



CALL OF SPECIAL MEETING

Antioch City Council Special Meeting

Pursuant to Government Code section 54956, I hereby call a Special Meeting of the Antioch City Council. Said meeting shall be held on the following date, time, and place:

DATE: Thursday, February 23, 2023

TIME: 5:00 P.M. Special Meeting

PLACE: Council Chambers
200 'H' Street
Antioch, CA 94509

The only items of business to be considered at such Special Meeting shall be set forth on the Special Meeting Agenda.

Dated: February 21, 2023

A handwritten signature in blue ink, appearing to read "L.A. Thorpe", written over a horizontal line.

LAMAR A. THORPE, Mayor
City of Antioch



ANNOTATED AGENDA

Antioch City Council SPECIAL MEETING

Date: **Thursday, February 23, 2023**

Time: **5:00 P.M. – Special 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 Opportunity to Address Council

The public has the opportunity to address the Council on each agenda item. To address the Council, fill out a Speaker Request form online **by 3:00 p.m. the day of the Council Meeting** at https://www.antiochca.gov/speaker_card. Please see the Speaker Rules on the inside cover of this Agenda for additional information on public participation. The Council can only take action on items that are listed on the agenda.

5:00 P.M. ROLL CALL – SPECIAL MEETING – for Council Members – ***Council Members District 2 Barbanica, [District 3 Ogorchock attended via Zoom Webinar], District 4 Wilson, and Mayor Thorpe (Mayor Pro Tem (District 1) Torres-Walker – Absent)***

PLEDGE OF ALLEGIANCE

COUNCIL REGULAR AGENDA

1. HOMEKEY PROGRAM AND UNHOUSED STRATEGIES IN THE CITY OF ANTIOCH
Received presentation; No direction provided to staff
Recommended Action: It is recommended that the City Council:
 - a) Receive and discuss a presentation by Focus Strategies;
 - b) Consider potential initiation of a second Homekey proposal solicitation process; and
 - c) Make a motion determining the City's potential financial pledge and designating a source of City funds.

2. DISCUSSION ITEM: POTENTIAL URGENCY ORDINANCE BANNING ALL NEW LIQUOR STORES IN THE CITY OF ANTIOCH
No consensus to move forward with urgency ordinance
Recommended Action: It is recommended that the City Council provide direction whether staff should prepare an urgency ordinance prohibiting all new liquor stores in the City of Antioch.

MOTION TO ADJOURN – *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 Special Meeting at 6:26 p.m., 4/0



STAFF REPORT TO THE CITY COUNCIL

DATE: Special City Council Meeting of February 23, 2023

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Rosanna Bayon Moore, Assistant City Manager *RBM*
Tasha Johnson, Director of Public Safety & Community Resources

SUBJECT: Homekey Program and Unhoused Strategies in the City of Antioch

RECOMMENDED ACTION

It is recommended that the City Council:

- a) Receive and discuss a presentation by Focus Strategies;
- b) Consider potential initiation of a second Homekey proposal solicitation process; and
- c) Make a motion determining the City's potential financial pledge and designating a source of City funds.

FISCAL IMPACT

The fiscal impact shall be determined based on the City's pledge and identified source of local funds associated with a 15 or 55 year commitment.

DISCUSSION

At the Antioch City Council meeting on February 14, 2023, Dignity Moves provided a presentation on capital projects and programming pursued through the State of California Homekey Program to address unsheltered homelessness. The City Council subsequently requested that staff prepare content for consideration at a special meeting of the governing body.

City staff directed that analysis be provided that examines the relationship between unhoused strategies and the reduction of unsheltered homelessness. Should the City Council take action to pursue Homekey funding, City staff shall initiate the solicitation process as soon as possible with a deadline established three weeks after the posting date.

ATTACHMENTS

- A. Presentation Slides prepared by Focus Strategies
- B. City of Antioch General Fund Budget Projections prepared by Finance Director Dawn Merchant



F O C U S
strategies

CITY OF ANTIOCH
UNHOUSED STRATEGIES

FEBRUARY 2023



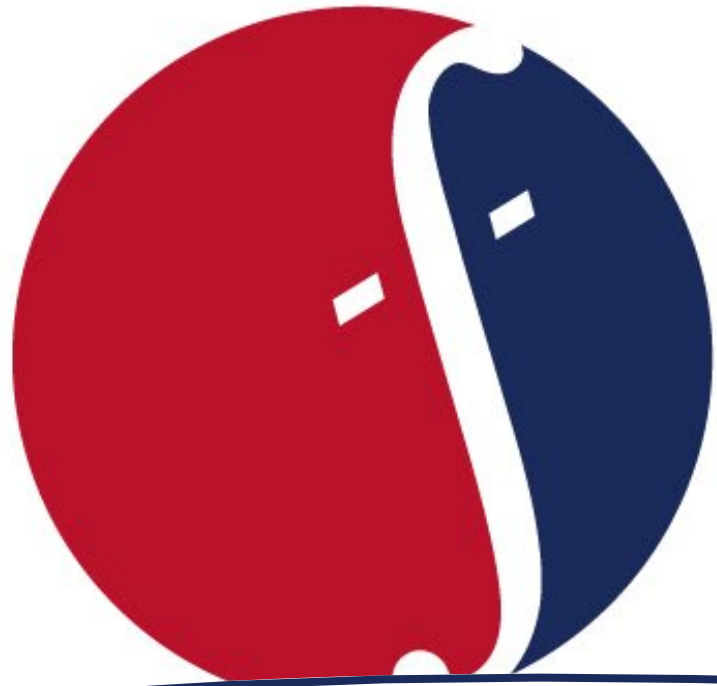
(916) 436-1836



FocusStrategies.net



340 S Lemon Ave, STE 1815, Walnut, CA 91789



F O C U S

strategies

Who We Are:

Focus Strategies helps communities reduce homelessness as quickly and equitably as possible.

PRESENTATION OBJECTIVE

To provide an overview of available strategies to address community and individual needs associated with people in unhoused situations, including:

- Costs
- Impacts
- Timeline to launch
- Duration of financial and other commitments

AVAILABLE STRATEGIES ARE DESIGNED TO ACHIEVE SPECIFIC OBJECTIVES

In homelessness response, data shows outcomes of available strategies. Aligning strategy with objectives results in achieving desired outcomes. Sample City objectives include:



Quickly meeting immediate needs of unhoused people



Sheltering everyone in unsheltered locations



Reducing incidence of unhoused situations



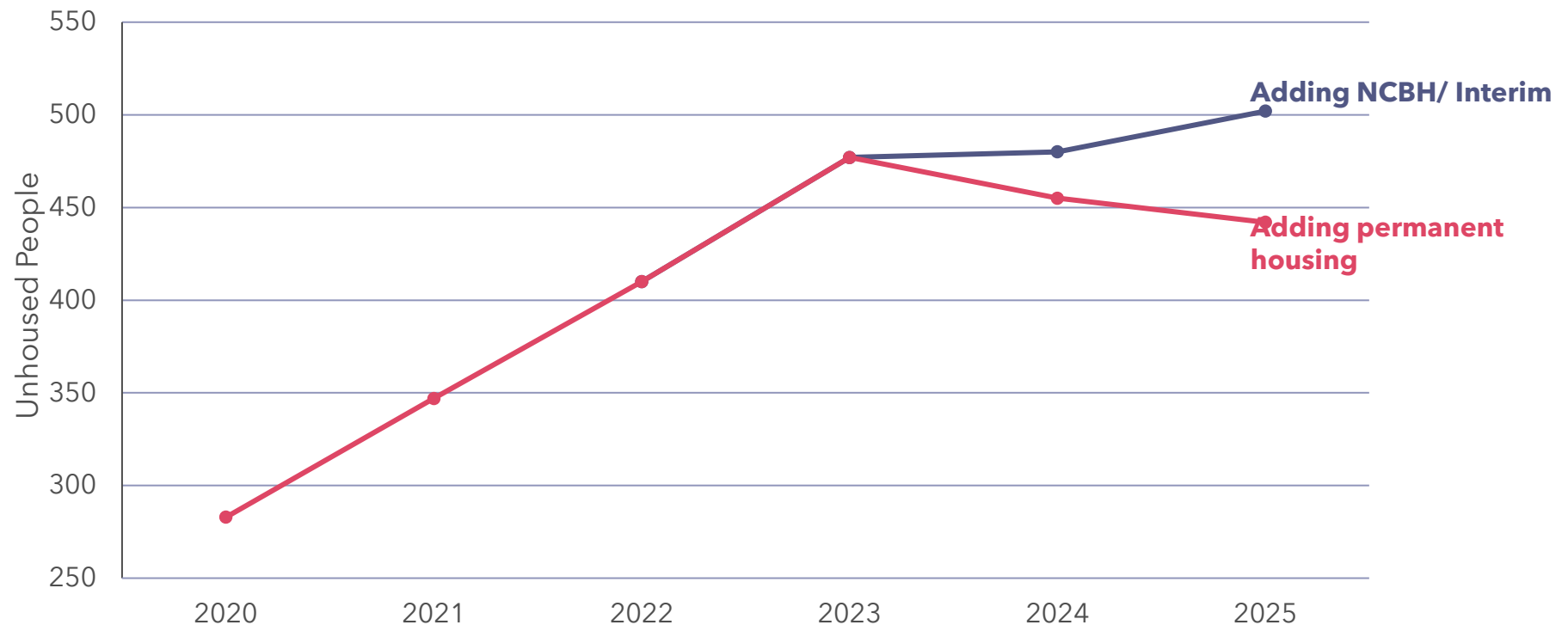
Maximizing cost effectiveness (capacity)



Housing everyone in encampments

ESTIMATE: IMPACT OF PROGRAM INVESTMENTS

Impact of Program Investments on Total Number of Unhoused People

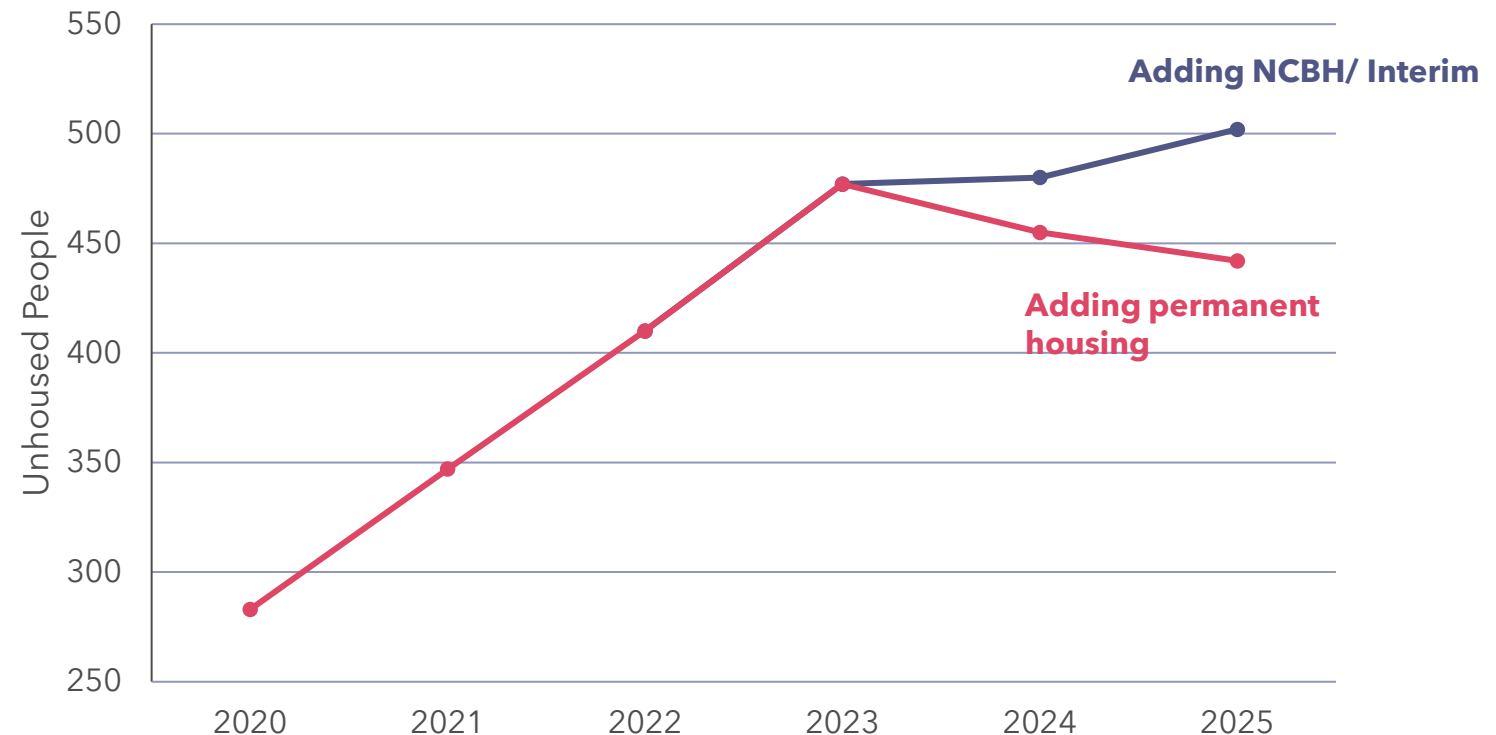


2022 estimate is based on point in time count information; 2023 figure assumes the Executive Inn is in operation; 2024 and 2025 show impact of adding either interim or permanent housing.

ESTIMATE: IMPACT OF PROGRAM INVESTMENTS

- Interim Housing **does not** decrease the unhoused population.
- Individuals living in temporary shelter (interim housing) are still individuals experiencing homeless

Impact of Program Investments on Total Number of Unhoused People



2022 estimate is based on point in time count information; 2023 figure assumes the Executive Inn is in operation; 2024 and 2025 show impact of adding either interim or permanent housing.



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PROJECTING OUTCOMES

DATA SOURCES

Estimated costs and impacts are for strategies currently available to the City. Data sources include:

- Dignity Moves Homekey options -2/14/23 Council presentation
- Rapid Rehousing -average comparable estimates, particularly Bay Area jurisdictions
- Permanent housing project estimates are based on projected source funding policy, competitive award factors, and comparable community costs.
- Services costs estimates are based on either or a combination of Executive Inn services contract and costs for comparable communities
- Publicly available point-in-time data estimates
- Projected future costs do not include adjustments for inflation

ESTIMATES, NOT BIDS

The purpose is to show likely costs and outcomes given strategy decisions made by Council.




Data included is:

- Information provided by an interested party, or
- Publicly available estimates, or
- estimates from comparable communities,

Data is not:

- Financial analysis or underwriting based on specific bids, or
- Staff analysis considering City policy, funding source restrictions, or related City-specific considerations

PROGRAM TYPES AND THEIR IMPACTS

NON-CONGREGATE BRIDGE HOUSING (INTERIM HOUSING)	RAPID REHOUSING (RENTAL SUBSIDIES IN MARKET HOUSING)	PERMANENT SUPPORTIVE HOUSING (BUILT UNITS)
 <ul style="list-style-type: none"> • Meets basic human needs • Can increase connection to supportive and housing navigation services • Increases Homelessness (without additional investment) 	 <ul style="list-style-type: none"> • Provides permanent housing via short- or medium-term rental subsidies • Rapidly returns people to housing • Connects participants to supportive and housing navigation services • Integrates people back into housed community • Flexible resource that meets specific household needs • Decreases Homelessness 	 <ul style="list-style-type: none"> • Provides permanent housing for unhoused people with disabling conditions associated with high service level needs • Increases stock of affordable housing and improves neighborhood wellbeing • Increases connection to supportive services • Funding for capital and 15 years of operations are planned and secured in advance • Decreases Homelessness






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COMPARING OUTCOMES

STRATEGY COST AND TIMELINES COMPARISON

	Capital (One Time, Upfront)	Operating / Rental Subsidies (Annual)	Supportive Services (Annual)	Year 1 Total City Cost	Months from March 2023 to First Resident Move in	Years of Commitment
Interim Homekey. Example: Dignity Moves	\$ 3,900,000	\$ 1,123,000	\$ 1,942,400	\$ 6,965,400	14	15
Rapid Rehousing	NA	\$ 4,071,466	\$ 2,893,934	\$ 6,965,400	7	N/A
Permanent Homekey. Example: Dignity Moves	\$ 7,575,000	\$ 1,227,000	\$ 1,000,000	\$ 9,802,000	14	55
Mixed Population 60 Unit Project (30 units Unhoused)	\$ 12,000,000	\$ -	\$ 420,000	\$ 12,420,000	25	55

STRATEGY & CITY OBLIGATIONS

STRATEGY	CITY OBLIGATIONS		
	 Staffing	 Funding	 Regional Partnerships
Interim Homekey. Example: Dignity Moves	<ul style="list-style-type: none"> Develop application & operations oversight Enforce regulatory agreement 	<ul style="list-style-type: none"> Develop, fund and manage services contract Secure or commit to fund operations for 15 years 	<ul style="list-style-type: none"> Secure housing resources for participants Required data and reports
Rapid Rehousing	<ul style="list-style-type: none"> Develop contract and provide oversight 	<ul style="list-style-type: none"> Financially and operationally support landlord engagement efforts 	<ul style="list-style-type: none"> Secure specialty services, supports, and subsidies for participants with disabilities. Required data and reports
Permanent Homekey. Example: Dignity Moves	<ul style="list-style-type: none"> Develop application & operations oversight Enforce regulatory agreement 	<ul style="list-style-type: none"> Secure or commit to fund operations for 55 years Develop, fund, and manage services contract 	<ul style="list-style-type: none"> Secure specialty services, supports, and potentially alternate housing for participants with high service level needs. Required data and reports
Built Project - Mixed Population 60 Unit Project	<ul style="list-style-type: none"> Enforce regulatory agreement(s) 	<ul style="list-style-type: none"> Fund operations and serve intended target population for 55 year compliance period (15 year financed period + years 16 - 55). 	<ul style="list-style-type: none"> Required data and reports





BUILT PROJECT UPFRONT COMMITMENTS

PROJECT EXAMPLES	Capital	Operations*	Services*	Total	Funding Commitment	Regulatory Commitment
Interim Homekey. Example: Dignity Moves (50 rooms)	\$ 3,900,000	\$ 25,269,000	\$ 29,136,000	\$ 58,305,000	15 years	15 years
Permanent Homekey. Example: Dignity Moves (100 units)	\$ 7,575,000	\$ 25,581,000**	\$ 15,000,000	\$ 48,156,000	15 years	55 years (Financial commitment for operating and services renewed every 15 years)
Mixed Population Permanent Housing (60 units, 30 for unhoused)	\$ 12,000,000**	First 15 years included in capital	\$ 6,300,000	\$ 18,300,000	15 years	55 years (Financial commitment for operating and services renewed every 15 years)

*Services and operations must be committed up front for 15-year period, but can be funded annually

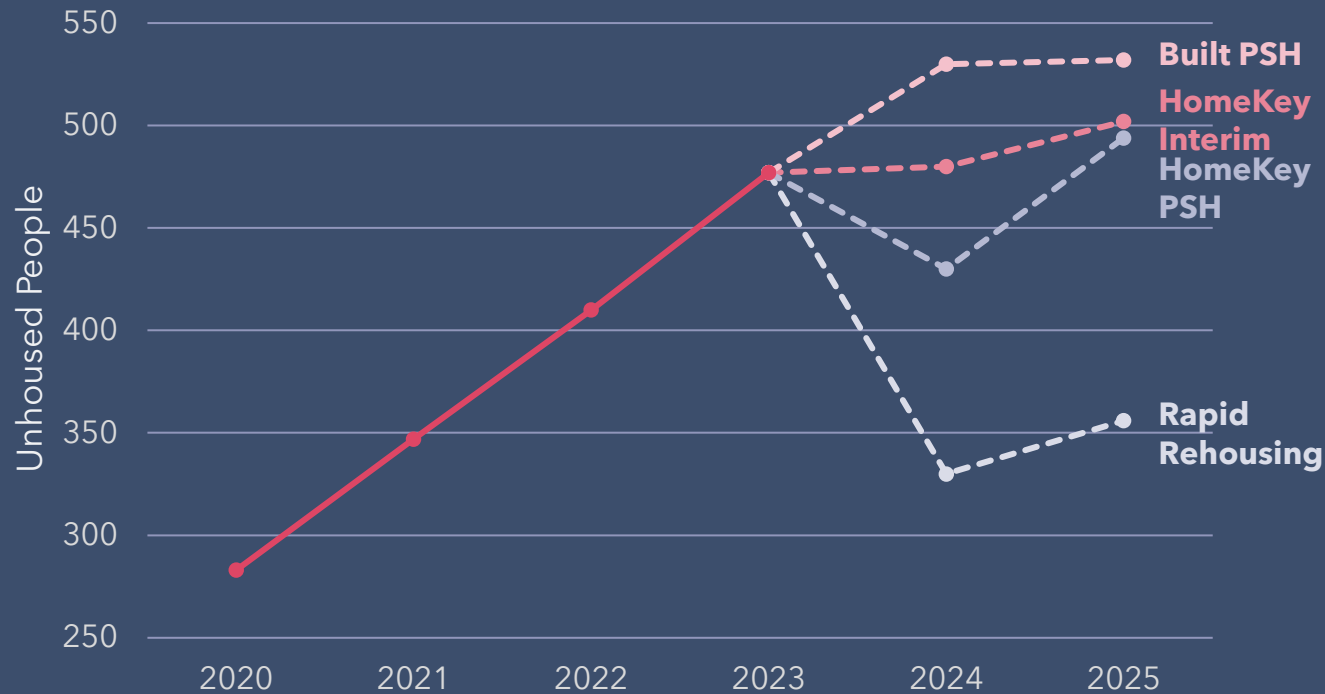
For the permanent Homekey and mixed population projects: the operations commitment would be \$0 **if vouchers were available (of the \$12M in capital for the mixed population project, \$4.5M is for operations)

STRATEGY & IMPACT ON UNHOUSED POPULATION

	Total Rooms / Units / Households Housed Year 1	Total Rooms / Units / Households Housed Year 2+	Cost per Unit / Room / Households Housed Year 1	Cost per Unit / Room / Households Housed Year 2+	Likely Impact on Size of Unhoused Population
Interim Homekey. Example: Dignity Moves*	50	50	\$ 139,308	\$ 61,308	 <p><i>Unhoused population increases over long term</i></p>
Rapid Rehousing	200	86	\$ 34,900	\$ 34,900	 <p><i>Unhoused Population decreases significantly</i></p>
Permanent Homekey. Example: Dignity Moves*	100	100	\$ 98,020	\$ 22,270	 <p><i>Unhoused Population decreases</i></p>
Mixed Population 60 Unit Project (30 units Unhoused)	30	30	\$ 414,000	\$ 14,000	 <p><i>Unhoused Population slightly decreases</i></p>

ESTIMATED IMPACT OF SELECTED OPTIONS

Impact on Total Number of
People Unhoused



- Permanent housing reduces homelessness.
- Interim housing does not reduce homelessness.
- Housing is required for people in interim locations, in addition to funding spent on interim options.



THANK YOU

Questions?



Focusstrategies.net



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Covina, CA 91723



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PRELIMINARY GENERAL FUND PROJECTIONS 2.22.23

	2022-23	2023-24	2024-25
Beginning Fund Balance	\$34,730,176	\$34,730,176	\$26,354,737
Taxes	55,353,655	56,470,047	58,418,633
1% Sales Tax	21,036,699	21,145,433	21,727,902
Services Charges/Permits	7,858,444	7,624,201	7,755,290
All Other Revenues	2,275,626	1,407,425	1,417,425
Transfers In	4,461,392	4,393,511	4,425,732
Total Revenues	90,985,816	91,040,617	93,744,982
% Change		0%	3%
Personnel	59,451,858	65,935,049	69,332,513
Services/Supplies/Transfers	40,554,951	33,481,007	34,279,317
Total Expenditures	100,006,809	99,416,056	103,611,830
% Change		-1%	4%
Transfer In Budget Stabilization	9,020,993	-	-
Surplus/(Deficit)	-	(8,375,439)	(9,866,848)
Ending Fund Balance	\$34,730,176	\$26,354,737	\$16,487,889
Committed	1,670,473	1,890,473	2,110,135
Unassigned	\$33,059,703	\$24,464,264	\$14,377,754
Unassigned %	36.34%	26.87%	15.34%



STAFF REPORT TO THE CITY COUNCIL

DATE: Special Meeting of February 23, 2022

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Thomas Lloyd Smith, City Attorney *TLS*

SUBJECT: Discussion Item: Potential Urgency Ordinance Banning All New Liquor Stores in the City of Antioch

RECOMMENDED ACTION

It is recommended that the City Council provide direction whether staff should prepare an urgency ordinance prohibiting all new liquor stores in the City of Antioch.

FISCAL IMPACT

If the City Council were to pass an urgency ordinance prohibiting new liquor stores at a later date, the potential fiscal impact would be a loss of sales tax and business license tax revenue from any potential future liquor stores.

DISCUSSION

Councilmember Wilson has requested that the City Council discuss potentially passing an urgency ordinance to prohibit all new liquor stores within the City of Antioch.

Government Code Section 65858 allows a City to adopt an urgency ordinance to take effect immediately upon adoption if the City Council uses certain procedures and makes specified findings. An urgency ordinance requires the City Council to make findings that there is a current and immediate threat to the public health, safety, or welfare, and approval of various entitlements, such as use permits, would result in that threat to public health, safety, or welfare.

An urgency ordinance requires a 4/5 vote of the City Council for adoption. It stays in effect only for 45 days. If the City Council wants the urgency ordinance to continue in effect, the City Council would have to extend the urgency ordinance. The urgency ordinance can be extended for up to 22 ½ months. The City Council has the option of terminating the ordinance at any time during this two-year period.

ATTACHMENTS

A. None