECIAL PROVISIONS

Certain of the districts described in 3.3 are subject to special provisions regarding permitted uses.

- RH MEDIUM HIGH DENSITY RESIDENTIAL. One important factor in the success of a new employment center is the availability of housing particularly rental housing at a reasonable cost. The conversion of multifamily units in ELTA to condominiums could inhibit the growth of the employment center by restricting the availability of housing for moderate-income workers. While developers are encouraged to build multifamily units to condominium standards, condominium conversions of rental units shall be subject to findings required by the zoning ordinance for such conversions.
- CN COMMUNITY RETAIL. The General Plan requires that every retail project be subject to a market study by an independent analyst before it may be developed. While the Land Use Plan designates two potential sites for community retail in ELTA, it is unlikely the local market will support both. Not only is the local market limited by ELTA's position at the edge of the urbanized area, but other available sites along Lone Tree Way are more central to the southeast Antioch population.

Because housing diversity is a goal of the City, and because both CN sites in ELTA are also suitable for multifamily residential use, RH MEDI-UM HIGH DENSITY RESIDENTIAL is encouraged as an alternate use for either or both CN sites. The redesignation of either or both CN sites to RH is, therefore, determined to be consistent with this Specific Plan, and shall not require an amendment.

 CR REGIONAL RETAIL. The future construction of the Route 4 Bypass and Laurel Road, and the widening of Lone Tree Way, do create the potential for regional retail development at these two interchanges. However, premature, suboptimal development could destroy this potential, both by precluding the land assembly required for a major regional center, and by degrading the image of the location with low-quality projects.

The 3 sites designated CR or CR/E shall each be developed as a single project. While development on a CR or CR/E site may be phased, it shall follow a single master plan for the entire site. Development on any portion of a CR or CR/E site shall not be approved until a master plan is approved for the entire site.

Given that it may be several years before the Route 4 Bypass and/or Sunset Drive are constructed, interim uses may be located in the CR or CR/E designations. Interim uses are defined as those which are short term in nature, and which do not clearly fit the land use districts as defined in section 3.3. Such interim uses would be subject to use permit approval by the Planning Commission, and all required use permit findings must be made. In addition, the following criteria must be met:

- The use must be determined to be short term in nature, with the duration of the use being tied to the estimated timing for construction of the Route 4 Bypass and/or Sunset Drive.
- Ourrantees must be included to ensure the removal of the use at the time specified in the use permit.
- The level of capital investment must be consistent with the shortterm nature of the use.
- CE EMPLOYMENT RETAIL. While the concept of a retail 'heart' for the employment center is both desirable and necessary, the buildout of the employment center is expected to take many years. Both the timing and the size of the demand for retail services in the employment center are, therefore, unknown. In order to allow full utilization of this site, a mix of employment and retail uses is permitted, as long as retail uses front on Sunset, or on a central plaza visible from Sunset, and a public pedestrian link through the site to the future rail station is maintained.
- S SCHOOL. The school district may determine the designated site in ELTA is not required to meet its program needs. In this event, the school site shall be redesignated RL LOW DENSITY RESIDENTIAL.
- FP PUBLIC FACILITY. Similarly, the county and/or the fire district may also decide not to pursue their respective projects in ELTA. In this event, the judicial center site on Sunset Drive shall be redesignated E EMPLOYMENT, and the fire station site on Lone Tree Way shall be redesignated RH MEDIUM HIGH DENSITY RESIDENTIAL.
- ROUTE 4 BYPASS. In the event the Bypass is not constructed, and is removed from the General Plan and for purposes of right of way acquisition, consistent with policies as established by the East Contra Costa County Regional Fee & Finance Authority, the underlying land now designated as Bypass right of way shall be considered for the same use as adjacent parcels, subject to approval by the Planning Commission.

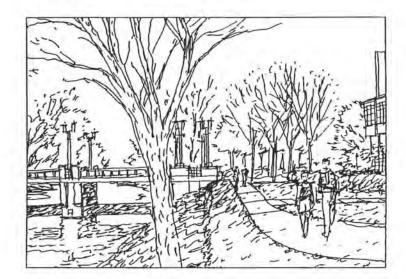
Figure 4.0. Open Space Plan.

Open spaces are far more valuable as public amenities when they offer a variety of experiences. ELTA has been designed around a system of formal and natural open spaces, including active parks and playfields as well as creek and ridgetop trails. These open spaces - particularly the central ridge - also serve as 'formgivers' to help define and impart character to individual districts, as encouraged in the General Plan.

The Ridgetop Open Space, and the design standards which protect views from the Ridgetop View Trail, support the general plan policy to preserve significant views of both Mt Diablo and the San Joaquin River.

A key element of the open space plan is a system of bike and pedestrian trails that links the open spaces to each other and to surrounding neighborhoods, as well as to other regional trails. The trails also provide safe off-road routes for children to get to and from the park, the elementary schools, and the playfields at Lindsey Basin.

The open spaces along the western border of ELTA are located to coincide with similar open spaces in adjacent subdivisions.



4.1 RIDGETOF OPEN SPACE & TRAIL

The western portion of ELTA is bisected by a ridge with elevations 100-175' above the plain to the south and east. This ridge affords unobstructed views of Mt Diablo and its foothills to the southwest, the San Joaquin River delta to the northeast, and the agricultural lands to the southeast.

This ridgetop is an important open space resource to the entire city for two reasons. First, it is one of very few locations in the city where Antioch residents can perceive the 'place' of the city within its larger environmental context. Antioch is not simply another anonymous suburban community; in fact, it has a unique physical setting with enormous potential for sensitive, responsible growth. However, Antioch citizens must be able to perceive and appreciate this setting in order to make better civic decisions. The ridgetop trail in ELTA is a scenic asset of potential value to the entire city, and should be retained for public access.

The ridgetop is not, however, particularly suited to recreational pursuits other than hiking and viewing. Its dimensions should therefore be limited to a width adequate to ensure unobstructed views from the ridge to key points of interest.

• Grading. Within a 60' wide transition zone along the perimeter of the open space, contour grading may be utilized to round the edge of the cut slope and blend into the adjacent natural landform (Fig 4.1a). However, most of the grade change from the pad to the open space shall be taken up within the residential lot itself.

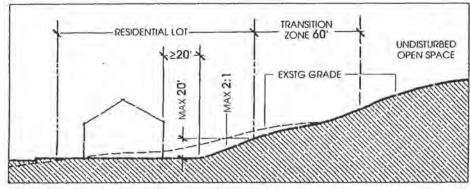


Figure 4.1. Typical grading, Ridgetop Open Space.

No grading may occur in the open space except within the transition zone. The only exception to this rule shall be to allow transition grading to extend beyond the 60' zone in limited circumstances where unusual topographic conditions exist. Such exceptions shall be determined case by case, and shall be designed to produce a finish condition that resembles natural landforms.

Where a street, rather than lots, abuts open space, the 60' transition zone shall be measured from the right of way line. Again, only limited contour grading may occur within the transition zone.

- Tikati.. The ridgetop bike and pedestrian trail itself shall follow the ridge, and shall link the key viewpoints shown in Fig 4.0. The trail shall consist of a 6' wide all-weather paved surface. Culverts shall be installed where trails traverse drainage swales.
- LANDSCAPE. Planting, and the restoration of disturbed areas, shall conform to the City of Antioch guidelines for Class III landscapes. The landscape shall include clustered plantings of Coast Live Oak and California Buckeye seedlings at an average rate of 50 per acre; plantings shall be concentrated in concave areas of slopes to simulate natural conditions, and to not interfere with views from key viewpoints.
- ADJACENT DEVELOPMENT. Where residential lots back up to open space, the grade transition at the open space boundary shall have a slope no greater than 2:1. The residential pad shall be no more than 20' lower than the elevation at the open space boundary, to ensure the building screens the view of the boundary fence and the slope below it.

Buildings shall not interfere with views from the ridgetop trail. The highest point on any building must be at least 10' lower than the elevation of the nearest point on the ridgetop trail. The only exception to this rule shall be for 'saddle' points along the trail, where the trail intersects roads. Buildings may project into the views from these 'saddle' points, established based on review of the preliminary grading plan.

4.2 ANTIOCH CREEK OPEN SPACE & TRAIL

Antioch Creek, an improved flood channel, runs through ELTA and empties into Lindsey Detention Basin. In anticipation of development in ELTA, the County Flood Control District plans to realign the creek, and to increase the capacity of both the creek and its detention basin, in conjunction with other ELTA infrastructure improvements.

The reconstructed Antioch Creek has the potential to be a significant visual and recreational resource for ELTA, given its generous dimensions. The flat flood plain on either side of the channel can accommodate paths and trails, as well as compact recreational features such as picnic areas in selected locations. The creek banks shall be landscaped with native riparian plants, in order to enhance the creek's role not only as a recreational and visual amenity, but also as a habitat for wetlands species.

The reconstruction of Antioch Creek shall follow the alignment shown in Fig 4.0, and shall conform to the City of Antioch Creek Development Policy.

- SECTION. The new creek shall occupy a right-of-way of ±180'. Under normal conditions, only the 40' wide low-flow channel will contain water. The channel shall meander within the flood plain in broad, irregular curves to simulate natural streams (Fig 4.2a). The slopes from the flood plain up to the right-of-way boundary shall be no greater than 3:1, and shall be contoured to resemble undulating, natural landforms.
- TRAIL. The trail along Antioch Creek shall accommodate both pedestrians
 and bicycles. It shall have a concrete paved width of 8', and shall be
 designed with gradients suitable for bicycles. A 2' zone on each side of the
 trail shall be kept clear of hazardous obstructions.

As described more extensively in Section 5.1, it is very desirable that the Antioch Creek Trail continue under the Route 4 Bypass, in order to provide a continuous, dedicated bicycle route from the residential areas of southeast Antioch to the new employment center and the Lindsey Basin recreation area.

 LANDSCAPE. The City shall work with the FCD to ensure the reconstruction of Antioch Creek reflects the principles of the City of Antioch Creek Development Policy.

The Creek Development Policy requires that trees within the Antioch Creek Open Space shall be planted at a ratio of at least 100 trees per 1000 linear feet of channel. All trees shall be native species (or compatible naturalized species other than eucalyptus), and shall be at least 5 gal in size; at least 50% shall be at least 15 gal in size. A greater percentage of 15 gal trees may be required in certain areas prone to vandalism. Automated irrigation shall be required for tree establishment.

 ADJACENT DEVELOPMENT. The Design Standards in Sections 8.3, 8.4 and 8.5 include specific site design provisions for retail and employment sites that abut Antioch Creek.

Community Retail and Regional Retail sites which abut Antioch Creek are required to incorporate public plazas along the creek frontage, in order to break up the 'wall' of retail facades; to provide views into the creek from these active spaces; and to provide access to the creek trail. Service areas shall be designed so they are screened from Antioch Creek

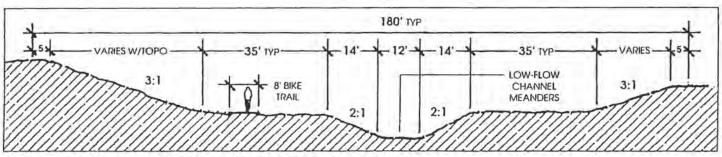


Figure 4.2. Typical section, Antioch Creek Open Space (landscape not shown).

Employment parcels are required to present an aftractive appearance when viewed from Antioch Creek. Parking lots shall be generously landscaped, and service areas shall be screened from Antioch Creek. Public access from Sunset Drive to the creek must occur at intervals of approximately 800°.

4.3 LINDSEY BASIN RECREATION AREA

The county has prepared a concept study of the proposed new detention basin. Under normal conditions, most of the basin will be usable for play-fields and other active recreation. The concept study reserved a ±9 acre site at the southeast corner as the future site of a county judicial center, and another ±6 acre site along the northern edge for a future office project.

The basin itself will be improved and utilized for turf playfields and other active-recreation facilities, such as hardcourts for tennis, basketball, roller hockey, etc. The recreational potential of the basin is particularly important with respect to after-dark uses such as adult softball leagues; the lights and noise can make such uses unacceptable in quiet residential areas. Lindsey Basin offers a site for these uses which is isolated from sensitive receptors. Moreover, a large percentage of the users of such a facility are adults and adolescents, who are mobile enough to use a site more remote from residential areas.

The specific layout and mix of facilities to be constructed in Lindsey Basin shall be determined jointly by the County and City. In general, however, improve-

ments shall be limited to those which can withstand periodic inundation, or which can be placed above the flood level.

- TRAIL. The Antioch Creek Trail shall continue as a loop around the perimeter of the playfields, in order to provide a continuous exercise route for employment center workers and other users.
- LANDSCAPE. Turf shall be limited to the playfield surfaces, in order to minimize maintenance and water use. Turf and other plants shall be carefully selected to minimize maintenance, and ensure their survival during periods when the basin is inundated.

The riparian character of the low flow channel and inner flood plain shall continue through the Lindsey Basin., and shall be landscaped to the same standards as the Antioch Creek Open Space. The slopes around the basin perimeter shall be landscaped in the same manner as the side slopes of the Antioch Creek Open Space (see 4.2).

 ADJACENT DEVELOPMENT. Development on both adjacent parcels shall present an attractive appearance when viewed from public areas within the basin. Parking lots shall be generously landscaped, and service areas shall not be visible from public areas within the basin.

Parking for the judicial center shall be available to users of the recreation facilities during nonwork hours; a bicycle/pedestrian trail shall link this parking to the playfields.

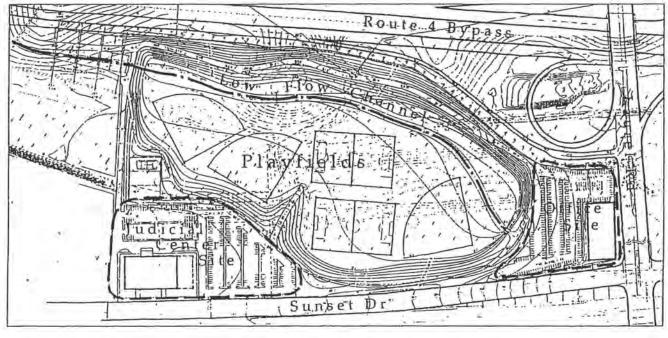


Figure 4.3. Concept Plan, Lindsey Basin Recreation Area.

4.4 NEIGHBORHOOD PARK

The ELTA Land Use Plan includes 3 active-recreation facilities: the Neighborhood Park; the School; and the Lindsey Basin Playfields. An existing Neighborhood Park lies just west of ELTA on Vista Grande Drive.

The general plan requires developers to dedicate a 'reasonable' amount of land as open space; the growth management element prescribes a standard of 5 acres of parks per 1,000 residents. The City interprets this standard as being limited to active parks; no parks credit is granted for unimproved natural reserves or other types of open space. The Neighborhood Park includes a mix of flat and hilly land; parks credit shall only be granted for those portions of the site suitable for park usage.

The mix of residential development described in Section 3, Land Use would yield about 3700 residents, and would require at least 18 acres of active parks. The Neighborhood Park, at roughly 8 acres, meets this need in conjunction with Lindsey Basin. Park fees collected will be utilized to improve the Neighborhood Park, with some fees also available for Lindsey Basin.

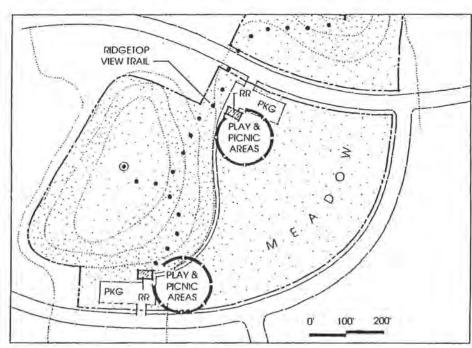


Figure 4.4. Concept Plan, Neighborhood Park.

 GRADING. The Park includes both a broad, flat meadow suitable for active recreation, and an existing hill; the summit of the hill is the southernmost viewpoint along the Ridgetop Trail. The gentle eastern slope of the hill provides a place to sit, relax, and observe the activity on the meadow.

Grading at the interface of the hill and residential parcels shall conform to the design standards prescribed in sections 4.2 and 8.1.1.

 TRAIL. The Ridgetop Trail shall continue through the hill summit and down into the meadow. The parking lots and rest rooms for the Park shall double as the south trailhead for the Ridgetop Trail.

However, it is also very important to provide convenient pedestrian access to the Park from residential districts to the south. The road system south of the Park shall include at least one continuous, direct pedestrian route through these districts to the park, in roughly the alignment shown in Fig 4.0. This route may be in the form of a residential sidewalk (landscaped as prescribed in 5.3.6), a dedicated pedestrian trail, or some combination of both.

LANDSCAPE. The meadow shall be planted primarily with turf. Clusters
of native shrubs and trees shall be used to frame and shade activity-specific areas such as playgrounds, picnic and barbecue areas, game courts,
and parking lots.

The hill shall be landscaped to the same standards as the Ridgetop Open Space (see 4.1). The landscape shall undergo a gradual, graceful transition as it moves down the hill's eastern slope, from the natural character of the hill to the more formal character of the meadow.

 ADJACENT DEVELOPMENT. Residential development adjacent to the hill shall conform to the same design standards prescribed in 4.2 and 8.1.1.

The meadow portion of the Park shall be surrounded on 3 sides by residential streets, as shown in Fig 4.4. Homes on all 3 street frontages shall face and observe the Park. No side or rear facades of homes shall face the Park.

4.5 SCHOOL

A site for a future elementary school is located at the north end of ELTA. The site is somewhat larger than the typical 10 acre site, for two reasons. First, the undulating topography requires more land to provide adequate space for hardcourt and playfields. Second, while its students are its first priority, the school is also planned to be a recreational amenity for the community.

As explained in Section 7, ELTA lies partly in each of two school districts. The projected number of students at full buildout would support one, but not two, elementary schools. The most probable scenario is that the district boundaries will be adjusted to include the entire ELTA within one district; at this point, the Antioch Unified School District would seem the more likely service provider. Based on preliminary conversations with AUSD, the proposed site is a good one with respect to its longterm projections, and is adequately separated from the existing future school site just west of ELTA.

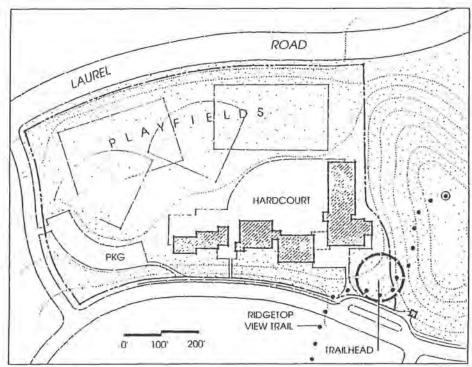


Figure 4.5. Concept Plan, Elementary School.

 GRADING. While some 'benching' of the site is required to create flat spaces for hardcourts and playfields, transition slopes shall not exceed 3:1, and shall be contoured to resemble natural landforms.

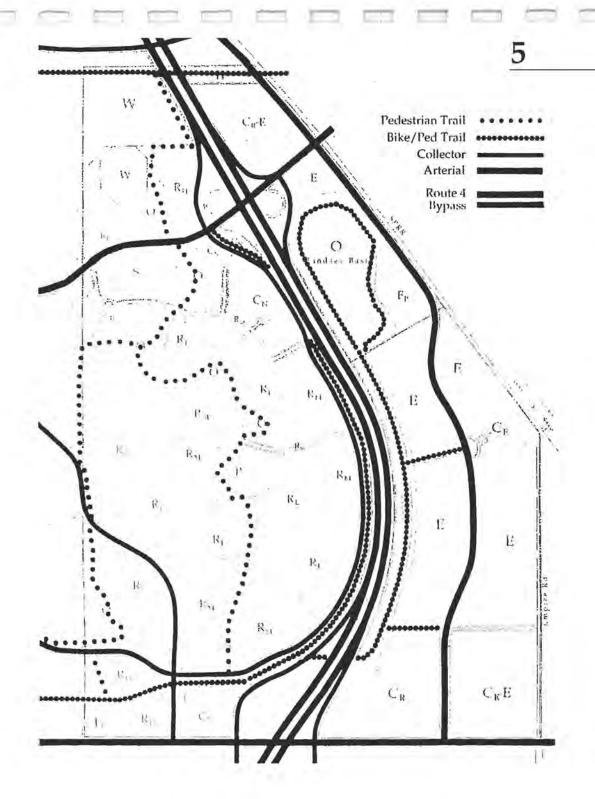
Grading shall be designed to create a graceful transition from the school site to the hill adjacent to the east. Within a 60' wide transition zone along the perimeter of the open space, contour grading may be utilized to round the edge of the cut slope and blend into the adjacent natural landform, as described in 4.1.

- TRAIL. The Ridgetop Trail provides pedestrian access to the school from residential districts to the south.
- LANDSCAPE. Turf shall be limited to the playfield surfaces, in order to minimize maintenance and water use. Clusters of native shrubs and trees shall be used selectively to frame activity-specific areas such as play structures, game courts, seating areas and parking lots.

Transition slopes within the school grounds shall be landscaped as prescribed in the City of Antioch guidelines for class II landscapes; but those guidelines shall be adapted as required to maintain the visibility and security of the school grounds.

Given the existing topography, it is likely the playfields will be located along the northern edge of the site, with a tall perimeter fence for the safety of both children and drivers on Laurel Road. The northern edge of the site shall be heavily landscaped with class II trees and shrubs to screen the view of the fence from the road, as well as to help mitigate wind and noise.

The hill adjacent to the east shall be landscaped to the same standards as the Ridgetop Open Space (see 4.1). The landscape shall undergo a gradual, graceful transition as it moves down the hill's western slope, from the natural character of the hill to the more formal character of the school grounds.



A visitor's first image, positive or negative, of a community is provided by the view from the street. Even longtime residents assess the health and quality of their community primarily by what they see from the street. Since the visual quality of streets plays such an important role in community image, good design is crucial to the community's long-term success.

The single most important element in the circulation system for ELTA is the Route 4 Bypass, which links ELTA to State Route 4 and the population centers to the west. However, the plan also incorporates several other major circulation improvements:

Lone Tree Way will be widened from two to six lanes west of the Bypass, and from two to four lanes east of the Bypass.

A new four-lane segment of Laurel Road will be constructed to link the present western terminus near Hillcrest with the eastern terminus near the SP tracks.

A new four-lane arterial, Sunset Drive, will be constructed as the primary auto access into and through the employment center.

A bicycle/pedestrian trail will be constructed within the Antioch Creek open space, both to enhance the recreational value of this open space, and to provide safe, car-free routes to Prewett Family Park to the west and to the School and Lindsey Basin to the north.

A new pedestrian trail will be constructed within the Ridgetop Open Space, both to enhance the recreational value of this open space, and to provide safe, car-free routes to the community park, the school, and the Delta/DeAnza Regional Trail.

Figure 5.0. Circulation Plan

5.1 ROUTE 4 BYPASS

The Route 4 Bypass is planned to be constructed in its first phase as a twolane expressway, with at-grade intersections at Laurel Road and at Lone Tree Way. In its second phase, it will be expanded to four lanes, with gradeseparated interchanges at those two intersections. The Laurel Road interchange is planned as a partial cloverleaf, the Lone Tree Way interchange as a spread diamond interchange, with room to expand to a partial cloverleaf should traffic warrant it in the future.

Funding for the Bypass will come from the East County Regional Transportation Fee and other state and federal sources. Acquisition of the required right of way will be by dedication and fee purchase. The timing of the second phase is uncertain, but it will not be constructed until funds are also available to construct a complete interchange with State Route 4. The Route 4 Bypass shall not be part of any private toll road.

- RIGHT OF WAY. 250' minimum (Fig 5.1a). On the west, the right of way should extend to the right of way for Country Hills Drive (Fig 5.1a).
- FRONTAGES. For most of its length through ELTA, the Bypass is bounded on both sides by dedicated open space: Antioch Creek and Lindsey Basin on the east, and a visual/acoustic open space buffer on the west. This buffer shall be continuous with and part of the Bypass right of way.
- LANDSCAPE. The landscape concept for the Bypass must not only work for the first as well as the second phase, it must also work for the interchanges as well as the basic right-of-way.

Right of way. The median and sides of the Route 4 Bypass shall be planted with a variety of native and other climate-suited trees, shrubs and grasses. While plantings should be informal, the median and both sides shall each include one evergreen canopy tree (min 15 gal), of a single variety with a mature height of at least 40°, at an average frequency of at least one per 40 linear feet. The planting shall be designed to create a denser, more formal 'edge' adjacent to the roadway, becoming sparser and more 'natural' and informal as one moves toward the edge of the right of way. This transition in character shall be gradual, not abrupt.

In general, planting within the Bypass right of way shall conform to City of Antioch guidelines for class 2 landscapes, but shall be adapted to the specific visual and environmental conditions of the Bypass.

Interchanges. Interchanges shall be landscaped in the same manner as the right of way, with informal clusters of native and other climate-suited plants. In the first phase, when interchanges are at grade, the landscape treatments along Laurel Road and Lone Tree Way shall continue through the interchange.

In the second phase, the 'wide spots' in the right of way at the two interchanges will be occupied by ramps and bridges; but in the first phase they will simply be large, and very noticeable, gaps in development along the two arterials. These 'gaps' should be approached as urban design opportunities, particularly since it is not known when the gradeseparated interchanges will be constructed.

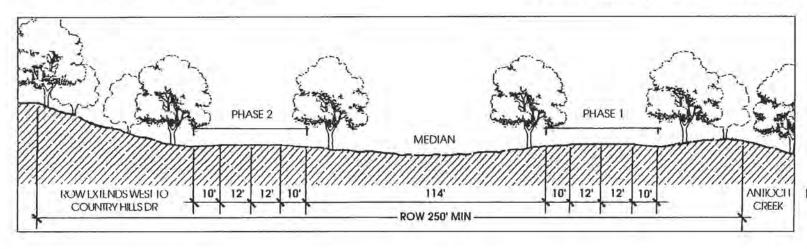


Figure 5.1a. Typical section, Route 4 Bypass (looking north).

However, while creative landscape treatments are encouraged, 'temporary' developments within the interchange right of way, such as used car lots or rental storage, are prohibited. Such developments are inherently insubstantial and - being located at major entrance points to the City of Antioch - would degrade the image of the entire City.

TRAILS. The plans for the Route 4 Bypass include a bridge over the 118' right of way for the Contra Costa Canal at the north end of ELTA. The bridge would also cross over the proposed Delta/DeAnza Trail proposed by East Bay Regional Parks adjacent to the canal.

The availability of reasonably priced housing, in ELTA and elsewhere in southeast Antioch, is an important advantage in promoting the ELTA employment center as a desirable corporate address. A direct bike/pedestrian link from the residential districts to the employment center, via the Antioch Creek Trail, would significantly enhance this jobs-housing link. The County has prepared a preliminary design for such a trail link; the City should work with the County to ensure this link is implemented as part of the Bypass.

5.2 TRAILS

The locations of trails in ELTA are shown in Figure 5.0. This specific plan includes two types of trails: bicycle/pedestrian trails, suitable for both foot and bike traffic, and pedestrian trails, suitable for pedestrian use only.

- Bicycle/pedestrian trails shall have a concrete paved width of 8', and shall be designed with gradients suitable for bicycles. A 2' zone on both sides of the trail shall be clear of hazardous obstructions.
- Pedestrian trails shall consist of a 6' wide concrete paved surface.
 Culverts shall be installed where pedestrian trails traverse drainage swales.

5.3 ROADWAYS AND GATEWAYS: WEST

The public realm of streets, parks and open spaces provides the design framework for ELTA. While the open space system described in Section 4 frames and defines the residential districts in the western portion of ELTA, streets are just as important to the experience of place and the quality of life in these districts.

Section 5.3 describes the heirarchy of roadways serving the western portion of ELTA. It also includes standards for community and residential 'gateways'. The community gateways at Laurel Road and Lone Tree Way are intersections and road segments which serve as the entry portals to the community. The residential gateways are intersections that mark the entries to individual residential districts from arterials or collectors.

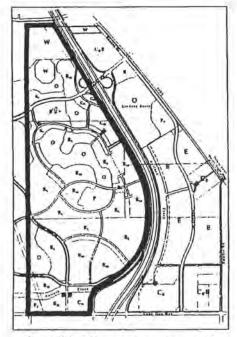


Figure 5.3a. Key map, western portion

5.3.1 LAUREL ROAD (WEST OF BYPASS)

From its present terminus west of ELTA, Laurel Road is planned to be extended east to the future Sunset Drive and beyond, with bridges over the Route 4 Bypass and the Southern Pacific tracks. 5.3.1 describes the segment west of the Bypass bridge. 5.3.8 describes the specific landscape treatment for the community gateway at Laurel and Country Hills.

 RIGHT OF WAY. 104' (Fig 5.3c). In general, intersections on arterials and collectors shall be spaced at least 800' apart.

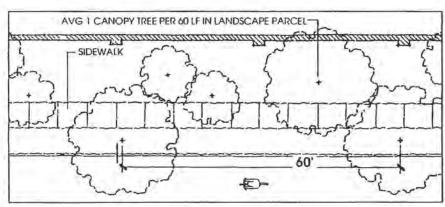


Figure 5.3b. Typical plan detail, Laurel Road west of Route 4 Bypass.

- FRONTAGES. Residential lots may not front on Laurel Road. Lots whose sides or rears abut Laurel Road shall incorporate the 15' landscape parcel described below, for a total of 27' of landscape and sidewalk on each side of the roadway.
- LANDSCAPE. Except at the Laurel gateway (see 5.3.9 below), Laurel Road west of the Route 4 Bypass shall have an informal, residential character consistent with the existing portion west of FUA2.

Right of way. The median and sides of Laurel Road shall be generously landscaped with a variety of native and other climate-suited trees and shrubs. While plantings should be informal, the median and both sides shall each include one canopy tree (min 15 gal) each 60' on center (Fig 5.3b); they shall be of a single variety with a mature height of at least 30'. These and the balance of landscape improvements shall comply with City of Antioch guidelines for class 1 landscapes.

Landscape parcel. The landscape parcel shall be dedicated to and maintained by the City, and planted with the same mix of trees and shrubs as the right of way. Planting shall be generous but informal (Fig 5.3b). The landscape parcel shall include canopy trees (min 15 gal), of the same variety as in the right of way, at an average frequency of one per 60'.

A solid wall no more than 7' above grade shall be constructed at the residential edge of the landscape parcel. Berms, shrubs and vines shall be

used to reduce perceived scale and vulnerability to vandalism. The wall shall preferably be constructed of unit masonry. Precast wall systems shall be considered case-by-case, but only if they are at least equal to unit masonry in visual quality. The wall shall include articulated pilasters at ends and at 30-60' on center.

Right of way landscape improvements shall coincide with road construction. Landscape parcel improvements shall coincide with grading of the residential lots.

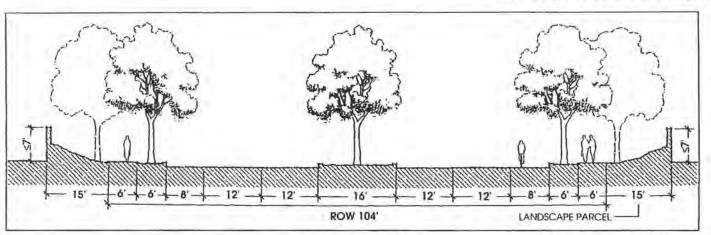


Figure 5.3c. Typical section, Laurel Road west of Route 4 Bypass.

5.3.2 LONE TREE WAY (WEST OF BYPASS)

Lone Tree Way, presently a two-lane road, is planned to be widened to six lanes to the west and four lanes to the east of the Route 4 Bypass. 5.3.2 describes the segment west of the Bypass. 5.3.10 describes the specific treatment for the community gateway at Lone Tree and Canada Valley.

- RIGHT OF WAY. 110' (Fig 5.3d). In general, intersections on arterials and collectors shall be spaced at least 800' apart.
- FRONTAGES. Lone Tree Way defines the southern boundary of the City
 of Antioch; the south frontage of Lone Tree Way is unincorporated, but
 is currently within Brentwood's sphere of influence.
- LANDSCAPE. Whereas a more informal landscape style fits the curvy, residential character of Laurel Road, the straight alignment and more intensive development along Lone Tree Way require a more formal, urban landscape. In order to create a landscape with a scale and density to match the width of this roadway, the front setbacks of properties facing Lone Tree Way shall be planted to complement and reinforce the right of way planting, as described below.

Right of way. Each side shall have a row of canopy trees (min 15 gal) spaced at regular intervals of 30' on center, planted in a continuous bed (Fig 5.3d). The canopy trees shall be of a single variety with a mature height of at least 30'. These and the balance of landscape improvements shall comply with City of Antioch guidelines for class 1 landscapes.

The median shall have two rows of canopy trees (min 15 gal), of the same variety, and each spaced at regular intervals of 30' on center. The two rows shall be offset by half this interval, to create a double row of alternately spaced trees (Fig 5.3d).

Setbacks fronting the north side of Lone Tree Way shall include a second row of canopy trees (min 15 gal), of the same variety, and spaced at the same interval, as the row within the right of way. The row of trees within the setback shall be offset by half this interval, to create a double row of alternately spaced trees framing the public path (Fig 5.3d).

The parcels on the south side of Lone Tree Way are outside the city limits. However, given the importance of Lone Tree Way as an entrance to the city, the City of Antioch should strongly encourage the County and the City of Brentwood to require those parcels, when developed, to be planted in a manner similar to that required for the north side setbacks, in order to create a coherent, symmetrical landscape treatment for this wide arterial.

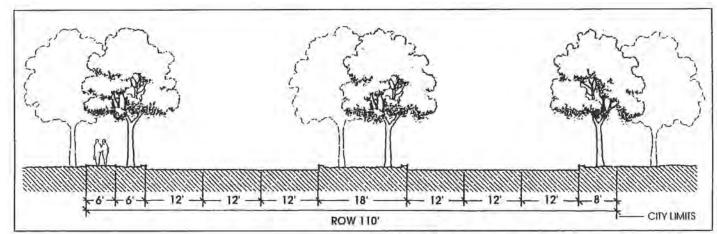


Figure 5.3d. Typical section, Lone Tree Way west of Route 4 Bypass.

Right of way landscape improvements shall coincide with road construction. Setback landscape improvements shall coincide with development of those parcels. All the landscape improvements shall comply with City of Antioch guidelines for class I landscapes.

5.3.3 CANADA VALLEY ROAD

Both Canada Valley Road and Country Hills Drive (see 5.3.4) are extensions of existing two-lane collectors which terminate near the western boundary of ELTA. While the primary role of the collectors is to move traffic from residential streets to arterials, they should comfortably accommodate bikes and pedestrians as well as cars.

Section 5.3.10 describes the specific landscape treatment for the community gateway at Canada Valley Road and Lone Tree Way.

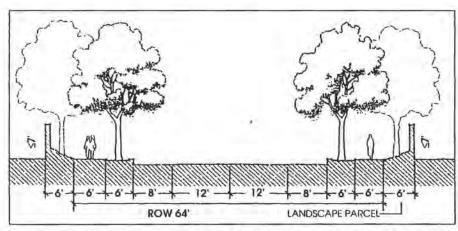


Figure 5.3e. Typical section, Canada Valley Road.

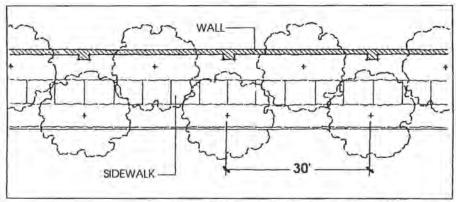


Figure 5.3f. Typical plan detail, Canada Valley Road

 RIGHT OF WAY. 64', plus a 6' landscape parcel on each side where the right of way abuts residential lots (Fig 5.3e), for a total of 18' of landscape and sidewalk on each side. In general, intersections on arterials and collectors shall be spaced at least 800' apart.

From Antioch Creek south to Lone Tree Way, the right of way shall widen from 64' to 80' in order to accommodate a 16' central median.

- FRONTAGES. Residential lots may not front on collectors. Lots whose side or back property lines abut collectors shall incorporate the residential landscape parcel described below.
- LANDSCAPE. Each side (and the median) shall have a row of canopy trees (min 15 gal) spaced at regular intervals of 30' on center, planted in a continuous bed (Fig 5.3f). These landscape improvements shall comply with City of Antioch guidelines for class 1 landscapes.

Landscape parcel. A second row of canopy trees (min 15 gal)of the same variety, and spaced at the same regular interval, as the right of way trees. The landscape parcel trees shall be offset by half this interval, to create a double row of alternately spaced trees framing the public path (Fig 5.3f). These landscape improvements shall comply with City of Antioch guidelines for class 1 landscapes. The landscape parcel shall be dedicated to and maintained by the City.

A solid wall no greater than 7' in height above grade shall be constructed at the residential edge of the landscape parcel. Berms, shrubs and vines shall be used to reduce perceived scale and vulnerability to vandalism. The wall shall preferably be constructed of unit masonry. Precast wall systems shall be considered case-by-case, but only if they are at least equal to unit masonry in visual quality. The wall shall include articulated pilasters at ends and at intervals 30-60' on center

Right of way landscape improvements shall coincide with road construction. Landscape parcel improvements shall coincide with grading of the residential lots.

Lone Tree Gateway. Canada Valley Road from Antioch Creek south to Lone Tree Way shall be landscaped as described in 5.3.10.

5.3.4 COUNTRY HILLS DRIVE

For most of its length, Country Hills is abutted on one side by residential lots and on the other by open space. However, a consistent landscape treatment - a double row of alternately space trees on each side - shall be maintained along the entire length of Country Hills Drive.

 RIGHT OF WAY. 64-66', plus a 6' landscape parcel on each side where the right of way abuts residential lots (Figs 5.3g - 5.3h). In general, intersections on arterials and collectors shall be spaced at least 800' apart.

West of Canada Valley Road, the right of way shall be 80', in order to accommodate a 16' center median and match the existing Country Hills Drive (Fig 5.3g). Where the right of way abuts the retail parcels near Laurel Road, the right of way shall be 82', in order to accommodate a 16' center median and the bicycle/pedestrian path shown in Fig 5.3h.

- FRONTAGES. Residential lots may not front on collectors. Lots whose side or back property lines abut collectors shall incorporate the 6' residential landscape parcel described in 5.3.3.
- LANDSCAPE. Each side (and the median) shall have a row of canopy trees (min 15 gal) spaced at regular intervals of 30' on center, planted in a

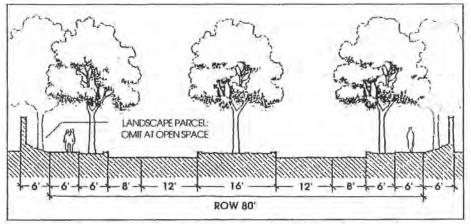


Figure 5.3g. Typical section, Country Hills Drive (west of Canada Valley Road).

continuous bed (Fig 5.3f). These landscape improvements shall comply with City of Antioch guidelines for class 1 landscapes.

Open spaces shall include a second row of canopy trees (min 15 gal), of the same variety and spaced at the same regular interval as the right of way trees. This second row shall be offset by half this interval, to create a double row of alternately spaced trees framing the public path (Fig

> 5.3f). These landscape improvements shall comply with City guidelines for class 1 landscapes.

The open space lying between Country Hills Drive and the Bypass shall not exceed 3:1 in slope, and shall be graded and land-scaped to resemble natural landforms. The top of the slope shall be bermed as required to meet General Plan noise standards. Open space planting shall comply with City guidelines for class 2 landscapes.

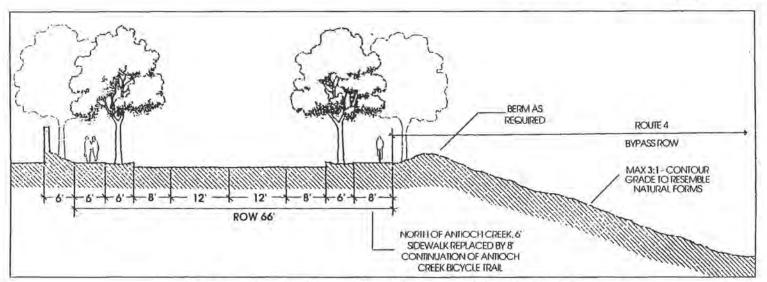


Figure 5.3h. Typical section, Country Hills Drive (section north of Antioch Creek and south of community retail).

5.3.5 OTHER COLLECTORS

The only other collectors in the western portion of ELTA are two short segments which flank the community retail site on Country Hills Drive near Laurel Road. These shall be designed with the same 64' right of way and section as shown in Fig 5.3e.

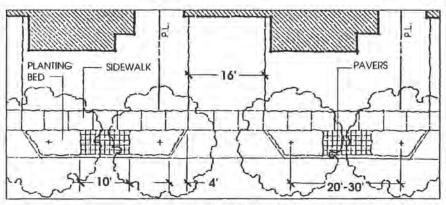


Figure 5.3i. Typical plan detail, residential street.

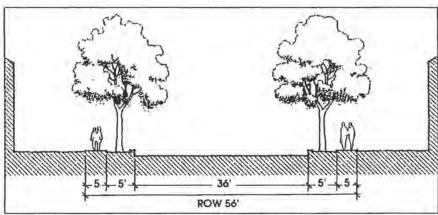


Figure 5.3j. Typical section, residential street.

5.3.6 RESIDENTIAL STREETS

All streets west of the Route 4 Bypass not designated in Fig 5.1 as arterials or collectors shall be designed as residential streets.

The Antioch standard right of way for residential streets is 56'. However, the streets often seem much wider, and more inhospitable to pedestrians, because the roadway and sidewalk are designed as a continuous expanse of pavement with monolithic curbs and sidewalks.

In ELTA, all residential streets shall utilize planting beds and canopy trees to frame the sidewalk and separate it from the roadway; provide shade and reduce glare; and impart a more 'human' scale to the street.

- RIGHT OF WAY. 56' (Fig 5.3j).
- FRONTAGES. The frontages of residential streets shall consist entirely of residential front and corner side yards; no rear lot lines shall face residential streets.
- CURB RADIUS, 20' standard.
- LANDSCAPE. Each side shall have a row of canopy trees (min 15 gal) spaced at regular intervals at least 20' but no greater than 30' on center. The trees shall be planted in beds with a net width of at least 4'6". The beds shall be located to accommodate driveways as well as a paved 'landing zone' for curbside parking at least 10' wide (Fig 5.3i).

The beds shall be planted with a durable ground cover that requires minimal maintenance, and is compatible with the trees with respect to soil and water conditions. The landing zone shall be paved with bricks, pavers, or other material that contrasts with the sidewalk. These areas shall be maintained by property owners, and the subdivision CC&Rs shall be written to ensure adequate maintenance occurs.

Landscape improvements shall comply with City of Antioch guidelines for class 1 landscapes.



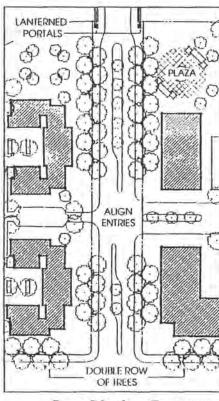


Figure 5.3m. Lone Tree gateway

5.3.7 RESIDENTIAL GATEWAYS

Distinctive entrances to individual residential districts shall be created at each arterial or collector intersection that leads to a residential district.

- Residential gateways along a road shall be designed with a balance of harmony and variety. Individual gateways along a roadway may vary in design, but shall draw from a common vocabulary of forms and materials.
- Plant materials shall differ in scale, texture and color from the roadway landscape, and should include some flowering plants.
- The wall at the edge of the residential landscape parcel shall terminate in a graceful way at the residential gateway.
- The gateways shall be adequately dimensioned so they read as a true entry way, not merely as an undevelopable 'leftover' space.

5.3.8 LAUREL GATEWAY

In contrast to the more formal composition of buildings and landscape at Lone Tree Way, the gateway at Laurel Road and Country Hills Drive shall convey a more informal, residential image.

- The intersection of Laurel and Country Hills shall incorporate a landscaped gateway feature with a radius of 125', centered on the intersection (Fig 5.3k). No buildings may project into this radius.
- The gateway feature shall be designed with a mix of plant materials and built elements (walls, portals, trellis), combined to create a distinctive entrance to southeast Antioch.
- A single, unified design shall be prepared for all four corners of the gateway, and its approval shall precede or coincide with approvals to develop any of the 3 abutting privately owned parcels.
- Construction of gateway improvements on both corners west of Country Hills Drive (and the county right of way) shall precede or coincide with development of either corner parcel. Construction of gateway improvements on both corners east of Country Hills Drive shall coincide with construction of the grade separated interchange at the Bypass.

5.3.9 LONE TREE GATEWAY

A distinctive entrance to the residential districts of ELTA shall be created along Canada Valley Road from Lone Tree Way to Antioch Creek, through the deliberate, formal composition of landscape and buildings (Fig 5.3m).

 The creek crossing over Antioch Creek shall be designed as a major visual amenity.

Railings shall be designed to complement the architectural character of the residential areas, and shall include symbolic, lanterned portals at both ends. Pedestrian-scale lighting shall be integrated with the crossing design.

 Perimeter landscaping on private sites shall reinforce the character of the public realm.

Setbacks along the gateway frontages of retail and multifamily parcels shall include a row of trees, spaced at the same interval as the street trees in the public right-of way. The on-site trees shall be offset by half the interval, to create a double row of alternately spaced trees framing the public sidewalk.

See also Sections 8.2 and 8.3 for design standards for buildings fronting on the gateways.

5.4 ROADWAYS AND GATEWAYS: EAST

The streets and public landscape of the employment center will largely define its identity and character. Sunset Drive serves as the 'spine' of the employment center, and will provide the entrance experience for nearly every visitor. Both the north and south gateways to the center, therefore, must strongly convey an image of quality and prosperity, and help establish the employment center as a distinctive, and desirable, address.

Section 5.4 describes the heirarchy of roadways serving the eastern portion of ELTA. It also includes standards for the north and south 'gateways' to the employment center.



Figure 5.4a. Key map, eastern portion

5.4.1 SUNSET DRIVE

Sunset Drive, a new four-lane arterial, shall run from Lone Tree Way north to Laurel Road, and shall then continue north as a frontage road adjacent to the Southern Pacific tracks. The vertical alignment at the intersection with Laurel Road shall be bermed up to conform to the future grade-separated interchange.

- RIGHT OF WAY. 108' (Fig 5.4b). In general, intersections on arterials and collectors shall be spaced at least 800' apart.
- LANDSCAPE. The eastern portion of ELTA is flat, and will be developed primarily with large, low, spread-out buildings. In order to create some 'presence' and character for the employment center, the landscape treatment along Sunset Drive shall be generous in both scale and density.

Right of way. Each side shall have a row of evergreen trees (min 15 gal) spaced at regular intervals of 30' on center, planted in a continuous bed (Fig 5.4c). The trees shall be of a single variety with a round form and a mature height of at least 30'.

The median shall have two rows of trees (min 15 gal), each spaced at regular intervals of 30' on center. The two rows shall be offset by half this interval, to create a double row of alternately spaced trees. The median trees shall be of a single variety, with a narrow pyramidal or columnar form and a mature height of at least 40'.

These and the balance of landscape improvements shall comply with City of Antioch guidelines for class 1 landscapes.

The berm constructed under Sunset Drive at its intersection with Laurel Road shall be wide enough to support the continuation of the Sunset Drive landscape treatment through the intersection.

Right-of-way landscaping and lighting in the E and CE districts shall be maintained through a street landscape and lighting maintenance district.

5.4.2 LAUREL ROAD (EAST OF BYPASS)

Laurel Road east of the Route 4 Bypass shall have the same right of way section, and landscape treatment as west of the Bypass, except the landscape treatment shall be omitted in the bridges constructed over the Bypass and the SP tracks. In phase 1 of the Bypass, where the Laurel Road interchange is at grade, the landscape treatment described in 5.3.1 shall be continuous through the interchange to Sunset Drive.

5.4.3 LONE TREE WAY (EAST OF BYPASS)

Lone Tree Way east of the Route 4 Bypass shall have the same right of way, section and landscape treatment as west of the Bypass, except the roadway shall be constructed with two auto lanes plus a bike lane in each direction, rather than three auto lanes. In phase 1 of the Bypass, where the Lone Tree

Way interchange is at grade, the landscape treatment described in 5.3.2 shall be continuous through the interchange.

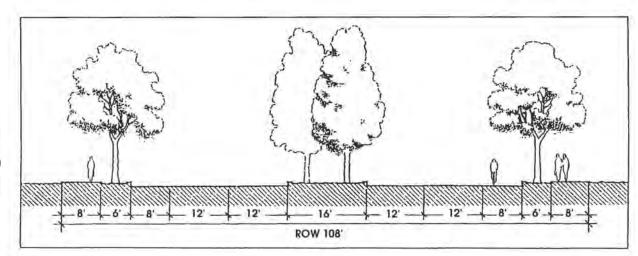


Figure 5.4b. Typical section, Sunset Drive

5.4.4 EMPLOYMENT CENTER STREETS

The balance of streets on the east side of the Route 4 Bypass shall be constructed to a standard suitable for a mix of office, research and light industrial uses.

- RIGHT OF WAY. 76' (Fig 5.4c).
- LANDSCAPE. Each side shall be planted with a row of trees (min 15 gal) spaced at regular intervals of 30' on center. Street trees on each street shall be of a single variety, but none shall be the same variety as the trees on Sunset Drive.

These and the balance of landscape improvements shall comply with City of Antioch guidelines for class 1 landscapes. However, while the trees must be consistent along the entire street, the balance of landscape improvements may vary from parcel to parcel in order to be consistent with the landscape treatments in the adjacent setback areas of privately owned parcels.

Landscaping and lighting within the right of way shall be maintained through a street landscape and lighting maintenance district. Landscaping behind the sidewalk shall be maintained by fronting property owners.

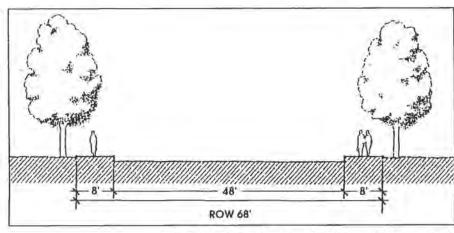


Figure 5.4c. Typical section, Employment Center street.

5.4.5 SUNSET GATEWAYS

The north and south entrances to the employment center (Fig 5.4d) shall be enhanced by gateway landscape features, to be planted and maintained by the aforementioned street landscaping and lighting district.

- Construction of the gateways shall coincide with construction of Sunset Drive through the employment center.
- The north and south gateway features shall be identical in design and materials, in order to reinforce the identity of the employment center as a whole, and create an image of quality and prosperity.
- Plant materials shall differ in scale, texture and color from the roadway landscape, and should include some flowering plants.
- The gateways shall be adequately dimensioned so they read as true entrances, not merely as undevelopable 'leftover' spaces.
- The gateways may each include an identity element with the name of the employment center. These elements may be in the form of a monument in the roadway median, or symmetrical low walls flanking the gateway. In neither case shall they be greater than 6' in height, nor shall they have any internal illumination.

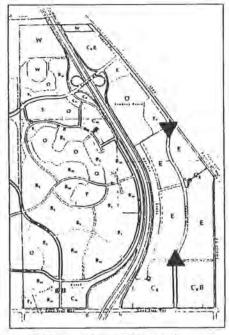
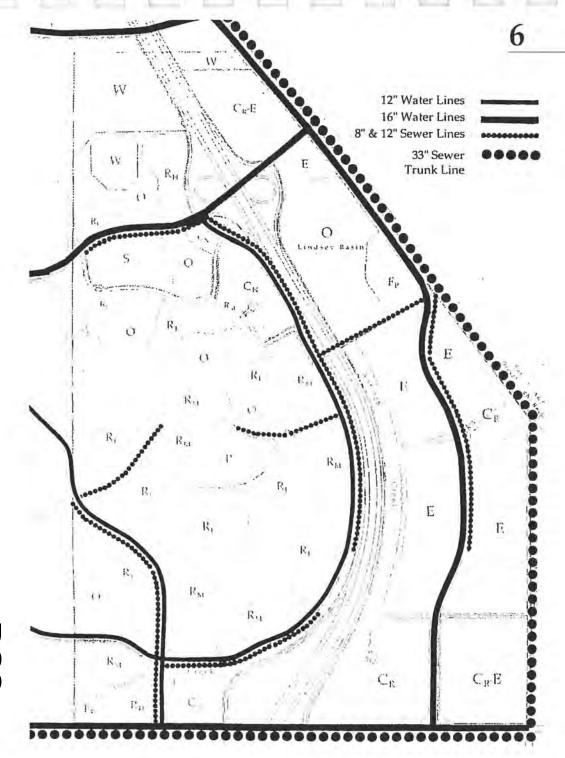


Figure 5.4d. Locations of Sunset Gateways.



The Antioch Infrastructure Plan and its EIR evaluated the need for roads, water, sewers, and storm drainage for ELTA. This Specific Plan is consistent with the land use mix addressed in the Infrastructure Plan.

Section 5 describes the circulation improvements proposed for ELTA; this Section describes the balance of the infrastructure required to support development in ELTA.

Figure 6.0. Water & Sewer Plan.

6.1 WATER TREATMENT & DISTRIBUTION

ELTA has been annexed to the Contra Costa Water District (CCWD), which has been the primary provider of raw water to the City of Antioch for treatment and distribution.

Treatment. The City of Antioch is responsible for providing treated water to ELTA. Presently, the City can draw domestic water from the San Joaquin River, to be stored at the Antioch Municipal Reservoir; or from CCWD via the Contra Costa Canal. Up to 6.3 mgd of raw water is drawn from the river, with the balance obtained from CCWD.

The City of Antioch's Water Treatment Plant presently has a capacity of 26-28 mgd, compared to a maximum daily demand of 21.0 mgd in 1994. The present configuration of plant allows for expansions of capacity to over 60 mgd. These expansions, once completed, would be adequate to meet the projected water demand through 2030.

Based on the continued growth of the City and projected per capita consumption, the existing plant is expected to reach capacity around 2000. At this point, the City must decide whether to expand the plant, or purchase treated water from CCWD. The distribution system described below has been planted to draw from either or both sources.

Distribution. ELTA lies within the City's Water Zone III East. The trunk lines in this zone are sized to serve existing and planned development, including development in ELTA.

As shown in Fig 6.0, water distribution improvements required to serve ELTA include water main extensions within Laurel Road, Country Hills Drive, Canada Valley Road and Lone Tree Way; a new north-south water main within Sunset Drive; and expansion of existing pump station facilities to service Zone III East.

6.2 WASTEWATER TREATMENT & SEWERS

FUA is within the service boundary of the Delta Diablo Sanitation District (DDSD), which serves Antioch, Pittsburg and Bay Point.

Treatment. The DDSD Wastewater Treatment Plant presently has an operating capacity of 16.5 mgd, compared to a present load of 12.0 mgd. The next DDSD plant expansion is planned for sometime after 2000.

Sewers. Presently, sewer flows from southeast Antioch are conveyed by a series of gravity and force mains to a pump station at Hillcrest and Lone Tree Way, and then on to the DDSD plant. A new sanitary sewer gravity trunk line to serve ELTA and the balance of southeast Antioch is planned to be constructed in 1997; this new line will extend a gravity line east from the Hillcrest pump station east along Lone Tree Way, then north along Empire Road and the SP tracks, then along Route 4 to the City's main pump station leading to the DDSD plant.

As shown in Fig 6.0, sewer system improvements required to serve ELTA include a new north-south line within Sunset Drive; an east-west line under the proposed Delta Expressway linking the Country Hills Road and Sunset Drive lines; and sewer lines within Country Hills Road, Laurel Road, and Canada Valley Road.

6.3 GAS, ELECTRICITY, TELEPHONE & CABLE

The Pacific Gas & Electric Company provides natural gas and electricity; Pacific Bell provides telephone service; and Viacom provides cable service to ELTA. Each provider will expand their respective systems to serve development in ELTA as it occurs. In general, these systems will be colocated in joint trenches within roadways.

The quality of life for both workers and residents in ELTA depends to a great extent on the quality of public services. City policy requires that all proposals for new development provide for adequate schools, parks, and police and fire protection. The *Draft Environmental Impact Report for Future Urbanization Area* #2 includes a complete analysis of the public services and facilities proposed for ELTA; this section presents a brief summary of each topic.

7.1 POLICE

Buildout of ELTA as described in this Specific Plan would require an increase of 5-6 police officers and staff to respond to the increased demand. The headquarters facility on downtown Antioch is relatively new, and is expected to meet the needs of the city for the next 20-30 years; because the department employs radio-dispatched mobile units rather than fixed substations, no new physical facilities would be required by ELTA development.

7.2 FIRE

In order to meet the Consolidated Fire District's maximum radius of 1.5 miles for first-engine response, an additional fire station will be required to serve new development in ELTA. The fire station site at the northwest corner of Lone Tree and Sand Creek is set aside to meet this projected need.

7.3 PARKS

The general plan requires developers to dedicate a 'reasonable' amount of land as open space; the growth management element prescribes a standard of 5 acres of parks per 1,000 residents. The City interprets this standard as being limited to active parks; no parks credit is granted for unimproved natural reserves or other types of open space. The Neighborhood Park includes a mix of flat and hilly land; parks credit shall only be granted for those portions of the site suitable for park usage.

The mix of residential development described in Section 3, Land Use would yield about 3700 residents, and would require at least 18 acres of active parks. The Neighborhood Park, at roughly 8 acres, meets this need in conjunction with Lindsey Basin. Park fees collected will be utilized to improve the Neighborhood Park, with some fees also available for Lindsey Basin.

Design standards for the Neighborhood Park are presented in Section 4.4.

7.4 SCHOOLS

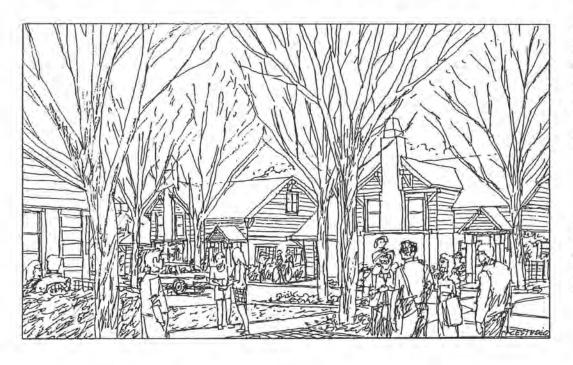
ELTA lies partly in each of two school districts: the northwest portion lies in the Antioch Unified School District, the southeast portion in the Brentwood Unified School District. The most probable scenario is that the district boundaries will be adjusted to include the entire ELTA within one district; at this point, the Antioch Unified School District would seem the more likely service provider.

As a general rule, school districts seek to add a new school for a given grade range if the students to be generated by new development would fill at least half of the school. At full buildout, the residential districts in ELTA would generate 595 students in the K-6 range, or over half the capacity of a typical 1,000 student AUSD elementary school. The Specific Plan, therefore, sets aside a site in the northwest portion of ELTA. Based on preliminary conversations with AUSD, the proposed site is a good one with respect to its longterm projections, and is adequately separated from the existing future school site just west of ELTA.

Design standards for the School are presented in section 4.5



The provisions of Section 3, Land Use and Section 8, Design Standards in this Specific Plan supersede Zoning Ordinance Sections C.1, C.2, C.3, C.4a, C.4b, and C.5 for development within ELTA. Zoning Ordinance Sections C.4c, C.6, C.7, and Section D in its entirety, remain in force for ELTA, and are incorporated herein by reference.



The Land Use Plan designates most of the western half of ELTA for single-family detached homes. While this continues the existing pattern of land use in southeast Antioch, the goal of this Plan is to create a new community with a distinctive form and identity, and a strong relationship to the natural open spaces that wind through the residential areas.

The Land Use Plan includes two single-family designations:

RL Low Density Residential

RM Medium-Low Density Residential

The RL district allows detached homes at up to 4 units per acre, and is characterized by gently curving streets that follow the contours of the upland portions of ELTA. The RM district, at up to 6 units per acre, is characterized by more formal, traditional grid layouts on the more level portions.



Figure 8.1a. Key map, Single Family Residential.



Multifamily residential in ELTA is envisioned as a mix of garden flats and townhomes, of a scale and character that respects and complements its single-family neighbors.

The western half of ELTA has two primary 'gateways': at Laurel Road and at Lone Tree Way. In both locations, the gateway is flanked on one side by community retail and on the other by multifamily residential; it is unlikely, therefore, both sides will be developed at the same time, or by the same developer. However, because these gateways will set the tone for the entire community, both frontages must work together to create an elegant, harmonious entry.

The Housing Element depicts additional opportunity sites for multifamily housing.

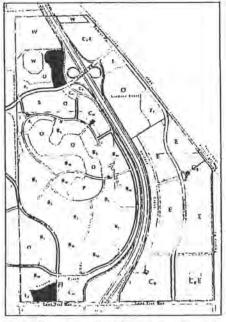


Figure 8.2a. Key map, Multifamily Residential.

8.1.1 GRADING

 The goals of these grading standards are to preserve significant features of the landscape, and to ensure graded areas are indistinguishable from adjacent natural landforms.

Grading shall be designed with soft, curvilinear forms, not sharp angles or large flat planes.

While pads for individual homes are permitted, the edges of those pads visible from the street shall be contoured to resemble natural landforms.

The numerical criteria prescribed in 8.1.1 are maximums, not averages or starting points for negotiations.

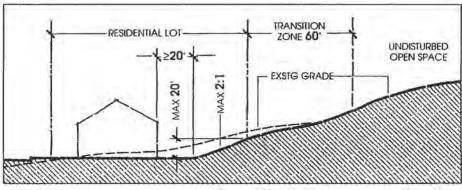


Figure 8.1b. Grading at open space boundary.

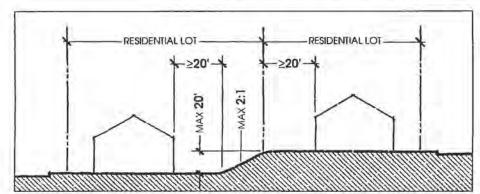


Figure 8.1c. Grading at back-to-back lots.

 The natural features of the open space land shall be preserved and used to frame and define residential areas.

Road and lot layouts shall conform to the greatest practical extent to natural landforms.

Grading shall be contoured to blend into adjacent open spaces (Fig 8.1b).

Where residential lots back up to open space, the grade transition at the open space boundary shall have a slope no greater than 2:1.

The residential pad shall be no more than 20' lower than the elevation at the open space boundary, to ensure the house screens the view of the boundary fence and the slope below it.

Within a 60' wide transition zone along the perimeter of the open space, contour grading may be utilized to round the edge of the cut slope and blend into the adjacent natural landform. However, *most* of the grade change from the pad to the open space shall be taken up within the residential lot itself.

No grading may occur in the open space except within the transition zone. The only exception to this rule shall be to allow transition grading to extend beyond the 60' zone in <u>specific areas</u> where unusual topographic conditions exist. Such exceptions shall be determined case by case, and shall be designed to produce a finished condition that resembles natural landforms.

Where a street, rather than lots, abuts open space, the 60' transition zone shall be measured from the right of way line. Again, only limited contour grading may occur within the transition zone.

Homes shall not interfere with views from the ridgetop view trail.

Buildings shall not interfere with views from the ridgetop trail. The highest point on any building must be at least 10' lower than the elevation of the nearest point on the ridgetop trail. The only exception to this rule shall be for 'saddle' points along the trail, where the trail intersects roads. Buildings may project into the views from these 'saddle' points, established based on review of the preliminary grading plan.

- Grading shall be designed to ensure adequate topsoil depth for plant materials.
- Back-to-back and side-to-side grade transitions from lot to lot shall have slopes no greater than 2:1, and shall be accommodated entirely on the lower lot (Fig 8.1c).

The maximum elevation change to be accommodated within a single back-to-back transition slope is 20'. Split pads shall be used with elevation changes greater than 20'.

 Residential pads shall be deep enough to accommodate a house plus a flat backyard at least 20' deep for two-story homes, and 15' deep for homes which are largely or entirely one story (Fig 8.1c).

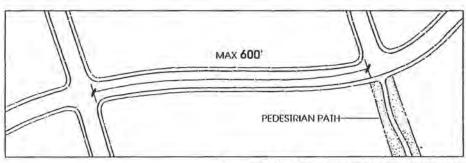
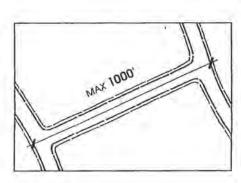


Figure 8.1d. Maximum residential block 600'.



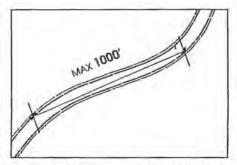


Figure 8.1e. Maximum visual length 1000'.

8.1.2 BLOCK & LOT LAYOUT

 Residential areas shall be designed to encourage pedestrian and bicycle movements.

Roads shall be planned to provide safe, pleasant and direct routes to parks, shopping centers and other destinations.

In order to avoid long, unbroken block frontages and inconvenient, circuitous routes, public streets or paths should, in general, occur at intervals no greater than 600' (Fig 8.1d).

Roads shall be planned to provide visual interest and a sense of enclosure.

No residential street shall have a visual length of more than 1000'. This may be accomplished by tee or offset intersections, or by horizontal or vertical curvature (Fig 8.1e).

 Each RL lot shall have a minimum area of 6,000 sf, with a minimum width of 60' and a minimum depth of 90'.

For corner lots, the minimum width shall be 65'.

For lots at the ends of culs-de-sac, the front width may be reduced if the average width of the lot is at least 60'. In no case, however, shall the width at curb face be less than 37'.

Each RM lot shall have a minimum area of 4,000 sf, with a minimum width of 50' and a minimum depth of 80'.

For corner lots, the minimum width shall be 65'.

For lots at the ends of culs-de-sac, the front width may be reduced if the average width of the lot is at least 50'. In no case, however, shall the width at curb face be less than 37'.

Lot width shall be measured at the minimum front setback line.

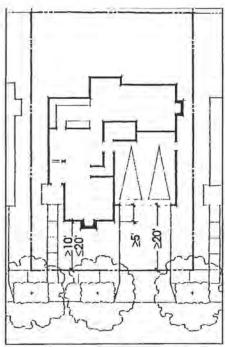


Figure 8:1f. Typical interior lot.

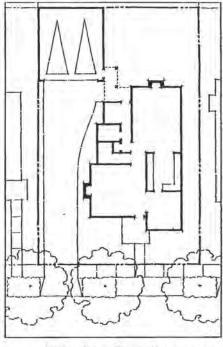


Figure 8.1g. Typical rear garage.

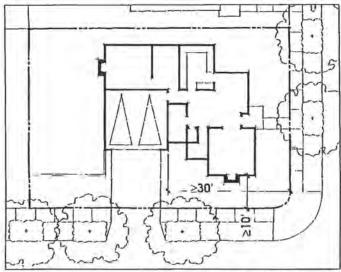


Figure 8.1h. Typical corner lot.

8.1.3 SITE DESIGN

- Front setbacks shall vary to the extent practical.
- Each block shall include some 'house-forward' models to create visual variety along the street.

On house-forward models, the first story shall be set back at least 10', but no more than 20', from the front property line (Fig 8.1f). The second story shall be set back at least 15' from the front property line.

On 'house-forward' models the garage face shall be set back at least 5' from the front facade (Fig 8.1f).

Rear garages are strongly encouraged as a means to create visual variety along the block frontage (Fig 8.1g). Such models must be designed to preserve a usable back yard, and to minimize the adverse impact of the garage on adjacent properties.

 Entrances and windows, not garages, shall be the dominant elements of front facades.

While some models may use side-facing entrances for variety, at least 75% of the homes on each block shall have front-facing entrances.

The width of the garage shall be no greater than 50% of the width of the lot. Garage width shall be defined as the combined width of all garage door openings.

 Corner homes shall be designed so both exposed facades face and enhance the street (Fig 8.1h).

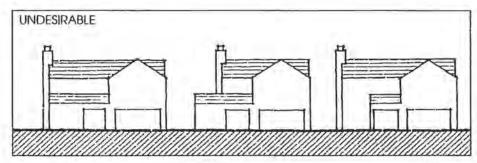
On corner lots, the side facade facing the street shall be at least 10' from the property line.

On corner lots, the garage face shall be at least 30' from the corner.

All homes shall have usable back yards.

Residential pads shall be deep enough to accommodate a house plus a flat backyard at least 20' deep for two-story homes, and 15' deep for homes which are largely or entirely one story (Fig 8.1c).

- Side yards shall vary to increase variety and provide more light and privacy to homes.
 - All interior side facades shall be set back at least 5' from side property lines in both the RL and RM districts.
 - In both districts, at least 25% of homes on interior lots shall have one side facade set back at least 10', and the other at least 5', from the respective side property lines.
 - No side or rear setbacks are required for detached accessory structures, other than those required to meet the fire code; therefore, rear garages (as shown in Figs 8.1g and 8.1j) are one way to meet the above standard.
 - In the RL district, all two-story homes on interior lots shall have one side facade set back at least 10', and the other at least 5', from the respective side property lines.



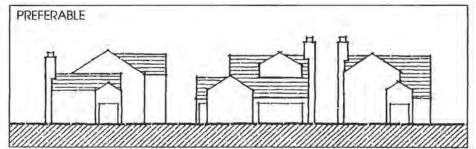
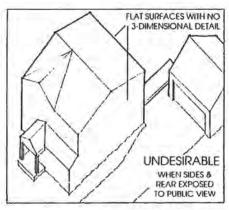


Figure 8.1i. At least 3 distinct models per frontage.

8.1.4 ARCHITECTURAL DESIGN

- Architecture within each residential area shall reflect a common vocabulary of forms, details and materials.
- The architecture of adjacent residential areas should reflect distinct, but compatible styles.
 - While architectural styles should be used to help create distinctive identities for residential areas, they should not clash. The goal is to create a pleasing variety within a coherent whole.
- Block frontages shall present a balance of variety and harmony.
 - Homes on each block frontage shall include at least 3 distinct models, plus one or more variations for corner lots. Homes of the same model may not occur on adjacent lots.
 - Models shall be truly distinct in plan and form. Superficial facade variations are not in themselves adequate to create variety (Fig 8.1i).
 - Each block frontage shall include a variety of one- and two-story forms. Other visible groups of facades (particularly rear facades on downslope lots) shall also include a variety of one- and two-story forms.
- All facades shall be well composed and articulated.
 - Wall and roof planes shall include 3-dimensional elements (chimneys, balconies, bay windows, dormers) to break up large surface planes and create a human scale.
- All facades of a home shall employ the same vocabulary of forms, details and materials.
 - Side and rear facades exposed to public view (such as rear facades on downslope lots, or side facades on wide side yards) shall be similar in articulation and detail to front facades (Fig 8.1j).
- · Details shall reinforce and enhance architectural form and style.
 - On homes designed with clear reference to a particular style or period, all details shall be consistent with that style or period.



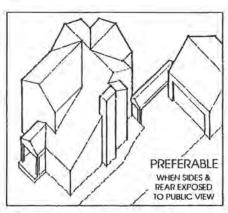


Figure 8.1j. Similar articulation and detail on all exposed facades.

- Roof forms shall be consistent on all parts of the house.
 - Individual homes may have a mix of flat and pitched roofs, but all pitched roofs on a home shall have a similar pitch.
 - Roof forms shall be consistent over the entire roof, from front to back and side to side (Fig 8.1j). For example, if a hip roof form is used on the front facade, it shall also be used on other facades so as not to create the 'assembly-line cut-off look' common in production housing.
- On corner homes, architectural style and details shall be consistent on both exposed facades.
- Stairways, fences, trash enclosures and other accessory elements shall be designed as integral parts of the architecture.
 - Fences visible from streets, such as those on corner lots, shall be architecturally designed and shall complement the architecture of the homes they serve.

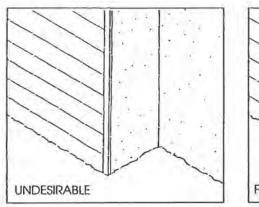
8.1.5 ARCHITECTURAL MATERIALS

- Architecture within each residential area shall use a common palette of materials, which convey an image of quality and durability.
- · All facades of a building shall employ the same vocabulary of materials.

The entire home shall be a coherent architectural composition. Transitions from front facades to sides and rears shall be graceful, not abrupt.

On corner homes, architectural materials shall be consistent on both exposed facades.

- Materials shall reinforce and enhance architectural form and style.
 - On homes designed with obvious references to a particular style or period, the materials should be consistent with that style or period.
 - Changes in surface materials shall occur at inside corners of changes in surface plane (Fig 8.1k).
- Certain materials have an inherently inexpensive, insubstantial, or garish quality, and are prohibited. These include:
 - Roofs: composition shingles; glazed or painted tiles; metal or other sheet materials. Walls: vinyl; metal; plywood or other sheet materials.
 - Wood or hardboard siding, if used, must be shiplap or board-and-batten. Shiplap must be installed so there are no visible joints. Board-and-batten must be installed so there are no visible joints in the underlying 'board' material.



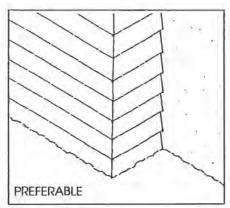


Figure 8.1k. Material changes at inside corners.

8.1.6 LANDSCAPE

 Residential streets shall incorporate the landscape improvements described in Section 5.3.

A program of landscape improvements and ongoing maintenance shall be included as part of each development proposal.

 Lots adjacent to open space areas shall incorporate a firebreak as described in the city landscape guidelines.

8.2.1 SITE DESIGN

Buildings shall frame the gateways and form an entry portal to the community (Figs 8.2b-8.2c).

Buildings and parking lots shall be set back at least 25' from public rights of way, and facades shall align with the streets they face.

Buildings shall occupy both corners of the gateway entry. Given their visual importance, the corner buildings should be the most distinctive buildings on their respective sites.

Building facades within 35' of the right of way shall comprise at least 50% of both frontages of the Lone Tree gateway.

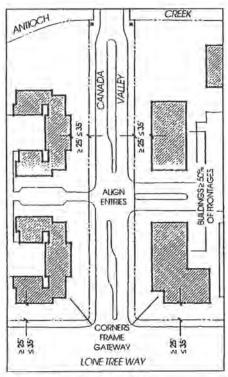


Figure 8.2b. Lone Tree Way community gateway (see 5.3.10 for landscape).

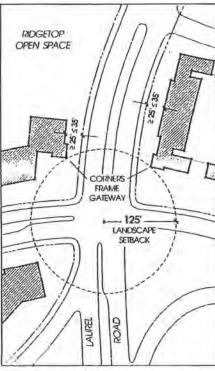


Figure 8.2c. Laurel Road community gateway (see 5.3.9 for landscape).

 The multifamily complex shall be sited and designed to take maximum advantage of natural amenities.

On the Lone Tree Way site, the complex shall provide views of and from the creek. On the Laurel Road site, the complex shall provide direct access to the ridgetop view trail.

 Buildings within the site shall be sited and configured to ensure visual and acoustic privacy.

Front-to-front, front-to-rear, and rear-to-rear separations shall be at least 30'; front-to-side at least 25'; and side-to-side and side-to-rear at least 20'.

Building shall be set back at least 15' from the curb lines of internal roads and parking lots.

Units shall be entered from vestibules or stair landings serving no more than 4 units per floor. No unit entrance shall require circulation past windows of other units.

 Building forms shall be used to frame secure, observable common spaces.

Units shall face and observe roads, paths and common open spaces and, conversely, unit entrances shall be visible from those spaces, in order to enhance the security of residents.

Public, communal, and private spaces shall be clearly distinguished.

While walls and gates are obvious devices to delineate 'ownership' of spaces, more subtle devices such as changes in grade and land-scape often work nearly as well, and should be encouraged.

 There shall be a continuous system of pedestrian paths through the complex.

Residents shall be able to walk to and from their cars without maneuvering through parked cars.

Entry drives shall be designed to create a positive identity for the complex.

The entry drive shall include sidewalks and formal rows of trees on both sides (Fig 8.2d). The clubhouse and common open space shall be directly visible from the entry drive.

Buildings shall be set back at least 15', but no more than 30', from the curb line of the entry drive. At least half the units fronting on the entry drive shall have their principal entrances on the entry drive.

Parking shall be unobtrusive and shall not disrupt the quality or continuity of the complex.

Visible long, unbroken rows of parked cars or garage doors shall not be permitted. Parking shall instead be distributed over the site in discrete lots or courts (Fig 8.2e).

 Services shall be sited and designed to be unobtrusive and invisible from public areas and open spaces.

Trash bins, utility meters, transformers and other service elements shall be enclosed or otherwise concealed from view.

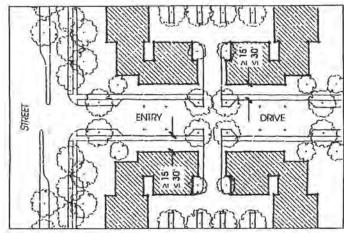


Figure 8.2d. Entry drive.

8.2.2 OPEN SPACE

Multifamily housing must provide both common and private open space. Common open space is for the use of all residents. This open space must be usable, and only landscaping that enhances its use value is permitted. Decorative landscape, such as flower beds, is not usable open space. Private open space is only for use of the residents of the adjacent unit, and may be in the form of a ground-floor yard, patio or deck, or an upper-floor balcony.

 The complex shall provide at least 60 sf of private open space per unit, along with adequate common open space.

No yard, patio, or deck shall have a dimension less than 10'. No balcony shall have a dimension less than 6'.

 Play spaces for children are strongly encouraged, and shall be both secure and observable.

Common open spaces intended as play areas for children shall be directly observable from active living spaces in the units they serve.

Buildings shall be configured to provide enclosure for the space, but the space shall also be observable from the entry drive. Access shall be designed to discourage children from straying out and intruders from sneaking in.

Recreational amenities shall enhance the sense of community.

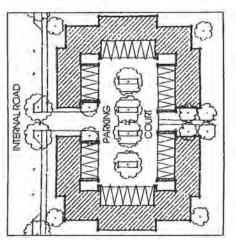


Figure 8.2e. Parking court.

The complex shall include a central recreational facility. Its specific elements shall be selected to meet the needs of prospective residents. For example, a project designed for singles and couples might include a pool and exercise room, but a playground might be preferable for a family-oriented project.

A clubhouse available for use by residents of the complex is strongly encouraged as an element of the recreational facility.

- Common open space shall have a direct, positive relationship to adjacent public open space.
 - On the Lone Tree Way site, the common open space shall provide views of and from the creek (Fig 8.2f). On the Laurel Road site, the common open space shall provide direct access to the ridgetop view trail.
 - Landscaping shall create a graceful transition from common to public open space.

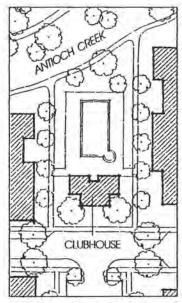


Figure 8.2f. Units frame and observe open space.

8.2.3 ARCHITECTURAL DESIGN

- Architecture within the complex shall utilize a single, unifying vocabulary of forms and details.
 - Visual interest shall be created by articulation of planes and volumes and the subtle use of color, not by abrupt changes in style.
- Building forms shall be articulated by varying roof heights and wall planes.
 - Facades shall include 3-dimensional elements (chimneys, balconies, bay windows, dormers) to break up large surfaces and create a human scale.
 - Long, unbroken volumes and large, unarticulated wall and roof planes shall be prohibited. Every facade shall be well composed and articulated.
- Buildings shall respect the scale and character of nearby residential areas.
 - Buildings shall be no greater than 35' in height.
 - Traditional elements such as pitched roofs and chimneys can help create a graceful visual transition from the arterial to residential districts.
- Architectural treatment shall be consistent on all building facades.
- · Roof forms shall cover the entire width and depth of buildings.
 - Superficial roof forms (such as 'mansards') affixed to the building edge are prohibited.
- Stairways, fences, trash enclosures and other accessory elements shall be designed as integral parts of the architecture.
 - Manufactured components such as stairways and sheds are prohibited.

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8.2.4 ARCHITECTURAL MATERIALS

- Architectural materials shall be selected to convey an image of quality and durability.
- Architectural materials on each building shall be consistent on all facades.
- · Materials shall reinforce and enhance architectural form and style.

Changes in materials shall occur at inside corners of changes in surface plane.

On buildings designed with obvious references to a particular style or period, the materials shall be consistent with that style or period.

 Roofs shall be clad in clay or concrete tile; walls shall be clad in plaster, brick or wood.

Flat roofs may be allowed, but only if they are concealed from public view by continuous parapets, or by pitched roofs of the above materials.

Wood or hardboard siding, if used, must be shiplap or board-and-batten. Shiplap must be installed so there are no visible joints. Board-and-batten must be installed so there are no visible joints in the underlying 'board' material.

 Certain materials have an inherently inexpensive, insubstantial, or garish quality, and are prohibited. These include:

Roofs: composition shingles; glazed or painted tiles; metal or other sheet materials. Walls: vinyl; metal; plywood or other sheet materials.

8.2.5 LIGHTING

- Lighting within the complex shall consist entirely of fixtures on poles no greater than 16' in height, but preferably lower. Pole fixtures shall be supplemented by low bollards and other path lighting.
- Fixtures shall incorporate cutoffs to screen the view of light sources from residences.

8.2.6 LANDSCAPE

 All site areas not covered by structures, walkways, driveways or parking spaces shall be landscaped.

The landscape shall, as a rule, consist of live plants. Gravel, rock, bark and other like materials are not a substitute for plant cover.

Plazas and other areas subject to heavy traffic may be surfaced with a combination of plants and decorative paving.

The landscape shall include permanent, automated irrigation.

Plant materials shall be primarily natives and other climate-suited varieties.

Water-intensive plants, such as lawns and flowering exotics, shall be used only sparingly as accents.

- Mature trees, rock outcrops, creeks and other desirable natural site features shall be preserved and incorporated into the landscape plan.
- Site landscaping within the complex shall include formal, regularly spaced trees along roads and paths, combined with more informal, relaxed plantings in common open spaces and interstices.
- Parking lots shall be generously landscaped to provide shade, reduce heat and glare, and provide visual interest.

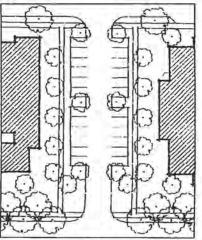
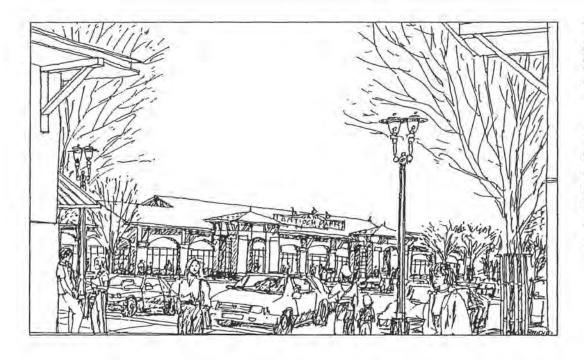


Figure 8.2g. Parking lot landscaping.

Each row of spaces in a surface lot shall provide one planting bed at least as wide and long as one parking space at intervals of 4-6 spaces (Fig 8.2g). Each shall be planted with at least one min 15 gal tree plus ground cover.



The community retail center in FUA 2 is envisioned as not merely a generic strip center, but rather as an integral part of the community. It should have a public, pedestrian-friendly character, and its architecture and landscape should complement and enhance the residential areas it serves.

The western half of FUA 2 has two primary 'gateways': at Laurel Road and at Lone Tree Way. In both locations, the gateway is flanked on one side by community retail and on the other by multifamily residential; it is unlikely, therefore, both sides will be developed at the same time, or by the same developer. However, because these gateways will set the tone for the entire community, both frontages must work together to create an elegant, harmonious entry.

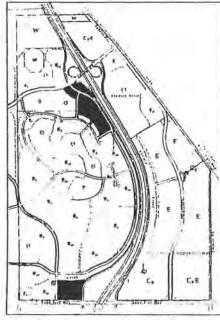


Figure 8.3a. Key map, Community Retail.

8.3.1 SITE DESIGN

Buildings shall frame the gateways and form an entry portal to the community (Figs 8.3b- 8.3c).

Buildings and parking lots shall be set back at least 25' from public rights of way, and facades shall align with the streets they face.

Buildings shall occupy both corners at the gateway entry. Given their visual importance, the corner buildings should be the most distinctive buildings on their respective sites.

Building facades within 35' of the right of way shall comprise at least 50% of both frontages of the Lone Tree Way gateway.

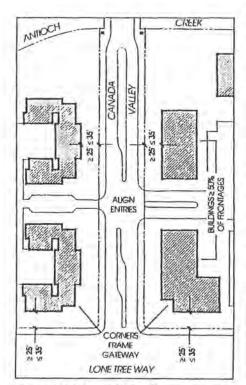


Figure 8.3b. Lone Tree Way community gateway (see 5.3.9 for landscape).

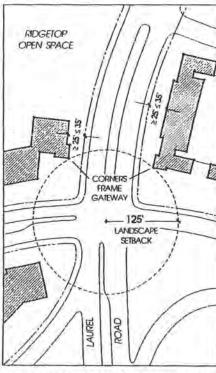


Figure 8.3c. Laurel Road community gateway (see 5.3.9 for landscape).

· The center shall comfortably accommodate pedestrians as well as cars.

Residents shall be able to walk a direct route from their homes to center stores without traversing parking lots.

A continuous pedestrian sidewalk shall link all stores in the center. Sidewalks shall be at least 10' in width and shall be framed by store-fronts, awnings and landscaping (Fig 8.3j).

 The center shall include a public plaza, located at the main pedestrian entrance (Figs 8.3d-8.3e).

A community retail center, if properly designed, can be a place where neighbors meet, socialize, and share information. In order to serve this important purpose, however, it must provide an inviting public space.

The plaza shall include both paved and planted areas, and shall provide a generous amount of seating. At least one cafe, deli, or restaurant shall face the plaza.

In general, these plazas need be no larger than 8,000-12,000 sf. However, where the plaza is located, and how it is framed by active, complementary uses, are just as important as its size.

On the Lone Tree Way site, the plaza shall be designed to provide views of and from the creek, and shall provide direct access to the creek trail.

- Parking areas shall be designed to maximize the utilization of angled parking.
- Bicycle parking shall be provided as required by the City Parking Ordinance.
- Bus stops with shelters shall be conveniently located to serve the retail center, and a continuous sidewalk shall link the bus stop to all stores in the center.

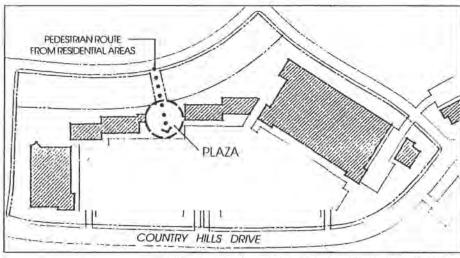


Figure 8.3d. Illustrative plan, Laurel Road retail center.

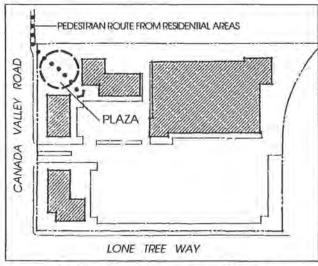


Figure 8.3e. Illustrative plan, Lone Tree Way retail center.

Service facilities shall be concealed from public view.

Trash bins and compactors, utility meters, transformers, and other service elements shall be enclosed or otherwise entirely concealed from view. Service enclosures shall be designed as integral elements of the center architecture.

Loading areas shall be separated from residential lots by a solid wall and a 10' landscaped strip, planted with densely foliaged trees. The wall shall be of adequate height to conceal the view of docks and trucks from adjacent homes.

In general, loading areas shall not be visible from any public street, nor from Antioch Creek.

Drive-thru windows shall be limited to two per center.

Neither service windows nor stacking lanes shall face public streets.

 Buildings shall be sited, designed and landscaped to minimize their adverse visual impacts on nearby open spaces and residences.

> The Lone Tree site backs up to the Antioch Creek open space, while the Laurel Road site backs up to residences. Both these interfaces must be treated with extreme care.

> Section 8.3.4 prescribes landscape treatments for the perimeters of retail sites. However, it is also important these perimeters not be merely long, blank edges that separate the center from its community. The public plazas described above help break the visual monotony of these edges by providing views, and pedestrian routes, into the center.

Buildings shall be set back from property lines abutting residential lots at least 1.5' for each 1' of building height, although this setback may be reduced where there is also a change in grade at the property line. Windows, if any, shall be located to preclude direct views into adjacent homes or yards within 100'.

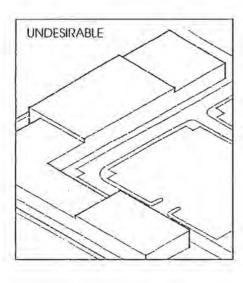
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8.3.2 ARCHITECTURAL DESIGN

 The center shall be designed as a composition of distinct, but related forms (Fig 8.3f).

Building forms shall be articulated by varying roof heights and wall planes. Long, unbroken volumes and large, flat planes shall be avoided.

A mix of one- and two-story forms is strongly encouraged as a way to increase visual interest and diversify the mix of activities in the center.



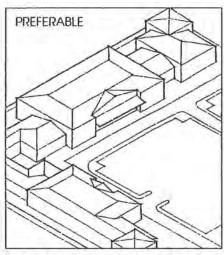


Figure 8.3f. Articulation of building forms.

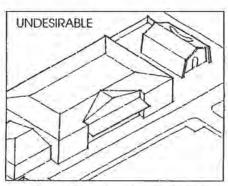


Figure 8.3g. Franchise architecture.

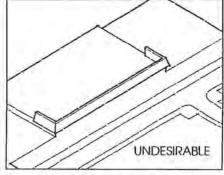


Figure 8.3h. Superficial roof forms.

Architecture shall respect the scale and character of nearby residential areas.

Traditional elements, for example pitched roofs or covered arcades, can help create a graceful visual transition from the arterial to residential districts.

 Architecture within the center shall employ a single, unifying vocabulary of forms, details and materials.

Visual interest shall be created by articulation of planes and volumes and the subtle use of color, not by abrupt changes in style.

Franchise architecture, such as pseudo-historic styles or 'trademark' roof shapes, which sacrifice the integrity of the center to promote a single tenant, is prohibited. (Fig 8.3g).

All facades of a building shall draw from the same vocabulary of forms, details and materials. Transitions from front facades to sides and rears shall be graceful, not abrupt.

Roofs shall be designed as integral elements of the center architecture.

Roof forms or parapets shall be continuous around the entire building, not superficial forms limited to the most visible areas (Fig 8.3h).

Buildings shall present interesting, inviting street facades.

Display windows shall comprise at least 33% of the width of each facade that faces a public street.

Where large blank wall sections are unavoidable, they shall be articulated with 3-dimensional elements, such as planters, and softened with vines and shrubs.

Services and equipment shall be enclosed, buried, or otherwise concealed from view.

Roof-mounted equipment shall be concealed by enclosures consistent in design with the building roof.

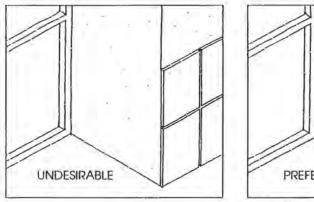
Dock and service enclosures and other auxiliary structures shall be designed as integral elements of the center architecture.

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8.3.3 ARCHITECTURAL MATERIALS

 Architectural materials shall be selected to convey an image of quality and durability.

Loud colors, materials and signs are unnecessary in a center that serves the routine day-to-day needs of local residents. Subtler, more elegant materials can help create a graceful visual transition from the arterial to residential districts.



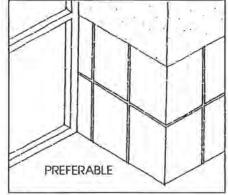


Figure 8.3i. Material changes at inside corners.

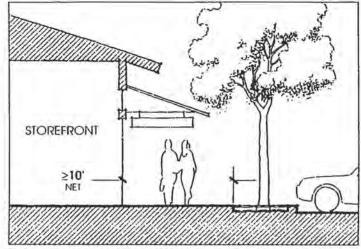


Figure 8.3j. Typical section, storefront within center.

- All facades of a building shall employ the same vocabulary of materials.
 - Transitions from front facades to sides and rears shall be graceful, not abrupt.
- Materials shall reinforce and enhance architectural form and style.
 - Changes in materials shall occur at inside corners of changes in surface plane (Fig 8.3i).
 - On buildings designed with obvious references to a particular style or period, the materials shall be consistent with that style or period.
- Roofs shall be clad in clay or concrete tile; walls shall be clad in plaster, brick or wood.
 - Flat roofs may be allowed, but only if they are concealed from public view by continuous parapets, or by pitched roofs of the above materials.
 - Wood or hardboard siding, if used, must be shiplap or board-and-batten. Shiplap must be installed so there are no visible joints. Board-and-batten must be installed so there are no visible joints in the underlying 'board' material.
 - Accent materials may include stone; anodized or thermoacrylic coated metals; and wood with a minimum nominal dimension of 2".
- All ground floor display windows shall be clear glass. Windows on upper floors may be lightly tinted, but may not be reflective.
- Certain materials have an inherently inexpensive, insubstantial, or garish quality, and are prohibited. These include:
 - Roofs: composition shingles; glazed or painted tiles; metal or other sheet materials. Walls: vinyl; metal; plywood or other sheet materials.

8.3.4 LANDSCAPE

 All site areas not covered by structures, service yards, walkways, driveways or parking spaces shall be landscaped.

The landscape shall, as a rule, consist of live plants. Gravel, rock, bark and other like materials are not a substitute for plant cover.

Plazas and other areas subject to heavy traffic may be surfaced with a combination of plants and decorative paving.

The site landscape shall include permanent, automated irrigation.

Plant materials shall be primarily natives and other climate-suited varieties.

Water-intensive plants, such as lawns and flowering exotics, shall be used only sparingly as accents.

- Mature trees, rock outcrops, creeks and other desirable natural site features shall be preserved and incorporated into the landscape plan.
- Parking lots shall be generously landscaped to provide shade, reduce heat and glare, and provide visual relief from the acres of parked cars.

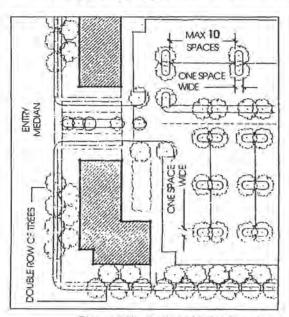


Figure 8.3k. Parking lot landscaping.

Planting beds at least one parking space wide shall be located at the ends of each row and at intervals of no more than 10 spaces. (Fig 8.3k). Each bed shall be planted with one (single-space depth) or two (double-space depth) min 15 gal trees.

Parking lot trees shall be selected and spaced so tree canopy covers at least 25% of the paved area of the lot within 10 years.

 Street frontages shall be landscaped to screen the view of parked cars and frame the public realm.

> Setbacks along street frontages shall include a row of trees, spaced at the same interval as the street trees in the public right-of way. The on-site trees shall be offset by half the interval, to create a double row of alternately spaced trees framing the public sidewalk (Fig 8.3k).

> Where parking lots front directly on streets, the setback shall include a berm, adequate in height to screen the view of parked cars from the street (Fig 8.3m).

This berm may be reduced on sites where the parking lot lies above the road, as long as parked cars are not visible from the road.

 Interior property lines shall be landscaped to buffer adjacent uses from visual and acoustic impacts.

Where a retail site abuts non-retail uses, there shall be a landscaped setback of at least 10', with a masonry wall at least 6' in height at the property line, except at plaza locations (Fig 8.3n).

 Sides and rears of retail buildings facing the Bypass shall be screened from view by densely foliaged trees.

Loading areas and other service facilities shall be entirely concealed from view, as described in 8.3.1.

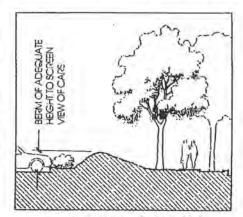


Figure 8.3m. Parking lot berm.

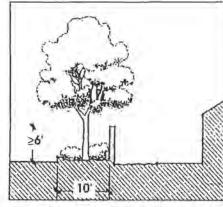
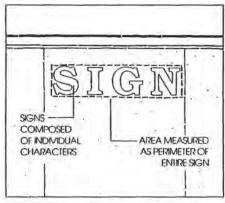
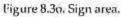


Figure 8.3n. Interior property line.

8.3.5 LIGHTING

- Lighting in retail centers shall be limited to levels adequate for public safety.
- Lighting in service areas shall be the minimum required for operation, and shall be designed to minimize the visibility of those areas.
- Low, pedestrian-scale fixtures are encouraged to help identify and light pedestrian routes.
- Light fixtures shall employ shielding to ensure no light sources are directly visible from outside the site.





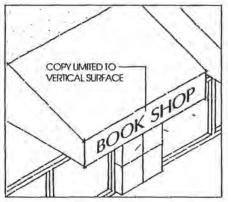


Figure 8.3p. Awning signs.

8.3.6 SIGNS

· Signs and other graphics shall be an integral part of the center design.

The center design shall include a comprehensive sign program, with designs for known tenants and criteria for unknown future tenants. Sign design shall complement and enhance the center architecture.

· Signs shall respect the scale and character of nearby residential areas.

Large, garish signs are unnecessary in a center that serves the routine day-to-day needs of local residents. Subtler, less intrusive signs can help create a graceful visual transition from the arterial to residential districts.

- Each center may have one detached monument sign per arterial or collector frontage to identify the center and up to two tenants; all other signs must be affixed to buildings.
- The cumulative area of all affixed signs in the center shall be no greater than 1 sf per lineal foot of storefront in the center (Fig 8.3o).
- Affixed signs shall be composed of individual characters; cabinet signs are prohibited.

Individual characters shall be no greater than 18" in height for minor tenants. Major tenant signs shall be reviewed case by case, but in general shall not exceed 36".

- Affixed signs shall be placed only on vertical surfaces below the eave or parapet line; roof top signs are not permitted.
- Awning signs are allowed, but graphics shall be confined to vertical surfaces (Fig 8.3p).

Awning signs shall count against the maximum individual and cumulative areas for affixed signs.

Illuminated awnings are prohibited.

- Suspended signs are allowed under awnings or canopies, but each face shall have an area no greater than 6 sf.
 - Suspended signs shall count against the maximum individual and cumulative areas for affixed signs.



The ELTA employment center is envisioned as a campus-like environment with a mix of large and small employers. In order to achieve and maintain its status as a desirable business address, development projects within the center must reflect high standards of design and workmanship. While higher intensity uses are encouraged at its core, the balance of the center is expected to consist primarily of low, conservatively designed buildings with surface parking. The landscape, therefore, is as important as architecture in establishing the image and identity of the employment center.

Two features of the landscape are particularly important: the travel experience into and through the center along Sunset Drive; and the major visual and recreational amenity provided by the Antioch Creek and Lindsey Basin open spaces. The landscape along Sunset Drive, including the gateways to the employment center from the north and south, is described in section 5.4; Antioch Creek and Lindsey Basin are described in section 4.

In approving a planned unit development within the employment center, the City may deviate from the standards prescribed in this section, as long as the resulting project is at least comparable in quality to the level established by these standards.

ELTA includes two sites, designated CR/E, which may be developed for either regional retail or employment. On the CR/E sites, the standards in this section apply if they are developed for employment; section 8.5 applies if they are developed for regional retail.

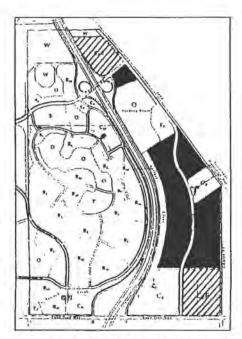


Figure 8.4a. Key map, Employment (hatching indicates Cr/E sites)

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8.4.1 SITE DESIGN

 Buildings shall be sited and designed to frame and enhance the street, and contribute positively to the image of the employment center.

Buildings shall be set back at least 20' from all streets. Parking lots shall be set back at least 20' from Sunset Drive, and at least 10' from other employment center streets.

The main entrances to buildings, or to multi-building complexes, shall face the street or central plaza.

Buildings shall be designed so major facade planes align with the streets they face.

Buildings on corner sites shall emphasize the corner as a focal point.

Corners shall be the location of either a prominent architectural feature or a landscaped plaza framed by the buildings (Fig 8.4b-8.4c).

Parking lots shall not be located within 50' of corners (Fig 8.4b).

- Multi-building complexes shall be designed to function for both single and multiple tenants.
- Most of the parking on the site shall be located to the sides and rears of buildings.

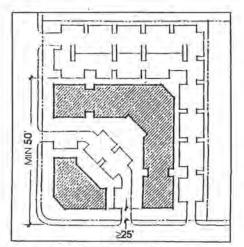


Figure 8.4b. Building emphasizes corner.

While some visitor and other shortterm parking may be located in front of the building, the front facade shall not be separated from the street by more than one bay (±60' wide) of parking (Fig 8.4d).

Truck parking and loading shall be located to the sides and rears of buildings, and the buildings shall screen direct views of trucks from the street (Fig 8.4d).

- Plazas and other open spaces within each site shall be primarily framed and defined by buildings (Fig 8.4e)
- The site shall comfortably accommodate pedestrians as well as autos.

Each building shall have a direct pedestrian walkway from the street to the main entrance or entry courtyard. While the walkway may cross the front parking lot, it shall be designed to ensure the primacy of pedestrians.

Service facilities shall be screened from public view.

Trash bins and compactors, utility meters, transformers, and other service elements shall be enclosed or otherwise screened from public view by landscaping or architectural enclosures. Such enclosures shall be designed as integral elements of the building architecture.

Loading areas shall be located at the sides or rears of buildings, and shall be screened from public view.

Sites which abut Antioch Creek or Lindsey Basin shall present an attractive appearance when viewed from the creek or basin and from the Route 4 Bypass.

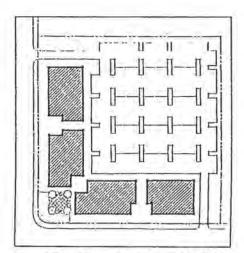
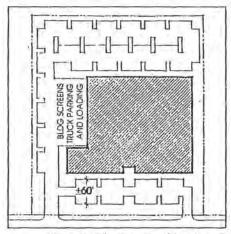
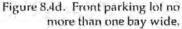


Figure 8.4c. Comer plaza framed by bldgs.

Very large parcels may have frontage on both Sunset Drive and Antioch Creek, and therefore may have large surface parking lots on the creek side of the buildings. On such sites, it is very important the parking lots be generously landscaped (see 8.4.4) and that loading and other service areas be adequately screened from public view (see above).





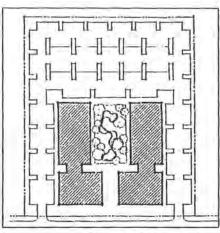


Figure 8.4e. Open spaces framed by buildings.

- Access to Antioch Creek shall be provided, with the locations of, and the arrangements for, such access to be determined through the PD process.
- Bus stops with shelters shall be conveniently located to serve the employment center.

8.4.2 ARCHITECTURAL DESIGN

 Architecture within the employment center shall convey the image of a serious, sophisticated workplace.

Clean lines and geometric forms are preferable to superficial ornamental details.

 Each building or multi-building complex shall be a coherent architectural composition.

Many employment center buildings may have several functional elements (e.g. office, production, storage). The varied size and shape characteristics of these elements can be a source of architectural interest; but the building must also work as a whole.

- All facades of a building shall employ the same vocabulary of forms, details and materials.
- In complexes comprised of more than one building, the architecture shall employ a single, unifying vocabulary of forms, details and materials.

Visual interest shall be created by articulation of planes and volumes and the subtle use of color, not by arbitrary variations in style.

 Overhangs, reveals, arcades, and other 3-dimensional facade elements are strongly encouraged.

Such elements are most desirable when they serve functional as well as esthetic purposes. For example, overhangs and reveals can aid in climate control; arcades provide sun- and rain-protected walkways.

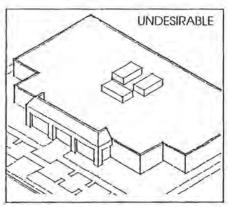
· Buildings shall present interesting, inviting street facades.

The main entrances to buildings, or to multi-building complexes, shall be easily identifiable from the street.

Services and equipment shall be screened from public view.

Roof-mounted equipment shall be screened by enclosures consistent in design with the building roof.





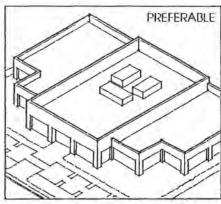


Figure 8.4e. Continuous parapets, no superficial roof forms.

- Roofs shall be designed as integral elements of the building architecture.
 - Flat roofs with continuous parapets are preferable to mansards or other superficial roof forms (Fig 8.4e).
 - Parapets shall be continuous around the entire building, not merely limited to the most visible areas (Fig 8.4e).
- Dock and service enclosures and other auxiliary structures shall be designed as integral elements of the center architecture.

8.4.3 ARCHITECTURAL MATERIALS

- Architectural materials shall convey an image of quality and durability.
 - Preferable facade materials include plaster, precast concrete, and masonry. Precast concrete systems, however, vary in quality from very good to very poor, and shall be evaluated on a case-by-case basis.
 - Many metal and glass wall systems have a flimsy, low-quality image. Such systems shall also be evaluated on a case-by-case basis; however, curtain-wall systems with large, continuous glass surfaces are strongly discouraged.
 - Concrete block, if used, shall be split-face or slump; precision blocks shall be used only sparingly as color or texture accents.
- · All facades of a building shall employ the same vocabulary of materials.
 - Transitions from front facades to sides and rears shall be graceful, not abrupt.
 - Visual interest shall be created by articulation of planes and volumes and the subtle use of color, not by arbitrary changes in surface materials.
- Materials shall reinforce and enhance architectural form and style.
 - Changes in materials shall occur at inside corners of changes in surface plane.
- Window glass may be clear or lightly tinted; reflective glass is strongly discouraged.
- Buildings which are, or appear to be, temporary or prelabricated are prohibited.
- Certain materials have an inherently residential quality, and are generally not suitable for the employment center.

Roofs: shingles, tiles, or other unit materials; all wood materials. Walls: wood, plywood, hardboard or vinyl materials.

However, the use of wood materials may be evaluated on a case-by-case basis, depending on the architecture of the building.

8.4.4 LANDSCAPE

 All site areas not covered by structures, service yards, walkways, driveways or parking spaces shall be landscaped.

The landscape shall, as a rule, consist of live plants. Gravel, rock, bark and other like materials are not a substitute for plant cover.

Plazas and other areas subject to heavy traffic may be surfaced with a combination of plants and decorative paving.

The site landscape shall include permanent, automated irrigation.

Plant materials shall be primarily natives and other climate-suited varieties.

Water-intensive plants, such as lawns and flowering exotics, shall be used only sparingly as accents.

- Mature trees, rock outcrops, creeks and other desirable natural site features shall be preserved and incorporated into the landscape plan.
- Parking lots shall be generously landscaped to provide shade, reduce heat and glare, and provide visual relief from the acres of parked cars.

MAX 10 SPACES WDE WDE SPACES

Figure 8.4f. Parking lot landscaping.

Planting beds at least one parking space wide shall be located at the ends of each row and at intervals of no more than 10 spaces, as shown in Fig 8.4f. Each such bed shall be planted with one (single-space depth) or two (double-space depth) min 15 gal trees.

 The perimeter of each site shall be landscaped to screen parking, buffer adjacent sites, and provide a pleasing view from the street.

Building and parking lot setbacks shall incorporate the landscape treatments described in section 5.4.

Where parking lots front directly on streets, the setback shall include a berm to screen the direct view of parked cars. The berm shall be at least 3' in height above the parking lot surface (Fig 8.4g).

Interior property lines shall have a landscaped strip at least 5' wide on each side of the property line.

8.4.5 LIGHTING

- Lighting shall be limited to levels adequate for public safety.
- Lighting in service areas shall be the minimum required for operation, and shall be designed to minimize the visibility of those areas.
- Low, pedestrian-scale fixtures are encouraged to help identify and light pedestrian routes.
- · Light sources of light fixtures shall not be visible from outside the site.

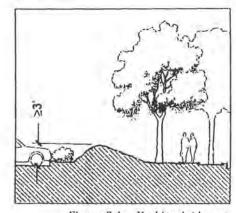
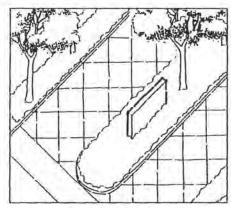


Figure 8.4g. Parking lot berm.





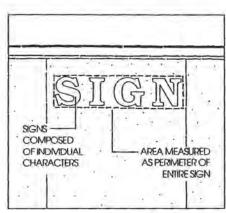


Figure 8.4j. Sign area.

8.4.6 SIGNS

- Sign design shall complement and enhance the image of the employment center.
- Each building or multi-building complex may have one detached monument sign, incorporated into the landscape at the main entrance (Fig 8.4i).

Large corner sites may be allowed a second monument sign, located at the corner.

The monument sign shall include the address of the building or multi-building complex it serves.

Monument signs shall be consistent in design with the architecture of the buildings they serve.

In general, monument signs shall be no greater than 6' in height above grade, and each face shall have an area no greater than 60 sf.

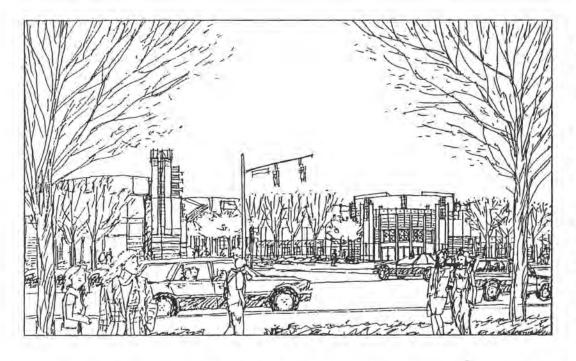
All other signs shall be affixed to buildings.

Affixed signs shall be placed only on vertical surfaces below the eave or parapet line; roof top signs are not permitted.

The area of each affixed sign shall be no greater than 1 square foot per 5 linear feet of street frontage (Fig 8.4j).

All signs shall be composed of individual characters; internally illuminated 'box' signs are discouraged.

In general, individual characters shall be no greater than 24" in height.



ELTA includes 3 sites which may be developed as regional retail, as shown below in Fig 8.5a. One, at the intersection of the Route 4 Bypass and Lone Tree Way, is designated for retail use only; the other two may be developed either for retail or employment uses.

The two sites flanking the south entrance to the employment center, along Sunset Drive, are particularly important because they might not be developed at the same time, and might not be developed with the same use. However, because these parcels form the 'gateway' to the employment center from the south, both frontages must work together to create an elegant, harmonious entry.

Regional retail and the types of employment envisioned in ELTA are not incompatible; on the contrary, they are quite similar in the intensity of land use and the general scale and form of buildings. However, this compatibility depends on well composed and finished buildings, a generously planted landscape, and restrained signage.

In this section, the term 'CR site' refers to the site designated for retail use only; the term 'CR/E site' refers to the two sites designated for either retail or employment use. On the CR/E sites, the standards in this section apply if they are developed for retail; section 8.4 applies if they are developed for employment.

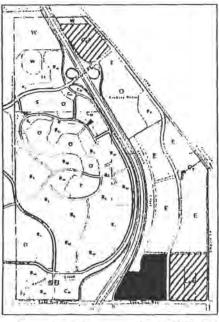


Figure 8.5a. Key map, Regional Retail (hatching indicates Cr/E sites)

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8.5.1 SITE DESIGN

 The 3 sites designated CR or CR/E shall each be developed as a single project.

While development on a CR or CR/E site may be phased, it shall follow a single master plan for the entire site.

 Buildings shall be sited and designed to frame and enhance the street, and contribute positively to the image of the employment center.

Buildings and parking lots shall be set back at least 25' from public rights of way.

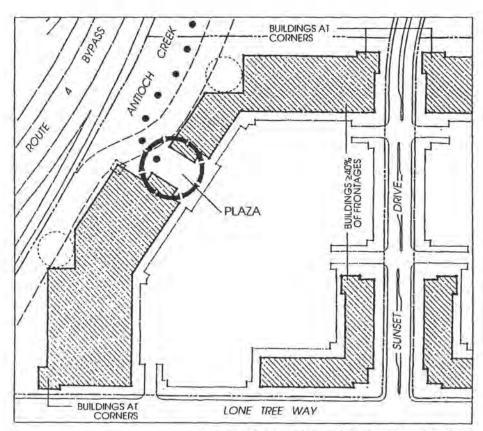


Figure 8.5b. Illustrative plan, regional retail center.

Building facades within 35' of the right of way shall comprise at least 40% of both frontages along Sunset Drive, and shall align with the streets they face (Fig 8.5b).

Buildings shall occupy all site corners with at least one street frontage (Fig 8.5b). These corner buildings shall be composed and designed to reflect their visual importance.

 The site design shall comfortably accommodate pedestrians as well as automobiles.

A continuous pedestrian sidewalk shall link all stores in each center. The sidewalk shall be of adequate width as determined by the Planning Commission.

The CR site shall include a public plaza at the location shown on Fig 8.5b.

The plaza shall be located and designed to create a visual break in the building mass and afford views into the center from the Bypass.

The plaza shall face the Antioch Creek open space and shall provide direct access to the trail.

The plaza shall include both paved and planted areas, and shall provide a generous amount of seating. At least two cases, delis, or restaurants shall face the plaza.

The plaza should be of adequate size as determined by the Planning Commission. However, how the plaza is designed, how it relates to the adjacent open space, and how it is framed by active, complementary uses are just as important as its size.

- Entrance drives shall align across Sunset Drive (Fig 8.5b).
- Service facilities shall be concealed from public view.

Trash bins and compactors, utility meters, transformers, and other service elements shall be enclosed or otherwise entirely concealed from view. Service enclosures shall be designed as integral elements of the center architecture.

In general, loading areas shall not be visible from any public street, nor from Antioch Creek.



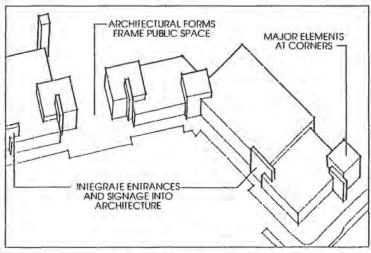


Figure 8.5d. Articulation of building forms.

 Buildings shall be sited, designed and landscaped to minimize their adverse visual impacts on nearby open spaces.

Section 8.5.4 prescribes landscape treatments for the perimeters of retail sites. However, it is also important these perimeters not be merely long, blank edges that isolate open spaces. Retail centers must include features, such as the aforementioned plaza, that provide views and pedestrian routes to and from adjacent open spaces.

- Parking areas shall be designed to maximize the utilization of angled parking.
- Bicycle parking shall be provided as required by the City Parking Ordinance.
- Bus stops with shelters shall be conveniently located to serve the retail center, and a continuous sidewalk shall link the bus stop to all stores in the center.

8.5.2 ARCHITECTURAL DESIGN

 The architecture of regional retail centers shall respect the image, scale and character of the employment center.

Clean lines and geometric forms are preferable to superficial ornament. 'Theme' or 'period' architecture is strongly discouraged.

 The center shall be designed as a composition of distinct, but related forms (Fig 8.5d).

Building forms shall be articulated by varying roof heights and wall planes. Long, unbroken volumes and large, flat planes shall be avoided.

A mix of one- and two-story forms is strongly encouraged as a way to increase visual interest and diversify the mix of activities in the center.

 Architecture within the center shall employ a single, unifying vocabulary of forms, details and materials.

Visual interest shall be created by articulation of planes and volumes and the subtle use of color, not by abrupt changes in style.

Franchise architecture, such as pseudo-historic styles or 'trademark' roof shapes, which sacrifices the integrity of the center to promote a single tenant, is prohibited (Fig 8.5f).

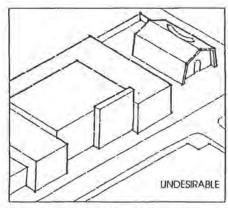


Figure 8.5f. Franchise architecture.

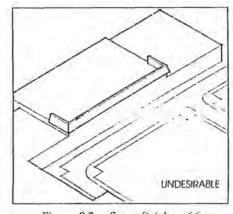


Figure 8.5g. Superficial roof forms

D71

All facades of a building shall draw from the same vocabulary of forms, details and materials. Transitions from front facades to sides and rears shall be graceful, not abrupt.

Roofs shall be designed as integral elements of the center architecture.

Flat roofs with continuous parapets are preferable to mansards or other superficial roof forms (Fig 8.5g).

Parapets shall be continuous around the entire building, not merely limited to the most visible areas.

Buildings shall present interesting, inviting street facades.

Display windows shall comprise at least 33% of the width of each facade that faces a public street.

Where large exposed blank wall sections are unavoidable, they shall be articulated with 3-dimensional elements, such as planters, and softened with vines and shrubs.

Services and equipment shall be concealed from public view.

Roof-mounted equipment shall be concealed by enclosures consistent in design with the building roof.

 Dock and service enclosures and other auxiliary structures shall be designed as integral elements of the center architecture.

8.5.3 ARCHITECTURAL MATERIALS

Architectural materials shall convey an image of quality and durability.

Preferable facade materials include plaster, precast concrete, and masonry. Precast concrete systems, however, vary in quality from very good to very poor, and shall be evaluated on a case-by-case basis.

Concrete block, if used, shall be split-face; precision blocks shall be used only sparingly as color or texture accents.

All facades of a building shall employ the same vocabulary of materials.

Transitions from front facades to sides and rears shall be graceful, not abrupt.

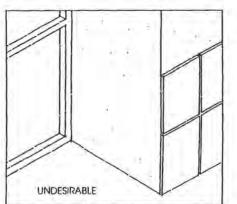
Materials shall reinforce and enhance architectural form and style.

Changes in materials shall occur at inside corners of changes in surface plane.

Visual interest shall be created by articulation of planes and volumes and the subtle use of color, not by arbitrary changes in materials.

All ground floor display windows shall be clear glass.

Windows on upper floors, if any, may be lightly tinted, but may not be reflective.



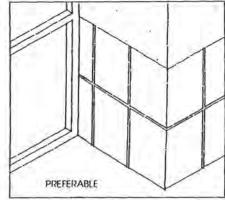


Figure 8.5h. Materials change at inside corners..

D72

8.5.4 LANDSCAPE

 All site areas not covered by structures, service yards, walkways, driveways or parking spaces shall be landscaped.

The landscape shall, as a rule, consist of live plants. Gravel, rock, bark and other like materials are not a substitute for plant cover.

Plazas and other areas subject to heavy traffic may be surfaced with a combination of plants and decorative paving.

The site landscape shall include permanent, automated irrigation.

Plant materials shall be primarily natives and other climate-suited varieties.

Water-intensive plants, such as lawns and flowering exotics, shall be used only sparingly as accents.

- Mature trees, rock outcrops, creeks and other desirable natural site features shall be preserved and incorporated into the landscape plan.
- Parking lots shall be generously landscaped to provide shade, reduce heat and glare, and provide visual relief from the acres of parked cars.

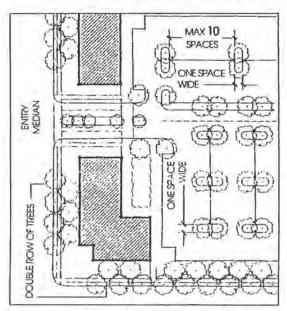


Figure 8.5i. Parking lot landscaping

Planting beds at least one parking space wide shall be located at the ends of each row and at intervals of no more than 10 spaces. (Fig 8.5i). Each bed shall be planted with one (single-space depth) or two (double-space depth) min 15 gal trees.

Parking lot trees shall be selected and spaced so tree canopy covers at least 25% of the paved area of the lot within 10 years.

 Street frontages shall be landscaped to screen the view of parked cars and frame the public realm.

Parking lots shall be set back at least 25' from the public rights of way. Setbacks shall be landscaped as described in section 5.3.2 (Lone Tree Way) and 5.4.1 (Sunset Drive).

Where parking lots front directly on streets, the setback shall include a berm to screen the direct view of parked cars. The berm shall be at least 3' in height above the parking lot surface (Fig 8.5j).

Interior property lines shall be landscaped to buffer adjacent uses from the visual and acoustic impacts of retail activity.

Where retail sites abut open spaces or other non-retail uses, there shall be a landscaped setback of at least 10', with a masonry wall at least 6' in height at the setback line, except at plaza locations (Fig 8.5k).

 Sides and rears of retail buildings facing the Bypass and/or Antioch Creek shall be screened from view by densely foliaged trees.

Loading areas and other service facilities shall be entirely concealed from public view, as described in 8.5.1.

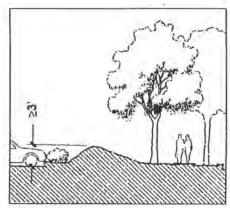


Figure 8.5j. Parking lot berm

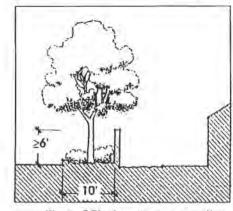
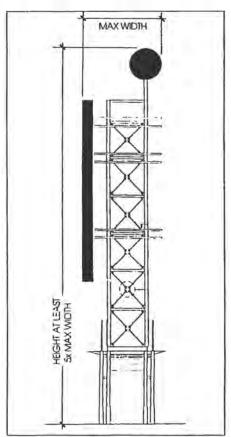


Figure 8.5k. Interior property line.

8.5.5 LIGHTING

- Lighting in retail centers shall be limited to the minimum levels required for public safety. In general, levels should range from 0.5 to 1.5 fc in public areas.
- Lighting in service areas shall be the minimum required for operation, and shall be designed to minimize the visibility of those areas.
- Low, pedestrian-scale fixtures are encouraged to help identify and light pedestrian routes.
- Light sources of light fixtures shall not be visible from outside the site.



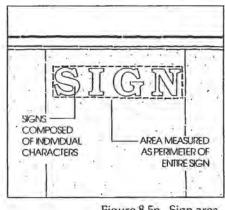


Figure 8.5n. Sign area.

SIGNS 8.5.6

Signs and other graphics shall be an integral part of each retail center design.

The center development plan shall include a comprehensive sign program, with specific designs for known tenants and criteria for unknown future tenants.

Sign design shall complement and enhance the center architecture.

Each center may have one detached pylon sign to identify the center and/or one major tenant; all other signs must be affixed to buildings.

> Pylon signs shall be no greater than 45' in height. They shall be slender and strongly vertical; the ratio of height to width shall be at least 5:1, with width measured at the widest point (Fig 8.5m).

> Pylon signs shall be designed as architectural elements in themselves, consistent with and complementary to the architecture of the retail center.

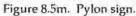
Affixed signs shall be composed of individual characters; cabinet signs are prohibited.

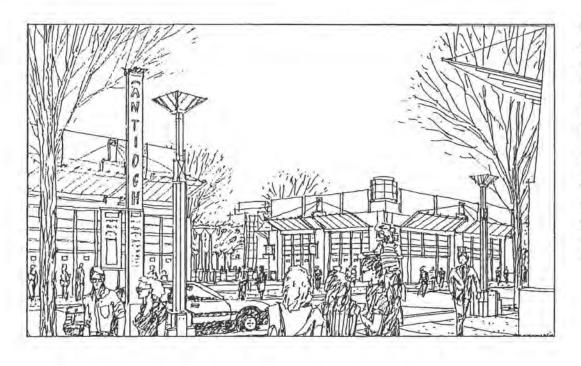
In general, individual characters shall be no greater than 36" in height.

The cumulative area of all affixed signs in the center shall be no greater than .75 sf per lineal foot of storefront in the center (Fig 8.5n).

- Affixed signs shall be placed only on vertical surfaces below the eave or parapet line; roof top signs are not permitted.
- Suspended signs are allowed under awnings or canopies, but each face shall have an area no greater than 6 sf.

Suspended signs shall count against the maximum individual and cumulative areas for affixed signs.





The employment retail site is the place for the restaurants and service providers that the employment center requires to function. It also, however, provides a sense of identity, vitality, and urbanity to what is otherwise a low, spread-out campus of largely internalized workplaces. The design of this retail place should seek to create a human-scaled cluster of activity at the heart of the campus.

The employment retail site is also the location for a proposed commuter rail station along the existing Southern Pacific tracks. The Bay Area Rapid Transit is exploring this and other existing tracks for diesel service to link outlying areas to the BART system. Rail service would be a significant advantage in marketing the ELTA employment center to research and development firms and other firms with strong ties to the inner Eastbay.



Figure 8.6a. Key map, Employment Retail

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8.6.1 SITE DESIGN

. The CE site shall be developed as a single, unified project.

While development on the CE site may be phased, it shall follow a single master plan for the entire site.

The size of the CE site may be reduced to fit the size of the demand for employment-retail services, as ascertained by the required market study (Fig 8.6b).

 Buildings shall be sited and designed to frame and enhance the street, and contribute positively to the image of the employment center.

Building facades within 35' of the right of way shall comprise at least 60% of the frontage along Sunset Drive. Where a plaza is provided within 35' of the right of way, it may be counted toward satisfying this requirement.

 The CE site shall provide a direct pedestrian route from Sunset Drive through the site to the future rail station (Fig 8.6b).

While this pedestrian route may cross surface parking, it shall be designed and landscaped to ensure the primacy of the pedestrian.

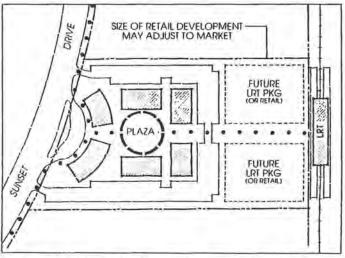


Figure 8.6b. Illustrative plan, employment retail center.

The pedestrian route from Sunset Drive to the future rail station shall be open to the public at all times, and shall be designed and lit for visibility and security during night hours.

 The CE site shall include a generously landscaped central plaza, framed by the project buildings (Fig 8.6b).

The plaza shall be visible from both Sunset Drive and the future rail station.

Buildings shall face and observe the plaza; restaurants shall be encouraged to utilize the plaza for outdoor seating.

Service facilities shall be screened from public view.

Trash bins and compactors shall be enclosed or otherwise concealed from view. Utility meters, transformers, and other service elements shall be screened from view.

Service enclosures shall be designed as integral elements of the center architecture.

Loading areas shall be screened from Sunset Drive, the parking lot and future rail station.

Parking shall be located at the east end of the site.

Parking shall be planned to serve the future rail station as well as the employment retail center.

For Architectural Design, Architectural Materials, Landscape, and Lighting, sections 8.5.2 through 8.5.5 shall apply to the CE Employment Retail district. For signs, section 8.3.6 shall apply to the CE Employment Retail district.

There are three proposed public buildings in ELTA: an elementary school, a fire station, and a new county judicial center.

Public buildings should be a source of community pride and identity. Not only should their architecture be distinctive and of a quality suitable for a civic landmark, but they should also be compatible with and enhance the overall image of ELTA.

Should any of the above sponsoring agencies decide not to pursue its project, the site shall be redesignated as described in section 3.3, and the corresponding design standards for the new use shall apply.

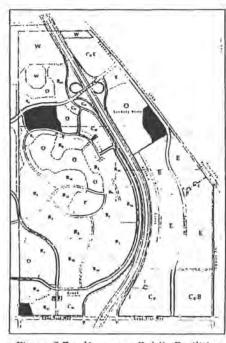


Figure 8.7a. Key map, Public Facilities.

ARTICLE 9: SPECIFIC PLAN ADMINISTRATION

SECTION 9.1: Introduction

The purpose of this section is to establish the process by which the Specific Plan is implemented. Key issues addressed include how the development entitlement process is structured and procedures for Specific Plan Amendments.

SECTION 9.2: Development Entitlement Process

Planned Development Process:

All developments within the Specific Plan Area are required to go through the Planned Development Review process as determined by Section 23 of the Antioch Municipal Zoning Code. Exceptions to this requirement are identified in Section 9.4. This process requires the following major steps:

- A. The submittal and approval of a preliminary development plan. While optional under the Zoning Ordinance, this is a requirement of the Specific Plan.
- B. The submittal and approval of Planned Development Zoning and a Final Development Plan as specified in the Antioch Municipal Code (Section 23).
- C. The submittal and approval of a use permit for each phase of development as specified in the Antioch Municipal Code (Section 27).

All of the discretionary actions required as part of the Final Development Plan process shall include a finding of consistency with the East Lone Tree Specific Plan consistent with State law.

In addition to the submittal requirement identified in the Antioch Municipal Code, for Preliminary and Final Development Plan identified in the Antioch Municipal Code, the following information shall be submitted:

- A cut and fill map showing proposed site grading with the Preliminary Development Plan.
- Conceptual architecture of residential units, including range of unit sizes with the Final Development Plan.
- Streetscape depicting typical mix of "garage forward" and "house forward" units with the Final Development Plan.
- Photo montages or other visual analysis shall be required at the discretion of the Planning Commission with the Preliminary or Final Development Plan.
- A phasing plan identifying the anticipated increments of development and the infrastructure proposed to be constructed as part of each phase.

SECTION 9.3: Subdivisions

Tentative maps shall be processed in accordance with the State Map Act and the Antioch Municipal Code. Final Development Plan applications should be accompanied by a tentative map submittal if subdivision of the land is desired.

SECTION 9.4 Land Uses Prior to Development Entitlements

This section recognizes the need of property owners for on going use of their land prior to development granted through the development entitlement process.

- A. That all properties shall be entitled to and restricted by the requirements of the East Lone Tree Specific Plan Zone. This zone has the same restrictions as the County Zoning Designations that applied to the property prior to the date of annexation by the City of Antioch. Any use permits or other discretionary approval under this subject to the review and approval of the Planning Commission.
- B. That all existing land uses shall be allowed to continue and expand as would otherwise have been allowed under the previous County Zoning Designations. This includes the keeping of animals and other uses of land permitted under previous County ordinances.

C. Applications for entitlements consistent with the Specific Plan shall be accompanied by a request for rezoning to the PD Planned Development District.

SECTION 9.5 Specific Plan Amendment

Amendments to the Specific Plan may be initiated by a resident or property owner as well as by the City in accordance with the procedures outlined in the Antioch Municipal Code for initial adoption.

Scope of Amendment: The Director of Community Development will be responsible for determining "major" amendments as opposed to "minor" amendments to the plan and its standards. "Major" amendments are to be processed as outlined above through the Planning Commission and City Council. Among the items which would be considered major are:

- A. Introduction of a new type of land use not discussed in the Specific Plan.
- B. Major changes to the layout of land use (typically affecting one acre of land or more) or other changes which may significantly affect a planning concepts spelled out in this Specific Plan.
- C. Major changes to the proposed street system that would significantly alter land use or circulation concepts spelled out in this plan.
- D. Changes or additions to design standards which could significantly change the stated intent of this Specific Plan.
- Any changes to the plan which could significantly increase environmental impacts.

<u>Findings</u>: In considering any amendment to the Specific Plan or its standards all of the following findings shall be considered by the appropriate decision making body and for approval of an Amendment Findings B, C, and D must be made:

- A. Changes in the community have occurred since the adoption of the Specific Plan warranting an amendment as requested.
- B. The change will benefit the Specific Plan area.

- C. The change is in conformance with the adopted General Plan.
- The change will not adversely affect adjacent properties and can be properly serviced.
- E. The physical constraints of the property are such that the change is warranted.

SECTION 9.6: Environmental Documentation

The project level Environmental Impact Report certified for this Specific Plan is intended to provide adequate environmental documentation for future projects in the area. This project level EIR is at a sufficient level of detail to serve as appropriate environmental documentation for subsequent Entitlements, except as noted below. The following policies will guide the determination of need for additional environmental information or if a further environmental determination is needed.

- A. An environmental determination will be required for Specific Plan amendments, which may result in a negative declaration or additional EIR work depending on the scope of the amendment as determined by the City.
- B. If it is determined that a development proposal will have environmental impacts not originally addressed in the project level EIR, then additional environmental study or mitigation may be required.
- C. In cases where the certified EIR for the Specific Plan calls for additional environmental information, this information will be provided as part of the application submittal process.

ARTICLE 10: SPECIFIC PLAN PHASING AND TIMING

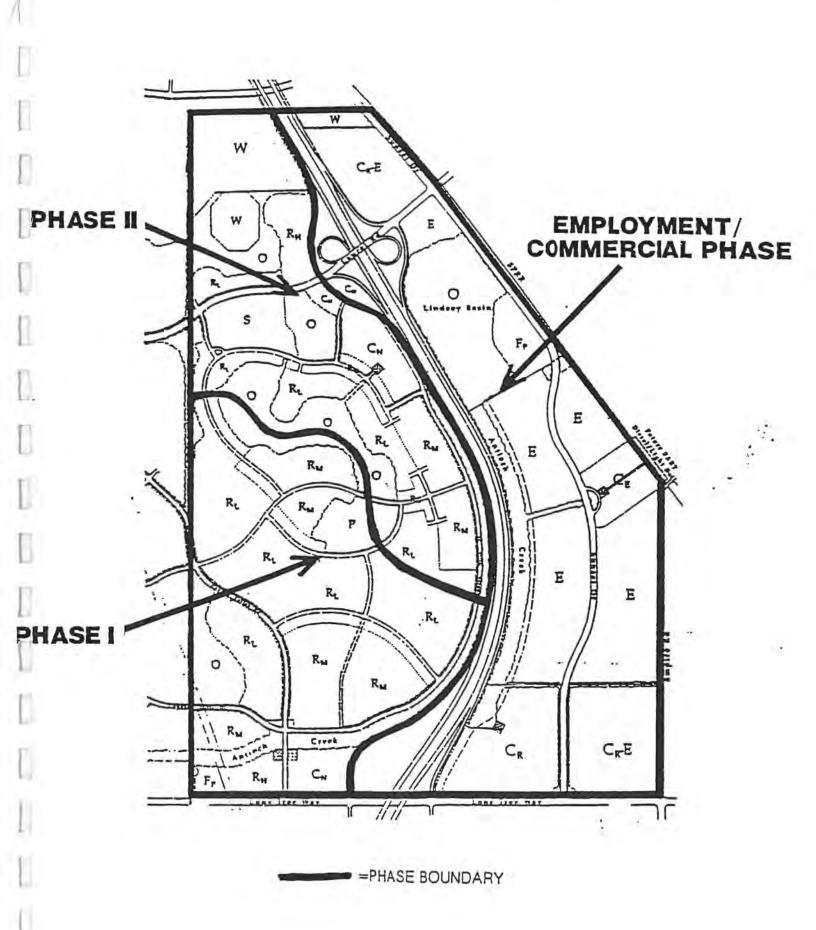
This Specific Plan emphasizes the importance to the City of the creation of the job producing uses in the eastern portion of the Planning Area. However, it is recognized that the residential development planned for the western portion may precede these employment uses in order to provide needed infrastructure improvements.

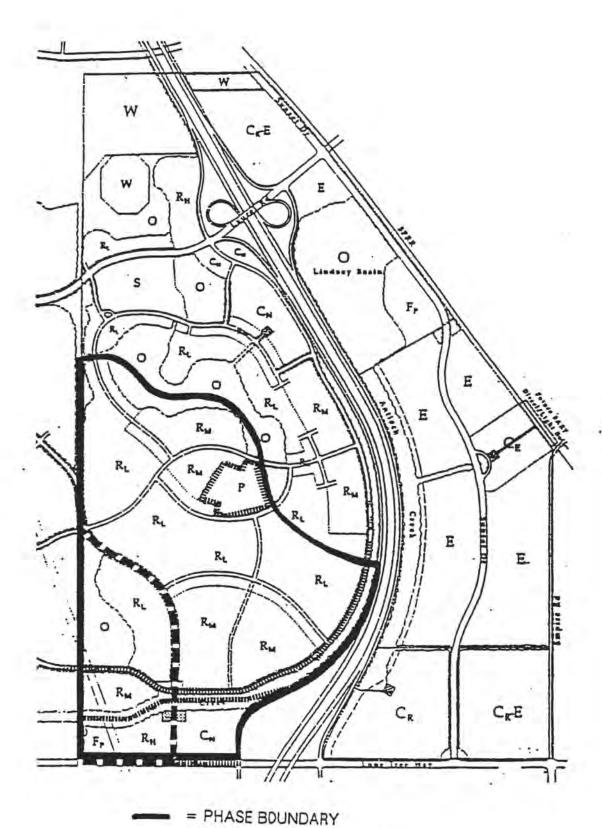
The primary purpose of the phasing plan is to insure gradual, orderly and rational development while providing efficient and economically feasible infrastructure. Employment

FUTURE URBAN AREA II - PHASING TABLE

TABLE 1

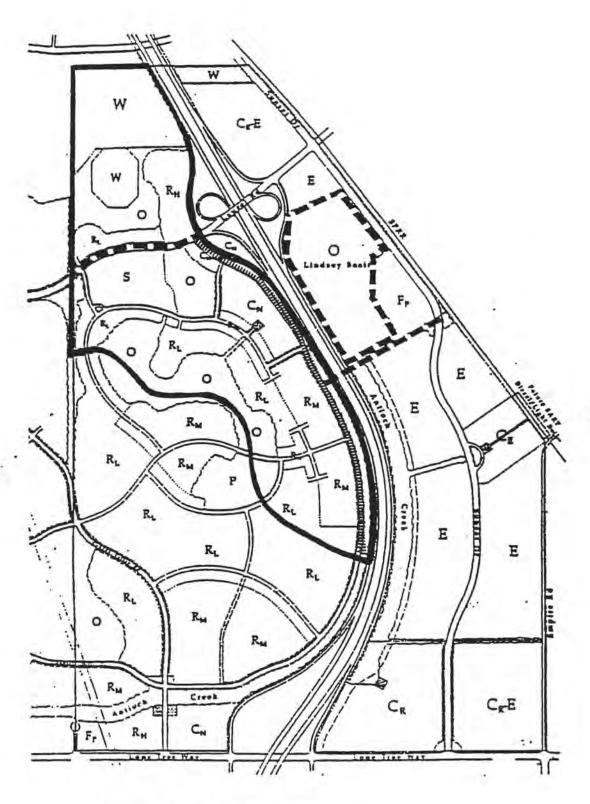
	PHASEI		PHASE II		EMPLOYMENT/COMM		TOTAL	
	area	units	area	units	area	units	area	units
RESIDENTIAL								
Low medium Density	103.4	413.0	34.0	136.0			137.4	549.0
Medium Density	68.3	410.0	23.0	138.0			91.3	548.0
Medium High Density	6.0	90.0	9.0	135.0			15.0	225.0
Subtotal	177.7	913.0	66.0	409.0			243.7	1,322.0
PRIVATE NON-RESIDENTIAL								
Employment					122.0		122.0	
Community Commercial	8.0		16.2				24.2	
Employment Center Commercial					11.4		11.4	
Regional Commercial					60.9		60.9	
Subtotal	8.0		16.2		194.3		218.5	
PUBLIC/QUASI-PUBLIC								
Public Facility	2.5				8.3		10.8	
School			11.3				11.3	
Park	8.0						8.0	
Open Space	35.0		30.0		65.0		130.0	
Water District Land			25.0		9.4		34.5	
Subtotal	45.5		66.3		82.7		194.6	
CIRCULATION								
State Route 4 Bypass					83.0		83.0	
Arterial and Collector Streets	10.0		10.0		23.3		43.3	
Subtotal	10.0		10.0		106.3		126.3	
TOTAL	241.2	913.0	158.5	409.0	383.3		783.1	1,322.0





= BASIC INFRASTRUCTURE

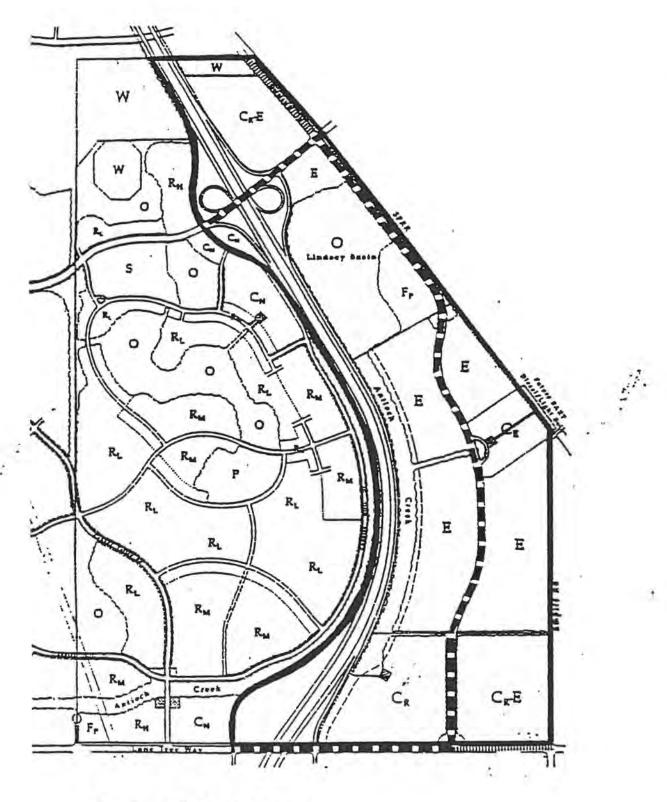
= WITH FRONTAGE DEV. OR AS NEEDED munn



= PHASE BOUNDARY

= BASIC INFRASTRUCTURE

= WITH FRONTAGE DEV. OR AS NEEDED



= PHASE BOUNDARY

= = BASIC INFRASTRUCTURE

= WITH FRONTAGE DEV. OR AS NEEDED

and retail uses on the east side of the State Route 4 By-Pass (SR4BP) are encouraged to develop as soon as possible and can precede the housing.

From a land use and utility perspective, west to east phasing of residential uses is the most appropriate. The west edge of FUA #2 is generally bounded by existing and approved development with commensurate utilities. The north, east and south edges are rural in character, outside of the ultimate City boundaries and not likely to develop in the near future. FUA #2 will be split from north to south by the State Route 4 By-Pass (SR4BP) which will generally separate the housing (on the west) from the employment uses (on the east).

It is the City's assumption and intention that the SR4BP will be a public facility and not be part of a private toll road.

SECTION 10.1: TIMING OF DEVELOPMENT

The residential development of FUA #2 is envisioned in two major phases. The phasing plan is consistent with likely housing and commercial demand and generally flows from west to east. Demand for housing is expected to occur first. It is a goal of the Specific Plan that the infrastructure for the employment/commercial area be installed at the earliest time feasible in order to encourage the development of employment/commercial uses. Early construction of Sunset Drive is intended to encourage the development of employment uses. Utilities generally exist near the southwest corner of FUA #2 which reinforces the planned phasing. Phase I of the residential development and the employment/commercial uses can proceed upon the adoption of this plan and Phase II can proceed only after completion of an extension of Country Hills Drive and/or Laurel Road. Refer to Table 1 for a listing of areas, land uses, and unit counts for each phase.

Areas within the major phases may be developed in smaller "subphases" in order to reflect anticipated absorption and to ensure reasonable infrastructure financing. The size, configuration, and infrastructure requirements of any "subphases" shall be determined through the Final Development Plan process.

It should be emphasized that the Specific Plan does not require that residential uses be developed first, just the opposite as it encourages the construction of employment uses. However, the plan does state that if residential wants to move ahead, then it must meet the requirements stipulated in this Specific Plan to facilitate the development of the employment areas.

SECTION 10.1A: FINANCIAL PLAN

As required by the Antioch General Plan, this Specific Plan provides detailed land use, open space and circulation policies, and related design standards for the planning area. The Specific Plan establishes clear standards for needed infrastructure, community facilities and public services which must be provided on a phased basis as the area develops. (The Specific Plan also has identified financial issues that must be addressed.) As a result a comprehensive plan for the financing and timed delivery of such facilities and services must precede any development activity within the planning area.

It is therefore required that a Financial Plan be prepared. The Financial Plan shall address both the method of payment and timing of delivery for all infrastructure, community facilities and public services, as further described in following Sections 10.2 through 10.7. The adopted Financial Plan shall include a finding that the true costs of all administrative and police services will be paid for entirely through project revenues with each phase of development.

Development applications in ELTSP will not be considered for acceptance until the Financial plan is approved to the satisfaction of the City. The components of the financial Plan and the timing of City action on the Plan shall take into account the key benefits of the Specific Plan to the City, including the acceleration of the construction of the Highway 4 Bypass and the creation of a business/retail park through the provision of infrastructure.

SECTION 10.2 TIMING "TRIGGERS" FOR REGIONAL ISSUES

The East Lone Tree Specific Plan Area is located in a larger regional setting. There are a number of regional issues that are important to the successful implementation of the plan, but over which the City has limited control. These issues include improvements to the highway network, school boundaries, and jobs vs. housing balance. The City can influence these issues indirectly through appropriate policies. Additionally, periodic review of the Specific Plan can ensure the coordination of the successful resolution of these issues with the implementation of the Specific Plan.

The following section contains the appropriate policies and procedures to address these regional issues.

A. <u>Regional Highway Improvements:</u> Prior to the approval of a Tentative Maps/Final Development Plan the following shall occur:

- 1. The Eastern Contra Costa Regional Fee and Financing Authority (ECCRFFA) shall approve, and the City Council endorse, a strategic plan for funding and prioritizing the regional roadway improvements. Such a program including its funding and overall ongoing implementation shall be consistent with the transportation demands of the Specific Plan area and consistent with land use goals of creating a major employment/retail center in the area.
- 2. A funding and implementation program to facilitate the early construction of the Highway 4 Bypass shall be approved by City Council as described in Section 10.2D(1) prior to the approval of any Final Development Plans. This may include the up-front collection of Regional Traffic Fees through phased assessment district or other financing mechanism at the discretion of the City. Each Final Development Plan for residential uses shall include an analysis of the current status of funding and projected timing of construction of the Highway 4 Bypass Interchange and the extension of the Bypass and/or Sunset Drive south to Lone Tree Way.
- 3. Any properties containing the approved alignment of the Highway 4 Bypass shall be required to reserve and dedicate right-of-way consistent with the policies established by the Highway 4 Bypass Authority. This reservation and dedication shall be a requirement of the first tentative map filed on such properties.
- 4. Properties containing the Highway 4 Bypass alignment shall be required to engineer their grading plans to be consistent with the design of the Highway 4 Bypass. Any grading work that is necessary solely for the construction of the Bypass shall be eligible for Regional Fee credits subject to the policies of the Regional Fee Authority.
- 5. Findings shall be made to verify that the Growth Management Requirements of the City's General Plan will be complied with, and that project traffic will not exceed the service levels for Regional Routes as established in the East County Action Plan and as documented in the Specific Plan Project EIR on pages 27-29. Maintenance of these service levels are essential to assuring the City's continued "return to source" (Measure C) funding, and shall not be exceeded by the project.
- B. <u>Hillcrest Interchange:</u> Prior to the issuance of building permits for residential uses, the first phase of the planned improvements to the Hillcrest/Highway 4 Interchange, including the bridge widening, shall be operational and open to traffic.

C. <u>School Boundaries:</u> A petition for territorial transfer of school district boundaries shall be submitted in accordance with the provisions of the State Education Code, and a determination made by the State Board of Education prior to approval of any final map for residential development within the ELTSP area which is currently outside AUSD boundaries; provided, however, that the Council may proceed to approve a final map in the event where conditions or circumstances prevent the Board from acting in a timely manner on the petition. The determination of what constitutes "timely manner" shall be made by the City Council.

D. Jobs/Housing Balance:

- Infrastructure financing for the residential area shall be structured so as to facilitate the early construction and completion of Sunset Drive. This will allow the extension of access and services to the employment-designated properties. The exact timing will be determined through the assessment district process. Participation in funding Sunset Drive construction is also anticipated from FUA #1.
- 2. Property owners shall actively participate with the City in preparing and marketing an economic development program for the employment and retail areas designated within the Specific Plan Area. This shall include, at a minimum, financial participation by property owners and the coordination of property owners' marketing of employment and retail properties with the City's economic development strategy for the area. The extent of participation by individual property owners in this economic development program shall be determined through the final development plan process.
- E. Periodic Review: Due to the fact that the City has a significant interest in the issues addressed in items A, B, C, and D, it is appropriate for the City to periodically review accomplishments in these four areas in conjunction with the review and approval of development projects in the Specific Plan area. In conducting this review, the City will also consider the effects of development outside the area, including the Southeast Specific Plan Area, in attaining these four objectives.

Additionally, an annual review will be conducted of this plan to determine progress in attaining these goals. This process will involve a report to the Planning Commission and City Council.

If it is determined that an individual entitlement application fails to satisfy the applicable provisions of paragraphs "A" through "D" above thereby resulting in a

situation where the overall goals and objectives for the Specific Plan area are jeopardized, the City may withhold granting those entitlements until such time as these issues are resolved to the satisfaction of the City. Entitlements for the purposes of this section are defined as the approval of Final Development Plans, Tentative Maps, Use Permits, and Final Maps. Any such withholding of entitlements shall not conflict with an assessment district which has been formed.

SECTION 10.3: PHASING

A. Phase I: Phase I encompasses the land area bounded by Lone tree Way, the existing approved subdivisions (to the west) and the central ridge/open space on the east. Refer to Exhibit A. Phase I includes approximately 240 acres with 820 single-family homes, 90 multi-family units and 62 acres of commercial, institutional and recreation lands, including a fire station, open space-trails and a neighborhood park.

Access and utilities for this phase will generally come from Lone Tree Way and Canada Valley Road. Direct access to Lone Tree Way within the area shall be established as soon as practical for Phase I development. The area-wide roads and utilities necessary for Phase I to proceed are as follows:

1. Roads

Lone Tree Way (from Sand Creek Road to Sunset Drive or Empire Avenue)
This road (between Sand Creek Road and Sunset Drive or Empire
Avenue as determined by the City) shall be constructed with Phase I.

Canada Valley Road (from the west edge of the Planning Area to Lone Tree Way)

This road shall be constructed with the first development north of the creek. All development north of the Creek shall provide access to Lone Tree Way via Canada Valley Road. "Phase I residential development north and east of the Canada Valley Road/Vista Grande intersection may take primary access from existing Vista Grande and Canada Valley Road north, until the new southerly segment of Canada Valley Road is extended north from Lone Tree Way to Vista Grande, subject to satisfying requirements for secondary emergency access."

Country Hills Drive (from the west edge of FUA #2 to the southern boundary of Phase Π)

This road shall be constructed with the development of respective projects which front on it.

2. Water

Lone Tree Way, Canada Valley Road and Country Hills Drive
Water improvements shall be constructed with their respective roadways
or as needed to provide service within each project phase.

3. Sanitary Sewer

Canada Valley Road (to a connection with the existing southeast trunkline in Lone Tree Way)

Sewer lines shall be constructed with the roadway improvements. Properties fronting on Lone Tree Way may connect directly to the Southeast Trunkline at manholes.

4. Storm Drainage

Realignment and widening of the east Antioch Creek

This improvement shall be constructed as required for specific properties to develop and shall include landscaping and trails (see Section 10.3.D.5).

Canada Valley Road (to, and including, an outfall structure at the East Antioch Creek)

Storm Drain improvements shall be constructed with the roadway and be sized to pick up drainage from the west, if any.

B. Phase II includes the land area bounded by the central ridge-open space (the easterly extent of Phase I), the existing approved subdivisions (to the west), the northern boundary of FUA #2 and the SR4BP. Refer to exhibit B. Phase II includes approximately 162 acres with 275 single-family homes, 135 multi-family units and 96 acres of commercial, institutional lands, and recreational, including a school and lands owned by water agencies.

Access and utilities for this phase will generally come from Laurel Avenue and Phase I. In addition Phase II will require utility extensions into the

Employment/Commercial Area. The permanent improvements which extend into the Employment/Commercial Area (if they precede the Employment/Commercial Area development) will require coordination with future development. The area-wide roads and utilities necessary for Phase II to proceed are as follows:

1. Roads

Laurel Road (from its existing terminus, west of to Planning Area to the SR4BP)

This road can be deferred until later in Phase II, if it can be shown that sufficient access and temporary utilities can be extended from Phase I. Laurel Road is required when the Phase II commercial and multi-family site are developed, or the SR4BP is constructed.

Country Hills Drive (from Laurel Road to the southern boundary of Phase II) This road shall be constructed as necessary to access properties on the east side of Phase II and as adjacent properties develop.

2. Water

Laurel Road and Country Hills Drive

Water improvements shall be constructed with their respective roadways or as needed to provide service within each project phase.

3. Sanitary Sewer

Crossing (under the SR4BP and easterly extension to the Southeast Trunkline)

This sewer line shall be constructed as needed to provide service within Phase II and shall be coordinated with future development in the Employment/Commercial Area.

Country Hills Drive and Laurel Road (to a connection with the Crossing under the SR4BP)

These sewer lines shall be constructed with the roadway improvements or as needed to provide service within Phase II.

Storm Drainage

Crossing (under the SR4BP and easterly extension to the Antioch Creek Storm drain lines shall be constructed as needed to provide service within Phase II and shall be coordinated with future development in the Employment/Commercial Area (see Section 10.3.D.5).

Country Hills Drive and Laurel Road (to a connection with the Crossing under the SR4BP)

These storm drain lines shall be constructed with the roadway improvements.

C. Employment/Retail Area: Encompasses all the land area in the Planning Area east of the SR4BP. This area includes approximately 382 acres with 277 acres of commercial and institutional lands, including a County Judicial Facility, Detention Basin/Sports Complex and a potential transit station. Access and utilities for this phase will generally come from Lone Tree Way and Laurel Road. It is not expected to see significant development until the By-Pass is constructed. As an alternative to the By-Pass, Sunset Drive may be constructed with a temporary connection to a limited SR4/160 Interchange, as determined by the City.

The area-wide roads and utilities necessary for this area to proceed are as follows:

Roads

Lone Tree Way (from the State Route 4 By-Pass to Empire Avenue)
Initially this improvement shall be extended only to Sunset Drive.
Improvements between Sunset Drive and Empire Avenue are required when the fronting commercial site is developed.

Sunset Drive (from Lone Tree Way to, and across, the Contra Costa Canal) To encourage, promote and "jump start" job producing land uses in this area, the City will require the complete or partial improvements of Sunset Drive (with utilities) and the limited SR4/160 Interchange with temporary connection, at the earliest time needed. Participation in this program will be a condition for development of housing in the Planning

Area and other future growth areas in order to assist in the mitigation of regional traffic as a result of that housing development. In order to determine the share of funding by the Planning Area consider such factors as: likelihood of attracting employment development, outside funding sources, burden on conditioned housing projects and overall circulation benefit. This funding and implementation program will be established by the City prior to approval on any Final Development plans for residential development in the East Lone Tree Specific Plan Area. A benefit district or assessment district may be established for the possible reimbursement of infrastructure costs advanced to the Employment/Commercial properties. The level of any such reimbursement shall be determined by the City and shall take into account infrastructure costs of other Employment/Commercial properties in the area.

Laurel Road (from the SR4BP to Sunset Drive)

Laurel Road is required with any development of the County lands or when Sunset Drive is improved to Laurel Road. If Laurel Road is constructed prior to the SR4BP, temporary improvements, through the SR4BP r/w, shall be included.

2. Water

Lone Tree Way, Sunset Drive and Laurel Drive

Water improvements shall be constructed with their respective roadways or as needed to provide service within this area.

Sanitary Sewer

Sunset Drive

Sewer lines shall be constructed with the roadway or as needed to provide service within this area. Properties fronting on Lone Tree Way can connect directly to the Southeast Trunkline at manholes.

Storm Drainage

Realignment and widening of the East Antioch Creek

This improvement shall be constructed as required for specific properties to develop and shall include landscaping and trails (see Section 10.3.D.5).

Lone Tree Way, Sunset Drive and Laurel Road

Storm Drain improvements shall be constructed with the roadway and be sized to pick up any upstream drainage. These improvements will convey storm water northward on Sunset Drive to the Lindsey Basin.

Conveyance systems for properties, or portions of properties, within drainage area 30C shall be designed to ultimately connect to the Area 30C system. Prior to 30C improvements reaching the eastern edge of FUA #2, these areas can temporarily drain to the Lindsey Basin.

D. Timing of Other Public Improvements:

1. Neighborhood Park

The Neighborhood Park shall be constructed prior to the completion of Phase I. The exact timing of construction of the park will be determined based on sufficient numbers of units being completed so that Streetlight and Landscape District Maintenance costs per unit with the added cost of park maintenance are within acceptable levels as determined by the City.

2. Recreation Facilities within the Lindsey Detention Basin

Prior to the approval of any Final Development plans for East Lone Tree Specific Plan area residential projects, a Master Plan for recreation facilities within the Lindsey Basin shall be approved. Prior to approval of any Final Maps, a funding program shall be approved by the City Council to implement the Master Plan, with East Lone Tree Specific Plan properties to fund all or a portion of this cost as determined by Council. The recreation facility in the Basin shall be constructed as sufficient funds are collected, with the goal that the facility will be substantially completed prior to the construction of 75% of the residential units within FUA #2.

Trails

Trails shall be developed in the open space areas as depicted in the plan as adjacent properties develop. An exception to this is that a trail extension may be required to be made to bring the trail to a "destination", such as a school, park, or arterial. This determination shall

be made as part of the Final Development Plan process.

Elementary School

The need for and timing of construction of the Elementary School shall be determined in coordination with the Antioch Unified School District subject to the provisions of Section 10.2.C and 10.6.B.

Flood Control Facilities

"Construction of ultimate East Antioch Creek improvements will be accomplished as the adjacent properties are developed. For this purpose, residential properties shall be considered adjacent if either: (a) the ultimate creek right-of-way passes through the property; or (b) the property is contiguous to the segment of Highway 4 which in turn is contiguous to the ultimate creek right-of way. Actual limits of construction will be determined through the Use Permit process and by the need to remove all proposed building pads from the 100-year food.

The developer will be required to obtain a Conditional Letter of Map Revision from the Federal Emergency Management Agency prior to receiving a building permit for any property previously located within the 100-year flood zone, as shown on the most recent applicable Flood Insurance Rate Map.

Existing East Antioch Creek improvements will be relocated as required to allow required grading of the Highway 4 Bypass. Connections from the existing channel to the newly constructed channel shall be constructed in a manner that does not aggravate flooding of adjacent properties.

If an assessment district is formed to construct public improvements, such assessment district will include pre-payment of 35% of the anticipated Drainage Area 56 fees for the residential properties, provided however, that the sum of the pre-paid fee plus any required on-site improvements shall not exceed 100% of the total fee obligation. Said fee will be allocated to downstream improvements north and west of Highway 4/160.

Dedication of creek right-of-ways will be required as a condition of any tentative map/final development plan. Cost of constructing the qualifying new Drainage Area 56 improvements, including removal and restoration of any unused portions of the old channel, and dedication of additional right-of-way (in excess of that exchanged for old right-of-way), will be eligible for reimbursement pursuant to Flood Control policies."

SECTION 10.4: Financing

A key prerequisite for development in the East Lone Tree Specific Plan area is the preparation of a Financial Plan to address how infrastructure and services will be provided and financed. The following section identifies the guiding principles and key components of this Financial Plan. The Financial Plan shall be approved by the City prior to the approval of any Tentative Map or Final Development Plans.

Capital Infrastructure and Municipal Services for the East Lone Tree Specific Plan area shall be self financing, that is to say, no existing City funds shall contribute to this development. The text below outlines the principles and options by which the City will allow the infrastructure and services to be financed and developed.

SECTION 10.5: Principles

- A. Assessment Districts or Similar Financing Mechanism
 - Total individual homeowner assessments should not exceed the average in AD #27 as measured in equivalent dollars.
 - Assessments for similar product types shall be similar and variations in assessments shall reflect relative product values and benefits received.
 - 3. Bond sales shall be phased.
 - 4. In no circumstances shall properties designated for employment or retail uses be subject to the payment of infrastructure costs, through assessment districts or other financing mechanisms, until such time as a majority of the affected properties in the Planning Area are ready to

develop (designations CN, CR, E, CRE, CE). In particular the "E" and "CE" properties shall not have any assessment obligation levied upon them unless a majority of these properties elect to develop. Individual properties may agree to accept assessment obligations as they are ready to develop.

- Home buyers shall have the option of paying off the assessment at the time of purchase and shall be clearly informed of any and all assessments at the time of purchase.
- When a house is sold, it must receive 100% of its bonded indebtedness, which is equal to its full lien.
- In general, capitalized interest shall be limited to one year. Larger period of capitalized interest may be authorized by the City Council for specific items.
- Residential development in the Planning Area shall participate in funding the early construction of Sunset as determined through the process outlined in Section 10.2D(1).
- B. Community Facilities Districts (Mello-Roos) or Alternate East Lone Tree Specific Plan Funding Mechanism for Schools and Community Parks
 - Charges for similar product types shall be similar and variations in charges shall reflect relative product values or sizes and benefits received, or a flat fee per house as determined in the financial plan.
 - Home buyers shall have the option of paying off the CFD charges at the time of purchase and shall be clearly informed of any and all CFD costs.
 - The City shall work with the School District to develop a funding mechanism for schools to address the reimbursement of CFD 89-1 for the Junior High and High School facilities in Southeast Antioch as outlined in Section 10.6.B.
 - 4. The amount of School and Community Park levies shall be equivalent to the existing levies in Community Facilities District (CFD) 89-1. Additionally, the amount of any "buyout" for such a levy shall be equivalent to the buyout amount for equivalent property in CFD 89-1.

C. Landscaping and Lighting Districts

- Landscape and Lighting District assessments per unit shall not exceed similar developments in Southeast Antioch.
- Publicly maintained landscaping shall be limited to that which can be funded within the constraints imposed by City noted above (C.1.). Any additional required private landscaping shall be maintained by individual homeowners and/or homeowner associations.

SECTION 10.6: Options

The following are options to be utilized for funding infrastructure and public facilities. The City shall make the determination as to which option is most appropriate.

A. Construction of Area-Wide Roads and Utilities

These items include those improvements necessary to bring service to, and link service between, properties within the Planning Area. These include improvements such as Lone Tree Way, Sunset Drive, Open Space, and Creek Trail System, etc. and are generally described within the PHASING section above. The options for capital financing for these improvements include, but are not limited to the following:

- Developer constructed with private reimbursement agreements.
- 2. Developer constructed with City adopted Benefit District reimbursements.
- 3. City Assessments District

The capital financing mechanism selected shall be structured so that the cost of infrastructure that is passed on to the homebuyer through public financing requiring regular ongoing payments by the homebuyer, such as assessment districts, is reduced to the extent practical. This goal shall be balanced against the need to ensure the early construction of infrastructure in advance of development in order to mitigate the infrastructure demand created by that development. Any financing mechanism selected shall give the homebuyer a clear and decisive choice of paying off any existing bonded indebtedness at the time of home purchase.

B. Construction of Public Facilities

These include the Elementary School, Lindsey Basin Community Sports Facility, Fire Station, etc. The financing selected shall also address the East Lone Tree Specific Plan area funding its fair share of the cost of Junior High and High School facilities. The options for capital financing for these improvements include but are not limited to the following:

- 1. Developer constructed with private reimbursement agreements.
- Developer constructed with City adopted Benefit District reimbursements or School District fee/CFD reimbursements or fee credits.
- 3. City and/or School District Community Facility District.
- C. Operation and Maintenance of Public Streetlight and Landscape District

This includes ongoing operation and maintenance of publicly owned landscaping, trails and lighting for areas such as roadways, parks, open space areas, etc. The options for Operation & Maintenance financing for these improvements include the following:

- Homeowner's Associations for maintenance of private facilities.
- 2. Streetlight and Landscape Maintenance District.

SECTION 10.7: FUNDING

At the time of the approval of this Specific Plan, public financing for ongoing public services was at a crossroads in California. Specifically, the State Supreme Court had determined that City Councils could not enact new revenue sources without voter approval. Also pending was a ballot initiative which would require a positive response from property owners for the continued imposition of maintenance assessments for street lighting and public landscaping.

In light of the need for public approval of tax and maintenance assessment measures and the perceived unpopularity of such issues, the availability of funding to provide to the Plan area adequate levels of police service, street lighting, public landscaping, and other basic municipal services was in doubt at the time of this Plan's approval. It is therefore necessary, and a condition of this Specific Plan, that a workable program be in place prior to the approval of any tentative map or other development entitlement for land development projects envisioned in this Plan.

The techniques for providing ongoing funding for community services may include Mello-Roos districts or special taxes for police protection pursuant to Government Code \$53978, or other similar techniques approved by the City Council. The City Council or the City Attorney may require that such funding techniques be validated by court action prior to the approval of final subdivision maps, or similar entitlements. Court validation may be specifically made a condition of approval in the tentative map or similar stage of other development entitlement.

O:\PLAN1\VIC\ZONINGIM.WPD/amended may 23, 1996

ATTACHMENT E

ORD	INAN	CE	NO.	

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH AMENDING SECTIONS OF TITLE 9 "PLANNING & ZONING" OF THE ANTIOCH MUNICIPAL CODE AND THE ANTIOCH ZONING MAP TO IMPLEMENT THE 6TH CYCLE HOUSING ELEMENT

The City Council of the City of Antioch does ordain as follows:

SECTION 1:

The City Council determined on January 24, 2023, that pursuant to Section 15074 of the Guidelines of the California Environmental Quality Act (CEQA), and after full consideration of the Environmental Impact Report (EIR) prepared for the Housing Element, and on the basis of the whole record before it, that the EIR was certified and the CEQA findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program were adopted.

SECTION 2:

That evidence has been presented documenting land use changes that warrant a change in zoning in that the Housing Element includes an analysis of housing needs, including for special needs populations, and ways to affirmatively further fair housing within Antioch, and that based on this evidence and full consideration of the whole record before it, the City Council, on January 24, 2023, adopted a General Plan amendment to update the Housing Element.

SECTION 3:

At its regular meeting of January 4, 2023, the Planning Commission of the City of Antioch adopted Resolution 2023-05 recommending that the City Council adopt an ordinance amending sections of Title 9 "Planning and Zoning" of the Antioch Municipal Code and the Antioch Zoning Map to implement the 6th Cycle Housing Element.

SECTION 4:

The Zoning Text Amendments shown in Exhibit A, attached hereto, amend the following sections of Title 9 "Planning and Zoning" of the Antioch Municipal Code: Section 9-5.203 "Definitions," Section 9-5.301 "Districts Established and Defined," 9-5.3803 "Table of Land Use Regulations, Table 9-5.601 "Height, Area & Setback Regulations for Primary Structure," Article 7 "Multi-Family Residential Development Standards," Article 9 "Special Use Regulations," Section 9-5.2607 "Site Plan and Design Review Required," and Section 9-5.2609 "Design Guidelines."

SECTION 5:

The Zoning Map Amendments shown in Exhibit B and C attached hereto, rezone certain properties to implement Housing Element Programs necessary to meet the required regional housing need allocation of 3,016 housing units, including below-market rate units affordable to a range of income levels, affirmatively further fair housing in Antioch, and ensure conformance between General Plan land use classifications and zoning districts.

SECTION 6:

The City Council finds that the Zoning Code Text Amendments (Exhibit A) and Map Amendments (Exhibits B and C) will:

- Allow uses more suitable for the sites than the present classifications in that the rezonings will accommodate multifamily housing at densities that provide for a range of household income levels, in locations that enjoy access to community amenities and infrastructure, such as parks, transportation, schools, jobs, and services.
- 2. Reduce minimum densities in one residential district, but rezoning parcels in other locations results in an anticipated net gain of potential housing units and therefore meets the "no net loss" statutory requirements under Senate Bill 330 (Government Code 66300(i)) to prevent downzoning;
- 3. Implement the policies in the Housing Element and comply with State Law requirements.
- 4. Support implementation of Housing Element Programs and fulfill the required regional housing need allocation of 3,016 housing units, including below-market rate units affordable to a range of income levels, and to affirmatively further fair housing in Antioch.
- 5. Conform with the General Plan, including the Land Use Element density classifications and Housing Element policies that support housing at a range of household income levels.
- 6. Not be detrimental to adjacent or surrounding properties, in that the increased residential densities accommodate the range of housing types currently anticipated, including flats and townhomes, while offering opportunities for housing at a range of household income levels. Zoning changes would not create substantial noise, air quality, or traffic impacts, as determined in the EIR prepared for the Housing Element, Environmental Hazards and Resource Management Elements and the associated Specific Plan and Zoning amendments and either found to be less than significant with mitigations or acceptable pursuant to a Statement of Overriding Conditions.

SECTION 7:

date of its ad and adoption Antioch.	•							٠,			_
	*	*	*	*	*	*	*	*	*		
a regular mee 2023, and p	eting of assed	•	Counc lopted	il of the	e City c regula	f Antio	ch, hel	d on the	e 24th da	ay of Ja	anuary
AYES:											
NOES:											
ABSENT:											
ABSTAIN:											
								THORP	PE,	ANTIO	СН
ATTEST:											
ELIZABETH CITY CLERK		_		NTIOC							

This ordinance shall take effect and be enforced thirty (30) days from and after the

EXHIBIT A Zoning Code Text Amendments

§ 9-5.203 DEFINITIONS.

. . .

EMERGENCY SHELTER. A temporary, short-term residence providing housing with minimal support service for homeless families or individual persons where occupancy is limited to six months or less, as defined in Cal. Health and Safety Code § 50801. Medical assistance, counseling, and meals may be provided.

. . .

LOW BARRIER NAVIGATION CENTER. As defined by Government Code Section 65660, which may be updated from time to time: a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. See § 9-5.904 Low Barrier Navigation Center.

. . .

RESIDENTIAL CARE FACILITY. A facility licensed by the state and providing permanent living accommodations and 24-hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes group homes for minors and for persons with disabilities and people in recovery from alcohol or drug addictions.

...

SUPPORTIVE HOUSING. As defined in Health and Safety Code 50675.14(b) and/or Health and Safety Code § 53260(d): Dwelling-dwelling units with no limit on length of stay that are occupied by the target population as defined in Cal. Health and Safety Code § 53260(d), and that are linked to onsite or offsite services that assist supportive housing residents in retaining the housing, improving their health status, and maximizing their ability to live and, where possible, work in the community. Supportive housing as defined by Cal. Health and Safety Code § 50675.14(b) may be provided in a multiple-unit structure or group residential facility.

. . .

TRANSITIONAL HOUSING. Dwelling units with a limited length of stay that are operated under a program requiring recirculation to another program recipient at some future point in time. Transitional housing may be designated for homeless or recently homeless individuals or families transitioning to permanent housing as defined in Cal. Health and Safety Code § 50675.2(h). Facilities may be linked to onsite or offsite supportive services designed to help residents gain skills needed to live independently. Transitional housing may be provided in a variety of residential housing types (e.g. multiple-unit dwelling, single-room occupancy, group residential, single-family dwelling). This classification includes domestic violence shelters. Transitional housing does not include community reentry center or half-way housing for federal or state inmates nearing release and does not include any facility licensed as a

community care facility by the California State Department of Social Services (SDSS) or defined as such in this chapter.

§ 9-5.301 DISTRICTS ESTABLISHED AND DEFINED.

. . .

- (E) *R-20 Medium Density Residential District*. These districts allow multiple-family densities of 11-up to 20 dwelling units per gross developable acre respectively. The districts are consistent with the High Density Residential General Plan Designation of up to 20-35 dwelling units per gross developable acre and with any Focused Planning Area designated by the General Plan. Higher densities may be allowed where measurable community benefit is to be derived such as the provision of senior housing or low to moderate income housing units as specified within this chapter and pursuant to applicable requirements of state law.
- (F) *R-25 High Density Residential District*. This district allows multiple-family development at a minimum density of 20 and a maximum density of 25 dwelling units per gross acre. This district is consistent with the High Density Residential General Plan Designation of up to 35 dwelling units per gross developable acre and with any Focused Planning Area designated by the General Plan. Higher densities may be allowed where measurable community benefit is to be derived, such as the provision of senior housing or low or moderate income housing units as specified in this chapter and pursuant to applicable requirements of state law. Typical development would include multiple-family dwellings on sites that create an attractive and high-quality living environment and include amenities such as usable open space.
- (G) *R-35 High Density Residential District*. This district allows multiple-family development at a minimum of 30-25 and maximum of 35 dwelling units per gross acre. This district is consistent with the High Density Residential General Plan Designation of up to 35 dwelling units per gross developable acre and with any Focused Planning Area designated by the General Plan. Higher densities may be allowed where measurable community benefit is to be derived, such as the provision of senior housing or low to moderate income housing units as specified in this chapter and pursuant to applicable requirements of state law. Typical development would include multiple-family dwellings on sites that create an attractive and high-quality living environment and include amenities such as usable open space.

···

9-5.3803 Table of Land Use Regulations

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	M-1	M-2	Н	ES9	СВ	ТН	CIH ¹⁴
							RESII	DENT	IAL U	JSES											
Day-care centers (§ 9-5.3832)	U	U	U	U	U	U	U	U	U	U	U	U			U		U	*			
Day-care: large family (§ 9-5.3818)	A	A	A	A	A	A	_	_	_			_	_	_	_	_	_	*			A
Day-care: small family (§ 9-5.3817)	P	P	P	P	P	P												*			P
Senior Group Housing	U	U	U	U	U	U	_		_		_	U	_	_			U	*		_	_
Family care home	P	P	P	P			_		_		_	U	_	_						_	_
Fraternity-sororit y house/dormitory	U	U	U	U	U	U						U						*		_	_
Home occupations	A	A	A	A	A	A						A		—				*			Р
Hospice ¹⁰			U	U	U	U		U	U			U					U^2	*			



	RE RR	R-4 R-6	R-1 0	R- 2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	M-1	M-2	Н	ES ⁹	СВ	ТН	CIH ¹⁴
Low Barrier Navigation Center												P					P	P		P	Р
Manufactured, modular home; mobile home (§ 9-5.3804)	P	Р	P	_	_		_	_	_					_	_		_	*			_
Mobile home park		_	U	U	U	U												*		_	_
Multiple-family: condominium, apartment, town-house (§ 9-5.3820)			P ¹¹	P ¹	P 11	P 11						P ¹¹					U^2	*		_	P ¹⁵ U ¹⁶
Recreational vehicle park (§ 9-5.3830)		_	_		_	_			_		U		U			U	_	*	_		_
Residential care facility ¹⁰			U	U	U	U		U	U			U					U	*		_	_
Supportive Housing			P ^{11, 17}	P ¹¹ ,	P ¹¹ ,	P ¹¹ ,						P ^{11,}					U	P ^{, 17}		P ^{, 17}	P 15, 17



	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	M-1	M-2	Н	ES ⁹	СВ	ТН	CIH 14
Residential hotel			U	U	U	U		U	U	U	U	U						*			_
Room & boarding house			U	U	U	U		U	U	U	U	U						*			
Second residential unit (§ 9-5.3805)	A	A	A	A	A	A	_		_					_				*		_	
Single-family dwelling	P	P	U	\mathbf{P}^1	\mathbf{P}^1	\mathbf{P}^1	_					U	U	_				*	_	_	_
Tobacco and paraphernalia retailers (§ 9-5.3843)	_		_	_	_	_	_	_	_	_	U	_		_	_	_	_			_	_
Two-family dwelling			P	Р	Р	P						U						*	_		
Transitional Housing																			_	U	
					P	UBLI	C AN	D SEN	⁄II-PU	BLIC	USES	S									
Bus & transit maintenance facility				_									U		U	U		*			_
Bus & train terminal							_		_				U		U	U		*			



Clubs & Lodges																	
Clubs & Lodges																	
(private &																	
public)	 U	U	U	U	U	U	U	U	U	U	U	U	 	 U	*	 	

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	M-1	M-2	Н	ES ⁹	СВ	ТН	CIH 14
Convalescent and Extended Care			U	U	U	U			_			U					U		_	_	_
Correctional facility ¹²							_								U	U					
Cultural institutions							U	U		U	U	U	U		U	_	U	*			_
Government offices		_					U	P	P	P	P	U			U	U		*			
Heliport (§ 9-5.3806)				_	_		U		_				U		U	U	U	*		_	_
Homeless Emergency shelter				_	—	_			_				—		U	U		Р	_	_	_

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	M-1	M-2	Н	ES ⁹	СВ	TH	CIH ¹⁴
Hospitals (§ 9-5.3827):																					
Acute care	_						U	U				U		—	U		U	*			
Rehabilitation	_						U	U				U		_	U		U	*			
Psychiatric/ chemical dependency	_		_				U	U	_	_	_	U		_	U		U	*			_
Medical care—urgent							U	U				U			P	U	P	*		_	
Parks	P	P	P	P	P	P	P	P		U	U	U	P	P	U	U		*			
Public assembly	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	*			
Public safety facilities	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	*		_	_
Public utility yard	_										_	_	U	_	U	U	_	*		_	_
Religious assembly ³ (§ 9-5.3832)		U	U	U	U	U	U	U	U	U	U	U	U			_	U	*			
Satellite antenna (§ 9-5.3807)	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	*			_
Schools, private and preschools	U	U	U	U	U	U	U	U	U	U	_	U			U		U	*		_	



	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	M-1	M-2	Н	ES ⁹	СВ	ТН	CIH ¹⁴
Utility substations	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	*		_	
						(COM	MERC	CIAL U	JSES											
Adult book stores, motion picture arcades, and model studios (§ 9-5.3808)	_	_					_		_	U	U		_		_			*		_	
Adult entertainment, other (§ 9-5.3808)	_								_	U	U		_		_			*		_	_
Agricultural uses (§ 9-5.3809)	P													P				*	_	_	
Appliance maintenance & repair services:																					
Major	_		_			_		_		P	P	P		_	P	P	_	*	_		_
Minor								P	P	P	P	P			P	P		*			
Amusement center (§ 9-5.3813)			_				_	_	U	U	U	U	U	_			_	*	_	_	

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	M-1	M-2	Н	ES ⁹	СВ	ТН	CIH 14
Animal hospital veterinary clinics				_			U		U	U	U	U			U	U		*	_	_	_
Antique store		_	-		_	_		-	_	P	P	A	U		U	_	_	*	_		_
Auto sales, rental							U			U	U	U						*			_
Auto storage	_	_	_	_	_	_		_	_	_	_	_	_	_	U	U	_	*	_		_
Auto service station (§ 9-5.3815)				_					U	U	U	U			U	U		*	_	_	
Auto repair:																					
Major			—				U				U	U			U	P		*	_		_
Minor		_			_	_	U		U	U	U	U	_		P	P		*			_
Bakeries-retail	_	_	_	_	_	_		_	P	P	P	P	U	_	P	P	_	*	_	_	_
Bank or savings & loan			_	_	_		P	P	P	P	P	P						*	_	_	_
Bar (§ 9-5.3831)	_	_	—		_	_		_	_	U	U	U	U	_	_	_	_	*	_		_
Barber & beauty shop	_	_	_	_	_	_	_	_	P	P	P	P		_	_		_	*			

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	M-1	M-2	Н	ES ⁹	СВ	ТН	CIH ¹⁴
Bed and breakfast inns (§ 9-5.3819)	U	U	_	_	_		_	_	_	_	_	U	U	_			_	*	_	_	
Boat repair																					
Major		_				_	U				U	U	U		U	P		*			_
Minor							U		U	U	U	U	U		P	P		*			_
Boat, RV— storage facility (§ 9-5.3810)	_			_	_				_	_	U	U	U		U	P		*		_	
Bowling alleys (§ 9-5.3831)				_	_	_	_		_	U	U	U						*	_	_	
Cannabis business (§ 9-5.3845)				_					_										U^{13}	_	_
Car and vehicle wash			_	_			_	_	_	U	U	U	U	_	U	U	_	*	_	_	_
Card room	_	_	_	_	_	_	_	_	_	U	U	_	_	_	_	_	_	*	_	_	_
Catering services	_	_	_			_	_			P	P	P	A		U			*			
Clothing store										P	P	P	A					*			

	RE RR	R-4 R-6		R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	M-1	M-2	Н	ES ⁹	СВ	ТН	CIH ¹⁴
Combined residential/comm ercial structure	_	_	_	_	_		_	_	_		_	U	U		_		_	*			_
Computer gaming and internet access business	_	_	_	_			_	_	_	_	U	_	_	_	_		_			_	_
Confectionery stores	_		_	_	_				Р	Р	P	P	A	_				*		_	_
Dance hall				_						U	U	U			U			*	_		_

	RE	R-4	R-1	R-2	R-2	R-3	PB					MC									CYYY 14
	RR	R-6	0	0	5	5	C	C-0	C-1	C-2	C-3	R	WF	OS	M-1	M-2	Н	ES ⁹	CB	TH	CIH ¹⁴
Drive-up window (all uses)							U	U	U	U	U	U			U	U	U	*			_
Dry cleaning agencies; pick-up and self-serve				_					P	P	P	Р						*			_
Florist shop				_			P		P	P	P	P					P	*			
Food stores (§ 9-5.3831):																					
Convenience store									U	U	U	U	U				U	*			_
Supermarket				_	_		_	_	U	P	P	U	_				_	*			
Fortune-teller's			_	_	_	_	_	_	_	U	U	U	_			_	_	*	_		_
Funeral parlor & mortuary							_		U	U	U	U					_	*		_	_
Furniture stores	_		_	_	_	_	_	_	_	P	P	U	_				_	*	_	_	
Gift shop				_	_		_	_	_	P	P	P	P			_	_	*		_	
Gun sales (§ 9-5.3833)			_							U	U	U	U				_	*			_
Hardware store			_	_			_		U	P	P	U	U	_				*			
Health club/fitness center							U		U	P	P	U			U		U	*		_	—

	RE RR	R-4 R-6		R-2 0		R-3 5	PB C	C-0	C-1	C-2	C-3	MC R		os	M-1	M-2	Н	ES ⁹	СВ	ТН	CIH 14
Hotel & motels		_	_	_	_	_	U ⁵	U	_	P	P	P	U	_	U5	_	U	*	_		
Jewelry store							_	_		P	P	P	U		_		_	*			
Kennels	-	_	_		_	_		_	_	U	U	_		_	U	U	_	*	_		
Laboratories; medical, dental, optical	_		_	_			P	P	U	U	U	U	_	_	U		P	*			_

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	M-1	M-2	Н	ES ⁹	СВ	ТН	CIH 14
Launderette					_	_			P	P	P	P	_					*			_
Liquor stores (§ 9-5.3831)									U	U	U	U						*			_
Live entertainment	_		_	_			_	_		U	U	U	U	_			_	*			_
Marina											_		U			_		*	_	—	
Miniature golf courses	_			_	_		_	_	_	U	U^6	U	_	_	U	_		*	_		
Mini-storage											_	U	U		U	P		*	_	—	
Nurseries (horticulture) (§ 9-5.3824)	_			_			_	_		P	P	U	U	_	P	P		*		_	_
Offices:				•	•	•		•	•			•	•	•				•			
Business & professional	_			_			P	P	U	P	P	P	U	_			P	*			
Medical (includes clinics)	_		_	_			P	P	U	Р	P	P	U	_			P	*	_		_
Paint store										P	P	U	_		U			*		—	—
Parking lot (commercial) (§ 9-5.3837)		_					A	A	A	A	A	A	A	A	P	Р	A	*			_

	RE RR	R-4 R-6		R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	M-1	M-2	Н	ES ⁹	СВ	ТН	CIH ¹⁴
Pawn shops	_	_	_	_	_	_	_		_	U	U	U	_	_	_	_	_	*	_	_	
Pet shop			_				_		P	P	P	P	U				_	*	_	_	
Pharmacy	_	_	_		_	_	U	P	P	P	P	P	A		P	P	P	*	_		
Photographer	_		_	_			_	P	P	P	P	P	A		U		_	*			

	RE RR	R-4 R-6		R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	M-1	M-2	Н	ES ⁹	СВ	ТН	CIH ¹⁴
Restaurants (§§ 9-5.3823 and 9-5.3831):																					
General	_	_	_	_	_	_	P	P	P	P	P	P	P	_	U ⁵		_	*	_	_	_
Fast food		_		_	_	_	U	_	_	U	U	U	U	_	U ⁵	_	_	*	_	_	_
Outdoor seating & food service	_		_	_	_		U	U	U	U	U	U	U		U ⁵	U		*			_
Take out/delivery			_	_	_		P	U	P	P	P	P	U		U ⁵		_	*		_	_

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	M-1	M-2	Н	ES ⁹	СВ	ТН	CIH 14
With bar & live entertainment			_	_		_	_	_	_	U	U	U	U	_			_	*	_	_	_
Retail; general and specialty					_				P	P	P	P	A			_		*		_	_
Secondhand sales											U	U						*	_		
Shoe repair shop	_	_	_	_	_	_		_	P	P	P	P	_				_	*	_		_
Sign shop	_	_	_	_	_	_		_		U	U	_	_		U	_	_	*		_	_
Studios (e.g., dance, martial arts)	_		_	_	_	_		_		P	P	P	_	_	_	_	_	*		_	_
Tailor shop	_	_	_	_	_					P	P	P	_	_		_		*			_
Tattoo studio		_								U	U	U						*		_	_
Theaters	_	_	_	_	_					U	U	U	U			_		*			_
Upholstery shop										U	U	U	_		U	P	_	*			
Wireless Communications Facilities (§ 9-5.3846)								As	subjec	et to §	9-5.3	846									
Variety store										P	P	P	P					*			

	RE RR	R-4 R-6	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	M-1	M-2	Н	ES ⁹	СВ	ТН	CIH ¹⁴
Vehicle/boat/ equipment sales & rental (§ 9-5.3825)				_		U^8			U	U	U	U		U	U		*		_	_
						INDU	JSTRI	IAL U	SES											
Animal rendering															U		*			
Bakery- commercial			_											P	P		*		_	

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	M-1	M-2	Н	ES ⁹	СВ	ТН	CIH ¹⁴
Beverage bottling plant				_											U	P		*			
Boat building													U		U	P		*			_
Cement or clay products manufacturing				_											U	U		*			_
Concrete batch plant			_	_	_			_	_	_		_		_		U	_	*	_	_	
Contractor's storage yard				_											U	P		*			
Dairy products processing				_	_				_					_	U	P	_	*		_	_
Dry cleaners processing															U	U		*			
Exterminator															U	P	_	*	_		
Finished paper production				_	_				_						U	U	_	*		_	
Food processing plant		_	_	_	_		_	_	_	_			_	_	U	P	_	*		_	
Fuel yard; bulk petroleum storage																U		*		_	_

	RE RR	R-4 R-6		R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	os	M-1	M-2	Н	ES ⁹	СВ	ТН	CIH ¹⁴
Garment manufacture														U	U		*			
Hazardous waste facilities (§ 9-5.3826):			_	_	_			_	_						U		*		_	_
Small generator (§ 9-5.3826)			_						U	U	U	U		U	U		*		_	_

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	M-1	M-2	Н	ES ⁹	СВ	ТН	CIH ¹⁴
Large generator (§ 9-5.3826)		_														U		*		_	_
Processor (§ 9-5.3826)																U		*	_	_	_
Household hazardous waste facility (§ 9-5.3826)	_						_	_	_	_		_		_	U	U	_	*			
Junk yard/auto wrecking yard		_												_		U		*		_	_
Lumber yard															U	U		*		_	_
Machine shop															U	P		*			_
Manufacturing or storage of explosives, acid, cement, fertilizer, gas, inflammable fluids, glue, gypsum, lime, plaster of paris	_		_	_	_				_	_					_	U		*		_	_
Mining & quarry; resource extraction											_				U	U		*		_	
Oil & gas drilling																U	_	*		_	_

	RE RR	R-4 R-6	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	M-1	M-2	Н	ES ⁹	СВ	ТН	CIH ¹⁴
Oil & gas production															U		*			_
Photographic plants	_		_					_		_			_	U	U		*		_	_
Plastic fabrication	_		_	_		_		_					_	U	U		*		_	_
Research & development	_		 _			U			_		U			U	U		*			_

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	M-1	M-2	Н	ES ⁹	СВ	ТН	CIH ¹⁴
Residual repository (§ 9-5.3826)		_		_					_							U		*		_	
Salvage/war surplus yards															U	U		*			
Solid waste transfer station																U		*		_	
Smelting or processing of iron, tin zinc or other ore	_	_		_		_			_				_			U		*			_
Stockyards/ slaughterhouses																U		*			_
Stone monument works															U	P		*		_	_
Truck terminal yard															U	U		*		_	
Truck & tractor repair							_							_	U	P		*		_	_
Warehousing & wholesaling							U								U	P		*		_	_
TEMPORARY USES																					

	RE RR	R-4 R-6		R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	M-1	M-2	Н	ES9	СВ	ТН	CIH ¹⁴
Removal of earth (§ 9-5.3822)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	*			
Temporary construction building and uses (§ 9-5.3821)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	*			_
Outdoor display of merchandise (in conjunction with a non-residential use)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	*	_	_	_
Special outdoor events (§§ 9-5.3828 and 9-5.3831)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	*	_	_	_
Christmas tree and pumpkin sale lots (§ 9-5.3829)							A	A	A	A	A	A			A	A		*		_	_

- 1. Single-family dwellings existing prior to the effective date of this section are permitted uses, conforming to the R-20 zone; however, development of new single-family dwelling units, other than replacement of existing single-family dwellings, are prohibited within the R-20, R-25, and R-35 zones.
- 2. Use may be permitted as an ancillary use if it is incidental to an otherwise permitted or conditionally permitted use within this zoning district.
- 3. Legally established churches existing prior to the effective date of this section are permitted uses, conforming to the PBC, C-O, C-1, C-2, and C-3 zone; however, development of new religious assembly uses, other than replacement of existing uses, is

prohibited within these zoning districts.

- 4. Funeral services are limited to "J" Street, Fourth Street, and the area between Fourth and Fifth Streets.
- 5. May be located only on sites adjacent to freeway interchanges.
- 6. May be located along Somersville Road north of the SR-4 freeway.
- 7. Marine repair only. Permitted as an ancillary service for waterfront activities.
- 8. Boat sales and repair only.
- 9. In the case of the Emergency Shelter Overlay District, where no letter or number is included in the table for a particular landuse, the regulations of the base zone apply. Emergency shelters are permitted by right in the Emergency Shelter Overlay District ifthey meet all standards of § 9-5.3835, Emergency Shelters, of this article.
- 10. Hospices and residential care facilities providing care for up to six patients are a permitted use in any district whereresidential uses are allowed.
- 11. Up to 20 units/acre pPermitted by right subject to compliance with all other applicable standards and design review pursuant to Article 26 and 27.
- 12. Subject to a conditional use permit on a site at least one quarter mile from any type of residential care facility, social service institution, welfare institution, or a similar type of facility; at least one mile from another correctional facility; and at least 1,000 feet from a school, library, public park, recreation area or any property zoned or used for residential development. See § 9-5.3838, Correctional Facilities, for additional requirements.
- 13. Cannabis business requires approval of a use permit by the City Council upon recommendation by the PlanningCommission. See § 9-5.3845.
- (Am. Ord. 930-C-S, passed 7-29-97; Am. Ord. 1080-C-S, passed 10-24-06; Am. Ord. 2072-C-S, passed 10-22-13; Am. Ord. 2075-C-S, passed 11-26-13; Am. Ord. 2077-C-S, passed 12-10-13; Am. Ord. 2089-C-S, passed 6-24-14; Am. Ord. 2096-C-S, passed 2-24-15; Am. Ord. 2143-C-S, passed 6-26-18; Am. Ord. 2158-C-S, passed 12-11-18; Am. Ord. 2169-C-S, passed 6-25-19)
- 14. In the Commercial Infill Housing Overlay District, allowable commercial uses and standards remain as determined by the underlying zoning.
- 15. Up to 35 units/acre and building height of four stories or 45 feet permitted by right subject to compliance with all other applicable standards.
- 16. 35 to 50 units/acre and building height above 45 feet permitted with approval of a use permit.
- 17. Supportive housing developments must meet the requirements of Government Code Section 65651.0(a) to be permitted by right and reviewed consistent with Government Code Section 65653(a) and (b). Developments which do not meet such requirements shall require approval of a use permit.

 Table 9-5.601 Height, Area & Setback Regulations for Primary Structure

		HEIGH	T, ARE	A & SET	BACK R	EGULATION	S FOR PRIMA	RY STRU	CTURE		
	Maxi m um	Minimu m	Minimu Width i		Maxim	Minimum Density Allowed	Maximum Density Allowed	Fron	Minimu Yard Re in Feet ^e	equired	Minimu m Rear
/ 040 0	Building Site Sq. Ft.	Corner	Interior	g e	(Units per Gross Developable Acre)	Units Per Gross Developable Acre ^d	t Yard Minimum	Corner	Interior	Yard Required in Feet	
RE TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS											
RR	R TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
CIH	IN COMPLIANCE WITH THE COMMERCIAL INFILL HOUSING OVERLAY DISTRICT OBJECTIVE DESIGN STANDARDS DOCUMENT.										
R-4	35	6,000	65	60	40%	NA	4 du/acre	f	f	5 ft.	20 ft.
R-6	35	6,000	65	60	40%	NA	6 du/acre	f	f	5 ft.	20 ft.
R-10	45	6,000	65	60	40%	NA	10 du/acre	f	f	5 ft.	10 ft.
R-20	45	20,000	70	70	40%	NA	20 du/acre	f	f	5 ft.	10 ft.
R-25	45	20,000	70	70	50%	20 du/acre	25 du/acre	f	f	5 ft.	10 ft. ^m
R-35	45	20,000	70	70	50%	30-25 du/acre	35 du/acre	f	f	5 ft.	10 ft. ^m
PBC	35	20,000	65	60	35%	NA	0	f	f	0 ft.	0 ft.
C-0	35	20,000	65	60	35%	NA	0	f	f	0 ft.	10 ft.
C-1	35	20,000	65	60	35%	NA	0	f	f	0 ft.	10 ft.

		HEIGHT	, AREA	& SET	BACK RI	EGULATIONS	FOR PRIMA	RY STRUC	CTURE		
	Maxim um	Minimum Building	Minimu Width i		Maximu m Lot	Density Allowed	Maximum Density Allowed	Front Yard	Minimu Yard R in Feet ^e	equired	Minimu m Rear
Zone	Height Feet ^b	Site Sq. Ft.	Corner Interior		Coverag e	(Units per Gross Developable Acre)	Units Per Gross Developable Acre ^d	Minimum	Corner	Interior	Yard Required in Feet
C-2	35	20,000	65	60	35%	NA	0	f	f	0 ft.	10 ft.
C-3	70	20,000	65	60	35%	NA	0	f	f	0 ft.	10 ft.
MCR ^j	45	6,500	65	60	50%	NA	20 du/acre	f	f	5 ft.	10 ft.
RTC ^j	50	2,500	25 ^g	25 ^g	100%	NA	20 ^h	Oi	0^{i}	0 ft.	0 ft.
RTR- 10	45	3,500	45	45	50%	NA	12	15	10	5 ft.	15 ft.
RTR- 20	45	20,000	100	100	50%	NA	20	15	10	5 ft.	10 ft.
WF	45	6,500	60	60	60%	NA	0	0	0	0 ft.	0 ft.
M-1	45	40,000	100	100	50%	NA	0	f	f	0 ft.	0 ft.
M-2	70	40,000	100	100	50%	NA	0	f	f	0 ft.	0 ft.
HPD		TOE	BE DETI	ERMINE	D BY CIT	Y COUNCIL T	HROUGH PLA	NNED DE	VELOP	MENT PI	ROCESS
PD		TO E	BE DETE	ERMINE	D BY CIT	Y COUNCIL T	HROUGH PLA	NNED DE	VELOPI	MENT PI	ROCESS
RRMP	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS IN A MANNER CONSISTENT WITH ARTICLE 41 OF THE MUNICIPAL CODE										
TOD	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
Н	70 SAME AS C-0 ZONE ^k										

		HEIGHT	, AREA	& SET	BACK RI	EGULATIONS	FOR PRIMA	RY STRUC	CTURE		
Zone un He	Maxim um Height Feet ^b	Minimum Building	Minimu Width i	in Feet Maximu		Allowed	111101104	Front			Minimu m Rear
		Site Sq. Ft.	Corner	Interior	m Lot Coverag e	Gross Developable	Units Per Gross Developable Acre ^d	Yard Minimum	Corner		Yard Required in Feet
OS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S	7	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS									
SH	SAME AS UNDERLYING BASE ZONE										
Т		SAME AS UNDERLYING BASE ZONE									

HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE Where 40% or more of the frontage (excluding reversed frontage lots) in a block has been improved with buildings, the minimum required front yard for main buildings shall be the average of the improved lots if less than the front yard requirements, but not less than six feet from the property line. Height shall mean the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the structure, excluding below ground basements, to the topmost point of the roof. Exceptions to the specified height limitation shall include the spires, belfries, cupolas and domes of churches, monuments, water towers, fire and hose towers, observation towers, distribution and transmission towers, lines and poles, chimneys, smokestacks, flag poles, radio towers, excluding wireless communications facilities subject to § 9-5.3846, equipment penthouses encompassing less than 20% of total roof area and less than eight feet in height, and parapets less than 30 inches in height, unless otherwise governed by this chapter. Minimum lot area in all zones shall not apply to the condominium parcelization of a larger project where land is being divided for individual building envelopes. Maximum density allowed is defined in the city General Plan as per the maximum developable gross acreage definition found in this chapter. For at least 25% of the lots in a given subdivision, one side yard of an interior lot shall be 10 feet in width and the other side yard can be five feet. The 10- foot side vard area shall remain as unrestricted open area. This shall also apply to all two-story single-family residential lots. On any parcel of land of an average width of less than 50 feet, which parcel was under one ownership or is shown as a lot on any subdivision map filed in the office of the County Recorder prior to April 11, 1950, when the owner thereof owns no adjoining land, the width of each side yard may be reduced to 10% of the width of such parcel, but in no case to less than three feet. Front yard and street side setbacks shall be reserved for landscaping only, excluding access and egress driveways and shall be determined on a graduated scale based upon type of street and land use as follows: Non-residential uses. (1) Arterial street: minimum 30-foot setback with 30-foot landscaping on all frontages. Collector street: minimum 25-foot setback with 25-foot landscaping. Local street: minimum 20-foot setback with 20-foot landscaping. Single-family detached and two-family dwelling uses. (2) Arterial street: minimum 30-foot setback with 30-foot landscaping on all frontages. Collector street: minimum 25-foot setback and landscaping for front yard and 10-foot street side yard setback with landscaping Local street: minimum 20-foot front yard setback with 20 foot of landscaping and 10-foot street side yard setback with landscaping. Multi-family dwelling uses. (3) Arterial street: minimum 15-foot setback with 15-foot landscaping on all frontages. Collector street: minimum 15-foot setback with 15-foot landscaping.

Local street: minimum 10-foot setback with 10-foot landscaping.

New construction with frontage in excess of the minimum lot width shall reflect the pattern of building widths in facade design.

		HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE						
h		bounded by the Burlington Northern Santa Fe Railroad, "I" Street, Second Street, and "E" Street, residential density may be increased to 45 er acre provided:						
	(1)	The residential use is part of a mixed use development with the entire first floor devoted to commercial use;						
	(2)	The proposed development provides public amenities as described in § 4 (relating to residential use in RTC); and						
 	(3)	The project has received use permit approval from the Planning Commission.						
i	Buildings in the	RTC district shall be placed on the property line except for:						
	(1)	Setbacks to accommodate outdoor dining and plazas, provided that such setbacks do not exceed a depth of one-third of the lot depth;						
	(2)	Courtyards, promenades, and plazas located on any portion of the site; and						
	(3)	Where a setback is necessary to maintain the uniform setback of building facades.						
j	The first floor of	f a building shall extend from property line to property line except:						
	(1)	In setback areas for outdoor dining, plazas; and						
	(2)	For required vehicular or pedestrian access.						
k		g any other provisions of this chapter for yard requirements, in any residential district the front of any garage shall be not less than 20 feet from perty line on which such garage faces.						
1	For projects that consist of attached single-family dwellings (townhomes), in which each dwelling occupies its own lots, the minimum lot area is 1,800 square feet and the minimum required interior side setback is zero.							
m	Where a multi-fa	amily dwelling abuts a lot that is zoned RR, RE, R4 or R6, a minimum rear yard of 20 feet shall be provided.						

ARTICLE 7: MULTI-FAMILY RESIDENTIAL DEVELOPMENT OBJECTIVE DESIGN STANDARDS

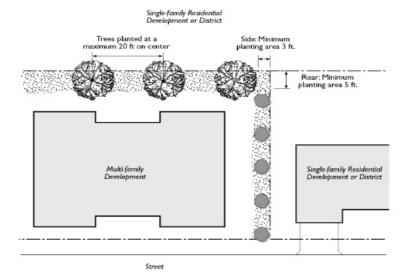
§ 9-5.701 PURPOSE AND APPLICABILITY.

Multi-family Objective Design Standards apply to residential mixed use and multiple-family dwellings in any district in which they are permitted or conditionally permitted, except for projects in the CIH Overlay which are subject to § 9-5.3848 Commercial Infill Housing Overlay District regulations. Multi-family Objective Design Standards shall be adopted by resolution and may be amended from time to time. The purpose of this article-these regulations is to promote high-quality design and provide a pleasant residential environment within the context of higher-density development; ensure the provision of amenities for residents of multi-family developments; foster pedestrian access; and create visually attractive street frontages that offer architectural and landscape interest. § 9-5.702 APPLICABILITY.

The standards of this article apply to multi-family dwellings in any district in which they are permitted or conditionally permitted.

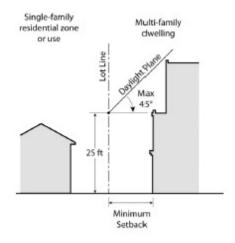
§ 9-5.703 TRANSITION REQUIREMENTS ADJACENT TO SINGLE-FAMILY RESIDENTIAL.

- Wherever a multi-family residential dwelling is located on a lot that directly abuts any lot developed with an existing single-family detached dwelling that is a conforming use or any lot that is zoned RR, RE, R-4, or R-6, the following standards shall apply to the multi-family development.
- —(A) Rear setbacks. Notwithstanding the requirements of the Height, Area, and Setbacks Table of § 9-5.601, a minimum rear setback of 20 feet is required. For existing substandard lots, a modification to or waiver of the minimum 20-foot setback requirement may be requested, subject to provisions of § 9-5.709 and design review.
- (B) Landscape buffers. Interior side and rear setbacks that abut single-family residential development or a single-family district shall include the following landscaped areas. These landscaped areas shall be measured from the property line and are included within, and are not additional to, the minimum setbacks required by Table TBD.
- (1) A landscaped area at least three feet in depth shall be provided along any interior side property line.
- (2)—At least 50% of the rear setback shall be a landscaped area at least five feet in depth. Within this landscaped area, trees shall be planted at a maximum distance of 20 feet on center (measured parallel to the rear lot line).
- Figure 9-5.703(B): Landscape Buffers



—(C) Required daylight plane. No portion of the building volume shall encroach into a daylight plane starting at a point that is 25 feet above the property line abutting any adjacent lot with a single-family residential use or zone and sloping upward at a 45-degree angle toward the interior of the lot.

Figure 9-5.703(C): Required Daylight Plane



§ 9-5.704 BUILDING FORM.

(A) Building entries.

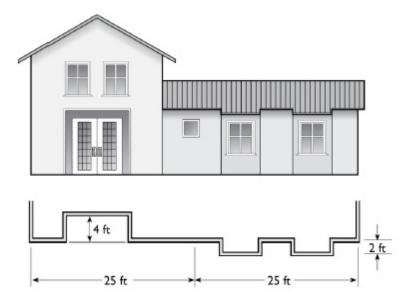
(1) Orientation. All units located along public rights-of-way must have a principal entrance that fronts on and is oriented to face the right-of-way. Such entrance shall be clearly visible from the street and shall be connected via pedestrian walkways to the public sidewalk. Exceptions to this requirement may be approved for projects located on arterial streets that carry high traffic volumes and/or streets that do not allow on-street parking. In such cases, a project may be oriented around courtyards with principal entrances facing the courtyards.

(2) Entry features. Building entrances must have a roofed projection (e.g., porch) or recess. Such entry features shall have a minimum depth of five feet, measured perpendicular to the façade

on which they are located. Entries that serve a single unit shall have a minimum area of 40 square feet while those that serve two or more units shall have a minimum area of 100 square feet.

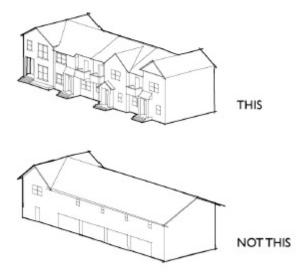
(B) Façade articulation. All street-facing facades must include at least one change in plane (projection or recess) at least four feet in depth, or two changes in plane at least two feet in depth, for every 25 linear feet of wall. Such features shall extend the full height of the respective façade of single story buildings, at least half of the height of two story buildings, and at least two thirds of the height of buildings that are three or more stories in height.

- Figure 9-5.704(B): Facade Articulation



—(C) Roof forms. Variable roof forms shall be incorporated into the building design, and no more than two side by side units may be covered by one unarticulated roof. Variation may be accomplished by changing the roof height, offsets, and direction of slope, and by including elements such as dormers.

Figure 9-5.704(C): Roof Forms

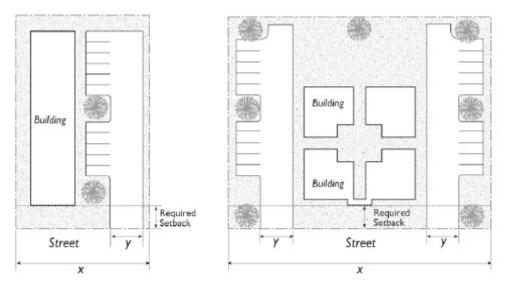


- (D) Window design.
- (1) Relief. All windows shall either be recessed or surrounded by trim at least four inches in width and two inches in depth.
- (2) Shade features. At least 20% of all windows on each building shall have exterior sun shades, such as roof overhangs (eaves), awnings, or louvered sunshades.

§ 9-5.705 SITE DESIGN FOR PARKING, CIRCULATION, AND ACCESS.

- Multi-family dwelling projects shall comply with the regulations of Article 17, Required Parking, as well as the standards of this section.
- (A) Parking location and frontage.
- (1) Maximum width. The maximum width of parking area within the required front setback, including driveways, open parking, carports, and garages, but excluding underground parking and parking located behind buildings, may not exceed 25% of the linear street frontage.

- Figure 9-5.705(A)(1): Maximum Parking Area Frontage



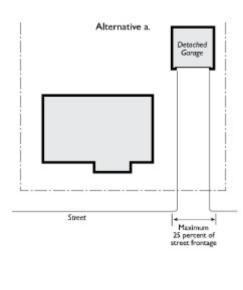
The maximum width of driveways within the required front setback shall not exceed 25 percent of the linear street frontage $(y \le 25\% x)$

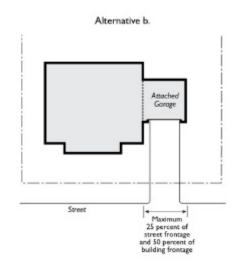
The maximum width of driveways within the required front setback shall not exceed 25 percent of the linear street frontage $(y + y \le 25\% x)$

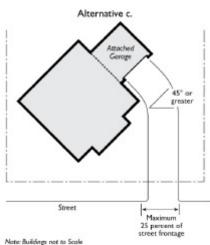
- (2) Parking location. Parking facilities shall be located according to one or more of the alternatives listed below. This locational requirement applies to parking for both residents and guests, as well as any parking that exceeds the required minimum. In all cases, the requirements of § 9-5.1703.1, Off-Street Parking Requirements by Use, which establishes the number of required parking spaces and number of covered spaces per unit, must be met. Parking shall be provided in one of the following locations or in a combination of the following locations:
- (a) Covered and enclosed parking within a detached garage located to the rear of the residential building in relation to the public street. Such garage may front an alley that is internal to

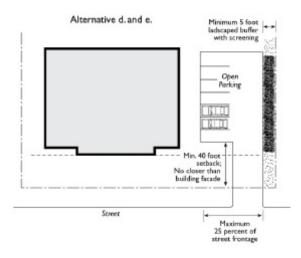
the project. Any garage door visible to any street shall be recessed at least six inches from the surrounding building wall and shall be surrounded by trim of at least two inches in depth.
(b) Covered and enclosed parking integrated into the residential building, in which garage doors are located on the side or rear of the building and not facing a street. For the purposes of this regulation, doors shall be considered not to face a public street if they are oriented 45 degrees or more from parallel with the street.
(c) Covered and enclosed parking integrated into the residential building with garage doors facing or within 45 degrees of parallel with the street. Such garages shall comply with the following standards:
1. Maximum width. Garages shall not exceed 50% of the overall width of the building façade of which they are a part. For the purposes of this requirement, garage width is considered the internal width of that portion of a building facade that is backed by a garage space. This dimension is measured from midpoint to midpoint of any enclosing walls that are perpendicular to the garage door or entry.
2. Setback/recess. Garages shall conform to one of the following setback standards:
a. Garages shall be located at least five feet behind the primary wall of the dwelling. For the purposes of this regulation, "primary wall" shall consist of any wall at least ten feet in width and one story in height. Garage doors shall be recessed at least six inches from the surrounding wall.
b. Garage space located below living space may be set back the same distance as the remainder of the building façade. Garage doors shall be recessed at least six inches from the surrounding wall.
c. Detailing. Trim of at least two-inch depth shall be provided surrounding garage doors
(d) Open parking or carports located to the rear of buildings in relation to the street. Such parking facilities must be set back at least 40 feet from any adjacent street, and landscaped according to the standards of § 9-5.1716, Parking Lot Landscaping; Design Standards. The setback area shall include a landscaped buffer at least five feet in depth (measured perpendicular to the interior lot line) adjacent to any other lot. Parking areas shall be screened from adjacent lots with a solid fence, wall, or dense hedge at least five feet in height.
(e) Open parking located to the side of buildings. Such parking must be set back at least 40 feet from any adjacent street or no closer to the street than the front façade of the residential building, whichever is greater. The setback area shall be landscaped according to the standards of 9-5.1716, Parking Lot Landscaping; Design Standards. The setback area shall include a landscaped buffer at least five feet in depth (measured perpendicular to the interior lot line) adjacent to any other lot. Parking areas shall be screened from adjacent lots with a solid fence, wall, or dense hedge at least five feet in height. Parking area setbacks on corner lots may be modified by the Zoning Administrator when deemed necessary in order to provide adequate visibility for traffic safety.

- Figure 9-5.705(A)(2): Parking Location Alternatives









(B) Driveways number and width. For lots 75 feet wide or less, a maximum of one driveway per lot is permitted. For lots greater than 75 feet in width, additional driveways are permitted but shall be spaced at least 75 feet apart. No driveway shall exceed 20 feet in width at any property line abutting a street or one half of the width of the street frontage of the lot, whichever is less.

(C) Pedestrian access.

- (1) Connection to public sidewalks. Every multiple-family dwelling shall have a walkway connecting the main building entry to the public sidewalk in the right-of-way on each street frontage. The walkway shall be physically separated from any driveway or off-street parking space by a landscaped buffer with a minimum width of two feet. The walkway shall have an unobstructed width of at least four feet, and shall be of concrete, decorative pavers, or other durable, all-weather surface.
- (2) Connection to parking areas. Every multiple-family dwelling shall have a walkway between a building entry and the parking area for the units served by it. The walkway shall be physically separated from any driveway or off street parking space by a landscaped buffer with a minimum width of two feet. The walkway shall be at least four feet wide, and shall be of a durable, all-weather surface.

(3) Connection to open space, recreation facilities, and public parks. Walkways shall be provided that connect building entries for the units served to any common usable open space or recreational facilities on site or to any public park facilities located on an adjacent lot.

§ 9-5.706 USABLE OPEN SPACE.

—Usable open space to serve multi-family residential dwelling units shall be provided and maintained in compliance with the following table and the requirements of this section.

Table 9-5.706: Minimum Required Usable Open Space								
R-10 Zone R-20, R-25, and R-35 Zone								
Total Usable Open Space per Unit (sq. ft.)	250	200						
Minimum Private Open Space per Unit (sq. ft.)	70	60						

- _
- (A) Required area and type of open space multi-family dwellings. All multi-family residential developments shall be provided the minimum private open space area and minimum total open space area stated in Table 9-5.706, according to the number of units in the development. Once the minimum private open space requirement has been met, the remainder of the required total open space for the development may be provided as either private or common open space. Every development that includes five or more residential units shall provide at least one common open space area that meets the standards of division (D) of this section below.
- (B) Usability. A surface shall be provided that allows convenient use for residents' outdoor living and/or recreation activities. Such surface shall be any practicable combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing. The slope shall not exceed 10%. Off-street parking and loading areas, driveways, and service areas shall not be counted as usable open space. Open space on a roof or deck shall include safety railings or other protective devices that meet but do not exceed the minimum height required by the Antioch Building Code.
- (C) Design standards private open space.
- (1) Accessibility. Private usable open space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway of the unit.
- (2) Minimum dimensions. Private usable open space located on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than ten feet. Private open space located above ground level (e.g., balconies) shall have no horizontal dimension less than six feet.
- (3) Openness. There shall be no obstructions over ground-level space except for devices to enhance the usability of the space. Above ground-level space shall have at least one exterior side

open and unobstructed for at least eight feet above floor level, except for incidental railings and balustrades. No more than 50% of the ground-level space may be covered by a private balcony projecting from a higher floor.

- (4) Enclosure. Ground-level space shall be screened from abutting lots, streets, alleys, and paths, from abutting private ways, and from other areas on the same lot by a building wall, by dense landscaping not less than five and one-half feet high and not less than three feet wide, or by a solid or grille, lumber or masonry fence or wall not less than five and one-half feet high, subject to the standards for required landscaping and screening in Chapter TBD. Screening may be reduced to three and one-half feet in height to avoid interfering with a beneficial outward and open orientation or view if there is no building located opposite and within 50 feet of the screening.
- (D) Design standards common open space.
- (1) Accessibility. Common usable open space shall be accessible to all the dwelling units on the lot.
- (2) Rooftops. No more than 20% of the total area counted as common open space may be provided on a roof.
- (3) Facilities. Common areas may consist of open landscaped areas and gardens, natural areas with trails, patios, swimming pools, picnic and barbeque areas, playgrounds, community gardens, or other such improvements as are appropriate to enhance the outdoor environment of the development. Required components are as follows:
- (a) Seating. Common usable open space shall include seating.
- (b) Play areas. Developments that include 15 or more units of at least one bedroom or more must include children's play areas and play structures. This requirement does not apply to senior housing developments.
- (4) Openness and buildings. There shall be no obstructions above the open space except for devices to enhance the usability of the space. Buildings and roofed structures with recreational functions (e.g., pool houses, recreation centers, gazebos) may occupy up to 20% of the area counted as common open space.
- (5) Minimum dimensions. Common usable open space located on the ground level shall have no horizontal dimension less than 20 feet. If such ground-level open space is located within ten feet of a building façade, the minimum dimension shall be no less than the height of the adjacent building. Common upper-story decks shall have no dimension less than ten feet. Roof decks shall have no horizontal dimension less than 15 feet.
- (6) Visibility. At least one side of the common open space shall border residential buildings with transparent windows and/or entryways.
- (7) Pedestrian pathways. Pedestrian walkways shall connect the common open space to a public right-of-way or building entrance.
- (8) Enclosure. Common usable open space that is designed as a children's play area or is likely to be used by children shall be screened from abutting streets by dense landscaping up to five and one half feet high and not less than three feet wide, or by a solid or grille, lumber or masonry fence or wall up to five and one half feet high, subject to the standards for required landscaping and

screening in Chapter TBD. Screening may be reduced to three and one-half feet in height to avoid interfering with a beneficial outward and open orientation or view if the play area is not located on an arterial or collector street and if there is no building located opposite and within 50 feet of the screening.

§ 9-5.707 STORAGE SPACE.

Each unit in a multi-family dwelling shall be provided with a separate, enclosed, lockable storage space reserved for the occupants of the dwelling unit. Such storage space shall be located in a garage, storage building, or enclosed individual storage space. Each storage space shall be at least 250 cubic feet in volume and shall have no interior dimension less than four feet.

§ 9-5.708 LANDSCAPING.

- —In addition to the standards of Article 10, Landscaping and Irrigation, and the Water-Efficient Landscape Ordinance, multi-family dwellings shall comply with the following standards:
- (A) Minimum landscaped area. A minimum of 25% of any building site shall be landscaped.
- (B) Landscaping of front yards. All portions of required front yards, except those areas occupied by pedestrian or vehicular access ways, shall be landscaped.
- (C) Materials. Landscaping shall include plant materials of varying height and may incorporate a combination of groundcovers, shrubs, vines, trees, and garden areas. Landscaping may also include incidental features such as stepping stones, benches, fountains, sculptures, decorative stones, or other ornamental features, placed within a landscaped setting.
- (1) Ground cover materials. Ground cover shall be of live plant material. Pervious non-plant materials such as permeable paving, gravel, colored rock, cinder, bark, and similar materials shall not cover more than 10% of the required landscape area. Mulch must be confined to areas underneath shrubs and trees and is not a substitute for ground cover plants.
- (2) Size and spacing. Plants shall be of the following size and spacing at the time of installation:
- (a) Ground covers. Ground cover plants other than grasses must be at least four-inch pot size. Areas planted in ground cover plants other than grass seed or sod must be planted at a rate of at least one per 12 inches on center.
- (b) Shrubs. Shrubs shall be a minimum size of one gallon.
- (c) Trees. Trees shall be a minimum of 15 gallons in size with a one inch diameter at breast height (dbh). Specimen trees of 36-inch or greater box size are encouraged. At least one specimen tree with a 24-inch or larger box size shall be planted in the landscaped area of the front setback. Trees (center of trees) shall be located a minimum of six feet from water meters, gas meters and sewer laterals; eight feet from any driveway, fire hydrant, fire sprinkler, or standpole connection; and 15 feet from any curb return at an intersection, utility pole, or street light.
- (D) Tree protection. Newly planted trees shall be supported with double stakes or guy wires. Root barriers shall be required for any tree placed within ten feet of pavement. (See also § 9-5.1210, Regulations on Tree Locations, and § 9-5.1208, Definition of Restricted Trees.)

§ 9-5.709-**702** PROCEDURES.

The Planning Commission may allow modifications to the dimensional requirements, design standards, and other requirements of this article the Multi-family Objective Design Standards when so doing is consistent with the purposes of the General Plan and the district and would, because of practical difficulties, topography, and similar physical conditions, result in better design, environmental protection, and land use planning. The Zoning Administrator may review and approve modifications that are requested because a lot is substandard. All other modifications shall require Planning Commission approval. All modifications under this section shall be processed as use permits pursuant to the procedures of Article 27 of this Code.

- (A) Required findings for approval. In addition to any findings required by § 9-5.2703 of this Code, the Administrator or the Planning Commission may only approve a modification to the requirements of this article based on the following findings:
 - (1) The project is consistent with the General Plan and any applicable area or specific plan.
- (2) The modification meets the intent and purpose of the applicable zone district and is in substantial compliance with the district regulations.
- (3) The modification is necessary due to the physical characteristics of the property and the proposed use or structure or other circumstances, including, but not limited to, topography, noise exposure, irregular property boundaries, or other unusual circumstance including the architectural or historical significance of the structure, and building or site features that will demonstrably reduce use of nonrenewable energy resources or greenhouse gas emissions.
- (4) There are no alternatives to the requested modification that could provide an equivalent level of benefit to the applicant with less potential detriment to surrounding owners and occupants or to the general public.
- (5) The granting of the requested modification will not be detrimental to the health or safety of the public or the occupants of the property or result in a change in land use or density that would be inconsistent with the requirements of this chapter.
- (6) If the modification is requested because it will result in superior or more sustainable design, the review authority must also make the following findings:
- (a) The proposed design is of superior quality or is intended to incorporate features that would demonstrably reduce use of nonrenewable energy resources or greenhouse gas emissions;
- (b) The structure is an existing residential building and the alteration or addition is intended to increase the habitability and function of the structure, is compatible with the existing neighborhood character, will not substantially interfere with the privacy, sunlight, or air available to neighboring residential uses; and
- (c) The proposed design has been reviewed and approved pursuant to Article 26: Design Review Duties and Responsibilities, of this chapter.
- (B) Conditions of approval. In approving a modification, the Planning Commission may impose reasonable conditions deemed necessary to:

- (1) Ensure that the proposal conforms in all significant respects with the General Plan and with any other applicable plans or policies adopted by the City Council;
- (2) Achieve the general purposes of this chapter or the specific purposes of the zoning district in which the project is located;
 - (3) Achieve the findings for a modification granted; or
- (4) Mitigate any potentially significant impacts identified as a result of review conducted in compliance with the California Environmental Quality Act.
 - (C) Appeals, expiration, extensions, and modifications.
- (1) Appeals. The applicant or any other aggrieved party may appeal a decision on a modification in the same manner as a use permit as provided for in Article 27, Design Review, Use Permits, Administrative Use Permits and Variances.
- (2) Expiration, extensions, and modifications. Modifications granted under this chapter are effective and may only be extended or modified as provided for in Article 27.
- (D) Applicability. These procedures are not applicable to a project that is entitled to a density bonus concession or waiver pursuant to Article 34, Senior Housing Overlay District, or Article 35, Density Bonus Program, of this Code and may not be used to approve an increase in maximum density or reduction in required parking or to approve a use that is not permitted on the site proposed for development.

ARTICLE 9: SPECIAL USE REGULATIONS

§ 9-5.904 LOW BARRIER NAVIGATION CENTER

- (A) Purpose. The purpose of this subsection is to allow operation of low barrier navigation centers to help people in need of housing that are temporarily homeless and to implement the provisions of Government Code Section 65660 et seq. relating to low barrier navigation centers.
- (B) Definitions. For purposes of this subsection, the following definitions shall apply, as defined by Government Code Section 65660, which may be updated from time to time:
- (1) "Low Barrier Navigation Center" means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.
- (2) "Low Barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following:
- (a) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
 - (b) Pets.
 - (c) The storage of possessions.

- (d) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.
- (3) "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to the applicable provisions of the Code of Federal Regulations as specified in Government Code Section 65662, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.
- (C) Allowed Zones. Low barrier navigation center uses shall be allowed by right in non-residential and mixed-use zoning districts that allow multiple-family dwellings, as shown in Table 9-5.3803 Table of Land Use Regulations, requirements of subsection § 9-5.904 (D), below.
 - (D) Requirements. A low barrier navigation center shall meet the following requirements:
- (1) It offers services to connect people to permanent housing through a services plan that identifies services staffing.
- (2) It is linked to a coordinated entry system, so that staff in the interim facility or staff who collocate in the facility may conduct assessments and provide services to connect people to permanent housing.
- (3) It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.
- (4) It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.
 - (E) Application Procedure and Review.
- (1) The City shall notify an applicant whether their application for a Low Barrier Navigation Center development, is complete, pursuant to Government Code Section 65943, within 30 days of receipt of an application.
 - (2) The City shall act within 60 days of receipt of a completed application.
- (F) Effective Date. This chapter shall remain in effect until January 1, 2027, and as of that date, is repealed, unless extended by the California Legislature.

ARTICLE 26: DESIGN REVIEW DUTIES AND RESPONSIBILITIES § 9-5.2607 SITE PLAN AND DESIGN REVIEW REQUIRED.

- (A) Site plan and design review shall be required for the following:
 - (1) Any new building or construction proposed in any zoning district, except for:
 - a. single-family homes in the RE, RR, RTR, R-4, and R-6 Districts

- b. multiple-family dwellings or residential mixed-use projects within a Commercial Infill Housing Overlay that comply with the Commercial Infill Housing Objective Design Standards;
- (2) An existing building for which exterior remodeling is proposed in any zoning district, except for:
 - a. single-family homes in the RB, RR, RTR, R-4, and R-6 Districts
 - b. multiple-family dwellings or residential mixed-use projects within a Commercial Infill Housing Overlay that comply with the Commercial Infill Housing Objective Design Standards.
- (3) New signs as required per Article 5, Chapter 5, Title 9 in this Municipal Code.
- (B) In addition, the Council may refer any matter concerning aesthetic site planning or design consideration to the Commission for review and recommendation.
- (C) A building permit shall not be issued until design approval has been obtained for those structures for which approval is required as provided in this article.
- (D) An application for multiple-family dwellings or residential mixed-use projects shall be reviewed by the Planning Commission for consistency with the Multi-family Objective Design Standards.

§ 9-5.2608 MINOR DESIGN REVIEW.

- (A) Minor design review applications may be approved administratively by the Zoning Administrator with appeal to the Planning Commission. As determined by the Community Development Director, minor design review applications may include:
 - (1) Signage.
- (2) Projects that comply with the City Wide Design Guidelines, have been peer reviewed as required by this article, and do not require other entitlements or involve the preparation of an initial study under the California Environmental Quality Act.
 - (3) Landscape and ancillary features such as fountains, walls, etc.
- (B) However, the Community Development Director may determine that the totality of circumstances require a design review application to be considered by the Planning Commission.

§ 9-5.2609 DESIGN GUIDELINES.

- (A) The Planning Commission shall have the authority to develop and recommend for Council approval design guidelines to establish criteria for the review of those matters required to come before the Commission. The guidelines may include criteria for site planning, landscape treatment, building design, and signs.
- (B) The Citywide Design Guidelines, prepared by Downtown Solutions and dated October 2009, are herein incorporated by reference. The Zoning Administrator, the Planning Commission and the City Council shall adhere to the adopted guidelines, as amended, in site plan and design

review as required in § 9-5.2607, except for multiple-family dwellings or residential mixed-use project, which shall comply with Multi-family Residential Objective Design Standards. Where Design Guidelines apply, an application shall not be approved unless it complies with the adopted guidelines, or unless findings can be made pursuant to division (C) of this section. Findings are not required to be made for applicable development applications deemed complete prior to the adoption of this section. In circumstances where conflicts arise between the design guidelines and specific requirements of the zoning ordinance, then the design guidelines shall supersede the zoning ordinance requirements.

- (C) In order to grant a waiver from adopted design guidelines, the Zoning Administrator, Planning Commission or the City Council shall find at least one of the following:
- (1) That because of special circumstances applicable to the subject property, including, but not limited to, size, shape, topography, location or surroundings, the strict application of the design guidelines is not feasible; or
- (2) That the overall project has a quality design, the majority of the project is consistent with the design guidelines and minor discrepancies with the design guidelines will not create a development that is undesirable or unsightly; or
- (3) That the project features a unique theme or style that is not addressed in the design guidelines, but the overall project is of such extraordinary design quality that the project will not create a development that is undesirable or unsightly.

EXHIBIT B TABLE OF ZONING MAP AMENDMENTS

Site No.	APN	Address	Existing Zoning	Proposed Rezoning
				1 0
1	051-061-001	1650 VIERA AVE Antioch CA	S	R-20
2	051-061-002	1700 VIERA AVE Antioch CA	S	R-20
3	051-061-003	1730 VIERA AVE Antioch CA	S	R-20
4	051-062-004	1839 STEWART LN	S	R-20
5	051-062-005	1829 STEWART LN Antioch CA	S	R-20
6	051-062-006	1705 VIERA AVE Antioch CA	S	R-20
7	051-062-010	1853 STEWART LN Antioch CA	S	R-20
8	051-071-001	1524 VIERA AVE Antioch CA	S	R-20
9	051-071-002	1550 VIERA AVE Antioch CA	S	R-20
10	051-071-003	1560 VIERA AVE Antioch CA	S	R-20
11	051-071-004	1574 VIERA AVE Antioch CA	S	R-20
12	051-071-005	1600 VIERA AVE Antioch CA	S	R-20
13	051-071-006	1606 VIERA AVE Antioch CA	S	R-20
14	051-071-008	1588 VIERA AVE Antioch CA	S	R-20

15	051-071-011	1636 VIERA AVE Antioch CA	S	R-20
16	051-071-012	1628 VIERA AVE Antioch CA	S	R-20
17	051-072-005	1537 VIERA AVE Antioch CA	S	R-20
18	051-072-006	1540 WALNUT AVE Antioch CA	S	R-20
19	051-072-007	1554 WALNUT AVE Antioch CA	S	R-20
20	051-072-013	1549 VIERA AVE Antioch CA	S	R-20
21	051-072-014	1565 VIERA AVE Antioch CA	S	R-20
22	051-072-015	1863 BOWN LN Antioch CA	S	R-20
23	051-072-016	1877 BOWN LN Antioch CA	S	R-20
24	051-072-017	1568 WALNUT AVE Antioch CA	S	R-20
25	051-072-018	1580 WALNUT AVE Antioch CA	S	R-20
26	051-073-001	1605 VIERA AVE Antioch CA	S	R-20
27	051-073-002	1601 VIERA AVE Antioch CA	S	R-20
28	051-073-003	1837 VINE LN Antioch CA	S	R-20
29	051-073-004	1845 VINE LN Antioch CA	S	R-20

30	051-073-005	1859 VINE LN Antioch CA	S	R-20
31	051-073-006	1867 VINE LN Antioch CA	S	R-20
32	051-073-007	1881 VINE LN Antioch CA	S	R-20
33	051-073-008	1897 VINE LN Antioch CA	S	R-20
34	051-073-009	1905 VINE LN Antioch CA	S	R-20
35	051-073-011	1965 VINE LN Antioch CA	S	R-20
36	051-073-012	1585 WALNUT AVE Antioch CA	S	R-20
37	051-073-014	1537 WALNUT AVE Antioch CA	S	R-20
38	051-073-015	1523 WALNUT AVE Antioch CA	S	R-20
39	051-073-016	1551 WALNUT AVE Antioch CA	S	R-20
40	051-073-017	1927 VINE LN Antioch CA	S	R-20
41	051-073-018	1945 VINE LN Antioch CA	S	R-20
42	051-073-019	1567 WALNUT AVE Antioch CA	S	R-20
43	051-073-020	1559 WALNUT AVE Antioch CA	S	R-20
44	051-074-001	1966 VINE LN Antioch CA	S	R-20

45	051-074-002	1954 VINE LN Antioch CA	S	R-20
45	051-074-002	1954 VINE LIN ANLIOCH CA	3	R-20
46	051-074-003	1936 VINE LN Antioch CA	S	R-20
47	051-074-005	1898 VINE LN Antioch CA	S	R-20
48	051-074-006	VINE LN & VIERA AVE, Antioch CA	S	R-20
49	051-074-007	1870 VINE LN Antioch CA	S	R-20
50	051-074-008	1854 VINE LN Antioch CA	S	R-20
51	051-074-009	1836 VINE LN Antioch CA	S	R-20
52	051-074-010	1633 VIERA AVE Antioch CA	S	R-20
53	051-074-011	1908 VINE LN Antioch CA	S	R-20
54	051-074-012	1920 VINE LN Antioch CA	S	R-20
55	051-081-001	1400 VIERA AVE Antioch CA	S	R-20
56	051-081-002	1410 VIERA AVE Antioch CA	S	R-20
57	051-081-003	1428 VIERA AVE Antioch CA	S	R-20
58	051-081-004	1452 VIERA AVE Antioch CA	S	R-20
59	051-081-006	1470 VIERA AVE Antioch CA	S	R-20

60	054 004 007	1400 MEDA AME AntiIn CA		D 20
60	051-081-007	1490 VIERA AVE Antioch CA	S	R-20
61	051-081-008	1500 VIERA AVE Antioch CA	S	R-20
62	051-082-002	1497 WALNUT AVE Antioch CA	S	R-20
63	051-082-003	1473 WALNUT AVE Antioch CA	S	R-20
64	051-082-004	1957 SANTA FE AVE Antioch CA	S	R-20
65	051-082-005	1915 SANTA FE AVE Antioch CA	S	R-20
66	051-082-006	1887 SANTA FE AVE Antioch CA	S	R-20
67	051-082-007	1859 SANTA FE AVE Antioch CA	S	R-20
68	051-082-008	1831 SANTA FE AVE Antioch CA	S	R-20
69	051-082-009	1429 VIERA AVE Antioch CA	S	R-20
70	051-082-010	WALNUT AV & SANTA FE AV, Antioch CA	S	R-20
71	051-082-011	1939 SANTA FE AVE Antioch CA	S	R-20
72	051-082-012	SANTA FE AV & VIERA AVE, Antioch CA	S	R-20
73	051-082-013	1503 WALNUT AVE Antioch CA	S	R-20
74	051-082-014	1515 WALNUT AVE Antioch CA	S	R-20

75	051-083-001	1528 WALNUT AVE Antioch CA	S	R-20
76	051-083-002	1506 WALNUT AVE Antioch CA	S	R-20
77	051-083-004	1866 SANTA FE AVE Antioch CA	S	R-20
78	051-083-005	1834 SANTA FE AVE Antioch CA	S	R-20
79	051-083-006	1471 VIERA AVE Antioch CA	S	R-20
80	051-083-009	1509 VIERA AVE Antioch CA	S	R-20
81	051-083-010	1487 VIERA AVE Antioch CA	S	R-20
82	051-083-012	1495 VIERA AVE Antioch CA	S	R-20
83	051-100-022	2101 E 18TH ST Antioch CA	S	R-20
84	051-120-020	1650 TREMBATH LN Antioch CA	S	R-20
85	051-120-021	1710 TREMBATH LN Antioch CA	S	R-20
86	051-120-024	1450 TREMBATH LN Antioch, CA	S	R-20
87	051-120-025	1550 TREMBATH LN Antioch CA	S	R-20
88	051-130-001	1305 ST CLAIRE DR Antioch CA	S	R-20
89	051-130-002	1277 SAINT CLAIRE DR Antioch CA	S	R-20

90	051-140-001	1705 TREMBATH LN Antioch CA	S	R-20
91	051-140-003	1625 TREMBATH LN Antioch CA	S	R-20
92	051-140-006	1501 TREMBATH LN Antioch CA	S	R-20
93	051-140-007	1425 TREMBATH LN Antioch CA	S	R-20
94	051-140-012	1613 ST CLAIRE DR Antioch CA	S	R-20
95	051-140-013	1525 ST CLAIRE DR Antioch CA	S	R-20
96	051-140-014	1423 ST CLAIRE DR Antioch CA	S	R-20
97	051-140-015	1420 ST CLAIRE DR Antioch CA	S	R-20
98	051-140-019	88 MIKE YORBA WAY Antioch CA	S	R-20
99	051-140-020	1675 TREMBATH LN Antioch CA	S	R-20
100	051-140-025	1620 ST CLAIRE DR Antioch CA	S	R-20
101	051-140-026	1520 ST CLAIRE DR Antioch CA	S	R-20
102	051-140-027	1651 ST CLAIRE DR Antioch CA	S	R-20
103	051-140-028	1715 ST CLAIRE DR Antioch CA	S	R-20
104	051-140-035	1575 TREMBATH LN Antioch CA	S	R-20

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105	051-200-076	HOLUB LN & E 18TH ST, Antioch CA	P-D	R-35
109	051-230-028	3200 E 18TH ST, Antioch CA	P-D	R-35
110	051-400-027	WILSON ST AND E 18TH ST	P-D	R-20
111	052-042-044	3901 HILLCREST AVE Antioch CA	P-D	R-35
112	052-342-010	WILDFLOWER DR & HILLCREST AV, Antioch CA	R-6	R-35
116	055-071-106	LONE TREE WAY & COUNTRY HILLS DR, Antioch CA	P-D	R-35
117	055-071-107	LONE TREE WAY & COUNTRY HILLS DR, Antioch CA	P-D	R-35
118	055-071-108	LONE TREE WAY & DEER VALLEY RD, Antioch CA	P-D	R-35
119	055-071-113	LONE TREE WAY & COUNTRY HILLS DR, Antioch CA	P-D	R-20
120	056-130-014	5200 HEIDORN RANCH RD Antioch CA	P-D	R-35
121	056-130-011	5320 HEIDORN RANCH RD Antioch CA	P-D	R-35
122	065-071-020	1205 A St Antioch CA	C-O	R-20
124	065-110-007	701 WILBUR AVE, Antioch CA	R-25	R-35
125	065-161-025	301 E 18TH ST Antioch CA	C-2	R-20
128	067-093-022	A ST & PARK LN, Antioch CA	C-O	R-20

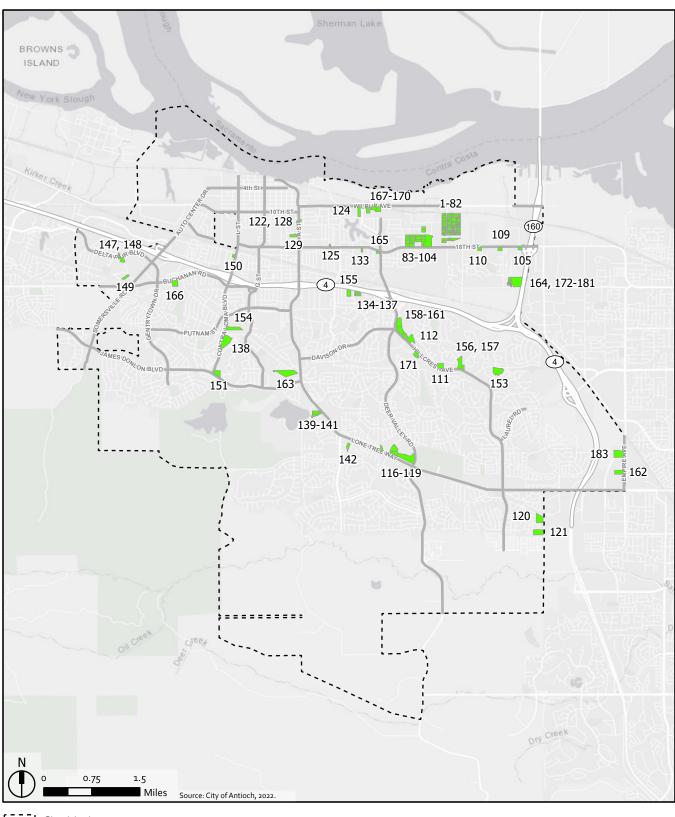
129	067-103-017	A ST Antioch CA	C-O	R-20
129	067-103-017	A ST AHLIOCH CA	C-0	K-20
133	068-082-057	TERRACE DR & E 18TH ST, Antioch CA	C-2	R-20
134	068-252-041	2721 WINDSOR DR, Antioch CA	R-6	R-35
135	068-252-042	WINDSOR DR & IGLESIA CT, Antioch CA	R-6	R-35
136	068-252-043	WINDSOR DR & IGLESIA CT, Antioch CA	R-6	R-35
137	068-252-045	2709 WINDSOR DR, Antioch CA	R-6	R-35
137	000 232 0 13	2703 WINDSON DIN, MILLION DIN	N O	1, 33
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139	072-400-036	CACHE PEAK DR & GOLF COURSE RD, Antioch CA	P-D	R-35
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141	072-400-040	CACHE PEAK DR & GOLF COURSE RD, Antioch CA	P-D	R-35
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147	074-122-016	DELTA FAIR BLVD, Antioch CA	C-3	R-20
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148	074-123-004	DELTA FAIR BLVD & FAIRVIEW DR, Antioch CA	C-3	R-35
149	074-123-005	FAIRVIEW DR, Antioch CA	C-3	R-35
150	074-343-034	2100 L ST, Antioch CA	C-1	R-20

151	075-460-001	JAMES DONLON BLVD & CONTRA LOMA BLVD, Antioch CA	C-1	R-25
153	052-061-053	4325 BERRYESSA CT Antioch CA	P-D	R-35
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154	071-130-026	3195 CONTRA LOMA BLVD Antioch CA	R-20	R-35
155	068-251-012	620 E TREGALLAS RD Antioch, CA	R-25	R-35
156	052-061-014	4215 HILLCREST AVE Antioch CA	S	R-35
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158	052-140-013	WILDFLOWER DRIVE	P-D	R-25
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160	052-140-015	WILDFLOWER DRIVE	P-D	R-25
161	052-140-016	WILDFLOWER DRIVE	P-D	R-25
162	056-120-096	2721 EMPIRE AVE	P-D	R-35
163	072-011-052	3950 LONE TREE WAY	P-D/S-H	R-35
164	051-200-065	3415 OAKLEY RD	P-D	R-35
165	068-091-043	1018 E 18TH ST	R-6	R-35
166	076-231-007	1919 BUCHANAN RD	P-D	R-35

167	065-122-023	APOLLO CT	PBC/Cannabis Overlay	R-35
168	061-122-029	APOLLO CT	PBC/Cannabis Overlay	R-35
108	061-122-029	APOLLO CI	PBC/Cannabis Overlay	K-35
169	061-122-030	APOLLO CT	PBC/Cannabis Overlay	R-35
170	061-122-028	APOLLO CT	PBC/Cannabis Overlay	R-35
171	052-370-009	HILLCREST AVE	P-D	R-35
172	051-390-006	3301 JESSICA CT	P-D	R-35
173	051-390-005	3305 JESSICA CT	P-D	R-35
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174	051-390-004	3309 JESSICA CT	P-D	R-35
175	051-390-003	3313 JESSICA CT	P-D	R-35
176	051-390-002	3317 JESSICA CT	P-D	R-35
177	051-390-001	3321 JESSICA CT	P-D	R-35
178	051-390-016	3325 JESSICA CT	P-D	R-35
179	051-390-011	3329 JESSICA CT	P-D	R-35
180	051-390-010	3333 JESSICA CT	P-D	R-35
181	051-390-009	3345 OAKLEY RD	P-D	R-35

182		Jessica Court Roundabout	P-D	R-35
183	056-120-098	Empire Ave	P-D	R-25

EXHIBIT C DIAGRAM OF ZONING MAP AMENDMENTS





— Highways

—— Major Roads

Proposed Rezonings

Zoning Map Amendment

CITY COUNCIL RESOLUTION # 2023-**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO ADOPT MULTI-FAMILY RESIDENTIAL OBJECTIVE DESIGN STANDARDS

WHEREAS, through various actions in recent years, the State Legislature has declared that the availability of housing is of vital statewide importance and that governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing for all segments of the community;

WHEREAS, Senate Bill 2 was part of package of housing bills adopted in 2017 aimed at addressing the state's housing shortage and high housing costs by making funding available to all local governments in California for the preparation, adoption and implementation of plans that streamline housing approvals, facilitate housing affordability (particularly for lower- and moderate-income households), and accelerate housing production;

WHEREAS, the City of Antioch ("City") applied for and received a \$310,000 grant from a program authorized by SB 2 to create a General Plan Amendment and related zoning amendments to support high-density residential development on underutilized commercial sites;

WHEREAS, a Request for Proposals was issued and PlaceWorks was selected to complete the project and the process commenced in January 2021 to develop the Commercial Infill Housing (CIH) Overlay District and CIH Objective Design Standards;

WHEREAS, the public participated in development and review of the standards through stakeholder meetings, one Planning Commission meeting, one City Council meeting, and three Economic Development Committee and/or Subcommittee meetings to review the CIH Objective Design Standards;

WHEREAS, on April 12, 2022, the Antioch City Council adopted the CIH Objective Design Standards to provide key, objective requirements for the development of multifamily residential and mixed-use development within the City's CIH Overlay District;

WHEREAS, recent changes in State law require compliance with objective standards for certain housing development projects going through streamlined review;

WHEREAS, Article 7 of the Antioch Municipal Code (Multi-Family Residential Development Standards) represents objective standards and subjective regulations that apply outside of the CIH Overlay District;

WHEREAS, the Housing Element recommends preparation of objective design and development standards to streamline review of multifamily housing projects;

WHEREAS, the Multi-family Residential Objective Design Standards represents a combination of the CIH Objective Design Standards and Antioch Municipal Code (Multi-Family Residential Development Standards) to establish design priorities and standards for multi-family housing to facilitate streamlined housing review;

WHEREAS, the Antioch Planning Commission conducted a public hearing on January 4, 2023, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request, and adopted Resolution 2023-06 a resolution recommending that the City Council adopt the Multi-family Residential Objective Design Standards;

WHEREAS, the City, as lead agency under the California Environmental Quality Act ("CEQA"), has completed the Housing Element Environmental Impact Report ("EIR"), which includes preparation of objective design and development standards in the Project Description;

WHEREAS, the Antioch City Council conducted a public hearing to consider the Housing Element EIR on January 24, 2023;

WHEREAS, on January 24, 2023, the Antioch City Council adopted Resolution 2023-xx recommending that the City Council certify the EIR prepared for the Housing Element, Land Use, Environmental Hazards and Resource Management Elements and the associated Specific Plan and Zoning amendments adopt CEQA findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program;

WHEREAS, recitals and findings from the Antioch City Council adopted Resolution 2023-xx are incorporated by reference;

WHEREAS, on January 12, 2023, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 for the City Council public hearing on January 24, 2023; and

WHEREAS, the City Council held a public hearing on January 24, 2023 to consider multi-family residential objective design standards, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request;

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch ADOPTS the Multi-family Residential Objective Design Standards (Exhibit A)

I HEREBY CERTIFY that the foregoing resolution was adopted by the City Council

of the City of Antioch at a regular meeting thereof held on the 24th day of January 2023, by the following vote:

AYES:

NOES:

ABSENT:

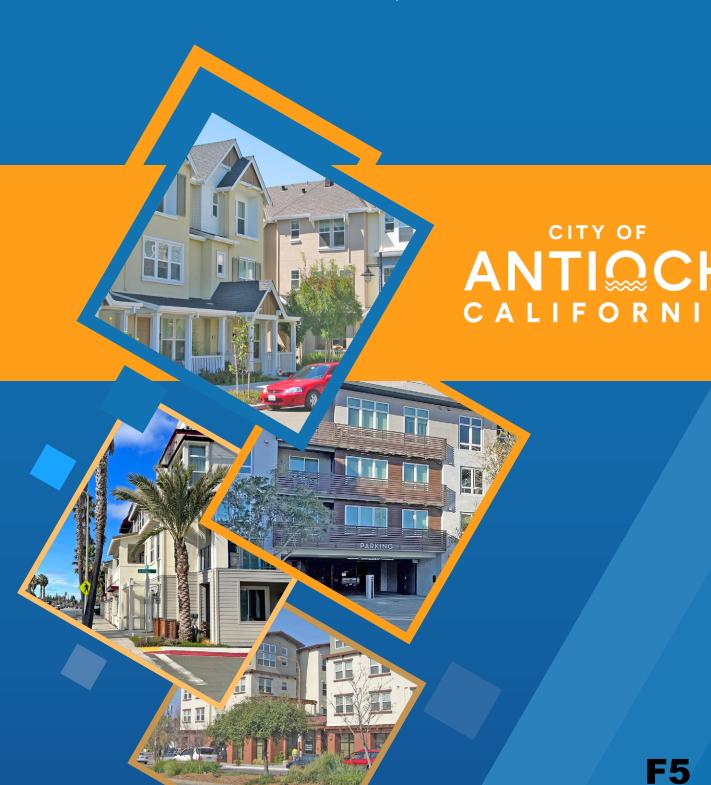
ABSTAIN:

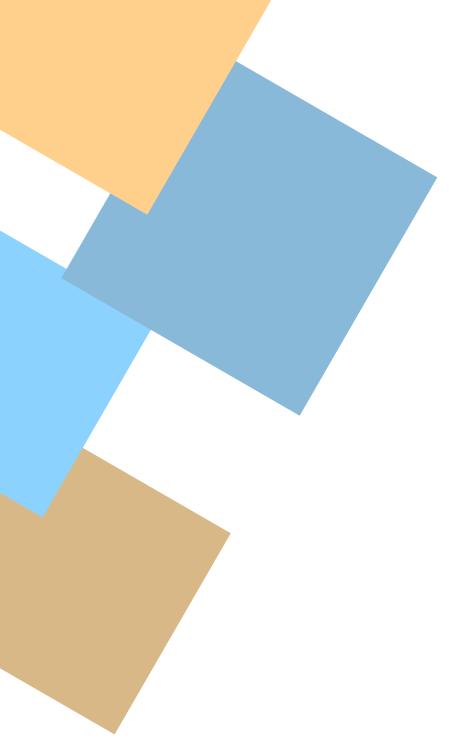
ELIZABETH HOUSEHOLDER, CITY CLERK OF THE CITY OF ANTIOCH

EXHIBIT A MULTI-FAMILY RESIDENTIAL OBJECTIVE DESIGN STANDARDS

Multi-family Residential **Objective Design Standards**

Public Review Draft | December 2022





Prepared by:



2040 Bancroft Way, Suite 400 Berkeley, California 94704 t 510.848.3815

ORANGE COUNTY • BAYAREA • SACRAMENTO • CENTRAL COAST • LOS ANGELES • INLAND EMPIRE



Public Review Draft | December 2022

Multi-family Residential Objective Design Standards

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Acknowledgements

CITY OF ANTIOCH

City Council

- » Lamar Thorpe, Mayor
- » Michael Barbanica, Mayor Pro Tem, District 2
- » Tamisha Torres-Walker, Council Member District 1
- » Lori Ogorchock, Council Member District 3
- » Monica Wilson, Council Member District 4

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City of Antioch 1. Introduction

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City of Antioch 1. Introduction

1. Introduction

1.1 Purpose and Goals

The Antioch Multi-family Objective Design Standards provide key, objective requirements for the development of multi-family residential and mixed-use development on sites zoned for multi-family housing in the City of Antioch.

Unlike design guidelines, objective design standards are written to have "no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal." In other words, the goal of these objective design standards is to provide a clear and straight forward application and approval process for multi-family housing construction within the City.

1.2 User Guide

This document contains objective design standards for five topic areas:

- 1. Site design
- 2. Building design
- 3. Landscaping
- 4. Lighting
- 5. Signage

Each standard type begins with an intent statement, followed by specific standards. The intent statements are provided to help the reader understand the overarching principle behind the standard requirements and do not serve as review criteria.

All multi-family residential projects should follow the objective design standards in this document as applicable to the project type. For example, there are some standards that are specific to townhouse development, podium-construction projects, or mixed use development. Additionally, if the project is located in any of the City's specific plan areas (i.e., Downtown Specific Plan, East Eighteenth Street Specific Plan, East Lone Tree Specific Plan, or Hillcrest Station Area Specific Plan), the project must comply with any regulations for that specific plan.

A checklist listing the objective design standard requirements is provided in the appendix of this document. This checklist should be filled out by the applicant and reviewed by staff to indicate whether the applicant's project meet the requirements for non-discretionary staff review.

Development standards (i.e., setbacks, lot coverage, and density) for multi-family residential development and different zoning districts can be found in Table 9-5.601 of Article 6 Height and Area Regulations in the City's Zoning Ordinance. Parking requirements can be found in City Zoning Ordinance Section 9-5.1703.1, Off-Street Parking Requirements by Use.

1.3 Relationship to State and City Regulations

The following describes how these objective design standards relate to and comply with State and City regulations:

- » California State Senate Bill (SB) 35 and Housing Element. SB 35 requires the availability of a streamlined ministerial approval process for multi-family residential developments to increase the supply of housing in jurisdictions that have not yet made sufficient progress toward meeting their regional housing need by income level, or Regional Housing Need Allocation (RHNA). As part of the streamlining by right process, jurisdictions are required to establish objective design standards for multi-family residential development.
- » Housing Element. The Housing Element of the General Plan identifies sites within the city for residential development to meet RHNA.

City of Antioch

» Zoning Ordinance. All development must comply with the City of Antioch's Zoning Ordinance. These objective design standards are applicable to all multi-family housing and mixed-use projects in zoning districts that allow multi-family housing.

1.4 Review Process

1.4.1 Planning

Figure 1 shows the review process of applications for multi-family residential or mixed-use development in Antioch. Multi-family residential is permitted on sites zoned to allow medium or high density residential uses. Applications will be submitted to the Planning Department for Planning Commission review and must include an application packet and design plans. City staff will review the application for completeness and compliance with these Objective Design Standards, coordinate with outside agencies and other City Divisions, including the City's Engineering Division, and prepare a staff report with Conditions of Approval for Planning Commission review and approval.

Modifications

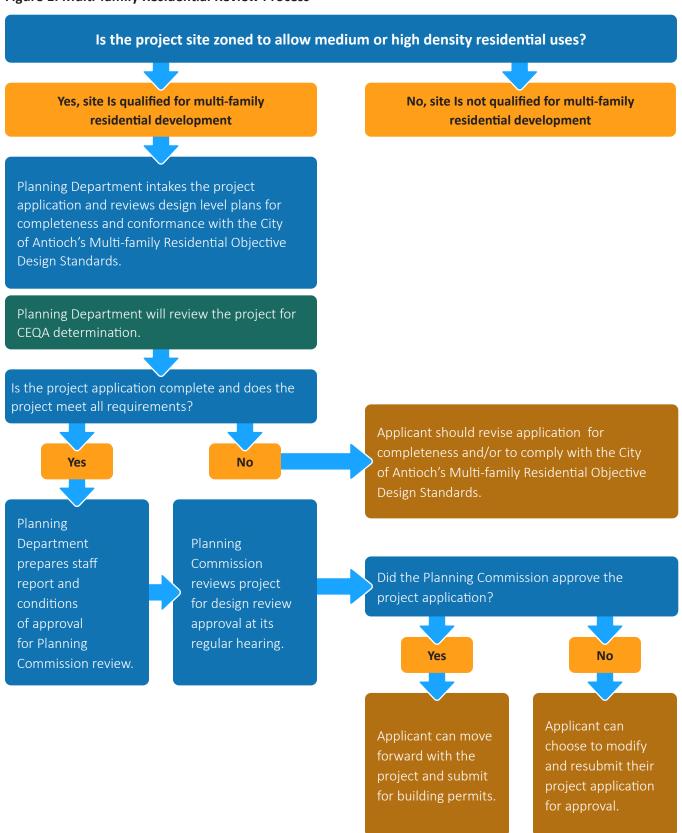
The Planning Commission may allow modifications to the City's Multi-Family Residential Objective Design Standards when so doing is consistent with the purposes of the General Plan and the zoning district and would, because of practical difficulties, topography, and similar physical conditions, result in better design, environmental protection, and land use planning. The required findings for multi-family residential approval can be found in Article 7 "Multi-Family Residential Standards" of the City's Zoning Ordinance. All modifications shall be processed as use permits pursuant to the procedures of Article 27 of the City's Zoning Ordinance.

1.4.2 Environmental Review

All new multi-family residential and mixed use projects are potentially subject to CEQA, and City staff will determine the level of CEQA required during the project review process prior to Planning Commission review.

City of Antioch 1. Introduction

Figure 1. Multi-family Residential Review Process



2. Objective Design Standards

2.1 Site Design Standards

The following standards for site design are specific to the type of development project proposed. The four development project types are described below, which include two types of residential-only development and two types of mixed-use development.

- » Residential Surface-Parked. Residential surfaceparked projects are where the entire area of the parcel has a residential use with surface parking lots outside of the building envelope.
- » Residential Podium. Residential podium projects have parking on the ground floor with residential above.
- » Horizontal Mixed Use. Horizontal mixed-use projects are where a parcel has both commercial and residential uses on the ground floor on different parts of the site. The commercial use may be a planned building(s) or an existing commercial building(s) on the same site.
- » Vertical Mixed Use Projects. Vertical mixed-use projects have commercial uses on the ground floor with residential uses above. These two development types are similar, and therefore their design standards are grouped together.



Residential-only townhouse project.



Horizontal mixed-use project with multi-family apartments adjacent to single-story retail.



Vertical mixed-use project with residences above ground-floor retail.



Multi-family residential project with podium parking on the ground floor.

2.1.1 Residential-Only Project Site Entries

Intent

Provide a welcoming entry to the project and set the stage for a high-quality residential environment.

Main Entry Drive

For sites with Residential Surface-Parked projects, one entry into the site shall be developed as a Main Entry Drive from the primary street with the following features:

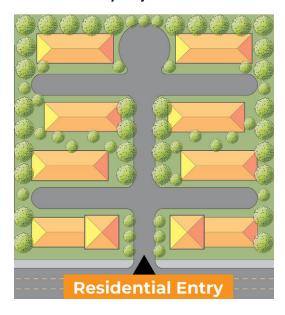
Standard 2.1.1.A: Curb and Gutter

Curb and gutter shall be provided on both sides of the Main Entry drive from the street curb to a minimum of 50 feet inside the property line.

Standard 2.1.1.B: Sidewalk

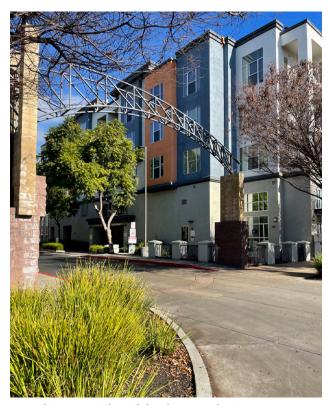
A 5-foot minimum width sidewalk shall be provided on at least one side of the Main Entry Drive from the street curb to a minimum of 50 feet inside the property line.

Figure 2. Main Entry Drive for Residential-Only Project









Entry drives to residential development that incorporate street trees, sidewalks, and streetlights.

Standard 2.1.1.C: Street Lighting

Street lighting on poles 15 to 25 feet high shall be provided on at least one side of the Main Entry Drive from the street curb to a minimum of 50 feet inside the property line.

Standard 2.1.1.D: Landscaping and Street Trees

Landscaping and street trees shall be provided on both sides of the Main Entry Drive from the street curb to a minimum of 50 feet inside the property line. Street trees shall be no more than 25 feet apart.

Standard 2.1.1.E: Gates

If a gate into the Main Entry Drive of the residential project is needed, the gate and associated fences shall not be located further towards the street than the closest building wall to the street and shall not be solid or opaque. Siting of the gate shall also be coordinated with the City's Engineering Division and the Contra Costa County Fire Protection District.

Standard 2.1.1.F: Curb Ramps

Public sidewalks that cross the Main Entry Drive shall have accessible curb ramps down to the level of the drive. If a level surface across the drive is provided instead (a speed table), the paving shall be differentiated in color and/or material from the driveway.

Standard 2.1.1.G: Bicycle Facilities

Bicycle facilities into the development shall be provided as part of the Main Entry Drive. These may be Class I separated bicycle paths, Class II bicycle lanes, Class III shared vehicle/bicycle lanes, or Class IV protected bicycle lanes.

Secondary Entry Drives

A Secondary Entry Drive Is an additional entry drive, in addition to the Main Entry Drive or Shared Entry Drive, along a secondary street.

Standard 2.1.1.H: Gates

If gates at Secondary Entry Drives into residential projects are provided, the gate and associated fences shall not be located closer than the closest building wall to the street. Siting of the gate shall also be coordinated with the City's Engineering Division and the Contra Costa County Fire Protection District.

Residential Podium Entry Drive

Where a Residential Podium project is developed, the building is generally close to the street property line, and access to parking may be from a driveway directly into the building or within 30 feet of the building. Entries shall be developed with the following features:

Standard 2.1.1.I: ADA Compliance

Driveways shall meet Americans with Disability Act (ADA) accessibility standards where they cross the public sidewalk.

Standard 2.1.1.J: Driveway Widths and Clearances Compliance

Driveways shall be no wider than 20 feet, consistent with the City of Antioch Zoning Ordinance Section 9-5.1713 Driveway Widths and Clearances requirements for a residential use.

Standard 2.1.1.K: Pedestrian Entries

At least one pedestrian entry shall lead directly from the sidewalk to the following:

- » Doors leading to an amenity space such as a courtyard, plaza, open space, or seating area.
- » Doors leading into ground-floor lobbies for residential units above.

2.1.2 Mixed-use Project Site Entries

New Shared Entry Drive

For sites with horizontal mixed-use projects where there is a single main entry point for commercial and residential uses, this new entry shall be developed as a Shared Entry Drive with the following features:

Standard 2.1.2.A: Independent Roadway

A Shared Entry Drive shall not lead directly into a parking lot for commercial or residential development, rather it shall be an independent roadway from any commercial or residential parking lot, with clearly marked entries into the commercial and residential parking lot from the Shared Entry Drive.

Standard 2.1.2.B: Curb and Gutter

Curb and gutter shall be provided on both sides of the Shared Entry drive from the street curb to a minimum of 50 feet inside the property line.

Standard 2.1.2.C: Sidewalk

A 5-foot minimum width sidewalk shall be provided on both sides of the Shared Entry drive from the street curb to a minimum of 50 feet inside the property line.

Standard 2.1.2.D: Street Lighting

Street lighting on poles 15 to 25 feet high shall be provided on at least one side of the Shared Entry drive from the street curb to a minimum of 50 feet inside the property line.

Standard 2.1.2.E: Landscaping and Street Trees

Landscaping and street trees shall be provided on both sides of the Shared Entry drive from the street curb to a minimum of 50 feet inside the property line. Street trees shall be no more than 25 feet apart.

Standard 2.1.2.F: Signage

Signage for commercial or residential development adjacent to the Shared Entry Drive shall be an externally lit monument type sign. Otherwise, signage shall be consistent with the City of Antioch Sign Code.

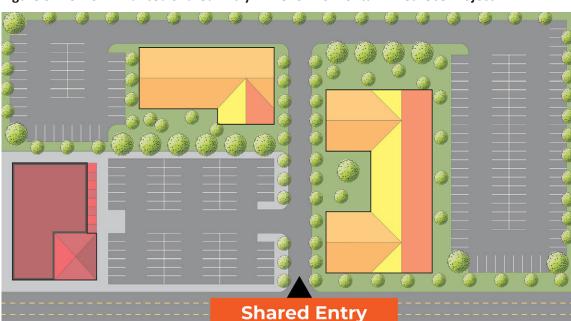


Figure 3. New or Enhanced Shared Entry Drive for Horizontal Mixed-Use Project

Enhanced Shared Entry Drive

For horizontal mixed-use projects where there is a shared entry drive to both residential and commercial uses, the entry shall be enhanced with the following features:

Standard 2.1.2.G: Sidewalk

A 5-foot minimum width sidewalk shall be provided on at least one side of the entry drive, leading to a direct entry into the residential portion of the site.

Standard 2.1.2.H: Street Lighting

Street lighting on poles 15 to 25 feet high shall be provided on at least one side of the Shared Entry drive from the street curb to a minimum of 50 feet inside the property line.

Standard 2.1.2.I: Landscaping and Street Trees

Landscaping and street trees shall be provided on at least one side of the Shared Entry drive from the street curb to a minimum of 50 feet inside the property line. Street trees shall be no more than 25 feet apart.

Separate Entry Drive

For horizontal mixed-use projects where there is a separate main entry point for commercial and residential uses, these entries shall be developed as a Separate Entry Drive with the following features:

Standard 2.1.2.J: Main Entry Drive Compliance

If the Separate Entry Drive serves as a main entry to residential development, the drive shall follow the standards under Main Entry Drive.

Standard 2.1.2.K: Driveway Widths and Clearances Compliance

If the Separate Entry Drive serves as a main entry to commercial development, the Separate Entry Drive shall follow existing City of Antioch Zoning Ordinance's Driveway Widths and Clearances requirements for site entries to non-residential uses.



Figure 4. Separate Entry Drives for Horizontal Mixed-Use Project

Standard 2.1.2.L: Signage and Landscaping

If the commercial development consists of an existing commercial building(s), the existing entry drive into commercial uses shall be upgraded with new signage and landscaping for a minimum of 50 feet inside the property line. If existing paving is cracked, broken, or damaged, it shall be removed and replaced.

Vertical Mixed Use Entry Drive

Where a vertical mixed-use project is developed, the building is generally close to the street property line, and access to parking may be from a driveway directly into the building or within 30 feet of the building. Entries shall be developed with the following features:

Standard 2.1.2.M: ADA Compliance

Driveways shall meet Americans with Disability Act (ADA) accessibility standards where they cross the public sidewalk.

Standard 2.1.2.N: Driveway Widths and Clearances Compliance

Driveways shall be no wider than 20 feet, consistent with the City of Antioch Zoning Ordinance's Driveway Widths and Clearances requirements for non-residential use.

Standard 2.1.2.0: Pedestrian Entries

At least one pedestrian entry shall lead directly from the sidewalk to the following:

- » Doors leading to each commercial space.
- » Doors leading to an amenity space such as a courtyard, plaza, open space, or seating area.
- » Doors leading into ground-floor lobbies for residential units above.

Table 1. Applicable Site Entry Types by Project Type

	Entry Drive Type					
Project Type	Main Entry Drive	Shared Entry Drive (new and enhanced)	Separate Entry Drive	Vertical Mixed Use Entry Drive	Residential Podium Entry Drive	Secondary Entry Drive
Residential Surface-parked	~					~
Residential Podium					~	
Horizontal Mixed Use		~	~			~
Vertical Mixed Use				~		~

2.1.3 Street Frontage and Parking

Intent

Activate and create visual interest along street frontages in order to enhance the public realm.

Minimize the public view of parking and enhance the appearance of parking facilities.

Parking Site Design

The following standards apply to parking for both residents and guests, as well as any parking that exceeds the required minimum. In all cases, the requirements of City Zoning Ordinance Section 9-5.1703.1, Off-Street Parking Requirements by Use, which establishes the number of required parking spaces and number of covered spaces per unit, must be met.

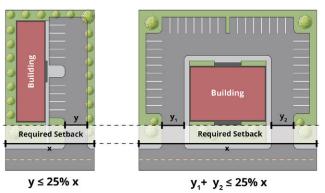
Standard 2.1.3.A: Parking Siting

Along the Primary Frontage, parking areas shall be located behind the building or to the side. An exception shall be made for accessible parking.

Standard 2.1.3.B: Maximum Width

The maximum width of parking area within the required front setback, including driveways, surface parking, carports, and garages, but excluding underground parking and parking located behind buildings, shall not exceed 25% of the linear street frontage.

Figure 5. Maximum Width of Parking Area within the Front Setback



Standard 2.1.3.C: Detached Garage

A detached garage shall be located at the rear of the residential building in relation to the public street, and may front an alley that is internal to the project. Any garage door visible to any street shall be recessed at least six inches from the surrounding building wall and shall be surrounded by trim of at least two inches in depth.

Figure 6. Detached Garage

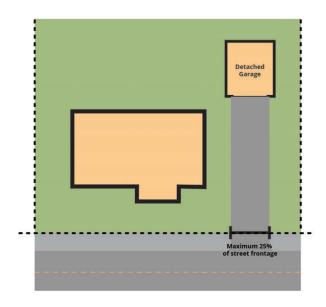
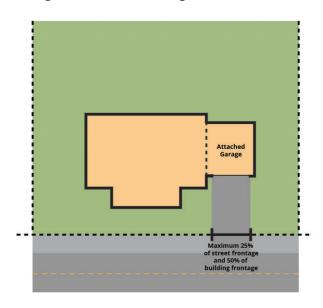


Figure 7. Attached Garage



Standard 2.1.3.D: Attached Garage

The garage doors of an attached garage shall be located on the side or rear of the building and not facing a street. For the purposes of this regulation, doors shall be considered not to face a public street if they are oriented 45 degrees or more parallel with the street.

Standard 2.1.3.E: Surface Parking or Carports Located to the Rear of Building

For surface parking or carports located to the rear of buildings in relation to the street, such parking facilities must be set back at least 30 feet from any adjacent street, and landscaped according to the standards of Section 9-5.1716, Parking Lot Landscaping; Design Standards. An exception may be made for accessible parking and visitor parking.

Standard 2.1.3.F: Surface Parking Located to the Side of Building

For surface parking located to the side of buildings in relation to the street, parking must be set back at least 30 feet from any adjacent street or no closer to the street than the front façade of the residential building, whichever is greater. An exception may be made for accessible parking and visitor parking. The setback area shall be landscaped according to the standards of Section 9-5.1716, Parking Lot Landscaping; Design Standards. Parking shall be screened from street view with a minimum 5-foot wide landscaped buffer.

Standard 2.1.3.G: Parking Siting at Secondary Frontage

No more than one aisle of parking (66 feet) is allowed between the Secondary Frontage and the street.

Standard 2.1.3.H: Tuck-under Parking

For tuck-under parking, parking areas shall be located at the rear of the building; or to the side of the building if screened from view from the abutting street.

Standard 2.1.3.I: Visitor Parking

Where internal street networks are provided, visitor parking shall be permitted as on-street parking on the internal street.

Standard 2.1.3.J: Parking Courts

Surface parking areas shall be divided into a series of connected smaller parking courts no more than 50 cars per individual lot separated by landscaped medians no less than 10 feet in width.

Figure 8. Surface Parking Located to the Side of Building

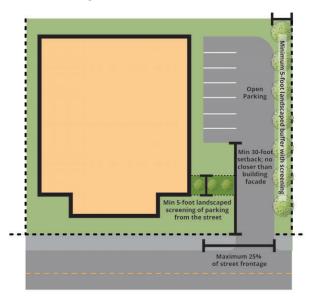
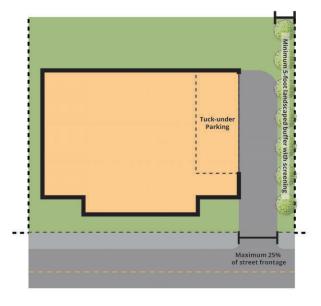


Figure 9. Tuck-under Parking



Standard 2.1.3.K: Driveways Number and Width

For lots 75 feet wide or less, a maximum of one driveway per lot is permitted. For lots greater than 75 feet in width, additional driveways are permitted but shall be spaced at least 75 feet apart. No driveway shall exceed 20 feet in width at any property line abutting a street or one-half of the width of the street frontage of the lot, whichever is less.

Screening, Fencing, and Landscaping Buffers

Standard 2.1.3.L: Screening

Private parking along frontages visible from public view shall be screened from view at least five feet in height from ground plane by screening, such as a solid fence, dense hedge, rolling earth berms (2:1 slope), screen walls, or changes in elevation. The screening shall be located no closer to the street than the front façade of the residential building.

Standard 2.1.3.M: Landscaping Buffer

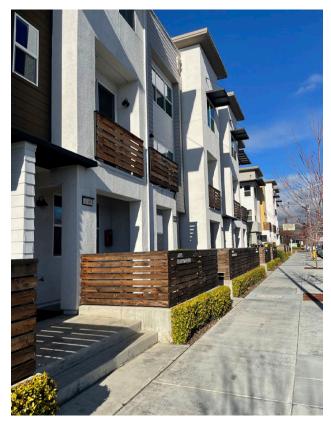
All residential projects, except vertical mixed-use projects, shall provide a minimum 5-foot-wide landscaping buffer (measured perpendicular to the interior lot line) between the sidewalk edge and the building edge.

Standard 2.1.3.N: Fencing along the Secondary Frontage

At the Secondary Frontage, fencing may be placed along the property line if it allows transparency through the use of decorative metal and does not create a sight distance obstruction. No chain link fencing is allowed. No solid fencing shall be placed closer to the street than the closest building wall. An exception shall be made for service areas such as trash, utilities, or loading areas.



Landscaping buffer between the sidewalk edge and the building edge along a primary street frontage.



Entry doors to townhouses facing onto the primary street frontage.

2.1.4 Context Sensitivity

Intent

For projects adjacent to existing residential properties of no more than two stories, apply design measures that preserve privacy and daylight for residents of those properties, and minimize additional vehicle circulation and parking on existing residential streets.

For projects adjacent to commercial development, apply design measures that promote attractive residential frontages and adequate visual separation for new residential development adjacent to existing and/or future commercial development.

The following standards provide context sensitivity when projects are adjacent to residential or commercial development. This will ensure that new residential development is harmonious with neighboring single-family or multi-family residential development, and that new residential development is not negatively affected by existing commercial development.

Adjacent to Existing Residential Development

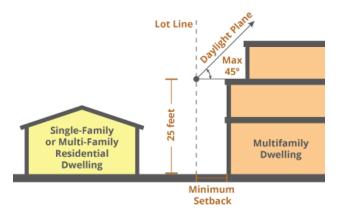
Standard 2.1.4.A: Windows

Windows facing residences within 15 feet of the property line, shall be arranged, or designed to not create views into adjacent residences. Examples of privacy options include using translucent or louvered windows, creating offset window patterns, and locating windows 5 feet above the floor level. Alternatively, views into adjacent residential shall be screened with dense landscaping between the new development and existing residential property (i.e., Callistemon citrinus (lemon bottlebrush), Rhamnus alaternus (Italian buckthorn), or Pittosporum tenuifolium (kohuhu), or another similar species approved by the Community Development Director) at a minimum mature height of 8 feet.



Multi-family residential building height stepped down near adjacent single-family residence.

Figure 10. Daylight Plane Encroachment



Standard 2.1.4.B: Daylight Plane

No portion of the building volume shall encroach into a daylight plane starting at a point that is 25 feet above the property line abutting any adjacent lot with an existing single-family or multi-family residential dwelling of two stories or less and sloping upward at a 45-degree angle toward the interior of the lot.

Standard 2.1.4.C: Parking

Parking for residents, visitors, and/or employees shall be accommodated onsite in garages, parking areas, or along internal streets to minimize spillover to adjacent residential neighborhoods. Parking and loading/unloading areas shall not create stacking/queuing issues at ingress/egress points.

Standard 2.1.4.D: Landscape Buffers

Interior side and rear setbacks that abut single-family residential development or a single-family district shall include (1) a landscaped area at least three feet in depth along any interior side property line and (2) a least 50% of the rear setback shall be a landscaped area at least five feet in depth. Within this landscaped area, trees shall be planted at a maximum distance of 20 feet on center (measured parallel to the rear lot line). These landscaped areas shall be measured from the property line and are included within, and are not additional to, the minimum setbacks required by Table 9-5.601 in Article 6 of the City's Zoning Ordinance.

Adjacent to Commercial Development

Standard 2.1.4.E: Separation Buffer

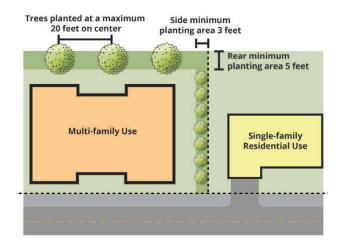
At the edge of residential development immediately abutting commercial development and parking areas, one or both of the following shall be provided as separation:

- » A driveway or private street with curb, gutter, and minimum 5-foot-wide landscaping on both sides.
- » A minimum 5-foot-wide continuous landscape barrier with fencing a minimum of six feet high. No chain link fencing is allowed.

Standard 2.1.4.F: Fencing

At the edge of residential development immediately abutting commercial development and parking areas, fencing provided shall have at least one passageway for pedestrians to access the commercial development directly. This passageway may be locked and accessible to residents and safety providers only.

Figure 11. Landscape Buffers that Abut Single-family Residential Uses



Standard 2.1.4.G: Gate

At the edge of residential development immediately abutting commercial development and parking areas, a gate providing emergency vehicle access may be provided where required by emergency providers. The gate shall be visually permeable to allow views in and out from the access way. No chain link is allowed for the gate.

2.1.5 Access

Intent

Provide convenient and well-connected access for vehicles into and through the development, and safe and pleasant pedestrian connections into and throughout the development.

Pedestrian Access

Standard 2.1.5.A: Pedestrian Pathway Design

Pedestrian pathways shall be a minimum of 4 feet wide and clearly marked (e.g., special paving or coloring) and adjacent to 4-feet minimum width of landscaping. Pathways shall be of concrete, decorative pavers, or other durable, all-weather surface.

Standard 2.1.5.B: Landscape Buffer

Walkways shall not be sited directly against a building façade but buffered with a landscaped planting area of a minimum of four feet to provide privacy of nearby residences or private open space.

Standard 2.1.5.C: Pedestrian Pathways

Every multi-family dwelling's main building entry and common exterior spaces shall provide a pedestrian pathway/connection to the following areas:

- » To the public sidewalk in the right-of-way on each street frontage.
- » Between a building entry and the parking area for the units served by it.
- » To any common usable open space or recreational facilities on site or to any public park facilities located on an adjacent lot.
- » To a public multi-use pathway or trail abutting the project.
- » Between adjoining residential and commercial projects.

Standard 2.1.5.D: Pedestrian Pathway Amenities

At least two amenities that include trellises and/or benches shall be provided on any pedestrian path longer than 200 feet.

Vehicle Access

Projects shall meet the design standards for Site Entries in Section 3.1.1 as well as the following standards:

Standard 2.1.5.E: Multi-family Complex Internal Circulation

In residential rental apartment and condominium developments with multiple buildings, parking areas shall be accessed through a network of internal streets.



Landscape buffer between residential entries and pedestrian walkways.



Pedestrian walkway connecting the public sidewalk to residences with bicycle parking.



Internal street within a townhouse development leading to an alley with access to garages.

Standard 2.1.5.F: Townhouse Internal Circulation

In townhouse developments, internal circulation shall be via one or more internal streets connecting to alleys where garages are located.

Standard 2.1.5.G: Podium Project Parking Access

In podium projects where parking is underneath residential development, access for parking shall provide visibility or other safety features (e.g., mirrors, cameras, or audible signals) to minimize pedestrian/vehicle conflicts.

Bicycle Access and Parking

Standard 2.1.5.H: Bicycle Parking

Secure, covered bicycle parking in all residential projects shall be provided.

Standard 2.1.5.I: Bicycle Parking for Podium Projects

For podium projects with commercial ground floors, bicycle racks shall be provided in public view, within 50 feet of building entrances, not blocked by other street furniture or landscaping, and lit by external light sources.



Internal street within residential project with on-street parking.

2.1.6 Service Access, Trash, and Storage Facilities

Intent

Provide convenient service access to residential developments. Design and locate trash and storage facilities so that they are not visually obtrusive.

General

Standard 2.1.6.A: Provision of Storage Space

Each unit in a multi-family dwelling shall be provided with a separate, enclosed, lockable storage space reserved for the occupants of the dwelling unit. Such storage space shall be located in a garage, storage building, or enclosed individual storage space. Each storage space shall be at least 250 cubic feet in volume and shall have no interior dimension less than four feet.

Access

Standard 2.1.6.B: Loading and Service Areas

Loading and service areas shall be concealed from view or shall be located at the rear of the site.

Standard 2.1.6.C: Trash Enclosure Siting

Trash enclosure locations shall be located at a minimum of 30 feet away from an entrance to a residential unit or window and not block circulation or driveways.

Standard 2.1.6.D: Service Provider Access

Trash enclosures, driveway access, and required loading areas shall accommodate access and activity by service provider vehicles.

Design of Trash and Storage Facilities

Standard 2.1.6.E: Screening

When trash enclosures, loading docks, utility equipment, and similar uses are visible from a side street, adjacent commercial development or a neighboring property, they shall be screened using matching materials and/or landscaping with the primary building and surrounding landscaping.

Standard 2.1.6.F: Gates

Gates shall be a solid material. Any openings should be no more than 4 inches apart.

Standard 2.1.6.G: Sizing

Trash enclosures shall be sized to accommodate trash, recycling, and organics containers.

Standard 2.1.6.H: Roof

Trash storage areas shall be covered with a roof or overhang to reduce unsightly views.

Standard 2.1.6.I: Drainage

The trash enclosure pad shall be designed to drain to a pervious surface through indirect soil infiltration in accordance with the Municipal Code and other applicable regulating agencies.



Trash area screened from public view with fencing and gate of matching material and color.

2.1.7 Open Space Areas

Intent

Provide well-designed communal open space areas that are centrally located and designed as "outdoor rooms" with opportunities to relax, socialize, and play.

General

Standard 2.1.7.A: Minimum Required Usable Open Space

All multi-family residential developments shall provide a total of 200 square feet of usable open space per unit with a minimum of 50% as common open space and the remaining 50% as either private or common open space. Off-street parking and loading areas, driveways, and service areas shall not be counted as usable open space. Every development that includes five or more residential units shall provide at least one common open space area. Off-street parking and loading areas, driveways, service areas, utility equipment, air conditioner pads, and storage structures shall not be counted as usable open space.

Standard 2.1.7.B: Siting

Open space areas shall not be located directly next to arterial streets, service areas, or adjacent commercial development to ensure they are sheltered from the noise and traffic of adjacent streets or other incompatible uses. Alternatively, a minimum of 10 feet of dense landscaping shall be provided as screening between the open space area and arterial street, service area, or commercial development.

Standard 2.1.7.C: Usability

Open space surfaces shall include a combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing. The slope shall not exceed 10%.

Standard 2.1.7.D: Safety Railings

Open space on a roof or deck shall include safety railings or other protective devices that meet but do not exceed the minimum height required by the Antioch Building Code.

Common Open Space

Standard 2.1.7.E: Minimum Dimensions

Common usable open space located on the ground level shall have no horizontal dimension less than 15 feet. Common upper-story decks shall have no dimension less than ten feet. Roof decks shall have no horizontal dimension less than 15 feet, and no more than 20% of the total area counted as common open space may be provided on a roof.

Standard 2.1.7.F: Visibility

At least one side of the common open space shall border residential buildings with transparent windows and/or entryways.

Standard 2.1.7.G: Pedestrian Walkways

Pedestrian walkways shall connect the common open space to a public right-of-way or building entrance.









Various multi-family residential developments facing onto common open spaces with seating.

Standard 2.1.7.H: Seating

All common open spaces shall include seating. Site furniture shall use graffiti-resistant material and/or coating and skateboard deterrents to retain the site furniture's attractiveness.

Standard 2.1.7.I: Amenity Features

At least one amenity feature such as a play structure, plaza, sitting area, water feature, gas fireplace, or community garden shall be included in each open space area.

Standard 2.1.7.J: Play Areas

Developments that include 15 or more units of at least one bedroom or more must include children's play areas and play structures. This requirement does not apply to senior housing developments. Play areas shall be screened from abutting streets by dense landscaping up to five and one-half feet high and not less than three feet wide, or by a solid or grille, lumber or masonry fence or wall up to five and one-half feet high. Screening may be reduced to three and one-half feet in height to avoid interfering with a beneficial outward and open orientation or view if the play area is not located on an arterial or collector street and if there is no building located opposite and within 50 feet of the screening.

Standard 2.1.7.K: Openness and Buildings

There shall be no obstructions above the open space except for devices to enhance the usability of the space. Buildings and roofed structures with recreational functions (e.g., pool houses, recreation centers, gazebos) may occupy up to 20% of the area counted as common open space.

Standard 2.1.7.L: Rooftops

No more than 20% of the total area counted as common open space may be provided on a roof.

Standard 2.1.7.M: Buildings

Buildings and roofed structures with recreational functions (e.g., pool houses, recreation centers, gazebos) may occupy up to 20% of the area counted as common open space.

Private Open Space

Standard 2.1.7.N: Accessibility

Private usable open space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway of the unit.

Standard 2.1.7.0: Minimum Dimensions

Private usable open space located on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than ten feet. Private open space located above ground level (e.g., porches, balconies) shall have no horizontal dimension less than six feet.

Standard 2.1.7.P: Openness

Above ground-level space shall have at least one exterior side open and unobstructed for at least eight feet above floor level, except for incidental railings and balustrades.

Standard 2.1.7.Q: Enclosure

Ground-level space shall be screened from abutting lots, streets, alleys, and paths, from abutting private ways, and from other areas on the same lot by a building wall, by dense landscaping not less than five and one-half feet high and not less than three feet wide, or by a solid or grille, lumber or masonry fence or wall not less than five and one-half feet high. Screening may be reduced to three and one-half feet in height to avoid interfering with a beneficial outward and open orientation or view if there is no building located opposite and within 50 feet of the screening.

2.2 Building Design Standards

2.2.1 Building Massing and Articulation

Intent

Design buildings to have various points of visual interest through architectural detailing, especially at the street level, and avoid creating a building with a bulky or monolithic appearance.

General Standards

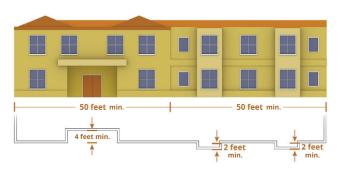
Standard 2.2.1.A: Massing Breaks

Large building massing shall be articulated to reduce apparent bulk and size. All street-facing facades must include at least one change in plane (projection or recess) at least four feet in depth, or two changes in plane at least two feet in depth, for every 50 linear feet of wall. Such features shall extend the full height of the respective façade of single-story buildings, at least half of the height of two-story buildings, and at least two-thirds of the height of buildings that are three or more stories in height.

Standard 2.2.1.B: Horizontal Stepback

Buildings over three stories tall shall be designed with a horizontal stepback, at a minimum of 6 feet deep, from the front façade above the third floor. The stepback area may be used for residential terraces. Towers or other similar vertical architectural features do not require a stepback but shall not occupy more than 20% of the front façade.

Figure 12. Massing Break Articulation





Mixed-use development with bracket details at the cornice and roof eaves; ground floor height of at least 15 feet high; and distinct top, middle, and base.

Standard 2.2.1.C: Architectural Detail

Building walls along the street frontage shall have architectural detail (e.g., brackets, rafter tails, or dentils) at the cornice or roof eave.

Standard 2.2.1.D: Architectural Design Features

Architectural design features such as window treatments, awnings, moldings, projecting eaves, dormers, and balconies, shall be continued or repeated upon all elevations of a building facing a primary or secondary street, or a common open space.

Standard 2.2.1.E: Façade Articulation

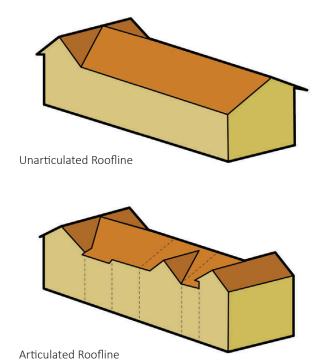
Buildings of three stories or more shall have a clearly defined base and roof edge so that the façade has a distinct base, middle, and top. Elements to articulate a building's façade shall include:

Figure 13. Distinct Base, Middle, and Top Façade Articulation



- » The top of the building shall have one or more of the following: a cornice line with minimum 6-inch overhang; a parapet with minimum 6-inch cap; eaves with brackets or other detailing; upper floor setbacks; and/or sloped roof forms.
- » The middle or body of the building shall have a façade made up of regular components including one or more of the following: consistent window pattern; repeating bay windows; regularly spaced pilasters; recesses; or other vertical elements.
- » The base of the building shall have one or more of the following: recessed ground floor; a continuous horizonal element at the top of the ground floor; and enhanced window or entry elements such as awnings or canopies. Where pedestrians have access to the base of the building, high quality, durable, and easy to clean materials and finishes shall be used, such as stone, brick, cementitious board, glass, metal panels, and troweled plaster finishes.

Figure 14. Roofline Examples



» The elements comprising the base, middle, and top to the building may be interrupted by a protruding vertical element such as a tower, or a recessed vertical element such as a massing break, an entry, or a courtyard.

Standard 2.2.1.F: Rooflines

Roofline ridges and parapets shall not run unbroken for more than 100 feet. Variable roof forms shall be incorporated into the building design, and no more than two side-by-side units may be covered by one unarticulated roof. Variation may be accomplished by changing the roof height, offsets, direction of slope, and by including elements such as dormers.

Standard 2.2.1.G: Window Design

All windows shall either be recessed or surrounded by trim at least four inches in width and two inches in depth.

Standard 2.2.1.H: Window Shade Features

At least 20% of all windows on each building shall have exterior sun shades, such as roof overhangs (eaves), awnings, or louvered sunshades.

Townhouses

Standard 2.2.1.I: Attached Units Limit

For townhouses that face onto a street, the maximum number of attached units per building shall be eight.

Standard 2.2.1.J: Roof Form

No more than four side-by-side units may be covered by one unarticulated roof. Variation may be accomplished by changing the direction of slope, and by including elements such as dormers.

Vertical Mixed Use

Standard 2.2.1.K: Ground Floor Height

For residential buildings with ground floor commercial uses, the floor to floor height of the ground floor shall be at least 15 feet to ensure appropriate scale of the base of the building in relation to the upper floors.

Standard 2.2.1.L: Pedestrian-Oriented Features

For residential buildings with ground floor commercial uses, a minimum of 30 percent of the building frontage facing a public street shall be devoted to pedestrian-oriented features, including storefronts, pedestrian entrances to nonresidential uses, transparent display windows, and landscaping.



Mixed-use building with varied rooflines to create separate building forms.



Articulated roof line of a townhouse development.

2.2.2 Entryways

Intent

Design entryways to be visually prominent as well as provide weather protection to pedestrians.

General

Standard 2.2.2.A: Primary Building Entry Orientation

Residential units' primary building entries, including courtyard doors or gates used at multi-family buildings or residential lobbies for mixed use buildings, along public rights-of-way must have a principal entrance that fronts on and is oriented to face the right-of-way. Such entrance shall be clearly visible from the street and shall be connected via pedestrian walkways to the public sidewalk. Exceptions to this requirement may be approved for projects located on arterial streets that carry high traffic volumes and/or streets that do not allow on-street parking. In such cases, a project may be oriented around courtyards with principal entrances facing the courtyards.

Standard 2.2.2.B: Primary Building Entry Enhancement

Primary building entries shall be recessed into entry bays and accented with treatments that add three-dimensional interest to the façades and enhance the sense of entry into the building through one or more of the following treatments:

- » Marked by a taller mass above, such as a modest tower or within a volume that protrudes from the rest of the building surface.
- » Accented by special architectural elements which may include canopies, overhanging roofs, awnings, and trellises.
- » Indicated by a recessed entry or recessed bay in the façade.
- » Roofed projection (e.g., porch) or recess that is at least a minimum depth of five feet, measured perpendicular to the façade on which they are located.

Standard 2.2.2.C: Building Entry Size

Entries that serve a single unit shall have a minimum area of 40 square feet while those that serve two or more units shall have a minimum area of 100 square feet.

Townhouses

Standard 2.2.2.D: Entry Details

Each entry to a dwelling unit shall be emphasized and differentiated through architectural elements such as porches, stoops, roof canopies, and detailing that provides ground level space. The space next to the porch shall be used for landscaping.

Standard 2.2.2.E: Entry Connections

The space in front of the porch shall lead directly to the sidewalk if facing a street, or lead to common landscaping and pedestrian paths if facing communal space.



Entries to ground-floor commercial uses with separate awnings to differentiate separate establishments.

Vertical or Horizontal Mixed Use

Standard 2.2.2.F: Ground Floor Elevation

At street-fronting entrances, the elevation of the retail or commercial ground floor shall be at the grade of the adjacent sidewalk.

Standard 2.2.2.G: Entry Design

Where development includes ground floor commercial uses, ground-floor façades shall be designed to give individual identity to each separate establishment through the use of signage and/or individual awnings.





Street-facing townhouse developments with porches leading directly to a sidewalk. Each entry also has landscaping and architectural details such as a porch, stoop, and/or roof canopy.

2.2.3 Building Materials and Finishes

Intent

Accentuate building design through quality building materials and attractive finishes.

Standard 2.2.3.A: Appropriate Building Materials

Finish materials shall be materials that are high quality and durable. Appropriate building materials include:

- » Brick, rock, and stone or veneer of these materials
- » Smooth troweled stucco
- » Poured in place concrete
- » Concrete block
- » Cementitious board
- » Wrought iron (in storefronts)
- » Plaster or stucco
- » Ceramic tiles (as a secondary material)
- » Finished and painted wood trim
- » Metal sheet
- » Wood, aluminum, copper, steel, and vinyl clad frames for windows and doors

Standard 2.2.3.B: Brick and Stone Veneer

If used, brick and stone veneer shall be mortared and wrap around corners to give the appearance that they have a structural function and minimize a veneer appearance.

Standard 2.2.3.C: Inappropriate Building Materials

The following materials are inappropriate because they do not uphold the quality or lifespan that is desirable for new development:

- » Mirrored glass, reflective glass, or heavily tinted glass
- » Vinyl siding
- » Vertical wood sheathing such as T-III
- » Plywood or similar wood
- » Hardboard



Residential development with a mix of building materials, including brick veneer.



Mixed-use building with a stone veneer at the ground floor.

2.2.4 Windows/Glazing

Intent

Design and locate windows so that they provide well-proportioned articulation to building façades. In order to impart a human scale, openings should be in a vertical proportion which relates to the human body.

Standard 2.2.4.A: Street Frontage

Building walls along all street frontages shall have windows at all floors above ground level.

Standard 2.2.4.B: Orientation and Proportion

Buildings shall include vertically oriented and proportioned façade openings with windows that have a greater height than width (an appropriate vertical/horizontal ratio ranges from 1.5:1 to 2:1). Where glazed horizontal openings are used, they shall be divided with multiple groups of vertical windows. Smaller windows in utility areas or bathrooms may be horizontally proportioned.

Standard 2.2.4.C: Recess

Along primary and secondary street frontages, window frames shall be recessed and not flush against the walls. In these locations, shaped frames and sills, detailed with architectural elements such as projecting sills, molded surrounds, or lintels, shall be used to enhance window openings and add additional relief.



Vertically oriented and proportioned facade openings/windows with divisions.



Recessed, vertically oriented and proportioned windows with true divided lite divisions on a street-facing facade.

Standard 2.2.4.D: Glazing

Glass shall be clear with a minimum of 88 percent light transmission. Mirrored and deeply tinted glass or applied films that create mirrored windows and curtain walls are prohibited. To add privacy and aesthetic variety to glass, fritted glass, spandrel glass, and other decorative treatments are appropriate.

Standard 2.2.4.E: Subdivision and Mullions

Snap-in muntins shall not be used.

2.2.5 Projecting Elements

Intent

Design projecting elements so that they provide visual interest and articulation of building façades.

Awnings

Standard 2.2.5.A: Frequency

For buildings with ground floor commercial uses, awnings shall be provided over each storefront, located within the individual structural bays.



Awnings differentiate separate commercial establishments on the ground floor.

Standard 2.2.5.B: Projection

Awnings and canopies shall not project more than 6 feet from the façade.

Standard 2.2.5.C: Height

The height of all awnings above the sidewalk shall be consistent, with a minimum clearance of 8 feet provided between the bottom of the valance and the sidewalk. Valances shall not exceed 18 inches in height.

Standard 2.2.5.D: Lighting

If used, lighting for awnings shall be from fixtures located above the awnings. Backlighting of transparent or translucent awnings are not allowed.

Balconies, Decks, and Trellises

Standard 2.2.5.E: Projection

Balconies and decks shall not project more than 6 feet from the façade.

Standard 2.2.5.F: Proportion

The distance between supporting columns, piers, or posts on trellises or balconies shall not exceed their height.



Townhouse balconies projected over garage doors.

Bay Windows

Standard 2.2.5.G: Projection

Bay windows shall not project more than 3 feet from the façade nor exceed 8 feet in length.

Standard 2.2.5.H: Horizontal Separation

If more than one bay window is provided on a façade, there shall be at least 4 feet of horizontal separation between the two bay windows.

Standard 2.2.5.I: Design

Windows shall be provided on all sides of the bay window and consist of a vertical orientation and proportion.

2.2.6 Roofs

Intent

Design rooflines to have visual interest, use roof materials are durable, and ensure that roofing materials/colors and equipment do not become a visual detriment to surrounding properties.

Standard 2.2.6.A: Appropriate Roof Materials

Appropriate types of roof materials include:

- » Slate or fiber cement shingles
- » Clay or concrete tile roofs

- » Coated metal
- » Composite roofing materials made of recycled natural fiber and recycled plastic
- » Tar, gravel, composition, or elastomeric materials (concealed by a parapet/cornice)

Standard 2.2.6.B: Inappropriate Roof Materials

Reflective roofing materials shall not be used on roof surfaces that are visible from either ground level or elevated viewpoints.

Standard 2.2.6.C: Equipment Screening

All roof-mounted mechanical, electrical, and external communication equipment, such as satellite dishes and microwave towers, shall be screened from public view and architecturally integrated into the building design, and consolidated to a minimal number of locations.

Standard 2.2.6.D: Vent Pipes

Vent pipes that are visible from streets, sidewalks, plazas, courtyards, and pedestrian walkways shall be painted to match the color of the roof to make them less conspicuous.

Standard 2.2.6.E: Gutters/Downspouts

All roofs shall include gutters/downspouts that:

- » Drain directly into a cistern, landscaped area, or storm drain system.
- » Match the trim or body color of the façade.
- » Are inconspicuously located, unless consistent with the design of the building's architectural style (e.g., Spanish Revival).

Standard 2.2.6.F: Roof Overhangs

Roof overhangs shall not extend over a neighboring parcel or more than 3 feet over a public sidewalk (unless it covers a balcony that projects more than 3 feet over the sidewalk).

2.3 Landscaping Standards

The following landscaping standards are applicable to residential development. Landscaping standards for commercial development shall also adhere to the Landscaping and Irrigation requirements in the City of Antioch Zoning Ordinance and the Water-Efficient Landscape Ordinance.

2.3.1 Plantings

Intent

Provide well-maintained landscape and plantings that enhance residential buildings and outdoor private and public spaces.

Standard 2.3.1.A: Minimum Landscaped Area

A minimum of 15% of any building site shall be landscaped.

Standard 2.3.1.B: Landscaping of Front Yards

All portions of required front yards, except those areas occupied by pedestrian or vehicular access ways, shall be landscaped.



Landscaping of private front yards and common open space in a residential development.

Standard 2.3.1.C: Materials

Landscaped areas shall incorporate plantings utilizing a three-tier system: (1) grasses and ground covers, (2) shrubs and vines, and (3) trees.



Landscaping using the three-tier system with ground cover, shrubs, and trees.

Standard 2.3.1.D: Design

Landscaping designs shall include one or more of the following planting design concepts:

- » Specimen trees (48-inch box or more) in informal groupings or rows at major focal points.
- » Use of planting to create shadow and patterns against walls.
- » Use of planting to soften building lines and emphasize the positive features of the sit.
- » Use of flowering vines on walls, arbors, or trellises.
- » Trees to create canopy and shade, especially in parking areas and passive open space areas.
- » Berms, plantings, and walls to screen parking lots, trash enclosures, storage areas, utility boxes, etc.

Standard 2.3.1.E: Ground Cover Materials

Ground cover shall be of live plant material. Pervious non-plant materials such as permeable paving, gravel, colored rock, cinder, bark, and similar materials shall not cover more than 10% of the required landscape area. Mulch must be confined to areas underneath shrubs and trees and is not a substitute for ground cover plants.

Standard 2.3.1.F: Size and Spacing

Plants shall be of the following size and spacing at the time of installation:

- » Ground cover plants other than grasses must be at least four-inch pot size. Areas planted in ground cover plants other than grass seed or sod must be planted at a rate of at least one per 12 inches on center.
- » Shrubs shall be a minimum size of one gallon.
- » Trees shall be a minimum of 15 gallons in size with a one-inch diameter at breast height (dbh). At least one specimen tree with a 24-inch or larger box size shall be planted in the landscaped area of the front setback.

Standard 2.3.1.G: Tree Protection

Newly planted trees shall be supported with double stakes or guy wires. Root barriers shall be required for any tree placed within ten feet of pavement. See also City Zoning Ordinance Section 9-5.1210, Regulations on Tree Locations, and Section 9-5.1208, Definition of Restricted Trees.

Standard 2.3.1.H: Protection from Encroachment

Landscaping shall be protected from vehicular and pedestrian encroachment by raised planting surfaces and the use of curbs. Concrete step areas shall be provided in landscape planters adjacent to parking spaces.

Standard 2.3.1.I: Interference with Utilities

Plant materials shall be placed so that they do not interfere with the lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Trees or large shrubs shall not be planted under overhead lines or over underground utilities if their growth might interfere with such public utilities. Trees and large shrubs shall be placed as follows:

- » A minimum of 6 feet between the center of trees and the edge of a driveway, a water meter, gas meter, and sewer laterals.
- » A minimum of 20 feet between the center of trees and the beginning of curb returns at intersections to keep trees out of the line-of-sight triangle at intersections.
- » A minimum of 15 feet between the center of trees and large shrubs to utility poles and streetlights.
- » A minimum of 8 feet between the center of trees or large shrubs and fire hydrants and fire department sprinkler and standpipe connections.

Standard 2.3.1.J: Staking and Root Barriers

All young trees shall be securely staked with double staking and/or guy-wires. Root barriers shall be required for any tree placed within 10 feet of pavement or other situations where roots could disrupt adjacent paving/curb surfaces.

Standard 2.3.1.K: Automatic Sprinkler Controllers

Automatic sprinkler controllers shall be installed to ensure that landscaped areas will be watered properly. Backflow preventors and anti-siphon valves shall be provided in accordance with current codes.

Standard 2.3.1.L: Sprinkler Heads

Sprinkler heads and risers shall be protected from car bumpers. "Pop-up" heads shall be used near curbs and sidewalks. The landscape irrigation system shall be designed to prevent run-off and overspray.

Standard 2.3.1.M: Enclosures

All irrigation systems shall be designed to reduce vandalism by placing controls in appropriate enclosures.

2.3.2 Wall and Fences

Intent

Design walls and fences to include durable materials, be aesthetically appealing, and not create a monolithic barrier along street frontages. The design of walls and fences, as well as the materials used, should be consistent with the overall development's design.

Standard 2.3.2.A: Inappropriate Fencing

Chain link fencing for fences and gates are not permitted.

Standard 2.3.2.B: High Activity Areas and Street Frontages

Visually penetrable materials (e.g., wrought iron or tubular steel) shall be used in areas of high activity (i.e., pools, playgrounds) and areas adjacent to street frontage.

Standard 2.3.2.C: Material Durability

Wall design and selection of materials shall consider maintenance issues, especially graffiti removal and long-term maintenance. Decorative capstones on stucco walls are required to help prevent water damage from rainfall and moisture.

Standard 2.3.2.D: Visual Interest

Perimeter walls shall incorporate various textures, staggered setbacks, and variations in height in conjunction with landscaping to provide visual interest and to soften the appearance of perimeter walls. Perimeter walls shall incorporate wall inserts and or decorative columns or pilasters to provide relief. The maximum unbroken length of a perimeter wall shall be 50 feet.



Perimeter wall with decorative columns and landscaping to break up and soften its appearance.

Standard 2.3.2.E: Screening and Noise Mitigation

Screen walls, sound walls, and retaining walls shall be used to mitigate noise generators and provide privacy for residents.





Pedestrian-scaled light fixtures to illuminate on-street parking and pedestrian walkways.

2.4 Lighting Standards

2.4.1 Pedestrian Lighting

Intent

Provide lighting that helps create visibility and a safe environment for pedestrians while minimizing visual nuisance like glare. Lighting fixtures should be architecturally compatible with the buildings and from the same "family" with respect to design, materials, color, style, and color of light.

Standard 2.4.1.A: Pedestrian Safety

Areas used by pedestrians shall be illuminated at night to ensure safety. Such areas include:

- » Surface parking lots and parking structures (entrances, elevators, and stairwells)
- » Sidewalks, walkways, and plazas
- » Building entrances (including rear and service entrances)
- » Garbage disposal areas
- » Alleys
- » Automated Teller Machines (ATMs)
- » Along property lines where there is an abutting public sidewalk

Standard 2.4.1.B: Height

The height of luminaries shall not exceed 16 feet in height from grade.

Standard 2.4.1.C: Inappropriate Lighting

No outdoor lights shall be permitted that blink, revolve, flash, or change intensity.

Standard 2.4.1.D: Illumination Level

Exterior doors, aisles, passageways, and recesses shall have a minimum level of light of one foot-candle during evening hours. These lights shall be equipped with vandal-resistant covers.

Standard 2.4.1.E: Street Lighting

Street lighting shall be installed inside the project along the network of internal streets.

Standard 2.4.1.F: Glare

Lighting shall be shielded to minimize glare and not spill over onto adjacent properties.

Standard 2.4.1.G: Concealment

Light sources for wall washing and tree lighting shall be hidden.

2.4.2 Parking Lot Lighting

Intent

Provide lighting that helps create visibility and a safe environment for pedestrians and vehicles while minimizing visual nuisance like glare.

Standard 2.4.2.A: Height

Surface parking lot lighting fixtures shall not be on poles over 20 feet high.

Standard 2.4.2.B: Illumination Level

Energy-efficient, full-cutoff pole fixtures shall be utilized to provide adequate light levels for safety at parking lots.

Standard 2.4.2.C: Energy Efficiency

High-efficiency technology such as LED lighting with advanced controls shall be utilized to minimize energy consumption of parking lot lighting.

Standard 2.4.2.D: Glare

Parking lot lighting shall be directed away from surrounding buildings and properties using fixtures that minimize light trespass and glare.



Lighting fixture for residential parking lot.

2.5 Signage Standards

Signage standards shall be consistent with the City of Antioch Sign Code.

2.5.1 General

Intent

Situate and design signs so that they do not become a visual nuisance nor project onto the public sidewalk.

Standard 2.5.1.A: Appropriate Residential Signage

The following signs shall be permitted:

- » Residential sign, including monument signs
- » Freestanding sign (for residential directional signs only)

Standard 2.5.1.B: Appropriate Mixed Use Signage

The following signs shall be permitted for ground-floor retail spaces in mixed-use development:

- » Awning sign
- » Window sign
- » Blade sign

2.5.2 Monument Signs

Intent

Provide non-obtrusive signs that are harmonious with the landscape and architectural style of the project.

Standard 2.5.2.A: Location

Monument signs shall be located within a landscaped planter or other landscaped area.

Standard 2.5.2.B: Sight Obstructions at Intersections

No monument sign greater than 3 feet in height shall be permitted within a clear vision zone at an intersection. Clear vision zones at uncontrolled, non-signalized intersections shall be located within a triangular area bounded by the curb lines and a diagonal line joining points on the curblines located 50 feet back from what would be the point of these curblines' intersection. At controlled signalized intersections, a triangle having 25-foot tangents at the curblines shall apply. For driveways, a similar clear vision triangle shall be utilized featuring 25-foot tangents at the outside line of the driveway and the curbline.

Standard 2.5.2.C: Frequency

There shall be no more than one monument sign for 600 linear feet of street frontage. For street frontages of more than 600 feet, monument signs shall be no closer than 300 feet from one another.

Standard 2.5.2.D: Base

Monument signs shall include a solid base at least eighteen (18) inches in height.





Monument signs located within landscaped areas for residential development.

Table 2. Monument Sign Face Area Standards

Length of Primary Frontage (linear feet)	Maximum Sign Face Area (square feet)	Maximum Height (feet), including base	Maximum Width (feet), including any frame or support structure
<100	25	6	10
100-299	55	8	10
>300	65	8	10

City of Antioch 3. Definitions

3. Definitions

- » Residential Surface-parked: Development project where the entire area of the parcel has a residential use, such as townhouses and garden apartments, with surface parking lots outside of the building envelope.
- » Horizontal Mixed Use: Development project where the parcel has both commercial and residential uses on the ground floor on different parts of the site. The commercial use may be a planned building(s) or an existing commercial building(s) on the same site.
- » Vertical Mixed Use: Development project that has commercial uses on the ground floor with residential uses above.
- » **Residential Podium:** Development project that has parking in an enclosed ground floor parking garage.
- » **Townhouses:** Attached units side-by-side that generally have front doors on one side and garages on the back side. Most townhouses have two-car garages, either two spaces wide or two tandem spaces (end to end). The front doors look onto a public street, private drive, or common open space, while the garages are usually lined up along an alley with garage doors on both sides. This development type typically includes tuck-under garage parking and additional surface parking spaces for visitors.
- » Multi-family Complex: Residential rental apartments and/or condominiums with two or three stories and arranged around a common landscaped courtyard. Parking is in the form of surface parking for residents and guests – residents often have covered car ports. Garden apartments also typically have amenities such as a common room or exercise room.
- » Primary Street: Street where the highest level of vehicle, pedestrian, and/or bicycle circulation is anticipated for a development project.
- » Secondary Street: Non-primary street adjacent to a development project.
- » Internal Street: Smaller street or network of streets within a development project that provides internal circulation.

- » Main Entry Drive: Drive that provides a single entry into a project site.
- » Shared Entry Drive: Drive that provides a single main entry point for commercial and residential uses in a horizontal mixed-use project.
- » Separate Entry Drive: Drive that provides a separate main entry point for commercial and residential uses in a horizontal mixed-use project.
- » Secondary Entry Drive: Drive that provides an additional entry drive, in addition to the Main Entry Drive or Shared Entry Drive, along a secondary street.
- » Primary Frontage: Edge of the closest building to the street bordering the property. If there are two streets bordering the property, the street with the Main Entry Drive or Shared Entry Drive is the Primary Frontage.
- » Secondary Frontage: Edge of the closest building to any street bordering the property that is not the primary frontage.
- » Detached Garage: Separate covered and enclosed parking structure from the main residential building.
- » Attached Garage: Covered and enclosed parking integrated into the residential building.
- » Carport: Covered structure with open sides, supported by posts, that provides shelter for a single or multiple cars for nearby residential development. Carports are typically used for apartment development.
- » Tuck-Under Parking: Ground floor parking spaces that are open but covered by the upper floor of a residential building.
- » Valance: The part of an awning that hangs down a short distance from the edge of the awning.
- » Monument Sign: A free-standing sign that is mounted to the ground that is often placed at entries to a building or development.

Appendix: City of Antioch Multi-family Residential Objective Design Standards Checklist

City of AntiochMulti-family Residential Objective Design Standards Checklist

Name of Applicant:							
Date:							
Project Address:							
Project Application # (City staff to fill out):							
Development Type (check all that apply):							
	izontal N	Vixed L	Jse				
Townhouses Ver	tical Mix	ed Use					
Multi-family Complex Res	idential	Podium	1				
Project Site Context (check all that apply):							
Situated adjacent to existing residential develop	nent						
Situated adjacent to commercial development							
Strauted adjacent to commercial development							
	Applicant Evaluation			Staff E			
Objective Design Standards Checklist Items	Yes	No	N/A	Yes	No	N/A	Drawing Reference
2.1 Site Design Standards							
2.1 Site Design Standards 2.1.1 Residential-Only Project Site Entries (fill in all	entry d	rive ty	pes that	t apply)			
	entry d	rive ty	pes that	t apply)			
2.1.1 Residential-Only Project Site Entries (fill in all	entry d	rive ty	pes that	t apply)			
2.1.1 Residential-Only Project Site Entries (fill in all Main Entry Drive	entry d	rive ty	pes that	t apply)			
2.1.1 Residential-Only Project Site Entries (fill in all Main Entry Drive A: Curb and Gutter	entry d	rive ty	pes that	t apply)			
2.1.1 Residential-Only Project Site Entries (fill in all Main Entry Drive A: Curb and Gutter B: Sidewalk	entry d	rive ty	pes that	t apply)			
2.1.1 Residential-Only Project Site Entries (fill in all Main Entry Drive A: Curb and Gutter B: Sidewalk C: Street Lighting	entry d	rive ty	pes that	t apply)			
2.1.1 Residential-Only Project Site Entries (fill in all Main Entry Drive A: Curb and Gutter B: Sidewalk C: Street Lighting D: Landscaping and Street Trees	entry d	rive ty	pes that	t apply)			
2.1.1 Residential-Only Project Site Entries (fill in all Main Entry Drive A: Curb and Gutter B: Sidewalk C: Street Lighting D: Landscaping and Street Trees E: Gates	entry d	rive ty	pes that	t apply)			
2.1.1 Residential-Only Project Site Entries (fill in all Main Entry Drive A: Curb and Gutter B: Sidewalk C: Street Lighting D: Landscaping and Street Trees E: Gates F: Curb Ramps	entry d	rive ty	pes that	t apply)			
2.1.1 Residential-Only Project Site Entries (fill in all Main Entry Drive A: Curb and Gutter B: Sidewalk C: Street Lighting D: Landscaping and Street Trees E: Gates F: Curb Ramps G: Bicycle Facilities	entry d	rive ty	pes that	t apply)			
2.1.1 Residential-Only Project Site Entries (fill in all Main Entry Drive A: Curb and Gutter B: Sidewalk C: Street Lighting D: Landscaping and Street Trees E: Gates F: Curb Ramps G: Bicycle Facilities Secondary Entry Drives	entry d	rive ty	pes that	t apply)			
2.1.1 Residential-Only Project Site Entries (fill in all Main Entry Drive A: Curb and Gutter B: Sidewalk C: Street Lighting D: Landscaping and Street Trees E: Gates F: Curb Ramps G: Bicycle Facilities Secondary Entry Drives H: Gates	entry d	rive ty	pes that	t apply)			
2.1.1 Residential-Only Project Site Entries (fill in all Main Entry Drive A: Curb and Gutter B: Sidewalk C: Street Lighting D: Landscaping and Street Trees E: Gates F: Curb Ramps G: Bicycle Facilities Secondary Entry Drives H: Gates Residential Podium Entry Drive	entry d	rive ty	pes that	t apply)			

Objective Design Standards Checklist Items		Applicant Evaluation			Staff Evaluation By:			
		No	N/A	Yes	No	N/A	Drawing Reference	
2.1.2 Mixed-use Project Site Entries								
New Shared Entry Drive								
A: Independent Roadway								
B: Curb and Gutter								
C: Sidewalk								
D: Street Lighting								
E: Landscaping and Street Trees								
F: Signage								
Enhanced Shared Entry Drive								
G: Sidewalk								
H: Street Lighting								
I: Landscaping and Street Trees								
Separate Entry Drive								
J: Main Entry Drive Compliance								
K: Driveway Widths and Clearances Compliance								
L: Signage and Landscaping								
Vertical Mixed Use Entry Drive								
M: ADA Compliance								
N: Driveway Widths and Clearances Compliance								
O: Pedestrian Entries								
2.1.3 Street Frontage and Parking								
Parking Site Design								
A: Parking Siting								
B: Maximum Width								
C: Detached Garage								
D: Attached Garage								
E: Surface Parking or Carports Located to the Rear of Building								
F: Surface Parking Located to the Side of Building								
G: Parking Siting at Secondary Frontage								
H: Tuck-under Parking								
I: Visitor Parking								
J: Parking Courts								
K: Driveways Number and Width								

	Applic	ant Eva	luation	Staff Evaluation By:			
Objective Design Standards Checklist Items		No	N/A	Yes	No	N/A	Drawing Reference
Screening, Fencing, and Landscaping Buffers			•				
L: Screening							
M: Landscaping Buffer							
N: Fencing along the Secondary Frontage							
2.1.4 Context Sensitivity							
Adjacent to Existing Residential Development							
A: Windows							
B: Daylight Plane							
C: Parking							
D: Landscape Buffers							
Adjacent to Commercial Development							
E: Separation Buffer							
F: Fencing							
G: Gate							
2.1.5 Access							
Pedestrian Access							
A: Pedestrian Pathway Design							
B: Landscape Buffer							
C: Pedestrian Pathways							
D: Pedestrian Pathway Amenities							
Vehicle Access							
E: Multi-family Complex Internal Circulation							
F: Townhouse Internal Circulation							
G: Podium Project Parking Access							
Bicycle Access and Parking							
H: Bicycle Parking							
I: Bicycle Parking for Podium Projects							
2.1.6 Service Access, Trash, and Storage Facilities							
General							
A: Provision of Storage Space							
Access							
B: Loading and Service Areas							
C: Trash Enclosure Siting							
D: Service Provider Access							

Objective Design Standards Checklist Items		ant Eva	luation	Staff E	valuatio	on By: _	
		No	N/A	Yes	No	N/A	Drawing Reference
Design of Trash and Storage Facilities			•				
E: Screening							
F: Gates							
G: Sizing							
H: Roof							
I: Drainage							
2.1.7 Open Space Areas							
General							
A: Minimum Required Usable Open Space							
B: Siting							
C: Usability							
D: Safety Railings							
Common Open Space							
E: Minimum Dimensions							
F: Visibility							
G: Pedestrian Walkways							
H: Seating							
I: Amenity Features							
J: Play Areas							
K: Openness and Buildings							
L: Rooftops							
M: Buildings							
Private Open Space							
N: Accessibility							
O: Minimum Dimensions							
P: Openness							
Q: Enclosure							
2.2 Building Design Standards							
2.2.1 Building Massing and Articulation							
General Standards							
A: Massing Breaks							
B: Horizontal Stepback							
C: Architectural Detail							

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		ant Eva	luation	Staff Evaluation By:			
Objective Design Standards Checklist Items	Yes	No	N/A	Yes	No	N/A	Drawing Reference
D: Architectural Design Features							
E: Façade Articulation							
F: Rooflines							
G: Window Design							
H: Window Shade Features							
Townhouses							
I: Attached Units Limit							
J: Roof Form							
Vertical Mixed Use							
K: Ground Floor Height							
L: Pedestrian-Oriented Features							
2.2.2 Entryways							
General							
A: Primary Building Entry Orientation							
B: Primary Building Entry Enhancement							
C: Building Entry Size							
Townhouses							
D: Entry Details							
E: Entry Connections							
Vertical or Horizontal Mixed Use							
F: Ground Floor Elevation							
G: Entry Design							
2.2.3 Building Materials and Finishes							
A: Appropriate Building Materials							
B: Brick and Stone Veneer							
C: Inappropriate Building Materials							
2.2.4 Windows/Glazing							
A: Street Frontage							
B: Orientation and Proportion							
C: Recess							
D: Glazing							
E: Subdivision and Mullions							

Objective Design Standards Checklist Items		Applicant Evaluation			Staff Evaluation By:			
		No	N/A	Yes	No	N/A	Drawing Reference	
2.2.5 Projecting Elements		•			•			
Awnings								
A: Frequency								
B: Projection								
C: Height								
D: Lighting								
Balconies, Decks, and Trellises								
E: Projection								
F: Proportion								
Bay Windows								
G: Projection								
H: Horizontal Separation								
I: Design								
2.2.6 Roofs								
A: Appropriate Roof Materials								
B: Inappropriate Roof Materials								
C: Equipment Screening								
D: Vent Pipes								
E: Gutters/Downspouts								
F: Roof Overhangs								
2.3 Landscaping Standards								
2.3.1 Plantings								
A: Minimum Landscaped Area								
B: Landscaping of Front Yards								
C: Materials								
D: Design								
E: Ground Cover Materials								
F: Size and Spacing								
G: Tree Protection								
H: Protection from Encroachment								
I: Interference with Utilities								
J: Staking and Root Barriers								
K: Automatic Sprinkler Controllers								

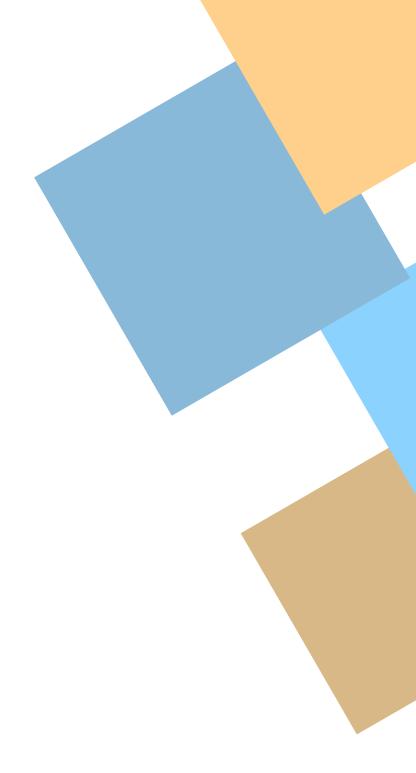
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		ant Eval	luation	Staff Evaluation By:			
Objective Design Standards Checklist Items	Yes	No	N/A	Yes	No	N/A	Drawing Reference
L: Sprinkler Heads							
M: Enclosures							
2.3.2 Wall and Fences							
A: Inappropriate Fencing							
B: High Activity Areas and Street Frontages							
C: Material Durability							
D: Visual Interest							
E: Screening and Noise Mitigation							
2.4 Lighting Standards							
2.4.1 Pedestrian Lighting							
A: Pedestrian Safety							
B: Height							
C: Inappropriate Lighting							
D: Illumination Level							
E: Street Lighting							
F: Glare							
G: Concealment							
2.4.2 Parking Lot Lighting							
A: Height							
B: Illumination Level							
C: Energy Efficiency							
D: Glare							
2.5 Signage Standards							
2.5.1 General							
A: Appropriate Residential Signage							
B: Appropriate Mixed Use Signage							
2.5.2 Monument Signs							
A: Location							
B: Sight Obstructions at Intersections							
C: Frequency							
D: Base							

City of Antioch

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ATTACHMENT G

Project Timeline

Project Timeline

- Consultant Contract Approved: May 25, 2021
- Contract Amended: July 27, 2021
- First Planning Commission Meeting: October 6, 2021
 - Presentation on Housing Element, Environmental Hazards Element, and Environmental Justice Requirements
- First City Council Meeting: October 26, 2021
 - Presentation on Housing Element, Environmental Hazards Element, and Environmental Justice Requirements
- Second Planning Commission Meeting: November 17, 2021
 - Presentation on Environmental Justice and Housing Element's CEQA
- Community Open House #1: February 17, 2022
- Community Open House #2: April 13, 2022
- Draft Housing Element Comment Period: May 16-June 16, 2022
- Planning Commission Draft Review: May 18, 2022
- City Council 1st Draft Review: June 14, 2022
- City Council 2nd Draft Review: June 28, 2022
- Draft Housing Element Submitted to HCD: July 1, 2022
- EIR Comment Period: September 2, 2022-October 17, 2022
- HCD Comment Letter Received: September 29, 2022
- Planning Commission Review: January 4, 2023
- City Council Review: January 24, 2023



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 24, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Elizabeth Householder, MPP, City Clerk

Christina Garcia, CMC, Deputy City Clerk Cg

SUBJECT: Board of Administrative Appeals Appointment for One Vacancy

Expiring March 2024

RECOMMENDED ACTION

It is recommended that:

- 1) The Mayor nominate one (1) member to the Board of Administrative Appeals for the vacancy expiring March 2024.
- 2) The City Council appoint [Antwon R. Webster, Sr.] by resolution (Attachment A) as a member of the Board of Administrative Appeals for the vacancy expiring March 2024.

FISCAL IMPACT

There is no fiscal impact as all positions are voluntary.

DISCUSSION

The Board of Administrative Appeals consists of five members and one alternate to be appointed by the Mayor and confirmed by a majority of the Council. The Alternate Member shall serve a term of two years. The Board hears appeals regarding administrative decisions by any official of the City dealing with Municipal Code interpretations. These administrative citations are typically issued by a Code Enforcement Officer, Police Officer, or Animal Control Officer.

Three of the Board Members shall have experience in the building construction trades and/or training in the California Code of Regulations, or such training and experience necessary to hear appeals on Building, Housing, and Technical Codes. All appointed members of the Board shall be Antioch residents. Meetings are held the first Thursday of every month at 3:00 p.m.; or on other dates as needed.

Currently there are two (2) Board Member vacancies expiring March 2024. The Clerk's Office advertised to fill the vacancies in the usual manner. Applications were received and provided to Mayor Thorpe to interview.

Under Antioch Municipal Code § 2-5.201, the Mayor shall nominate candidates for membership on all boards and commissions. Nominees shall be appointed to each board and commission upon receiving approval of at least a majority vote of the City Council. Mayor Thorpe plans to nominate Antwon Webster for re-appointment to the Board of Administrative Appeals for a term expiring March 2024.

ATTACHMENTS

- A. Resolution
- B. Application

RESOLUTION NO. 2023/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPOINTING [INSERT NAME OF APPOINTEE AFTER APPOINTMENT] TO THE BOARD OF ADMINISTRATIVE APPEALS FOR ONE (1) VACANCY ENDING MARCH 2024

WHEREAS, there are currently two (2) vacancies on the Board of Administrative Appeals ending in March 2024;

WHEREAS, the City Clerk's Office made announcement of the vacancies and solicited applications for these vacancies;

WHEREAS, Mayor Lamar A. Thorpe considered the applications received and interviewed the interested applicants;

WHEREAS, Antioch Municipal Code Section 2-5.201 requires that the Mayor nominate candidates for membership on all boards and commissions and requires that the City Council approve, by a majority vote, the appointment of said nominees; and

WHEREAS, Mayor Lamar A. Thorpe has nominated <u>[insert name of appointee after appointment]</u> to the Board of Administrative Appeals.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby approves the Mayor's nomination of *[insert name of appointee after appointment]* and appoints him to serve on the Board of Administrative Appeals, with the term ending in March 2024.

* * * * * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 24th day of January 2023, by the following vote:

AYES:	
NOES:	
ABSTAIN:	
ABSENT:	
	ELIZABETH HOUSEHOLDER
	CITY CLERK OF THE CITY OF ANTIOCH



CITY OF ANTIOCH Clerk's Department SEP 3 0 2022 RECEIVED

BOARDS AND COMMISSION VACANCY ANNOUNCEMENT

BOARD OF ADMINISTRATIVE APPEALS

One (1) Partial-term vacancy expiring March 2024
Two (2) Full-term vacancies, expiring March 2024

- Board of Administrative Appeals consists of five members (4-year terms) and one Alternate Member to be appointed by the Mayor and confirmed by a majority of the Council. The Alternate Member shall serve a term of two years.
- Must be a resident of the City of Antioch.
- The Board hears appeals regarding administrative decisions by any official of the City dealing with Municipal Code interpretations.
- Three of the members shall have experience in the building construction trades and/or training in the California Code of Regulations.
- Meetings are held the first Thursday of every month at 3:00 P.M. in the City Council Chambers; or on other dates as needed.
- Board Members are required to submit a FPPC Form 700 (Statement of Economic Interests) upon assuming office, and every year thereafter no later than April 1st.
- Newly appointed Board Members are also required to complete the AB 1234 Ethics training within 1-year of their appointment. All Board Members must then take the AB 1234 Ethics training every two years thereafter. The Ethics training is available online.

To be considered for this volunteer position, a completed application must be received by e-mail at: cityclerk@antiochca.gov, or mailed/delivered to the Office of the City Clerk no later than

EXTENDED Deadline: 5:00 p.m., Friday, September 30, 2022

An application is available online at https://www.antiochca.gov/# and at the City Clerk's office.



APPLICATION FOR COMMUNITY SERVICE BOARD OF ADMINISTRATIVE APPEALS

One (1) Partial-term vacancy, expiring March 2024 Two (2) Full-term vacancies, expiring March 2024

EXTENDED DEADLINE: 5:00 p.m., Friday, September 30, 2022

Print your name: Antwon R. Webster Sr	
Address: Alumrock Drive	City: Antioch
ZIP Code: 94509 Phone (H)(W)	(C)
Years lived in the City of Antioch: 6	
E-Mail:	
Employer: 1ST C.L.A.S.S. Manufacturing LLC	
Occupation: CFO	
List the three (3) main reasons for your interest in this a	appointment:
1) I am an advocate within the City of Antioch a	
2) Being an active part of City Government is the	e best way to effect change,
improve the community surroundings, and help	increase home value.
3) I live leadership through action	
Have you attended any meeting of this board? Yes	
Have you had any previous city community service on t Yes - I have served on the board	this board? (if yes, please explain)
What skills/knowledge do you have that would be helpfo	ul in serving on the Board of
Administrative Appeals? 1 hour a background	in Engineering business
Development, humanitarian work, and	Community redevelopment.
I understand City cope and Shak re	
	V.

	formation or comments you wish to make that would be helpful in
reviewing your application:	as a business owner and homeowner within
the City of Cential	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	()
)
	ed to help increase property value to increase
the draw to our	City for homeownership and busines tou nevenue
Can you attend meetings at th	ne designated date and time? <u>Yes</u>
Please attach your resume (re	ecommended to enhance your application for appointment)
	application for appointment
	ETED APPLICATION IS AVAILABLE FOR PUBLIC REVIEW.
PLEASE NOTE THIS COMPL	ETED APPLICATION IS AVAILABLE FOR PUBLIC REVIEW.
PLEASE NOTE THIS COMPL Board members are required to	ETED APPLICATION IS AVAILABLE FOR PUBLIC REVIEW. to file a Statement of Economic Interests, Form 700, and
PLEASE NOTE THIS COMPL Board members are required to the complete a 2-hour online AB 1	to file a Statement of Economic Interests, Form 700, and 234 Ethics course.
PLEASE NOTE THIS COMPL Board members are required to the complete a 2-hour online AB 1 Email completed application were as a second completed.	to file a Statement of Economic Interests, Form 700, and 234 Ethics course. With resume to cityclerk@antiochca.gov, or you can also mail or Office of the City Clerk City of Antioch 200 H Street
PLEASE NOTE THIS COMPL Board members are required to complete a 2-hour online AB 1	to file a Statement of Economic Interests, Form 700, and 234 Ethics course. with resume to cityclerk@antiochca.gov, or you can also mail or Office of the City Clerk City of Antioch

reviewing your application:	Os a homents you wish to make that would be helpful in the homes of homes under the homes with the homes with the homes with the home of the homes with the
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	to the same of the
Can you attend meetings at t	he designated date and time? yes
and a second from the same (n	ecommended to enhance your application for appointment
PLEASE NOTE THIS COMP	LETED APPLICATION IS AVAILABLE FOR PUBLIC REVIEW.
Board members are required	to file a Statement of Economic Interests, Form 700, and
complete a 2-hour online AB	1234 Ethics course.
Email completed application v	with resume to cityclerk@antiochca.gov, or you can also mail or
deliver your application to:	Office of the City Clerk
	City of Antioch
	200 H Street
	P.O. Box 5007
	Antioch, CA 94531-5007
	Date 9/30/2072
Signature	Date _ 7 20 000
Signature	
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STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 24, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Brad Helfenberger, Parks and Recreation Director

SUBJECT: Parks and Recreation Commission Appointments for One (1)

Vacancy Expiring April 2026

RECOMMENDED ACTION

It is recommended that:

1) The Mayor nominate one (1) member to the Parks and Recreation Commission for the vacancy expiring April 2026.

2) The City Council appoint [Dorothy Ellis] by resolution (Attachment A) as a member of the Parks and Recreation Commission for the vacancy expiring April 2026.

FISCAL IMPACT

Administering the Parks and Recreation Commission is a budgeted function of the Parks and Recreation Department. There is no additional fiscal impact. Commissioners serve in a voluntary role.

DISCUSSION

Under Antioch Municipal Code § 2-5.201, the Mayor shall nominate candidates for membership on all boards and commissions. Nominees shall be appointed to each board and commission upon receiving approval of at least a majority vote of the City Council.

In April 2022, the terms for four members of the Parks and Recreation Commission expired and the City Clerk posted the position openings as outlined in City policies and procedures.

The Clerk has since received five applications for these openings. Two openings were filled in October 2022. A third applicant, Dorothy Ellis, is being nominated for appointment to the Parks and Recreation Commission. The term for this appointment expires April 2026.

ATTACHMENTS A. Resolution

- B. Applications

RESOLUTION NO. 2023/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPOINTING [INSERT NAME OF APPOINTEE AFTER APPOINTMENT] TO THE PARKS AND RECREATION COMMISSION FOR THE FULL-TERM VACANCY ENDING IN APRIL 2026

WHEREAS, there are currently two (2) three full term vacancies on the Parks and Recreation Commission ending in April 2026;

WHEREAS, the City Clerk's Office made announcement of the vacancies and solicited applications for the (2) four full-term vacancies;

WHEREAS, Mayor Lamar Thorpe considered the applications received and interviewed the interested applicants;

WHEREAS, Antioch Municipal Code Section 2-5.201 requires that the Mayor nominate candidates for membership on all boards and commissions and requires that the City Council approve, by a majority vote, the appointments of said nominees; and

WHEREAS, Mayor Lamar Thorpe has nominated Dorothy Ellis to the Parks and Recreation Commission.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Antioch hereby approves the Mayor's nomination for appointment <u>[insert name of appointee(s) after appointment]</u> to serve on the Parks and Recreation Commission, as a Commissioner with a term ending in April 2026.

* * * * * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 24th day of January 2023, by the following vote:

AYES:	
NOES:	
ABSTAIN:	
ABSENT:	
	ELIZABETH HOUSEHOLDER
	CITY CLERK OF THE CITY OF ANTIOCH



APPLICATION EXTENDED DEADLINE DATE: 5:00 p.m. Friday, October 29, 2021

APPLICATION FOR COMMUNITY SERVICE

PARKS & RECREATION COMMISSION

One (1) Full-term vacancy expiring March 2024

Print your name Dorothy Ann Ellis
Address_ City Antioch
ZIP Code 9453 Phone (H) (W) (C)
E-mail address
Employer City & County of San Francisco Juvenile Probation Department
Address 375 Woodside Ave City San Francisco
Occupation Peputy Probation Officer
How long have you lived in Antioch? 19 years
List the three (3) main reasons for you interest in this appointment: To Ensure
Parks and Recreation Programs are available to All
Antioch Residents. 2. To Help Antioch Park and Recheation
Department to bring une create, or maintain successful park
The configuration of this commission? NO The Better ment of my Have you attended any meetings of this commission?
Have you had any previous city community service on this commission? (If yes, please
explain (NO) This will be my first opportunity to serve
my community.
What skills/knowledge do you have that would be helpful in serving on the Parks &
Recreation Commission? I have growed up participating in Parks + Rec
Programs and I know how bene sicial they are to the
community and I want to use my previous knowledge and
community and I want to use my previous knowledge and Skills as a Juvenile Probation Officer to give back to
my community. I have also used parks or loc services
any community. I have also used parks of Rec service S as and Antioch resident and I want to Learn about the inner working of Commission and assist in any way that I can.

Please indicate any further information or comments you wish to make that would be
helpful in reviewing your application.
I would like to thank the commission for the
I would like to thank the commission for the opportunity to apply for the Parks + fecreation commissioner fosition
Please read the attached general information regarding boards and commission so
you are aware of the duties, time and frequency of meetings. Can you attend meetings for this commission at the designated times?
PLEASE ATTACH YOUR RESUME (Recommended to enhance your application).
PLEASE NOTE THIS COMPLETED APPLICATION IS AVAILABLE FOR PUBLIC REVIEW.
Email completed application with resume to: cityclerk@ci.antioch.ca.us . You can also mail/deliver to:
Office of the City Clerk 200 "H" Street P.O. Box 5007 Antioch, CA 94531-5007

Oog A. Gle Signature

10/29/21 Date



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 24, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Ruthann G. Ziegler, Special Counsel

APPROVED BY: Thomas Lloyd Smith, City Attorney TLS

SUBJECT: Resolution for Approval of Cannabis Operating Agreement for

Natural Supplements, Inc.

RECOMMENDED ACTION

It is recommended that the City Council consider and take action to adopt a resolution approving the operating agreement for Natural Supplements, Inc.

FISCAL IMPACT

Approval of the operating agreement will result in increased revenue to the City and the social equity program supported by the operating agreement from Natural Supplements' business.

DISCUSSION

Natural Supplements holds Cannabis Business Use Permit UP 20-01 and related Design Review AR-20-01, approved by the City Council on February 22, 2022.

Natural Supplements would be located at 2100-2300 Wilbur Avenue. Its proposed cannabis operation will include cultivation, manufacturing, retail, and distribution (license types 3A, 7, 10, and 11, respectively.) The manufacturing may include volatile solvents.

Before Natural Supplements can begin operations, it must obtain City Council approval of its operating agreement. The draft operating agreement (Exhibit 1 to Attachment A, the Resolution of Approval) is consistent with the City's standard operating agreement for cannabis businesses. Natural Supplements has indicated it agrees with the terms and conditions of the proposed operating agreement.

Natural Supplements' operation will include construction of two buildings, one of 11,200 square feet and the other one of 19,500 square foot building, plus landscaping and on-site parking.

The proposed recipient of the social equity program is Rubicon, which has several locations in the County, including one at 418 W. 4th Street, Antioch. A copy of Rubicon's proposed social equity program is attached as Attachment B.

Standards terms of the operating agreement include:

- The operating agreement's term is ten years with two possible five-year extensions. Natural Supplements agrees not to operate if the operating agreement is not in effect.
- The Police Chief has discretion to require changes to the business to protect public health and safety.
- The City Manager may impose additional mitigation measures relating to public health and safety.
- Natural Supplements will begin paying a percentage of gross revenue to the City as of the 15th of the month following the City issuing the Certificate of Occupancy, and monthly thereafter. Natural Supplements will begin paying a fee based on square footage upon the expiration of six months from the City's issuance of the Certificate of Occupancy and quarterly thereafter on the 15th of January, April, July, and October.
- The operating agreement may be reviewed annually by City staff or by a third party selected by the City.
- The operating agreement includes provisions relating to indemnification of the City and insurance protecting the City.
- The revenue to be paid to the City is set forth in Exhibit C to the operating agreement, which provides:

Business type	Yr 1	Yr 2	Yr 3	Yr 4+
Retail	2%	3%	4%	5%
Microbusiness*	2%	3%	5%	6%
Cultivation (per square foot) *	\$2	\$3	\$5	\$6
Distribution	2%	3%	4%	5%
Manufacturing	2%	3%	4%	5%

^{*}Eligible for local employment incentive

The total amount payable to City by the Operator pursuant to this Exhibit may be reduced by the following amount if the Operator employs on a full-time basis the following numbers of Antioch residents:

At least 20 City residents 1%, but not to exceed \$60,000

At least 50 City residents 3%, but not to exceed \$150,000

At least 100 City residents 6%, but not to exceed \$300,000

At least 150 City residents 9%, but not to exceed \$450,000

200 or more City residents 12%, but not to exceed \$600,000

ATTACHMENTS

A. ResolutionExhibit 1 - draft operating agreementB. Rubicon's Proposal

RESOLUTION NO. 2023/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING THE CANNABIS OPERATING AGREEMENT FOR NATURAL SUPPLEMENTS, INC.

WHEREAS, on February 22, 2022 by Resolution No. 2022/33, the City Council approved Cannabis Business Use Permit No. 20-01 and related Design Review AR-20-21 for Natural Supplements, Inc. to operate a cannabis business within the City on the terms and conditions set forth therein;

WHEREAS, each cannabis business must obtain City Council approval of an operating agreement and execute that Agreement prior to beginning operations as a cannabis business;

WHEREAS, the City Council has reviewed the attached Operating Agreement, and received public comment thereon, at its January 24, 2023, meeting;

WHEREAS, the City Council finds that the attached Operating Agreement will benefit the Antioch community by producing revenue for the City and its goals;

WHEREAS, the City Council finds that the attached Operating Agreement will benefit the Antioch community by the Operator committing to provide additional funding for programs to address community needs within Antioch; and

WHEREAS, the City Council finds that the attached Operating Agreement in combination with the approved use permit for the cannabis business will not only benefit the community but also includes adequate provisions to protect public health and safety.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby:

- 1. Approves the Operating Agreement for Natural Supplements, Inc. in substantially the form attached and
- 2. Authorizes the City Manager to execute the agreement in a form approved by the City Attorney.

* * * * * * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 24th day of January, 2023, by the following vote:

AYES: ABSENT:

AT	ΓΑ	CH	IM	E	T	Α
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ABSTAIN: NOES:	
	ELIZABETH HOUSEHOLDER CITY CLERK OF THE CITY OF ANTIOCH

EXHIBIT 1

RECORDING REQUESTED BY,
AND WHEN RECORDED, MAIL TO:

City of Antioch 200 H Street Antioch, CA 94509 Attn: City Clerk

Exempt from recording fee per Government Code §6103

OPERATING AGREEMENT

This Operating Agreement ("Agreement") is entered into between the City of Antioch, a municipal corporation ("City") and Natural Supplements, Inc. a California corporation ("Operator"), whose business mailing address is 19067 E. Highway 120, Ripon, California 95366. City and Operator may be referenced herein as "Party" or collectively as "Parties."

RECITALS

- A. Operator submitted an application for approval of a use permit for a cannabis business, as further detailed herein.
- B. On February 22, 2022, by Resolution 2022/33, the City Council approved a Cannabis Business Use Permit (UP-20-21) and related Design Review (AR-20-21) to operate cannabis business (collectively, "CBUP"). A copy of the CBUP is attached hereto as <u>Exhibit A</u> and incorporated herein. The CBUP relates to the Site, as described in <u>Exhibit B</u>, attached hereto and incorporated herein.
- C. One condition of the CBUP is that the City and Operator execute an Operating Agreement. This Agreement meets this requirement of the CBUP.

D.	On	, 2023, the City Council adopted Resolution	approving this
Agree	ment.		

AGREEMENT

- 1. **Recitals.** The Recitals set forth above are incorporated herein as if fully set forth in this Agreement.
- 2. **Definitions**. The following terms, when capitalized herein, shall have the meanings specified below.
 - a. Agreement—This Agreement between the City and Operator.

- b. Applicable Law—All applicable federal, state, regional, and local statutes, regulations, and rules including the Uniform Building Code and other Uniform Codes, the California Environmental Quality Act, the City's ordinances, resolutions, rules, and regulations, as each statute, regulation, regulation, rule, Code, ordinance, and resolution may be amended from time to time, excluding such federal law which may conflict with state or local laws authorizing cannabis businesses or operations.
- c. Business Operations—The commercial cannabis business operated at the Site by Operator, its officers, officials, employees, agents, and consultants, as approved by the City Council in the CBUP, and as subject to the terms and conditions of this Agreement.
- d. Cannabis—Both medical and non-medical cannabis as defined by Health & Safety Code section 11362.5 and Business and Professions Code sections 26000 *et seg*.
- e. Cannabis Business Use Permit—the Cannabis Business Use Permit, attached hereto as **Exhibit A**, as approved by City Council Resolution 2022/33.
- f. Canopy—The designated area(s) at a licensed premises that will contain vegetative cannabis plants, including immature or juvenile cannabis plants, at any point in time.
 - g. City—the City of Antioch, California.
 - h. City Attorney—the City Attorney of the City.
 - i. City Council—the City Council of the City.
 - j. City Manager—the City Manager of the City.
 - k. Operator—Natural Supplements, inc.
- I. Fees—All charges, expenses, costs, monetary exactions, and any other monetary obligations imposed on Operator by City, other than assessments or regular or special taxes, and not limited to fees paid pursuant to this Agreement.
- m. Gross Receipts—The total of amounts actually received or receivables from sales and the total amounts actually received or receivable for the performance of any act or service for which a charge is made or credit allowed, whether or not such act or service is done as a part of or in connection with the sale of materials, goods, wares, or merchandise. Gross receipts shall also include all receipts, cash, credits, and property of any kind without deduction of the cost of the property sold, the costs of the materials used, labor or services costs, interest paid or payable, or losses or other expenses whatsoever. Excluded from "gross receipts" are the following:
 - Cash discounts allowed and taken on sales
 - Credit allowed on property accepted as part of the purchase price and which property may later be sold
 - Any tax required by law to be included in or added to the purchase price and collected from the consumer or purchaser
 - Such part of the sale price of property returned by a purchaser upon rescission of the contract of sale as is refunded whether in cash or by credit

- Amounts collected for others where the business is acting as an agent or trustee to the
 extent that such amounts are paid to those for whom collected, provided the agent or
 trustee furnishes to the City the names and addresses of the others and the amounts
 paid to them
- Receipts of refundable deposits, except that refundable deposits forfeited and taken into income of the business are not excluded

The intent of this definition is to ensure that, in calculating payments to the City, all sales and revenue from the Business Operations are captured and, therefore, this definition shall be given the broadest possible definition consistent with this intent.

- n. Major amendment—Any modification to this Agreement that makes a substantive change, modification, or deviation in the terms of this Agreement or any Exhibits hereto.
- o. Minor amendment—Any modification to this Agreement that does not make a substantive change, modification, or deviation in the terms of this Agreement or any Exhibits hereto.
 - p. Police Chief—the Police Chief of the City.
- q. Project—The Business Operations, Site Development, Odor and other Mitigation Plans, Security Plans, and all other terms and conditions applicable to Operator's Business Operations.
- r. Site—The physical location of the Operator's Business Operations, as described in **Exhibit B**, attached hereto.
- s. Square Footage under Cultivation--the actual amount of Canopy (measured by the aggregate area of vegetative growth of live cannabis plants on the premises including the area occupied by vertically and horizontally stacked canopies) that is limited by the maximum amount a cannabis business is authorized to cultivate by this Agreement or the CBUP, without deduction for unutilized square footage in each flower room.
- t. State license(s)—the license(s) issued by the State, whether through the Bureau of Cannabis Control or other regulatory agency authorizing the Operator to conduct its Business Operations
- 3. **Effective Date**. This Agreement shall be effective as of the date of the Resolution approving this Agreement, or such other date (if any) as specified in the Resolution approving this Agreement.
- 4. **Term of Agreement**. The initial term of this Agreement shall be ten years, with two possible extensions of five years each. This Agreement may be extended by mutual agreement of the Operator and the City Council on such additional terms and conditions as to which the Parties may agree. At the end of the term, Operator agrees to cease all Business Operations at the Site, notwithstanding the terms and conditions of the CBUP. The parties agree that, prior to the end of the initial ten-year term, they will meet and confer in good faith with the goal either of continuing this Agreement on the same terms and conditions or of modifying the Agreement so that the Business Operations may continue for the mutual benefit of the City and the Operator.
- 5. **Operating Conditions.** In addition to the terms and conditions set forth in the CBUP, Operator's Business Operations shall be subject to the additional terms and conditions:

- a. Hours of operation of retail sales on the Site shall not exceed 7 days per week, 8.00 a.m. to 8.00 p.m. There are no other hours' restrictions on the Business Operations, including delivery.
- b. Subsequent to the annual audit by the Police Department or a third party selected by the Police Department, the Police Chief shall have the discretion to require additional security measures or modify existing security measures at the Operator's expense, as may be required by law or reasonable for public safety. At Operator's expense, the Police Chief may also determine to require additional security measures at any time upon the Department's finding that existing security measures are insufficient for the Business Operations to comply with the terms of the CBUP or to adequately protect public health and safety. The Police Chief's determination is appealable to the City Manager.
- c. The City Manager may impose additional mitigation measures, whether relating to odor or other factors affecting public health and safety, on the Project at Operator's expense, as may be required by law or reasonable to maintain public health and safety. The City Manager's determination is appealable pursuant to Title 1, Chapter 4 of the City's Municipal Code.

6. **Fees.**

- a. Operator agrees to pay all fees, whether imposed by the City, state, or other regulatory agencies in a timely manner. Operator's failure to pay such fees in a timely manner may, at the City's sole discretion, constitute Evidence of Default. City may provide thirty (30) days' prior written notice to Operator as to any unpaid City fees. If Operator fails to pay such fees, plus any interest or penalties due for late payment, Operator agrees that the City may record on the property which is the subject of the CBUP one or more liens for the fees owed.
- b. Operator agrees to pay City beginning with the fifteenth of the month immediately following the date the City issues the Certificate of Occupancy for the Site the amounts set forth in **Exhibit C**, attached hereto and incorporated herein. The amount due for Gross Receipts is payable thereafter on the 15th of each month or, if the 15th is a weekend day or a national or state holiday, on the next business day ("Due Date"). The amount due based on square footage shall become due upon the expiration of six months from the City's issuance of a Certificate of Occupancy for the cultivation area. Subsequent payment for the amount due based on square footage, with adjustments made during the year as square footage is increased or decreased, are due thereafter quarterly, on January 15, April 15, July 15, and October 15 or, if the 15th is a weekend day or a national or state holiday, on the next business day ("Due Date"). The Operator shall also submit with its Gross Receipts payment and its quarterly square footage payment a report on a form provided by the Operator and approved by the City which lists the gross receipts and square footage (if applicable) for the period; any adjustments to the gross receipts and square footage, and basis therefor; the gross receipts subject to the percentages set forth in Exhibit C; the square footage subject to Exhibit C; and the total amount due.
- c. A payment is late or deficient under this Section if not postmarked by or received by the City Finance Department on or before the Due Date. A late or deficient payment shall be subject to a penalty of a one-time penalty of five percent (5%) of the amount owed, plus monthly non-compounding interest at the maximum rate allowed by law, but not to exceed an annualized amount of ten percent (10%).
- d. If the City Manager is not satisfied with the veracity of report(s) filed by Operator regarding the Business Operations' total gross receipts or square footage, the City Manager may compute and

determine the amount of the fees to paid on the gross receipts or square footage and make a deficiency determination upon the basis of the facts contained in such report(s), or upon the basis of any information in City's possession, or that may come into City's possession within three years of the date the fees are paid. One or more deficiency determinations of the amount of fees owed for a period or periods may be made. The determination of the City Manager pursuant to this subsection is appealable pursuant to Title 1, Chapter 4 of the City's Municipal Code.

7. **Social Equity Programs.**

- **a.** Operator agrees to implement and maintain for the entirety of the term of this Agreement a Social Equity Program ("**Equity Program**") to benefit the City and its residents, to foster equitable participation in the cannabis industry, and to create business opportunities for those most negatively impacted by the enforcement of cannabis laws prior to the legalization of cannabis in California. Operator shall initiate its Equity Program within three months of this Agreement's Effective Date.
- b. Operator shall prepare a written Social Equity Program Plan ("Equity Plan"), which includes the Equity Program's description, a non-profit social equity program plan organization ("Equity Plan Organization") located in Antioch and approved by the City, and an action plan with goals, tasks, responsible parties, timelines, and measurable outcomes. The Equity Plan is set forth in Exhibit D, attached hereto and incorporated herein. Operator shall provide a written report, semi-annually, to the City Manager and City Attorney on its progress in carrying out the Equity Program's goals and measurable outcomes. Upon request of the City Manager or City Attorney, Operator also agrees to provide a presentation to the City Council on the Equity Plan's goals and measurable outcomes. The Equity Plan may be modified in writing by request of the Operator and only with prior written approval of the City Manager or the City Attorney.
- c. If the City Council, the City Manager, or the City Attorney determines that Operator's Equity Plan does not adequately achieve the City's goals as set forth herein, the City Council, the City Manager, or the City Attorney shall have the discretion to require the Operator to modify its Equity Plan subsequent to one or more meetings with the Operator.
- d. Operator agrees to fund its Equity Plan, as detailed in Exhibit D, with the first payment submitted to its Equity Plan Organization at the same time as the first payment for gross receipts and/or square footage is due, whichever occurs first, under Section 6b hereof. Subsequent payments to its Equity Plan Organization shall be made quarterly with each subsequent quarterly payment due on January 15, April 15, July 15, and October 15 or, if the 15th is a weekend day or a national or state holiday, on the next business day. Late payment from the Operator to the Equity Plan Organization shall be subject to the same penalties and interest set forth in section 6 hereof.
- **8. Applicable Law.** At all times, Operator shall conduct its Business Operations consistent with Applicable Law, including the City's ordinances, rules, and regulations; the CBUP; and this Agreement, as each may be amended or modified from time to time. Any violation thereof by Operator or its Business Operations may, at the City's discretion, be considered Evidence of Default.

9. Default.

a. If the City Manager finds Evidence of Default, the City Manager shall provide at least forty-five (45) days' written notice thereof to Operator, with the notice specifying the nature of the default, the

facts supporting such Evidence of Default, and the manner in which the Default may be cured. Within that forty-five day period, Operator shall cure the Default to the City Manager's reasonable satisfaction, provide evidence with supporting facts as to why no Default exists, or provide alternatives satisfactory to the City Manager to address the Default.

- b. If the City Manager is not satisfied with Operator's response and/or believes a Default continues to exist, then the City Manager may, at his/her sole discretion:
 - Order the Operator to suspend all Business Operations at the Site until the Default is cured.
 - Take such other action as may be authorized by the CBUP or this Agreement.
 - Remedy the Default and charge the costs thereof to the Operator, who agrees to pay such sums.
- c. The decision of the City Manager under this section is appealable pursuant to Title 1, Chapter 4 of the City's Municipal Code.
- d. The remedies of this section, plus any other remedies set forth in this Agreement and remedies available in law or in equity are cumulative and non-exclusive. Such remedies are distinct and separate whether or not exercised by the City. The City may, in its discretion, exercise any or all of its rights and remedies, at once or in succession, at such time or times as it considers to be appropriate.
- 10. Record Keeping. Operator shall keep, maintain, and preserve to the extent applicable all records that may be necessary to determine the amount of gross receipts, the number of retail delivery vehicles, the amount of cannabis manufactured, the amount of cannabis delivered, and any and all other records by which City may determine and verify the amount of fees due to the City pursuant to Section 6 hereof. At Operator's expense, City shall have the option of conducting, whether by City staff or by a City-selected consultant, an annual audit to verify the fees due to the City pursuant to Section 6 hereof and compliance with Exhibit D. City shall have the right to inspect such records at all reasonable times during normal business hours and upon not less than five (5) business days' prior notice. City agrees it shall coordinate with Operator to facilitate inspection in such a manner as would not disrupt or place an undue burden upon Operator's Business Operation, employees, or customers, as long as such coordination does not unreasonably delay or impede the City's right to timely inspect the records. To the extent permitted by Applicable Law, City agrees to treat such records as confidential.
- 11. Annual Review. In addition to the right to conduct an audit pursuant to Section 10 hereof, the City Manager, at his/her discretion, may direct City staff or a third party to review, no more frequently than once per year, the Business Operations and compliance thereof with the CBUP and this Agreement. Operator shall be responsible for paying the costs of this annual review, which shall not exceed \$10,000 per review, adjusted annually by the CPI index for Bay area cities. In the event there is good cause for a review that would exceed \$10,000 (as adjusted annually), Operator and City shall negotiate a minor amendment to allow for such review. Generally, "good cause" shall be considered present upon the City's finding of a significant discrepancy, inconsistency, or omission in Operator's records, or when Operator is found to have violated this Agreement, or there is sufficient evidence substantiating a claim that Operator committed a regulatory violation under the laws of the State of California or the City's rules and regulations. Such determination will be based on the City's rules and regulations as well as the relevant laws and regulations of the State of California. Based on this review, City may require additional

mitigation measures or other changes to the Business Operations to assure compliance with the CBUP and this Agreement.

- **12. Amendments.** This Agreement may be amended from time to time, if in writing and signed by both parties. The City Manager or the City Attorney shall have the discretion to approve a Minor Amendment to this Agreement or to refer such Minor Amendment to the Council for review and possible action. The City Council, at a duly noticed public meeting, shall have the discretion to approve a Major Amendment or a Minor Amendment, which has been referred to the Council.
- **13. Assignment.** City has entered into the Agreement with Operator in reliance upon Operator's specialized knowledge, experience, and expertise relating to the Project and cannabis-related business. Therefore, this Agreement may not be assigned or otherwise transferred by Operator, whether to a third party or to another entity (even if Operator is a partner, owner, or otherwise a participant in such entity), without the prior written authorization of the City Council at a duly noticed meeting. Any such assignment or transfer, at City's sole discretion, may be considered Evidence of Default. Should Operator wish to assign or otherwise transfer the Agreement, Operator shall provide evidence to the reasonable satisfaction of the City Manager and the City Attorney of the specialized knowledge, experience, expertise, and financial stability of the proposed assignee or transferee prior to review and possible approval by the City Council.
- 14. Indemnification. Operator agrees to indemnify, defend, and hold harmless City, its officers, officials, employees, agents, and consultants from any and all administrative, legal, or equitable actions, claims, or other proceedings instituted by any person or entity not a party to the Agreement challenging the validity of the Agreement or any action arising out of or relating to the Agreement. Operator shall pay for City's costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorney's fees expended by the City in defense of the action or proceeding, plus staff and consultant time spent in regard to defense of the action or proceeding. The parties shall use best efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel and Operator agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney's fees and time referenced herein.

Operator further agrees to indemnify, defend, and hold harmless City, its officers, officials, employees, agents, and consultants from any and all claims, costs, and liability for any damages, personal injury or death, or property damage which may arise directly or indirectly from Operator's Business Operations pursuant to this Agreement, except as caused by City's sole or gross negligence.

15. Insurance.

a. For the term of the Agreement, Operator shall be required to, and agrees to, maintain in full force and effect public liability and property damage insurance, including personal injury in an amount of not less than three million dollars (\$3,000,000) per occurrence and five million dollars (\$5,000,000) aggregate, and automobile insurance for owned and non-owned vehicles, in an amount of not less than one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) aggregate. Each policy shall have such coverage and limits as may be reasonably requested by City from time to time. Each policy shall have a self-insured retention of not more than one hundred thousand dollars (\$100,000.)

- b. The insurance referenced herein shall include endorsements, naming as additional insureds the City, its officers, officials, employees, consultants, and agents. The endorsements shall also specify that the insurance is primary, with any policies held by the City to be non-contributing.
- c. The insurance referenced herein shall be evidenced by certificate(s) of insurance, which shall be kept current during the term of this Agreement.
- d. The certificate(s) and endorsement(s) shall be provided to, and approved by, the City Attorney prior to Operator beginning Business Operations.
- e. The insurance shall be placed with a company authorized to transact business in the State of California and with a rating of not less than A.M. Best-A, or such other rating as approved by the City Attorney.
- f. Operator shall provide at least thirty (30) days' prior written notice of any cancellation, reduction in scope or amount, or material modification of the insurance referenced herein.
- g. If Operator fails to maintain the insurance referenced herein, the City in its sole discretion may obtain such insurance at Operator's expense, with Operator obligated to promptly reimburse the City, or determine such failure to be Evidence of Default.
- 16. Notices. Any notice or communication required by the Agreement between the parties shall be in writing and may be delivered either personally or by registered mail, return receipt requested. Notice, whether given by personal delivery or by registered mail, shall be deemed to have been given and received on the day of actual receipt at any of the addresses designated below as to the party to whom the notice is sent. Any party hereto may at any time, upon written notice to the other party hereto, designate any other address in substitution of the address to which such notice or communication shall be given. However, should a party's address no longer be valid such that delivery by registered mail, return receipt required, is not successful, then delivery by U.S. mail shall be effective five business days after mailing of notice. Such notices or communications shall be given to the parties at the addresses set forth below:

To the City of Antioch:

If by personal delivery: If by U.S. mail:

City of Antioch
200 H Street

City of Antioch
P. O. Box 5007

Antioch, CA 94509 Antioch, CA 94531-5007

Attn: City Manager Attn: City Manager

With a copy to:

If by personal delivery: If by U.S. mail:

City of Antioch
200 H Street

City of Antioch
P. O. Box 5007

Antioch, CA 94509 Antioch, CA 94531-5007

Attn: City Attorney Attn: City Attorney

To Operator:

Natural Supplements, Inc. 19067 E. Highway 120 Ripon, CA 95366

17. Miscellaneous

- a. Each party has had an equal opportunity to consult with legal counsel. Therefore, the usual construction of an agreement against the drafting party shall not apply to the Agreement.
- b. If any term, provision, covenant, or condition of this Agreement is held by court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of the Agreement shall continue in full force and effect, unless enforcement of the Agreement as so invalidated would be unreasonable or grossly inequitable under all the circumstances or would the frustrate the purpose of the Agreement.
- c. The Parties shall take all steps reasonable and necessary to effectuate the terms and intent of the Agreement. However, no provision of the Agreement shall limit, or be construed to limit, the right of the City, the City Manager, the City Attorney, or the City Council to exercise discretion as to the Agreement or other matters.
 - d. The Parties are not, and shall not be construed, to be partners or joint venturers.
- e. The only parties to the Agreement are City and Operator. There are no third-party beneficiaries and the Agreement is not intended, and shall not be construed, to benefit or be enforceable by any other person whatsoever.
- f. In the event that suit is brought by either Party to the Agreement, the Parties agree that venue shall be exclusively vested in the state court of Contra Costa County, or in the U.S. District Court for the Northern District of California.
- g. This Agreement and the Exhibits attached hereto contain all the representations and the entire agreement between parties with respect to the subject matter hereof.
- h. The Parties acknowledge that City would not have entered into this Agreement had it been exposed to damage claims from Operator for any breach hereof. As such, the Parties agree that in no event shall Operator be entitled to recover damages against City for breach of this Agreement. The Parties further acknowledge, that in the event City incurs potential liability resulting from this Agreement or the presence of Operator's Business Operations in the City, the Parties shall engage in good faith to mitigate such risk and potential damages. The City agrees that, notwithstanding any claims against Operator and/or City as referenced above, as long as Operator's State license remains intact and the Operator is in full compliance with this Agreement, the CBUP, and the City's rules and regulations, Operator's business shall be allowed to continue in operation pending the outcome of relevant public hearing(s) scheduled to address alleged violations of this Agreement and/or Operator's CBUP.
- i. This Agreement may be executed in duplicate counterpart originals, each of which is deemed to be an original, and all of which when taken together shall constitute one and the same instrument.
- j. All waivers must be in writing to be effective or binding upon the waiving party and no waiver shall be implied from any omission by a party to take or not take any action with respect to default or

other matters. Failure by a party to insist upon the strict performance of any provisions of the Agreement by the other party shall not constitute waiver of such party's right to demand strict compliance by the other party in the future. Furthermore, no express written waiver of any default shall affect any other default or cover any other period of time unless specified in such express waiver.

k. Notwithstanding termination or expiration of this Agreement for any reason, Sections 6c, 6d, 7d, 10 and 14 shall be continuing obligations of Operator and shall survive this Agreement.

EXECUTED AS OF	, 2023		
CITY OF ANTIOCH		OPERATOR	
Cornelius H. Johnson City Manager		Joshua Baker, CEO Natural Supplements	
Attest:			
Elizabeth Householder City Clerk			
Approved as to form:			
Thomas Lloyd Smith			

City Attorney

EXHIBIT A

[to be attached]

EXHIBIT B
The Site is located at 2100-2300 Wilbur Avenue, Antioch CA 94509 and is APN 051-100-028.

EXHIBIT C

Business type	Yr 1	Yr 2	Yr 3	Yr 4+
Retail	2%	3%	4%	5%
Microbusiness*	2%	3%	5%	6%
Cultivation (per square foot)*	\$2	\$3	\$5	\$6
Distribution	2%	3%	4%	5%
Manufacturing	2%	3%	4%	5%

^{*}Eligible for local employment incentive

The total amount payable to City by the Operator pursuant to this Exhibit shall be reduced by the following amount(s) if the Operator employs not fewer than the following numbers of Antioch residents on a full-time basis, providing healthcare benefits:

At least 20 City residents	1%, but not to exceed \$60,000

At least 50 City residents 3%, but not to exceed \$150,000

At least 100 City residents 6%, but not to exceed \$300,000

At least 150 City residents 9%, but not to exceed \$450,000

200 or more City residents 12%, but not to exceed \$600,000

Example: If the revenue due to the City from Operator, based on gross receipts, is \$500,000, and the Operator employs 51 City residents, then the \$500,000 would be reduced by 3% and the Operator would owe the City \$485,000

For any Operator requesting the local employment incentive, the City reserves the right to verify the number of City residents employed on an annual basis.

EXHIBIT D

Operator will donate a percentage of gross receipts to programs whose purpose is to help underprivileged children or adults who have been adversely affected by drug abuse, with such programs serving Antioch residents. Consistent with this goal, Operator will provide to Rubicon Programs, a 501 (c)(3) non-profit corporation, the following funding: 0.25% in year one, 0.37% in year 2, and 0.5% in year 3 and thereafter of gross receipts, paid consistent with the terms of the Operating Agreement.





2500 Bissell Avenue, Richmond, CA 94804 | (510) 235-1516 | (800) 735-2929 TT

EXHIBIT B

June 30, 2022

Since 1973, Rubicon has provided anti-poverty programs, primarily workforce services, in Contra Costa and Alameda Counties. and services since 1973. Rubicon has provided workforce services to justice impacted job seekers and parents in Antioch, since 2012The majority of the agency's clients who are formerly incarcerated and were impacted by the War on Drugs (WoD) also come from communities of color, which reflects the racist nature of the WoD: incarceration resulting from the WoD disproportionately impacted communities of color, and in particular, African Americans.

Rubicon serves a community that has had to bear the impact of the discriminatory enforcement of drug laws, with the most significant racial disparities seen by our African American and Latinx participants. This is aligned with national statistics, as nearly 80 percent of individuals in federal prison and almost 60 percent of people in state prison for drug offenses are African American or Latinx. The agency's clients' experiences of higher incarceration rates within their communities are not reflective of a higher prevalence of drug use—studies consistently show that white young adults occupy the highest percentage of users of drugs—but instead, law enforcement's disproportionate focus on lower income communities and communities of color (Drug Policy Alliance, 2019). Through our work, we see how unequal enforcement has had devastating impacts on the communities we serve, as mass criminalization tore apart families, deported individuals, destroyed a sense of dignity, devastated local economies and disenfranchised people of color from voting.

In 2015, African Americans made up 30% of the population but 77% of cannabis arrests, compared to 4% for whites. Further analysis on arrest data from 1998 to 2015 turned up an even wider disparity—African-Americans comprised 90% of arrests; whites were 3.91%. The wide-ranging consequences of a drug law violation aren't limited to senseless incarceration—low-income populations are often denied food stamps and public assistance because of past drug convictions and are sometimes barred from housing as well. (https://www.clasp.org/publications/report/brief/no-more-double-punishments).

Those who are formerly incarcerated and impacted by the WoD, face complicated challenges related to securing long-term employment and economic mobility. Rubicon's comprehensive workforce model recognizes the importance of providing a holistic range of services to best support our clients; this means services across four core areas (Income, Assets, Connections, Wellness-including legal) are integrated and offered simultaneously. Without wrap around support, many formerly incarcerated individuals struggle to access the resources they need and end up back incarcerated within a year

In 2021-22, Rubicon served 310 justice impacted participants in Contra Costa county, with 123 of those served in Antioch. 61 of 123 received individualized legal support from attorneys.

In 2020-21, Rubicon served 369 justice impacted participants in Contra Costa county, with 131 of those served in Antioch. 77 of 131 received individualized legal support from attorneys.

ubmitted in Consideration for Social Equity Program June 2022

Rubicon Programs Legal services are underfunded, which has limited staff capacity and reach of these critical services in Antioch, With this equity investment, Rubicon Programs would be able to increase capacity and deliver individual legal support and barrier removal to 100 participants in Antioch.

Rubicon's Legal Services take a comprehensive approach to addressing barriers to long-term mobility. Legal Services would include:

RAP Sheet Review and Criminal Record Remedies - Attorneys review participants' criminal histories (RAP sheets) with them, helping them understand their conviction history and plan for effects of certain convictions on particular employment opportunities, housing, etc. This discussion focuses on strategies to eliminate barriers to employment and building income, such as assisting with obtaining professional licensing which may otherwise be prevented by the participant's conviction history. Convictions are also reviewed for eligibility for potential remedies such as early termination of probation, expungement, felony reduction, and Prop 47 and Prop 64 relief.

Drivers Licenses, Fines and Fees - Attorneys assist participants in obtaining their driver's license and removing suspensions and appealing excessive fines or fees that they cannot afford to pay.

Child Support Modifications/Children and Family Services - Attorneys advocate for participants with County Departments of Child Support Services (DCSS) throughout the state on requests for child support modifications and arrears reductions. Attorneys provide advice and counsel on custody and visitation legal issues and support participants with active Children and Family Services cases.

Public Benefits and Housing - Attorneys address issues in most areas of public benefits. Work with housing issues includes representation in eviction proceedings, ERAP rights, habitability issues, negotiated terminations of unfavorable leases, and denials of access to subsidized housing.

Discrimination – Attorneys provide advice and counsel about employment and housing discrimination based on criminal history, rights concerning background checks, Title VII, and AB 1008, the California Fair Chance Act ("Ban the Box").



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 24, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Ana Cortez, Human Resources Director /

APPROVED BY: Cornelius Johnson, City Manager

SUBJECT: Department Director Salary Adjustments

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution:

- 1. Approving a new salary range for department directors as attached hereto in Attachment A, Exhibit 1;
- 2. Approving an effective date of the first full pay period after [October 1, 2022]; and
- 3. Authorizing the City Manager or designee to make the necessary fiscal year 2023 budget adjustments.

FISCAL IMPACT

The 2023 fiscal impact (comparing the existing budget to increased cost) to adjust the salary of the department directors is estimated to be effective the first full pay period after October 1st, 2022, and will range between \$43,404 to \$417,909 depending on the step each director is placed in on the new salary schedule.

DISCUSSION

During the labor negotiations with the Management Unit in early 2022, a significant pay disparity was identified among department directors citywide. An internal analysis found the top step salaries of department directors in the City of Antioch vary by as much as \$3,000 per month. It was further found the salary of some lower-level managerial positions exceeds that of department directors.

After surveying and reviewing the salary information of nearby cities, an alternative approach to compensation was evaluated. By offering the same pay scale to directors, a uniform approach to compensation will have the intended effect of parity. The

recommended action, if adopted, enables the City of Antioch to achieve greater alignment with what nearby cities currently offer.

The City of Antioch strives to be an employer who is diverse, inclusive, and committed to equity across City departments. A single and competitive salary pay scale for department directors will assist with recruitment and retention efforts. Furthermore, by adjusting the salary pay scale for the department directors, the City is creating a workplace with equal opportunities at all levels in the organization and provides adequate tiers of pay to attract and retain employees who assume greater responsibilities and accountability for performance of whole departments.

The proposed monthly pay scale for department directors will range from \$15,546 to \$18,896 with the exception of the director that serves as the City Engineer. That position will be compensated an additional 5% for possessing a valid California Professional Engineer's License. The Assistant City Manager's salary will be adjusted to avoid salary compaction with department directors. The proposed monthly pay scale would be effective the first full pay period after July 1, 2022.

The City Manager will have the discretion to determine and place existing department directors in the appropriate step of the new pay scale, but not less than their current monthly salary.

City Staff met and conferred with the Management Unit representatives.

ATTACHMENTS

A. Resolution

Exhibit 1: Department Director Salary Schedule

RESOLUTION NO. 2023/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING A NEW SALARY RANGE FOR DEPARTMENT DIRECTORS AND AUTHORIZING THE NECESSARY BUDGET ADJUSTMENT

WHEREAS, the current Master Salary Schedule includes a wide salary range for department directors;

WHEREAS, City staff is recommending establishing a more uniform salary range for all department directors as proposed in Exhibit 1 to this resolution; and

WHEREAS, City staff believes this will bring more parity in compensation among directors within the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Antioch as follows:

<u>Section 1.</u> The City Council hereby approves a new salary range for department directors effective the first full pay period after [October 1st, 2022], as attached hereto as Exhibit 1 to this resolution and incorporated by reference.

<u>Section 2.</u> The City Manager or his designee is authorized to make necessary adjustments to the Fiscal Year 2023 General Fund budget to implement the new master salary schedule.

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 24th day of January, 2023, by the following vote:

	ELIZABETH HOUSEHOLDER
ABSENT:	
ABSTAIN:	
NOES:	
AYES:	

		CUR	CURRENT SALARY SCHEDULE	ULE					
Mgmt	Mgmt Executive	Administrative Services Director	10/09/22 - 10/08/23	\$14,101	\$14,806		\$15,546	\$16,323	\$17,139
Mgmt	Mgmt Executive	Community Development Director	10/09/22 - 10/08/23	\$13,829	\$14,520		\$15,246	\$16,008	\$16,808
Mamt	Mamt Executive	Economic Development Director	10/09/22 - 10/08/23	\$12,156	\$12,764		\$13,402	\$14,072	\$14,776
Mamt	Mgmt Executive	Finance Director	10/09/22 - 10/08/23	\$13,758	\$14,446		\$15,168	\$15,926	\$16,722
Mgmt	Mgmt Executive	Human Resources Director	10/09/22 - 10/08/23	\$13,094	\$13,749		\$14,436	\$15,158	\$15,916
Mgmt	Mgmt Executive	Information Systems Director	10/09/22 - 10/08/23	\$11,478	\$12,052		\$12,655	\$13,288	\$13,952
Mgmt.	Mgmt Executive	Parks and Recreation Director	10/09/22 - 10/08/23	\$12,775	\$13,414		\$14,085	\$14,789	\$15,528
Mgmt	Mgmt Executive	Public Works Director/City Engineer	10/09/22 - 10/08/23	\$14,101	\$14,806		\$15,546	\$16,323	\$17,139
Mgmt	Mgmt Executive	Public Safety and Community Resources Director	10/09/22 - 10/08/23	\$13,243	\$13,905		\$14,600	\$15,330	\$16,096
		PROP	PROPOSED SALARY SCHEDULE	DULE					
Mgmt.	· Executive	Mgmt Executive All Directors (EXC PW DIR/ENG)	TBD	\$ 15,546	\$ 16,323	s	17,139 \$	17,996 \$	18,896
Mgmt.	- Executive	Mgmt Executive Public Works Director/City Engineer	TBD	\$ 16,323	\$ 17,139	\$	17,996 \$	18,896 \$	19,841
Mgmt	- Executive	Mgmt Executive Assistant City Manager	TBD	\$ 17,567	\$ 18,445	\$	19,367 \$	20,335 \$	21,352

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Mgmt Executive	Mgmt Executive Assistant City Manager	10/09/22 - 10/08/23	\$15,919	\$16,715	\$17,551	\$18,429	\$19,350
	PROPOSED SALARY		\$17,567.00	\$18,445	19,367.00	\$ 20,335.00	\$ 21,352.00
92		% increase over current	10%	10%	10%	10%	5 10% 10% 10% 10%
	%	% increase over executives	13%	13%	13%	13%	13%
PUBLIC WORKS/CI	PUBLIC WORKS/CITY ENGINEER TO BE 5% ABOVE OTHER DIRECTORS FOR ENGINEERING CERT	TORS FOR ENGINEERING	CERT				
Mgmt Executive	Mgmt Executive Public Works Director/City Engineer	10/09/22 - 10/08/23	\$14,101	\$14,806	\$15,546	\$16,323	\$17,139
	PROPOSED SALARY - 5% above other Directors	န	\$16,323.00	\$17,139	17,996.00	\$17,139 \$ 17,996.00 \$ 18,896.00 \$ 19,841.00	\$ 19,841.00
		% increase over current	16%	16%	16%	16%	16%
	Ν %	% MORE THAN DIRECTORS	2%	2%	2%	2%	2%



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 24 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Rosanna Bayon Moore, Assistant City Manager RBM

SUBJECT: Standby City Council Members

RECOMMENDED ACTION

It is recommended that the City Council appoint the following nominees as standby city council members:

• Council Member Barbanica: 1) ; 2) ; 3) (District 2)

FISCAL IMPACT

No fiscal impact is anticipated as there is no compensation for standby council members.

DISCUSSION

Pursuant to State Law (Government Code Sections 8636-8644), Article 6 of Title 2 of the Antioch Municipal Code provides for the appointment of standby council members in the event of a declaration of emergency and a council member is unavailable due to being killed, missing or having an incapacitating injury.

Each council member shall nominate three standby members and indicate the order of priority of each standby member. Consideration shall be given to places of residence and work such that the greatest probability of survivorship or availability exist. While not required, priority shall be given to city residents who are at least 18 years of age and are registered voters. The City Council shall then appoint the nominees as standby council members.

Standby council members may become activated during a state of war emergency, a state of emergency or a declared local emergency. No standby member shall become a member of the City Council unless there is a declared emergency described above. The mere vacancy of the regular Council Member's office absent a declared emergency shall not activate the standby member. The first priority standby member shall serve during the emergency if his or her regular member is unavailable, meaning that the regular member is killed, missing, or so seriously injured as to be unable to attend meetings and otherwise perform duties. Any question as to whether a particular member is unavailable shall be

settled by the remaining available members of the Council, including standby officers who are serving. If the first priority standby member is unavailable, the second priority shall serve, and so forth. Standby members shall serve at the pleasure of the governing body appointing them, and may be removed and replaced at any time with or without cause.

The provision for standby council members allows for the continuity of government in the event of a catastrophic emergency. Standby council members are not activated in the event of a "regular" vacancy in a council seat.

ATTACHMENTS

None



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 24, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Rosanna Bayon Moore, Assistant City Manager RBM

SUBJECT: City Council Appointments to Council Committee Assignments

RECOMMENDED ACTION

It is recommended that the City Council review and discuss City Council Committee Assignments. Mayor Thorpe will advance appointments for City Council approval by majority vote to be acted upon as follows:

- 1) Motion to approve all appointments for Mayor Thorpe,
- 2) Motion to approve all appointments for Mayor Pro Tem (Council Member District 1) Torres-Walker,
- 3) Motion to approve all appointments for Council Member District 2 Barbanica,
- 4) Motion to approve all appointments for Council Member District 3 Ogorchock, and
- 5) Motion to approve all appointments for Council Member District 4 Wilson.

FISCAL IMPACT

This recommended action has no direct fiscal impact.

DISCUSSION

Council committee assignments are reviewed and revisited every two years.

ATTACHMENTS

A. Council Committee Assignments for 2020-2022

Council Appointments December 2020 to December 2022 **COMMITTEE** REPRESENTATIVES COMMITTEE INFORMATION ABAG Council Member Torres-Walker General Assembly- once a year (Association of Bay Area Govmt) Council Member Ogorchock (alt.) 2nd Thursday of month, Chamber of Commerce Liaison 8:00 A.M. Council Member Ogorchock Chamber Conference Room Community Advisory Board- SF Bay Water Emergency Transit Council Member Torres-Walker **TBD** Authority 2nd Wednesday of month, Mayor Thorpe Delta Diablo 4:30 P.M., Mayor Pro Tem Wilson (alt.) 2500 Pittsburg/Antioch Highway 3rd Thursday of month, **East Bay Division** 6:00 P.M. Council Member Barbanica (League of California Cities) Rotates between Contra Costa and Alameda Counties 2nd Thursday of month, Mayor Thorpe 6:30 P.M. TRANSPLAN Mayor Pro Tem Wilson (alt.) Tri Delta Transit - 801 Wilbur Ave East Contra Costa Regional Fee 2nd Thursday of month, Mayor Thorpe and Financing Authority 6:30 P.M. Mayor Pro Tem Wilson (alt.) (ECCRFA) Tri Delta Transit - 801 Wilbur Ave 2nd Thursday of month, Mayor Thorpe State Route 4 By-Pass Authority 6:30 P.M. Mayor Pro Tem Wilson (alt.) Tri Delta Transit - 801 Wilbur Ave East County Water Management Council Member Barbanica As needed, 2-3 times per year Association Tri Delta Board of Directors 4th Wednesday of month, Mayor Thorpe 4:00 P.M.. Eastern Contra Costa Transit Mayor Pro Tem Wilson (alt.) Tri Delta Transit, 801 Wilbur Ave Authority Northeast Antioch Annexation Council Member Ogorchock As needed 1st Thursday of month, 6:30 P.M. Mayor Thorpe Mayors' Conference Mayor Pro Tem Wilson (alt.) Rotates between cities of Contra

Costa County

CITY OF ANTIOCH

Co	uncil Committee Assigni	ments
Community Development Block Grant (CDBG) Committee	Council Member Barbanica Council Member Torres-Walker	Standing Committee - As needed Community Development Dept. to develop agenda and handle noticing
Lone Tree Golf Course Committee	Mayor Pro Tem Wilson Council Member Ogorchock	Standing Committee - As needed Parks and Rec. Dept. to develop agenda and handle noticing
City/School Committee	Council Member Ogorchock Council Member Torres-Walker	Standing Committee - As needed City Manager's to develop agenda and handle noticing
Cannabis Committee	Mayor Pro Tem Wilson Council Member Torres-Walker	Standing Committee - As needed City Attorney's Office to develop agenda and handle noticing
Waterfront Revitalization Committee	Mayor Pro Tem Wilson Council Member Torres-Walker	Standing Committee - As needed City Manager's Office to develop agenda and handle noticing