

**ANNOTATED
AGENDA
CITY OF ANTIOCH PLANNING COMMISSION
ANTIOCH COUNCIL CHAMBERS
THIRD & "H" STREETS**

WEDNESDAY, DECEMBER 3, 2014

6:30 P.M.

**NO PUBLIC HEARINGS WILL BEGIN AFTER 10:00 P.M.
UNLESS THERE IS A VOTE OF THE PLANNING COMMISSION
TO HEAR THE MATTER**

APPEAL

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **THURSDAY, DECEMBER 11, 2014.**

If you wish to speak, either during "public comments" or during an agenda item, fill out a Speaker Request Form and place in the Speaker Card Tray. This will enable us to call upon you to speak. Each speaker is limited to not more than 3 minutes. During public hearings, each side is entitled to one "main presenter" who may have not more than 10 minutes. These time limits may be modified depending on the number of speakers, number of items on the agenda or circumstances. No one may speak more than once on an agenda item or during "public comments". Groups who are here regarding an item may identify themselves by raising their hands at the appropriate time to show support for one of their speakers.

ROLL CALL

6:33 P.M.

Commissioners	Hinojosa, Chair
	Motts, Vice Chair
	Miller
	Westerman
	Pinto (absent)

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR

All matters listed under Consent Calendar are considered routine and are recommended for approval by the staff. There will be one motion approving the items listed. There will be no separate discussion of these items unless members of the Commission, staff or the public request specific items to be removed from the Consent Calendar for separate action.

1. **APPROVAL OF MINUTES:** November 5, 2014 **APPROVED**

* * *

END OF CONSENT CALENDAR * * *

MINUTES

NEW PUBLIC HEARINGS

2. **PDP-12-01 – Black Diamond Unit 4 Preliminary Development Plan** – Discovery Builders requests the review of a preliminary development plan, which is not an entitlement, for the development of 17 single family homes on approximately 20.98 acres. The project is generally located west of the intersection of Somersville Road and James Donlon Boulevard (**APN: 089-160-010**).

STAFF REPORT

Staff recommends that this item be continued to December 17, 2014.

CONTINUED TO 12/17/14

3. **The City of Antioch** is conducting a study session on a proposed update to the City's Housing Element, a required chapter for the General Plan, for the 2015-2023 cycle. The City initiated an update to the Housing Element in the winter of 2014. The Housing Element includes policies and goals to address the diverse housing needs of the City over the next eight years. The Planning Commission will be receiving feedback and comments on the proposed changes to the Housing Element.

COMMENTS/FEEDBACK RECEIVED

ORAL COMMUNICATIONS

STAFF REPORT

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT (7:37 p.m.)

Notice of Availability of Reports

This agenda is a summary of the discussion items and actions proposed to be taken by the Planning Commission. For almost every agenda item, materials have been prepared by the City staff for the Planning Commission's consideration. These materials include staff reports which explain in detail the item before the Commission 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. All of these materials are available at the Community Development Department located on the 2nd floor of City Hall, 3rd and H Streets, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Thursday for inspection and copying (for a fee). Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the Community Development Department, who will refer you to the appropriate person.

Notice of Opportunity to Address the Planning Commission

The public has the opportunity to address the Planning Commission on each agenda item. You may be requested to complete a yellow Speaker Request form. Comments regarding matters not on this Agenda may be addressed during the "Public Comment" section on the agenda.

Accessibility

The meetings are accessible to those with disabilities. Auxiliary aids will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081.

**CITY OF ANTIOCH
PLANNING COMMISSION MINUTES**

**Regular Meeting
6:30 p.m.**

**November 5, 2014
City Council Chambers**

CALL TO ORDER

Chair Hinojosa called the meeting to order at 6:30 p.m. on Wednesday, November 5, 2014, in the City Council Chambers. She stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on Monday, November 17, 2014.

ROLL CALL

Present: Commissioners Pinto and Baatrup
Chair Hinojosa and Vice Chair Motts
Absent: Commissioners Miller and Westerman
Staff: Senior Planner, Mindy Gentry
Associate Planner, Alexis Morris
City Attorney, Lynn Tracy Nerland
Minutes Clerk, Cheryl Hammers

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: September 17, 2014

On motion by Vice Chair Motts, and seconded by Commissioner Baatrup, the Planning Commission approved the Minutes of September 17, 2014.

AYES: Hinojosa, Motts, Pinto, and Baatrup
NOES: None
ABSTAIN: None
ABSENT: Miller and Westerman

END OF CONSENT CALENDAR

NEW PUBLIC HEARING

2. **PDP-14-07 - Laurel Ranch Preliminary Development Plan** – Strack Farms LLC requests review of a preliminary development plan, which is not an entitlement, for the development of approximately 191 single family homes on approximately 54 acres. The project site is located to the east of the current terminus of Laurel Road and to the west of the Highway 4 Bypass (**APN 053-060-031**).

Associate Planner Morris provided a summary of the staff report dated October 30, 2014 recommending the Planning Commission provide feedback to the applicant and staff regarding the proposal and to provide direction to the applicant for the Final Development Plan submittal.

OPENED PUBLIC HEARING

Applicant, Aaron Ross Swain of Richland Communities, thanked staff. He gave a presentation to get feedback which included a property description, governing land uses, project description and project approvals.

Architect Jill Williams gave a presentation on neighborhood/architecture on private lane homes and conventional homes.

Applicant, Aaron Ross Swain, continued his presentation on the project highlights.

In response to Vice Chair Motts, applicant said that the four foot side yard along the sound wall is something they would have to research, if they had to adjust it they would have to go back and rework their plan as there is not a lot of room to increase the setbacks; that this is very difficult to address without a complete rework of the product. He said that the CC&Rs will preclude parking in the alleys, that there will be striping on the curbs, that the HOA will be responsible for enforcement of the no parking in the alleys, and that effective lighting at night will help with police concerns. Applicant said that the park was omitted because Parkridge to the south was going to have a large park and there was no need to incorporate a small park in their project but that they will address that. He said that there are two detention basins for storm water.

In response to Chair Hinojosa, applicant said that the setbacks for the private lane project are a minimum four feet on each side, five feet in the rear and ten feet in the front. Because the setbacks of the proposed project does not match the previously approved product, the project would require a rezone. He said that it is very challenging to grade the space around the water district property to incorporate a park and if they are going to incorporate a park, they would have to look at the current development and find a spot. Applicant said that "private" means that elements of the project will be the responsibility of the HOA to maintain, not the City. The applicant had considered a gate but the elements that would be required such as vehicle stacking and the location of the project wouldn't be fitting for a gate. He said that homeowners will have two spaces to park in their garage and can also park on their driveway; however there may be some parking issues if guests come on garbage day but that there is still a good amount of guest parking even on garbage day.

In response to Commissioner Pinto, the applicant said that the main entrance street width would be thirty-six feet curb to curb and that there is a secondary exit along the west side of the property and said they will take a look at the second exit to see if it can be an entrance as well as an exit. He said that there is an EVA incorporated into the proposal in the event of emergency and emergency responders will also be able to utilize the trail. The timing of the trail is unknown and up for discussion with staff. Commissioner Pinto recommended that the trail be part of the initial phase rather than later on. The applicant said that they are not able to maintain the City's current standards for setbacks and that they would have to rethink setbacks especially with the private lane product. He said that is why they are pursuing a PD as the City doesn't have standards for this small product. The applicant indicated they would have to go back and incorporate a different product if they were to increase setbacks. He said that there are no single story units proposed for this project.

Commissioner Pinto noted that empty nesters are usually older and typically look for single level homes.

CLOSED PUBLIC HEARING

Chair Hinojosa asked staff's opinion on the setback and density issue to which SP Gentry said that the Commission and staff hasn't seen a six pack product type in recent history and the City does not currently have standards for this product type. The Bluerock project is the most recently constructed project with a four pack product. She said that hopefully standards will be developed but as part of the peer review process, the peer reviewer will be taking standard industry practices into account.

Chair Hinojosa asked staff if they had thoughts about parking and garbage day to which SP Gentry said that staff does have concerns but that staff is looking to the Planning Commission for feedback and noted that high density communities do find a way to make it work.

Commissioner Pinto asked staff if they can require this project to have solar panels or be prewired for solar to which SP Gentry said they haven't been required in the past and that there isn't anything currently in the City's municipal code requiring it. She said that it may be in the purview of the City Council to adopt an ordinance or the Planning Commission can recommend that to the City Council as a condition of approval.

Vice Chair Motts asked staff about the RV parking and the lack of extra parking within 200 feet to which SP Gentry said that there have been other developments that do not have RV storage due to lot size with Bluerock being the best example. She said that she doesn't recall if they had the 200 foot requirement.

Chair Hinojosa asked about Lot 18 on the site plan and how that was accessible to which AP Morris said the tentative map will have to have an easement, they will create a flag lot, or they will have to eliminate that lot.

Chair Hinojosa asked staff about the access to the trail only on the east side to which AP Morris said that this is preliminary, that they don't have the exact trail, that the trail

would be accessed by Laurel Road and not internally, and that they don't have final plans which will include engineering and grading.

Commissioner Pinto asked staff to elaborate on the financing paragraph on page 6 of the staff report to which AP Morris said that the Parkridge project and this project are required to establish and participate in a financing district. SP Gentry said that when the East Lone Tree Specific Plan was adopted, Slatten Ranch Road is one of those items included in that mechanism to divvy up the cost amongst the property owners. She said that this mechanism hasn't been established yet and that it is up to the developers.

Commissioner Pinto stated his preference that the City not get into a Mello Roos situation and asked that they make sure we get away from those situations. SP Gentry said that since it hasn't been established, she not sure how that is going to occur. The costs could be upfront and then built into the cost of the house or maybe a tax on the property. Staff will be able to provide a better answer when applicant comes back for entitlement review.

Commissioner Baatrup asked staff about the entitlements for developing on this property and the number of units based on the General Plan and the Specific Plan to which SP Morris said that Bixby was allowed a maximum of 209 units and that the Specific Plan was amended to say it should conform to the Bixby project.

Commissioner Baatrup asked staff how do we keep these smaller six pack projects from turning into projects that become crime impacted areas. SP Gentry said that the Sycamore area does have challenges with design, lots of alley ways, a lot of those properties are four plexes with four different owners, and that sometimes you have investors and probably no HOA. She said that the Police Department can add components to incorporate into CC&Rs to address safety concerns.

CA Nerland interjected that enforcement of the HOA is crucial and that it is more than just having the documents. The HOA may be funded to include a professional management and the HOA can be setup in such a way that they have enough funding to implement professional management.

Commissioner Baatrup stated that he strongly encourages solid CC&Rs for a quality HOA to enforce. He said that he is bothered by the fact that there is no landscaping or open space to break up a very dense project, and that he would like to see more of that incorporated into this project.

Vice Chair Motts agreed with Commissioner Baatrup's concerns on safety issues and wondered if working with the applicant to address design standards and safety standards would work well to which SP Gentry said that it is their hope that through the development standards with feedback from police on crime, there would be no problems down the road.

Vice Chair Motts said that he is very happy to see a trail connection and he thinks it is important to work a park into the project especially with the trail only accessible from

one side of the development, and asked if we can utilize funds from the funding mechanisms to help augment other projects in the City. SP Gentry said that there is a Developer Impact Fee, along with the establishment of the CFD, which would be implemented to mitigate their impacts and to address city standards.

Chair Hinojosa said that she has generally been open minded to this higher density project but that she has to say that with regard to this project, she is extremely concerned with the density, that she does not like the proposed setbacks for the private lane properties, that she doesn't like the overall development that does not provide single story homes, and that she would like more consideration to the overall density of the project. She said that she is very familiar with Bluerock, but that she has concerns with garbage and parking but would be willing to flex on the parking within 200 feet. She agreed with staff about the access in and out of the driveways being comfortable to all residents and that with less density could provide RV parking. She said that she isn't on board with the Laurel Road setbacks and that they need to go to fifteen to twenty feet. She doesn't like the fact that houses abut such a major thoroughfare and that she 100% thinks there should be a park and supports that on a revised plan. She said the pedestrian trail is an awesome detail but that additional access should be considered. She agreed with the lack of landscaping and would like to see more to break up the façade and the density. She had concerns regarding the sound walls and the four foot side yard adjacent to it. She was also concerned with the restraints of lot coverage and residents not being able to put up ancillary structures. She said she is tired of projects coming to the Commission and the Commission is asked to flex to that project to make it work and she would like to see guidelines for consistency.

Commissioner Baatrup said that he doesn't see anything in the project that stands out as high quality and having super dense six packs on small properties, he is afraid to see something turn for the worse in this community. He said that we need good quality documents in the CC&Rs to make sure this doesn't turn into one of those embarrassments for the City of Antioch. This project has to stand out and not be a problematic eye sore for the City and that he is not excited about it today. He said it is time to get serious about this and we need to change what we are doing to get change in the City.

ORAL COMMUNICATIONS

Commissioner Baatrup said that he is moving out of the City of Antioch and therefore stepping down from the Commission. That he really appreciates being on the Planning Commission and appreciates the time of his fellow Commissioners.

Vice Chair Motts thanked Greg on his efforts and wise comments and said that he will be sorely missed.

Commissioner Pinto wished Greg the best and said that his contributions have been significant.

Chair Hinojosa said that she is sad to hear Greg is leaving, that she appreciates serving with him with his foresight, comments and feedback, that he has been a valuable addition to the team, and will be a big loss for the City.

SP Gentry thanked Greg for his feedback and service to the City and said that she is working on his sign and will invite him back when she has it.

SP Gentry said that with the holidays, she asked that the Commissioners to let staff know if they are not able to make any upcoming meetings. She said that staff has scheduled a community meeting on the downtown plan Specific Plan, General Plan and Zoning update on November 12th and on November 19th there will be a joint meeting with EDC for feedback. She said staff is scheduled to have a Planning Commission meeting on December 3 for a study session on the Housing Element. Also, the City is getting ready to begin interviews for the vacancy having received four applications and that hopefully they will be able to seat someone by December 3rd.

Vice Chair Motts confirmed with staff that November 19th would be for public input.

Chair Hinojosa said that she will be unavailable until Thanksgiving but will be available for the December 3rd meeting.

Commissioner Pinto said that he will be unavailable Nov. 23 through December 22 but that he will be at the November 19th meeting.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Vice Chair Motts said that there was a Transplan meeting but just for procedural stuff.

ADJOURNMENT

Chair Hinojosa adjourned the Planning Commission at 8:10 p.m.

Respectfully Submitted,
Cheryl Hammers

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF DECEMBER 3, 2014**

Prepared by: Mindy Gentry, Senior Planner *mg*

Date: November 25, 2014

Subject: **Black Diamond Unit 4**

DISCUSSION

It is recommended that the Planning Commission continue this item to December 17, 2014.

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF DECEMBER 3, 2014**

Prepared by: Mindy Gentry, Senior Planner *MG*
Reviewed by: Tina Wehrmeister, Community Development Director
Date: November 25, 2014
Subject: General Plan Housing Element Update

RECOMMENDATION

It is recommended that the Planning Commission conduct a study session on the Housing Element Update for the 2015-2023 planning period and provide direction and feedback to staff regarding the issues discussed in the staff report in order to complete the draft General Plan Housing Element Update.

BACKGROUND

The Housing Element is one of the seven State-mandated elements of the General Plan and includes a comprehensive assessment of current and projected housing needs for all economic segments of the community. The Housing Element will include policies to provide adequate housing and a program of actions to address the City's housing needs.

The City's current Housing Element was adopted by the City Council on October 12, 2010 and covers the planning period from July 1, 2007 through June 30, 2014. The Housing Element was deemed to be in compliance with State law in December of 2010. The City has now embarked on a subsequent update to the Housing Element for the fifth cycle, which will be valid for the planning period of January 31, 2015 to January 31, 2023.

After input and direction is received from the Planning Commission, the draft Housing Element will be submitted to the State Department of Housing and Community Development (HCD) for review of compliance with State law.

DISCUSSION

The key issues that are addressed in this update of the Housing Element are the changes to State law since the last element was adopted, ensuring adequate sites for the City's Regional Housing Needs Allocation (RHNA), and an examination of the City's Housing Element policies. The purpose of this study session is to focus on the City's

housing policy issues since compliance with State law is mandatory. Further, it has been determined that the City has adequate housing sites available to meet its RHNA allocation.

State Housing Element Law

As part of the update to the subject Housing Element, there were changes to State Housing Element Law that needed to be addressed. The changes to the State Housing Element law are as follows:

- SB 812, Persons with Developmental Disabilities. This legislation, which took effect in January 2011, requires the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities.
- AB 1103. This bill allowed foreclosed properties converted by acquisition or the purchase of affordability covenants to qualify under the alternative adequate sites program.
- AB 2038. This legislation authorized a municipality to reduce its share of the RHNA by the number of units built between the start of the projection period and the deadline for housing element adoption if it identifies a methodology for assigning these units to an income category based on actual or projected sales prices, rent levels, or other mechanisms to ensure affordability.
- SB 375, Global Warming. This legislation requires the Regional Housing Needs Assessment to be consistent with the development pattern reflected in the region's Sustainable Community Strategy, which is built upon a sustainable growth framework.
- SB 1241, Safety Element Amendment. This legislation requires revisions to the Safety Element requirements for state responsibility areas and very high fire hazard severity zones.

Adequate Sites

State law requires each jurisdiction to identify adequate sites for a range of housing types and income levels. The Association of Bay Area Governments (ABAG), the comprehensive regional planning agency for the Bay Area, has allocated 1,448 housing units for the City of Antioch (Table 1) for the 2014-2023 planning period. This is a decrease in the number of units required in the previous cycle. As part of the 2007-2014 Housing Element cycle, the City had to commit to a rezoning program to provide adequate sites to meet its remaining housing growth needs. The Implementation Program, which rezoned sites to meet the housing need identified by the City's RHNA for 2007-2014 planning period, was approved by the City Council on June 26, 2014. Based on projects that have been constructed as well as those that are in the pipeline, the City's RHNA number has decreased between the previous cycle and the current cycle. Even though the City has lost some sites for housing, the rezoning program still demonstrates there are sufficient sites within the City to address the remaining need of housing units, including the RHNA allocation for the 2015-2023 planning period.

Table 1 - Antioch RHNA	
<i>Income Group</i>	<i>Number</i>
Very Low	349
Low	205
Moderate	214
Above Moderate	680
Total	1,448

Housing Element Policy Direction

The 2015-2023 Housing Element update explored the City's existing policies that may affect housing production as well as updated the Program Accomplishments for the 2007-2014 planning period. The update included review of the policies in the current Housing Element that have been successful as well as removed any outdated or unsuccessful policies to ensure that the City's current goals are adequately reflected.

The biggest changes to the policies section of the 2015-2023 Housing Element are as follows:

- Modified program 1.1.6 to eliminate infrastructure support for farm worker housing from the policy as there are a minimal number of farm workers within the City of Antioch. The City contains nominal lands for agriculture, therefore does not have a farm worker population that requires the housing support.
- Modified program 1.1.10 by eliminating foreclosure counseling because the City no longer offers this service due to the dramatic reduction of the number of foreclosures. However, the City still offers foreclosure prevention services.
- Modified program 2.1.2 (Adequate Sites for Housing) to reflect the City Council approved Implementation Program that rezoned an adequate number of sites to address the City's housing needs.
- Replaced program 2.2.2 (First-Time Homebuyer Program) with a loan promotion program. The City no longer has a First-Time Homebuyer Program due to the loss of redevelopment funds; however, the City does provide information to eligible buyers about loan programs.
- Updated program 3.1.5 to reflect the City's action of implementing the Emergency Shelter Overlay District.
- Eliminated program 3.1.6 (Zoning for Employee and Farmworker Housing) due to the lack of farmworkers within the City of Antioch.
- Updated program 5.1.2 due to the City's replacement of the Residential Development Allocation Program with the Residential Development Impact Fee.
- Added program 5.1.8, which is a program to amend the City's Growth Management Program to exempt income-restricted housing if the City experiences an inability to meet its RHNA needs and the rate of development increases to the point of triggering the growth management ordinance.

- Added program 5.1.9 to monitor the regional traffic impact fees on housing costs and production, and continue to work to ensure the fees are equitable and appropriately applied.

ATTACHMENTS

A. Draft 2015-2023 Housing Element

ATTACHMENT "A"

City of Antioch

Housing Element

2015-2023

DRAFT
FOR PLANNING
COMMISSION REVIEW



November 24, 2014

City of Antioch

Housing Element

2015-2023

DRAFT
FOR PLANNING
COMMISSION REVIEW



November 24, 2014

Prepared by
DYETT & BHATIA
Urban and Regional Planners



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1. INTRODUCTION

1. 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 2023. 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. 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 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 currently face the City. This Housing Element update covers the planning period from January 31, 2015 through January 31, 2023.

C. 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 articulated in Sections 65580 to 65589.8 of the California Government Code. State Law requires that each jurisdiction's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of



1. INTRODUCTION

goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing.” The Housing Element plans for the provision of housing for all segments of the population.

Section 65583 of the Government Code sets forth specific requirements regarding the scope and content of each Housing Element. Table 1-1 summarizes these requirements and identifies the applicable sections in the Housing Element where these requirements are addressed.

**Table 1-1
STATE HOUSING ELEMENT REQUIREMENTS**

Required Housing Element Component	Reference
A. Housing Needs Assessment	
1. Analysis of population trends in Antioch in relation to countywide trends	Section 2
2. Analysis of employment trends in Antioch in relation to regional trends	Section 2
3. Projections and quantification of Antioch’s existing and projected housing needs for all income groups	Section 3
4. Analysis and documentation of Antioch’s housing characteristics, including:	
a. Level of housing cost compared to ability to pay	Section 2
b. Overcrowding	Section 3
c. Housing stock condition	Section 2
5. An inventory of land suitable for residential development including vacant sites and having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites	Appendix A
6. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Section 4
7. Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels	Section 4
8. Analysis of special housing need: elderly, persons with disabilities, large families, farm workers, and families with female heads of household	Section 3
9. Analysis of housing needs for families and persons in need of emergency shelter	Section 3
10. Analysis of opportunities for energy conservation with respect to residential development	Section 4
11. Analysis of assisted housing developments that are eligible to change from lower-income housing during the next ten years	Appendix A
B. Goals and Policies	
12. Identification of Antioch’s goals, quantified objectives and policies relative to maintenance, improvement and development of housing	Section 5



1. INTRODUCTION

Required Housing Element Component	Reference
C. Implementation Program	
13. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels	Appendix A
14. Programs to assist in the development of adequate housing to meet the needs of low and moderate income households.	Section 5
15. Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing	Section 5
16. Remove constraints to or provide reasonable accommodations for housing for persons with disabilities	Section 5
17. Conserve and improve the condition of the existing affordable housing stock in Antioch	Section 5
18. Promote housing opportunities for all persons	Section 5
19. Identify programs to address the potential conversion of assisted housing development to market-rate housing	Section 5
20. Program actions to identify zone(s) where emergency shelters are permitted without a conditional use or other discretionary permit and with the capacity to meet the needs of individuals and persons needing emergency shelter.	Section 5

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, 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.

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 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.



1. INTRODUCTION

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.

a. Antioch Municipal Code

The Antioch Municipal Code contains the regulatory and penal ordinances and certain administrative ordinances of the City, 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.

b. 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 six approved Specific Plans and one Specific Plan in the early stages of the planning process.

- East Antioch Specific Plan (SP-1)
- East Eighteenth Street Specific Plan
- East Lone Tree Specific Plan (FUA #2)
- Hillcrest Corridor Specific Plan
- Southeast Specific Plan (SP-3)
- Hillcrest Station Area Specific Plan
- Downtown Specific Plan (in planning process)



1. INTRODUCTION

D. HOUSING ELEMENT ORGANIZATION

California Government Code Section 65583 requires a jurisdiction's Housing Element to include the following components:

- A review of the previous Element's goals, policies, objectives and programs to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing need and an inventory of resources and constraints related to meeting these needs;
- A statement of goals, policies and quantified objectives related to the maintenance, preservation, improvement and development of housing; and
- A policy program that provides a schedule of actions that the City is undertaking or intends to undertake implementing the policies set forth in the Housing Element.

The Antioch Housing Element is organized into five parts:

1. Introduction – Explains the purpose, process and contents of the Housing Element
2. Community Profile – Describes the demographic, economic and housing characteristics of Antioch
3. Housing Needs – Analyzes the current and projected housing needs in Antioch
4. Resources and Constraints Analysis – Analyzes the actual and potential governmental and non-governmental constraints to the rehabilitation, preservation, conservation and construction of housing
5. Housing Plan – Details specific policies and programs the City of Antioch will carry out over the planning period to address the City's housing goals

Given the detail and lengthy analysis in developing the Housing Element, supporting background material is included in the following appendices:

- Appendix A: Adequate Sites Analysis
- Appendix B: Review of Housing Element Past Performance
- Appendix C: Glossary of Housing Terms



1. INTRODUCTION

E. CITIZEN PARTICIPATION

The California Government Code requires that local governments make diligent efforts to solicit public participation from all segments of the community in the development of the Housing Element. Outreach concerning housing needs has been fairly continuous due to the recent effort to update the Zoning Ordinance to implement the 2007-2014 Housing Element, which was completed earlier in 2014. Because the public was well informed about the state of housing and housing-related policy and zoning in Antioch by this process, it was determined that additional outreach for this update was unnecessary. Public testimony will be taken during Planning Commission and City Council study sessions prior to submission of the Housing Element to HCD for review, and at hearings prior to the adoption of the Housing Element.



2. COMMUNITY PROFILE

2. COMMUNITY PROFILE

A. POPULATION TRENDS AND CHARACTERISTICS

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.

1. Historical, Existing and Forecast Growth

The City of Antioch is one of 19 cities in Contra Costa County. The Department of Finance (DOF) estimated that Contra Costa County's population in 2014 was 1,087,008. Table 2-1 lists adjacent counties and their respective populations.

Table 2-1
REGIONAL POPULATION TRENDS, 1990-2014

County	1990	2000	2010	2014 ¹
Contra Costa County	803,732	948,816	1,049,025	1,087,008
Alameda County	1,279,182	1,443,741	1,510,271	1,573,254
Santa Clara County	1,497,577	1,682,585	1,781,642	1,868,558
San Mateo County	649,623	707,161	718,451	745,193
San Joaquin County	480,628	563,598	685,306	710,731
Santa Cruz County	229,734	255,602	262,382	271,595
Monterey County	355,660	401,762	415,057	425,756
Stanislaus County	370,522	446,997	514,453	526,042
Merced County	178,403	210,554	255,793	264,922
San Benito County	36,697	53,234	55,269	57,517
¹ Estimates from Department of Finance				
Sources: U.S. Census Bureau, 1990 STF 1, 2000 SF 1 and 2010 SF 1; Department of Finance, Report E-5, 2014				

As Table 2-2 highlights, Antioch experienced a significant 45.6 percent population increase between 1990 and 2000, which was more than double the overall growth rate of the County (18.1 percent). Since 2000, the growth rate has slowed substantially to 13.1 percent between 2000 and 2010 and 4 percent between 2010 and 2014. This more closely aligns with County-wide trends. Over the next 26 years, as indicated in Figure 2-1, the Association of Bay Area Governments (ABAG) forecasts a population of 124,600 for Antioch in 2040, which would be a 17 percent increase from 2014.

All

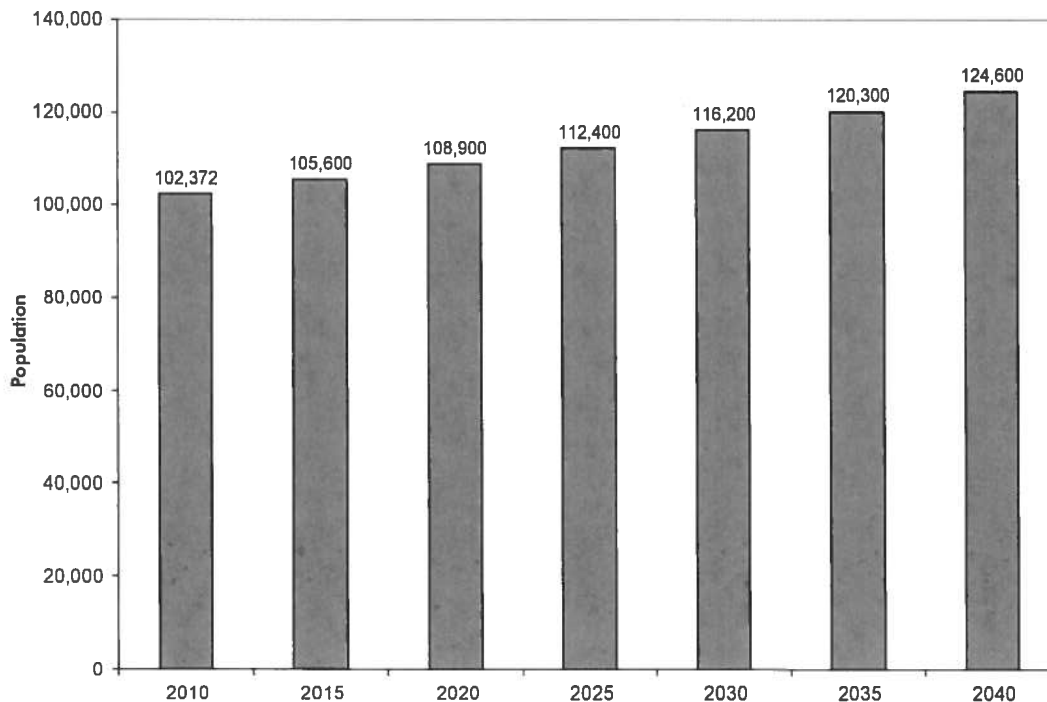


2. COMMUNITY PROFILE

Table 2-2
POPULATION GROWTH, 1990-2014

Jurisdiction	1990	2000	2010	2014 ¹	1990-2000 Growth		2000-2010 Growth		2010-2014 Growth	
					#	%	#	%	#	%
Antioch	62,195	90,532	102,372	106,455	28,337	45.6%	11,840	13.1%	4,083	4.0%
Contra Costa County	803,732	948,816	1,049,025	1,087,008	145,084	18.1%	100,209	10.6%	37,983	3.6%
¹ Estimates from Department of Finance										
Sources: U.S. Census Bureau, 1990 STF 1, 2000 SF 1 and 2010 SF 1; Department of Finance, Report E-5, 2014										

Figure 2-1
POPULATION GROWTH FORECAST
2010-2040



Source: ABAG Projections, 2013



2. COMMUNITY PROFILE

2. Age Composition

Between 2000 and 2010, Antioch's population has experienced a numerical increase in nearly every age group. (The 0-9 and 35-44 age groups are exceptions as both experienced a numerical decrease during this time period.) The 45-54 age group experienced the largest numerical growth since the 2000 Census, followed by the 55-59 and 20-24 age groups respectively.

According to the 2010 Census, the 0-9, 10-19 and 45-54 age groups represented the largest age cohorts in Antioch. The population under 20 represented 31.4 percent of the total population in Antioch, compared to 27.4 percent in the County as a whole. The senior population, age 65 and over, represented 8.9 percent of Antioch's total population, compared to 12.4 percent of the County overall. The median age increased from 32.3 to 33.8 years. These characteristics taken together imply an aging population with a significant proportion of children under the age of 20. Table 2-3 summarizes the population's age distribution between 2000 and 2010.

Table 2-3
AGE DISTRIBUTION, 2000-2010

Age Group	2000		2010	
	Number	% of Population	Number	% of Population
0-9 years	16,412	18.1%	15,003	14.7%
10-19 years	15,216	16.8%	17,124	16.7%
20-24 years	5,025	5.6%	7,273	7.1%
25-34 years	12,673	14.0%	13,308	13.0%
35-44 years	16,615	18.4%	14,151	13.8%
45-54 years	11,795	13.0%	15,695	15.3%
55-59 years	3,628	4.0%	6,187	6.0%
60-64 years	2,460	2.7%	4,633	4.5%
65-74 years	3,692	4.1%	5,170	5.1%
75-84 years	2,281	2.5%	2,725	2.7%
85+ years	735	0.8%	1,103	1.1%
Total	90,532	100.0%	102,372	100.0%
Median Age	32.3 years		33.8 years	
Source: U.S. Census Bureau, 2000 SF 1 and 2010 SF 1				

3. Race and Ethnicity

Between 2000 and 2010, Antioch saw an increase in the overall diversity of its population. During this time, the White population decreased by 16.4 percent while all other racial and ethnic groups experienced numeric growth. Notably, the Hispanic/Latino population (which may represent any race, including those who identified as White or



2. COMMUNITY PROFILE

Black) increased by 9.6 percent and the Black population increased by 7.6 percent. The White population remained the largest racial or ethnic group, comprising 48.9 percent of the total population in 2010. Table 2-4 summarizes the racial and ethnic composition of the population between 2000 and 2010.

Table 2-4
RACIAL AND ETHNIC COMPOSITION, 2000-2010

Racial/ Ethnic Group	2000		2010		2000-2010 Change in % of Population
	Number	% of Population ¹	Number	% of Population ¹	
White	59,148	65.3%	50,083	48.9%	-16.4%
Black	8,824	9.7%	17,667	17.3%	+7.6%
American Indian & Alaska Native	843	0.9%	887	0.9%	0%
Asian	6,697	7.4%	10,709	10.5%	+3.1%
Native Hawaiian and Other Pacific Islander	360	0.4%	817	0.8%	+0.4%
Other	8,352	9.2%	14,310	14.0%	+4.8%
Two or more races	6,308	7.0%	7,899	7.7%	+0.7%
Total	90,532	100%	102,372	100%	--
Hispanic or Latino Origin ²	20,024	22.1%	32,436	31.7%	+9.6%
¹ Percentages may not add up to 100% due to rounding					
² May be of any race					
Source: U.S. Census Bureau, 2000 SF1 and 2010 SF1					

B. EMPLOYMENT TRENDS

Housing needs are influenced by employment trends. Significant employment opportunities within a city can lead to greater demand for housing in proximity to jobs. The quality and/or pay of available employment can influence the demand for various housing types and prices.

As Table 2-5 shows, the Association of Bay Area Governments (ABAG) projects the number of jobs in Antioch to increase from 19,090 to 25,530 between 2010 and 2040, a 33.7 percent increase over 30 years. Household growth is expected to be lower, rising from 32,252 households to 38,790, a gain of 20.3 percent. These numbers show that while the jobs-housing ratio in Antioch is projected to increase from 0.59 to 0.66, a significant proportion of workers will continue to work outside of City boundaries. When considering the County as a whole, the jobs-housing ratio is projected to hover around 1 for the next few decades.



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Table 2-5
POPULATION, HOUSEHOLDS AND JOBS PROJECTIONS, 2010-2040

	2010	2020	2030	2040	2010-2040 Change	
					#	%
Antioch						
Population	102,372	108,900	116,200	124,600	22,228	21.7%
Households	32,252	34,420	36,600	38,790	6,538	20.3%
Jobs	19,090	22,320	23,660	25,530	6,440	33.7%
Jobs-Housing Ratio	0.59	0.65	0.65	0.66	--	--
Contra Costa County						
Population	1,049,025	1,123,500	1,224,400	1,338,400	289,375	27.6%
Households	375,364	400,800	432,430	464,150	88,786	23.7%
Jobs	344,920	407,810	432,730	467,390	122,470	35.5%
Jobs-Housing Ratio	0.92	1.02	1.00	1.01	--	--

Sources: ABAG Projections, 2013

Antioch's employment profile generally reflects that of the County, with some minor variation. As shown in Table 2-6, in 2012, 24 percent of Antioch residents were employed in educational services, health care and social assistance (compared to 21.9 percent in the County overall); 14 percent were employed in the retail trade (compared to 10.9 percent in the County); and 11.4 percent were employed in professional, scientific, management, administrative and waste management services (compared to 14.8 percent in the County).

Table 2-6
EMPLOYMENT BY INDUSTRY, 2012¹

Industry	Antioch		Contra Costa County	
	Employees	% ²	Employees	% ²
Agriculture, forestry, fishing and hunting, and mining	231	0.5%	3,237	0.7%
Construction	3,322	7.5%	34,395	7.1%
Manufacturing	3,380	7.7%	35,256	7.2%
Wholesale trade	964	2.2%	12,976	2.7%
Retail trade	6,166	14.0%	53,137	10.9%
Transportation, warehousing, and utilities	2,542	5.8%	24,678	5.1%
Information	1,030	2.3%	13,983	2.9%
Finance, insurance, real estate, and rental and leasing	3,347	7.6%	47,443	9.7%
Professional, scientific, management, administrative, and waste management services	5,007	11.4%	72,011	14.8%

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2. COMMUNITY PROFILE

Table 2-6
EMPLOYMENT BY INDUSTRY, 2012¹

Industry	Antioch		Contra Costa County	
	Employees	% ²	Employees	% ²
Educational services, health care and social assistance	10,564	24.0%	106,849	21.9%
Arts, entertainment, recreation, accommodation and food services	3,195	7.3%	37,205	7.6%
Other services (except public administration)	2,155	4.9%	24,661	5.1%
Public Administration	2,161	4.9%	21,250	4.4%
Total	44,064	100%	487,081	100%
¹ Estimates from the American Community Survey; Data indicates the occupations held by Antioch/Contra Costa County residents. The location of the related workplace is not indicated by this data.				
² May not equal 100% due to rounding				
Source: U.S. Census Bureau, 2008-2012 American Community Survey				

As shown in Table 2-7, Kaiser Permanente was the largest single employer in Antioch in 2013 with 2,240 employees. Other large employers included the Antioch Unified School District with 1,867 employees and Sutter Delta Medical Center with 1,200 employees.

Table 2-7
MAJOR EMPLOYERS, 2013

Employer	Industry	Employees
Kaiser Permanente	Educational services, health care and social assistance	2,240
Antioch Unified School District	Educational services, health care and social assistance	1,867
Sutter Delta Medical Center	Educational services, health care and social assistance	1,200
CCC Social Services	Educational services, health care and social assistance	593
Wal-Mart	Retail trade	321
Target	Retail trade	250
Costco	Retail trade	250
City of Antioch	Public administration	243
Antioch Auto Center	Retail trade	238
Safeway	Retail trade	139
Source: City of Antioch, 2013		



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Table 2-8 shows estimates from the 2012 American Community Survey on the median annual earnings for Antioch residents who are employed in the major industries represented in Tables 2-6 and 2-7.

Table 2-8
MEDIAN EARNINGS, 2012¹

Industry	Employees	Median Earnings
Health care and social assistance	7,667	\$33,377
Retail trade	6,166	\$24,547
Manufacturing	3,380	\$61,494
Construction	3,322	\$42,905
Administrative, support and waste management services	2,963	\$25,773
Educational services	2,897	\$34,363
Accommodation and food services	2,546	\$14,821
Finance and insurance	2,509	\$43,990
Transportation and warehousing	2,232	\$54,710
Public administration	2,161	\$70,790
Other services, except public administration	2,155	\$25,177
¹ Estimates from the American Community Survey; Data indicates the occupations held by Antioch/Contra Costa County residents. The location of the related workplace is not indicated by this data.		
Source: U.S. Census Bureau, 2008-2012 American Community Survey		

Antioch's labor force was impacted by the 2008 recession, as shown in Table 2-9. The unemployment rate peaked at 12.6 percent in 2010, but has steadily been improving since, dropping to 8.4 percent in 2013. However, between 2009 and 2013, Antioch consistently experienced a higher unemployment rate than Contra Costa County.

Table 2-9
LABOR FORCE TRENDS, 2009-2013

	Antioch				Contra Costa County
	Labor Force	Employment	Unemployment	Unemployment Rate	Unemployment Rate
2009	49,300	43,600	5,700	11.5%	10.2%
2010	49,200	43,000	6,200	12.6%	11.1%
2011	49,600	43,800	5,800	11.7%	10.4%
2012	50,200	45,100	5,100	10.2%	9.0%
2013	50,300	46,100	4,200	8.4%	7.4%
Source: State of California Employment Development Department (EDD)					



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C. HOUSEHOLD CHARACTERISTICS

This section describes Antioch's household characteristics. The U.S. Census Bureau defines a "household" as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit. The U.S. Census Bureau defines "family" as related persons living within a single housing unit.

1. Household Formation and Characteristics

In 2010, the U.S. Census Bureau reported 32,252 households in Antioch, which marked a 9.9 percent increase from 2000. In Contra Costa County, the total number of households increased 9.1 percent during this time, while the total households in California increased 9.3 percent. The Department of Finance (DOF) provides data on occupied housing units, which corresponds to total households reported in the U.S. Census. As shown in Table 2-10, the DOF reported 32,838 housing units in Antioch in 2014, a 1.8 percent increase from 2010. This represents a more rapid pace of increase than the County and the State experienced during this time, which are reported at 1.4 percent and 1.2 percent respectively.

Table 2-10
TOTAL HOUSEHOLDS, 2000-2014

Jurisdiction	2000	2010	2014 ¹	Percent Increase 2000-2010	Percent Increase 2010-2014
Antioch	29,338	32,252	32,838	9.9%	1.8%
Contra Costa County	344,129	375,364	380,562	9.1%	1.4%
California	11,502,870	12,577,498	12,731,223	9.3%	1.2%
¹ Estimates from the Department of Finance					
Sources: U.S. Census Bureau, 2000 SF1 and 2010 SF; Department of Finance, Report E-5, 2014					

The average number of persons per household in Antioch was 3.15 in 2010. The DOF estimates that in 2014, persons per household in Antioch increased to 3.22. As shown in Table 2-11, the average number of persons per household in Antioch continues to be higher than the County and State averages. This is indicative of the high number of family households in Antioch and reflects the need for large unit sizes.



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Table 2-11
AVERAGE PERSONS PER HOUSEHOLD, 2000-2014

Jurisdiction	2000	2010	2014 ¹
Antioch	3.07	3.15	3.22
Contra Costa County	2.72	2.77	2.83
California	2.87	2.90	2.95
1 Estimates from Department of Finance			
Sources: U.S. Census Bureau, 2000 SF1 and 2010 SF; Department of Finance, Report E-5, 2014			

As Table 2-12 shows, between 2000 and 2010, the number of owner-occupied households stayed relatively constant while the number of renter-occupied households increased by 35 percent. Renter-occupied households now account for 35.7 percent of the total housing stock. This may reflect the high number of foreclosures, some of which were subsequently purchased by investors in Antioch during the recent economic downturn.

Table 2-12
HOUSEHOLDS BY TENURE, 2000-2010

	2000		2010	
	Number	Percent	Number	Percent
Owner	20,817	71.0%	20,751	64.3%
Renter	8,521	29.0%	11,501	35.7%
Total	29,338	100.0%	32,252	100.0%
Source: U.S. Census Bureau, 2000 SF1 and 2010 SF1				

Table 2-13 shows that in 2010, 78.9 percent of single family housing units were occupied by owner households while 93.7 percent of multifamily housing units were occupied by renter households. However, between 2000 and 2010, there has been a 47.9 percent increase in the number of renter households in single family housing. Once again, this shift is likely due to the increase in foreclosures and investors purchasing properties following the 2008 recession.



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Table 2-13
TENURE BY UNIT TYPE, 2000-2010

	2000				2010 ¹			
	Single Family ²		Multifamily ³		Single Family ²		Multifamily ³	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owner	20,376	84.5%	432	8.2%	20,640	78.9%	312	6.3%
Renter	3,739	15.5%	4,819	91.8%	5,530	21.1%	4,637	93.7%
Total	24,115	100.0%	5,251	100.0%	26,170	100.0%	4,949	100.0%
¹ Estimates from the American Community Survey								
² "Single Family" denotes single units, mobile homes and vehicles.								
³ "Multifamily" denotes structures with two or more units.								
Source: U.S. Census Bureau, 2000 SF3 and 2006-2010 American Community Survey								

2. Household Income

As indicated in Table 2-14, Antioch's median household income in 2012 was \$65,494, which marked a 1.3 percent decrease from 2010. Antioch's median household income was less than the County's by \$12,693 (16.2 percent). During this time, the median income for owner-occupied households dropped by 2 percent while the median income for renter-occupied households increased by 8.8 percent. While this increase in income amongst renter-occupied households is positive, the median income for owner-occupied households (\$82,906) in Antioch was still more than \$40,000 higher than the median income for renter-occupied households (\$39,745). This is particularly noteworthy given that a significant amount of the City's recent housing growth is in renter-occupied households.

Table 2-14
MEDIAN HOUSEHOLD INCOME BY TENURE, 2010-2012¹

Jurisdiction	2010 Median Household Income	2012 Median Household Income
City of Antioch	\$66,351	\$65,494
Owner-Occupied Households	\$84,602	\$82,906
Renter-Occupied Households	\$36,520	\$39,745
Contra Costa County	\$78,385	\$78,187
¹ Estimates from the American Community Survey		
Source: U.S. Census Bureau, 2006-2010 American Community Survey and 2008-2012 American Community Survey		

HUD calculates an annual median family income (MFI) for the purpose of determining program eligibility. The State of California uses five income categories to determine housing affordability based on the MFI. Table 2-15 shows the income ranges for each income category based on the 2014 HUD MFI for Contra Costa County and the estimated number of Antioch households that fall in each category.



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The HUD median family income for jurisdictions in Contra Costa County was \$88,500 in 2014. Based on estimates from the American Community Survey, approximately 33.9 percent of Antioch households were within the Very-Low and Extremely-Low Income categories. An additional 19.7 percent of the households were within the Low-Income category. This suggests the need for a significant stock of affordable housing options for households that fall within these income categories.

Table 2-15
INCOME RANGE BY AFFORDABILITY CATEGORY

Affordability Category	Percent of County Median ¹	Income Range ²	Estimated Households ³	Estimated Percent of Households ³
Extremely-Low Income	≤30%	≤\$26,550	6,175	19.4%
Very-Low Income	31%-50%	\$26,551-\$44,250	4,634	14.5%
Low Income	51%-80%	\$44,251-\$70,800	6,273	19.7%
Moderate Income	81%-120%	\$70,801-\$106,200	6,554	20.6%
Above-Moderate Income	>120%	>\$106,200	8,235	25.8%
Total	--	--	31,871	100.0%

¹ Based on State HCD income categories
² Based on 2014 HUD MFI of \$88,500 for Contra Costa County
³ Estimated based on data from the 2008-2012 American Community Survey (ACS). Because the income categories on the ACS differ from the State HCD income categories, households that fell within Census income categories that straddled State HCD income categories were divided proportionally between the two categories. These figures are for illustrative purposes only.

Source: U.S. Census Bureau, 2008-2012 American Community Survey

D. HOUSING INVENTORY AND MARKET CONDITIONS

This section describes the housing stock and market conditions in the City of Antioch. By analyzing past and current housing trends, future housing needs can be projected.

1. Housing Stock Profile

In 2000, Antioch had 30,116 housing units, which was 8.5 percent of the County's total housing units. In 2010, Antioch's stock increased to 34,849 housing units, which was 8.7 percent of the County's total units. According to the DOF, in 2014 there were 35,482 housing units within the City, which continued to make up 8.7 percent of the County's housing units. This reflects the fact that household sizes in Antioch are growing (see Table 2-11) because the City's population is increasing at a faster rate than the County's while the number of housing units as a share of the County is staying relatively constant. This could be due to a larger number of households with children and/or an increase in the number of merged households (multi-generational households or families sharing housing units). Table 2-16 summarizes the number of housing units in Antioch and the County from 2000 to 2014.



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Table 2-16
NUMBER OF HOUSING UNITS
ANTIOCH AND CONTRA COSTA COUNTY, 2000-2014

Year	Antioch	Contra Costa County	Antioch as % of total Contra Costa County units
2000	30,116	354,577	8.5%
2010	34,849	400,263	8.7%
2014	35,482	405,828	8.7%

Sources: U.S. Census Bureau, 2000 SF1 and 2010 SF1; Department of Finance, Report E-5, 2014

a. Unit Size

In 2012, the most common type of renter-occupied units was 2-bedroom units, making up 33.6 percent of Antioch's total renter units. The second largest group of renter-occupied units was 3-bedroom units (28.2 percent of total renter units). This shows a somewhat greater availability of larger rental units compared to the County as a whole, where 2-bedroom units made up 38.6 percent of total renter-occupied units and 3-bedroom units made up 23.4 percent. Many of these larger rental units may be single family homes on the rental market as a consequence of the 2008 economic downturn. According to estimates from the 2012 American Community Survey, the average household size of renter-occupied units in Antioch was 3.32, which reflects the demand for a large number of 2 and 3 bedroom units.

Of owner-occupied units in Antioch, 41.5 percent were 3-bedroom units and 36.5 percent were 4-bedroom units (compared to the County's 40.2 percent 3-bedroom units and 32.6 percent 4-bedroom units). These were also the most common types of housing units overall, making up 36.7 percent and 27.7 percent of all housing units in Antioch, respectively. The 2008-2012 American Community Survey estimates the average household size of owner-occupied units in 2012 was 3.14. This suggests that owner-occupied households are more likely to have extra space than renter-occupied households, which is reflective of their higher household incomes and the presence of "empty-nesters" and other childless households. Table 2-17 summarizes the distribution of unit size by tenure in 2012.



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Table 2-17
UNIT SIZE BY TENURE, 2012¹

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	%	Units	% ²	Units	% ²
Studio/no bedroom	41	0.2%	251	2.2%	292	0.9%
1 bedroom	33	0.2%	2,133	18.4%	2,166	6.8%
2 bedrooms	1,538	7.6%	3,900	33.6%	5,438	17.1%
3 bedrooms	8,411	41.5%	3,270	28.2%	11,681	36.7%
4 bedrooms	7,403	36.5%	1,413	12.2%	8,816	27.7%
5 or more bedrooms	2,838	14.0%	640	5.5%	3,478	10.9%
Total	20,264	100.0%	11,607	100%	31,871	100%
¹ Estimates from the American Community Survey						
² Percentages may not equal 100% due to rounding						
Source: U.S. Census Bureau, 2008-2012 American Community Survey						

b. Unit Type

Between 2000 and 2014, single family detached housing has consistently been the dominant housing type in Antioch. In 2014, it comprised 77.6 percent of the overall housing stock, whereas multi-family units made up the second most prevalent housing type at 16.5 percent. Table 2-18 shows Antioch's housing inventory by unit type from 2000 to 2014.

Table 2-18
HOUSING INVENTORY BY UNIT TYPE, 2000-2014

Housing Type	2000	% of Total	2010 ¹	% of Total	2014 ¹	% of Total
Single family, detached	22,965	76.1%	26,884	77.1%	27,518	77.6%
Single family, attached	1,359	4.5%	1,707	4.9%	1,707	4.8%
Multi-family	5,573	18.5%	5,856	16.8%	5,855	16.5%
Mobile homes	255	0.8%	402	1.2%	402	1.1%
Other (Boats, RV, etc.)	14	0.05%	--	--	--	--
Total	30,166	100%	34,849	100.0%	35,482	100.0%
¹ Estimates from California Department of Finance						
Sources: U.S. Census Bureau, 2000 SF3; California Department of Finance, Report E-5, 2014						



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2. Tenure

Approximately 64.3 percent of Antioch's housing units were owner-occupied and 35.7 percent were renter-occupied in 2010. As shown in Table 2-19, the percentage of owner-occupied units in Antioch was slightly lower than in Contra Costa County, but higher than in California overall.

Table 2-19
OCCUPIED UNITS BY TENURE, 2010

	Owner-Occupied		Renter- Occupied		Total	
	Number	% ¹	Number	% ¹	Number	% ¹
Antioch	20,751	64.3%	11,501	35.7%	32,252	100.0%
Contra Costa County	251,904	67.1%	123,460	32.9%	375,364	100.0%
California	7,035,371	55.9%	5,542,127	44.1%	12,577,498	100.0%
¹ Percent of total in each geography						
Source: U.S. Census Bureau, 2010 SF1						

3. Vacancy Rates

Vacancy rates are an indicator of housing supply and demand. Low vacancy rates influence greater upward price pressures. A higher vacancy rate can lead to downward price pressure. A four to five percent residential vacancy rate is considered "healthy." In 2000, the vacancy rate in Antioch was 2.6 percent, which was slightly lower than the 2.9 percent vacancy rate experienced by the County as a whole. As a result of the recession and the high foreclosure rate, in 2010 the vacancy rate jumped to 7.5 percent in Antioch, surpassing the overall County rate of 6.2 percent. At that time, approximately 40 percent of vacant units in Antioch were for rent while an additional 22 percent were for sale. Table 2-20 summarizes the number of occupied and vacant units in Antioch in 2000 and 2010.

Table 2-20
OCCUPANCY STATUS, 2000-2010

Occupancy Status	2000		2010	
	Number	Percent	Number	Percent
Occupied Housing Units	29,338	97.4%	32,252	92.5%
Vacant Housing Units	778	2.6%	2,597	7.5%
For Rent	296		1,027	
For Sale Only	196		580	
Rented or Sold, Not Occupied	69		165	
For Seasonal/Recreational or Occasional Use	35		84	
For Migratory Workers	0		0	
Other Vacant	182		741	
Total	30,166	100.0%	32,252	100.0%
Source: U.S. Census Bureau, 2000 SF1 and 2010 SF1				



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4. Age of Housing Stock

The age of a housing unit is often an indicator of housing conditions. In general, housing that is 30 years or older may exhibit need for repairs based on the useful life of materials. Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs.

The U.S. Census provides data on the age of housing stock. In Antioch, as reported by the 2010 Census, 46 percent of housing units were built before 1980 and 16.5 percent were built before 1960. This suggests that a significant portion of the City's housing stock is entering a period when substantial repairs will likely become necessary. Table 2-21 provides a summary of housing stock by year built as of 2012.

Table 2-21
TENURE OF HOUSING STOCK BY YEAR BUILT (OCCUPIED UNITS), 2012

Year Built	Total Housing Units	
	Units	%
2010 or later	117	0.3%
2000-2009	5,101	14.4%
1990-1999	7,689	21.7%
1980-1989	6,209	17.5%
1970-1979	6,876	19.4%
1960-1969	3,588	10.1%
1950-1959	2,776	7.8%
1940-1949	1,743	4.9%
1939 or earlier	1,311	3.7%
Total	35,410	100%¹
¹ Percentages may not equal 100% due to rounding		
Source: U.S. Census Bureau, 2008-2012 American Community Survey		

5. Housing Conditions

According to the California Health and Safety Code, housing is considered substandard when conditions are found to be below the minimum standard of living conditions. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to the threat to health and safety.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. As Table 2-22 shows, according to estimates from the 2012 American Community Survey, 30 occupied units in Antioch lacked complete plumbing facilities. 22 of the units were owner-occupied and 8 of the units were renter-occupied. A total of 284 occupied units lacked complete kitchen facilities. Of those units lacking complete kitchen facilities, 15 were owner-occupied and 269 were renter-occupied. It should be noted that there may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities. Yet whether overlap exists or not, substandard units that lack



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plumbing and/or complete kitchen facilities represent less than 1 percent of the City's overall occupied housing stock.

Table 2-22
UNITS LACKING PLUMBING OR COMPLETE KITCHEN FACILITIES, 2012¹

Units	Owner Occupied	Renter Occupied	Total
Lacking complete plumbing facilities	22	8	30
Lacking complete kitchen facilities	15	269	284
¹ Estimates from the American Community Survey			
Source: U.S. Census Bureau, 2008-2012 American Community Survey			

6. Housing Costs and Rents

This section evaluates housing cost trends in Antioch. Analyses of trends for both renter and owner-occupied units, including rental and sales prices, are provided in comparison to ability to pay.

a. Affordability Gap Analysis

The costs of homeownership and renting can be compared to a household's ability to pay for housing. Housing affordability is defined as paying no more than 30 percent of the household income on housing expenses. Table 2-23 summarizes affordable rents and home purchase prices by income categories based on the 2014 HUD MFI of \$88,500 for Contra Costa County. In this table, affordable purchase price is calculated assuming a 10 percent down payment, 4.019 percent interest rate, 1.2 percent property taxes, \$800 per year in home insurance, private mortgage insurance (due to a down payment that is less than 20 percent) and a 30-year fully amortized mortgage.

Table 2-23
AFFORDABLE RENT AND PURCHASE PRICE BY INCOME CATEGORY, 2014

Income Category	% of MFI ¹	Affordable Monthly Rent Payment ²	Estimated Affordable Home Purchase Price ³
Extremely-Low Income	≤30% MFI	≤\$664	≤\$100,600
Very-Low Income	31% - 50% MFI	\$665-\$1,106	\$100,601-\$175,000
Low Income	51% - 80% MFI	\$1,107-\$1,770	\$175,001-\$286,800
Moderate Income	81% - 120% MFI	\$1,771-\$2,655	\$286,801-\$435,800
Above-Moderate Income	>120% MFI	>\$2,655	>\$435,800

¹ Percent of HUD Median Family Income (MFI); The 2014 HUD MFI for Contra Costa County is \$88,500

² Based on 30% of income

³ Calculated using Zillow's Affordability Calculator. Assumes a 10% down payment, 4.019% interest rate, 1.2% property taxes, \$800/year in home insurance, private mortgage insurance (due to a down payment that is less than 20%) and a 30 year fully amortized mortgage. Totals are rounded to the nearest \$100.



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b. Existing and New Home Price Trends

The American Community Survey estimated the median value for all owner-occupied units in Antioch was \$251,900 in 2012. This was well below the County's median value of \$433,800. Additionally, as Table 2-24 shows, while the City saw an overall increase of 28.1 percent in the median value of owner-occupied units between 2000 and 2012, there was a sharp 35.1 percent decrease between 2010 and 2012. This highlights the significant decline that the Antioch housing market was still facing as a result of the recession and the high rate of foreclosures during this period. On the other hand, median rental prices remained relatively constant between 2010 and 2012, with the median monthly rent of \$1,164 in 2012 marking a 64.6 percent increase from 2000.

Table 2-24
MEDIAN VALUE/RENT, 2010-2012

Jurisdiction	2000	2010 ¹	2012 ¹	2000-2012 Percent Change
Median Home Value	\$196,600	\$388,300	\$251,900	+28.1%
Median Contract Rent	\$707	\$1,119	\$1,164	+64.6%
¹ Estimates from the American Community Survey				
Source: U.S. Census Bureau, 2000 SF3, 2006-2010 American Community Survey, 2008-2012 American Community Survey				

Over 70 percent of owner-occupied housing units in Antioch were valued between \$150,000 and \$400,000 in 2012. As shown in Table 2-25, 36.6 percent of owner-occupied housing units were valued between \$150,000 and \$249,999. An additional 34.7 percent were valued between \$250,000 and \$399,999.

Table 2-25
VALUE OF OWNER-OCCUPIED HOUSING UNITS, 2012¹

Price Range	Number of Units	Percent of Total
\$49,999 or less	519	2.6%
\$50,000 to \$99,999	588	2.9%
\$100,000 to \$149,999	1,481	7.3%
\$150,000 to \$199,999	3,572	17.6%
\$200,000 to \$249,999	3,843	19.0%
\$250,000 to \$299,999	3,411	16.8%
\$300,000 to \$399,999	3,625	17.9%
\$400,000 to \$499,999	1,648	8.1%
\$500,000 or more	1,577	7.8%
Total	20,264	100.0%
¹ Estimates from the American Community Survey		
Source: U.S. Census Bureau, 2008-2012 American Community Survey		



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c. Ownership Affordability

A review of for-sale housing market conditions in Antioch was conducted by reviewing data from Data Quick, a commercial database service that tracks sales statistics in Antioch and other California Cities. In 2014, the median sales price for new and resale housing units in Antioch exceeded the affordability range for the Extremely-Low and Very-Low income categories, as well as nearly all of the Low income category (see Table 2-23). This indicates that programs that assist low-income buyers will likely be needed to increase home ownership rates in these income categories. The median sales prices of both resale and new homes were affordable for those households falling within the Moderate and Above-Moderate income categories. Table 2-26 shows the median sales prices for Antioch, Contra Costa County and select nearby jurisdictions.

Table 2-26
MEDIAN SALES PRICES, 2010-2014

Jurisdiction	2010		2012		2014 ¹		2010-2014 % Change	
	Resale	New	Resale	New	Resale	New	Resale	New
Antioch	\$190,500	\$330,000	\$190,000	\$346,250	\$286,500	\$455,000	+50.4%	+37.9%
Brentwood	\$290,000	\$391,500	\$305,000	\$430,000	\$405,000	\$521,000	+39.7%	+33.1%
Oakley	\$200,000	\$310,250	\$214,750	\$299,750	\$315,000	\$385,500	+57.5%	+24.3%
Pittsburg	\$170,000	\$355,750	\$166,000	\$355,500	\$272,500	\$454,000	+60.3%	+27.6%
Contra Costa County	\$261,000	\$398,500	\$280,000	\$368,000	\$420,000	\$490,250	+60.9%	+23.0%
¹ Data reflects January-May 2014								
Source: Data Quick, 2014								



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d. Rental Prices

A review of rental market trends in Antioch was conducted by reviewing data from RealFacts, a commercial database service that tracks rental apartment occupancy statistics and rents within Antioch and other California cities. Data from RealFacts focuses on large, professionally-managed apartment complexes with 50 units or more, which accounts for less than 5 percent of the total rental market in Antioch. Because a large percentage of the City's rental units are previously owner-occupied single-family houses and units in smaller apartment complexes, average rents from RealFacts were cross-checked against current rental listings on Craigslist, and areas of discrepancy are noted below.

According to RealFacts data, within Antioch in 2014 the average rental price for a 1-bedroom, 1-bath unit was \$1,044; a 2-bedroom, 1-bath unit was \$1,053; a 2-bedroom, 2-bath unit was \$1,324; and a 3-bedroom, 2-bath unit was \$1,395. Overall, the average monthly rental price was \$1,147, which was a 12.2% increase from 2010. For 1 and 2 bedroom units, these prices were largely aligned with rents listed on Craigslist in June of 2014. For 3 bedroom units, Craigslist rents were somewhat higher than the RealFacts average (ranging from \$1350 to \$1825). The higher rents on Craigslist are likely because most 3 bedroom listings were for single family detached housing, which can be more expensive to rent than an apartment in a multi-unit building. Table 2-27 summarizes the average monthly rent by unit size from 2010 to 2014.

Table 2-27
AVERAGE ASKING MONTHLY RENT BY UNIT SIZE, 2010-2014

Unit Size	Average Monthly Rent			
	2010	2012	2014	% change 2010-2014
Studio	N/A ¹	N/A ¹	N/A ¹	--
1 bedroom, 1 bath	\$900	\$946	\$1,044	16.0%
2 bedrooms, 1 bath	\$944	\$948	\$1,053	11.5%
2 bedrooms, 2 baths	\$1,199	\$1,248	\$1,324	10.4%
3 bedrooms, 2 baths	\$1,296	\$1,354	\$1,395	7.6%
Overall Average	\$1,022	\$1,056	\$1,147	12.2%
¹ Rental rate for studio units not available in report				
Source: RealFacts, Annual Rental Trend Report, June 2014				

Households spending more than 30 percent of their income on housing costs (including rent and utilities) are considered to be experiencing overpayment. According to the 2012 American Community Survey, 61.3 percent of renter households in Antioch spent 30 percent or more of their household income on rent, and 32.1 percent spent 50 percent or more of their household income on rent, which indicates a severe housing cost burden. Given that these percentages do not take into consideration other housing costs, such as utilities, the true percentage of renters experiencing overpayment is likely even higher. Table 2-28 shows the number of renter households by percentage of household income spent on rent in 2012.



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Table 2-28
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME, 2012¹

Percent of Household Income	Number of Households	Percent of Households ²
Less than 10 percent	170	1.5%
10.0 to 14.9 percent	518	4.5%
15.0 to 19.9 percent	895	7.7%
20.0 to 24.9 percent	1,193	10.3%
25.0 to 29.9 percent	1,249	10.8%
30.0 to 34.9 percent	1,112	9.6%
35.0 to 39.9 percent	891	7.7%
40.0 to 49.9 percent	1,381	11.9%
50.0 percent or more	3,727	32.1%
Not computed	471	4.1%
Total	11,607	100%
¹ Estimates from the American Community Survey		
² May not equal 100% due to rounding		
Source: U.S. Census Bureau, 2008-2012 American Community Survey		

e. Rental Affordability

As of 2014, the average 1 bedroom, 1 bath rental apartment was not affordable for Extremely Low-Income and some Very-Low Income households. This indicates the need for affordable housing options for households in these income categories. The average rents for 1-bedroom to 3-bedroom units were affordable to Moderate-, and Above Moderate-Income households.



3. HOUSING NEEDS ASSESSMENT

3. HOUSING NEEDS ASSESSMENT

The following analysis evaluates the housing needs of various segments of the population. Several factors, including demographic, economic and housing characteristics, influence the demand and availability of housing. Understanding these factors is essential for developing programs and policies that can address identified housing needs according to income, tenure and special needs groups.

The four major housing need categories discussed in this section are:

- Housing need resulting from population growth and demolition of existing housing stock
- Housing need resulting from overcrowding
- Housing need resulting from overpayment
- Housing needs of "special needs groups" such as elderly persons, large households, female-headed households, persons with disabilities, persons who are homeless and farm workers

Primary data sources utilized in this analysis include the 2010 U.S. Census, the federal Department of Housing and Urban Development (HUD) and the Association of Bay Area Governments (ABAG). These data sources are the most reliable for assessing existing conditions and provide a basis for consistent comparison with historical data and for making forecasts. This section also includes data from the 2006-2010 and 2008-2012 American Community Surveys (ACS), which provides an opportunity to utilize information no longer collected by the decennial censuses. Although not as statistically accurate as the decennial census, the ACS provides estimates to illustrate trends and changes in the community.

A. REGIONAL HOUSING NEEDS ASSESSMENT

California housing law requires regional planning agencies to identify existing and future housing needs every eight years. (Prior to this cycle of Housing Element updates, the length of the planning period was five years; since the passage of SB 375, the planning period has been adjusted to align with the preparation of regional transportation plans and Sustainable Communities Strategies). ABAG is the regional planning agency responsible for developing the Regional Housing Needs Allocation (RHNA) and identifying existing and growth needs for the nine county Bay Area. The "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for those households that might reasonably be expected to reside within the jurisdiction over the next eight years, particularly low-income households. This assumes the availability of a variety of housing accommodations appropriate to a range of needs. Under SB 375, the RHNA must also conform to ABAG's Sustainable Communities Strategy, which establishes a development pattern coordinated with the regional transportation network in order to reduce greenhouse gas emissions.



3. HOUSING NEEDS ASSESSMENT

1. Existing Need

A variety of factors determine the type and amount of housing need in a community including population growth as well as variables such as age, household size, income level and special needs including disabilities. Foremost among these is the ability to pay for housing, which is the primary basis the RHNA uses to classify households.

a. Households Overpaying for Housing

Overpayment, or cost burden, is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in repayment problems, deferred maintenance, overcrowding or, in the worst case, homelessness.

The impact of high housing costs is generally more apparent for Extremely-Low, Very-Low, and Low Income households, especially renter households.

According to estimates from the 2012 American Community Survey, approximately 47 percent of owner-occupied households and 61 percent of renter-occupied households in Antioch experienced overpayment. In general, overpayment disproportionately affected lower-income households. For households in Antioch earning less than \$50,000 per year, approximately 69 percent of owner-occupied households and 86 percent of renter-occupied households were cost burdened. Tables 3-1 and 3-2 summarize housing cost as a percentage of household income for owner-occupied and renter-occupied households.

Table 3-1
HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME FOR OWNERS, 2012¹

Household Income Range	Households	Percent of Total Households ²	≥30% of Household Income Spent on Housing Costs	
			Households	Percent of Households in Income Range
≤\$0	97	0.5%	--	--
\$1-19,999	1,307	6.4%	1,086	83.1%
\$20,000-\$34,999	1,772	8.7%	1,119	63.1%
\$35,000-\$49,999	1,790	8.8%	1,114	62.2%
\$50,000-\$74,999	3,864	19.1%	2,278	59.0%
≥\$75,000	11,434	56.4%	3,875	33.9%
Total	20,264	100%	9,472	46.7%
1 Estimates from the American Community Survey				
2 Percentages may not add up to 100% due to rounding				
Source: U.S. Census Bureau, 2008-2012 American Community Survey				



3. HOUSING NEEDS ASSESSMENT

Table 3-2
HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME FOR RENTERS, 2012¹

Household Income Range	Households	% of Total Households ²	≥30% of Household Income Spent on Housing Costs	
			Households	Percent of Households in Income Range
≤\$0	209	1.8%	--	--
\$1-19,999	2,820	24.3%	2,520	89.4%
\$20,000-\$34,999	2,131	18.4%	1,983	93.1%
\$35,000-\$49,999	1,844	15.9%	1,303	70.7%
\$50,000-\$74,999	1,998	17.2%	1,034	51.8%
≥\$75,000	2,343	20.2%	271	11.6%
No cash rent	262	2.3%	--	--
Total	11,607	100%	7,111	61.3%
¹ Estimates from the American Community Survey				
² Percentages may not add up to 100% due to rounding				
Source: U.S. Census Bureau, 2008-2012 American Community Survey				

b. Overcrowding

An overcrowded housing unit is defined by the U.S. Census Bureau as a housing unit occupied by more than one person per room (excluding bathrooms, kitchens, hallways and closet space). Units with more than 1.5 persons per room are considered to be severely crowded. Overcrowding can affect public facilities and services, reduce the quality of the physical environment and create conditions that contribute to deterioration, as well as negatively impact wellness and quality of life for inhabitants.

Table 3-3 summarizes number of persons per room in Antioch. The American Community Survey estimates that in 2012, 1,576 households in Antioch were overcrowded, accounting for 4.9 percent of all households. Of these, 251 were severely overcrowded. Overcrowding was more common in Antioch's renter-occupied households, with 9.2 percent overcrowded, while only 2.5 percent of owner-occupied households experienced overcrowding.



3. HOUSING NEEDS ASSESSMENT

Table 3-3
NUMBER OF PERSONS PER ROOM, 2012¹

Persons per Room	OWNER-OCCUPIED		Renter-Occupied		Total	
	Households	% of Total ²	Households	% of Total ³	Households	% of Total ⁴
≤0.5	14,094	69.6%	5,200	44.8%	19,294	60.5%
0.51 to 1.00	5,662	27.9%	5,339	46.0%	11,001	34.5%
1.01 to 1.50	438	2.2%	887	7.6%	1,325	4.2%
1.51 to 2.00	45	0.2%	161	1.4%	206	0.6%
>2.00	25	0.1%	20	0.2%	45	0.1%
Total Households	20,264	100.0%	11,607	100.0%	31,871	100%
¹ Estimates from the American Community Survey						
² Out of 20,264 total owner-occupied units						
³ Out of 11,607 total renter-occupied units						
⁴ Out of 31,871 total households; Percentages may not add up to 100% due to rounding						
Source: U.S. Census Bureau, 2008-2012 American Community Survey						

2. 2014-2022 Growth Needs

A local jurisdiction's "fair share" of regional housing need is the number of additional housing units needed to accommodate the forecasted growth in the number of households, to replace expected demolitions and conversion of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The methodology used to calculate the RHNA includes consideration of past RHNA performance; the type, number and location of jobs in the jurisdiction; and transit availability. The allocation is divided into four income categories: Very-Low (≤50 percent of area median income), Low (51-80 percent of AMI), Moderate (81-120 percent of AMI), and Above-Moderate (greater than 120 percent of AMI). The allocation is further adjusted to reflect existing income levels to promote more equitable distribution of lower-income households throughout the region. Table 3-4 shows the Regional Housing Needs Allocation for the City of Antioch.

Table 3-4
REGIONAL HOUSING NEEDS ALLOCATION, 2014-2022

	Very-Low Income (≤50%of AMI)	Low Income (51-80%of AMI)	Moderate Income (81-120%of AMI)	Above-Moderate Income (> 120%of AMI)	Total Allocation
Housing Units	349	205	214	680	1,448
Source: Regional Housing Needs Allocation, ABAG 2013					



3. HOUSING NEEDS ASSESSMENT

In addition, the Department of Housing and Community Development (HCD) also asks jurisdictions to consider "Extremely-Low" income households, which are those earning 30 percent or less of AMI. While a precise allocation number is not specified in the RHNA for this group, it is often estimated that half of Very-Low income households qualify as Extremely-Low income. Using this metric, there is a need for approximately 175 additional housing units for Extremely-Low income households in Antioch.

B. SPECIAL NEEDS GROUPS

Certain segments of the population have more difficulty in finding decent, affordable housing due to special needs. This section identifies the needs for elderly persons, large households, female-headed households, persons with disabilities, homeless persons and farmworkers.

In addition to the data from the 2010 U.S. Census and the 2008-2012 American Community Survey, this section uses data from the 2010 Comprehensive Housing Affordability Strategy (CHAS) published by HUD. The CHAS data is based on the 2006-2010 American Community Survey data files and mostly comprises of a variety of housing need variables split by HUD-defined income limits and HUD-specified housing types.

1. Elderly Persons

Elderly persons are considered a special needs group because they are likely to have fixed incomes and may require specially designed units to live independently. Elderly persons often have special needs related to housing location and construction. Because of limited mobility, elderly persons typically need access to public facilities (i.e., medical and shopping) and public transit. In terms of housing construction, elderly persons may need ramps, handrails, elevators, lower cabinets and counters, and special security devices to allow for greater self-protection.

Antioch has 43 licensed Residential Care Facilities for the Elderly (RCFE), which are defined by the State of California as facilities providing living assistance to persons 60 years of age and older and to persons under 60 with compatible needs. Table 3-5 lists RCFEs in Antioch.



3. HOUSING NEEDS ASSESSMENT

Table 3-5
RESIDENTIAL CARE FACILITIES FOR THE ELDERLY IN ANTIOCH

Name	Address
A and D Residential Care	5108 Deerspring Way
Antioch Care Home	1403 Prewett Ranch Drive
Brenda's Love for Seniors and Activities	3106 Tabora Drive
Care's R Us	3105 S Francisco Way
Charm Homes	5008 Deerspring Court
Chateau Judsonville	5220 Judsonville Drive
Cobblestone Care Home	228 Cobblestone Drive
The Commons at Dallas Ranch	4751 Dallas Ranch Road
Compassionate Care Senior Home	1823 Mt. Goethe Court
Country Place Assisted Living	1715 Olive Lane
Cypress Meadows	3950 Lone Tree Way
Deer Valley Manor	5041 Moccasin Way
Diamond Heart Home Care	4919 Ridgeview Drive
Floran Antioch Care Home	1921 Blue Mountain Court
Floran White Dove No. 4	4580 Temescal Court
Friendship Home	1907 Cavallo Road
Grace Manor	3744 Pintail Drive
Heavenly Care, LLC	2700 Lotus Court
Hillcrest Manor Board & Care	5135 Domengine Way
Immaculate Heart Residential Care	2030 Tioga Pass Way
Island Angel Care Home for the Elderly	5227 Steven S. Stroud Drive
Lake Alhambra Center	825 East 18 th Street
Laylor Care Home for the Elderly	5168 Judsonville Drive
Minerva's Place	2972 Palo Verde Way
Minerva Place IV	2933 El Paso Way
Mountain Ridge Senior Care	5187 Domengine Way
Quality Care Homes: For Seniors II	5214 Glenridge Way
The Residences – Antioch	5215 Hunsaker Court
Rose's Residential Care	2901 N. Francisco Way
Scienn Hail Home Care, Inc.	2652 Carson Way
Scienn Hail Home Care II	5035 Fernbank Way
Scienn Hail Home Care III	1840 Kern Mountain Way
Scienn Hail Home Care IV	2644 Carson Way
Sheila's Crystal Care Home II	2336 Forty Niner Court
Sheila's Crystal Care Home III	1649 Observation Court
Stanford Way Care Home	2448 Stanford Way
Supnet's Care Home	5240 Steven S. Stroud Drive
Supnet's Care Home	1680 Observation Way
Terrace View Assisted Living	2828 Terrace View Avenue
Tuscan Blue I Assisted Living	5366 Thunderbird Court
Tuscan Blue II Assisted Living	5405 Mojave Way
Villa Speranza	2216 Cordoba Way
Windrose Care Home	2308 Robles Drive

Source: California Department of Social Services, California Care Licensing Division, June 2014



3. HOUSING NEEDS ASSESSMENT

According to the 2010 U.S. Census, 8.8 percent of Antioch's residents were age 65 or older (see Table 2-3). As shown in Table 3-6, approximately 15.7 percent of Antioch's households had a householder aged 65 or older in 2010. Estimates from the American Community Survey indicate that this percentage increased very slightly to 15.9 percent of total households in 2012.

Table 3-6
HOUSEHOLDERS BY TENURE AND AGE, 2010 AND 2012

Householder Age	2010		2012 ¹	
	Number	% of Occupied Households ²	Number	% of Occupied Households ³
65-74 years	2,918	9.0%	3,041	9.5%
75+ years	2,157	6.7%	2,012	6.3%
Total	5,075	15.7%	5,053	15.9%
¹ Estimates from American Community Survey				
² Total occupied households = 32,252				
³ Total occupied households = 31,871; Percentages may not add up to total due to rounding				
Source: U.S. Census Bureau, 2010 SF 1 and 2008-2012 American Community Survey				

As indicated in Table 3-7, the 2012 American Community Survey estimated the median household income in Antioch for households with a householder age 65 or older was \$41,886. This was over \$20,000 less than the overall median household income for the City, reflecting the fact that many seniors live on fixed incomes. In the same year, the median household income in Contra Costa County for households with a householder age 65 or older was \$51,795.

Table 3-7
ELDERLY MEDIAN HOUSEHOLD INCOME, 2010 AND 2012¹

Householder Age	Antioch		Contra Costa County	
	2010 Median Income	2012 Median Income	2010 Median Income	2012 Median Income
65+ years	\$40,989	\$41,886	\$50,034	\$51,795
Total²	\$66,351	\$65,494	\$78,385	\$78,187
¹ Estimates from the American Community Survey				
² Overall median household income for all age groups				
Source: U.S. Census Bureau, 2006-2010 and 2008-2012 American Community Surveys				

The HUD median family income (MFI) for Contra Costa County was \$93,500 in 2012. Based on estimates from the 2012 American Community Survey shown in Table 3-8, 57.9 percent of elderly households earned less than \$50,000, falling largely within the Extremely Low- and Very Low-Income categories (0-30% MFI and 31-50% MFI, respectively). An additional 18 percent of elderly households earned \$50,000 to \$74,999, falling largely within the Low-Income category (51-80% of MFI). For this reason, it is critical that Antioch seniors have access to affordable housing options.



3. HOUSING NEEDS ASSESSMENT

Table 3-8
Elderly Household Income Distribution, 2012

Household Income	Householder Age 65+ years in 2012	
	Number	Percent ¹
<\$25,000	1,389	27.5%
\$25,000- \$34,999	754	14.9%
\$35,000- \$49,999	782	15.5%
\$50,000- \$74,999	911	18.0%
\$75,000- \$99,999	506	10.0%
\$100,000- \$149,999	406	8.0%
\$150,000- \$199,999	228	4.5%
>\$200,000	77	1.5%
Total	5,053	100%
¹ Percentages may not add up to 100% due to rounding		
Source: U.S. Census Bureau, 2008-2012 American Community Survey		

The U.S. Census Bureau provides information on the number of persons with disabilities of varying types and degrees. The types of disabilities included in the Census are:

- Sensory: Blindness, deafness or a severe vision or hearing impairment
- Physical: A condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting or carrying
- Mental: A physical, mental or emotional condition lasting six months or more that makes it difficult to learn, remember or concentrate
- Self-care: A physical, mental or emotional condition lasting six months or more that makes it difficult to dress, bathe or get around inside the home
- Go-outside-home: A physical, mental or emotional condition lasting six months or more that makes it difficult to go outside the home alone to shop or visit a doctor's office
- Employment: A physical, mental or emotional condition lasting six months or more that makes it difficult to work at a job or business

As shown in Table 3-9, the 2012 American Community Survey estimated that 17.5 percent of the elderly population aged 65 and older had one type of disability and an additional 22.4 percent had two or more types of disability. This calls attention to the need for accessible housing units and/or ADA modifications to the homes of the elderly that would allow them to "age in place."



3. HOUSING NEEDS ASSESSMENT

Table 3-9
POPULATION 65 AND OLDER WITH DISABILITIES, 2012¹

Disability Status	Total	% of People 65+2
With one type of disability	1,576	17.5%
With two or more types of disability	2,018	22.4%
Total with a Disability	3,594	39.8%
1 Estimates from the American Community Survey		
2 Total population 65+ years = 9,028; May not add up to total percentage due to rounding		
Source: U.S. Census Bureau, 2008-2012 American Community Survey		

Table 3-10 provides a summary of housing cost burden experienced by elderly households in Antioch. Housing costs are considered a burden if they cost more than 30 percent of the occupant household's income. Approximately 63 percent of elderly renter households and 29 percent of elderly owner households experienced housing cost burden in 2010. As with the general population, this is a more significant problem for lower-income elderly households.

Table 3-10
COST BURDEN BY TENURE- ELDERLY HOUSEHOLDS¹, 2010

	Renters	Owners
Elderly Households- Household Income ≤ 30% MFI	445	610
Cost Burden ² 31-50%	50	55
Cost Burden ² >50%	220	335
Elderly Households- Household Income 31- 50% MFI	325	720
Cost Burden ² 31-50%	100	70
Cost Burden ² >50%	120	145
Elderly Households- Household Income 51- 80% MFI	125	730
Cost Burden ² 31-50%	40	95
Cost Burden ² >50%	55	170
Elderly Households- Households Income 81-100% MFI	70	595
Cost Burden ² 31-50%	25	160
Cost Burden ² >50%	25	25
Elderly Households- Households Income ≥ 100% MFI	70	1,740
Cost Burden ² 31-50%	15	205
Cost Burden ² >50%	0	10
Total Elderly Households	1,035	4,395
Cost Burden ² 31-50%	230	585
Cost Burden ² >50%	420	685
1 Elderly households include elderly family households (2 persons, with either or both age 62 or over) and elderly non-family households.		
2 Percentage of household income spent on housing cost		
Source: 2010 HUD CHAS data based on the 2006-2010 American Community Survey		



3. HOUSING NEEDS ASSESSMENT

2. Large Households

State housing law defines large households as having five or more persons living within the same household. Large households are considered a special needs group because they require larger bedroom counts, and large units typically make up a smaller percentage of the affordable housing stock and/or the rental housing stock. As shown in Table 3-11, in 2012, estimates from the American Community Survey indicate that 17.3 percent of all households were large households. This is notably greater than the proportion of large households in Contra Costa County as a whole (11.6 percent), and indicates a need for housing units with four or more bedrooms.

Table 3-11
LARGE HOUSEHOLDS BY TENURE, 2012¹

Number of Persons in Unit	Owner-Occupied Households	Renter-Occupied Households	Total Households
Five	1,696	1,136	2,832
Six	993	579	1,572
Seven or more	587	513	1,100
Total	3,276	2,228	5,504
Percent of Total Households²	10.3%	7.0%	17.3%
1 Estimates from the American Community Survey			
2 Total Households = 31,871			
Source: U.S. Census Bureau, 2008-2012 American Community Survey			

According to 2010 CHAS data, 59.4 percent of owner-occupied large households and 64.9 percent of renter-occupied large households are burdened with housing costs greater than 30 percent of their household income. Overpayment in lower-income households is more predominant than it is in those with higher-incomes. This data indicates that there is a lack of affordable housing options in Antioch that can accommodate a household of five or more. Table 3-12 provides a summary of cost burden experienced by large households in the City of Antioch.



3. HOUSING NEEDS ASSESSMENT

Table 3-12
COST BURDEN BY TENURE - LARGE HOUSEHOLDS¹, 2010

	Renters	Owners
Large Households- Household Income ≤ 30% MFI	510	120
Cost Burden ² 31-50%	35	0
Cost Burden ² >50%	455	120
Large Households- Household Income 31- 50% MFI	295	300
Cost Burden ² 31-50%	205	35
Cost Burden ² >50%	60	250
Large Households- Household Income 51- 80% MFI	415	640
Cost Burden ² 31-50%	220	280
Cost Burden ² >50%	70	290
Large Households- Households Income 81-100% MFI	135	375
Cost Burden ² 31-50%	0	180
Cost Burden ² >50%	0	85
Large Households- Households Income ≥ 100% MFI	255	1,980
Cost Burden ² 31-50%	0	670
Cost Burden ² >50%	0	120
Total Large Households	1,610	3,415
Cost Burden ² 31-50%	460	1,165
Cost Burden ² >50%	585	865
¹ Large households are defined as households with 5 or more persons.		
² Percentage of household income spent on housing cost		
Source: 2010 HUD CHAS data based on the 2006-2010 American Community Survey		

3. Female-Headed Households

Female-headed households are a special needs group due to the comparatively low rates of homeownership, lower incomes and high poverty rates experienced by this group. In addition, such households with children are more likely to need childcare (which can be a significant expense) since the mother is often the sole source of income and the sole caregiver for children within the household.

According to estimates from the 2012 American Community Survey, there were 3,359 female-headed households with children and 2,062 female-headed households without children in Antioch. Female-headed households made up 10.7 percent of all owner-occupied households and 28.1 percent of all renter-occupied households, representing 17 percent of Antioch households overall. Table 3-13 shows the number of female-headed households by tenure in 2012.



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Table 3-13
FEMALE-HEADED HOUSEHOLDS BY TENURE, 2012¹

Householder Age	Owner-Occupied Households		Renter-Occupied Households		Total Households	
	Number	% of Owner-Occupied Households ²	Number	% of Renter-Occupied Households ³	Number	% of Total Households ⁴
Female householder, no husband present, with own children under 18 years	984	4.9%	2,375	20.5%	3,359	10.5%
Female householder, no husband present, without own children under 18 years	1,179	5.8%	883	7.6%	2,062	6.5%
Total	2,163	10.7%	3,258	28.1%	5,421	17.0%
¹ Estimates from the American Community Survey						
² Total owner-occupied households = 20,264						
³ Total renter-occupied households = 11,607						
⁴ Total households = 31,871						
Source: U.S. Census Bureau, 2008-2012 American Community Survey						

As shown in Table 3-14, the 2012 American Community Survey estimated that 1,603 of the female-headed households in Antioch were below the poverty level, accounting for 29.6 percent of the City's total female-headed households. Of those with children under the age of 18, 36.7 percent were below the poverty level. To address both the housing needs and the supportive service needs of low-income female-headed households, additional affordable housing units are needed that are in close proximity to child care facilities to allow single mothers to secure gainful employment outside of the home.

Table 3-14
POVERTY IN FEMALE-HEADED HOUSEHOLDS, 2012¹

Household Type	Below Poverty Level		At or Above Poverty Level	
	Number	% of Household Type ²	Number	% of Household Type ²
Female householder, no husband present, with own children under 18 years	1,232	36.7%	2,127	63.3%
Female householder, no husband present, without own children under 18 years	371	18.0%	1,691	82.0%
Total	1,603	29.6%	3,818	70.4%
¹ Estimates from the American Community Survey				
² Total female-headed households, no husband present, with own children under 18 years = 3,359; Total female-headed households, no husband present, without own children under 18 = 2,062; Total female-headed households = 5,421				
Source: U.S. Census Bureau, 2008-2012 American Community Survey				



3. HOUSING NEEDS ASSESSMENT

4. Persons with Disabilities

Access and affordability are the primary challenges in acquiring housing for persons with disabilities. Access, both within the home and to/from the home site, can be a critical challenge and often requires specially designed dwelling units. Additionally, housing locations near public facilities, community services, and public transit are important for this special needs group.

The U.S. Census Bureau provides information on the number of persons with disabilities of varying types and degrees. Table 3-15 shows the number of Antioch residents in 2012 with disabilities. According to estimates from the American Community Survey, 6.2 percent of Antioch residents reported having one type of disability and an additional 5.7 percent reported having two or more types of disability.

Table 3-15
PERSONS REPORTING DISABILITIES, 2012¹

Age Group	With One Type of Disability	% of Age Group ²	With Two or More Types of Disability	% of Age Group ²	Total with Disabilities	% of Age Group ²
Under 18 years	824	2.9%	422	1.5%	1,246	4.4%
18 to 64 years	3,971	6.1%	3,429	5.3%	7,400	11.4%
65 years and over	1,576	17.5%	2,018	22.4%	3,594	39.8%
Total	6,371	6.2%	5,869	5.7%	12,240	12.0%
¹ Estimates from the American Community Survey						
² Total under 18 population: 28,563; Total 18-64 population: 64,642; Total 65+ population: 9,028; Total population: 102,233						
Source: U.S. Census Bureau, 2008-2012 American Community Survey						

Table 3-16 shows the breakdown of disability types by age group. As described above, incidence of disability increases with age, and the tables below show the elderly population as having the highest percentage of disabilities relative to youth and working-age adults.

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3. HOUSING NEEDS ASSESSMENT

Table 3-16
DISABILITY CHARACTERISTICS, 2012¹

	Under 5 years		5 to 17 years		18 to 64 years		65+ years	
	Number	% of total under 5 population ²	Number	% of total 5-17 population ³	Number	% of total 18-64 population ⁴	Number	% of total 65+ population ⁵
Hearing difficulty	0	0.0%	89	0.4%	1,547	2.4%	1,249	13.8%
Vision difficulty	29	0.4%	239	1.1%	1,210	1.9%	497	5.5%
Cognitive difficulty	--	--	1,046	4.9%	2,802	4.3%	1,091	12.1%
Ambulatory difficulty	--	--	85	0.4%	3,968	6.1%	2,125	23.5%
Self-care difficulty	--	--	228	1.1%	1,185	1.8%	755	8.4%
Independent living difficulty	--	--	--	--	2,723	4.2%	1,753	19.4%
Total	29	0.4%	1,217	5.7%	7,400	11.4%	3,594	39.8%
¹ Estimates from the American Community Survey								
² Total population under 5 years = 7,350								
³ Total population aged 5 to 17 years = 21,213								
⁴ Total population aged 18 to 64 years = 64,642								
⁵ Total population aged 65 or older = 9,028								
Source: U.S. Census Bureau, 2008-2012 American Community Survey								

For those of working age, disabilities can also restrict the type of work performed and income earned. In fact, as Table 3-17 shows, estimates from the 2012 American Community Survey indicate that 56.9 percent of individuals with disabilities between the ages of 18 and 64 were not in the labor force and an additional 11.6 percent were unemployed (i.e., looking for work). This high rate of joblessness can make it difficult for persons with disabilities to find affordable housing.

Table 3-17
EMPLOYMENT STATUS OF POPULATION WITH A DISABILITY, 18 TO 64 YEAR OLDS, 2012¹

	Number	Percent
Employed	2,329	31.5%
Unemployed	861	11.6%
Not in Labor Force	4,210	56.9%
Total Population with a Disability, 18-64 Year Olds	7,400	100.0%
¹ Estimates from the American Community Survey		
Source: U.S. Census Bureau, 2008-2012 American Community Survey		



3. HOUSING NEEDS ASSESSMENT

a. Developmentally Disabled Persons

According to Section 4512 of the California Welfare and Institutions Code, a "developmental disability" is a disability that originates before an individual reaches adulthood (18 years old), continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes intellectual disabilities (characterized by significantly sub-average general intellectual functioning), cerebral palsy, epilepsy, and autism. This term also includes disabling conditions that are closely related to other intellectual disabilities or that require treatment (i.e., care and management) similar to that required by individuals with intellectual disabilities, however it does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) supports approximately 216,000 children and adults with developmental disabilities and 29,000 infants at risk of developmental delay or disability throughout the state. Services are provided through state-operated developmental centers and community facilities, as well as through contracts with 21 non-profit agencies called regional centers. The regional center is a private, non-profit community agency that contracts with local business to offer a wide range of services to individuals with developmental disabilities and their families. The Regional Center of the East Bay, with offices in Concord and San Leandro, provides services to individuals with developmental disabilities in Contra Costa and Alameda counties.

Table 3-18 summarizes the number of persons with development disabilities in Antioch and their place of residence in 2014. The majority of the people with developmental disabilities resided with a parent, other family member or guardian.

Table 3-18
PERSONS WITH DISABILITIES BY ZIP CODE AND RESIDENCE TYPE, 2014

Zip Code	Home of Parent/Family/Guardian	Independent/Supported Living ¹	Community Care Facility	Intermediate Care Facility	Foster/Family Home	Other ¹	Total ²
94509	430	64	71	50	15	<10 ¹	>630
94531	252	<10	91	12	16	<10 ¹	>371
Total	682	>64	162	62	31	>0	>1001

¹ To protect privacy, exact numbers are not available for quantities below 10.
² Totals that include inequalities reflect the lower bound of the possible total. It is likely that these figures are higher.
Source: California Department of Developmental Services, March 2014



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Due to improvements in health care prevention, treatment, and maintenance, people with developmental disabilities are expected to live much longer than in the recent past. Table 3-19 shows the number of children and adults who have developmental disabilities in Antioch as of March 2014.

Table 3-19
PERSONS WITH DISABILITIES BY ZIP CODE AND AGE GROUP, 2014

Zip Code	0-17 years	18+ years	Total
94509	235	397	632
94531	163	214	377
Total	398	611	1,009

Source: California Department of Developmental Services, March 2014

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in all, new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

5. Homeless Population

The Contra Costa Inter-Jurisdictional Council on Homelessness (CCICH) provides a forum for communication about the implementation of Contra Costa County's Ten Year Plan to End Homelessness and advice and input on the operations of homeless services, program operations, and program development efforts in Contra Costa County. The CCICH Executive Committee is an Advisory Committee to the Contra Costa Board of Supervisors on issues relating to homelessness.

According to 2013 Homeless Count results and outreach data, the CCICH estimates that there are 2,448 sheltered homeless persons and 1,350 unsheltered homeless persons in Contra Costa County. Nearly 19 percent, or 245 unsheltered homeless persons, live in Antioch, which is more than any other city in Contra Costa County. (For comparison, Concord has 223 unsheltered homeless persons and Richmond has 142.)

The Contra Costa Crisis Center's 211 Database lists three emergency shelters in Antioch and its immediate vicinity:

- **FERST Multi-Service Center (Don Brown Shelter) – East County – Anka Behavioral Health:** (Antioch) Provides a variety of homeless specific support services on a



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drop-in basis to homeless individuals, mentally ill individuals and families. Services include case management, food, showers, limited clothing, and information and referrals to substance abuse treatment, employment training, housing counseling, transportation and health-care; Runs a 20-bed homeless shelter for severely mentally ill

- **Love-a-Child Missions:** (Bay Point) Provides shelter and substance abuse recovery services for homeless women and their children (boys aged 0-10 and girls aged 0-18)
- **Shepard's Gate – Brentwood:** (Brentwood) Provides a long term progressive program for single women or mothers with children; Program is Christian oriented (nondenominational); Offers counseling referrals and spiritual guidance

Additionally, the database lists a number of soup kitchens, meal programs, and food pantries that serve the City's homeless population and low income households:

- **Antioch Ministerial Fellowship (AMF Food Closet):** Provides emergency food pantry for anyone in need; Antioch residents only
- **Community Produce Program (multiple locations):** Provides fresh produce to qualifying households that are in need of food assistance
- **Golden Hills Mission Outreach Center:** Provides a hot meal preceded by religious service
- **Grace Bible Fellowship Church:** Food pantry and clothing
- **Jubilee Christian Center:** Food pantry
- **Kings Chapel:** Food pantry
- **Light Ministries (Bread of Life):** Provides a free meal for anyone that comes in during meal hours
- **The Salvation Army – Antioch Corps:** Food pantry
- **Senior Food Program – Antioch:** Provides groceries to low-income Antioch residents, age 55+
- **St. Vincent de Paul – Holy Rosary Church:** Food pantry
- **Visions Christian Center:** Food pantry

The 2010-15 Contra Costa County (CCC) HOME Consortium Consolidated Plan, adopted by the Antioch City Council in May 2010, incorporates the goals of the CCC Homeless Continuum of Care's "Ending Homelessness in Ten Years: A County-Wide Plan for the Communities of Contra Costa County" (Ten-Year Plan). The Consolidated Plan reiterated the five priorities of the 10 Year Homeless plan, and adopted those five priorities as objectives, as well as adopting the proposed actions as strategies. These objectives are:



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- Help homeless people (re)gain housing as soon as possible
- Provide integrated, wraparound services to facilitate long-term residential stability
- Help people to access employment that pays a "housing wage"
- Conduct outreach to link chronically homeless people with housing, treatment and services
- Prevent homelessness from occurring in the first place

The housing strategies address these objectives and the needs of the homeless population. The City of Antioch has prioritized the use of its limited housing resources to support permanent affordable housing as well as "interim housing." Interim housing also connects the participant to an array of financial and housing resources to achieve permanent placement.

The City has also amended its Zoning Ordinance to create a new Emergency Shelter Overlay District in which shelters can be established "by right" if they meet specific operational requirements. The Council action on June 10, 2014 applies to more than 16 acres where shelters could be developed to meet all of the current identified need.

6. Farm Workers

Farm workers are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. In 2012, the American Community Survey estimated that approximately 231 persons, comprising 0.5 percent of Antioch's labor force, were employed in agriculture (see Table 2-6). Because the Census and ACS report the number of employees by industry rather than by occupation, the actual number of residents who were working as farmers and farm managers involved in active agricultural production and harvest is, in fact, likely to be only a small percentage of this number.

While there is some commercial agricultural activity in eastern Contra Costa County (specifically in and around Brentwood), farming is not a dominant land use or economic activity in the city of Antioch. In 2003, the General Plan identified about 1,300 acres of agricultural land and some 8,800 acres of current or former grazing land within Antioch's Sphere of Influence. All of the agricultural land within the City is planned for development or open space conservation, and the allocation of housing need generated by the unincorporated portions of the SOI is assigned to the County.¹ Therefore, farm worker housing is not identified as a critical housing need in Antioch.

¹ Association of Bay Area Governments, 2014-2022 Regional Housing Need Allocation (RHNA) Methodology Technical Documentation, p. 1.



3. HOUSING NEEDS ASSESSMENT

C. EXTREMELY LOW-INCOME HOUSEHOLDS

Though not a State-defined special needs group, Extremely-Low Income households have specific needs based on their low income in comparison to housing costs. Extremely Low-Income households are defined as households earning 30 percent or less of the area median family income (MFI). In accordance with Chapter 891, Statutes of 2006 (AB 2634), cities must quantify the existing and projected Extremely Low-Income households and analyze their needs, even though this cohort is not specifically quantified in the RHNA. In 2010, 4,595 households in the City were Extremely Low-Income households, which is 14.8 percent of total households.

Table 3-20 summarizes the Extremely Low-Income households with housing problems. Approximately 74.2 percent of Extremely Low-Income households experience overpayment, 7.3 percent are overcrowded and 2 percent lack complete plumbing and/or kitchens.

Table 3-20
EXTREMELY-LOW INCOME HOUSEHOLDS WITH HOUSING PROBLEMS, 2010

Housing Problem	Renters		Owners		TOTAL	
	Households	% ¹	Households	% ¹	HOUSEHOLDS	% ¹
Household Income ≤30% MFI	3,335	100%	1,260	100%	4,595	100%
Lacks complete plumbing and/or kitchen	90	2.7%	4	0.3%	94	2.0%
> 1 person per room	305	9.1%	30	2.4%	335	7.3%
Cost burden ² >30%	2,450	73.5%	960	76.2%	3,410	74.2%
¹ Percent of total households with a household income that is less than or equal to 30% of the area median family income (MFI)						
² "Cost burden" is the percentage of household income spent on housing costs.						
Source: 2010 HUD CHAS data based on the 2006-2010 American Community Survey						

Housing types to accommodate the needs of Extremely Low-Income households typically include (but are not limited to) transitional and supportive housing, single-room occupancy units (SROs), multi-family rental housing, factory-built housing, workforce housing and mobile homes. Additionally, specific housing solutions such as deeper income targeting for subsidies or vouchers may be required to support the housing needs of this vulnerable special-needs group.



4. RESOURCES AND CONSTRAINTS

4. RESOURCES AND CONSTRAINTS

Actual or potential constraints can affect the development of new housing or the maintenance or preservation of existing units for all income levels. Governmental and non-governmental constraints in Antioch are similar to those found in other Bay area jurisdictions and are discussed below.

A. GOVERNMENTAL CONSTRAINTS

Governmental constraints can limit the supply and increase the cost of housing, making 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, and processing and permit procedures. The City has limited influence over 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.

1. Land Use Controls

Land use controls take a number of forms that affect the development of residential units. These controls include General Plan policies, zoning designations (and the resulting use restrictions, development standards and permit processing requirements), development fees and local growth management programs.

a. General Plan

Each city and county 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. The Antioch General Plan identifies five residential land use designations, as shown in Table 4-1. In addition, there are also some mixed use designations such as Transit Oriented Development and certain Planned Development Districts that allow residential uses as well.



4. RESOURCES AND CONSTRAINTS

Table 4-1
GENERAL PLAN - RESIDENTIAL LAND USE CATEGORIES

Designation	Description	Acreage	Density Range
Estate Residential	Primarily single-family detached units	748	1-2 du/ac
Low Density Residential	Primarily single-family detached units	1,644	4 du/ac maximum
Medium Low Density Residential	Single-family detached; Small lot single-family detached; Duplex	5,024	6 du/ac maximum
Medium Density Residential	Single-family detached; Small lot single-family detached; Multifamily attached; Mobile Homes; Townhouses; Garden Apartments	220	10 du/ac maximum
High Density Residential	Multifamily attached; Group residential; Residential Care Facilities	314	Up to 35 du/ac; Density bonus for senior housing projects
¹ Floor Area Ratio (FAR) represents the ratio between allowable building floor area on a site and the size of the site.			
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 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 City in 2003 by consensus with local government representatives, builders, planners and advocates. For metropolitan jurisdictions such as Antioch, a minimum density of 30 units per acre 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 acre are now allowed in areas designated high density residential. This change made it possible for the Council to also establish a new high density residential district as discussed below.

b. Zoning Code

The Zoning Code is the primary tool for implementing the General Plan. It is designed to protect and promote public health, safety and welfare.

Table 4-2 summarizes the primary uses in each residential zone within Antioch. Single-family residential zones include: RE, RR, R-4, R-6, R-10, R-20, R-25, R-35, MCR, and RTR-



4. RESOURCES AND CONSTRAINTS

10. Single-family dwelling units are permitted by right in all of the single-family residential zones, except for R-10 and MCR where a use permit is required. However, in R-20, R-25 and R-35, only existing or replacement of existing single-family dwellings are permitted. The multifamily residential zones are R-10, R-20, R-25, R-35, MCR, and RTR-20. Multifamily dwellings are subject to a use permit in the R-10, R-20, MCR and RTR-20 zones. In addition to creating a new R-35 Residential District with housing up to 35 units per acre subject to a use permit, the Council also established a new R-25 zone in which multi-family development with a density that meets but does not exceed 20 units per acre is permitted by right. A use permit is required if density exceeds 20 units per acre. 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 (Government Code Section 65915). Because they are permitted by right and do not require zoning approval or review under the California Environmental Quality Act, 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.

Table 4-2
PRIMARY USES – RESIDENTIAL ZONES

Zone	Single-Family	Multiple-family	Two-Family (Duplex)	Residential Care Facility
RE – Rural Estate Residential District	P	--	--	--
RR – Rural Residential District	P	--	--	--
R-4 – Single-Family Low-Density Residential District	P	--	--	--
R-6 – Single-Family Low-Density Residential District	P	--	--	--
R-10 – Medium Density Residential District	U	U	P	U
R-20 – Medium Density Residential District	P ¹	U	P	U
R-25 – High Density Residential District	P ¹	P, U ²	P	U
R-35 – High Density Residential District	P ¹	P, U ²	P	U
MCR – Mixed Commercial/Residential District	U	U	U	U
RTR-10 – Rivertown Low Medium Density Residential	P	--	--	U
RTR-20 – Rivertown High Density Residential	--	U	--	U
P=Permitted by Right U= Use Permit Required				
¹ Single-family dwellings existing prior to the effective date of the Zoning Code or Amendment to the Zoning 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.				
² Up to 20 units/acre permitted by right subject to compliance with all other applicable standards				
Source: City of Antioch, Zoning Code, 2014				



4. RESOURCES AND CONSTRAINTS

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. These residential zones are as follows:

Planned Development District (P-D)

This is a floating district that can be established on parcels containing at least 3 acres or smaller acres covered by a Specific Plan in order to provide 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. This district is intended to enable and encourage flexibility in the design and development of land so as to promote its most appropriate use.

Hillside Planned Development District (HPD)

This is an overlay district applicable to hillside areas where slopes of 10% or more predominate that 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 by promoting 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 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.



4. RESOURCES AND CONSTRAINTS

Table 4-3
RESIDENTIAL DEVELOPMENT STANDARDS

Zone	Maximum Height (ft.) ¹	Minimum Building Site (ft²)	Minimum Lot Width (ft.)	Maximum Lot Coverage	Minimum Density Required ²	Maximum Density Allowed ³	Front Yard Minimum	Minimum Side Yard Required (ft.) ⁴	Minimum Rear Yard Required (ft.)
RE	<i>To be determined by City Council through planned development process</i>								
RR	<i>To be determined by City Council through planned development process</i>								
R-4	35	6,000	65	40%	n/a	4 du/acre	*	5	20
R-6	35	6,000	65	40%	n/a	6 du/acre	*	5	20
R-10	45	6,000	65	40%	n/a	10 du/acre	*	5	10
R-20	45	20,000	70	40%	n/a	20 du/acre	*	5	10
R-25	45	20,000	70	50%	20 du/acre	25 du/acre	*	5	10
R-35	45	20,000	70	50%	30 du/acre	35 du/acre	*	5	10
PD	<i>To be determined by City Council through planned development process</i>								
HPD	<i>To be determined by City Council through planned development process</i>								
MCR	45	6,500	65	50%	n/a	20 du/acre	*	5	10
RTR-10	45	3,500	45	50%	n/a	12	15	10	15
RTR-20	45	20,000	100	50%	n/a	20	15	10	10
TOD	<i>To be determined by City Council through planned development process</i>								

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 the specified height limitation are detailed in the Zoning Ordinance.

¹ In units per gross developable acre

² In units per gross developable acre; See Zoning Ordinance for definition of maximum developable gross acreage

³ 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 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:

- 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 sideyard setback with landscaping
- Local street: Minimum 20 foot front yard setback with 20 foot of landscaping and 10 foot street sideyard 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, 2014



4. RESOURCES AND CONSTRAINTS

c. Parking Requirements

Table 4-4 summarizes the City's current parking requirements. 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 the recent zoning update found 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 to clarify the procedure. The 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 a half mile of a major transit stop or incorporating transportation demand management measures, projects on infill sites, historic structures as described below.

Table 4-4
RESIDENTIAL PARKING REQUIREMENTS

Use Classification	Required Parking Spaces
Single-family residential (attached)	2 spaces per unit, one of which must be covered, plus 1 space per 5 units for guest parking
Single-family residential (detached)	2 spaces per unit in a garage, plus one guest parking space on the street within close proximity to the unit served
Multi-family residential	1.5 spaces per unit up to 2 bedrooms; one space to be covered; 2 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)	0.75 covered space per unit, plus guest parking as determined during project review
Convalescent facilities	1 space per 2 residents
<i>Source: City of Antioch, Zoning Code, 2014</i>	

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 one-half mile of a major transit stop.



4. RESOURCES AND CONSTRAINTS

- 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.

d. Planned Development (PD) District

Although not specifically intended to encourage housing production, by allowing for flexibility in the design and development of land so as to promote its most appropriate use, the PD approach can be used to produce residential development that is a better fit with surrounding development, allows for more economical provision 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, therefore, respond to 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 PD District is three contiguous acres of land except for areas covered by a Specific Plan.

e. Affordable Housing Incentives and Density Bonus

The City of Antioch has adopted a density bonus ordinance and developer incentives for affordable housing that implement and clarify the requirements of the State Density Bonus Law. As noted below, Antioch has also established a Senior Housing Overlay District providing additional incentives especially for projects that will accommodate lower-income seniors. As required by State law, Antioch's basic density bonus program (Article 35 of the Zoning Ordinance) grants an increase of 5 to 35 percent over the otherwise maximum allowable residential density under the General Plan and Zoning Code, depending on the level of affordability, the percentage of units that are affordable, and the inclusion of child care facilities in the development project. In addition to a density bonus, pursuant to State law, projects are also eligible to receive up to three 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.

f. Second Dwelling Units

Second dwelling units 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. Second dwelling units are permitted subject to ministerial staff-level



4. RESOURCES AND CONSTRAINTS

approval in any district where the single family residential use is allowed provided certain size, setback and design conditions are met. There shall be no more than one second unit per legal parcel. Per Section 9-5.3805 of the Zoning Ordinance, requirements for second units in all zones include the following:

- The second unit must be architecturally compatible with the main unit, development of the second unit will maintain the appearance of a single-family residence, and will not change the apparent density of the area.
- The total floor area of the second unit shall not exceed 700 square feet.
- There shall be no subdivision of land separating the units, and neither may be sold independent of the other.
- Second units shall meet the height requirements of the zoning district in which they are located.
- When a second unit is constructed, the maximum total lot coverage, including the second unit, may not exceed 60 percent.
- The rear yard setback requirement is reduced to 10 feet for the second unit, provided that useable outdoor yard areas are provided to both units.
- The additional dwelling is to be provided with one off-street parking space in addition to the parking required for the main unit.

These standards are in compliance with Government Code Section 65852, and are not a constraint to the development of second dwelling units. These standards ensure that public services and traffic flows will not be impacted due to the development of second units.

g. Senior Housing

The City has established a Senior Housing Overlay (SH) District, which allows higher densities and more flexible design standards, reflecting the needs of the elderly population and providing more affordable units to the growing number of senior citizens that live on a small fixed income. A developer agreeing to construct a senior housing development is granted an increase of 20 percent over the otherwise maximum allowable residential density and an additional incentive or financially equivalent incentive. 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. Applications for senior housing projects are reviewed by the Community Development Department and require a use permit and design review approval. Each rezoning and use permit application is reviewed by the Planning Commission, with final approval by the City Council.

Senior group housing is allowed in all residential zones. Since elderly persons require different dwelling characteristics, developments for seniors require a use permit. Project proposals are evaluated for their design and compatibility with the surroundings.



4. RESOURCES AND CONSTRAINTS

h. Emergency Shelters, Transitional/Supportive Housing, and Single-Room Occupancy (SRO) Units

State law (SB 2) requires that cities identify sites that are adequately zoned for emergency shelters and transitional and supportive housing. Cities must not unduly discourage or deter these uses.

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. This provision was enacted to allow the City to accommodate additional facilities to meet the existing and projected need. At present, there is only one emergency housing facility with the City. The FERST Multi-Service Center (Don Brown Shelter) - East County Shelter – Anka Behavioral Health has 20 beds for the severely mentally ill. The shelter also provides housing counseling and other support services.

Additionally, the City of Antioch Zoning Code 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.

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. Single Room Occupancy (SRO) units are a type of group housing that is typically found in residential hotels or similar buildings that offer sleeping rooms with or without separate kitchen or bathroom facilities for each unit without a limit on the length of stay.

i. Adequate Sites for Emergency Shelters/Transitional Housing/ Supportive Housing

The Emergency Overlay District includes a total of 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 easily accommodate both the 124 emergency shelter beds that the City needs to meet the State requirement as well as 100 units of transitional housing and associated services.



4. RESOURCES AND CONSTRAINTS

The recent amendment to the Zoning Code 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

ii. 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 recent zoning update 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 in the Rivertown High Density Residential and Transit-Oriented Residential Districts subject to compliance with these requirements and other limitations applicable to the site and development type.

i. Housing for Persons with Disabilities

The U.S. Census Bureau defines persons with disabilities as those with a long-lasting physical, mental or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside, be home alone or go to work at a job or business.

i. Reasonable Accommodation Procedures

As a matter of state law (SB 520), cities 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



4. RESOURCES AND CONSTRAINTS

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 Code details the formal process for requesting reasonable accommodation.

ii. Zoning and Other Land Use Designations

The following are methods by which the City 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, H, RTR-10, and RTR-20, 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 multifamily 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 multifamily 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.



4. RESOURCES AND CONSTRAINTS

- 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.

j. 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. They may increase the cost of housing construction or maintenance. The City has adopted the 2013 California Building Code. The California Building Code has established construction standards for all residential buildings, which provide minimum standards necessary to protect the health, safety and welfare of Antioch's residents.

The City 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.

i. 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.

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.



4. RESOURCES AND CONSTRAINTS

- 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 Commission may require the street plan be considered in its relation to the probability of grade separation.

k. 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 and are 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.

Building permit, permit plan check and inspection services are provided by the City of Antioch's Building Division. Table 4-5 outlines the various fees charged by the City for new development and compares those fees to the fees charged by the cities of Oakley and Brentwood. Table 4-6 illustrates the total typical development fees for single-family and multi-family applications.

Table 4-5
COMPARATIVE DEVELOPMENT FEE SUMMARY

Fee Charges	Antioch	Oakley	Brentwood
Environmental			
Environmental Impact Assessment/ Initial Study	Developer pays full consultant cost plus 35% of contract to City for administration	Staff time and filing fees	Consultant Cost + 25% for City administration
EIR Processing	Developer pays full consultant cost plus 35% of contract to City for administration	Staff time and filing fees	Consultant Cost + 25% for City administration
Planning			
General Plan Amendment	\$2,000 deposit	<ul style="list-style-type: none"> • Preliminary Review: \$1,740 • Completion of Review (in house): \$9,699 deposit • Completion of Review (consultant): Contract + 25% 	\$5,800 deposit
Zone Change	\$2,000 deposit	\$7,254 deposit	\$4,900 deposit



4. RESOURCES AND CONSTRAINTS

Table 4-5
COMPARATIVE DEVELOPMENT FEE SUMMARY

Fee Charges	Antioch		Oakley	Brentwood	
Tentative Tract Map	• 1-4 Lots: \$7,500 deposit • 5 + Lots: \$25,000		•Minor subdivisions: \$5,237 deposit •Major subdivisions: \$11,938 deposit	•\$6,000 deposit •Tentative Parcel Map Waiver: \$2,478	
Planned Development / Design Review	\$2,000 deposit		• Color/façade changes: \$137 • All others: \$1,225	•Residential (<5 units): \$500/unit deposit, up to \$2,000 •Residential (5+ units): \$6,600 deposit	
Conditional Use Permits	\$2,000 deposit		\$3,807 deposit	\$500/unit deposit up to \$2,000	
Variances	\$500 deposit		\$2,856 deposit	\$1,700 deposit	
Building					
Building Permit	\$1 to \$2,000	\$78.84	Information not available	\$0.00 to \$500.00	\$78.57
				\$500.00 to \$2,000.00	\$78.57 + \$4.29 per \$100
	\$2,001 to \$25,000	\$78.84 for the first \$2,000 + \$15.12 for each additional \$1,000 or fraction thereof, up to and including \$25,000	Information not available	\$2,000.00 to \$25,000.00	\$142.93 + \$19.35 per \$1,000
	\$25,001 to \$50,000	\$422.55 for the first \$25,000 + \$10.91 for each additional \$1,000 or fraction thereof, up to and including \$50,000	Information not available	\$25,000.00 to \$50,000.00	\$588.05 + \$13.99 per \$1,000
	\$50,001 to \$100,000	\$695.25 for the first \$50,000 + \$7.56 for each additional \$1,000 or fraction thereof, up to and including \$100,000	Information not available	\$50,000.00 to \$100,000.00	\$937.75 + \$9.70 per \$1,000
	\$100,001 to \$500,000	\$1,073.25 for the first \$100,000 + \$6.05 for each additional \$1,000 or fraction thereof, up to and including \$500,000	Information not available	\$100,000.00 to \$500,000.00	\$1,422.63 + \$7.54 per \$1,000



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Table 4-5
COMPARATIVE DEVELOPMENT FEE SUMMARY

Fee Charges	Antioch		Oakley	Brentwood	
		\$500,000			
	\$500,001 to \$1,000,000	\$3,492.45 for the first \$500,000 + \$5.13 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000	Information not available	\$500,000.00 to \$1,000,000.00	\$4,437.32 + \$6.31 per \$1,000
	\$1,000,001 and up	\$6,057.45 for the first \$1,000,000 + \$3.40 for each additional \$1,000 or fraction thereof	Information not available	\$1,000,000.00 to \$99,999,999.00	\$7,595.04 + \$4.21 per \$1,000
Plan Check %	65% of Building Permit Fee		Information not available	<ul style="list-style-type: none">• <u>Standard Plan Check</u>: 65% of Permit Fee• <u>Master Plan Check</u>:<ul style="list-style-type: none">◦ Single Family: 50% of permit fee (no initial plan check)◦ Multi Family: 25% of permit fee + Initial Plan Check	
Electrical	\$0.06/sq. ft. Residential; Minimum \$78.84		Information not available	<ul style="list-style-type: none">• Permit Issuance: \$80.78 (\$14.42 for each supplemental permit)• \$0.0496/sq. ft.	
Mechanical	\$0.06/sq. ft. Residential; Minimum \$78.84		Information not available	<ul style="list-style-type: none">• Permit Issuance: \$80.78 (\$14.42 for each supplemental permit)• \$0.0496/sq. ft.	
Plumbing	\$0.06/sq. ft. Residential; Minimum \$78.84		Information not available	<ul style="list-style-type: none">• Permit Issuance: \$80.78 (\$14.42 for each supplemental permit)• \$0.0496/sq. ft.	
Engineering and Subdivision					
Final Tract Map	\$30,000 deposit		\$5,770 deposit + \$34/lot	Deposit for actual cost	
Source: City of Antioch, Master Fee Schedule, 2014; City of Oakley, Schedule of Fees, 2014; City of Brentwood, Cost Allocation Plan and Schedule of City Fees, 2013-2014					



4. RESOURCES AND CONSTRAINTS

Table 4-6
TYPICAL DEVELOPMENT FEES – CITY OF ANTIOCH

Development Fee	New Single-Family (per unit) ¹	New Multi-Family (per unit) ²
Conditional Use Permit	N/A (based on hourly staff time)	N/A (based on hourly staff time)
CEQA (assumes a categorically/statutorily exempt project)	\$143.00	\$143.00
Contra Costa County Fire Authority Review	N/A	N/A
Fire Protection Facility Fee	\$620.00	\$1,196.00
General Plan Maintenance Surcharge	\$182.00	\$728.00
Technology Fee	\$39.49	\$57.77
Building Plan Check	\$1,283.56	\$1,877.36
Building Permit	\$1,974.70	\$2,888.25
Electrical Permit	\$120.00	\$288.00
Mechanical Permit	\$120.00	\$288.00
Plumbing Permit	\$120.00	\$288.00
Insulation Permit	\$120.00	\$288.00
Energy Inspection Fee	\$39.49	\$57.77
Temporary Construction Water	\$28.00	\$112.00
Waste Management Plan	\$35.00	\$35.00
Park & Rec Impact Fee	\$3,154.00	\$7,988.00
Park Acquisition Fee	\$1,500.00	3,800.00
Comm. Dev. Impact Fee	\$155.40	\$393.84
General Administration Impact Fee	\$445.00	\$1,128.00
Police Impact Fee	\$1,151.00	\$2,920.00
Public Works Impact Fee	\$430.00	\$1,092.00
Green Building	\$355.45	\$672.96
SMIP	\$32.32	\$52.00
Sewer Connection	\$2,335.52	\$5,480.94
Backflow	\$158.00	\$632.00
Water Capacity	\$5,059.69	\$14,724.06
Water Meter Installation	\$487.94	\$1,951.76
Traffic Signalization Fee	\$391.00	\$1,564.00
Misc Pass Through Fees	\$18,565.12	\$54,933.36
East Contra Costa Regional Traffic Impact Fee ³	\$5,641.00	\$3,505.00
Total	\$44,686.68	\$109,085.07
¹ Based on a hypothetical new 2,000 square foot single-family house with a 450 square foot garage and a 50 square foot porch. Job valuation is \$200,000 and there are 25 pages in the plan set. One hour of staff time was assumed for the CEQA exemption filing. ² Based on a hypothetical 1,200 square foot multi-family unit in a 4-unit project with 2 bedrooms, and no garage, carport or porch. Job valuation is \$400,000. ³ Fee is levied by the County and is not under City control		
Source: City of Antioch		



4. RESOURCES AND CONSTRAINTS

As noted in Table 4-6, the East Contra Costa regional traffic impact fee is levied by the County. This means that it is out of the City's control and applies to neighboring jurisdictions as well. While the regional traffic impact fee is a government-imposed constraint, it only accounts for 13 percent of the total typical development fees for new single-family units and 3 percent of the fees for new multi-family units. Additionally, it is less of a constraint on multi-family affordable housing given that the fee is a lower dollar amount for multi-family units (\$3,505 compared to \$5,641 for single-family units).

I. Local Processing and Permit Procedures

Considerable holding costs are associated with delays in processing development applications and plans. Applications for development permits are made in writing to the Community Development Department. Depending on the type of entitlement required, a development 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. Second dwelling units are subject to staff review for an administrative use permit. Other projects requiring a use permit, parcel map, tract map and/or tentative map are subject to review by the Planning Commission and/or City Council.

The purpose of design review is to promote orderly and harmonious development in the City. 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 regulating the architectural style of the dwelling.

Table 4-7 outlines the estimated time for development review.



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Table 4-7
PROCESSING TIME FOR RESIDENTIAL PROJECT APPROVAL

Process	Permit Required	Approving Body	Time Frame
Design Review	Design Approval	Planning Commission	8-12 weeks
Single-family Residential	Building Permit	Staff	8-12 weeks
Single-family Addition	Building Permit	Staff	8-12 weeks
Second Dwelling Unit	Administrative Use Permit, Building Permit	Staff	8-12 weeks
Minor Subdivision	Use Permit, Parcel Map	Planning Commission	8-12 weeks
Major Subdivision	Use Permit, Tract Map	City Council	6-12 months
Multifamily Apartments	Use Permit, Building Permit	Planning Commission	6-10 months
Multifamily Condominiums	Use Permit, Tentative Map, Building Permit	Planning Commission	6-10 months
Manufactured/ Modular Housing	Building Permit	Staff	8-12 weeks
Mobile Home Park	Use Permit, Building Permit	Planning Commission	6-10 months
Residential Congregate Care Facility	Use Permit, Building Permit	Planning Commission	6-10 months
Care Facilities	Use Permit, Building Permit	Planning Commission	6-10 months
Family Care Home	Use Permit, Building Permit	Planning Commission	6-10 months
Senior Group Home	Use Permit, Building Permit	Planning Commission	6-10 months
<i>Source: City of Antioch, Community Development Department</i>			

m. Other Land Use Controls

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.



4. RESOURCES AND CONSTRAINTS

2. Antioch Development Agency Housing 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. In 2014-2015, the City of Antioch Housing Successor Agency plans to utilize \$47,000 in remaining Redevelopment Housing Set-Aside funds to pay for the monitoring of ADA funded loans for multi-family housing rehabilitation and first time homebuyers. One additional ADA contract, which provides \$110,000 annually for rental subsidies for lower income seniors residing in the Vista Diablo Mobile Home Estates park, will remain through 2017.

3. Community Development Block Grant and HOME Program

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 to provide grants to non-profit and governmental agencies to develop viable urban communities through the provision of services to the low and moderate income community. Programs and services include housing, services to the elderly, disabled, and children, expanded economic opportunities, and public improvements. Additionally, affordable housing developments in the City have been able to utilize funding from the Home Investment Partnership Program (HOME) through Contra Costa County to expand the supply of decent, safe, sanitary, and affordable housing for very-low and low-income households.

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)



4. RESOURCES AND CONSTRAINTS

Contra Costa County and the 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.

HOME funds, through the Contra Costa County HOME program, may be used for projects to acquire, rehabilitate, and construct housing for lower-income households in the Consortium area. HOME funds can be used for the following activities:

- New Construction
- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Rental Assistance

4. Environmental and Infrastructure Constraints

a. 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: The City of Antioch, like other cities in the San Francisco Bay Area, is located in a region of frequent seismic activity. Although the 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



4. RESOURCES AND CONSTRAINTS

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 fire fighting 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 land uses are the most sensitive to noise in Antioch. Principal noise sources in the City are transportation noise sources including State Route 4 and State Route 160 freeways, rail lines and major arterial roadways. Given that the General Plan proposes additional housing Downtown, in close proximity to the rail lines, and along Highway 4 and State Route 160, noise could be an issue for future developments in these areas. Other potential noise sources include industrial development in the northern portion of the City, commercial development and construction activities.

Industrial Contamination: Areas previously zoned for industrial use can be good candidates for residential development if properly decontaminated. In Antioch, remediation would be required in order to redevelop the formerly industrial areas located east and west of the Downtown core.

Air Quality: Exposure to emissions from freeways is becoming of 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 that has been proposed in other cities is requiring air filtration systems for residential developments within 500 feet of a freeway.

b. 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. Generally new development is required to pay for its own infrastructure improvements and the City utilizes assessment districts as a means of financing public infrastructure. A 2006 study on the Rivertown Waterfront Development prepared by Arcadis indicated that while most of the current infrastructure network would be able to accommodate the proposed redevelopment for the area, some improvements such as



4. RESOURCES AND CONSTRAINTS

additional booster pumps for taller buildings and an expansion of the water treatment plant might be necessary.

Water: 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, 6 treated water booster stations and 3 raw water pump stations. Additionally, the City has 5 intertie connections with neighboring water agencies (1 with Contra Costa Water District, 3 with Diablo Water and 1 with Pittsburg).

Sewer: The City maintains the sewer lines within Antioch. The City 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 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. These constraints include the availability of land and costs of land and construction. The following is a discussion of these factors and their impact on housing development.

1. Vacant and Underutilized Land

A thorough analysis of vacant and underutilized land is conducted in Appendix B of this Housing Element.

2. 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



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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. Given the recent downturn in the real estate market, land price projections are difficult to track accurately. Current residential land listings in Antioch and the immediate vicinity range from around \$150,000 to \$300,000 per acre.

3. 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 4-8 provides a summary of estimated construction costs for Contra Costa County.

Table 4-8
CONSTRUCTION COST ESTIMATES

Development Type	Cost per Square Foot
Single-Family Residential	\$100-125
Townhomes/Condominiums	\$150-180
Multifamily- garden-style apartments	\$200
Multifamily- stacked flats with structured parking	\$250
Source: Dyett & Bhatia, 2014	

4. 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. Often times, 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 4-9, the percentage of persons denied for a home loan in the Oakland-Fremont-Hayward region during 2012 increased as income decreased.



4. RESOURCES AND CONSTRAINTS

Approximately 22.2 percent of very-low income households were denied a loan, while only 9.2 percent of above-moderate income households were denied.

Table 4-9
Mortgage Lending Rates-2012¹
OAKLAND-FREMONT-HAYWARD METROPOLITAN DIVISION

Income Group	Total Applications	Loans Originated	Applications Denied	Percentage Denied
<50% MFI	3,647	2,123	810	22.2%
50-79% MFI	7,135	4,689	1,077	15.1%
80-99% MFI	4,272	2,944	541	12.7%
100-119% MFI	3,887	2,720	451	11.6%
≥ 120% MFI	17,004	12,482	1,571	9.2%
Income Not Available	1,106	670	166	15.0%
Total	37,051	25,628	4,616	12.5%
¹ Loans for 1- to 4-family and manufactured home dwellings. Includes data for conventional, FHA, FSA/RHS, and VA home-purchase loans.				
<i>Source: Federal Financial Institutions Examination Council, HMDA Data, 2012</i>				

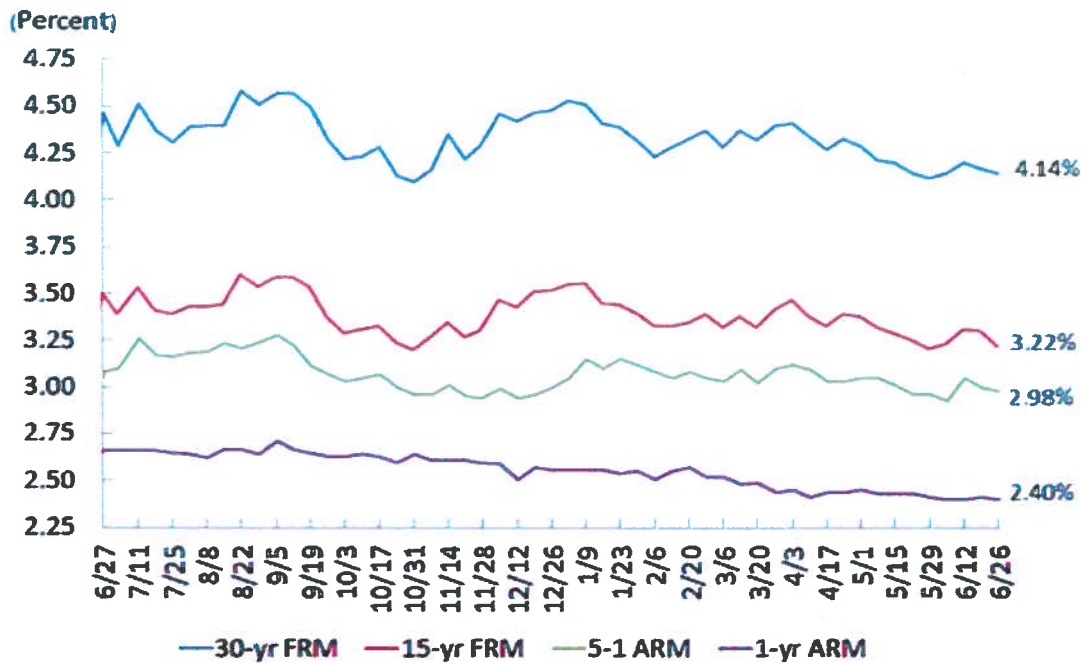
Figure 4-1 shows the average interest rates between June 2013 and June 2014. During this time period, interest rates fluctuated a bit, showing a slight overall downward trend. Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. However, in order to extend home buying opportunities to lower income households, jurisdictions can offer interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements.

There have been recent changes in the qualifications and lending standards for home loans. Nationwide there has been a large increase in the number of delinquencies and foreclosures in the housing market; as a result, lenders have more stringent qualifications for home loans and lower income households may find it more difficult to qualify.



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Figure 4-1
Average Interest Rates
JUNE 2013 – JUNE 2014



Source: Freddie Mac Primary Mortgage Market Survey, June 2014

5. Energy Conservation

The City of Antioch requires compliance with the 2013 California Building Code for all new construction. Compliance with the 2013 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

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4. RESOURCES AND CONSTRAINTS

new construction and home remodeling. Remodeling rebates include cool roofs, insulation and water heaters. Energy Upgrade California Home Upgrade is a statewide program that offers up to \$4,500 to homeowners for select energy-saving home improvements. Additionally, PG&E offers a \$200-500 rebate for installing energy-efficient water heaters and \$75 for installing high efficiency washing machines or refrigerators. Homeowners who install alternative energy equipment (such as solar or wind powered equipment) are further eligible for a tax credit through the Residential Energy Efficient Property Credit.

One of the most well known strategies in building energy-efficient homes is following the U.S. Green Building Council's guidelines for 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 multifamily 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
- 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



5. HOUSING POLICY PROGRAM

5. HOUSING POLICY PROGRAM

A. GOALS, POLICIES, AND IMPLEMENTING PROGRAMS

Goal 1

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

Policy 1.1

Ensure the supply of safe, decent and sound housing for all residents.

Implementing Programs

- 1.1.1 Monitor and Preserve At-Risk Projects:** The City has identified 150 multi-family rental units at-risk of converting from income-restricted to market-rate during the planning period. 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.

Responsible Agency: City of Antioch

Implementation Schedule: Ongoing

Quantified Objective: Retention of existing affordable housing stock through early action regarding 150 "at risk" units

Funding Source: CDBG and General Fund

- 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.

Responsible Agency: Housing & CDBG programs, Contra Costa County

Implementation Schedule: Ongoing



5. HOUSING POLICY PROGRAM

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

Funding Source: CDBG

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

Responsible Agency: City of Antioch CDBG & Housing Program

Implementation Schedule: Ongoing

Non-Quantified Objective: Through public education, the public's ability to use programs will be enhanced and other specific quantified objectives will be easier to achieve.

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

- 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 at City Hall and will refer property owners to the Housing Authority.

Responsible Agency: City of Antioch CDBG & Housing Programs, Housing Authority of Contra Costa County

Implementation Schedule: Ongoing

Quantified Objective: Provide financial assistance to owners of 3-5 rental properties annually to rehabilitate substandard units.

Funding Source: CDBG



5. HOUSING POLICY PROGRAM

- 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.

Responsible Agency: Neighborhood Improvement Services

Implementation Schedule: Ongoing

Non-Quantified Objective: Elimination of code violations within Antioch

Funding Source: General Fund, CDBG

- 1.1.6 Infrastructure to Support Housing for Extremely-Low, Very-Low, Low Income, and Large Households:** Continue to utilize available Federal, State, and local housing funds for infrastructure improvements that support housing for Antioch's extremely-low, very-low, low income, and large households. The City uses CDBG funds for street improvements and handicapped barrier removal within low-income census tracts. The City will ensure that the Capital Improvement Program includes projects needed to correct existing infrastructure deficiencies 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 web site, local newspapers, at the senior center, and through televised public City meeting and hearings. Furthermore, as a result of amendments to the General Plan and Zoning Ordinance in 2014, the City has increased opportunities for developing housing for lower income households and persons with special needs in areas that are already adequately served by infrastructure.

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

Implementation Schedule: Annually, as funds are available

Quantified Objective: Provide infrastructure improvements necessary to accommodate the City's remaining lower-income RHNA need of 1,784 dwelling units

Funding Source: Federal, State and Local funds, CDBG

- 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



5. HOUSING POLICY PROGRAM

according to the timetable or schedule for relocation approved in the conversion application.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based

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

Funding Source: Developers proposing to conversions.

- 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 re-inspected by the City. While the ordinance that establishes the program is still in effect, the program is currently suspended due to staff reductions.

Responsible Agency: Community Development Department

Implementation Schedule: Reinstate program when funding allows. Anticipated in years 5-8 of Housing Element planning period.

Non-Quantified Objective: Proactive identification and rehabilitation or elimination of blighted, deteriorated and substandard rental housing stock

Funding Source: Rental property owners through registration and inspection fees

- 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 been allocated to Satellite Housing, but they have been unsuccessful in leveraging other funding. If Satellite Housing is unable to secure additional funding, the funds will likely be used for the purchase and rehabilitation of abandoned and foreclosed homes.

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;



5. HOUSING POLICY PROGRAM

- 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.

Responsible Agency: City of Antioch CDBG & Housing Programs

Implementation Schedule: Ongoing as funding allows, pursuant to NSP requirements

Quantified Objective: Construct 85 multi-family units affordable at below 50% AMI through partnership with Satellite Housing, Inc.; Assist in the purchase, as funds are available, and rehabilitation of single family units through partnerships with Habitat for Humanity East Bay and Heart and Hands of Compassion or other non-profit organizations.

Funding Source: NSP, CDBG

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

Responsible Agency: City of Antioch CDBG & Housing Programs

Implementation Schedule: Ongoing

Non-Quantified Objective: Foreclosure prevention

Funding Source: CDBG

Goal 2

Facilitate the development of a broad array of housing types to accommodate new and current Antioch residents of diverse ages and socioeconomic backgrounds.

Policy 2.1

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

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



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development projects have yet to be approved. This database shall also have the ability to identify sites that have the potential for development into emergency shelters, or mixed use areas.

Responsible Agency: Community Development Department and GIS staff

Implementation Schedule: Database to be developed within 6 months of Housing Element adoption; to be updated and maintained on a regular basis.

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

Funding Source: General Fund

- 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. As a result of recent amendments to the Zoning Ordinance, the inventory now includes sites where single and multi-family, 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 in housing sites and/or capacity to meet its 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.

Funding Source: General Fund

- 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,



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and funding assistance available in the event the project will meet affordable housing goals.

Responsible Agency: Community Development Department, City Manager

Implementation Schedule: Ongoing meetings as requested

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

Funding Source: General Fund

- 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 of such housing with appropriate amenities.

Responsible Agency: Community Development Department, City Manager

Implementation Schedule: Ongoing, project-based

Non-Quantified Objective: To facilitate the development of needed above moderate-income housing by reserving areas for such development.

Funding Source: General Fund

Policy 2.2

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

Implementing Program

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.

Responsible Agency: City of Antioch (Housing Coordinator)

Implementation Schedule: Ongoing

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



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Funding Source: City of Antioch CDBG & Housing Programs

Policy 2.3

Actively pursue and support the use of available County, State, and Federal housing assistance programs.

Implementing 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 which programs the City should apply for. All available local, State, Federal, and private affordable housing programs for new housing and for the conservation and/or rehabilitation of existing housing will be pursued, including, but not limited to the following:

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



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- ✓ 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: Pursue funds as available, based on specific program application requirements.

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

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

- 2.3.2 Housing for Extremely Low-Income Households:** Encourage the development of housing units for households earning less than 30 percent of the Median Family Income (MFI) for Contra Costa County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing. The City will encourage development of housing for extremely-low income households through a variety of activities such as targeted outreach to for-profit and non-profit housing developers, providing financial or in-kind technical assistance, fee waivers/deferrals, land-write downs, expedited/priority processing, identifying grant and funding opportunities and/or offering additional incentives to supplement density bonus provisions in state law. Densities up to 35 units per acre are now permitted in high density residential districts. This will offer additional opportunities to provide housing for extremely low-income households.



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Responsible Agency: City of Antioch CDBG & Housing Programs

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

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

Funding Source: CDBG

Policy 2.4

Proactively assist and cooperate with non-profit, private, and public entities to maximize opportunities to develop affordable housing. One of the objectives of the General Plan Land Use Element is to distribute low and moderate-income housing throughout the City, rather than concentrate it in one portion of the community. For example, the element allows for higher density housing within designated Focus Areas to facilitate affordable housing development. Additionally, the recent amendments to the Zoning Ordinance rezoned seven sites for higher density development. These sites are now more geographically dispersed around the City.

Implementing Programs

2.4.1 Support Non-Profit Housing Sponsors: Support qualified non-profit corporations with proven track records in their efforts to make housing more affordable to lower and moderate-income households and for large families. This effort will include providing funding, supporting grant applications, identifying available sites for housing development, and City involvement in the development of such sites.

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

Responsible Agency: City of Antioch CDBG & Housing Programs

Implementation Schedule: Ongoing

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

Funding Source: Private sources, CDBG



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Policy 2.5

Proactively encourage the development of affordable housing within the Rivertown area.

Implementing Programs

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:

- ✓ 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.

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

Implementation Schedule: Ongoing

Quantified Objective: Achievement of objectives for development of new housing for very low-income households.

Funding Source: CDBG, General Fund



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Goal 3

Facilitate the development of special purpose housing to meet the needs of the elderly, persons with disabilities, large families, and the homeless.

Policy 3.1

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, and the homeless.

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; 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.

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

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based

Non-Quantified Objective: Maximize opportunities to address the housing needs of special needs groups within the City, as identified in Section 3 of this Housing Element.

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

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



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of senior citizens that live on a small fixed income. A developer is granted an increase of 20 percent over the otherwise maximum allowable residential density and an additional incentive or financially equivalent incentive. Additional bonuses will be granted for projects including very low and low-income seniors. These overlay district areas are located close to services specific to senior citizen needs. The parking requirement for these projects is 0.75 parking spaces per dwelling unit.

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

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

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based

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

Funding Source: General Fund

- 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.



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

Implementation Schedule: Ongoing

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

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

- 3.1.5 Emergency Shelters and Supportive and Transitional Housing:** Implement recent amendments to Zoning Code that brought 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 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.

Responsible Agency: Community Development Department, CDBG & Housing Programs

Implementation Schedule: Ongoing

Non-Quantified Objective: Compliance with SB 2

Funding Source: General Fund

Goal 4

Reduce residential energy and water use to conserve energy/water and reduce the cost of housing.

Policy 4.1

Provide incentives for energy conservation measures in new housing by providing information on programs available through PG&E.

Implementing Programs

- 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.



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

Implementation Schedule: Ongoing

Non-Quantified Objective: Minimize costs of space heating and cooling in new and existing dwelling units.

Funding Source: General Fund, developers, energy providers

- 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.

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

Implementation Schedule: Ongoing, project-based

Non-Quantified Objective: Conservation of water resources

Funding Source: General Fund

- 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.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing

Non-Quantified Objective: Encourage green building practices

Funding Source: General Fund

Goal 5

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



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Policy 5.1

Review and modify standards and application processes to ensure that City standards do not act to constrain the production of affordable housing units.

Implementing Programs

- 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 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.

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

Implementation Schedule: Annual review, revisions as found appropriate

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

- 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.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based

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



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Funding Source: General Fund

- 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.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing

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

Funding Source: General Fund

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

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based

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

Funding Source: General Fund

- 5.1.5 Development Standards Handouts:** Regularly update handouts on development standards.

Responsible Agency: Community Development Department

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

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

Funding Source: General Fund

- 5.1.6 Review and Revise Residential Parking Requirements:** Continue to monitor the effects of the 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



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standards for parking areas. The amended provisions allow modification to parking requirements without requiring approval of a variance.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing

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

Funding Source: General Fund

- 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.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing

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

Funding Source: General Fund

- 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. However, at the current rate of development, the need for this revision appears unlikely.

Responsible Agency: Community Development Department

Implementation Schedule: Within one year of Housing Element adoption

Non-Quantified Objective: Ensure that the Residential Growth Management Program Ordinance adopted in March 2014 does not affect the City's ability to meet its Regional Housing Needs Allocation.



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Funding Source: General Fund

- 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 on housing costs and production, and continue to work with the County to ensure that the fees are equitable and appropriately applied and adjusted. The City shall also work with the County to pursue a fee reduction or exemption for high density housing near transit.

Responsible Agency: Community Development Department

Implementation Schedule: Periodic and ongoing, as fees are reevaluated

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

Funding Source: General Fund

Goal 6

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

Policy 6.1

Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

Implementing Programs

- 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 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.

Responsible Agency: City of Antioch CDBG & Housing Programs

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

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



5. HOUSING POLICY PROGRAM

Funding Source: CDBG

B. QUANTIFIED OBJECTIVES

Table 5-1 summarizes the quantified objectives for the 2015-2023 Planning Period.

Table 5-1
QUANTIFIED OBJECTIVES
2015-2023

Program/Income Level	Quantified Objective (dwelling units or households)
New Construction	
Extremely-Low Income	35
Very-Low Income	35
Low Income	60
Moderate Income	350
Above-Moderate Income	1,225
Total	1,705
Rehabilitation	
Extremely-Low Income	0
Very-Low Income	0
Low Income	20
Moderate Income	10
Above-Moderate Income	--
Total	30
Preservation/Conservation	
Extremely-Low Income	37 (Vista Diablo Mobile Home Park)
Very-Low Income	38 (Vista Diablo Mobile Home Park)
Low Income	75 (Vista Diablo Mobile Home Park)
Moderate Income	--
Above-Moderate Income	--
Total	150



APPENDIX A. ADEQUATE SITES ANALYSIS

APPENDIX A. ADEQUATE SITES ANALYSIS

State Housing Element Law requires that cities demonstrate they have adequate sites to meet their housing obligations. An analysis of land resources must be completed and take into consideration zoning, development standards, and the availability of public services and facilities to accommodate a variety of housing types and incomes. The City must demonstrate that it has capacity or adequate sites to accommodate the projected need for housing during the Planning Period.

The State Department of Finance (DOF) is responsible for projecting the total Statewide housing demand, with the State Department of Housing and Community Development (HCD) apportioning this demand to each of the State's regions. This demand 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 Association of Bay Area Governments (ABAG), the Council of Governments (COG) representing the region, in cooperation with the local jurisdictions, is tasked with the responsibility of allocating the region's projected new housing need to each jurisdiction.

This process is known as the Regional Housing Needs Allocation (RHNA), and the goals are referred to as either the RHNA goals or the "regional share" goals for new housing construction. The allocation takes into account factors such as market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and others. In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The allocation is further divided 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.

The current RHNA prepared by ABAG allocates housing needs for the period from 2014 to 2022. The RHNA identifies the City of Antioch's share of the region's housing needs as 1,448 new housing units. This includes 349 very low-income units, 205 low-income units,



APPENDIX A. ADEQUATE SITES ANALYSIS

214 moderate-income units and 680 above moderate-income units. The City of Antioch's share of the region's housing needs for 2014-2022, as determined by ABAG, is the projected need for housing used in this evaluation. This evaluation of adequate sites represents planning goals, and not a goal for actual production of housing within the Planning Period.

A. Site Inventory

The housing element must identify specific parcels of land that are available for residential development. HCD guidance also states that the inventory can include sites that are in the process of being made available for residential development, "provided 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 RHNA projection period for this Housing Element is from January 1, 2014 to October 31, 2022.

Sites that are appropriate for residential development include:

- 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).

As shown in the following tables, there are more than adequate sites available to accommodate the RHNA for the City of Antioch through October 31, 2022 (the end of the RHNA projection period) and beyond. In total, the City has identified sites for 2,488 housing units within city limits.

1. Available Land Inventory Summary

Figure A-1 shows the locations of all housing opportunity sites within the City of Antioch. Table A-1 provides information about the parcels that were recently rezoned to accommodate RHNA while Table A-2 provides information about vacant parcels that allow residential development.

To calculate realistic unit capacity, development at a density of 26 dwelling units per acre was assumed for the available sites located within the Hillcrest Station Specific Plan Area. This assumption is consistent with the buildout assumptions incorporated in the Specific Plan. For all other parcels, the minimum allowable density was assumed in order to produce a conservative estimate of housing yield.



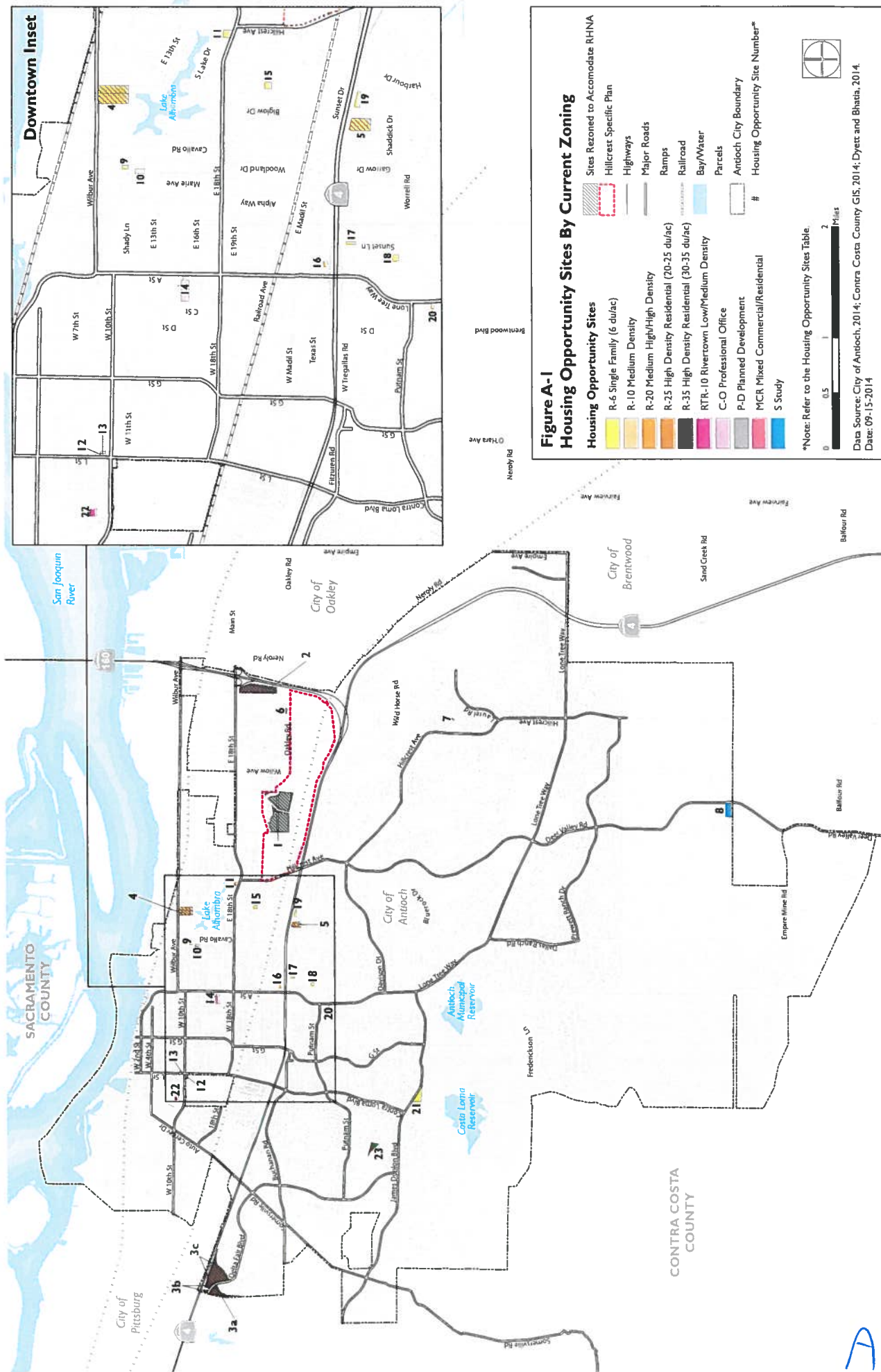
APPENDIX A. ADEQUATE SITES ANALYSIS

a. Environmental and Infrastructure Constraints

Portions of the inactive Antioch fault run through the Hillcrest Station Specific Plan Area (Site 1). However, this fault is not zoned under the Alquist-Priolo Earthquake Fault Zoning Act due to its inactivity. The risk of rupture due to earthquakes is low. However, the risk of ground-shaking during an earthquake could be significant. Seismic events may also cause liquefaction or settlement in some areas with sandy soils or slope instability. Mandatory compliance with the building codes and construction standards established in the California Building Code, the requirements of the City of Antioch Municipal Code, and policies contained in the City of Antioch General Plan will ensure the safety of people and structures.

Additionally two sites (19 and 22) are located within FEMA 100-year flood hazard zones. These sites could be at risk of flooding in the event of a 100-year storm (a severe storm with a likelihood of occurring every 100 years). Development of these sites could increase flood hazards on- and off-site, but cooperative flood management planning with Contra Costa County Flood Control and Water Conservation District (CCCFCWCD) would ensure appropriate flood control improvements are implemented to address future storm flows. Additionally, neither of the sites is needed for the City to meet its RHNA goals.

All sites shown in the following figure and tables are infill sites located within urbanized areas of the City, and the City has adequate infrastructure capacity in place to serve them. For the sites located within the Hillcrest Station Specific Plan Area (Site 1), the Specific Plan specifically addressed infrastructure and infrastructure financing mechanisms to ensure that these areas would be adequately served.





APPENDIX A. ADEQUATE SITES ANALYSIS

B. Site Suitability

In addition to providing a list of parcels to satisfy the RHNA, local governments must prepare an analysis that demonstrates that the identified sites can accommodate the housing needs, by income level, within the RHNA projection period of this Housing Element.

1. Housing Sites for Very Low- and Low-Income Households

In general, in order to make it feasible to develop housing that is affordable to very low- and low-income households, housing must be built at higher densities. HCD has published a table entitled, "Default Densities Appropriate to Accommodate Housing for Lower-Income Households by Region" that specifies the minimum residential densities deemed necessary to accommodate lower-income households. In Antioch, this density is at least 30 dwelling units per acre.

Through the recent amendments to the Zoning Ordinance, the City now has 39.3 acres that are zoned for a minimum allowable density of 30 dwelling units per acre (Table A-1). Given that this meets the default density for Antioch, these sites are ideally suited for the development of housing for very low- and low-income households. Table A-3 shows Antioch's RHNA targets by income level and the realistic development capacity at available sites for each housing type. As previously discussed, all of the identified housing sites have access to necessary water and sewer infrastructure.

Table A-3
ANTIOCH RHNA AND HOUSING SITES: 2014-2022

Income Level	RHNA	Realistic Development Capacity at Available Sites ¹
Very-low income	349	1,179
Low-income	205	
Moderate-income	214	1,269
Above moderate-income	680	
Total	1,448	2,448
Sites zoned at or above the default density of 30 du/ac are listed as available sites for low- and very low-income housing. Sites zoned at lower densities are listed as available sites for moderate and above-moderate-income housing.		
Source: ABAG; Dyett and Bhatia, 2014		

An additional 7.9 acres has been rezoned to a new R-25 zoning district that permits densities of 20-25 dwelling units per acre (Sites 4 and 5). Furthermore, the Hillcrest Station Area Specific Plan permits a density of 20-40 dwelling units per acre (with an estimated average of 26 du/ac) in areas designated as "Residential TOD" (Site 1). While these areas do not allow high enough minimum densities to meet the default density for Antioch, they offer prime opportunities for multifamily development and are anticipated to accommodate a significant proportion of the City's need for affordable housing.



APPENDIX A. ADEQUATE SITES ANALYSIS

2. Realistic Development Capacity

The four sites that are zoned R-35 meet the default density for very low- and low-income units. While these areas are zoned for up to 35 dwelling units per acre, the realistic unit capacity listed in Table A-3 was calculated using the lowest allowable density of 30 dwelling units per acre.

C. Assisted Units "At-Risk" of Conversion

The State Housing Element Law requires jurisdictions to analyze government-assisted housing that is eligible for conversion from lower income to market rate housing over the next 10 years. State law identifies assisted housing as multifamily rental housing complexes that receive government assistance under federal, State, and/or local programs (or any combination of rental assistance, mortgage insurance, interest reductions, and/or direct loan programs). Government assisted housing can convert to market rate housing for a number of reasons including expiring subsidies, mortgage repayments, or expiration of affordability restrictions.

This section includes:

- An inventory of assisted housing units that are at-risk of converting to market rate housing
- An analysis of the costs of preserving and/or replacing these units
- Resources that could be used to preserve at-risk units
- Program efforts for preservation of at-risk housing units
- Quantified objectives for the number of at-risk units to be preserved during the Housing Element Planning Period

1. Inventory of At-Risk Units

Table A-4 summarizes all of the assisted rental units within Antioch. Of these units, a total of 150 units within the Vista Diablo Mobile Home Estates are considered "at-risk," as they are eligible to convert from affordable to market-rate during the next 10 years.



APPENDIX A. ADEQUATE SITES ANALYSIS

Table A-4
INVENTORY OF ASSISTED UNITS

Project	Address	Type of Units	Program	Earliest Conversion Date	Total Units	Assisted Units
Bridgemont	801 J Street	Family	Public Housing	N/A	36	36
Casa Blanca/Riviera	1000 Claudia Court	Family	LIHTC	2030	129	129
Casa del Rio	615 W. 7th Street	Senior	LIHTC	2024	82	82
Cypress Meadows	3950 Lone Tree Way	Senior	County Tax-exempt bonds	2053	110	87
Delta Pines	2301 Sycamore Dr.	Family	LIHTC	2030	186	186
Delta View	3915 Delta Fair Blvd.	Family	HUD	2054	205	205
Elderwinds	2100 Buchanan Rd.	Disabled/ Senior	Public Housing	N/A	100	100
Hillcrest Terrace	3420 Deer Valley Rd.	Senior	202/811	2053	65	64
Hudson Manor	3421 Hudson Ct.	Family	Insured/ Subsidized	2067	122	122
Lakeshore	600 Wilbur Ave.	Family	County Tax-exempt Bonds	2055	268	54
Meadowood (Riverstone Apartments)	2200 Sycamore Dr.	Family	County Tax-exempt Bonds	2030	136	136
Pinecrest	107-E West 20th St.	Family	CDBG RDA/HOME/AHP /LISC	2055	25	25
Rivertown Place	7121 I St.	Family	ADA/tax credits/HOME/ CDBG	2060	40	40
Rivertown Seniors	1400 A Street	Senior	202/811	N/A	50	50
Terrace Glen	107 W. 20th St.	Family	CDBG RDA/HOME/AHP /LISC	2051	32	32
West Rivertown	811 W. 4th St.	Family	ADA funds/tax credits	2057	57	57
At-Risk Projects						
Vista Diablo Mobile Home Estates	2901 Somersville Road	Senior	Antioch Development Agency	2017	150	150 (if income qualified)

Source: City of Antioch



APPENDIX A. ADEQUATE SITES ANALYSIS

2. Cost of Preservation versus Replacement

a. Preservation Strategies

There are many options for unit preservation: providing financial incentives to project owners to extend low-income use restrictions; purchase of affordable housing units by or for a non-profit or public agency; or providing local subsidies to offset the difference between the affordable and market rate. Scenarios for preservation will depend on the type of project at-risk.

b. Local Rental Subsidy

One strategy for preservation of units at-risk during the Planning Period is to provide a local rent subsidy to residents. Rent subsidies can provide assistance to residents when their affordable units convert market rate. To determine the subsidy needed, Fair Market Rents were compared to market rate rents. Fair market rates for Contra Costa County continue to be higher than market rate rents in Antioch. Table A-5 summarizes the Fair Market Rents for Contra Costa County. Table A-6 summarizes the total monthly subsidy to preserve the "at-risk" units.

Table A-5
2014 FAIR MARKET RENTS (CONTRA COSTA COUNTY)

Size of Unit	Fair Market Rent
1 bedroom	\$1,255
2 bedrooms	\$1,578
3 bedrooms	\$2,204

Source: U.S. Department of Housing and Urban Development (HUD), 2014

Table A-6
ESTIMATED MONTHLY SUBSIDY TO PRESERVE "AT-RISK" UNITS

Unit Size	Rents		Difference	Number of Units ³	Monthly Subsidy	Annual Subsidy
	Fair Market Rents ¹	Market Rate ²				
1 bedroom	\$1,255	\$1,044	(\$211)	50	(\$10,550)	(\$126,600)
2 bedrooms	\$1,578	\$1,324	(\$254)	50	(\$12,700)	(\$152,400)
3 bedrooms	\$2,204	\$1,395	(\$809)	50	(\$40,450)	(\$485,400)
Total						(\$764,400)

1. HUD Fair Market Rents, 2014
 2. Average asking rents for 1 bedroom (1 bedroom, 1 bath), 2 bedroom (2 bedrooms, 2 baths) and 3 bedroom (3 bedrooms, 2 baths) units; RealFacts, 2014
 3. Estimated unit breakdown

c. Replacement Cost

Antioch may consider the cost of unit replacement with new construction. Construction cost estimates include per unit land costs and all hard and soft costs associated with construction. The analysis assumes the replacement units are garden-style apartments



APPENDIX A. ADEQUATE SITES ANALYSIS

with parking provided on-site. Square footage estimates are based on the average unit size per the prevailing sales in the region. Land costs have been determined on a per unit basis. Table A-7 summarizes the replacement cost by unit size. Table A-8 summarizes the total replacement costs of the "at-risk" units.

Table A-7
REPLACEMENT COST BY UNIT SIZE¹

Unit Size	Costs per Square Foot	Average Square Foot/ Unit ²	Replacement Cost per Unit ³
1 bedroom	\$200	679	\$160,800
2 bedroom	\$200	981	\$221,200
3 bedroom	\$200	1,209	\$266,800

¹ Based on prevailing market conditions. Units assumed as garden-style apartments with on-site parking.
² Based on average square footage reported by RealFacts, Second Quarter 2008.
³ Includes construction costs, financing, and land acquisition costs of \$25,000 per unit.
Source: Dyett & Bhatia, 2014

Table A-8
REPLACEMENT COSTS OF "AT-RISK" UNITS¹

Unit Size	Replacement Cost per Unit ¹	Number of Units ²	Total Replacement Costs
1 bedroom	\$160,800	50	\$8,040,000
2 bedroom	\$221,200	50	\$11,060,000
3 bedroom	\$266,800	50	\$13,340,000
Total			\$32,440,000

¹ Based on prevailing market conditions. Units assumed as garden-style apartments with on-site parking. Includes construction costs, financing, and land acquisition costs of \$25,000 per unit.
² Estimated unit breakdown
Source: Dyett & Bhatia, 2014

d. Resources for Preservation

A variety of programs exist to assist cities in acquiring, replacing, or subsidizing at-risk affordable housing units. The following summarizes financial resources available to the City of Antioch.

i. Federal Programs

- **Community Development Block Grant (CDBG)** – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment, and economic opportunity for principally low- and moderate-income persons. Funds can be used for housing acquisition, rehabilitation, economic development and public services.



APPENDIX A. ADEQUATE SITES ANALYSIS

- **HOME Investment Partnership** – HOME funds are granted by a formula basis from HUD to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include new construction, acquisition, rental assistance and rehabilitation.
- **Section 8 Rental Assistance Program** – The Section 8 Rental Assistance program provides rental assistance payments to owners of private, market rate units on behalf of very-low income tenants.
- **Section 811/202 Program (Supportive Housing for Persons with Disabilities/Elderly)** – Non-profit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of very-low income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.

ii. State Programs

- **California Housing Finance Agency (CalHFA) Multifamily Programs** - CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for low and moderate-income families and individuals. One of the programs is the Preservation Acquisition Finance Program that is designed to facilitate the acquisition of at-risk affordable housing developments and provide low-cost funding to preserve affordability.
- **Low-Income Housing Tax Credit (LIHTC)** - This program provides tax credits to individuals and corporations that invest in low-income rental housing. The LIHTC program creates affordable housing opportunities when the developer of a project "sells" the tax credits to an investor or investors who contribute equity to the development in exchange for an ownership position in the project.
- **California Community Reinvestment Corporation (CCRC)** - The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation and acquisition of properties.



APPENDIX A. ADEQUATE SITES ANALYSIS

iii. Qualified Entities to Preserve "At-Risk" Units

A number of non-profit corporations currently working in Antioch or in Contra Costa County have the experience and capacity to assist in preserving at-risk units. These organizations include:

- BRIDGE Housing Corporation
- Christian Church Homes
- Eden Housing Inc.
- Mercy Housing Corporation
- USA Properties Fund



APPENDIX A. ADEQUATE SITES ANALYSIS

Table A-1
SITES REZONED TO ACCOMMODATE RHNA

Site	APN	Zone	Allowable Density	GP/SP Designation	Acres	Realistic Unit Capacity	Existing Use(s)	Environmental Constraints
1	051170003	P-D	20-40 du/ac	Hillcrest Station Area Specific Plan: Residential TOD	38.2	1,016	Vacant	Antioch fault, potential for liquefaction
	051170012							
	051170014							
	051170016							
	051170052							
2	051170054	R-35	30-35 du/ac	High Density Residential	15.1	453	Vacant, Single Family Residential	Potential for liquefaction
	052030021							
	051200037							
3a	051200038	R-35	30-35 du/ac	High Density Residential	4.8	144	Vacant	
	051200039							
3b	074080034	R-35	30-35 du/ac	High Density Residential	1.6	48	Vacant	
	074080029							
3c	074080028	R-35	30-35 du/ac	High Density Residential	17.8	534	Vacant	
	074080026							
4	074080030	R-25	20-25 du/ac	High Density Residential	5.4	108	Single Family Residential	Potential for liquefaction
	065110006							
5	065110007	R-25	20-25 du/ac	High Density Residential	2.5	50	Religious Institution	
	068251012							
Totals					85.4	2,353		

Source: City of Antioch and Dyett and Bhatia, 2014

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APPENDIX A. ADEQUATE SITES ANALYSIS

Table A-2
OTHER VACANT SITES THAT ALLOW RESIDENTIAL DEVELOPMENT

Site	APN	Zone	Allowable Density	GP/SP Designation	Acres	Realistic Unit Capacity	Existing Use(s)	Environmental Constraints
6	051200056	P-D	Approved for Single Family	MDR	0.37	1	Vacant	
7	053351011	P-D	Approved for Single Family	LDR	0.21	1	Vacant	
8	057041012	S	4-6 du/ac	FA	4.51	18	Vacant	
9	065102005	R-6	4-6 du/ac	MDR	0.25	1	Vacant	
10	065103018	R-10	6-10 du/ac	MDR	0.44	2	Vacant	
11	065262035	R-20	11-20 du/ac	NC	0.64	7	Vacant	
12	066217008	MCR	up to 20 du/ac	FA	0.06	1	Vacant	
13	066217009	MCR	up to 20 du/ac	FA	0.12	2	Vacant	
14	067103017	C-O'	4-6 du/ac	FA	1.75	7	Vacant	Potential for liquefaction
15	068082051	R-6	4-6 du/ac	MLDR	0.49	1	Vacant	
16	068142019	R-20	11-20 du/ac	FA	0.23	2	Vacant	
17	068153035	R-6	4-6 du/ac	MLDR	0.27	1	Vacant	
18	068161056	R-6	4-6 du/ac	MLDR	0.44	1	Vacant	
19	068252045	R-6	4-6 du/ac	MLDR	0.7	2	Vacant	100 year flood zone ²
20	071091014	R-20	11-20 du/ac	NC	0.12	1	Vacant	
21	072011062	R-20	11-20 du/ac	HDR	3.3	36	Vacant	Potential for liquefaction ²
22	074130050	RTR-10	6-10 du/ac	FA	0.45	2	Vacant	100 year flood zone, potential for liquefaction
23	076283015	R-6	4-6 du/ac	MLDR	2.46	9	Vacant	
Totals					16.81	95		

The site is largely zoned as C-O, with only a small portion zoned at R-6. The environmental constraint affects less than 1/4 of the total parcel area.

Source: City of Antioch and Dyett and Bhatia, 2014

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APPENDIX B. REVIEW OF PAST PERFORMANCE

Appendix B REVIEW OF HOUSING ELEMENT PAST PERFORMANCE PROGRAM ACCOMPLISHMENTS

Goal/Policy/Action	Progress in Implementation
<p>Goal 1: Conserve and improve the existing housing supply to provide adequate, safe and decent housing for existing Antioch residents.</p> <p>Policy 1.1: Ensure the supply of safe, decent and sound housing for all residents</p> <p>1.1.1 Monitor and Preserve At-Risk Projects: The City has identified 251 multi-family rental units at-risk of converting from income-restricted to market-rate during the planning period. 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.</p>	<p>The City continues to monitor the status of financial incentives and income restrictions for affordable housing projects. The City identified "at-risk" units and strategized to preserve or replace these units; therefore no affordable housing units were lost during the Planning Period. The City conducted successful and proactive meetings with property owners and identified additional funding as necessary. Casa Del Rio, a senior complex with 82 units of affordable housing, was set to expire in 2009 but these units were retained through LIHTC until 2024. Riverstone Apartments, a family complex with 136 affordable units, was retained through an ADA-funded multi-family rehabilitation loan in 2010, ensuring affordability until 2030. No other housing is at risk in the 2007-14 Planning Period. The City Council also approved the issuance of tax exempt bonds by the State of California Statewide Communities Development Authority (CSCDA) for Hudson Townhome Manor to finance the acquisition and rehabilitation of the 122-unit multifamily residential facility. The property's affordability was set to expire in 2012, but due to the bond issuance it preserved the units for another 55 years. No other housing was at-risk in the 2007-14 Planning Period.</p>
<p>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.</p>	<p>From 2007 to 2011, the City contributed Antioch Development Agency (ADA) funding, approximately \$500,000 annually, for the NPP program. This funding source ended with the dissolution of the Redevelopment agencies in FY 2011-12. The NPP program remained unfunded until FY 2012-13, when the Council approved federal Community Development Block Grant (CDBG) funding in the amount of \$100,000 annually through FY 2014-15. This program restarted in FY 2014-15 when sufficient funds were accumulated and after all federal requirements were satisfied to transition the program from ADA to CDBG funding.</p>



APPENDIX B. REVIEW OF PAST PERFORMANCE

Goal/Policy/Action	Progress in Implementation
	<p>The City contracts with Contra Costa County to administer the Neighborhood Preservation Program. The Neighborhood Preservation Program, which is operated by the County Building Inspection Department, 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 to provide handicap access.</p>
<p>1.1.3 Community Education Regarding the Availability of Rehabilitation Programs: Continue to provide information to extremely-low, very-low, low and moderate income households and other special needs groups regarding the availability of rehabilitation programs through neighborhood and community organizations, and through the media.</p>	<p>Although the housing rehabilitation program has been hurt by the loss of redevelopment funds, the Housing Authority of Contra Costa County streamlined the City's program brochure for the Rental Rehabilitation Program and enlisted the County's Neighborhood Preservation Program to help distribute program information. In 2008, the Housing Authority worked with the Contra Costa Association of Realtors to publish a newsletter article about the program. Later that year there was a mass mailing advertising campaign for this program, which received a positive response.</p> <p>During the Housing Element period, brochures were distributed in Antioch at community events, by request, and given to Code Enforcement officers to hand out when appropriate to homeowners. Nonprofit and for-profit housing complexes in Antioch containing subsidized units of affordable housing were mailed brochures, and the program was discussed with their senior management. The program was widely publicized by the Contra Costa Housing Authority.</p>
<p>1.1.4 Rental Rehabilitation Program: Continue to provide financial assistance to owners of rental property to rehabilitate standard 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. 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 at City Hall and will refer property</p>	<p>The City continues to support a Rental Rehabilitation Program providing low-interest loans for repairing standard units to owners of rental units occupied by primarily lower-income tenants. The program is operated under contract with the Housing Authority of Contra Costa County http://www.contracostahousing.org/rehabloans.htm</p> <p>From 2007 to 2011, the City loaned \$196,638 in ADA funds to rental property owners to rehabilitate 146 units of rental housing. Of these units, 73 will remain affordable for a 20 year period. Most of these loans are 3% deferred loans (one 4-plex received a 1% deferred loan.)</p>



APPENDIX B. REVIEW OF PAST PERFORMANCE

Goal/Policy/Action	Progress in Implementation
owners to the Housing Authority.	Due to the demise of the Redevelopment Housing Set-Aside funds the program has been retooled to meet CDBG regulations. The program was awarded \$100k annually for the three year period. The project was retooled to meet federal, and re-launched in FY 2014.
<p>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.</p>	<p>Utilizing \$511,573 in CDBG funding, the City provided code enforcement activities in low- and moderate-income areas, pursuing cases with 1,162 Antioch households during the 2007-2014 period. Code Enforcement conducted inspections and enforcement of all state and local codes. Cases included illegal dumping, construction without a permit, inoperable vehicles, overgrown vegetation, operating a business from home without a permit, trash left in the front yard and debris blocking the sidewalk, and a wide variety of other issues. Since the period of high foreclosures, identifying, red-tagging and boarding up foreclosed and abandoned properties has been an increasing part of the Code Enforcement team's workload. Code Enforcement also seeks warrants through Superior Court in order to secure the vacant homes with no water, gas, electricity and sanitation to prevent habitation by squatters. This remains an ongoing problem in the City, especially in lower income areas which had the highest rate of foreclosures.</p>
<p>1.1.6 Infrastructure to Support Housing for Extremely-Low, Very-Low, Low Income, Large Households, and Farm Workers: 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, large and farm worker households. The City uses CDBG funds for street improvements and handicapped barrier removal within low-income census tracts. The City also offers sidewalk improvement grants to qualified low income residents utilizing CDBG funds. The City will ensure that the Capital Improvement Program includes projects needed 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</p>	<p>The City invested almost \$3.5 million in CDBG and CDBG-R Recovery Act funding to provide infrastructure and public facility improvements in lower income areas and near lower income single and multi-family housing, primarily in the older downtown core area. Street improvements were located between A and O, and 1st and 10th streets. Sidewalk improvements were requested by lower-income homeowners throughout the City. Sidewalk and accessibility improvements were funded for a homeless shelter that serves homeless and disabled adults.</p> <p>Public facility improvements included the renovation of City Park; construction of a play room and outdoor play areas at the Perinatal Council Center (W 5th St.); reflooring and other improvements at the Nick Rodriguez Community Center (F St.); installation of ADA compliant doors at the Police Community Room (L St.) and the Senior Center (W.</p>

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APPENDIX B. REVIEW OF PAST PERFORMANCE

Goal/Policy/Action	Progress in Implementation
programs. In addition, improvements and resources are promoted on the City's web site, local newspapers, at the senior center, and through televised public City meeting and hearings.	2 nd St.); replacement of the roof at the Bedford Center Adult Day Health Care Center for disabled adults (C St.); and HVAC improvements and restroom renovations to become compliant with ADA at the Antioch Historical Society (W. 4 th St.).
1.1.7 Condominium Conversion: Continue to implement the condominium conversion ordinance, which establishes guidelines on the conversion of rental units to owner-occupied units. As part of the review of proposed conversions, require developers to maintain rental units for households with special needs, such as persons with disabilities, and to provide moving assistance for persons displaced by condominium conversions.	The City will continue to fund needed infrastructure projects identified in the City through the Capital Improvement Program contingent upon the availability of funds to address infrastructure needs. Article 31 of the Antioch Zoning Ordinance establishes requirements and procedures for regulating the conversion of existing multi-unit housing to residential condominiums. In addition to ensuring that converted buildings conform to the Building Code and applicable zoning and subdivision requirements, the ordinance is intended to prevent the displacement of significant numbers of low and moderate income households. The Ordinance expands upon tenant-protection provisions enacted by the State and requires developers to maintain rental units for households with special needs, such as persons with disabilities, and to provide moving assistance for persons displaced by condominium conversions.
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, which has currently been suspended due to staff reductions, 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 re-inspected by the City.	The City continues to implement the condominium conversion ordinance. There were no condominium conversions during the planning period. The City has been investigating whether to establish a new Rental Inspection Program funded by fees on rental property owners in order to provide a way to correct problems that contribute to neighborhood blight.
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. The programs and activities provided for in the NSP include	Since receiving NSP-1 funding in the amount of \$4,049,228 in 2010, the program has enabled 10 low-income households to become Antioch homeowners, by purchasing and rehabilitating vacant and foreclosed properties in partnership with Habitat for Humanity, and Heart and

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APPENDIX B. REVIEW OF PAST PERFORMANCE

Goal/Policy/Action	Progress in Implementation
Purchase and rehabilitation of abandoned and foreclosed homes (initially ten homes, additional homes if revenue from initial sales is available quickly); Self-help rehabilitation (initially four homes, additional homes if revenue from initial sales is available quickly); NSP program planning and administration; and construction of multi-family housing for seniors.	Hands. In addition, the City loaned \$1.9 million to Satellite Housing to purchase land and support predevelopment costs for an 85 unit affordable senior housing complex in Antioch. These units will be affordable to extremely low- and low-income seniors. This project has been delayed as the sponsor competes for funding.
1.1.10 Foreclosure Counseling and Prevention: Continue and expand partnerships between various governmental, public service and private agencies and advocacy organizations to provide ongoing foreclosure counseling services, 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. In addition, the City will provide homebuyer pre-purchase counseling through the First Time Homebuyer program in conjunction with the NSP activities in Program 1.1.9 to educate homebuyers and prevent foreclosures in the future.	The Contra Costa County Home Equity Preservation Alliance (HEPA) was created by a partnership with Housing and Economic Rights Advocates (HERA), Bay Area Legal Aid (BALA), Pacific Community Services, Inc. (PCSI), and Housing Rights, Inc. HEPA was a coalition of agencies serving families that were at risk of losing their home because of the high rate of foreclosures in Contra Costa County and the vast increase in subprime lending that occurred in the early 2000's. The legal service provider's role was to provide technical assistance to the collaborations partners and free civil legal assistance to homeowners needing assistance with foreclosure issues. The housing counseling agencies role was to assist homeowners in their negotiations with lenders/servicers and provide them with information to encourage positive decisions regarding their mortgage and future financial situation. The City provided a total of \$185,000 in ADA funds to HEPA, which served 1,228 Antioch residents with a wide array of foreclosure-related services, including counseling, mortgage negotiation and assistance in obtaining refinancing, and legal assistance. The need for these services has now diminished substantially, however similar services are provided by Bay Area Legal Aid, which is currently funded by the City.. Referrals to these agencies and information on such services can be accessed on the City's website and at City Hall, as well as by calling or through email.
Goal 2: Facilitate the development of a broad array of housing types to accommodate a diversity of new Antioch citizens in terms of age and socioeconomic background.	
Policy 2.1: Provide adequate residential sites for the production of new for-sale and rental residential units for existing and future residents.	
2.2.1 Inventories: Using the City's GIS database, maintain an ongoing	The City continues to maintain a database of sites planned and zoned

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<p>identification of 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, farm worker housing, or mixed use areas.</p>	<p>for residential development. This database will be updated with the development of the 2015-2023 Housing Element. The City will use this database to provide useful information to potential developers/investors as a supplement to other local, state and federal programs.</p>
<p>2.1.2 Adequate Sites for Housing: The City had to identify sites to accommodate 1,784 lower-income dwelling units (including a shortfall of 1,380 units from the 1996-2005 Housing Element planning period) based on the analysis conducted in Appendix B of the 2007-2014 Housing Element. To accommodate the remaining lower-income growth need, the Housing Element (Program 2.1.2) proposed rezoning a minimum of 59.47 acres to permit by-right single and multi-family, rental and ownership residential development at a minimum net density of 30 du/ac. Of the rezoned land, a minimum of 18.07 acres will permit exclusively by-right residential use to ensure a minimum of 50 percent of the City's lower-income need is accommodated on sites designated for exclusive residential use. The rezoned land would accommodate the remaining lower-income housing need on sites with densities and development standards that permit at a minimum 16 units per site. Candidate sites identified for rezoning are listed in Table B-4 of the 2007-2014 Housing Element. In addition to rezoning, the City proposed to encourage and facilitate development of housing for lower-income households through specific plan development, further lot subdivision and/or other methods.</p>	<p>On June 10, 2014, the City Council amended the City's General Plan to revise the High Density Residential designation to increase the maximum density allowed up to 35 units per acre. The Council also adopted amendments to the Zoning Ordinance that established two new high density districts—R-25 allowing 20 to 25 units/acre with a minimum density of 20 units by right and R-35 allowing up to 35 units per acre with a minimum density of 30 units per acre. The Council also amended the Zoning Map to rezone 47.2 acres including 39.3 at R-35 and 7.9 at R-25. Together with 38.2 acres designated for development up to 40 units per acre under the Hillcrest Station Area Plan, the General Plan and Zoning amendments will allow the City to accommodate about 2,353 units at higher densities.</p>
<p>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 residential development allocation (growth management), 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 protecting the public health and welfare, and funding assistance available in the event the project will meet affordable housing goals.</p>	<p>Since the adoption of the last Housing Element the City has considered ways to streamline the development review process. The Residential Development Allocation (RDA) program was identified in the previous Housing Element as a process not typical of most cities in California and potentially burdensome to new residential development. The building community also expressed their concern with the RDA process as it created uncertainty for developers in regards to time, project costs, and subjectivity without clear project nexus links. To revise this program the City prepared a nexus study and adopted impact fees (replacing arbitrary contributions that were a part of the RDA process) and revised</p>

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	<p>the growth metering triggers such that metering is not currently occurring but may in the future if housing growth reaches 600 units/year.</p> <p>During this process the City conducted outreach to all active home builders in Antioch and the Bay Area Building Industry Association.</p> <p>The City has approved the construction of 50 homes in Sierra Vista, an executive housing development by Suncrest Homes but none of the units are under construction. Plans for development of another 574 estate-style homes at Roddy Ranch were dropped after the property was sold to the East Bay Regional Park District in June 2013. No other executive housing developments are likely to be developed in the immediate future due to current market conditions.</p>
<p>2.1.4 Executive Housing: Facilitate the development of housing appropriate for executives of businesses seeking to expand within or relocate to Antioch to meet the need for providing above-moderate income housing. Where appropriate, provide requirements in outlying focus areas for the development of executive and upper end housing with appropriate amenities.</p>	
<p>Policy 2.2: Facilitate the development of new housing for all economic segments of the community, including lower income, moderate- and above moderate-income households.</p> <p>2.2.2 First-Time Homebuyer Program: Continue to provide down payment, homebuyer counseling and closing cost assistance to qualified low and moderate-income households purchasing their first home. The First-Time Homebuyer Down payment Assistance Program provides loans up to \$30,000 with interest terms depending on the length of the loan.</p>	<p>From 2007 to 2011, Antioch's First Time Homebuyer program loaned \$1.7 million in ADA funds to 38 lower income households to enable them to become first-time homebuyers in Antioch.</p> <p>This program ended in 2010 due to the loss of redevelopment housing set-aside funds. No local funding source has been identified to replace it, as CDBG funds are already burdened by funding homeowner and rental housing rehabilitation programs, and homeless services which had also been previously funded with the redevelopment funds. Realtors and residents inquiring about FTHB funds are given flyers with details about the CHDAP and the Contra Costa Mortgage Certificate programs, and this information is also available on the City website and at City Hall, or by telephone or email request.</p>
<p>Policy 2.3: Actively pursue and support the use of available County, State, and Federal housing assistance programs.</p> <p>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</p>	<p>The City will continue to monitor potential financial assistance programs from both the public and private sectors to provide more affordable housing units. Continuous monitoring of potential funds and programs has been an important component of the City's success in providing financial assistance for affordable and special needs housing projects. The City will continue this program into the next planning period.</p>

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<p>an annual basis, will specify which programs the City should apply for. All available local, State, Federal, and private affordable housing programs for new housing and for the conservation and/or rehabilitation of existing housing will be pursued, including, but not limited to the following:</p> <ul style="list-style-type: none"> ✓ 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 farm workers, lower income households, and seniors) ✓ Low-Income Housing Tax Credit Program (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 	<p>The City provided assistance to Satellite Housing with the necessary forms for their Tax Credit Allocation Committee (TCAC) application as well as provided an entitlement timeline to assist meeting the submission deadline for the Tabora Gardens project. Tabora Gardens is an 85 unit senior affordable housing project.</p> <p>The City continues to refer realtors and the public to appropriate resources for first time homebuyer financial assistance, and works closely with the County's HOME program to support projects in Antioch.</p>

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<p>housing for the disabled and lower income households)</p> <ul style="list-style-type: none"> ✓ 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 Multifamily Projects (for energy conservation and rehabilitation of apartments) ✓ Neighborhood Stabilization Program (acquire and redevelop foreclosed properties) 	
<p>2.3.2 Housing for Extremely Low-Income Households: Encourage the development of housing units for households earning less than 30 percent of the Median Family Income (MFI) for Contra Costa County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing. The City will encourage development of housing for extremely-low income households through a variety of activities such as targeted outreach to for-profit and non-profit housing developers, providing financial or in-kind technical assistance, fee waivers/deferrals, land-write downs, expedited/priority processing, identifying grant and funding opportunities, and/or offering additional incentives to supplement density bonus provisions in state law.</p>	<p>By increasing the densities allowed for multi-family development and providing for modifications to development standards, the amendments that the Council approved in June 2014 will facilitate the development of additional housing affordable to extremely low-income households. The recent amendments also brought the City's zoning ordinance into conformance with State density bonus requirements.</p>
<p>Policy 2.4: Proactively assist and cooperate with non-profit, private, and public entities to maximize opportunities to develop affordable housing. One of the objectives of the updated Land Use Element is to distribute low and moderate-income housing throughout the City, rather than concentrate it in one portion of the community. For example, the element allows for higher density housing within the Focus Areas to facilitate affordable housing development.</p>	
<p>2.4.1 Support Non-Profit Housing Sponsors: Support qualified non-profit corporations with proven track records in their efforts to make housing more affordable to lower and moderate-income households and for large families. This effort will include providing funding, supporting grant</p>	<p>The City continues to support a variety of non-profit and private corporations in development of affordable housing in Antioch. The following corporations have developed or are developing affordable housing projects in Antioch:</p>

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<p>applications, identifying available sites for housing development, and City involvement in the development of such sites. The City will continue focused outreach efforts to non-profit organizations on an ongoing basis to develop partnerships for housing development.</p>	<ul style="list-style-type: none"> • Resources for Community Development (multi-family) • Christian Church Homes, Inc. (senior-housing units) • USA Properties Fund (multi-family units) • Eden Housing, Inc. (multi-family units) • Habitat for Humanity (single family units) • Satellite Housing (multi-family) <p>The City's consultant contacted non-profit developers and architects who have worked on their affordable housing projects while drafting amendments to the General Plan and Zoning Ordinance to implement the current Housing Element. By increasing the densities allowed for multi-family development and providing for modifications to development standards, the amendments that the Council approved in June 2014 will facilitate the development of additional affordable housing by non-profit developers.</p>
<p>Policy 2.5: Proactively encourage the development of affordable housing within the Rivertown area.</p>	
<p>2.5.1 Additional Development Incentives for the Rivertown Focus Area:</p> <p>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 <i>in addition</i> to City density bonus incentives. The City shall promote this Program by creating informational brochures for potential 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:</p> <ul style="list-style-type: none"> ✓ Higher than minimum required density bonuses. Provide the density bonuses available through the City's Senior Housing Overlay District throughout the Rivertown Focus Area. ✓ Mixed-Use Housing. Modify development standards for the Rivertown Focus Area to permit residential development within mixed-use projects at higher densities than might otherwise be achieved within "conventional" multifamily developments. This would be accomplished by regulating development intensity for 	<p>The City has begun the process of issuing RFPs to identify a residential developer for several City-owned parcels in Rivertown and has also received a grant from the State Strategic Growth Council to fund a Specific Plan and EIR for the area. The Plan will establish policies and standards for development in the area based on an analysis of opportunities and constraints including existing infrastructure capacity and environmental problems. The project-level EIR will make it possible to expedite development review for future projects.</p>

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<p>the mixed-use project by floor area ratio, rather than by calculating dwelling units per acre. Modify parking standards for residential dwelling units developed on the upper floors of commercial buildings to permit shared parking and off-site parking in municipal parking lots.</p> <ul style="list-style-type: none"> ✓ Fast track processing. By expediting the development review process, carrying costs for lands being developed with affordable housing can be minimized. ✓ Growth Management Program Incentive. Maintain an incentive in the City's residential growth management program (either exemption of preferential scoring) for the development of housing within the Rivertown Focus Area. 	
<p>Goal 3: Facilitate the development of special purpose housing to meet the needs of the elderly, disabled, large families, and the homeless.</p>	
<p>Policy 3.1: Assure the provision of housing opportunities for those residents of the City who have special housing needs, including farm workers, the elderly, disabled, large families, and the homeless.</p>	
<p>3.1.1 Housing Opportunities for Special Needs Groups: Provide housing opportunities to meet the special housing needs of the elderly, disabled, large families, farm workers, and the homeless by giving priority and funding to development projects that include a component for special needs groups in addition to other lower income households. The City will implement priorities based on community needs and to ensure adequate housing for all residents within special needs groups. The City will also prioritize redevelopment funds in the same manner. For example, developments for special needs groups that include a low-income component will be prioritized. The City will fast-track the development processing of these projects. Financial assistance shall include land write downs, fee waivers or deferrals, and increased density bonuses (higher than State law) that provide more than 25 percent of units to 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.</p>	<p>The City provided \$300,000 in ADA funds to Satellite Housing for predevelopment and site acquisition costs associated with an 85 unit senior affordable housing development. The City also provided \$1,983,755 in federal Neighborhood Stabilization Program funding for site acquisition.</p> <p>The City approved a density bonus of 28% and a parking exception for a reduction of the required parking spaces because the project consisted of senior affordable housing.</p>
<p>3.1.2 Senior Housing: 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</p>	<p>In 1994, the City adopted a Senior Housing Overlay (SH) District, which allows higher densities and more flexible design standards, reflecting the needs of the elderly population and providing more affordable units to</p>



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<p>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. Additional bonuses will be granted for projects including very low and low-income seniors. These overlay district areas are located close to services specific to senior citizen needs. The parking requirement for these projects is 0.75 parking spaces per dwelling unit.</p>	<p>the growing number of senior citizens that live on a small fixed income. The City provided \$300,000 in ADA funding for site acquisition and predevelopment to Satellite Housing for the Tabora Gardens project, which is an 85 unit senior housing project. An additional \$1,983,755 has been allocated for project development costs. The project will also be pursuing Multifamily Housing Program (MHP) funding through the HCD.</p>
<p>3.1.3 Incentives for Special Needs Housing: Continue to provide incentives in the City's Zoning Code and residential growth management program for the development of specialized housing for persons with disabilities. The City's incentives include: exemption of units intended for persons with disabilities pursuant to ordinance 995-C-S, waiving development standards for ADA retrofit projects, and not requiring additional conditions for development or conditions for operation of this special needs housing. In addition, the City shall continue to provide reasonable accommodations to encourage the development of specialized housing for the persons with disabilities.</p>	<p>The Zoning Ordinance amendments the City Council adopted in June 2014 included a number of changes that will make it easier to provide housing to meet the needs of disabled persons. The changes include definition and classification of a range of supportive housing types and identifying the districts where different facility types are allowed. To comply with State and Federal law the ordinance now clarifies that licensed residential care facilities serving six or fewer residents are permitted by right as a residential use. The Ordinance also identifies districts where licensed facilities serving seven or more residents are permitted subject to a use permit.</p>
<p>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 and LMIHF monies. 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.</p>	<p>In June 2014, the City Council amended the Zoning Ordinance to establish a new Emergency Shelter (ES) Overlay District and to establish standards for emergency shelters. The Council also amended the Zoning Map to apply the new ES designation to 12 parcels covering 16.4 acres where emergency shelters can be developed by right subject to compliance with the new standards. The Council also approved zoning amendments that define Single Room Occupancy units as a form of multi-family housing and will allow SRO hotels in the Rivertown High Density Residential and Transit-Oriented Residential Districts. SRO housing often provides transitional housing for those who were formerly homeless. During the 2007-2014 Housing Element period, 4,580 persons who have ties to Antioch were served by six agencies which received a total of \$264,600 in ADA and CDBG funding from the City of Antioch. Agencies providing services were:</p> <ul style="list-style-type: none"> - Amador Institute, Shelter and programs for transition age homeless youth (7 served, \$7,000 ADA) - Contra Costa County Homeless Program, Adult Interim Housing (388



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<p>3.1.5 Emergency Shelters and Supportive and Transitional Housing: In compliance with SB 2, the City will analyze and revise the existing Zoning Code to allow for emergency shelters, and transitional and supportive housing for homeless individuals and families. The City will comply with the requirements of State law in the following manner:</p> <ul style="list-style-type: none"> • Provide a zoning overlay district in which emergency shelters can be located without discretionary approvals. The overlay shall include sites with sufficient capacity to meet the local need for emergency shelters (refer to Table 4-5 Candidate Sites for Emergency Shelter Overlay). • Ensure the provisions of the Housing Accountability Act are enforced and prohibit the denial of emergency shelters and transitional and supportive housing via discretionary approvals if it is consistent with adopted regulatory standards. 	<p>served, \$66,000 ADA, \$10,000 CDBG)</p> <ul style="list-style-type: none"> - Contra Costa Crisis Center, Homeless Hotline (2,206 served, \$40,000 ADA) - Northern California Runaway Center (38 homeless youth served, \$5,000 ADA) - SHELTER Inc., Emergency Housing & Rental Assistance (1,809 served, \$34,000 ADA, \$34,000 CDBG) - STAND! Against Domestic Violence, Domestic violence shelter and services (132 served, \$68,500 CDBG) <p>In addition, the City's Housing Coordinator served on the Executive Committee of the Contra Costa Homeless Continuum of Care during this time, and served as Chair for over 4 years. In this capacity, the City helped to sponsor three Homeless Connect events at the Antioch Fairgrounds, where thousands of homeless persons from all over the region came to receive a wide variety of services.</p> <p>Were it not for the demise of the ADA funding, the number of homeless people served during the reporting period would have increased by an estimated 2,200 persons.</p> <p>On June 10, 2014, the City Council adopted amendments to the Zoning Ordinance that created a new overlay district where emergency shelters would be allowed by right. This district was applied to 12 parcels, totaling 16.4 acres. The amendments also included adding a definition of "emergency shelter" to the ordinance and developing standards for emergency shelters wherever they are permitted or conditionally permitted.</p> <p>In addition, the adopted ordinance amendments added a definition of transitional housing that cross-references the definition in the California Health and Safety Code and also lists transitional housing as a residential use with reference to the new definition.</p> <p>The definition of supportive housing was also clarified, and the proposed</p>



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<ul style="list-style-type: none"> Evaluate development standards and regulatory provisions to ensure that standards encourage rather than discourage development. Ensure emergency shelters are only subject to the same development and management standards that apply to other allowed uses within the identified zone. Amend the Zoning Code to allow transitional/supportive housing as a residential use, subject only to those requirements of other residential uses in the same zone. 	<p>amendments define and classify a range of supporting housing types and revise use regulations based on the development and operation characteristics of different uses. In addition to establishing the new definitions, the proposed amendments identify the districts in which facility types are allowed and specify the type of approval required.</p>
<p>3.1.6 Zoning for Employee and Farmworker Housing: To encourage and facilitate development of housing for farmworkers, the City of Antioch does not restrict the development of farmworker housing in any zone that permits residential developments of this type (i.e., multi-family or single family). To clarify and provide explicit zoning for housing for farmworkers, the City shall amend the Zoning Code to explicitly define and provide zoning provisions for farmworker and employee housing in accordance with California Health and Safety Code Sections 17021.5 and 17021.6. Specifically, the Zoning Code shall be amended to include the following:</p> <ul style="list-style-type: none"> 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 of a boarding house, rooming house, hotel, dormitory, or other similar term. No conditional use permit, zoning variance or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be permitted by-right in any zone(s) permitting agricultural use by-right. In any zone(s) where agricultural use is permitted subject to a conditional use permit, such employee housing shall be subject to a conditional use 	<p>The proposed zoning amendments were based on the assumption that about 122 persons were employed in agriculture. Closer examination of census data showed that only 28 residents were working as farmers and farm managers. Moreover, all of the agricultural land within the City is planned for development or open space conservation and the allocation of housing need generated by the unincorporated portions of the SOI is assigned to the County. For these reasons, farmworker housing is not identified as a critical housing need in Antioch and it was determined that there was no need to amend the Zoning Ordinance as proposed.</p>

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<p>permit.</p> <ul style="list-style-type: none"> Permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who may or may not work on the property where the employee housing is located. 	
Goal 4: Reduce residential energy and water use to conserve energy/water and reduce the cost of housing.	
Policy 4.1: Provide incentives for energy conservation measures in new housing by providing information on programs available through PG&E.	
<p>4.1.1 Encourage Energy Conservation: In concert with energy providers, implement an energy conservation program. Also, encourage developers to utilize energy-saving designs and building materials.</p>	<p>The Neighborhood Preservation Program (NPP) utilizes energy-saving designs by installing energy efficient insulation when a new roof is needed to bring a home up to code. The NPP also utilizes the County's Weatherization Program (WP) in Antioch. The WP is a Federal and state funded program that assists low and/or fixed income households to increase energy efficiency. Energy saving improvements may include:</p> <ul style="list-style-type: none"> • Installation of ceiling insulation • Gas furnace repair or replacement • Weather-stripping of exterior doors • Gas stove replacement • Replacement of exterior doors • Gas water heater repair or replacement • Carbon monoxide alarm installation • Plug gaskets • Installation of programmable thermostats • Installation of water saving devices • Replacement of broken windows <p>The City provides funding to the California Youth Energy Services (CYES) program, which provides energy conservation services at no cost to residents. The services include: energy efficiency assessments, energy-efficient lighting, and e-waste pickup.</p>
<p>4.1.2 Water Conservation Program: As part of development review process, ensure that adequate long-term water supplies are available to serve the development, require drought-tolerant landscaping, and the utilization of reclaimed wastewater when feasible.</p>	<p>In January 2010, the City adopted a Water Efficient Landscape Ordinance that conforms to the State's model ordinance. The ordinance applies to new and rehabilitated landscapes larger than 2,500 square feet when installed by developers in residential projects and larger than 5,000 square feet when installed by homeowners. The City also provides</p>



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	<p>applicants for development approval with its Water Efficient Landscape Guidelines. In April 2014, the City Council passed a resolution to help address the current drought conditions and has approved implementation of a 15% Voluntary Drought Management Program by placing certain restrictions on how water is to be used, with the focus on reducing outside water use by 25%. The program is based on an overall 15% water reduction goal and targets a 25% reduction outdoors to achieve the overall 15% goal. Residential customers can measure their usage against previous year's consumption for the same period. Information is provided on their water bill. Antioch also participates in the Contra Costa Water District Water-Efficient Landscape Rebate Program, which provides rebates to residential customers who replace their lawns with water-efficient landscaping.</p> <p>In August 2014, the City Council passed the following mandatory potable City furnished water restrictions: 1) using water for non-recirculating decorative fountains or filling decorative lakes or ponds; 2) washing paved or other hard surface areas including, sidewalks, walkways, and driveways with water; 3) outside watering that results in flooding or runoff into a gutter, drain, patio, driveway or street; and 4) washing a vehicle, trailer, or boat with water using a hose without an automatic shut-off nozzle.</p> <p>The City provides funding to the California Youth Energy Services (CYES) program, which provides water conservation services at no charge to residents. The services include: water efficiency assessment, water-efficient showerheads and faucet aerators, and toilet leak detection.</p> <p>Antioch has updated its Construction and Demolition Ordinance to bring its code into conformance with the updated State Green Buildings Standards Code. The City will continue to provide information on green building programs and resources on the City website http://www.ci.antioch.ca.us/environment/greenbldg.htm and provides Green Building Guidelines to applicants.</p>
<p>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. To further encourage use of green building technologies, the City will evaluate the</p>	



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feasibility for offering a menu of incentives that will facilitate and encourage the incorporation of "green" materials and technologies in new residential construction and remodeling. Potential incentives that will be evaluated include technical assistance, fee reductions or waivers, concessions, priority processing or other strategies to further encourage green building and energy conservation. Based on its findings, the City will establish and market a comprehensive green building incentive program.	
Goal 5: Remove governmental constraints inhibiting the development of housing required to meet identified needs in Antioch.	
Policy 5.1: Review and modify standards and application processes to ensure that City standards do not act to constrain the production of affordable housing units.	
5.1.1 Maintain a Streamlined, Affordable Application Process: Continue efforts 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. 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 City continues efforts to streamline and improve the development review process. Development standards and processing information can be found on the City website. The recent amendments to the Zoning Ordinance will make it possible to further streamline and improve the process.
5.1.2 Residential Growth Management Program/Residential Development Allocation (RDA) Program: Review and implement revisions to the Residential Development Allocation (RDA) Program. The RDA Ordinance will sunset on May 1, 2010. Should the RDA Program be extended, the City shall review the provisions of the existing program and make revisions as necessary to facilitate housing opportunities consistent with the City's housing growth needs. If the RDA program is continued, the City shall: <ul style="list-style-type: none"> • Maintain an exemption for the development of income-restricted housing for very low-, low-, and moderate-income 	The City has not extended the Residential Development Allocation Program, which terminated in May 2012, and has replaced with the Residential Growth Management Ordinance and an added Development Impact Fee Ordinance. The Residential Growth Management Ordinance has the goals of regulating the rate of residential growth; implement the City's General Plan; to ensure the City's infrastructure keeps pace with demand; and to ensure the City meets its Regional Allocation of Housing Needs (RHNA). The growth metering will not take place until the issuance of the 600 th residential unit building permit, but the City will start to create guidelines for metering process at the issuance of the

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<p>households needed to meet the City's growth needs.</p> <ul style="list-style-type: none"> Ensure that the limitations on future residential development for new single family and multi-family housing do not preclude the City from achieving its objectives for the development of new affordable and market rate housing and that the RDA Program will continue to provide for the accommodation of the City's regional housing need by income category. Identify annual limit on multi-family housing at a level that accommodates growth needs but does not constrain the development of rental housing opportunities. Prior to reaching the annual limit in any given year, the City shall determine the existing vacancy rate of multi-family rental housing and increase the limit if the vacancy rate is determined to be five percent or less. Provide objective standards by which allocations are reviewed and approved to minimize subjective criteria. Review application review and processing procedures to evaluate opportunities for streamlining and implement revisions as appropriate. On an annual basis, review and evaluate the additional cost and timing associated with the RDA Program to ensure that it does not constrain the City's ability to meet its housing growth needs and amend as appropriate. During this review, the City shall consult with the development community regarding cost and timing. 	<p>500th building permit. The Development Impact Fee Ordinance provides certainty of fees for developers. The fee was based on the projected costs of certain public facilities to serve the new development within the City.</p>
<p>5.1.3 Density Bonus Ordinance: Review and revise the Senior Housing Overlay District density bonus provisions and the Non-Senior Housing Density Bonus Program to be in compliance with recent State legislation (SB 1818 and AB 2280). The City will also continue to monitor statutory requirements for municipal density bonus requirements and revise its programs as necessary.</p>	<p>On June 10, 2014, the City Council adopted amendments to the Zoning Ordinance to be consistent with the State's density bonus law (Government Code 65915) and to clarify and augment procedures for implementing the State density bonus law. The amendments include procedures that express priorities and clarify expectations for projects that are eligible for bonuses, and establish findings for approval, denial, and modification of applications for State-mandated density bonuses, concessions, and incentives.</p>
<p>5.1.4 Pre-Application Conferences: Continue pre-application</p>	<p>The City continues to facilitate pre-application conferences to assist</p>



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conferences for applicants to assist developers in meeting City requirements and development expectations.	<p>developers in meeting City development requirements.</p> <p>The City has found these meetings to be effective in streamlining project review and communicating expectations to developers and will continue this practice during the next Planning Period.</p>
5.1.5 Development Standards Handouts: Regularly update handouts on development standards.	<p>The City maintains up to date development standard information on the City's website and will continue to update informational materials as necessary. Extensive updates will be made during the early part of the Planning Period to reflect the changes approved by the Council in June 2014. These updates will be completed before the end of 2014.</p>
5.1.6 Review and Revise Residential Parking Requirements: The City shall review existing adopted parking standards to ensure parking requirements are not a constraint to residential development, especially new housing units affordable to lower- and moderate-income households. Based on this review, the City will revise current standards, as appropriate.	<p>On June 10, 2014, the City Council adopted amendments to the City's Zoning Ordinance that established procedures that broadened 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.</p>
5.1.7 Review and Revise Use Permit Approval Processes and Criteria: While the City has not found the use permit requirement for multi-family projects to negatively impact residential development, the City recognizes that subjective approval criteria may constrain development. To address potential constraints, the City shall review existing discretionary review procedures and approval criteria for multi-family residential use permits to minimize and/or eliminate potentially subjective approval criteria and conditions of approval.	<p>On June 10, 2014, the City Council adopted amendments to the City's Zoning Ordinance that established the R-25 and R-35 zoning district which allows 25 units/acre and 35 units/acre respectively. The Zoning Ordinance allows up to 20 units/acre to be permitted by right in both R-25 and R-35, subject to compliance with all other applicable standards. As part of the amendments to the Zoning Ordinance, standards were adopted to address parking, design, and open space to name a few. The adopted standards and the zoning code allowing multifamily uses permitted by right minimizes the subjective approval criteria as well as removes a layer of discretionary review, which may be viewed as a constraint.</p>
Goal 6: Provide equal housing opportunities for all existing and future Antioch residents.	
Policy 6.1: Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.	
6.1.1 Cooperative Association: Continue to contract with Housing Rights, Inc. and/or other similar organizations to provide fair housing counseling and tenant/landlord counseling. Continue to refer cases and	<p>From 2007 to 2014, the City funded both Fair Housing and Tenant/Landlord Counseling services, as well as Foreclosure Counseling (Goal 1.1.0) and Prevention services to Antioch residents to help provide</p>

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APPENDIX B. REVIEW OF PAST PERFORMANCE

Goal/Policy/Action	Progress in Implementation
<p>questions to the appropriate fair housing service provider for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing. Additionally, the City will create a brochure in English and Spanish, explaining how complaints can be filed. The brochure 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.</p>	<p>equal housing opportunities and enforce the rights of tenants and landlords.</p> <p>The purpose of Fair Housing services is to end housing discrimination by providing discrimination investigations, counseling, mediation and advocacy, education and legal referrals through counseling, legal representation, and housing testing. The City provided \$112,231 in ADA and CDBG funding to serve 237 Antioch residents during the 2007-2014 Period. Services were provided by La Raza, Housing Rights, Advocates for Humanity, Bay Area Legal Aid, and Echo Housing.</p> <p>Because Tenant/Landlord situations are sometimes misidentified as Fair Housing issues, and vice versa, the City also expended funding to provide Tenant/Landlord Housing Counseling services during the Planning Period. The purpose of a Tenant/Landlord program 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. The City provided \$135,000 in ADA and CDBG funding to serve 1,329 Antioch residents during the 2007-2014 period with services provided by La Raza, Pacific Community Services, Housing Rights, and Bay Area Legal Aid. Services included counseling on 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 addition, from 2012-14 Antioch residents benefitted from weekly Housing Law Clinics, conducted by Bay Area Legal Aid, at the Pittsburg Courthouse free of charge. Residents accessing these services are not counted above.</p> <p>The City has found the partnerships with outside agencies to provide fair housing services to be efficient and effective and will continue this program during the next Planning Period.</p> <p>All services were available to be accessed in either English or Spanish and materials utilized were translated into both languages.</p>



APPENDIX B1. UNITS CONSTRUCTED

APPENDIX B1. UNITS CONSTRUCTED 2007-2014

This section provides a summary of the units constructed in Antioch during the previous planning period. The units identified in this section are units with "finaled" building permits. Table B1-1 provides detailed information for the units constructed from January 2007 through October 2014. The distribution of ownership units into affordability categories is based on the actual sales price. If the no sale was recorded, the unit is assumed to be affordable to above moderate income households. Determinations of the income groups served by apartment development were based on income restrictions for assisted projects and on advertised rental rates for market rate units.

Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	AM
1/9/2007	SFD	3577 WAXWING CT	6920	3604	\$778,000.00			1
1/10/2007	SFD	5640 BANTEER WAY	8951	2858	\$544,000.00			1
1/10/2007	SFD	5637 BANTEER WAY	8951	2549	\$383,000.00			1
1/25/2007	SFD	4573 BONRAVEN WAY	6909	2209	\$557,000.00			1
1/25/2007	SFD	4569 BONRAVEN WAY	6909	1878	\$245,000.00			1
1/29/2007	SFD	5006 LEDGEWOOD CT	7897	2541	\$695,000.00			1
2/1/2007	SFD	5003 LEDGEWOOD CT	7897	2253	\$684,500.00			1
2/1/2007	SFD	4504 PIPER WAY	6909	2541	\$633,500.00			1
2/5/2007	SFD	3692 PINTAIL DR	6920	2517	\$725,000.00			1
2/5/2007	SFD	5261 SUNGROVE WAY	7897	2499	\$347,000.00			1
2/7/2007	SFD	4072 HEATON CT	7487	2636	\$767,000.00			1
2/8/2007	SFD	5257 SUNGROVE WAY	7897	2541	\$706,000.00			1
2/14/2007	SFD	3995 MOLLER RANCH WAY	7487	2750	\$774,500.00			1
2/14/2007	SFD	4003 MOLLER RANCH WAY	7487	2323	\$266,000.00			1
2/14/2007	SFD	4503 PIPER WAY	6909	1878	\$529,500.00			1
2/21/2007	SFD	4007 CRESCENT CT	7487	2750	\$319,000.00			1
2/22/2007	SFD	5269 SUNGROVE WAY	7897	1603				
2/22/2007	SFD	5001 LEDGEWOOD CT	7897	2253	\$700,000.00			1
2/27/2007	SFD	3757 PINTAIL DR	6920	3604	\$875,000.00			1
3/16/2007	SFD	323 NASH AVE		1439				
3/19/2007	SFD	3584 WAXWING CT	6920	3604	\$868,500.00			1
3/19/2007	SFD	4048 BARN HOLLOW WAY	8585	2253	\$571,000.00			1
3/22/2007	SFD	4056 BARN HOLLOW WAY	8585	3316	\$654,000.00			1
3/22/2007	SFD	4068 BARN HOLLOW WAY	8585	3316	\$638,500.00			1
3/23/2007	SFD	4064 BARN HOLLOW WAY	8585	3969	\$876,500.00			1
4/5/2007	SFD	4092 BARN HOLLOW WAY	8585	3377	\$754,000.00			1
4/9/2007	SFD	4565 BONRAVEN WAY	6909	2541	\$395,000.00			1
4/9/2007	SFD	4508 PIPER WAY	6909	2425	\$528,000.00			1
4/9/2007	SFD	4507 PIPER WAY	6909	2209	\$440,000.00			1
4/10/2007	SFD	4076 BARN HOLLOW WAY	8585	3377	\$695,000.00			1
4/10/2007	SFD	4091 BARN HOLLOW WAY	8585	2454	\$250,000.00			1
4/11/2007	SFD	4557 BONRAVEN WAY	6909	2209	\$463,000.00			1
4/12/2007	SFD	4065 HEATON CT	7487	2750	\$756,000.00			1
4/12/2007	SFD	4044 HEATON CT	7487	2750	\$783,500.00			1
4/12/2007	SFD	4024 CRESCENT CT	7487	2750	\$769,500.00			1
4/12/2007	SFD	4020 CRESCENT CT	7487	2636	\$400,000.00			1
4/12/2007	SFD	4004 CRESCENT CT	7487	2750	\$795,500.00			1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	M
4/12/2007	SFD	5235 SUNGROVE WAY	7897	2235	\$685,500.00			1
4/12/2007	SFD	4083 BARN HOLLOW WAY	8585	2454	\$600,000.00			1
4/13/2007	SFD	4499 PIPER WAY	6909	2425	\$583,000.00			1
4/19/2007	SFD	4072 BARN HOLLOW WAY	8585	2454	\$583,000.00			1
4/20/2007	SFD	5002 LEDGEWOOD CT	7897	2139	\$687,500.00			1
4/30/2007	SFD	3716 PINTAIL DR	6920	3604	\$469,500.00			1
5/1/2007	SFD	1740 BERMUDA WAY	MS-357-304-05	2455	\$435,000.00			1
5/2/2007	SFD	4019 MOLLER RANCH WAY	7487	2033	\$750,500.00			1
5/2/2007	SFD	4052 BARN HOLLOW WAY	8585	3377	\$719,500.00			1
5/2/2007	SFD	4087 BARN HOLLOW WAY	8585	3377	\$747,000.00			1
5/2/2007	SFD	4057 BARN HOLLOW WAY	8585	1785	\$425,000.00			1
5/2/2007	SFD	4084 BARN HOLLOW WAY	8585	3704	\$754,500.00			1
5/3/2007	SFD	4053 BARN HOLLOW WAY	8585	3969	\$900,500.00			1
5/7/2007	SFD	4049 BARN HOLLOW WAY	8585	3704	\$798,000.00			1
5/30/2007	SFD	4045 BARN HOLLOW WAY	8585	1785	\$597,000.00			1
6/1/2007	SFD	4060 BARN HOLLOW WAY	8585	3377	\$600,000.00			1
6/20/2007	SFD	4561 BONRAVEN WAY	6909	2425	\$463,000.00			1
6/28/2007	SFD	4015 MOLLER RANCH WAY	7487	2636	\$814,000.00			1
7/5/2007	SFD	3555 COUNTRY SIDE WAY	8585	2454	\$674,500.00			1
7/6/2007	SFD	3551 COUNTRY SIDE WAY	8585	1785	\$620,500.00			1
7/10/2007	SFD	4061 BARN HOLLOW WAY	8585	3969	\$847,000.00			1
7/11/2007	SFD	4027 MOLLER RANCH WAY	7487	3030	\$510,000.00			1
7/17/2007	SFD	5001 HAVENROCK CT	7897	2541	\$728,000.00			1
7/20/2007	SFD	5002 HAVENROCK CT	7897	2139	\$691,500.00			1
7/26/2007	SFD	3541 COUNTRY SIDE WAY	8585	3316	\$738,000.00			1
7/30/2007	SFD	5213 STAR THISTLE WAY	7897	2499	\$750,000.00			1
8/2/2007	SFD	5209 STAR THISTLE WAY	7897	2541	\$330,000.00			1
8/3/2007	SFD	5205 STAR THISTLE WAY	7897	2253	\$709,500.00			1
8/7/2007	SFD	4080 BARN HOLLOW WAY	8585	3969	\$510,000.00			1
8/8/2007	SFD	4875 BRAEMAR ST	6909	3573	\$376,000.00			1
8/9/2007	SFD	5201 STAR THISTLE WAY	7897	2253	\$322,500.00			1
8/13/2007	SFD	4883 PORTSALON WAY	8948	2060	\$365,000.00			1
8/13/2007	SFD	4874 BRAEMAR ST	6909	3573	\$575,000.00			1
8/16/2007	SFD	5265 SUNGROVE WAY	7897	2253	\$400,000.00			1
8/20/2007	SFD	3545 MALLARD WAY	6921	2249	\$687,500.00			1
8/20/2007	SFD	4899 PORTSALON WAY	8948	1797	\$240,000.00			1
8/20/2007	SFD	4891 PORTSALON WAY	8948	2606	\$254,000.00			1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	AM
8/22/2007	SFD	3545 COUNTRY SIDE WAY	8585	3969	\$438,000.00			1
8/22/2007	SFD	3533 COUNTRY SIDE WAY	8585	2454	\$688,000.00			1
8/24/2007	SFD	4875 PORTSALON WAY	8948	2606	\$545,000.00			1
9/4/2007	SFD	4879 BRAEMAR ST	6909	3681	\$578,000.00			1
9/6/2007	SFD	4640 BENTON ST	6893	3000	\$460,000.00			1
9/6/2007	SFD	4588 LE CONTE CIR	6893	2716				
9/7/2007	SFD	3537 COUNTRY SIDE WAY	8585	3704	\$430,000.00			1
9/7/2007	SFD	3565 MALLARD WAY	6921	2249	\$450,000.00			1
9/10/2007	SFD	4592 LE CONTE CIR	6893	3492	\$548,500.00			1
9/10/2007	SFD	4004 DI VINCI CT	8884	2484	\$275,000.00			1
9/10/2007	SFD	4879 PORTSALON WAY	8948	1797	\$538,500.00			1
9/11/2007	SFD	4644 BENTON ST	6893	3861	\$519,000.00			1
9/12/2007	SFD	4632 BENTON ST	6893	3383	\$540,000.00			1
9/13/2007	SFD	4903 PORTSALON WAY	8948	2060	\$423,000.00			1
9/13/2007	SFD	4887 PORTSALON WAY	8948	2392	\$406,000.00			1
9/17/2007	SFD	5004 HAVENROCK CT	7897	2253	\$687,000.00			1
9/17/2007	SFD	5217 STAR THISTLE WAY	7897	1603	\$657,000.00			1
9/17/2007	SFD	4652 BENTON ST	6893	3605	\$602,000.00			1
9/17/2007	SFD	4599 LE CONTE CIR	6893	3192	\$525,500.00			1
9/18/2007	SFD	5004 LEDGEWOOD CT	7897	2235	\$687,000.00			1
9/18/2007	SFD	5003 HAVENROCK CT	7897	2253	\$720,000.00			1
9/18/2007	SFD	4648 BENTON ST	6893	3125	\$500,000.00			1
9/18/2007	SFD	4595 LE CONTE CIR	6893	2877	\$521,000.00			1
9/18/2007	SFD	4603 LE CONTE CIR	6893	2877	\$375,000.00			1
9/19/2007	MOTHER-IN-LAW	2031 1/2 CARPINTERIA DR	7294	700		1		
9/20/2007	SFD	4636 BENTON ST	6893	3605	\$660,000.00			1
9/20/2007	SFD	4584 LE CONTE CIR	6893	3192	\$464,000.00			1
9/20/2007	SFD	4607 LE CONTE CIR	6893	2716	\$417,000.00			1
9/20/2007	SFD	3529 METCALF ST	8585	3316	\$743,000.00			1
9/27/2007	SFD	5006 HAVENROCK CT	7897	2499	\$717,000.00			1
9/27/2007	SFD	5005 HAVENROCK CT	7897	2541	\$400,000.00			1
10/2/2007	SFD	3521 METCALF ST	8585	2454	\$658,000.00			1
10/2/2007	SFD	3525 COUNTRY SIDE WAY	8585	3316	\$296,000.00			1
10/4/2007	SFD	3509 COUNTRY SIDE WAY	8585	3316	\$707,500.00			1
10/16/2007	SFD	3688 MALLARD CT	6921	2357	\$270,000.00			1
10/17/2007	SFD	3517 COUNTRY SIDE WAY	8585	3316	\$749,500.00			1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	AM
10/26/2007	SFD	3505 COUNTRY SIDE WAY	8585	3316	\$278,000.00			1
10/29/2007	SFD	3573 MALLARD WAY	6921	2517	\$350,000.00			1
10/31/2007	SFD	4108 BRAMANTE CT	8884	2192	\$329,000.00			1
10/31/2007	SFD	4106 BRAMANTE CT	8884	2296	\$343,500.00			1
11/2/2007	SFD	4104 BRAMANTE CT	8884	2296	\$382,500.00			1
11/5/2007	SFD	4110 BRAMANTE CT	8884	2195	\$364,000.00			1
11/5/2007	SFD	4102 BRAMANTE CT	8884	2192	\$350,000.00			1
11/6/2007	SFD	4646 IMPERIAL ST	6893	3362	\$542,000.00			1
11/8/2007	SFD	4100 BRAMANTE CT	8884	2195	\$337,000.00			1
11/9/2007	SFD	4576 LE CONTE CIR	6893	3192	\$504,500.00			1
11/9/2007	SFD	4583 LE CONTE CIR	6893	2877	\$415,000.00			1
11/13/2007	SFD	4645 IMPERIAL ST	6893	3861	\$605,000.00			1
11/13/2007	SFD	4580 LE CONTE CIR	6893	2315	\$488,000.00			1
11/14/2007	SFD	4649 IMPERIAL ST	6893	3042	\$500,000.00			1
11/14/2007	SFD	4587 LE CONTE CIR	6893	2716	\$373,000.00			1
11/14/2007	SFD	4591 LE CONTE CIR	6893	3192	\$420,000.00			1
11/15/2007	SFD	4907 PORTSALON WAY	8948	2606	\$92,000.00	1		
11/15/2007	SFD	4895 PORTSALON WAY	8948	2392	\$441,000.00			1
11/19/2007	SFD	5552 PLUMBRIDGE WAY	8948	2392	\$438,000.00			1
11/19/2007	SFD	5629 BANTEER WAY	8951	3157	\$539,500.00			1
11/20/2007	SFD	5556 PLUMBRIDGE WAY	8948	1597	\$399,000.00			1
11/27/2007	SFD	5633 BANTEER WAY	8951	3662	\$467,500.00			1
11/27/2007	SFD	5625 BANTEER WAY	8951	2471	\$427,500.00			1
11/30/2007	SFD	3513 COUNTRY SIDE WAY	8585	3704	\$420,000.00			1
12/4/2007	SFD	4658 IMPERIAL ST	6893	3605	\$550,000.00			1
12/6/2007	SFD	3582 WAXWING CT	6920	3511	\$833,000.00			1
12/6/2007	SFD	3537 MALLARD WAY	6921	3511	\$490,000.00			1
12/10/2007	SFD	5621 BANTEER WAY	8951	3002	\$479,000.00			1
12/10/2007	SFD	5617 BANTEER WAY	8951	3662	\$518,000.00			1
12/11/2007	SFD	5548 PLUMBRIDGE WAY	8948	2606	\$438,000.00			1
12/12/2007	SFD	3552 SWALLOW WAY	6921	2517	\$380,000.00			1
12/14/2007	SFD	4044 BARN HOLLOW WAY	8585	3969	\$450,000.00			1
12/14/2007	SFD	4088 BARN HOLLOW WAY	8585	3969	\$525,000.00			1
12/14/2007	SFD	3521 COUNTRY SIDE WAY	8585	2253	\$341,000.00			1
12/14/2007	SFD	3501 COUNTRY SIDE WAY	8585	3704	\$240,000.00			1
12/17/2007	SFD	3525 METCALF ST	8585	3969	\$475,000.00			1
12/17/2007	SFD	3522 MARKLEY CREEK DR	8585	4335	\$393,000.00			1

Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	AM
12/17/2007	SFD	3518 MARKLEY CREEK DR	8585	3316	\$345,000.00			1
12/17/2007	SFD	3506 MARKLEY CREEK DR	8585	3316	\$752,000.00			1
12/19/2007	SFD	3549 MALLARD WAY	6921	2517	\$340,000.00			1
12/19/2007	SFD	3569 MALLARD WAY	6921	3511	\$342,000.00			1
12/20/2007	SFD	5628 BANTEER WAY	8951	3002	\$453,500.00			1
12/20/2007	SFD	5632 BANTEER WAY	8951	2549	\$365,000.00			1
12/21/2007	SFD	3548 SWALLOW WAY	6921	3604	\$843,500.00			1
12/26/2007	SFD	3534 MALLARD WAY	6921	2517	\$350,000.00			1
1/4/2008	SFD	3502 MARKLEY CREEK DR	8585	2454	\$300,000.00			1
1/7/2008	SFD	3553 MALLARD WAY	6921	3511	\$400,000.00			1
1/7/2008	SFD	3561 MALLARD WAY	6921	3511	\$461,500.00			1
1/10/2008	SFD	4654 IMPERIAL ST	6893	3362	\$440,000.00			1
1/10/2008	SFD	3510 MARKLEY CREEK DR	8585	1785	\$305,000.00			1
1/14/2008	SFD	319 NASH AVE		2005				
1/14/2008	SFD	3542 MALLARD WAY	6921	2999	\$400,000.00			1
1/17/2008	SFD	4650 IMPERIAL ST	6893	3000	\$420,000.00			1
1/17/2008	SFD	3541 MALLARD WAY	6921	3511	\$657,000.00			1
1/17/2008	SFD	3556 SWALLOW WAY	6921	2341	\$370,000.00			1
1/25/2008	SFD	3526 MARKLEY CREEK DR	8585	3704	\$320,000.00			1
1/25/2008	SFD	3514 MARKLEY CREEK DR	8585	4335	\$340,000.00			1
2/7/2008	SFD	3712 PINTAIL DR	6920	3604	\$469,500.00			1
3/13/2008	MULTI	7121 ST		40899				
4/3/2008	SFD	4210 RAPHAEL CT	8884	2195	\$361,500.00			
4/3/2008	SFD	4208 RAPHAEL CT	8884	2192	\$351,000.00			1
4/7/2008	SFD	4204 RAPHAEL CT	8884	2296	\$362,500.00			1
4/8/2008	SFD	4202 RAPHAEL CT	8884	2192	\$221,063.00			1
4/10/2008	SFD	4200 RAPHAEL CT	8884	2195	\$354,000.00			1
4/14/2008	SFD	5136 GREENGROVE CT	7897	2253	\$325,000.00			1
4/17/2008	SFD	5138 GREENGROVE CT	7897	2499	\$430,000.00			1
4/21/2008	SFD	4310 VAGARI CT	8884	2195	\$335,000.00			1
4/22/2008	SFD	4308 VAGARI CT	8884	2192	\$313,500.00			1
4/23/2008	SFD	4306 VAGARI CT	8884	2484	\$343,000.00			1
4/28/2008	SFD	5137 GREENGROVE CT	7897	2541	\$330,000.00			1
4/29/2008	SFD	4304 VAGARI CT	8884	2484	\$292,000.00			1
4/29/2008	SFD	4302 VAGARI CT	8884	2192	\$343,500.00			1
4/30/2008	SFD	3554 MALLARD WAY	6921	2517	\$330,000.00			1
5/1/2008	SFD	5139 GREENGROVE CT	7897	2499	\$400,000.00			1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	AM
5/5/2008	SFD	4300 VAGARI CT	8884	2195	\$296,000.00			1
5/7/2008	SFD	4608 BOTTICELLI CT	8884	2192	\$393,000.00			1
5/7/2008	SFD	4610 BOTTICELLI CT	8884	2195	\$339,000.00			1
5/8/2008	SFD	4606 BOTTICELLI CT	8884	2484	\$370,000.00			1
5/12/2008	SFD	4904 PORTSALON WAY	8948	2610	\$420,000.00			1
5/12/2008	SFD	4908 PORTSALON WAY	8948	1597	\$350,000.00			1
5/12/2008	SFD	4604 BOTTICELLI CT	8884	2484	\$260,000.00			1
5/13/2008	SFD	4572 LE CONTE CIR	6893	3135	\$400,000.00			1
5/14/2008	SFD	4602 BOTTICELLI CT	8884	2192	\$368,500.00			1
5/16/2008	SFD	4900 PORTSALON WAY	8948	2392	\$396,000.00			1
5/19/2008	SFD	3546 MALLARD WAY	6921	2517	\$374,000.00			1
5/19/2008	SFD	3501 MARKLEY CREEK DR	8585	1785	\$305,000.00			1
5/20/2008	SFD	4600 BOTTICELLI CT	8884	2195	\$373,000.00			1
5/20/2008	SFD	4638 IMPERIAL ST	8850	3605	\$450,000.00			1
5/20/2008	SFD	4568 LE CONTE CIR	6893	2716	\$395,000.00			1
5/21/2008	SFD	4642 IMPERIAL ST	8850	3137	\$420,000.00			1
5/22/2008	SFD	3505 MARKLEY CREEK DR	8585	4335	\$485,000.00			1
5/22/2008	SFD	4400 GALILEO DR	8884	2484	\$320,000.00			1
5/28/2008	SFD	4510 MAGI CT	8884	2195	\$305,000.00			1
5/29/2008	SFD	4888 PORTSALON WAY	8948	2610	\$412,000.00			1
5/29/2008	SFD	3509 MARKLEY CREEK DR	8585	3316	\$477,500.00			1
5/29/2008	SFD	4634 IMPERIAL ST	8850	3362	\$440,000.00			1
5/29/2008	SFD	4508 MAGI CT	8884	2192	\$355,000.00			1
5/30/2008	SFD	2403 DAVIS LN		1527	\$222,258.00		1	
6/2/2008	SFD	4564 LE CONTE CIR	6893	3192	\$420,000.00			1
6/3/2008	SFD	4641 IMPERIAL ST	8850	3146	\$363,000.00			1
6/3/2008	SFD	4506 MAGI CT	8884	2484	\$398,000.00			1
6/4/2008	SFD	4892 PORTSALON WAY	8948	1597	\$330,000.00			1
6/9/2008	SFD	4637 IMPERIAL ST	8850	3000	\$325,000.00			1
6/9/2008	SFD	4567 LE CONTE CIR	6893	2716	\$400,000.00			1
6/9/2008	SFD	4504 MAGI CT	8884	2484	\$342,000.00			1
6/10/2008	SFD	4502 MAGI CT	8884	3192	\$270,000.00			1
6/12/2008	SFD	4571 LE CONTE CIR	6893	3135	\$389,500.00			1
6/12/2008	SFD	4500 MAGI CT	8884	2195	\$352,500.00			1
6/16/2008	SFD	4633 IMPERIAL ST	8850	3146	\$420,000.00			1
6/17/2008	SFD	3910 RENAISSANCE CT	8884	2195	\$319,000.00			1
6/18/2008	SFD	3908 RENAISSANCE CT	8884	2192	\$352,500.00			1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	AM
6/19/2008	SFD	3906 RENAISSANCE CT	8884	2484	\$375,500.00			1
6/23/2008	SFD	3904 RENAISSANCE CT	8884	2484	\$367,500.00			1
6/24/2008	SFD	4575 LE CONTE CIR	6893	3340	\$370,000.00			1
6/24/2008	SFD	4579 LE CONTE CIR	6893	2716	\$365,000.00			1
6/25/2008	SFD	3902 RENAISSANCE CT	8884	2192	\$280,000.00			1
6/26/2008	SFD	3550 MALLARD WAY	6921	3511	\$400,000.00			1
6/30/2008	SFD	3557 MALLARD WAY	6921	2517	\$340,000.00			1
7/1/2008	SFD	3900 RENAISSANCE CT	8884	2195	\$292,000.00			1
7/10/2008	SFD	4896 PORTSALON WAY	8948	2060	\$351,500.00			1
7/15/2008	SFD	3513 MARKLEY CREEK DR	8585	3704	\$432,000.00			1
8/5/2008	SFD	3544 SWALLOW WAY	6921	2517	\$350,000.00			1
8/8/2008	SFD	4556 LE CONTE CIR	6893	3135	\$385,000.00			1
8/11/2008	SFD	4625 IMPERIAL ST	8850	3137	\$360,000.00			1
8/11/2008	SFD	4629 IMPERIAL ST	8850	3861	\$513,000.00			1
8/14/2008	SFD	4551 LE CONTE CIR	6893	3340	\$407,000.00			1
8/14/2008	SFD	3806 AMERIGO CT	8884	2484	\$340,000.00			1
8/14/2008	SFD	3808 AMERIGO CT	8884	2195	\$270,000.00			1
8/15/2008	SFD	3804 AMERIGO CT	8884	2484	\$350,000.00			1
8/19/2008	SFD	3517 MARKLEY CREEK DR	8585	3316	\$425,000.00			1
8/21/2008	SFD	4555 LE CONTE CIR	6893	2899	\$375,000.00			1
8/28/2008	SFD	4630 IMPERIAL ST	8850	3000	\$427,000.00			1
9/12/2008	SFD	4884 PORTSALON WAY	8948	2392	\$240,000.00			1
9/12/2008	SFD	4622 IMPERIAL ST	8850	3393	\$453,000.00			1
9/12/2008	SFD	3710 PIETA CT	8884	2195	\$278,000.00			1
9/15/2008	SFD	3708 PIETA CT	8884	2192	\$317,000.00			1
9/19/2008	SFD	4876 PORTSALON WAY	8948	2060	\$388,500.00			1
9/22/2008	SFD	5536 PLUMBRIDGE WAY	8948	2804	\$381,000.00			1
9/22/2008	SFD	3702 PIETA CT	8884	2192	\$305,500.00			1
9/24/2008	SFD	5540 PLUMBRIDGE WAY	8948	2060	\$251,000.00			1
9/24/2008	SFD	3700 PIETA CT	8884	2195	\$312,000.00			1
9/29/2008	SFD	5544 PLUMBRIDGE WAY	8948	1948	\$336,500.00			1
10/2/2008	SFD	4810 DONATELLO CT	8884	2195	\$268,000.00			1
10/6/2008	SFD	4880 PORTSALON WAY	8948	2610	\$430,000.00			1
10/7/2008	SFD	4804 DONATELLO CT	8884	2484	\$284,000.00			1
10/8/2008	SFD	4802 DONATELLO CT	8884	2192	\$371,000.00			1
10/23/2008	SFD	4484 PIPER CT	6909	2425	\$360,000.00			1
10/23/2008	SFD	4486 PIPER CT	6909	2209	\$329,000.00			1

Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units			
						VL	L	M	AM
10/23/2008	SFD	4503 HIDDEN GLEN DR	6909	3681	\$460,000.00				1
10/23/2008	SFD	4499 HIDDEN GLEN DR	6909	3355	\$405,000.00				1
10/23/2008	SFD	4487 HIDDEN GLEN DR	6909	2854	\$373,000.00				1
10/23/2008	SFD	4483 HIDDEN GLEN DR	6909	3166	\$412,000.00				1
10/28/2008	SFD	3704 PIETA CT	8884	2484	\$363,000.00				1
10/28/2008	SFD	3800 AMERIGO CT	8884	2195	\$278,000.00				1
10/29/2008	SFD	4808 DONATELLO CT	8884	2192	\$340,000.00				1
10/29/2008	SFD	3802 AMERIGO CT	8884	2195	\$270,000.00				1
11/3/2008	SFD	4806 DONATELLO CT	8884	2484	\$284,000.00				1
11/4/2008	SFD	4800 DONATELLO CT	8884	2195	\$196,000.00			1	
11/4/2008	SFD	3706 PIETA CT	8884	2484	\$311,000.00				1
11/6/2008	SFD	5600 BANTEER WAY	8951	3662	\$523,000.00				1
11/6/2008	SFD	5604 BANTEER WAY	8951	3040	\$446,500.00				1
11/14/2008	SFD	4621 IMPERIAL ST	8850	3605					
11/17/2008	SFD	4547 LE CONTE CIR	8850	2716	\$319,000.00				1
11/18/2008	SFD	5524 PLUMBRIDGE WAY	8948	2804	\$380,000.00				1
11/18/2008	SFD	4613 IMPERIAL ST	8850	3000	\$400,000.00				1
11/18/2008	SFD	4617 IMPERIAL ST	8850	3125					
11/20/2008	SFD	5528 PLUMBRIDGE WAY	8948	1797	\$310,000.00				1
11/20/2008	SFD	5520 PLUMBRIDGE WAY	8948	2392	\$360,000.00				1
11/20/2008	SFD	5504 PLUMBRIDGE WAY	8948	1597	\$299,000.00				1
11/21/2008	SFD	5532 PLUMBRIDGE WAY	8948	2392	\$365,000.00				1
11/21/2008	SFD	4543 LE CONTE CIR	8850	3340	\$375,000.00				1
12/1/2008	SFD	2417 CAMBRIDGE DR	6708	2254	\$343,000.00				1
12/2/2008	SFD	5516 PLUMBRIDGE WAY	8948	2060	\$320,000.00				1
12/3/2008	SFD	3809 OSPREY DR	6708	2254	\$353,500.00				1
12/4/2008	SFD	4618 IMPERIAL ST	8850	3008	\$399,500.00				1
12/5/2008	SFD	4614 IMPERIAL ST	8850	3861	\$456,000.00				1
12/9/2008	SFD	4539 LE CONTE CIR	8850	3135	\$347,000.00				1
12/9/2008	SFD	5512 PLUMBRIDGE WAY	8948	2606	\$370,000.00				1
12/9/2008	SFD	5508 PLUMBRIDGE WAY	8948	1797	\$329,000.00				1
12/9/2008	SFD	3801 OSPREY DR	6708	2254	\$354,500.00				1
12/10/2008	SFD	4535 LE CONTE CIR	8850	3340	\$345,000.00				1
12/12/2008	SFD	4532 LE CONTE CIR	8850	2315	\$385,000.00				1
12/12/2008	SFD	5509 PLUMBRIDGE WAY	8948	1797	\$322,500.00				1
12/12/2008	SFD	3813 OSPREY DR	6708	2726	\$373,500.00				1
12/16/2008	SFD	4610 IMPERIAL ST	8850	3042	\$390,000.00				1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	AM
12/16/2008	SFD	5501 PLUMBRIDGE WAY	8948	2606	\$371,000.00			1
12/16/2008	SFD	5505 PLUMBRIDGE WAY	8948	2060	\$320,000.00			1
12/19/2008	SFD	5074 WILMONT CT	8076	3730				
12/22/2008	SFD	3805 OSPREY DR	6708	2534	\$365,000.00			1
12/23/2008	SFD	3817 OSPREY DR	6708	1614	\$326,500.00			1
1/9/2009	SFD	4601 IMPERIAL ST	8850	3340	\$345,000.00			1
1/9/2009	SFD	4597 IMPERIAL ST	8850	3135	\$372,000.00			1
1/12/2009	SFD	4606 IMPERIAL ST	8850	3364				
1/13/2009	SFD	5138 DEERSPRING WAY	7897	2541	\$350,000.00			1
1/16/2009	SFD	4602 IMPERIAL ST	8850	3137	\$370,000.00			1
1/21/2009	SFD	5496 PLUMBRIDGE WAY	8948	2060	\$318,000.00			1
1/27/2009	SFD	4598 IMPERIAL ST	8850	3861	\$469,000.00			1
1/28/2009	SFD	5500 PLUMBRIDGE WAY	8948	2392	\$330,000.00			1
1/30/2009	SFD	5493 PLUMBRIDGE WAY	8948	1597	\$300,000.00			1
2/5/2009	SFD	5489 PLUMBRIDGE WAY	8948	2392	\$329,000.00			1
2/5/2009	SFD	5497 PLUMBRIDGE WAY	8948	2060	\$339,000.00			1
2/9/2009	SFD	4609 IMPERIAL ST	8850	3605	\$390,000.00			1
2/19/2009	SFD	4605 IMPERIAL ST	8850	3393				
2/19/2009	SFD	4531 LE CONTE CIR	8850	2899	\$330,000.00			1
2/24/2009	SFD	4527 LE CONTE CIR	8850	2315	\$755,000.00			1
3/9/2009	SFD	4523 LE CONTE CIR	8850	3135	\$410,000.00			1
3/10/2009	SFD	5134 DEERSPRING WAY	7897	2253	\$295,000.00			1
3/10/2009	SFD	5492 PLUMBRIDGE WAY	8948	1597	\$188,000.00		1	
3/10/2009	SFD	5488 PLUMBRIDGE WAY	8948	2606	\$269,500.00			1
3/11/2009	SFD	5200 STAR THISTLE WAY	7897	2499	\$335,000.00			1
3/16/2009	SFD	2827 SUNSET LN		2162				
3/16/2009	SFD	4528 LE CONTE CIR	8850	3340	\$355,000.00			1
3/16/2009	SFD	3833 OSPREY DR	6708	1614	\$329,500.00			1
3/17/2009	SFD	3825 OSPREY DR	6708	1614	\$330,000.00			1
3/19/2009	SFD	5624 BANTEER WAY	8951	2549	\$370,000.00			1
3/19/2009	SFD	3829 OSPREY DR	6708	2533	\$364,000.00			1
3/20/2009	SFD	5481 PLUMBRIDGE WAY	8948	2060	\$340,000.00			1
3/20/2009	SFD	4524 LE CONTE CIR	8850	2716	\$338,000.00			1
3/24/2009	SFD	3821 OSPREY DR	6708	2534	\$325,000.00			1
3/31/2009	SFD	5204 STAR THISTLE WAY	7897	2139	\$310,000.00			1
3/31/2009	SFD	5620 BANTEER WAY	8951	2549	\$364,500.00			1
3/31/2009	SFD	4520 LE CONTE CIR	8850	3340	\$350,000.00			1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	VL	Dwelling Units		
4/6/2009	SFD	3521 MARKLEY CREEK DR	8585	1785	\$320,500.00		L	M	AM
4/8/2009	SFD	4611 MILESTONE CT	6893	3861	\$415,000.00				1
4/14/2009	SFD	5667 LEITRIM WAY	8640	3662	\$440,000.00				1
4/14/2009	SFD	5671 LEITRIM WAY	8640	2549	\$388,000.00				1
4/22/2009	SFD	5212 STAR THISTLE WAY	7897	2499	\$336,500.00				1
4/22/2009	SFD	4615 MILESTONE CT	6893	3605	\$438,000.00				1
4/23/2009	SFD	3529 MARKLEY CREEK DR	8585	3704	\$405,000.00				1
4/23/2009	SFD	5485 PLUMBRIDGE WAY	8948	1797	\$300,000.00				1
4/23/2009	SFD	5484 PLUMBRIDGE WAY	8948	1797	\$300,000.00				1
4/23/2009	SFD	5521 WESTMEATH WAY	8948	1597	\$300,000.00				1
4/27/2009	SFD	5525 WESTMEATH WAY	8948	2060	\$310,000.00				1
4/27/2009	SFD	5529 WESTMEATH WAY	8948	1597	\$302,500.00				1
4/29/2009	SFD	4629 MILESTONE CT	6893	3605	\$424,000.00				1
5/6/2009	SFD	5663 LEITRIM WAY	8640	3157	\$435,000.00				1
5/6/2009	SFD	5675 LEITRIM WAY	8640	3002	\$411,000.00				1
5/6/2009	SFD	4667 BENTON ST	6893	3054	\$390,000.00				1
5/7/2009	SFD	5533 WESTMEATH WAY	8948	2392	\$330,000.00				1
5/12/2009	SFD	3525 MARKLEY CREEK DR	8585	4335	\$446,000.00				1
5/12/2009	SFD	3574 MALLARD WAY	6921	2249	\$340,000.00				1
5/13/2009	SFD	5612 BANTER WAY	8951	3157	\$411,000.00				1
5/19/2009	SFD	4027 SUN CREST ST	8585	3316	\$405,500.00				1
5/20/2009	SFD	5608 BANTER WAY	8951	3002	\$411,500.00				1
5/26/2009	SFD	3837 OSPREY DR	6708	2566	\$337,000.00				1
5/27/2009	SFD	5659 LEITRIM WAY	8640	3002	\$384,500.00				1
5/28/2009	SFD	3558 MALLARD WAY	6921	2517	\$296,000.00				1
6/2/2009	SFD	3562 MALLARD WAY	6321	3604	\$362,500.00				1
6/2/2009	SFD	4028 SUN CREST ST	8585	4335	\$350,000.00				1
6/5/2009	SFD	3570 MALLARD WAY	6921	3511	\$315,000.00				1
6/5/2009	SFD	3566 MALLARD WAY	6921	2517	\$325,000.00				1
6/9/2009	SFD	5208 STAR THISTLE WAY	7897	2541	\$300,000.00				1
6/25/2009	SFD	3845 OSPREY DR	6708	2534	\$318,500.00				1
6/25/2009	SFD	3853 OSPREY DR	6708	2534	\$323,500.00				1
7/21/2009	SFD	3577 MALLARD WAY	6921	3511	\$365,000.00				1
7/21/2009	SFD	3581 MALLARD WAY	6921	2517					
7/23/2009	SFD	3585 MALLARD WAY	6921	3604	\$366,000.00				1
7/23/2009	SFD	3589 MALLARD WAY	6921	2249	\$332,000.00				1
7/23/2009	SFD	3593 MALLARD WAY	6921	3511	\$343,500.00				1

Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	VL	Dwelling Units		
							L	M	AM
7/27/2009	SFD	5287 SUNGROVE CT	7897	1603	\$280,000.00				1
7/28/2009	SFD	3841 OSPREY DR	6708	2254	\$360,000.00				1
8/5/2009	SFD	4023 SUN CREST ST	8585	2253	\$329,500.00				1
8/5/2009	SFD	5537 WESTMEATH WAY	8948	2606	\$350,000.00				1
8/5/2009	SFD	5541 WESTMEATH WAY	8948	1797	\$305,000.00				1
8/10/2009	SFD	4560 LE CONTE CIR	6893	2315	\$376,500.00				1
8/10/2009	SFD	4559 LE CONTE CIR	6893	3192	\$375,000.00				1
8/10/2009	SFD	4613 MILESTONE CT	6893	3362	\$400,000.00				1
8/11/2009	SFD	4563 LE CONTE CIR	6893	3135	\$345,000.00				1
8/11/2009	SFD	4626 IMPERIAL ST	8850	3604	\$440,000.00				1
8/11/2009	SFD	5545 WESTMEATH WAY	8948	2606	\$352,000.00				1
8/13/2009	SFD	4617 MILESTONE CT	6893	3393	\$400,000.00				1
8/13/2009	SFD	4619 MILESTONE CT	6893	3362	\$400,000.00				1
8/13/2009	SFD	5401 ARDARA WAY	8114	2060	\$317,000.00				1
8/17/2009	SFD	5616 BANTEER WAY	8951	3002	\$413,000.00				1
8/17/2009	SFD	4024 SUN CREST ST	8585	3704	\$370,000.00				1
8/18/2009	SFD	5670 CARLOW WAY	8886	3157	\$406,500.00				1
8/19/2009	SFD	5666 CARLOW WAY	8886	2471	\$357,500.00				1
8/20/2009	SFD	4621 MILESTONE CT	6893	3861					1
9/1/2009	SFD	200 W 7TH ST		1754					
9/1/2009	SFD	4623 MILESTONE CT	6893	3042	\$390,500.00				1
9/8/2009	SFD	5281 SUNGROVE WAY	7897	2499	\$315,000.00				1
9/9/2009	MOTHER-IN-LAW	2736 1/2 ENTRADA CIR		422		1			
9/9/2009	SFD	4625 MILESTONE CT	6893	3364	\$399,000.00				1
9/14/2009	SFD	5285 SUNGROVE CT	7897	2499	\$312,000.00				1
9/14/2009	SFD	3800 OSPREY DR	6708	2254	\$305,000.00				1
9/15/2009	SFD	5288 SUNGROVE CT	7897	2253	\$310,000.00				1
9/16/2009	SFD	5283 SUNGROVE CT	7897	2541	\$313,000.00				1
9/17/2009	SFD	3804 OSPREY DR	6708	2533	\$390,000.00				1
9/22/2009	SFD	5292 SUNGROVE CT	7897	2253	\$306,000.00				1
9/24/2009	SFD	5286 SUNGROVE CT	7897	2541	\$315,000.00				1
9/24/2009	SFD	4627 MILESTONE CT	6893	3000	\$420,000.00				1
9/29/2009	SFD	3586 MALLARD WAY	6921	2249	\$325,000.00				1
9/29/2009	SFD	3582 MALLARD WAY	6921	3604	\$365,000.00				1
10/1/2009	SFD	5294 SUNGROVE CT	7897	1603	\$300,000.00				1
10/1/2009	SFD	3849 OSPREY DR	6708	2254	\$246,000.00		1		

Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	AM
10/1/2009	SFD	3812 OSPREY DR	6708	1614	\$300,000.00			1
10/6/2009	SFD	4007 SUN CREST ST	8585	2253	\$328,000.00			1
10/6/2009	SFD	3590 MALLARD WAY	6921	2517	\$331,500.00			1
10/8/2009	SFD	4516 LE CONTE CIR	8850	2716	\$337,000.00			1
10/12/2009	SFD	3578 MALLARD WAY	6921	2517	\$325,000.00			1
10/13/2009	SFD	3594 MALLARD WAY	6921	2999	\$345,000.00			1
10/14/2009	SFD	4519 LE CONTE CIR	8850	3192	\$360,500.00			1
10/19/2009	SFD	4015 SUN CREST ST	8585	2454	\$342,500.00			1
10/19/2009	SFD	3860 OSPREY DR	6708	2534	\$320,000.00			1
10/19/2009	SFD	3856 OSPREY DR	6708	2533	\$320,000.00			1
10/19/2009	SFD	3852 OSPREY DR	6708	2254	\$325,000.00			1
10/20/2009	SFD	4008 SUN CREST ST	8585	4335	\$433,500.00			1
10/21/2009	SFD	5295 SUNGROVE CT	7897	2499	\$350,000.00			1
10/21/2009	SFD	4515 LE CONTE CIR	8850	2315	\$320,000.00			1
10/22/2009	SFD	3508 ALBERTI CT	8884	2192	\$265,000.00			1
10/22/2009	SFD	3510 ALBERTI CT	8884	2195	\$265,000.00			1
10/22/2009	SFD	3600 VENUS CT	8884	2195	\$292,500.00			1
10/22/2009	SFD	3602 VENUS CT	8884	2195	\$258,000.00			1
10/22/2009	SFD	3848 OSPREY DR	6708	2534	\$325,000.00			1
10/26/2009	SFD	3545 MARKLEY CREEK DR	8585	1785	\$320,000.00			1
10/27/2009	SFD	5296 SUNGROVE CT	7897	2541	\$340,000.00			1
10/27/2009	SFD	3504 ALBERTI CT	8884	2484	\$292,000.00			1
10/27/2009	SFD	3506 ALBERTI CT	8884	2484	\$293,000.00			1
10/28/2009	SFD	3500 ALBERTI CT	8884	2195	\$253,500.00			1
10/28/2009	SFD	3502 ALBERTI CT	8884	2192	\$274,500.00			1
11/2/2009	SFD	3947 HUMMINGBIRD DR	6472	3604	\$369,000.00			1
11/2/2009	SFD	3951 HUMMINGBIRD DR	6472	2341	\$330,000.00			1
11/3/2009	SFD	4003 SUN CREST ST	8585	3704	\$392,000.00			1
11/3/2009	SFD	5674 CARLOW WAY	8886	3662	\$428,000.00			1
11/3/2009	SFD	4508 LE CONTE CIR	8850	3135	\$367,000.00			1
11/3/2009	SFD	4511 LE CONTE CIR	8850	3340	\$357,000.00			1
11/5/2009	SFD	4011 SUN CREST ST	8585	3316	\$365,000.00			1
11/5/2009	SFD	5679 LEITRIM WAY	8886	2549	\$383,500.00			1
11/5/2009	SFD	5656 LEITRIM WAY	8640	3662	\$412,500.00			1
11/5/2009	SFD	3540 SWALLOW WAY	6920	2517	\$326,000.00			1
11/9/2009	SFD	3844 OSPREY DR	6708	2533				
11/9/2009	SFD	3586 WAXWING CT	6920	2254	\$325,000.00			1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	VL	Dwelling Units		
							L	M	AM
11/10/2009	SFD	5291 SUNGROVE CT	7897	2541	\$315,000.00				1
11/10/2009	SFD	5289 SUNGROVE CT	7897	2499	\$335,000.00				1
11/10/2009	SFD	5277 SUNGROVE WAY	7897	2541	\$315,000.00				1
11/16/2009	SFD	4004 SUN CREST ST	8585	3316	\$380,500.00				1
11/16/2009	SFD	4504 LE CONTE CIR	8850	3340	\$425,000.00				1
11/16/2009	SFD	3598 MALLARD WAY	6921	2749	\$275,000.00		1		
11/17/2009	SFD	4500 LE CONTE CIR	8850	3135	\$355,500.00				1
11/17/2009	SFD	3588 WAXWING CT	6920	2254	\$335,000.00				1
11/17/2009	SFD	3602 MALLARD WAY	6921	2517	\$335,000.00				1
11/18/2009	SFD	4710 MACHIAVELLI CT	8884	2195	\$252,000.00				1
11/18/2009	SFD	4708 MACHIAVELLI CT	8884	2192	\$296,500.00				1
11/18/2009	SFD	4706 MACHIAVELLI CT	8884	2484	\$288,000.00				1
11/19/2009	SFD	4012 SUN CREST ST	8585	3704	\$365,000.00				1
11/19/2009	SFD	4704 MACHIAVELLI CT	8884	2484	\$279,500.00				1
11/19/2009	SFD	4702 MACHIAVELLI CT	8884	2192					
11/19/2009	SFD	4700 MACHIAVELLI CT	8884	2195	\$267,000.00				1
11/19/2009	SFD	3610 MALLARD WAY	6921	3604	\$365,000.00				1
11/19/2009	SFD	3606 MALLARD WAY	6921	3511	\$340,500.00				1
11/23/2009	SFD	3808 OSPREY DR	6708	1614	\$280,000.00		1		
12/1/2009	SFD	4495 SWEET WATER ST	8850	3008	\$399,500.00				1
12/3/2009	SFD	3541 MARKLEY CREEK DR	8585	3316	\$405,000.00				1
12/3/2009	SFD	3549 MARKLEY CREEK DR	8585	3704	\$100,000.00	1			
12/8/2009	SFD	4488 SWEET WATER ST	8850	3605	\$429,000.00				1
12/9/2009	SFD	4499 SWEET WATER ST	8850	3364	\$389,000.00				1
12/10/2009	SFD	3553 MARKLEY CREEK DR	8585	4335	\$420,000.00				1
12/10/2009	SFD	4492 SWEET WATER ST	8850	3054	\$394,000.00				1
12/10/2009	SFD	3634 MALLARD WAY	6921	2249	\$333,000.00			1	
12/10/2009	SFD	3626 MALLARD WAY	6921	3604	\$370,000.00				1
12/16/2009	SFD	4016 SUN CREST ST	8585	4335	\$318,000.00				1
12/16/2009	SFD	4503 SWEET WATER ST	8850	3605	\$431,500.00				1
12/16/2009	SFD	3614 MALLARD WAY	6921	2517	\$298,000.00				1
12/16/2009	SFD	3877 OSPREY DR	6708	2534	\$326,000.00				1
12/17/2009	SFD	4499 LE CONTE CIR	8850	2315	\$339,000.00				1
12/17/2009	SFD	4503 LE CONTE CIR	8850	3192					
12/17/2009	SFD	4507 LE CONTE CIR	8850	2716	\$359,500.00				1
12/21/2009	SFD	3861 OSPREY DR	6708	2533	\$330,000.00				1
1/7/2010	SFD	3622 MALLARD WAY	6921	2517	\$327,500.00				1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	VL	L	M	AM
1/7/2010	SFD	3868 OSPREY DR	6708	2254	\$318,000.00				1
1/7/2010	SFD	3864 OSPREY DR	6708	1614	\$285,000.00			1	
1/12/2010	SFD	3865 OSPREY DR	6708	2254	\$315,000.00				1
1/19/2010	SFD	4008 WIND CHIME ST	8586	2454	\$340,000.00				1
1/20/2010	SFD	3410 MAGELLAN CT	8884	2195	\$306,000.00				1
1/21/2010	SFD	3406 MAGELLAN CT	8884	2484	\$299,500.00				1
1/21/2010	SFD	3408 MAGELLAN CT	8884	2192	\$286,500.00				1
1/21/2010	SFD	3873 OSPREY DR	6708	2254	\$413,500.00				1
1/25/2010	SFD	3402 MAGELLAN CT	8884	2192	\$270,500.00				1
1/25/2010	SFD	4004 WIND CHIME ST	8586	1785	\$322,000.00				1
1/26/2010	SFD	3404 MAGELLAN CT	8884	2484	\$290,500.00				1
1/28/2010	SFD	3400 MAGELLAN CT	8884	2195	\$284,000.00				1
2/2/2010	SFD	3869 OSPREY DR	6708	2254	\$323,000.00				1
2/4/2010	SFD	4206 RAPHAEL CT	8884	2296	\$359,000.00				1
2/16/2010	SFD	4016 WIND CHIME ST	8586	1785	\$315,000.00				1
3/1/2010	SFD	4020 WIND CHIME ST	8586	2454	\$353,000.00				1
3/3/2010	SFD	4064 WESTRIDGE CT	8585	3704	\$450,000.00				1
3/3/2010	SFD	3615 MALLARD WAY	6921	2517	\$340,000.00				1
3/10/2010	SFD	3547 HERON WAY	6921	3604	\$372,000.00				1
3/10/2010	SFD	3619 MALLARD WAY	6921	2999	\$292,000.00				1
3/10/2010	SFD	3623 MALLARD WAY	6921	2517	\$337,000.00				1
3/11/2010	SFD	3816 OSPREY DR	6708	2254	\$300,000.00				1
3/15/2010	SFD	3857 OSPREY DR	6708	2254	\$275,000.00			1	
3/23/2010	SFD	3889 OSPREY DR	6708	2254	\$317,000.00				1
3/23/2010	SFD	3901 OSPREY DR	6708	2534	\$334,000.00				1
3/23/2010	SFD	4656 BENTON ST	6893	2716	\$351,500.00				1
3/24/2010	SFD	4507 SWEET WATER ST	8850	3000	\$440,000.00				1
3/29/2010	SFD	4614 LE CONTE CIR	6893	2716	\$349,000.00				1
3/30/2010	SFD	3304 MICHELANGELO CT	8884	2484	\$281,500.00				1
3/30/2010	SFD	3306 MICHELANGELO CT	8884	2484	\$270,000.00				1
3/30/2010	SFD	3308 MICHELANGELO CT	8884	2484	\$280,000.00				1
3/31/2010	SFD	3310 MICHELANGELO CT	8884	2192	\$312,000.00				1
3/31/2010	SFD	3302 MICHELANGELO CT	8884	2195	\$294,500.00				1
4/6/2010	SFD	4511 SWEET WATER ST	8850	3362	\$389,000.00				1
4/8/2010	SFD	3300 MICHELANGELO CT	8884	2195	\$293,500.00				1
4/13/2010	SFD	4008 DI VINCI CT	8884	2192	\$308,000.00				1
4/13/2010	SFD	4010 DI VINCI CT	8884	2195	\$283,000.00				1

Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	AM
4/14/2010	SFD	4504 SWEET WATER ST	8850	3008	\$377,500.00			1
4/15/2010	SFD	4500 SWEET WATER ST	8850	3125	\$384,000.00			1
4/15/2010	SFD	4496 SWEET WATER ST	8850	3362	\$364,000.00			1
4/19/2010	SFD	4006 DIVINCI CT	8884	2484	\$345,000.00			1
4/19/2010	SFD	3881 OSPREY DR	6708	1614				
4/19/2010	SFD	3885 OSPREY DR	6708	1614	\$290,000.00			1
4/20/2010	SFD	4012 WIND CHIME ST	8586	3316	\$370,500.00			1
4/20/2010	SFD	3627 MALLARD WAY	6921	2249	\$317,000.00			1
4/22/2010	SFD	4611 LE CONTE CIR	6893	2315	\$345,000.00			1
5/4/2010	SFD	4660 BENTON ST	6893	3135	\$358,000.00			1
5/5/2010	SFD	4615 LE CONTE CIR	6893	3135	\$350,000.00			
5/5/2010	SFD	4619 LE CONTE CIR	6893	2716	\$319,000.00			1
5/10/2010	SFD	4618 LE CONTE CIR	6893	3411	\$345,000.00			1
5/10/2010	SFD	4664 BENTON ST	6893	3376	\$375,000.00			1
5/13/2010	SFD	4027 ROBERTS CT	8585	3969	\$475,000.00			1
5/17/2010	SFD	3635 MALLARD WAY	6921	3604	\$455,000.00			1
5/19/2010	SFD	3630 MALLARD WAY	6921	2999	\$340,000.00			1
5/20/2010	SFD	4023 ROBERTS CT	8585	3969	\$451,000.00			1
5/24/2010	SFD	3897 OSPREY DR	6708	1614				
5/26/2010	SFD	4000 DIVINCI CT	8884	2195	\$280,000.00			1
5/26/2010	SFD	4002 DIVINCI CT	8884	2192	\$275,000.00			1
5/26/2010	SFD	4022 ROBERTS CT	8585	2454	\$327,000.00			1
6/3/2010	SFD	4491 LE CONTE CIR	8850	3135	\$353,818.00			1
6/10/2010	SFD	3893 OSPREY DR	6708	2533	\$323,000.00			1
6/10/2010	SFD	4495 LE CONTE CIR	8850	3420	\$355,000.00			1
6/14/2010	SFD	4515 SWEET WATER ST	8850	3605	\$453,500.00			1
6/14/2010	SFD	4519 SWEET WATER ST	8850	3309	\$374,000.00			1
6/17/2010	SFD	4508 SWEET WATER ST	8850	3605	\$423,000.00			1
6/21/2010	SFD	4516 SWEET WATER ST	8850	3393	\$390,000.00			1
6/28/2010	SFD	4024 WIND CHIME ST	8586	3316	\$367,500.00			1
6/28/2010	SFD	4492 LE CONTE CIR	8850	2899	\$340,000.00			1
6/28/2010	SFD	4512 SWEET WATER ST	8850	2849	\$358,000.00			1
6/29/2010	SFD	3888 OSPREY DR	6708	2434	\$328,000.00			1
6/29/2010	SFD	4488 LE CONTE CIR	8850	3420	\$340,000.00			1
6/29/2010	SFD	3643 MALLARD WAY	6921	2249	\$323,000.00			1
7/1/2010	SFD	4020 ROBERTS CT	8585	1785	\$300,000.00			1
7/6/2010	SFD	3884 OSPREY DR	6708	2533	\$360,000.00			1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	AM
7/20/2010	SFD	4026 ROBERTS CT	8585	3969	\$455,000.00			1
7/28/2010	SFD	4020 SUN CREST ST	8585	2454	\$354,500.00			1
7/29/2010	SFD	3533 MARKLEY CREEK DR	8585	2454	\$355,500.00			1
8/5/2010	SFD	4025 ROBERTS CT	8585	3316	\$375,000.00			1
8/11/2010	SFD	3880 OSPREY DR	6708	2534	\$311,500.00			1
8/11/2010	SFD	3876 OSPREY DR	6708	2254	\$309,500.00			1
8/24/2010	SFD	3985 FINCH DR	6708	2534	\$400,000.00			1
9/1/2010	SFD	3981 FINCH DR	6708	2533	\$319,000.00			1
9/2/2010	SFD	4024 ROBERTS CT	8585	2454	\$325,500.00			1
9/7/2010	SFD	3639 MALLARD WAY	6921	2999	\$344,500.00			1
9/7/2010	SFD	3638 MALLARD WAY	6921	2517	\$329,000.00			1
9/8/2010	SFD	3651 MALLARD WAY	6921	3604	\$365,500.00			1
9/8/2010	SFD	3646 MALLARD WAY	6921	2517	\$337,500.00			1
9/9/2010	SFD	3654 MALLARD WAY	6921	2517	\$339,000.00			1
9/9/2010	SFD	3642 MALLARD WAY	6921	3604	\$378,500.00			1
9/15/2010	SFD	3655 MALLARD WAY	6921	2249	\$300,000.00			1
9/20/2010	SFD	4480 LE CONTE CIR	8850	2315	\$339,000.00			1
9/22/2010	SFD	3980 FINCH DR	6708	2533	\$313,500.00			1
9/23/2010	SFD	3988 FINCH DR	6708	2534	\$315,500.00			1
9/28/2010		3647 MALLARD WAY	6921	2999	\$345,500.00			1
9/28/2010	SFD	4032 ROBERTS CT	8585	2454	\$340,000.00			1
9/30/2010	SFD	4487 LE CONTE CIR	8850	3192	\$354,000.00			1
10/5/2010	SFD	4483 LE CONTE CIR	8850	2716	\$330,000.00			1
10/5/2010	SFD	4484 LE CONTE CIR	8850	2877	\$358,500.00			1
10/5/2010	SFD	4033 ROBERTS CT	8585	3316	\$367,500.00			1
10/5/2010	SFD	4034 ROBERTS CT	8585	3969	\$432,000.00			1
10/6/2010	SFD	4030 ROBERTS CT	8585	3316	\$360,500.00			1
10/11/2010	SFD	4475 LE CONTE CIR	8850	2716	\$328,000.00			1
10/11/2010	SFD	4479 LE CONTE CIR	8850	2315	\$325,000.00			1
10/13/2010	SFD	4523 SWEET WATER ST	8850	3192	\$361,500.00			1
10/13/2010	SFD	4527 SWEET WATER ST	8850	3861	\$470,000.00			1
10/21/2010	SFD	4524 SWEET WATER ST	8850	2875	\$354,000.00			1
10/21/2010	SFD	4520 SWEET WATER ST	8850	3605	\$391,500.00			1
10/25/2010	SFD	4031 ROBERTS CT	8585	1785	\$290,000.00			1
10/25/2010	SFD	4028 ROBERTS CT	8585	1785	\$319,000.00			1
10/27/2010	SFD	4623 LE CONTE CIR	6893	3340	\$506,000.00			1
10/27/2010	SFD	3631 MALLARD WAY	6921	2999	\$351,000.00			1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	AM
10/27/2010	SFD	4472 LE CONTE CIR	8850	2877	\$349,500.00			1
11/1/2010	SFD	4535 SWEET WATER ST	8850	3000	\$417,500.00			1
11/3/2010	SFD	4531 SWEET WATER ST	8850	3384	\$369,000.00			1
11/8/2010	SFD	3992 FINCH DR	6708	1614	\$290,500.00			1
11/23/2010	SFD	3976 FINCH DR	6708	1614	\$325,000.00			1
11/23/2010	SFD	3973 FINCH DR	6708	2534	\$305,000.00			1
12/2/2010	SFD	4037 ROBERTS CT	8585	3316	\$366,000.00			1
12/6/2010	SFD	4036 ROBERTS CT	8585	3316	\$350,000.00			1
12/8/2010	SFD	4532 SWEET WATER ST	8850	3861	\$409,000.00			1
12/8/2010	SFD	4035 ROBERTS CT	8585	2454	\$341,500.00			1
12/15/2010	SFD	3650 MALLARD WAY	6921	2999	\$317,500.00			1
12/16/2010	SFD	3659 MALLARD WAY	6921	2999	\$330,500.00			1
12/20/2010	SFD	4038 ROBERTS CT	8585	2454	\$325,500.00			1
12/21/2010	SFD	3977 FINCH DR	6708	1614	\$278,500.00			1
1/4/2011	MULTI	2200 COUNTRY HILLS DR		9658	N/A			
1/6/2011	SFD	3984 FINCH DR	6708	1614	\$286,000.00		1	
1/20/2011	SFD	4607 BENTON ST	6893	3861	\$599,000.00			1
1/20/2011	SFD	4611 BENTON ST	6893	3000	\$499,000.00			1
1/20/2011	SFD	4615 BENTON ST	6893	3383	\$506,500.00			1
1/20/2011	SFD	4619 BENTON ST	6893	3380	\$484,000.00			1
1/20/2011	SFD	2562 CAMBRIDGE DR	6921	2341				
1/20/2011	SFD	4527 HIDDEN GLEN DR	6909	3185	\$340,000.00			1
1/24/2011	SFD	4519 HIDDEN GLEN DR	6909	2847	\$319,000.00			1
1/25/2011	SFD	4523 HIDDEN GLEN DR	6909	3343	\$352,000.00			1
1/26/2011	SFD	3561 MARKLEY CREEK DR	8586	3969	\$439,000.00			1
1/26/2011	SFD	3557 MARKLEY CREEK DR	8586	3316	\$370,500.00			1
2/1/2011	SFD	4528 SWEET WATER ST	8850	3384	\$355,500.00			1
2/1/2011	SFD	3569 MARKLEY CREEK DR	8586	3969	\$435,000.00			1
2/8/2011	SFD	4040 ROBERTS CT	8585	2454	\$328,000.00			1
2/16/2011	SFD	3961 FINCH DR	6708	2534	\$316,000.00			1
2/22/2011	SFD	4628 BENTON ST	6893	3605	\$400,000.00			1
2/22/2011	SFD	4620 BENTON ST	6893	2849	\$360,500.00			1
2/22/2011	SFD	4616 BENTON ST	6893	3605	\$389,000.00			1
3/14/2011	SFD	3658 MALLARD WAY	6921	1983	\$315,000.00			1
3/23/2011	SFD	4007 WIND CHIME ST	8586	3316	\$357,000.00			1
3/29/2011	SFD	3969 FINCH DR	6708	1614	\$117,000.00	1		
3/30/2011	SFD	3972 FINCH DR	6708	1614	\$275,000.00			1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	M
4/11/2011	SFD	3965 FINCH DR	6708	2254	\$300,500.00			1
4/11/2011	SFD	4003 WIND CHIME ST	8586	3969	\$441,000.00			1
4/21/2011	SFD	3948 FINCH DR	6708	2533	\$320,000.00			1
4/21/2011	SFD	3953 FINCH DR	6708	2534	\$317,500.00			1
4/26/2011	SFD	2435 CAMBRIDGE DR	6708	2534	\$316,500.00			1
4/27/2011	SFD	3661 MALLARD WAY	6921	2249	\$302,000.00			1
5/3/2011	SFD	4019 WIND CHIME ST	8586	3316	\$362,000.00			1
5/17/2011	SFD	4500 HIDDEN GLEN DR	6909	2353	\$326,000.00			1
5/18/2011	SFD	4508 HIDDEN GLEN DR	6909	2353	\$299,000.00			1
5/25/2011	SFD	4023 WIND CHIME ST	8586	2454	\$308,000.00			1
5/26/2011	SFD	3682 MALLARD CT	6921	2517	\$310,000.00			1
5/31/2011	SFD	3670 MALLARD WAY	6921	2517	\$307,500.00			1
5/31/2011	SFD	3666 MALLARD WAY	6921	1983	\$285,500.00		1	
6/13/2011	SFD	4015 WIND CHIME ST	8586	2454	\$315,000.00			1
6/13/2011	SFD	3949 FINCH DR	6708	2254	\$302,000.00			1
6/16/2011	SFD	2431 CAMBRIDGE DR	6708	1614	\$270,500.00		1	
6/20/2011	SFD	4624 BENTON ST	6893	3192	\$373,000.00			1
6/20/2011	SFD	4516 HIDDEN GLEN DR	6909	2177	\$310,000.00			1
6/20/2011	SFD	4524 HIDDEN GLEN DR	6909	2177	\$322,000.00			1
6/21/2011	SFD	3565 MARKLEY CREEK DR	8586	1785	\$270,000.00		1	
6/22/2011	SFD	4540 HIDDEN GLEN DR	6909	2353	\$305,500.00			1
6/23/2011	SFD	4548 HIDDEN GLEN DR	6909	2177	\$306,500.00			1
6/27/2011	SFD	3680 MALLARD CT	6921	2249	\$305,000.00			1
7/6/2011	SFD	4532 HIDDEN GLEN DR	6909	3343	\$365,500.00			1
7/20/2011	SFD	4504 HIDDEN GLEN DR	6909	2847	\$330,000.00			1
7/21/2011	SFD	3662 MALLARD WAY	6921	2249	\$378,500.00			1
7/25/2011	SFD	4512 HIDDEN GLEN DR	6909	3185	\$350,000.00			1
7/27/2011	SFD	3944 FINCH DR	6708	2534	\$296,500.00			1
7/27/2011	SFD	4012 OAK KNOLL ST	8586	3316	\$352,500.00			1
8/1/2011	SFD	4011 WIND CHIME ST	8586	1785	\$280,500.00		1	
8/4/2011	SFD	3683 MALLARD CT	6921	2249	\$304,500.00			1
8/4/2011	SFD	4520 HIDDEN GLEN DR	6909	2994	\$340,000.00			1
8/8/2011	SFD	4471 LE CONTE CIR	8850	2060	\$297,000.00			1
8/10/2011	SFD	3573 MARKLEY CREEK DR	8586	3316	\$365,500.00			1
8/16/2011	SFD	3945 FINCH DR	6708	2534	\$295,000.00			1
8/18/2011	SFD	4020 OAK KNOLL ST	8586	3316	\$342,500.00			1
8/22/2011	SFD	4467 LE CONTE CIR	8850	2877	\$380,000.00			1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	M AM
8/22/2011	SFD	4016 OAK KNOLL ST	8586	2454	\$321,500.00			1
8/24/2011	SFD	3681 MALLARD CT	6921	1983	\$278,500.00		1	
8/25/2011	SFD	4024 OAK KNOLL ST	8586	2454	\$316,500.00			1
8/25/2011	SFD	3685 MALLARD CT	6921	2517	\$300,000.00			1
8/29/2011	SFD	4468 LE CONTE CIR	8850	2315	\$313,000.00			1
9/21/2011	SFD	3940 FINCH DR	6708	2534	\$295,000.00			1
9/22/2011	SFD	3936 FINCH DR	6708	2254	\$301,500.00			1
9/22/2011	SFD	4008 OAK KNOLL ST	8586	3969	\$406,500.00			1
9/26/2011	SFD	3690 MALLARD CT	6921	1983	\$303,000.00			1
10/3/2011	SFD	4600 STEWART ST	7505	3673	\$427,000.00			1
10/3/2011	SFD	3686 MALLARD CT	6921	1983	\$297,500.00			1
10/5/2011	SFD	3689 MALLARD CT	6921	2249	\$317,000.00			1
10/6/2011	SFD	2554 CAMBRIDGE DR	6921	2249	\$320,000.00			1
10/10/2011	SFD	4612 STEWART ST	7505	2353	\$320,000.00			1
10/10/2011	SFD	2504 CAMBRIDGE DR	6472	2249	\$302,000.00			1
10/11/2011	SFD	3577 MARKLEY CREEK DR	8586	3969	\$405,000.00			1
10/18/2011	SFD	4028 OAK KNOLL ST	8586	3969	\$405,500.00			1
10/18/2011	SFD	3693 MALLARD CT	6921	2533	\$314,000.00			1
10/24/2011	SFD	3687 MALLARD CT	6921	1983	\$275,000.00		1	
10/24/2011	SFD	3691 MALLARD CT	6921	2533	\$320,500.00			1
10/26/2011	SFD	4539 SWEET WATER ST	8850	3861	\$410,500.00			1
10/26/2011	SFD	4543 SWEET WATER ST	8850	3228	\$365,500.00			1
10/26/2011	SFD	4011 OAK KNOLL ST	8586	1785	\$271,000.00		1	
10/31/2011	SFD	4446 SPIRE ST	8850	2060	\$312,000.00			1
10/31/2011	SFD	4003 OAK KNOLL ST	8586	2454	\$328,000.00			1
11/3/2011	SFD	4442 SPIRE ST	8850	3135	\$344,500.00			1
11/7/2011	SFD	3933 FINCH DR	6708	2254	\$375,000.00			1
11/8/2011	SFD	4540 SWEET WATER ST	8850	3000	\$359,000.00			1
11/8/2011	SFD	4438 SPIRE ST	8850	2716	\$366,000.00			1
11/9/2011	SFD	4536 SWEET WATER ST	8850	3228	\$364,000.00			1
11/9/2011	SFD	4604 STEWART ST	7505	2353	\$305,000.00			1
11/9/2011	SFD	4015 OAK KNOLL ST	8586	3316	\$360,000.00			1
11/9/2011	SFD	4007 OAK KNOLL ST	8586	3969	\$415,000.00			1
11/15/2011	SFD	4072 WESTRIDGE CT	8585	2454	\$335,000.00			1
11/16/2011	SFD	4076 WESTRIDGE CT	8585	3316	\$370,000.00			1
11/28/2011	SFD	4023 OAK KNOLL ST	8586	3316	\$371,500.00			1
11/28/2011	SFD	4019 OAK KNOLL ST	8586	2454	\$316,000.00			1

Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	AM
11/28/2011	SFD	3932 FINCH DR	6708	2534	\$312,500.00			1
11/28/2011	SFD	3928 FINCH DR	6708	2726	\$317,000.00			1
11/28/2011	SFD	3925 FINCH DR	6708	2726	\$306,500.00			1
11/28/2011	SFD	3929 FINCH DR	6708	2534	\$310,000.00			1
12/7/2011	SFD	4551 SWEET WATER ST	8850	3228	\$366,500.00			1
12/8/2011	SFD	4547 SWEET WATER ST	8850	3000	\$359,000.00			1
12/19/2011	SFD	4068 WESTRIDGE CT	8585	3969	\$430,000.00			1
12/21/2011	SFD	3592 MARKLEY CREEK DR	8586	2142	\$320,500.00			1
12/22/2011	SFD	3920 FINCH DR	6708	2534	\$310,500.00			1
12/22/2011	SFD	3916 FINCH DR	6708	2533	\$309,500.00			1
1/17/2012	SFD	4548 SWEET WATER ST	8850	3605	\$399,000.00			1
1/17/2012	SFD	4048 WESTRIDGE CT	8585	2454	\$327,500.00			1
1/19/2012	SFD	3937 FINCH DR	6708	2254	\$280,000.00		1	
1/19/2012	SFD	4060 WESTRIDGE CT	8585	2454	\$52,500.00	1		
1/23/2012	SFD	3912 FINCH DR	6708	2254	\$301,000.00			1
1/23/2012	SFD	4056 WESTRIDGE CT	8585	3316	\$355,000.00			1
1/25/2012	SFD	4544 SWEET WATER ST	8850	3228	\$371,000.00			1
1/26/2012	SFD	4044 WESTRIDGE CT	8585	3316	\$351,500.00			1
2/7/2012	SFD	5570 VENTRY WAY	8951	2103	\$340,000.00			1
2/8/2012	SFD	4564 HIDDEN GLEN DR	7505	2353	\$316,000.00			1
2/16/2012	SFD	5586 VENTRY WAY	8951	2019	\$319,500.00			1
2/21/2012	SFD	5582 VENTRY WAY	8951	2787	\$455,000.00			1
2/21/2012	SFD	5578 VENTRY WAY	8951	2239	\$339,000.00			1
2/21/2012	SFD	5574 VENTRY WAY	8951	2706	\$359,000.00			1
2/21/2012	SFD	4496 HIDDEN GLEN DR	6909	2232	\$349,000.00			1
2/22/2012	SFD	2509 CAMBRIDGE DR	6708	2726	\$322,000.00			1
2/22/2012	SFD	4488 HIDDEN GLEN DR	6909	2712				
2/23/2012	SFD	4080 WESTRIDGE CT	8585	1785	\$300,000.00			1
2/23/2012	SFD	2548 CAMBRIDGE DR	6497	2341	\$295,000.00			1
2/23/2012	SFD	2501 CAMBRIDGE DR	6708	2726	\$326,500.00			1
2/29/2012	SFD	2505 CAMBRIDGE DR	6708	2534				
3/5/2012	SFD	4492 HIDDEN GLEN DR	6909	2990	\$378,000.00			1
3/12/2012	SFD	4454 SPIRE ST	8850	2716	\$345,000.00			1
3/12/2012	SFD	4450 SPIRE ST	8850	2877	\$340,000.00			1
3/12/2012	SFD	3597 MARKLEY CREEK DR	8586	3188	\$381,000.00			1
3/13/2012	SFD	4462 SPIRE ST	8850	2716	\$329,000.00			1
3/13/2012	SFD	4458 SPIRE ST	8850	3135	\$355,000.00			1

Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	M
3/14/2012	SFD	4555 SWEET WATER ST	8850	3861	\$409,000.00			1
3/14/2012	SFD	4559 SWEET WATER ST	8850	3008	\$369,000.00			1
3/15/2012	SFD	4563 SWEET WATER ST	8850	3861	\$409,000.00			1
3/15/2012	SFD	4577 SWEET WATER ST	6893	3420	\$379,000.00			1
3/20/2012	SFD	3589 MARKLEY CREEK DR	8586	2454	\$340,000.00			1
3/21/2012	SFD	3585 MARKLEY CREEK DR	8586	3188	\$404,000.00			1
3/22/2012	SFD	4052 WESTRIDGE CT	8585	2142	\$300,000.00			1
3/22/2012	SFD	4556 HIDDEN GLEN DR	7505	2006	\$290,500.00			1
3/22/2012	SFD	4642 ABERDEEN CT	8387	3673	\$418,000.00			1
3/22/2012	SFD	4644 ABERDEEN CT	8387	2232	\$347,500.00			1
3/26/2012	SFD	3593 MARKLEY CREEK DR	8586	2142	\$309,000.00			1
3/27/2012	SFD	3924 FINCH DR	6708	2254	\$303,000.00			1
3/27/2012	SFD	4511 HIDDEN GLEN DR	6909	2500	\$327,000.00			1
4/5/2012	SFD	3975 WARBLER DR	6708	2254	\$305,000.00			1
4/5/2012	SFD	3979 WARBLER DR	6708	2534	\$318,500.00			1
4/11/2012	SFD	3971 WARBLER DR	6708	2254	\$305,000.00			1
4/19/2012	SFD	3581 MARKLEY CREEK DR	8586	2142	\$315,000.00			1
4/19/2012	SFD	4645 GLASGOW CT	8387	2232	\$346,000.00			1
4/24/2012	SFD	3661 MARKLEY CREEK DR	8586	2142	\$331,000.00			1
4/26/2012	SFD	4646 ABERDEEN CT	8387	2500	\$349,000.00			1
5/7/2012	SFD	3665 MARKLEY CREEK DR	8586	2454	\$327,500.00			1
5/22/2012	SFD	5590 VENTRY WAY	8951	2706	\$359,500.00			1
5/23/2012	SFD	3673 MARKLEY CREEK DR	8586	2454	\$351,000.00			1
5/23/2012	SFD	3669 MARKLEY CREEK DR	8586	3316	\$366,000.00			1
5/24/2012	SFD	3986 WARBLER DR	6708	2534	\$320,500.00			1
5/24/2012	SFD	3685 MARKLEY CREEK DR	8586	3188	\$400,000.00			1
5/24/2012	SFD	3681 MARKLEY CREEK DR	8586	3316	\$352,000.00			1
5/30/2012	SFD	3974 WARBLER DR	6708	2534	\$331,500.00			1
5/30/2012	SFD	3677 MARKLEY CREEK DR	8586	3188	\$423,500.00			1
5/31/2012	SFD	3983 WARBLER DR	6708	2726	\$340,000.00			1
5/31/2012	SFD	4466 SPIRE ST	8850	2315	\$329,000.00			1
5/31/2012	SFD	5584 MONAGHAN WAY	8951	2706	\$359,000.00			1
5/31/2012	SFD	5580 MONAGHAN WAY	8951	2787	\$353,500.00			1
6/4/2012	SFD	4470 SPIRE ST	8850	3135	\$355,000.00			1
6/7/2012	SFD	4473 SPIRE ST	8850	2716	\$338,000.00			1
6/7/2012	SFD	4469 SPIRE ST	8850	2060	\$300,000.00			1
6/7/2012	SFD	4474 SPIRE ST	8850	2060	\$305,000.00			1

Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	AM
6/7/2012	SFD	5573 MONAGHAN WAY	8951	2706	\$362,000.00			1
6/7/2012	SFD	5581 MONAGHAN WAY	8951	2239	\$332,000.00			1
6/7/2012	SFD	3713 MARKLEY CREEK DR	8586	2454	\$325,000.00			1
6/11/2012	SFD	3709 MARKLEY CREEK DR	8586	3188	\$397,500.00			1
6/12/2012	SFD	3987 WARBLER DR	6708	2580	\$358,000.00			1
6/12/2012	SFD	3705 MARKLEY CREEK DR	8586	3188	\$438,000.00			1
6/14/2012	SFD	4608 BENTON ST	6893	3861	\$424,500.00			1
6/14/2012	SFD	3697 MARKLEY CREEK DR	8586	2454	\$340,500.00			1
6/14/2012	SFD	3693 MARKLEY CREEK DR	8586	3188	\$415,000.00			1
6/20/2012	SFD	4475 HIDDEN GLEN DR	6909	2353	\$309,500.00			1
6/20/2012	SFD	4568 HIDDEN GLEN DR	7505	3343	\$370,000.00			1
6/21/2012	SFD	4600 BENTON ST	6893	3861	\$412,000.00			1
6/21/2012	SFD	5588 MONAGHAN WAY	8951	2599	\$344,000.00			1
6/21/2012	SFD	3978 WARBLER DR	6708	2254	\$305,000.00			1
6/21/2012	SFD	3701 MARKLEY CREEK DR	8586	2142	\$297,500.00			1
6/25/2012	SFD	4612 BENTON ST	6893	3420	\$379,000.00			1
6/26/2012	SFD	4620 STEWART ST	8388	2353	\$346,500.00			1
6/28/2012	SFD	3991 WARBLER DR	6708	2254	\$335,000.00			1
6/28/2012	SFD	4609 HIDDEN GLEN DR	7505	2353	\$316,500.00			1
7/5/2012	SFD	3999 WARBLER DR	6708	2434	\$308,000.00			1
7/10/2012	SFD	3990 WARBLER DR	6708	2254	\$322,500.00			1
7/10/2012	SFD	4008 STEFFA ST	8586	2142	\$321,500.00			1
7/10/2012	SFD	4016 STEFFA ST	8586	2454	\$357,500.00			1
7/11/2012	SFD	4012 STEFFA ST	8586	3189	\$419,000.00			1
7/12/2012	SFD	4604 BENTON ST	6893	3000	\$365,000.00			1
7/12/2012	SFD	4020 STEFFA ST	8586	3316	\$387,500.00			1
7/17/2012	SFD	4024 STEFFA ST	8586	2454	\$375,000.00			1
7/18/2012	SFD	3998 WARBLER DR	6708	2534	\$300,000.00			1
7/18/2012	SFD	4580 HIDDEN GLEN DR	7505	3235	\$358,000.00			1
7/19/2012	SFD	3982 WARBLER DR	6708	2254	\$308,000.00			1
7/19/2012	SFD	3994 WARBLER DR	6708	2533	\$320,000.00			1
7/19/2012	SFD	4652 HIDDEN GLEN DR	8387	3235	\$378,000.00			1
7/23/2012	SFD	4560 HIDDEN GLEN DR	7505	2500	\$352,000.00			1
8/2/2012	SFD	4617 HIDDEN GLEN DR	7505	2353	\$318,000.00			1
8/6/2012	SFD	3725 MARKLEY CREEK DR	8586	3188	\$434,500.00			1
8/7/2012	SFD	3721 MARKLEY CREEK DR	8586	2142	\$314,500.00			1
8/8/2012	SFD	4544 HIDDEN GLEN DR	6909	3240	\$364,500.00			1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	M
8/9/2012	SFD	4584 HIDDEN GLEN DR	7505	2232	\$315,500.00			1
8/9/2012	SFD	3717 MARKLEY CREEK DR	8586	3316	\$384,000.00			1
8/9/2012	SFD	5576 MONAGHAN WAY	8951	2019	\$315,000.00			1
8/14/2012	SFD	5583 VENTRY WAY	8951	2019	\$318,500.00			1
8/15/2012	SFD	3995 WARBLER DR	6708	1614	\$295,000.00			1
8/20/2012	SFD	4635 ABERDEEN CT	8387	2712	\$367,000.00			1
8/21/2012	SFD	5587 VENTRY WAY	8951	2706	\$367,500.00			1
8/21/2012	SFD	5591 VENTRY WAY	8951	2787	\$353,500.00			1
8/22/2012	SFD	4643 GLASGOW CT	8387	3235	\$415,000.00			1
8/22/2012	SFD	4654 ABERDEEN CT	8387	3235	\$378,000.00			1
8/22/2012	SFD	5595 VENTRY WAY	8951	2019	\$311,000.00			1
8/27/2012	SFD	4479 HIDDEN GLEN DR	6909	3235	\$367,000.00			1
8/30/2012	SFD	4630 DURNES CT	7505	2232	\$316,500.00			1
9/6/2012	SFD	4633 GLASGOW CT	8387	2353	\$318,000.00			1
9/6/2012	SFD	3692 MARKLEY CREEK DR	8586	2454	\$362,000.00			1
9/10/2012	SFD	3700 MARKLEY CREEK DR	8586	2454	\$358,000.00			1
9/11/2012	SFD	4507 HIDDEN GLEN DR	6909	2353	\$324,000.00			1
9/11/2012	SFD	3704 MARKLEY CREEK DR	8586	3188	\$417,500.00			1
9/12/2012	SFD	3696 MARKLEY CREEK DR	8586	3188	\$420,000.00			1
9/13/2012	SFD	4596 BENTON ST	6893	3420	\$384,000.00			1
9/13/2012	SFD	3689 MARKLEY CREEK DR	8586	2253				
9/13/2012	SFD	4588 HIDDEN GLEN DR	7505	2353	\$318,000.00			1
9/17/2012	SFD	4595 BENTON ST	6893	3008	\$365,500.00			1
9/17/2012	SFD	5594 VENTRY WAY	8951	2207	\$329,000.00			1
9/17/2012	SFD	5599 VENTRY WAY	8951	2706	\$358,500.00			1
9/17/2012	SFD	5603 VENTRY WAY	8951	2239	\$336,500.00			1
9/17/2012	SFD	3688 MARKLEY CREEK DR	8586	2253	\$338,500.00			1
9/18/2012	SFD	4599 BENTON ST	6893	3228	\$452,000.00			1
9/18/2012	SFD	4603 BENTON ST	6893	3008	\$371,000.00			1
9/19/2012	SFD	4625 DURNES CT	7505	3235	\$378,500.00			1
9/20/2012	SFD	4634 DURNES CT	7505	2353	\$341,000.00			1
9/20/2012	SFD	5596 MONAGHAN WAY	8951	2787	\$347,000.00			1
9/24/2012	SFD	5589 MONAGHAN WAY	8951	2239	\$355,500.00			1
9/25/2012	SFD	5577 MONAGHAN WAY	8951	2019	\$310,500.00			1
9/25/2012	SFD	5592 MONAGHAN WAY	8951	2019	\$336,000.00			1
9/27/2012	SFD	4656 HIDDEN GLEN DR	8387	2232	\$319,000.00			1
9/27/2012	SFD	4641 ABERDEEN CT	8387	2353	\$328,000.00			1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	AM
9/27/2012	SFD	4650 ABERDEEN CT	8387	2500	\$355,500.00			1
9/27/2012	SFD	4639 ABERDEEN CT	8387	2232	\$329,000.00			1
10/3/2012	SFD	5585 MONAGHAN WAY	8951	2706	\$373,000.00			1
10/4/2012	SFD	4477 SPIRE ST	8850	2315	\$339,000.00			1
10/4/2012	SFD	3502 COUNTRY SIDE WAY	8585	2454	\$368,000.00			1
10/4/2012	SFD	3506 COUNTRY SIDE WAY	8585	2454	\$360,000.00			1
10/9/2012	SFD	4481 SPIRE ST	8850	3135	\$442,000.00			1
10/9/2012	SFD	4478 SPIRE ST	8850	3135	\$428,000.00			1
10/9/2012	SFD	4660 HIDDEN GLEN DR	8387	2353	\$347,000.00			1
10/10/2012	SFD	4643 ABERDEEN CT	8387	3673	\$410,500.00			1
10/17/2012	SFD	4572 HIDDEN GLEN DR	7505	3235	\$389,500.00			1
10/18/2012	SFD	4621 HIDDEN GLEN DR	7505	3673	\$401,000.00			1
10/18/2012	SFD	4596 HIDDEN GLEN DR	7505	2006	\$320,500.00			1
10/23/2012	SFD	4648 ABERDEEN CT	8387	2353	\$345,000.00			1
10/23/2012	SFD	3625 KING CT	8586	2142	\$336,500.00			1
10/29/2012	SFD	3510 COUNTRY SIDE WAY	8585	3188	\$402,500.00			1
10/29/2012	SFD	3623 KING CT	8586	3188	\$417,000.00			1
10/31/2012	SFD	4536 HIDDEN GLEN DR	6909	3235	\$381,500.00			1
10/31/2012	SFD	3621 KING CT	8586	2454	\$349,500.00			1
11/1/2012	SFD	3619 KING CT	8586	2454	\$385,500.00			1
11/6/2012	SFD	3617 KING CT	8586	3188	\$435,000.00			1
11/7/2012	SFD	4585 HIDDEN GLEN DR	7505	2232	\$323,000.00			1
11/7/2012	SFD	4485 SPIRE ST	8850	2315	\$386,000.00			1
11/7/2012	SFD	3616 KING CT	8586	3316	\$393,500.00			1
11/8/2012	SFD	4489 SPIRE ST	8850	3135	\$393,000.00			1
11/13/2012	SFD	4490 SPIRE ST	8850	2899	\$371,000.00			1
11/13/2012	SFD	4486 SPIRE ST	8850	2315	\$370,000.00			1
11/14/2012	SFD	3514 COUNTRY SIDE WAY	8585	3316	\$372,500.00			1
11/14/2012	SFD	3518 COUNTRY SIDE WAY	8585	3188	\$442,500.00			1
11/15/2012	SFD	4637 GLASGOW CT	8387	2232	\$398,000.00			1
11/19/2012	SFD	5593 MONAGHAN WAY	8951	2923	\$386,000.00			1
11/19/2012	SFD	5597 MONAGHAN WAY	8951	2239	\$344,000.00			1
11/26/2012	SFD	4584 BENTON ST	6893	3420	\$394,500.00			1
11/26/2012	SFD	4591 BENTON ST	6893	3861	\$438,000.00			1
11/26/2012	SFD	4613 HIDDEN GLEN DR	7505	2232	\$324,500.00			1
11/26/2012	SFD	4784 BRAEMAR ST	83883	2232	\$333,500.00			1
11/26/2012	SFD	5601 MONAGHAN WAY	8951	2787	\$359,500.00			1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	M AM
11/26/2012	SFD	4632 DURNESSE CT	7505	2006	\$332,500.00			1
11/26/2012	SFD	3620 KING CT	8586	2142	\$323,000.00			1
11/27/2012	SFD	4788 BRAEMAR ST	8388	2353	\$398,000.00			1
11/27/2012	SFD	5605 MONAGHAN WAY	8951	2239	\$352,500.00			1
11/28/2012	SFD	4648 STEWART ST	8388	2232	\$359,500.00			1
11/29/2012	SFD	5600 MONAGHAN WAY	8951	2706	\$394,000.00			1
12/3/2012	SFD	4608 STEWART ST	7505	3343	\$410,500.00			1
12/3/2012	SFD	4588 BENTON ST	6893	2849	\$394,000.00			1
12/3/2012	SFD	5604 MONAGHAN WAY	8951	2019	\$331,500.00			1
12/4/2012	SFD	4629 DURNESSE CT	7505	2232	\$323,500.00			1
12/4/2012	SFD	4592 BENTON ST	6893	3861	\$418,000.00			1
12/4/2012	SFD	4605 HIDDEN GLEN DR	7505	3343	\$411,000.00			1
12/5/2012	SFD	3618 KING CT	8586	3704	\$439,000.00			1
12/10/2012	SFD	4624 HIDDEN GLEN DR	7505	2232	\$331,000.00			1
12/10/2012	SFD	4485 HALF DOME ST	8850	2899	\$364,500.00			1
12/10/2012	SFD	4489 HALF DOME ST	8850	3135	\$366,000.00			1
12/10/2012	SFD	4608 HIDDEN GLEN DR	7505	3235	\$376,000.00			1
12/10/2012	SFD	3624 KING CT	8586	2454	\$364,000.00			1
12/10/2012	SFD	5617 MONAGHAN WAY	8951	2239	\$360,000.00			1
12/11/2012	SFD	4601 STEWART ST	7505	3673	\$426,000.00			1
12/12/2012	SFD	4493 SPIRE ST	8850	2716	\$343,000.00			1
12/12/2012	SFD	3626 KING CT	8586	3704	\$407,000.00			1
12/12/2012	SFD	3628 KING CT	8586	2454	\$366,500.00			1
12/12/2012	SFD	5609 MONAGHAN WAY	8951	2787	\$390,000.00			1
12/13/2012	SFD	4636 HIDDEN GLEN DR	8387	2353	\$332,500.00			1
12/13/2012	SFD	4652 ABERDEEN CT	8387	3235	\$399,000.00			1
12/17/2012	SFD	4583 BENTON ST	6893	3861	\$419,500.00			1
12/18/2012	SFD	4641 GLASGOW CT	8387	2353	\$358,000.00			1
12/19/2012	SFD	3498 RAM CT	8538	1681	\$40,000.00	1		
12/19/2012	SFD	5616 MONAGHAN WAY	8951	2019	\$348,000.00			1
12/26/2012	SFD	4628 STEWART ST	8388	2353	\$348,500.00			1
12/26/2012	SFD	3526 COUNTRY SIDE WAY	8585	2253	\$338,500.00			1
12/26/2012	SFD	3530 COUNTRY SIDE WAY	8585	2454	\$376,500.00			1
12/26/2012	SFD	5612 MONAGHAN WAY	8951	2706	\$382,000.00			1
12/26/2012	SFD	4620 HIDDEN GLEN DR	7505	2353	\$337,500.00			1
12/27/2012	SFD	4589 HIDDEN GLEN DR	7505	2232	\$327,500.00			1
12/27/2012	SFD	4628 HIDDEN GLEN DR	7505	2500	\$376,000.00			1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	AM
12/27/2012	SFD	4580 BENTON ST	6893	3861	\$417,500.00			1
12/27/2012	SFD	3522 COUNTRY SIDE WAY	8585	2253	\$337,000.00			1
12/27/2012	SFD	3534 COUNTRY SIDE WAY	8585	3704	\$417,000.00			1
12/27/2012	SFD	5608 MONAGHAN WAY	8951	2787	\$363,000.00			1
12/27/2012	SFD	5613 MONAGHAN WAY	8951	2706	\$387,000.00			1
12/27/2012	SFD	4644 STEWART ST	8388	2500	\$358,500.00			1
12/27/2012	SFD	4601 HIDDEN GLEN DR	7505	2353	\$351,500.00			1
12/27/2012	SFD	4624 STEWART ST	8388	2232	\$346,000.00			1
1/2/2013	SFD	4572 BENTON ST	6893	2849	\$398,000.00			1
1/2/2013	SFD	4587 BENTON ST	6893	3000	\$393,000.00			1
1/3/2013	SFD	3538 COUNTRY SIDE WAY	8585	3316	\$383,000.00			1
1/3/2013	SFD	5607 VENTRY WAY	8951	2019	\$340,500.00			1
1/3/2013	SFD	5611 VENTRY WAY	8951	2103	\$364,000.00			1
1/7/2013	SFD	4576 BENTON ST	6893	3420	\$398,500.00			1
1/10/2013	SFD	5619 VENTRY WAY	8951	2787	\$375,000.00			1
1/10/2013	SFD	4600 HIDDEN GLEN DR	7505	2712	\$383,000.00			1
1/14/2013	SFD	4637 ABERDEEN CT	8387	2353	\$344,500.00			1
1/15/2013	SFD	4644 HIDDEN GLEN DR	8387	2500	\$358,500.00			1
1/16/2013	SFD	4648 HIDDEN GLEN DR	8387	2232	\$332,000.00			1
1/17/2013	SFD	4640 HIDDEN GLEN DR	8387	2232	\$357,500.00			1
1/22/2013	SFD	4612 HIDDEN GLEN DR	7505	2232	\$331,000.00			1
1/24/2013	SFD	3622 KING CT	8586	3704	\$445,000.00			1
1/24/2013	SFD	5615 VENTRY WAY	8951	2706	\$405,500.00			1
1/24/2013	SFD	4632 HIDDEN GLEN DR	7505	2232	\$365,500.00			1
1/24/2013	SFD	4635 GLASGOW CT	8387	3235	\$392,500.00			1
1/28/2013	SFD	4639 GLASGOW CT	8387	2232	\$322,500.00			1
1/29/2013	SFD	4616 STEWART ST	7505	3673	\$463,500.00			1
1/30/2013	SFD	4627 DURNES CT	7505	2353	\$398,000.00			1
2/5/2013	SFD	3598 COUNTRY SIDE WAY	8586	3316	\$435,000.00			1
2/5/2013	SFD	4616 HIDDEN GLEN DR	7505	2500	\$355,500.00			1
2/6/2013	SFD	3602 COUNTRY SIDE WAY	8586	2454	\$386,000.00			1
2/7/2013	SFD	3594 COUNTRY SIDE WAY	8586	2454	\$392,000.00			1
2/7/2013	SFD	3606 COUNTRY SIDE WAY	8586	2454	\$369,000.00			1
2/7/2013	SFD	4632 STEWART ST	8388	3235	\$392,000.00			1
2/7/2013	SFD	5566 GALWAY ST	8951	2706	\$432,500.00			1
2/12/2013	SFD	4604 HIDDEN GLEN DR	7505	2006	\$338,000.00			1
2/12/2013	SFD	5570 GALWAY ST	8951	2239	\$370,000.00			1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	M
2/14/2013	SFD	4612 NOPAH ST	8850	2716	\$364,000.00			1
2/14/2013	SFD	4597 HIDDEN GLEN DR	7505	2712	\$384,500.00			1
2/20/2013	SFD	4608 NOPAH ST	8850	2315	\$343,500.00			1
2/21/2013	SFD	5561 RATHDRUM WAY	8951	2706	\$394,000.00			1
2/21/2013	SFD	5565 RATHDRUM WAY	8951	2787	\$387,500.00			1
2/21/2013	SFD	3617 TORGENSEN CT	8586	3188	\$492,000.00			1
2/21/2013	SFD	3615 TORGENSEN CT	8586	3188	\$502,000.00			1
2/25/2013	SFD	4636 STEWART ST	8388	3343	\$421,000.00			1
2/25/2013	SFD	5557 RATHDRUM WAY	8951	2787	\$400,500.00			1
2/26/2013	SFD	4616 NOPAH ST	8850	3135	\$447,500.00			1
2/26/2013	SFD	5553 RATHDRUM WAY	8951	2019	\$346,500.00			1
2/26/2013	SFD	4617 APPELGLEN ST	8387	2006	\$335,500.00			1
2/27/2013	SFD	4621 APPELGLEN ST	8387	3235	\$390,500.00			1
3/5/2013	SFD	4528 HIDDEN GLEN DR	6909	3673	\$463,000.00			1
3/5/2013	SFD	4640 STEWART ST	8388	2353	\$350,000.00			1
3/5/2013	SFD	4568 BENTON ST	6893	3228	\$477,000.00			1
3/5/2013	SFD	4564 BENTON ST	6893	3000	\$414,000.00			1
3/6/2013	SFD	4601 APPELGLEN ST	7505	3343	\$429,500.00			1
3/12/2013	SFD	3590 COUNTRY SIDE WAY	8586	3704	\$491,000.00			1
3/12/2013	SFD	4560 BENTON ST	6893	3228	\$459,000.00			1
3/12/2013	SFD	5548 RATHDRUM WAY	8951	2239	\$373,000.00			1
3/14/2013	SFD	4606 APPELGLEN ST	8387	2500	\$379,000.00			1
3/14/2013	SFD	5540 RATHDRUM WAY	8951	2239	\$406,500.00			1
3/19/2013	SFD	4575 BENTON ST	6893	3861	\$445,000.00			1
3/21/2013	SFD	4601 NOPAH ST	8850	2315	\$372,000.00			1
3/21/2013	SFD	4549 HALF DOME ST	8850	2716	\$382,000.00			1
3/25/2013	SFD	4604 NOPAH ST	8850	2716	\$385,500.00			1
3/25/2013	SFD	4600 NOPAH ST	8850	3135	\$369,500.00			1
3/25/2013	SFD	5549 RATHDRUM WAY	8951	2706	\$391,500.00			1
3/25/2013	SFD	3620 TORGENSEN CT	8586	2142	\$396,500.00			1
3/26/2013	SFD	5541 RATHDRUM WAY	8951	2706	\$410,000.00			1
3/26/2013	SFD	5545 RATHDRUM WAY	8951	2787	\$392,500.00			1
3/26/2013	SFD	3616 TORGENSEN CT	8586	2142	\$366,215.00			1
4/1/2013	SFD	5544 RATHDRUM WAY	8951	2787	\$434,500.00			1
4/2/2013	SFD	3614 TORGENSEN CT	8586	3188	\$497,500.00			1
4/3/2013	SFD	4779 BRAEMAR ST	8388	2006	\$356,500.00			1
4/11/2013	SFD	4775 BRAEMAR ST	8388	3673	\$431,000.00			1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	M
4/16/2013	SFD	4630 LE CONTE CIR	6893	3861	\$471,500.00			1
4/16/2013	SFD	4771 BRAEMAR ST	8388	2232	\$390,000.00			1
4/18/2013	SFD	4596 NOPAH ST	8850	2315	\$370,500.00			1
4/18/2013	SFD	4593 NOPAH ST	8850	3135	\$408,500.00			1
4/22/2013	SFD	4597 NOPAH ST	8850	2716	\$367,000.00			1
4/22/2013	SFD	3618 TORGENSEN CT	8586	3188	\$510,870.00			1
4/23/2013	SFD	4767 BRAEMAR ST	8388	3235	\$412,000.00			1
4/25/2013	SFD	4763 BRAEMAR ST	8388	2232	\$360,000.00			1
5/2/2013	SFD	5536 RATHDRUM WAY	8951	2706	\$417,500.00			1
5/8/2013	SFD	4592 NOPAH ST	8850	2899	\$384,500.00			1
5/8/2013	SFD	5528 RATHDRUM WAY	8951	2787	\$421,500.00			1
5/13/2013	SFD	4622 LE CONTE CIR	6893	3000	\$432,500.00			1
5/13/2013	SFD	5537 RATHDRUM WAY	8951	2787	\$400,000.00			1
5/16/2013	SFD	5529 RATHDRUM WAY	8951	2706	\$416,000.00			1
5/16/2013	SFD	4605 APPELGLEN ST	7505	2500	\$402,000.00			1
5/20/2013	SFD	5521 RATHDRUM WAY	8951	2239	\$397,500.00			1
5/20/2013	SFD	5525 RATHDRUM WAY	8951	2787	\$406,500.00			1
5/20/2013	SFD	4618 APPELGLEN ST	8387	2353	\$383,000.00			1
5/23/2013	SFD	4631 LE CONTE CIR	6893	2315	\$432,000.00			1
5/23/2013	SFD	4635 LE CONTE CIR	6893	2716	\$475,000.00			1
5/23/2013	SFD	4609 APPELGLEN ST	8387	3235	\$415,500.00			1
5/28/2013	SFD	4613 APPELGLEN ST	8387	2353	\$375,500.00			1
6/5/2013	SFD	4627 LE CONTE CIR	6893	3135	\$499,000.00			1
6/5/2013	SFD	4759 BRAEMAR ST	8388	3673	\$458,500.00			1
6/11/2013	SFD	4622 APPELGLEN ST	8387	3343	\$450,500.00			1
6/13/2013	SFD	4614 APPELGLEN ST	8387	2232	\$374,000.00			1
6/18/2013	SFD	4636 LE CONTE CT	6893	3861	\$500,000.00			1
6/18/2013	SFD	4634 LE CONTE CT	6893	3000	\$422,500.00			1
6/19/2013	SFD	4610 APPELGLEN ST	8387	3673	\$491,000.00			1
6/19/2013	SFD	5554 COACHFORD WAY	8951	2239	\$431,500.00			1
6/19/2013	SFD	5558 GALWAY ST	8951	278	\$412,500.00			1
6/20/2013	SFD	4592 HIDDEN GLEN DR	7505	2006	\$322,000.00			1
6/20/2013	SFD	4639 LE CONTE CIR	6893	2315	\$371,000.00			1
6/20/2013	SFD	4625 APPELGLEN ST	8387	3673	\$495,000.00			1
6/24/2013	SFD	4626 LE CONTE CIR	6893	3420	\$465,000.00			1
6/24/2013	SFD	4694 GREENROCK CT	8387	2177	\$399,000.00			1
6/25/2013	SFD	4633 APPELGLEN ST	8387	2006	\$367,000.00			1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	VL	Dwelling Units		
							L	M	AM
6/26/2013	SFD	4629 APPELGLEN ST	8387	2232	\$380,500.00				1
6/27/2013	SFD	4637 APPELGLEN ST	8387	2232	\$375,000.00				1
6/27/2013	SFD	5547 COACHFORD WAY	8951	2923	\$436,000.00				1
7/2/2013	SFD	4626 APPELGLEN ST	8387	2712	\$410,500.00				1
7/2/2013	SFD	3619 TORGENSEN CT	8586	2142	\$395,000.00				1
7/8/2013	SFD	4643 LE CONTE CIR	6893	2716	\$426,000.00				1
7/10/2013	SFD	4641 APPELGLEN ST	8387	2500	\$375,500.00				1
7/10/2013	SFD	4649 APPELGLEN ST	8387	2500	\$379,500.00				1
7/15/2013	SFD	4695 GREENROCK CT	8387	2353	\$385,500.00				1
7/16/2013	SFD	3625 TORGENSEN CT	8586	2454	\$441,036.00				1
7/17/2013	SFD	4634 APPELGLEN ST	8387	2500	\$391,000.00				1
7/23/2013	SFD	3622 TORGENSEN CT	8586	3188	\$520,427.00				1
7/23/2013	SFD	4747 BRAEMAR ST	8388	2353	\$423,000.00				1
7/24/2013	SFD	4751 BRAEMAR ST	8388	3235	\$403,500.00				1
7/25/2013	SFD	4638 APPELGLEN ST	8387	3235	\$422,000.00				1
7/25/2013	SFD	4630 APPELGLEN ST	8387	2990	\$426,500.00				1
7/25/2013	SFD	3628 TORGENSEN CT	8586	3188	\$475,000.00				1
7/25/2013	SFD	4645 APPELGLEN ST	8387	2353	\$385,500.00				1
7/31/2013	SFD	3621 TORGENSEN CT	8586	2454	\$455,000.00				1
8/6/2013	SFD	3624 TORGENSEN CT	8586	2454	\$470,000.00				1
8/7/2013	SFD	5538 COACHFORD WAY	8951	2706	\$435,000.00				1
8/7/2013	SFD	4743 BRAEMAR ST	8388	3235	\$419,000.00				1
8/7/2013	SFD	4727 BRAEMAR ST	8388	3235	\$429,500.00				1
8/12/2013	SFD	5542 COACHFORD WAY	8951	2239	\$438,000.00				1
8/13/2013	SFD	5543 COACHFORD WAY	8951	2787	\$453,000.00				1
8/14/2013	SFD	5539 COACHFORD WAY	8951	2923	\$462,000.00				1
8/14/2013	SFD	4723 BRAEMAR ST	8388	2500	\$411,000.00				1
8/14/2013	SFD	4744 BRAEMAR ST	8388	2500	\$392,000.00				1
8/15/2013	SFD	4748 BRAEMAR ST	8388	2353	\$395,500.00				1
8/22/2013	SFD	5535 COACHFORD WAY	8951	2787	\$457,890.00				1
8/26/2013	SFD	5530 COACHFORD WAY	8951	2787	\$459,000.00				1
8/27/2013	SFD	3623 TORGENSEN CT	8586	3316	\$535,615.00				1
8/27/2013	SFD	4671 GREENROCK CT	8387	3235	\$439,500.00				1
8/27/2013	SFD	4739 BRAEMAR ST	8388	2500	\$417,000.00				1
8/28/2013	SFD	4728 BRAEMAR ST	8388	3673	\$454,500.00				1
8/28/2013	SFD	4732 BRAEMAR ST	8388	3673	\$454,500.00				1
8/28/2013	SFD	5526 COACHFORD WAY	8951	2239	\$454,500.00				1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	M
8/29/2013	SFD	3626 TORGENSEN CT	8586	2454	\$500,905.00			1
9/5/2013	SFD	4735 BRAEMAR ST	8388	2006	\$375,000.00			1
9/5/2013	SFD	5518 COACHFORD WAY	8951	2239	\$464,500.00			1
9/11/2013	SFD	5523 COACHFORD WAY	8951	2787	\$488,000.00			1
9/12/2013	SFD	4731 BRAEMAR ST	8388	2353	\$390,000.00			1
9/12/2013	SFD	5522 COACHFORD WAY	8951	2706	\$483,000.00			1
9/12/2013	SFD	4736 BRAEMAR ST	8388	2232	\$384,500.00			1
9/17/2013	SFD	5527 COACHFORD WAY	8951	2019	\$433,713.00			1
9/18/2013	SFD	4752 BRAEMAR ST	8388	3235	\$465,000.00			1
9/19/2013	SFD	4724 BRAEMAR ST	8388	2232	\$424,950.00			1
9/23/2013	SFD	4664 GREENROCK CT	8387	2712	\$429,500.00			1
9/25/2013	SFD	4668 GREENROCK CT	8387	3343	\$459,500.00			1
10/2/2013	SFD	5514 COACHFORD WAY	8951	2787	\$469,000.00			1
10/2/2013	SFD	5513 RATHDRUM WAY	8951	2019	\$412,500.00			1
10/3/2013	SFD	4712 BRAEMAR ST	8388	3235	\$438,500.00			1
10/7/2013	SFD	4716 BRAEMAR ST	8388	2353	\$396,500.00			1
10/8/2013	SFD	4720 BRAEMAR ST	8388	2232	\$406,500.00			1
10/15/2013	SFD	4740 BRAEMAR ST	8388	3235	\$450,500.00			1
10/22/2013	SFD	5508 RATHDRUM WAY	8951	2239	\$443,000.00			1
10/23/2013	SFD	4704 BRAEMAR ST	8388	2500	\$405,000.00			1
10/23/2013	SFD	4708 BRAEMAR ST	8388	2712	\$415,000.00			1
10/23/2013	SFD	5519 COACHFORD WAY	8951	2706	\$468,500.00			1
10/28/2013	SFD	4700 BRAEMAR ST	8388	2712	\$414,000.00			1
10/28/2013	SFD	5517 RATHDRUM WAY	8951	2923	\$495,500.00			1
10/29/2013	SFD	4696 BRAEMAR ST	8388	2500	\$439,500.00			1
10/30/2013	SFD	5531 COACHFORD WAY	8951	2706	\$464,500.00			1
10/30/2013	SFD	4560 PARK SIDE ST	8851	3008	\$470,000.00			1
10/31/2013	SFD	4692 BRAEMAR ST	8388	2232	\$384,500.00			1
10/31/2013	SFD	5412 NEZ PERCE WAY	8164	2456				
10/31/2013	SFD	5412 CHEYENNE CT	8164	2039				
11/5/2013	SFD	4688 BRAEMAR ST	8388	2500	\$407,000.00			1
11/6/2013	SFD	4674 GREENROCK CT	8387	3235	\$478,600.00			1
11/7/2013	SFD	5515 COACHFORD WAY	8951	2787	\$466,000.00			1
11/12/2013	SFD	4676 GREENROCK CT	8387	2006	\$398,000.00			1
11/18/2013	SFD	4680 GREENROCK CT	8387	2353	\$416,000.00			1
11/20/2013	SFD	4642 APPELGLEN ST	8387	2232	\$427,000.00			1
11/25/2013	SFD	3613 COUNTRY SIDE WAY	8586	2142	\$490,000.00			1

Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	M
11/25/2013	SFD	4673 GREENROCK CT	8387	2500	\$429,950.00			1
11/26/2013	SFD	4670 GREENROCK CT	8387	2232	\$405,000.00			1
12/2/2013	SFD	4678 GREENROCK CT	8387	2500	\$474,000.00			1
12/5/2013	SFD	4682 GREENROCK CT	8387	2232	\$425,000.00			1
12/9/2013	SFD	4564 PARK SIDE ST	8851	3420	\$480,000.00			1
12/9/2013	SFD	4684 GREENROCK CT	8387	3235	\$467,000.00			1
12/9/2013	SFD	5500 RATHDRUM WAY	8951	2103	\$463,000.00			1
12/9/2013	SFD	5501 RATHDRUM WAY	8951	2019	\$421,500.00			1
12/12/2013	SFD	4690 GREENROCK CT	8387	2353	\$423,500.00			1
12/12/2013	SFD	4692 GREENROCK CT	8387	2232	\$423,500.00			1
12/16/2013	SFD	4493 HALF DOME ST	8851	3861	\$571,000.00			1
12/18/2013	SFD	4007 STEFFA ST	8586	3704				
12/18/2013	SFD	4489 PIPER CT	6909	2049	\$355,000.00			1
12/18/2013	SFD	4688 GREENROCK CT	8387	2712	\$451,076.00			1
12/26/2013	SFD	5504 RATHDRUM WAY	8951	2599	\$456,000.00			1
12/26/2013	SFD	5509 RATHDRUM WAY	8951	2706	\$468,000.00			1
12/26/2013	SFD	4686 GREENROCK CT	8387	2006	\$456,000.00			1
12/30/2013	SFD	4495 PIPER CT	6909	2669	\$420,500.00			1
12/30/2013	SFD	4487 PIPER CT	6909	2763	\$426,835.00			1
12/30/2013	SFD	4483 PIPER CT	6909	2164	\$390,000.00			1
12/30/2013	SFD	4693 GREENROCK CT	8387	2006	\$420,000.00			1
12/30/2013	SFD	4028 STEFFA ST	8586	3316	\$525,000.00			1
12/31/2013	SFD	4497 PIPER CT	6909	2763	\$432,592.00			1
12/31/2013	SFD	4493 PIPER CT	6909	2326	\$397,854.00			1
1/2/2014	SFD	4015 STEFFA ST	8586	3969	\$618,000.00			1
1/2/2014	SFD	3672 MARKLEY CREEK DR	8586	3188	\$640,000.00			1
1/2/2014	SFD	4691 GREENROCK CT	8387	2232	\$469,000.00			1
1/6/2014	SFD	4689 GREENROCK CT	8387	3343	\$507,000.00			1
1/14/2014	SFD	4502 HALF DOME ST	8851	2849	\$460,000.00			1
1/14/2014	SFD	4498 HALF DOME ST	8851	3605	\$540,500.00			1
1/16/2014	SFD	4494 HALF DOME ST	8851	3000	\$482,400.00			1
1/21/2014	SFD	4485 PIPER CT	6909	2326	\$394,553.00			1
1/21/2014	SFD	4496 PIPER CT	6909	2049	\$372,000.00			1
1/22/2014	SFD	4497 HALF DOME ST	8851	3008	\$464,500.00			1
1/22/2014	SFD	3610 COUNTRY SIDE WAY	8586	2454	\$599,000.00			1
1/23/2014	SFD	4494 PIPER CT	6909	2164	\$360,000.00			1
1/27/2014	SFD	4501 HALF DOME ST	8851	3278	\$499,900.00			1

Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	M
1/27/2014	SFD	5480 RATHDRUM WAY	8951	3420	\$455,500.00			1
1/27/2014	SFD	5488 RATHDRUM WAY	8951	2923	\$440,500.00			1
1/29/2014	SFD	4505 HALF DOME ST	8851	3000				
2/3/2014	SFD	4509 HALF DOME ST	8851	3861	\$552,500.00			1
2/5/2014	SFD	4508 PERTH CT	6909	2326	\$413,500.00			1
2/13/2014	SFD	4506 PERTH CT	6909	2669	\$421,500.00			1
2/19/2014	SFD	4514 PERTH CT	6909	2763	\$427,000.00			1
2/20/2014	SFD	4500 PERTH CT	6909	2763	\$435,500.00			1
2/27/2014	SFD	3626 COUNTRY SIDE WAY	8586	2253	\$441,000.00			1
3/11/2014	SFD	4485 GOODE ST	8851	3420	\$497,500.00			1
3/12/2014	SFD	4687 GREENROCK CT	8387	3235	\$528,000.00			1
3/13/2014	SFD	4685 GREENROCK CT	8387	3235	\$478,000.00			1
3/13/2014	SFD	4518 HALF DOME ST	8851	3420	\$495,000.00			1
3/13/2014	SFD	5484 RATHDRUM WAY	8951	2239	\$472,000.00			1
3/18/2014	SFD	4715 BRAEMAR ST	8388	2232	\$429,990.00			1
3/20/2014	SFD	4472 HIDDEN GLEN DR	7505	2500	\$473,000.00			1
3/25/2014	SFD	4711 BRAEMAR ST	8388	2500	\$445,000.00			1
3/26/2014	SFD	4535 DONEGAL WAY	7505	2164	\$387,500.00			1
3/26/2014	SFD	4707 BRAEMAR ST	8388	2353	\$436,000.00			1
3/27/2014	SFD	4699 BRAEMAR ST	8388	2232	\$441,000.00			1
3/27/2014	SFD	4703 BRAEMAR ST	8388	3235	\$486,500.00			1
3/31/2014	SFD	4011 STEFFA ST	8386	2454	\$490,580.00			1
4/9/2014	SFD	3618 COUNTRY SIDE WAY	8586	2454	\$470,000.00			1
4/10/2014	SFD	5493 RATHDRUM WAY	8951	2706	\$483,500.00			1
4/14/2014	SFD	5492 RATHDRUM WAY	8951	2239	\$455,000.00			1
4/14/2014	SFD	4527 DONEGAL WAY	7505	2326	\$421,500.00			1
4/15/2014	SFD	4656 PALOMINO WAY	7459	3493				
4/17/2014	SFD	3622 COUNTRY SIDE WAY	8586	2454	\$461,000.00			1
4/21/2014	SFD	4504 PERTH CT	6909	2763	\$472,000.00			1
4/21/2014	SFD	4519 PIPER WAY	7505	2049	\$388,165.00			1
4/22/2014	SFD	4480 HIDDEN GLEN DR	6909	2353	\$456,000.00			1
4/23/2014	SFD	4539 DONEGAL WAY	7505	2326	\$404,500.00			1
4/30/2014	SFD	4517 HALF DOME ST	8851	3861	\$559,900.00			1
5/8/2014	SFD	4482 PIPER CT	6909	2326	\$410,415.00			1
5/14/2014	SFD	4491 PIPER CT	6909	2669	\$421,000.00			1
5/15/2014	SFD	4484 HIDDEN GLEN DR	6909	2353	\$455,000.00			1
5/19/2014	SFD	4476 HIDDEN GLEN DR	7505	3235	\$474,000.00			1

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	Dwelling Units		
						VL	L	AM
5/19/2014	SFD	5497 RATHDRUM WAY	8951	2787	\$456,500.00			1
5/20/2014	SFD	4523 PIPER WAY	7505	2763	\$472,599.00			1
5/20/2014	SFD	4871 BRAEMAR ST	6909	3343	\$486,500.00			1
5/21/2014	SFD	5485 RATHDRUM WAY	8951	2787	\$455,000.00			1
5/21/2014	SFD	5473 RATHDRUM CT	8951	2239				
5/21/2014	SFD	5472 RATHDRUM CT	8951	2239				
5/28/2014	SFD	3676 MARKLEY CREEK DR	8586	2454	\$470,000.00			1
6/5/2014	SFD	5475 RATHDRUM CT	8951	2787	\$466,000.00			1
6/9/2014	SFD	3617 COUNTRY SIDE WAY	8586	2454	\$550,000.00			
6/10/2014	SFD	4547 DONEGAL WAY	7505	2326				
6/11/2014	SFD	4511 PIPER WAY	7505	2763	\$455,000.00			1
6/11/2014	SFD	4515 PIPER WAY	7505	2326	\$422,500.00			1
6/12/2014	SFD	4522 HALF DOME ST	8851	3861	\$574,000.00			1
6/24/2014	SFD	4525 HALF DOME ST	8851	3420				
7/1/2014	SFD	4530 HALF DOME ST	8851	3605	\$550,000.00			1
7/1/2014	SFD	4526 HALF DOME ST	8851	3228	\$516,000.00			1
7/9/2014	SFD	3586 COUNTRY SIDE WAY	8586	2142				
7/10/2014	SFD	5474 RATHDRUM CT	8951	2706	\$439,500.00			1
7/15/2014	SFD	4510 PERTH CT	6909	2763				
7/15/2014	SFD	4521 HALF DOME ST	8851	3000				
7/21/2014	SFD	4502 PERTH CT	6909	2669	\$411,000.00			1
7/24/2014	SFD	5477 RATHDRUM CT	8951	2019	\$439,500.00			1
7/31/2014	SFD	4512 PERTH CT	6909	2669	\$412,500.00			1
8/4/2014	SFD	3554 COUNTRY SIDE WAY	8585	2678				
8/14/2014	SFD	4551 DONEGAL WAY	7505	2049				
8/18/2014	SFD	4531 DONEGAL WAY	7505	2763				
8/18/2014	SFD	4559 DONEGAL WAY	7505	2763				
8/19/2014	SFD	3550 COUNTRY SIDE WAY	8585	3316				
8/20/2014	SFD	5471 RATHDRUM CT	8951	2923				
8/21/2014	SFD	4546 DONEGAL WAY	7505	2763				
8/25/2014	SFD	4550 DONEGAL WAY	7505	2669				
8/26/2014	SFD	4554 DONEGAL WAY	7505	2763				
9/4/2014	SFD	4529 HALF DOME ST	8851	3861				
9/4/2014	SFD	4558 DONEGAL WAY	7505	2669				
9/8/2014	SFD	4562 DONEGAL WAY	7505	2326				
9/11/2014	SFD	5462 RATHDRUM CT	8951	2239				
9/11/2014	SFD	4566 DONEGAL WAY	7505	2164				

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Table B1-1: Units Constructed 2007-2014 Planning Period

Final Date	Sub Type	Site Address	Tract #	Sq Footage	Purchase Price	VL	L	M	AM
9/16/2014	SFD	4533 HALF DOME ST	8851	3000					
9/16/2014	SFD	4537 HALF DOME ST	8851	3420					
9/16/2014	SFD	5466 RATHDRUM CT	8951	2787					
9/16/2014	SFD	5468 RATHDRUM CT	8951	2019					
9/16/2014	SFD	5470 RATHDRUM CT	8951	2787					
9/18/2014	SFD	4543 DONEGAL WAY	7505	2763					
9/18/2014	SFD	4570 DONEGAL WAY	7505	2164					
9/23/2014	SFD	3542 COUNTRY SIDE WAY	8585	2678					
9/29/2014	SFD	4598 DONEGAL WAY	7505	2763					
9/29/2014	SFD	4586 DONEGAL WAY	7505	2326					
9/30/2014	SFD	4594 DONEGAL WAY	7505	2326					
9/30/2014	SFD	4590 DONEGAL WAY	7505	2049					
10/8/2014	SFD	3519 RAM CT	8538	5868	N/A				
10/16/2014	SFD	4578 DONEGAL WAY	7505	2326					
10/16/2014	SFD	4574 DONEGAL WAY	7505	2164					
10/20/2014	SFD	3153 ALDRICH ST	8880	2976					
10/20/2014	SFD	3157 ALDRICH ST	8880	2146					
10/20/2014	SFD	3546 COUNTRY SIDE WAY	8585	3316					
10/21/2014	SFD	3152 ALDRICH ST	8880	2443					
10/21/2014	SFD	4599 DONEGAL WAY	7505	2164					
10/22/2014	SFD	4534 HALF DOME ST	8851	3000					
10/22/2014	SFD	5592 ASHBOURNE WAY	8951	2019					
10/22/2014	SFD	5580 ASHBOURNE WAY	8951	2239					
10/27/2014	SFD	4542 HALF DOME ST	8851	3861					
10/27/2014	SFD	4538 HALF DOME ST	8851	3420					
	SFD	4019 SUN CREST ST		3302	\$395,000.00				1

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Above-Moderate Income Household. A household with an annual income usually greater than 120 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Apartment. An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Section 221 (d) (3) (below-market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, FmHA Section 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Below-Market-Rate (BMR). Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." (2) The financing of housing at less than prevailing interest rates.

Build-Out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")



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Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Deed. A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Developmental Disability. A disability that originates before an individual reaches adulthood (18 years old), continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes intellectual disabilities (characterized by significantly sub-average general intellectual functioning), cerebral palsy, epilepsy, and autism. This term also includes disabling conditions that are closely related to other intellectual disabilities or that require treatment (i.e. care and management) similar to that required by individuals with intellectual disabilities, however it does not include other handicapping conditions that are solely physical in nature.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (du). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Elderly Housing. Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")



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Extremely-Low Income Household. A household with an annual income equal to or less than 30 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposed of administering the Section 8 Housing Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and moderate-income house holds.

Housing Element. One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the



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community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Ratio. The ratio of the monthly housing payment to total gross monthly income. Also Called Payment-to-Income Ratio or Front-End Ratio.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the federal government that administers housing and community development programs.

Implementing Policies. The City's statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ration used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses ABAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low Income Household. A household with an annual income usually no greater than 51-80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.



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Low Income Housing Tax Credits. Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U. S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

Mixed-use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Moderate Income Household. A household with an annual income usually no greater than 81-120 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding Housing Unit. A housing unit in which the members of the household, or group. Are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

Parcel. A lot or tract of land.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")



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Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification by ABAG of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A Self-contained living unit, either attached to or detached form, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit.

Section 8 Rental Assistance Program. A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers,



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and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the California Health and Safety Code.

Single-Family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-Family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

Target Areas. Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very-Low and Low-income households.



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Tax Increment. Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low and low income housing.

Tenure. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is "owned only if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned only if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "homeless" and "Emergency Shelter.")

Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City are designated as "undevelopable" by the City.

Very-Low Income Household. A household with an annual income usually no greater than 31-50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.



APPENDIX C. GLOSSARY

Acronyms Used

ABAG:	Association of Bay Area Governments
ACS:	American Community Survey
BMPs:	Best Management Practices
CALTRANS:	California Department of Transportation
CEQA:	California Environmental Quality Act
CIP:	Capital Improvement Program
DIF:	Development Impact Fee
DU/ac:	Dwelling units per acre
EDD:	California Employment Development Department
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
HCD:	Department of Housing and Community Development
HOA:	Homeowners Association
HUD:	Department of Housing and Urban Development
LAFCO:	Local Agency Formation Commission
MFI:	Median Family Income
NPDES:	National Pollutant Discharge Elimination System
RTP:	Regional Transportation Plan
SPA:	Sectional Planning Area
STF:	Summary Tape File (U.S. Census)
TOD:	Transit-Oriented Development
TDM:	Transportation Demand Management
TSM:	Transportation Systems Management
WCP:	Water Conservation Plan

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