

Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan fulfills the requirement that recipients of certain funds administered by the federal Department of Housing and Urban Development (HUD) create a plan identifying the community development needs, priorities, goals and strategies of the community, and describing how these funds will be expended over a five-year period. These funds include Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), Emergency Shelter Grant (ESG), and Housing for Persons with AIDS (HOPWA). This Consolidated Plan is for the period of July 1, 2015, to June 30, 2020.

The cities of Antioch, Concord, Pittsburg, and Walnut Creek and the County of Contra Costa have formed the Contra Costa HOME Consortium to cooperatively plan for the housing and community development needs of the County. The County of Contra Costa administers the HOME funds on behalf of all the Consortia cities and all the unincorporated areas of the County. The cities of Antioch, Concord, Pittsburg, and Walnut Creek receive and administer their own allocation of CDBG funds, while the County receives and administers allocations of CDBG, HOME, and ESG funds. This Consolidated Plan was created by the Consortium to assess the needs of all Consortium member communities and to guide the use of funds within each individual member community.

The Plan was prepared in accordance with HUD's Office of Community and Planning Development (CPD) eCon Planning Suite (launched in May 2012), including the Consolidated Plan template in IDIS (Integrated Disbursement and Information System). Most of the data tables in the Plan are populated with default data from the U.S. Census Bureau, mainly 2006-2010 Comprehensive Housing Affordability Strategy (CHAS) and American Community Survey (ACS) data. Other sources are noted throughout the Plan, including the addition of more recent data where practical. The research process involved the analysis of the following key components: demographic, economic, and housing data; affordable housing market; special needs populations (homeless and non-homeless); and consultation with public and private agencies, as well as citizen participation.

The Plan process also included the development of the first-year Action Plan which is the annual plan the City prepares pursuant to the goals outlined in the Plan. The Action Plan details the activities the City will undertake to address the housing and community development needs and local objectives using CDBG funds received during program year 2015-16.

2. Summary of the objectives and outcomes identified in the Plan

Antioch Priority Needs are Affordable Housing, Homeless Housing & Prevention, and Non-Housing Community Development, with the following Objectives and Outcomes:

Affordable Housing

AH-1: Increase Affordable Rental Housing Supply. Expand housing opportunities for extremely low-income, very low-income, and low-income households by increasing the supply of decent, safe, and affordable rental housing.

AH-2: Increase Affordable Supportive Housing Supply. Expand housing opportunities for persons with special needs, including seniors, persons with disabilities, persons with HIV/AIDS, veterans, and the homeless, by increasing appropriate and supportive housing.

AH-3: Maintain and Preserve Affordable Housing. Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households, multi-family units at risk of loss to the market, and housing in deteriorating or deteriorated lower income neighborhoods.

Homeless

H-1: Permanent Housing for Homeless. Further “Housing First” approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability.

H-2: Prevention of Homelessness. Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.

Non-Housing Community Development

CD-1: General Public Services. Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.

CD-2: Non-Homeless Special Needs. Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly and frail elderly, victims of domestic violence, persons with HIV/AIDS, persons with mental, physical and developmental disabilities, abused children, illiterate adults and migrant farm workers.

CD-3: Youth. Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.

CD-4: Fair Housing. Continue to promote fair housing activities and affirmatively further fair housing to eliminate discrimination in housing choice in the City of Antioch.

CD-5: Tenant/Landlord Counseling. Support the investigation and resolution of disagreements between tenants and landlords and to educate both as to their rights and responsibilities, so as to help prevent people from becoming homeless and to ensure fair housing opportunity.

CD-6: Economic Development. Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low-income residents, and increase the viability of neighborhood commercial areas.

CD-7: Infrastructure and Accessibility. Maintain adequate infrastructure in lower income areas, and ensure access for the mobility-impaired by addressing physical access barriers to goods, services, and public facilities in such areas.

CD-8: Administration. Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.

3. Evaluation of past performance

The City of Antioch has made significant progress in meeting the goals and objectives contained in its 2010-15 Five-Year Consolidated Plan. CDBG-funded public service projects provided a wide range of social services and housing to over 19,000 Antioch residents and households, including the homeless, mentally and physically disabled, seniors, and other special needs populations. Economic development programs have to date offered training and placement services and/or microenterprise assistance to 151 low-income persons or businesses in Antioch. The City has completed three Infrastructure projects, with a fourth underway, that provide accessibility and street improvements benefitting low-income areas of the city. The City has also ensured access to housing without discrimination through support of Fair Housing services which have assisted 110 residents thusfar. Antioch is currently completing its last year of the 2010-2015 Consolidated Plan period and has exceeded or on pace to meet all Consolidated Plan goals and objectives.

The City continues to focus on outcome-based performance measurements as a means to ensure that needed services are delivered and that the results can be easily quantified. The Consortium CDBG funding applications require project proponents to list the major components of their program, the expected outcome of that component, and how they will measure the progress or success of each component. If they become a subrecipient, this information is imported into their quarter report, and agencies report on their progress each quarter.

4. Summary of citizen participation process and consultation process

The Consortium held five public meetings and requested that those attending comment on the level of housing and community development needs in the County and the relative priority of those needs by completing a survey. All public meetings were advertised in the Contra Costa Times.

- April 30, 2014 (evening) – San Pablo, San Pablo Economic Development Corporation
- May 15, 2014 (evening) - Antioch, Council Chambers
- May 29, 2014(evening) – Walnut Creek, Assembly Hall
- June 5, 2014(evening) – Brentwood, Brentwood Community Center

The Consortium also held a meeting with the County’s housing and social services providers at its annual CDBG and HOME Subrecipient meeting on June 12, 2014.

The City of Antioch held a one-hour Study Session with Council on March 24, 2015 to discuss Antioch community needs and priorities, as well as draft Objectives and Outcomes, providing Council with public input from all previous meetings and results of the community survey. Later that evening, in a Public Hearing, Council invited last comments before adopting the draft Priority Needs and Objectives. The City held a Public Hearing on May 12, 2015 to invite final public comment on the draft Consolidated Plan and Action Plan, which had been advertised over a month prior and posted on the City website, and adopted both at that meeting.

Online Survey

Recognizing that not all can attend public meetings and that the scope of a one-hour meeting is limited, the Consortium also provided an online survey in both English and Spanish. The survey was mentioned in all meeting advertisements and provided at all public meetings, and over 500 people submitted responses to this survey, in both languages. For those without internet access, the survey was distributed in both languages to nonprofit agencies serving lower income populations, in both English and Spanish, and the Consortium received a number of written surveys from these sources.

News of the online survey was also distributed on social media through posting on individual social media pages throughout the Consortium. Within the City of Antioch, news of the survey and a link was posted on at least five social media sites of major citizens who are movers and shakers in the Antioch community, including Neighborhood Watch captains, arts groups, community activists, etc. We credit this approach for the high number of responses obtained, but are equally proud of the number of homeless clients who completed the homeless survey through the advocacy and with the help of the homeless programs and shelters.

Consultations

The Consortium consulted with a wide range of service providers and stakeholders in both the public sector and private non-profit sector. These personal contacts asked those who help to meet the housing and social services needs of the residents of Contra Costa County to describe the level of needs in the community, the relative priority of needs and what they believe can be done to better meet the needs of the County's residents.

Public Review

A draft of the Consolidated Plan/Action Plan was made available for public review and comment from April 10 to May 12, 2015.

5. Summary of public comments

Please see the summary of comments from the four Countywide meetings, and the on-line survey responses in the appropriate County Appendix.

At the Antioch Public Hearing on Needs held March 24, 2015, Raphael Scott, Antioch resident, stated the homeless problem could not be adequately addressed until the City understood the issues. He noted he was homeless and no one had contacted him to provide information.

CDBG/Housing Consultant House stated she could gather information on the results of outreach in the community and clarified they received homeless consumer input through all agencies that serve homeless individuals in Contra Costa County. She encouraged Mr. Scott to provide his contact information if he is interested in helping advise them going forward, and spoke with him at length after the meeting. In addition, she spoke to the Anka Homeless Outreach team to ask for their assistance in working with Mr. Scott on possible shelter placement.

At the Antioch Public Hearing on the Consolidated Plan and Action Plan, held May 12, 2015, the following people spoke:

- Alissa Friedman, Executive Director of Opportunity Junction, thanked the Subcommittee for their recommendation and Council for their past support, and stated that they had placed 19 residents this year at an average starting wage of \$15.30, 35 hours per week, and that they could not do this work without the City's support.
- Mitchell Hardin, subcontractor for the Antioch Chamber Foundation Small Business Assistance Program, stated that they were not recommended for funding this year, and thanked Council for funding over the past six years. He said that they were not asked about job retention, full time jobs, and other issues, and that the city can't see all the investment that small businesses make to the city, and that the City collects business license fees but is not giving help now to small businesses.

The following public comments were submitted in writing:

- **Anka Behavioral Health, Inc.** is thrilled to receive this news about the CDBG grant! We are truly grateful for this support for the Anka Homeless Youth – Health, Outreach, and Peer Education (HY-HOPE) Street Outreach Program. We look forward to working together with Antioch to provide this critically needed program for the homeless population. Thank you so very much!
- **Bay Area Legal Aid** appreciates the ongoing partnership with the City of Antioch to help the City's most vulnerable residents, including seniors, disabled persons, victims of domestic violence, at-risk youth, and those with limited English proficiency, address their housing issues and avoid homelessness.
- The **Contra Costa Child Care Council** is pleased to once again have the City of Antioch's support for its "Road to Success" project to develop and strengthen home-based family child care microenterprises. The economic development of small businesses in the child care field is a "win-win" for everyone in Antioch from the small business owner and his or her employees, to the working parents who need child care to stay on the job, to the young children who will be safe and get early education, and to the community that will benefit from healthy, well-adjusted children who will become productive citizens and a more vitalized local economy when successful businesses owners spend in their own community. A sincere thank you.

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments or views that were not considered and accepted, with the exception of a few unrelated comments in the Community Survey. All comments from the survey are contained in the County Consortium attachment. Council considered the views of Mr. Hardin. Staff notes here that the Action Plan is supporting a microenterprise assistance project for in-home family day care that brings considerable leveraging as well as a proven track record.

7. Summary

The development of the 2015-20 Contra Costa Consortium Consolidated Plan was the most inclusive in the past 20 years, and reached more people by utilizing such technology as the web survey, posting and sharing on social media, information on a dedicated website, and, of course, email. As technology continues to change, the Consortium is looking for new ways to better connect Contra Costa residents to important issues and resources.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 1 - Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator		Community Development

Narrative

The City of Antioch's entitlement grant is administered by the City under the direction of Teri House, CDBG/Housing Consultant.

Consolidated Plan Public Contact Information

Teri House, CDBG/Housing Consultant

City of Antioch

200 H. Street

Antioch, CA 94509

(925) 779-7037

CDBG@ci.antioch.ca.us

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The consolidated planning process requires jurisdictions to reach out to and consult with other public and private agencies when developing the Plan. The Plan itself must include a summary of the consultation process, including identification of the agencies that participated in the process. Jurisdictions also are required to summarize their efforts to enhance coordination between public and private agencies.

The Consortium consulted with public and private agencies on both an individual and group basis. Consultation The County notified over 600 individuals representing a variety of public and private agencies, including non-profit agencies, to provide input on the needs of the neighborhoods and/or residents their agencies represent or provide services to. The Consortium invited these individuals to attend any of the four advertised "Community Needs" meetings and workshops that were held on the following dates and locations:

- April 30, 2014 (evening) - San Pablo, San Pablo Economic Development Corporation
- May 15, 2014 (evening) - Antioch, City Council Chambers
- May 29, 2014 (evening) - Walnut Creek, Assembly Hall J
- June 5, 2014 (evening) - Brentwood, Brentwood Community Center

In addition, many of the agencies provided input at the County Consortia's Subrecipient Meeting held on June 12, 2014.

Some agencies were consulted on an individual basis due to their role in providing services to specific populations including, but not limited to: the homeless population, non-homeless special needs population (i.e. elderly/frail elderly, victims of domestic violence, etc.), and public housing residents.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Antioch works closely with public and private affordable housing providers as well Contra Costa County's Public Health, Behavioral Health and Homeless Services departments to coordinate the allocation of funds to best meet the needs of the City's most at risk residents. CDBG funds are distributed to programs that provide services to persons with physical, developmental, substance abuse and mental health issues. This coordination leverages CDBG funds to maximize their impact.

In 2014 Contra Costa Behavioral Health completed integration all of Contra Costa County's mental health, substance abuse and homeless services into a single system of care to better provide flexible, effective treatment for people with complex needs. The City of Antioch actively participated over the period of 1-1/2 years to add input to the integration meetings. The Contra Costa Interjurisdictional Council on Homelessness (CCICH) Board advises the County Board of Supervisors under the Homeless Program auspices, and the City of Antioch CDBG/Housing consultant has served as Chair of the Executive Committee since 2014 and the City's prior Housing Consultant was Chair for the three years prior.

CCICH is the working group of the CoC and membership includes representation from non-profit, governmental, housing development, Housing Authority, law enforcement, hospitals, Veterans Affairs and Veterans providers, faith-based, business, and homeless services providers as well as non-profit community and advocacy groups, the interfaith community, business organizations, foundations, and other relevant community members and leaders. The CCICH Executive Board provides advice and input on the operations of homeless services, program operation and program development efforts in Contra Costa County. The head of the Contra Costa Housing Authority is now a member of the Executive Board.

The CCICH Executive Board also serves as the advisory board for Health Care for the Homeless Health Centers, which receive Section 330 funding under the federal Health Resources and Services Administration (HRSA). CCICH is charged with evaluating the operation of the Centers and making recommendations on how service delivery can be made more responsive to the needs of the homeless community. The Health Care for the Homeless team make presentations and provide critical information and feedback at all CCICH meetings, and contribute greatly to understanding of the many needs of Contra Costa County's homeless population.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Homeless Strategic Plan 2014 - The City of Antioch CDBG/Housing consultant is Chair of the Continuum of Care (CoC) Advisory Board and worked closely with the community, County staff, and Home Base consultants in the preparation of the new Contra Costa Homeless Strategic Plan. *Forging Ahead Towards Preventing and Ending Homelessness* was adopted by the County in December 2014 and reaffirms the County's commitment to a Housing First approach with these goals and strategies:

Goals

1. Permanent Housing - Decrease the length of time people experience homeless by increasing housing stock
2. Prevention - Decrease the percentage of people who become homeless by expanding existing prevention services, improving early identification and intervention efforts, and enhancing discharge planning efforts.

Strategies

3. Coordinate Assessment - Implement a coordinated assessment system to streamline access to housing and services while addressing barriers, getting the right resources to the right people at the right time.
4. Performance Standards - Integrate evaluation and performance measures with the implementation of evidence-based programs and practices.
5. Communication - Develop the most effective platforms, such as websites, email, videos, and social media, to provide access, support advocacy, and connect the community about homelessness and available resources.

Zero: 2016 - The CoC was one of 70 nationwide selected to join Zero: 2106, a national campaign to end veteran and chronic homelessness within two years. Zero: 2016 is led by the nonprofit, Community Solutions, and will provide technical assistance to CoC members to enhance their strategies for helping people in these key, vulnerable demographics into permanent housing.

Veterans - The Housing Authority of CC (CoC member) administers 160 VASH vouchers, providing rental assistance & referrals, while SHELTER, Inc. (CoC provider, 2015-16 Antioch subrecipient) administers the SSVF program, providing prevention, rental assistance & services (served 261 veterans). Many CoC providers (Anka, Respite Ctr, Adult Interim Housing) provide transitional beds for veterans. Case managers refer Veterans to the VA for job training, vocation rehab and health benefits. The local VA (CoC member) supports Stand-Down events, operates ambulatory drop-in centers, and provides cultural competency trainings.

The City consultant also works very closely with Antioch-based Delta Veterans Group assisting in planning efforts for Contra Costa's first multi-day *Stand Down on the Delta* at the County Fairgrounds in Antioch September 11-14, 2015. Here homeless Veterans will receive health screenings, dental care, legal assistance, Veteran's benefits counseling, shelter placement, hygiene packets, independent living services, and more. This event is supported by the local Veterans Affairs office, the County Homeless Program, and numerous nonprofit agencies serving the homeless community of CCC.

Unaccompanied Youth - The County operates Calli House, a shelter for homeless youth, Antioch CDBG funds for 2015-16 will also support the Northern California Family Center, which provides short-term shelter, family mediation, and placement services for runaway/homeless youth.

Persons at Risk of Homelessness - Antioch CDBG funds support SHELTER Inc. with emergency, one-time funds for back rent, move-in costs, and other expenses to help at-risk households retain their housing or find housing quickly after eviction, and the City is investigating ways to possibly utilize Housing Successor funds to provide Rapid Rehousing services for at-risk households.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Antioch does not receive ESG funds, as these are received by Contra Costa County and allocated in coordination with the CoC. However, the City representative sits on the Review and Ranking Committee for both the ESG and McKinney-Vento funding, and actively participated in forming funding recommendations and reviewing the performance standards and outcome measurements submitted by the agencies.

The CCICH Executive Committee is also responsible for reviewing and approving all changes to the policies and procedures set forward by the HMIS committee and suggesting changes to ensure compliance with HUD requirements and best practices.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	Contra Costa County Department of Conservation & Development
	Agency/Group/Organization Type	Service-Fair Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Conservation and Development was the lead agency in the development of the Contra Costa Consortium's Consolidated Plan.
2	Agency/Group/Organization	Contra Costa County Health Services
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County's Health and Homeless Services staff participated in the community meeting/public hearing process and to provide information on special needs populations, including homeless populations. It is anticipated that this consultation will result in improved coordination of services to the City's at risk and homeless populations.
3	Agency/Group/Organization	Contra Costa Continuum of Care
	Agency/Group/Organization Type	Services-homeless Other government - County Other government - Local Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The CoC was consulted to provide information on homelessness and the City's overall homeless population. It is anticipated that this coordination will result in improved coordination of services to the City's population who are homeless or at risk of homelessness.
4	Agency/Group/Organization	STAND! For Families Free of Violence
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services - Victims Domestic Violence Services Provider
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	STAND! was consulted to provide information regarding victims of domestic violence in the City and the services provided to this population. It is anticipated that this coordination will result in improved coordination of services to the City's victims of domestic violence.

5	Agency/Group/Organization	Delta Veterans Group
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City is working closely with Delta Veterans Group to plan the "Stand Down on the Delta" event in September 2015 to assist homeless veterans. It is providing technical and municipal support in securing the fairgrounds, assisted with helping them obtain office space nearby, attends a monthly meeting to coordinate the Stand Down event, and attends the monthly Board meeting. An Antioch City Council member serves on the DVG Advisory board as well.
6	Agency/Group/Organization	Opportunity Junction
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Opportunity Junction is a Contra Costa CBDO that works closely with the low-income community to provide job training and placement services, and is well-connected with economic development agencies and partners in the County.

Identify any Agency Types not consulted and provide rationale for not consulting

All organizations and services providers were either consulted or invited to participate in the Plan process. There was no decision to exclude any group.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 3 - Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Contra Costa County Homeless Services	The City's CDBG/Housing Consultant services as Chair on the COC's Executive Board, ensuring coordination with the COC and the Consolidated Planning process. In addition, the Chair was extremely involved in participating in the COC's development of the new Contra Costa Homeless Strategic Plan, adopted by the Board of Supervisors in November 2014.
Contra Costa Consortium	Contra Costa County Dept. of Conservation & Development	The cities of Antioch, Concord, Pittsburg and Walnut Creek and the County of Contra Costa have formed the Contra Costa HOME Consortium to cooperatively plan for the housing and community development needs of the County.
Antioch Housing Element 2015-23	City of Antioch	The new 2015-23 Antioch Housing Element, approved by the State Department of Housing and Community Development, was heavily consulted with for all housing goals and objectives to assure unity and conformity.
Economic Prosperity Strategy	Metropolitan Transportation Commission	The City of Antioch is part of the "Economic Prosperity Strategy - Improving economic opportunity for the Bay Area's low- and moderate-wage workers." The research for this study was supported by funding from the Department of Housing and Urban Development (HUD) that was awarded to the Metropolitan Transportation Commission (MTC). This is a large, overarching strategy developed for the entire nine-county Bay Area. The economic goals identified informed Antioch's economic goals for the ConPlan.
Revitalizing Contra Costa's Northern Waterfront	Contra Costa County Board of Supervisors	This plan examines the economic significance of the Northern Waterfront manufacturing sector, which, in 2012, accounted for more than 7,300 jobs and \$9.3 billion (13.9% of the County's overall Gross Regional Product (GRP) of \$67 billion. This plan and the next one are related, and informed the economic development priorities of Antioch's portion of the Consolidated Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Rivertown Downtown Specific Plan	City of Antioch	To help implement the previous plan, Revitalizing CC Northern Waterfront, the MTC provided grant funding to develop Antioch's Rivertown Downtown Specific Plan, now underway. The goal of this plan is to increase the opportunities for improvements in the lower income waterfront downtown area. This and the previous plan assess the markets, opportunities and constraints, as well as emerging economic trends. The goal is to position Antioch favorably for future growth and economic conditions. Information from this plan was considered when developing Antioch's portion of the Consolidated Plan.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

In addition to the organizations listed in this section significant aspects of the Plan development process included consultations with the CoC and its membership which is comprised of both public and private non-profit and for-profit entities, as well as private citizens. The Strategic Plan section of this Plan, specifically SP-40, includes a complete listing of the entities through which the City will carry out its Consolidated Plan.

Narrative

Consultation over the past 18 months, with a number of diverse groups and populations, enhances staff's understanding of critical issues facing low-income residents of Antioch, especially the unique needs of those who are extremely low-income, at risk of becoming homeless, and those individuals, families, and children who are homeless. This knowledge, coupled with community feedback, makes this Consolidated Plan a well-informed document to guide funding decisions for the next five years.

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Five public workshops were conducted by the Contra Costa Consortium in preparation of the Consolidated Plan. Public meetings requested those attending to comment on the level of housing and community development needs in the County and the relative priority of those needs. All public meetings were advertised in the Contra Costa Times. The Consortium held five public meetings:

April 30, 2014 (evening) – San Pablo, San Pablo Economic Development Corporation

May 15, 2014 (evening) - Antioch, Council Chambers

May 29, 2014(evening) – Walnut Creek, Assembly Hall

June 5, 2014(evening) – Brentwood, Brentwood Community Center

The Consortium held a meeting with the County’s housing and social services providers at its annual CDBG and HOME Subrecipient meeting on June 12, 2014. All meetings were publically noticed in a newspaper of general circulation (Contra Costa Times) with the exception of the meeting of June 12, 2014. It was by invitation to area service providers. All meetings were open to the public. Sign-in sheets for the meetings are in Appendix (TBD).

The City of Antioch also held a one-hour Study Session with Council on March 24, 2015 to discuss Antioch community needs and priorities, as well as draft Objectives and Outcomes, providing Council with public input from all previous meetings and results of the community survey. Later that evening, in a Public Hearing, Council invited last comments before adopting the draft Priority Needs and Objectives. An online survey was also conducted to determine priority needs. Over 500 surveys were returned and tallied. A copy of the survey is in Appendix (TBD).

The surveys and community meetings helped in the identification of high priorities and goals for the five-year period of this Consolidated Plan.

A public review draft of the Consolidated Plan was made available to the public on April 1, 2015 on the County's website and advertised on the City's website. A notice announcing the public review draft and the proposed City Council meeting for approval of the 2015-2020 Consolidated Plan was posted in the Contra Costa Times and on the City's website on April 10, 2015. No comments were received.

The Consolidated Plan and 2015-16 Action Plan was approved by the Antioch City Council on May 12, 2015.

Citizen Participation Outreach

Table 4 - Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	People were advised about the Consolidated Plan process and invited to attend various meetings and fill out a survey.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The Consortium released a Community Needs Survey to a variety of public and private agencies, non-profit agencies and residents on the Consortium's interested parties list, totaling over 600 individuals	The Consortium received over 500 surveys ranking various community needs throughout the County.	Some comments received were not applicable to the Consolidated Plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Agency Outreach	Non-targeted/broad community	Electronic and hard copies of the Community Needs Survey were distributed to offices of various public services agencies throughout the City for staff input and to distribute to the residents they serve.	Many surveys were received from homeless and other agencies, and were incorporated into the 500+ survey responses in the Appendix.	Some comments received were not applicable to the Consolidated Plan.	
4	Public Meeting	Non-targeted/broad community	People were invited to attend the 1-hour Study Session on Antioch's needs and priorities as indicated by research and previous public input.	Raphael Scott, Antioch resident, stated the homeless problem could not be adequately addressed until the City understood the issues. He noted he was homeless and no one had contacted him to provide information.	Comment was accepted, follow up information was obtained after the meeting in conversation, and shelter and other homeless services were offered.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Newspaper Ad	Non-targeted/broad community	Notice of the draft Consolidated Plan was posted in the Contra Costa Times and on the City's website on April 10, 2015.	None	None	

6	Public Hearing	Non-targeted/broad community	The Antioch City Council held a Public Hearing inviting comment, then adopted the 2015-20 Consolidated Plan on May 12, 2015.	Spoken comments: - Alissa Friedman, Executive Director of Opportunity Junction, thanked the Subcommittee for their recommendation and Council for their past support, and stated that they had placed 19 residents this year at an average starting wage of \$15.30, 35 hours per week, and that they could not do this work without the City's support. - Mitchell Hardin, contractor for the Antioch Chamber Foundation Small Business Assistance Program, stated that they were not recommended for funding this year, and thanked	Council considered the views of Mr. Hardin. Staff notes here that the Action Plan is supporting a microenterprise assistance project for in-home family day care that brings considerable leveraging as well as a proven track record.	
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				<p>Council for funding over the past six years. He said that they were not asked about job retention, full time jobs, and other issues, and that the city can't see all the investment that small businesses make to the city, and that the City collects business license fees but is not giving help now to small businesses. Written comments: - Anka Behavioral Health, Inc. is thrilled to receive this news about the CDBG grant! We are truly grateful for this support for the Anka Homeless Youth Health, Outreach, and Peer Education</p>	
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				<p>(HY-HOPE) Street Outreach Program. We look forward to working together with Antioch to provide this critically needed program for the homeless population. Thank you so very much! - Bay Area Legal Aid appreciates the ongoing partnership with the City of Antioch to help the City's most vulnerable residents, including seniors, disabled persons, victims of domestic violence, at-risk youth, and those with limited English proficiency, address their housing issues and avoid homelessness. - The Contra Costa</p>		
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				<p>Child Care Council is pleased to once again have the City of Antioch's support for its Road to Success project to develop and strengthen home-based family child care microenterprises. The economic development of small businesses in the child care field is a win-win for everyone in Antioch from the small business owner and his or her employees, to the working parents who need child care to stay on the job, to the young children who will be safe and get early education, and to the community that</p>		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
				will benefit from healthy, well-adjusted children who will become productive citizens and a more vitalized local economy when successful businesses owners spend in their own community. A sincere thank you.		

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The "Needs Assessment" section provides a community profile that describes the housing and population characteristics of the City of Antioch, and services as a basis for determining the housing and community development needs of the City. Some housing needs for the Consortium members are discussed in the County's portion of the Consolidated Plan, especially in Table 8, Appendix B.

* * * * *

Population – The County had an estimated population in 2014 of 1,087,008, and Antioch had a population of 106,455 (Department of Finance [DOF]) The City experienced a significant 45.6% population increase between 1990 and 2000, which was more than double the overall growth rate of the County (18.1%). Since 2000 the growth rate has slowed substantially to 13.1% between 2000-2010, and 4% between 2010-2014, which aligns with countywide trends. Over the next 26 years, the Association of Bay Area Governments (ABAG) forecasts a population of 124,600 for Antioch in 2040, which would be a 17% increase from 2014.

Race & Ethnicity – During the past 10 years, Antioch's racial and ethnic composition has also diversified. The 2010 Census shows Antioch's population to be 48.9% White (-16.4% from 2000), 17.3% Black (+7.6%), 0.9% Native American (0% change), 10.5% Asian (+3.1%), 0.8% Hawaiian/Pacific Islander (+0.4%), 20% other and Two or More Races (+5.5%). Hispanic/Latino residents comprise 31.7% of the population, up 9.6%.

Poverty Levels – An estimated 17,128 (16.2%) of Antioch individual have incomes that, in 2013, were below the federal poverty level. Of these, 6,714 (24.3%) are children and youth under the age of 18, in families predominantly headed by single mothers. Poverty levels in Antioch show a modest improvement of 1.5% from 2012 in all age groups. Elderly persons on fixed incomes are especially vulnerable as they usually have no means of increasing their incomes. In 2013, 6.7% of all elderly persons in Antioch lived below the poverty level.

Educational Attainment and Poverty – The table below illustrates several important areas of educational improvement needed to help lift Antioch residents out of poverty. As can be seen in the comparison between Antioch, Contra Costa County (CCC), and the United States as a whole:

- 22% of Antioch young people (ages 18-24) have not graduated from high school, compared to a nationwide average of 14.7%, and CCC average of 13.5%. Although this drops to 14.1% after the

age of 25, which is closer to the national average of 13.4%, but still considerably behind the CCC average of 11.3%.

- In the 18-24 age group, Antioch young people are only slightly behind CCC and the US in obtaining some college education up to an Associate's degree (40.1% vs. roughly 46%); however, only **2.5%** obtain their Bachelor's degree or higher, compared to 10.3 for CCC, and 9.7 for the US.
- In the 25+ age group, Antioch residents remain far behind in obtaining advanced degrees: 15.2% receive Bachelor's degrees vs. 25.6% in CCC, and 18.4% US; and a mere 4.2% of Antioch residents receive a Master's degree or higher, compared to **13.5%** in CCC and 11.2% nationwide.
- Where we see the greatest connection with poverty in Antioch is among those who have just a couple of years of college or less. In this group, **14.8%** live at the poverty level, compared to 9.4% in CCC, and 10.9% nationwide.
- In comparing educational level and median earning, Antioch residents over age 25 trail **significantly behind** their Contra Costa County counterparts, which provides a truer measure than the US median income level, given California's high cost of living and higher wages in general.

NA-05 TABLE: Educational Attainment and Poverty			
Subject	Antioch	CC County	U.S.
	<i>Estimate</i>	<i>Estimate</i>	<i>Estimate</i>
Population 18 to 24 years	11,925	94,009	31,631,612
Less than high school graduate	22.00%	13.50%	14.70%
High school graduate (includes equivalency)	35.40%	29.50%	29.60%
Some college or associate's degree	40.10%	46.70%	46.00%
Bachelor's degree or higher	2.50%	10.30%	9.70%
Population 25 years and over	66,602	739,577	210,910,615
Less than 9th grade	6.20%	5.80%	5.80%
9th to 12th grade, no diploma	7.90%	5.50%	7.60%
High school graduate (includes equivalency)	26.30%	18.90%	27.80%
Some college, no degree	29.80%	22.40%	21.10%
Associate's degree	10.30%	8.40%	8.10%
Bachelor's degree	15.20%	25.60%	18.40%
Graduate or professional degree	4.20%	13.50%	11.20%
Percent high school graduate or higher	85.90%	88.70%	86.60%
Percent bachelor's degree or higher	19.40%	39.00%	29.60%
	Antioch	CC County	U.S.
Poverty Rate for Population 25 Years +	20.60%	19.90%	27.70%
Less than high school graduate	9.80%	12.40%	14.60%
High school graduate (includes equivalency)	14.80%	9.40%	10.90%
Some college or associate's degree	5.80%	3.60%	4.80%
Bachelor's degree or higher			
Median Earning in the Past 12 months <i>(in 2013 inflation-adjusted dollars)</i>	Antioch	CC County	U.S.
Population 25 years and over with earnings	33,899	47,252	35,597
Less than high school graduate	17,157	20,345	20,149
High school graduate (includes equivalency)	30,413	31,279	27,350
Some college or associate's degree	34,619	41,638	32,387
Bachelor's degree	49,510	69,460	50,050
Graduate or professional degree	69,063	90,409	65,565

Source: 2013 American Community Survey

NA-05: TABLE 1 - Educational Attainment and Poverty

NA-10 Housing Needs Assessment

Cost Burden

Households spending more than 30 percent of their income on housing costs (including rent and utilities) are considered to be experiencing overpayment. High housing costs reduce economic opportunities, limit access to jobs and services, and restrict the ability of lower-income households, including the elderly and persons with disabilities, to live in the communities and neighborhoods of their choice. The gap between what lower income households can afford, and the median price of homes or rents (an affordability gap) results in households paying more than 30 percent of their income for housing, and in overcrowding.

Of 31,871 households in the City of Antioch (est. 2008-12 ACS), there are approximately 16,645 households (53.5%) that are at 100 percent of area median or below, compared to 42% average for the County. Of these households, 70.7% experience at least one or more housing problem as defined by HUD with most housing issues experienced disproportionately by renters. Renters are 32.7% of total households and 53.3 percent of those experiencing one or more housing problems, compared to 35% and 50% respectively, meaning that Antioch housing owners experience slightly more housing problems than the County's average.

The area of greatest need is among renters in the extremely low-income category where 2,460 households, or 38.9%, experience substandard housing, overcrowding, or housing cost burden, while 65% of those suffer from a housing cost burden of greater than 50% of income without any other housing problem. Compared to the County, significantly fewer (38.9% Antioch vs. 50% County) extremely low-income renters and experience substandard housing, overcrowding, or housing cost burden. Slightly fewer (65% Antioch vs. 73% County) of those persons suffer a cost burden greater than 50% of their income. This is likely due to the lower overall cost of housing in Antioch and East Contra Costa County.

Housing cost burden is a significant issue for homeowners earning less than 100 percent of the median income. Of those with a housing problem, a total of 86% are cost burdened, paying more than 30% of their incomes in housing costs.

NA-15 Disproportionately Greater Need: Housing Problems

See County NA-30 discussion for Consortium members, and tables in Appendix B.

NA-20 Disproportionately Greater Need: Severe Housing Problems

See County NA-30 discussion for Consortium members, and tables in Appendix B.

NA-25 Disproportionately Greater Need: Housing Cost Burdens

See County Housing discussion and Tables in Appendix B.

NA-30 Disproportionately Greater Need: Discussion

See County NA-30 discussion for Consortium members, and tables in Appendix B.

NA-35 Public Housing

As the City of Antioch does not administer any public housing programs, please see the County portion of the Consolidated Plan for a summary of the needs of public housing residents, number and type of public housing units and characteristics of residents.

See the Market Analysis section MA-25 for a discussion of the number of public housing units and Housing Choice Voucher usage in the City of Antioch.

NA-40 Homeless Needs Assessment

The Contra Costa Inter-Jurisdictional Council on Homelessness (CCICH), is the local Continuum of Care (CoC) body. 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. The City of Antioch has been a very active member for over a decade, and the CDBG/Housing staff for Antioch is the current Chair of CCICH.

In 2014, CCICH developed an update to its strategic plan, entitled *Forging Ahead Towards Preventing and Ending Homelessness*. This plan was adopted by the Board of Supervisors in November 2014, and by the Antioch City Council on March 24, 2015 as the document that would guide the City's homeless strategies and expenditures. The two goals from the CCICH plan are directly incorporated into the Homeless strategy of the Consolidated Plan.

According to the 2015 homeless Point In Time count and HMIS data, there are 46 homeless Antioch residents in shelter, 3 in treatment, 1 in jail, and 151 who are unsheltered and living on Antioch streets and in encampments, for a total of 201 homeless persons currently in Antioch.

Of these, 23 are homeless Veterans. The County of Contra Costa CoC was chosen to participate in Zero: 2016, an initiative to end Veteran homelessness by the end of 2015, and chronic homelessness by the end of 2016. As a part of these efforts, Antioch will be hosting and helping to coordinate Contra Costa's first "Stand Down on the Delta" which expects to serve 250 homeless Veterans in September 2015. The CoC members, including the VA, will all be playing vital roles to provide services and housing options to these Veterans.

NA-45 Non-Homeless Special Needs Assessment

Certain groups may have more difficulty finding housing and may require specialized services or assistance. These groups include the elderly, frail elderly, persons with disabilities (mental, physical, and developmental), persons with alcohol or other drug addiction, and victims of domestic violence. HUD also requires an analysis of the needs of persons with HIV/AIDS and their families.

Some of the housing needs and the various social service needs have been addressed by the County and other County Consortium jurisdictions by funding various activities used to meet multiple needs. The County Consortium jurisdictions have provided HOME, CDBG, and ESG funds on various housing and public service activities that serve various non-homeless special needs populations throughout County Consortium area. The City of Oakland is the HUD grantee for HOPWA and distributes funds to Contra Costa County on a formula basis. The County administers these funds on behalf of the unincorporated County and its cities. The County has provided HOPWA funds for acquisition, rehabilitation and new construction of housing, supportive services, housing information services, and other housing related activities for low-income persons living with HIV/AIDS throughout the County Consortium area.

Please see the Antioch Market Analysis (MA-05 through 50) for demographics on Antioch's nonhomeless special needs populations, and the County lead discussion of these populations in their NA-45 section.

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NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

PUBLIC FACILITIES – The City of Antioch in general has aging public facilities in the older downtown area. These facilities are located within older lower-income neighborhoods and suffer from heavy use and deferred maintenance. The City of Antioch Senior Center is a prime example of a heavily utilized public facility in need of improvements. Youth services were once provided in this facility, but a new Community Center/Library was built across from the most recent Antioch High School, located in a newer part of the city.

Nonprofit public facilities are much fewer in east Contra Costa County and the City of Antioch, as the nonprofit presence in East County has not kept up with the migration of lower income residents from west to east. Some investment in nonprofit infrastructure was accomplished with CDBG-R funding in 2010, but no further investments have been made since the demise of the Redevelopment agencies in California. Limited CDBG funds that might have gone toward this need have been redirected to support affordable housing by funding homeowner and renter housing rehabilitation.

How were these needs determined?

The CDBG consultant consulted with the Community Services, Parks and Recreation, and Public Works departments, City Manager, City Attorney, and conducted a Study Session with Council and Public Hearing on Needs on March 24, 2015. The consultant also reviewed the City of Antioch *American's with Disabilities Act Transition Plan* and the *5 Year Capital Improvement Program 2014-2019* for the City. Public input was sought through the Consortium "Community Needs" survey (web-based and in-person survey) that was provided to a wide range of County and City agencies, nonprofit organizations, and private residents, to establish non-housing community development needs, such as public facilities. Improvements to public facilities and infrastructure ranked high as a result of the survey.

Because CDBG, and other funding sources that might be available to the City of Antioch, are quite limited and severely impacted due to the extent of the needs, Antioch prioritizes Public Facility investments for its most vulnerable residents, which are homeless persons and seniors.

Describe the jurisdiction's need for Public Improvements:

PUBLIC IMPROVEMENTS. One of the primary functions of any city is to provide safe and inviting pedestrian paths of travel. Pedestrian traffic encourages interaction between citizens, strengthens neighborhoods and contributes to the vitality of the community at large. In this time of rising energy costs and the associated environmental impact of motorized vehicle use, safe and accessible pedestrian

paths of travel become even more important. Likewise, people with disabilities depend on a safe and accessible pedestrian system to conduct their daily lives.

For existing rights-of-way (ROW) facilities, local governments must meet the standards for *Program Accessibility*. As discussed above, the City of Antioch has a high number of person (12.8%) with a variety of disabilities, including almost 50% of those with disabilities having an abulatory disability.

How were these needs determined?

Title II of the American's With Disabilities Act (ADA) requires that public entities having responsibility for or authority over streets, roads, sidewalks, and/or other areas meant for pedestrian use, develop a Transition Plan. This plan identifies physical obstacles limiting access to programs, services and activities by persons with disabilities. The City conducted an ADA Self-Evaluation and Assessment in 1992 and adopted its ADA Transition Plan in 1993. The Transition Plan *transitions* inaccessible facilities into environments that are *accessible to and functional for* individuals with disabilities.

The 2014-19 Capital Improvement Program (CIP) continues the work of the Transition Plan to ensure access for persons with disabilities in projects. The CIP is a long-range plan for public improvements, and was adopted by the Antioch City Council on June 10, 2014. Capital Improvement Program categories include Community Facilities, Parks and Trails, Roadway Improvements, Traffic Signals, Wastewater and Storm Drain Systems, and Water Systems. A great deal of the work of the CIP program takes place within Antioch's lower income areas.

Describe the jurisdiction's need for Public Services:

PUBLIC SERVICES. Based on 2013 American Community Survey (ACS) Census survey data, 14.9% of the population of the City lives below the poverty level. There is continuing and extensive need within the City of Antioch for public services to serve low-income populations and areas within the City, especially older, more densely populated areas in Antioch primarily located north of Highway 4. These areas are home to the highest percentages of lower income persons, most ranging from 70 to as high as 93.6% lower income persons. Access to public services in these areas may be limited due to lack of transportation, status of being low-income, or due to circumstance of being part of a "special need" population, especially with a high senior population in these areas.

Special Needs populations include the elderly/frail elderly, at-risk youth, persons with physical and developmental disabilities, those who are homeless or at risk of being homeless, persons with HIV/AIDS, and victims of domestic violence. Of those living below the poverty level, 15.2% are disabled. The provision and access to a variety of services is imperative to assist low-income Antioch residents and families with the various obstacles they encounter due to their economic situation.

High priority services needs are ensuring fair housing opportunity for all Antioch residents, provision of tenant/landlord counseling services, preservation of services for seniors, services for severely disabled adults, provision of services for youth and children from lower income households, and provision of prevention and emergency services to those who are homeless. Priority need populations identified include seniors, severely disabled adults, youth/children from lower income families, and persons who are homeless or at-risk of becoming homeless.

How were these needs determined?

The Consortium and City of Antioch consulted with a wide various public and private agencies providing essential services to low-income families and individuals throughout the County (see PR-10 Consultation and PR-15 Citizen Participation). In addition, the City conducted a one-hour Study Session on March 24, 2015 to analyze and discuss the needs of Antioch's lower income residents and areas, and a Public Hearing that same evening to garner even more public comment. The City Council Subcommittee also interviewed 34 nonprofit agencies as to Antioch's needs for their services on April 1 and 8, 2015.

Many non-profit agencies that provide essential services to low-income families and individuals participated in completing the "Community Needs" survey that the County Consortium conducted. The provision of Public Services to low-income individuals and families ranked high in demand, with support to "Special Needs Populations" (i.e. Victims of Domestic Violence, Persons with Disabilities, Seniors/Elderly) ranking the highest. In addition to the above, the City held a series of meetings and consulted with various City departments and nonprofit agencies to assess the nature and extent of community development needs, as described in the Citizen Participation section.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Antioch is one of the oldest towns in California, founded in 1850 and incorporated in 1872. Located at the western end of the San Joaquin-Sacramento River Delta, Antioch is known as the "Gateway to the Delta" and is one of the 19 cities in Contra Costa County (population 1,087,008). The population of Antioch is estimated by the California Department of Finance (DOF) to be 106,455 in 2014. The City experienced a significant 45.6% population increase between 1990 and 2000, more than double the overall growth rate of the County (18.1%). Since 2000, the growth rate has slowed substantially to 13.1% between 2000-2010, and 4% between 2010-2014. This more closely aligns with countywide trends. Over the next 26 years, ABAG forecasts a population of 124,600 for Antioch in 2040, a 17% increase.

In 2010, the U.S. Census Bureau reported 32,252 Antioch households, and the DOF reported 32,838 housing units in 2014, a 1.8% increase from 2010. The average number of persons per household in Antioch was 3.15 in 2010 and increased to 3.22 in 2014 (DOF estimate) which is 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.

Between 2000 and 2010, the number of owner-occupied households remained relatively constant while the number of renter-occupied households increased by 35%. Renter-occupied households now account for 35.7% of the total housing stock. This may reflect the high number of foreclosures, many of which were purchased by investors in Antioch during the recent recession. In 2010, 78.9% of single family housing units were occupied by owner households while 93.7% of multifamily housing units were occupied by renter households. However, between 2000 and 2010, there has been a 47.9% increase in the number of renter households in single family housing. This shift is likely linked to increased Section 8 voucher use in the City and increase in foreclosures and investors purchasing properties following the 2008 recession.

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

The HUD median family income in Contra Costa County was \$88,500 in 2014. Based on ACS estimates, approximately 33.9% of Antioch households were within the Very-Low and Extremely-Low Income

categories. An additional 19.7% of 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.

Please see Antioch Appendix 1 for all tables referred to in this section, as the IDIS program is faulty when uploading associated tables and images in MA-05.

MA-10 Number of Housing Units

In 2000, Antioch had 30,116 housing units, which was 8.5% 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. This held constant in 2014, when the DOF estimates there were 35,482 housing units within the City. This reflects that household sizes in Antioch are growing 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).

MA-15 Cost of Housing

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. The table below 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.

MA-15 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, 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.

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

MA-15 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 would 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 MA-15 Ownership Affordability shows the median sales prices for Antioch, Contra Costa County and select nearby jurisdictions.

MA-15 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.

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.

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.

Table MA-15 shows the number of renter households by percentage of household income spent on rent in 2012.

MA-20 Condition of Housing

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 need major repairs.

In Antioch, as reported by the 2010 Census, 46% of housing units 30% years old, having been built before 1980, and 16.5% were built before 1960 and are 50+ years old. This suggests that a significant portion of the City's housing stock is entering a period when substantial repairs will likely become necessary.

The California Health and Safety Code considers housing to be 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. According to estimates from the 2012 American Community Survey, 30% of 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 plumbing and/or complete kitchen facilities represent less than 1 percent of the City's overall occupied housing stock.

MA-25 Public and Assisted Housing

There are two Housing Authorities in the Contra Costa Consortium: the Housing Authority of Contra Costa County (HACCC) and the Pittsburg Housing Authority. The HACCC has jurisdiction throughout the County with the exception of the cities of Pittsburg and Richmond. The mission of the HACCC is to provide high quality affordable housing solutions and promote self-sufficiency for low-income people of Contra Costa County. The HACCC provides rental subsidies and manages and develops affordable housing for low income families, seniors and persons with disabilities in Contra Costa County. The HACCC administers 1,168 public housing units in 14 developments from as far West as San Pablo to as far East as Brentwood. Please see the County Consolidated Plan for information on the physical

condition of units, waiting lists, etc. The Pittsburg Housing Authority manages a housing choice voucher program, which is discussed in the Pittsburg section of the Consolidated plan.

The Housing Authority has two Public Housing developments in the City of Antioch. Bridgemont is 35 units of family housing, and Elder Winds is 100 units of senior housing.

Within the City of Antioch, there are 2,679 HUD-assisted households in 2013 (based on 2010 Census). Of these, 136 lived in the public housing run by the Housing Authority of Contra Costa (see previous paragraph), and 2,108 received assistance through Housing Choice vouchers. Housing choice vouchers are administered by the Housing Authority and allow very low-income families to choose and lease or purchase safe, decent, and affordable privately-owned rental housing.

While the number of public housing units has remained stable over the past decade, the usage of Housing Choice Vouchers has increased dramatically in the City of Antioch. As of the 2010 census, Antioch consisted of 9.8% of the total population of Contra Costa County, but had 13.4% of the total CCC housing vouchers, with a per capita rate of 2.1%. This is the highest percentage per capita of any CDBG jurisdiction in the County, as seen in the table below. Pittsburg and Richmond both have a 1.7% per capita rate, while Concord has only 0.8% and Walnut Creek 0.3%. The per capita rate for the Urban County (all other cities note listed above) is 1.6%.

At the time of the 2000 census, Antioch consisted of 9.5% of the Contra Costa population, and had only 10.1% of the total CCC housing vouchers, with a per capita rate of 10.1%. Voucher usage in Antioch, therefore, increased 76.7% from 2000 to 2010 (2,108 in 2010 vs. 1,193 in 2000). This is a dramatic increase, especially compared to other jurisdictions. Richmond increased by only 8.7%, Concord *decreased* by 29.6%, Walnut Creek *decreased* by 2.8%. Only Pittsburg comes close to the increase in voucher usage in Antioch, with 53.2% compared to Antioch's 76.7%. The Urban County rate was 45.1%, ranking third highest increase behind Antioch and Pittsburg.

MA-25 Public and Assisted Housing - Book Citations

In their book *Confronting Suburban Poverty In America*, researchers Elizabeth Kneebone and Alan Berube from the Metropolitan Policy Program, discuss the rise in suburban poverty in detail, citing Antioch as an example, and talk about factors that have lead to increases in voucher households in the Antioch. They describe eastern Contra Costa as “a series of communities in transition – from industrial cities to bedroom suburbs, from agricultural lands to residential havens, and from outposts of the middle class to symbols of modern American Poverty.”

“In the 2000's, the number of people living in poverty in East Contra Costa County grew by more than 70% - a rapid increase for these relatively small places, but not an isolated one.” They go on to describe the migration of poverty level families from urban centers to the suburbs, and find that “by the mid-2000s, the number of poor individuals in suburbs surpassed that in cities for the first time.” The great recession, loss of manufacturing and other middle wage jobs, aftermath of the foreclosure crisis, by

which Antioch was hard hit, and other factors lead them to conclude that “poverty in the suburbs will remain a long-standing challenge for regions across the country, even as the worst effects of the Great Recession subside.”

Kneebone and Berube discuss the relationship between foreclosures and poverty as being a “complicated mix of a cratering housing market, attendant economic dislocation, falling incomes among existing households, in-migration of lower-income households seeking newly affordable housing, and foreclosed property.” They detail some of the effects of these factors in the City of Antioch: “Between 1996 and 2002, the City of Antioch, California, approved nearly 5,500 permits to build new single-family homes. Its population mushroomed by 18,000 people during that time, representing nearly 25% growth. According to the real estate firm Zillow, the median sales price of a home in Antioch skyrocketed from approximately \$200,000 in early 2000, to about \$520,000 in early 2006. The boom was in full swing.

That boom showed signs of faltering in the mid-2000s, however. Homes bought as investment properties, often with high loan-to-value mortgages, ended up underwater as the housing price bubble began to pop. Owners began to seek out stable rental income, in some cases from lower-income households using Housing Choice Vouchers. Just between 2003 and 2005, the number of voucher households in Antioch increased by nearly half. Many, according to local experts, were African American families from East Bay cities such as Oakland and Richmond. Antioch’s black population nearly doubled between 2000 and 2006, while the local poverty rate jumped from 9% to 12%.

MA-25 Public and Assisted Housing - Demographics

Demographics of HUD Assisted Households in Antioch

According to HUD’s online database, the 2,679 households assisted have the following characteristics:

- 97% are very low-income, and of these, 82% are extremely low-income;
- 53% of all those households, and 59% of those with housing vouchers, are single mothers with children;
- The percentage of households age 62 and older is 19% overall, 51% in public housing located in Antioch, and 13% amongst those with Housing Vouchers.
- In over half (55%) of households age 62 and older, the head or spouse is disabled. This climbs to 73% in public housing located in Antioch, and 76% amongst those with Vouchers.
- 6% of public housing residents here are over the age of 85.
- An average of 78% of all assisted households are non-white. 62% are Black, 1% Native American, 5% Asian or Pacific Islander. 12% are Hispanic
- Applicants for Public Housing spend an average of 46 months – almost 4 years - on a waiting list before becoming housed. Applicants for Housing Vouchers spend an average of 23 months – almost two years.
- An average of 24% of assisted households in Antioch are considered to be “over housed.”

MA-30 Homeless Facilities

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 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. These include: Antioch Ministerial Fellowship (emergency food pantry); Community Produce Program (multiple locations. fresh produce); Golden Hills Mission Outreach Center (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 (free meal); The Salvation Army – Antioch Corps (food pantry); Senior Food Program (groceries); St. Vincent de Paul – Holy Rosary Church (food pantry); and Visions Christian Center (food pantry).

A County-Wide Plan for the Communities of Contra Costa County , "Towards Preventing and Ending Homelessness: An Update to Contra Costa's 2004 Strategic Plan," was adopted by the Board of Supervisors on November 4, 2014, and adopted by the Antioch City Council on March 24, 2015.

The 2014 Strategic Plan Update focuses on two goals:

1. Decrease the length of time people experience homelessness, and
2. Decrease the percentage of people who become homeless.

To achieve those goals, the Contra Costa Interagency Council on Homelessness will develop annual benchmarks to measure progress, as supported by three key strategies:

1. **Coordinated Assessment:** Implement a coordinated assessment system to streamline access to housing and services while addressing barriers, getting the right resources to the right people at the right time.
2. **Performance Standards:** Use best, promising, and most effective practices to give the consumer the best possible experience through the strategic use of resources.
3. **Communication:** Develop the most effective platforms, such as websites, email, videos, and social media, to provide access, support advocacy, and connect the community about homelessness and available resources.

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.

MA-35 Special Needs Facilities and Services - Seniors

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 2008-12 American Community Survey (ACS), this section uses data from the 2010 Comprehensive Housing Affordability Strategy (CHAS) published by HUD. The CHAS data is based on the 2006-2010 ACS data files and mostly comprises a variety of housing need variables split by HUD-defined income limits and HUD-specified housing types.

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.

According to the 2010 U.S. Census, 8.8 percent of Antioch's residents were age 65 or older. Approximately 15.7 percent of Antioch's 31,871 households contained a person 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.

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.

The HUD median family income (MFI) for Contra Costa County was \$93,500 in 2012. Based on estimates from the 2012 American Community Survey, 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.

MA-35 Special Needs Facilities and Services - Disabled

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

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."

MA-35 Special Needs - Cost Burden Elderly Households

Following is 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.

MA-35 Special Needs - 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 below, in 2012, estimates from the ACS indicate that 17.3 percent of all households were large. 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.

MA-35 Large Households Cost Burden

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. The table below provides a summary of cost burden experienced by large households in the City of Antioch.

MA-35 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.

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% 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.

MA-35 Disabled Households

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. 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.

The table below 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.

MA-35 Disabled and Employment

For those of working age, disabilities can also restrict the type of work performed and income earned. In fact, as the table below 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.

MA-35 Developmental Disability Status

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.

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.

The California Department of Developmental Services shows 1,001 persons with developmental disabilities living in Antioch in 2014. The majority, 682 persons, resided with a parent, other family member, or guardian. 162 lived in a Community Care Facility, 64 in Independent/ Supported Living, 62 in an Intermediate Care Facility, and 31 in Foster Homes.

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.

MA-40 Barriers to Affordable Housing

The most significant impact to affordable housing development was the State law which eliminated redevelopment in 2012. Redevelopment agencies facilitated the development of affordable housing through land acquisition and transfer, and provision of predevelopment funding. Redevelopment funds provided significant leverage for CDBG and HOME funds.

In addition, federal changes to the Section 202 and 811 programs further reduced affordable housing development funds. The budget reductions to CDBG and HOME have further reduced development capacity. The 2013 HOME Final Rule placed additional time constraints on the expenditure of HOME funds, which means HOME funds cannot be 'patient' funding while additional financing is secured.

Other governmental constraints include local development standards for height limits, lot coverage maximums, and parking requirements which reduce the number of units on a given site.

Contra Costa County has an urban limit line to concentrate development in urban areas and protect open space. This policy increases the costs of land, which increases the cost of development.

The cost of land directly influences the cost of housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes scarcer, the price of land increases. In terms of development, land prices have a positive correlation with the number of units permitted on each lot.

Land costs in the San Francisco Bay Area are relatively high as compared with the rest of the nation. The cost of land in Antioch is less than most areas in the San Francisco Bay Area, though higher than property in the Central Valley. 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.

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. For a detailed discussion of Resources and Constraints in the development of housing in Antioch, see the Antioch General Plan Housing Element, Section 4.

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MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Contra Costa County is considered part of the "East Bay" region of the San Francisco Bay area (Alameda County is also part of the "East Bay" region) and, like many other regions across the country, the East Bay significantly was impacted by one of the worst economic downturns, known as the "Great Recession" from the years of 2008 to 2012. The unemployment rate in Contra Costa County more than doubled from 5.1 percent in April 2008 to 11.1 percent in October 2009, subsequently staying at or above 10 percent for another two years. Virtually every industry and occupation was negatively impacted during this period, with job losses outpacing gains across the board.

Based on an East Bay Economic Development Alliance report, "Building on our Assets: Economic Development and Job Creation in the East Bay", the result of the "Great Recession" was the loss of one out of ten jobs in the East Bay since 2007. Fortunately, the economy in the East Bay has seen an upswing over the last two years due to its strength as a high growth region. More recently, according to the California Employment Development Department, the unemployment rate has been dropping and now stands at 7 percent, and we are seeing solid job growth across a range of sectors in the region, forming what we hope and expect is a strong foundation that is revitalizing the region's economy.

In a recent East Bay Economic Development Alliance report, in which the Contra Costa Workforce Development Board was a key partner, a number of important assets were identified that provide a solid base for economic growth. These assets include: 1) a highly diversified workforce; 2) world-class research and development institutions; and 3) growing innovation industries.

The 2007-2011 ACS information below indicates that just under 50,000 residents of the City of Antioch make up the total population of the civilian workforce, with approximately 87.6% being employed, which is below the County rate of 91.5%. The highest areas of concentration for Antioch unemployment is in the western part of the city, both north of Highway 4 in the older downtown lower-income census tracts, and south of the freeway.

For more information regarding the labor force and unemployment rate for the County as whole and each for each individual city/town within the County, please see Table 6 in Appendix B and Maps 1 through 5 in Appendix H.

Economic Development Market Analysis

Business Activity

Table 5 - Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	570	3	2	0	-2
Arts, Entertainment, Accommodations	4,223	2,288	13	15	2
Construction	2,353	1,096	7	7	0
Education and Health Care Services	6,140	4,345	18	28	10
Finance, Insurance, and Real Estate	2,466	657	7	4	-3
Information	1,039	118	3	1	-2
Manufacturing	2,851	406	8	3	-5
Other Services	2,497	1,736	7	11	4
Professional, Scientific, Management Services	3,699	570	11	4	-7
Public Administration	0	2	0	0	0
Retail Trade	5,115	3,680	15	24	9
Transportation and Warehousing	1,190	443	4	3	-1
Wholesale Trade	1,510	288	4	2	-2
Total	33,653	15,632	--	--	--

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Table 6 - Labor Force

Total Population in the Civilian Labor Force	49,712
Civilian Employed Population 16 years and over	43,571

Unemployment Rate	12.35
Unemployment Rate for Ages 16-24	27.56
Unemployment Rate for Ages 25-65	7.72

Data Source: 2007-2011 ACS

Table 7 - Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	8,234
Farming, fisheries and forestry occupations	2,106
Service	5,184
Sales and office	12,527
Construction, extraction, maintenance and repair	4,510
Production, transportation and material moving	2,097

Data Source: 2007-2011 ACS

Travel Time

Table 8 - Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,594	41%
30-59 Minutes	13,748	34%
60 or More Minutes	10,395	26%
Total	40,737	100%

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Table 9 - Educational Attainment by Employment Status

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,106	579	2,195
High school graduate (includes equivalency)	9,117	1,513	3,264
Some college or Associate's degree	14,274	1,415	4,386
Bachelor's degree or higher	8,648	463	1,307

Data Source: 2007-2011 ACS

Educational Attainment by Age

Table 10 - Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	156	622	1,043	1,381	1,234
9th to 12th grade, no diploma	1,863	1,128	1,354	1,352	975
High school graduate, GED, or alternative	4,088	3,262	4,211	6,475	2,726
Some college, no degree	4,804	4,090	3,085	8,016	1,884
Associate's degree	672	1,278	1,186	2,547	673
Bachelor's degree	382	1,498	2,213	4,414	764
Graduate or professional degree	10	211	620	1,462	572

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Table 11 - Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,302
High school graduate (includes equivalency)	32,583
Some college or Associate's degree	42,371
Bachelor's degree	59,066
Graduate or professional degree	82,313

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The City of Antioch labor forces is comprised of 33,653 workers. The largest industries are:

- Education and Health Care Services (6,140 workers, 4,345 jobs);
- Retail Trade (5,115 workers, 3,680 jobs);
- Arts, Entertainment, Accommodations (4,223 workers, 2,288 jobs); and
- Professional, Scientific, Management Services (3,699 workers, 570 jobs).

These four categories employ 57% of all Antioch workers, and provide 70% of all jobs in the City of Antioch. Education and Health Care Services jobs are primarily attributable to the City's top three employers, Kaiser Permanente, Antioch Unified School District, and Sutter Delta Medical Center. Top employers in the Retail/Grocery industry are Wal-Mart, Target, Costco, and Safeway, as well as the Antioch Auto Center.

Describe the workforce and infrastructure needs of the business community:

The County Workforce Development Board (WDB) has utilized a sector approach to address workforce and business needs in the region since 2004, and identified construction, healthcare, manufacturing, and retail as priority sectors during the early/mid 2000s. As part of its sector engagement process, the WDB has bundled quantitative analysis with anecdotal information gathered through business engagement efforts (e.g. interviews, surveys, and conversations), in order to better ascertain business needs, validate labor market projections, and identify skills gaps in the workforce. The WDB has been able to effectively group occupations and skill requirements into functional clusters across businesses and/or industries. Following roughly one year of research and analysis, in July 2012, the WDB adopted a policy to prioritize and target investments in the following four industry sectors: 1) Advanced Manufacturing; 2) Health and Life Sciences; 3) Energy; and 4) Information Communication Technology (ICT) and Digital Media. These four industry sectors typically require a highly skilled and/or trained workforce.

Therefore, the primary workforce need is the provision of education/training programs in which the County's workforce population can participate. The WDB's vision to fulfill the workforce needs of the business community within these four sectors is to create a highly skilled workforce, prepared through targeted training programs and dynamic education/training systems. The WDB works towards the realization of this vision by building a workforce development network that includes strategic partnerships with a wide range of organizations and businesses, the use of industry sector strategies, leveraging of investments to increase impact, a data-driven approach that includes using economic intelligence in decision-making, and shared accountability for results.

The infrastructure needs of the County's overall business community is largely met due to the County's location within the San Francisco Bay Area. The County has two major interstate highways, an extensive existing freight railway system, waterfronts and ports that provide connectivity to regional, national, and global markets. In addition to the two major interstate highways, the County is served by the Bay Area Rapid Transit (BART) passenger light rail system, which connects County residents and workers to east, central, and west Contra Costa County, in addition to the greater Bay Area.

Antioch and East County are housing-rich with a high number of households compared to jobs, and relatively lower connectivity to the East Bay's dense employment nodes, such as central Contra Costa County. Once a thriving center for manufacturing and industrial uses, Antioch has seen the demise of these high paying jobs over the years and now has more of a business mix that serves the area households, and lower concentrations of driving industry sectors.

Antioch is situated both north and south of Highway 4, a major east/west transportation route, and will be served with connectivity to BART when eBART is completed in 2016.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The biggest potential change will be the initiative to develop and expand the Northern Waterfront of Contra Costa County, including the City of Antioch. This initiative will examine the necessary infrastructure required to develop the waterfront area that stretches from the City of Hercules to the City of Oakley so that the industrial lands will be marketable for companies looking to expand and/or move into this area. In addition, the land will be used to support complimentary industries that will help to increase skilled, high wage jobs in East Contra Costa County. This initiative would lead to an increase need of expanding or creating new business supportive services and workforce training initiatives depending on the type of sectors/industries that these businesses belong to.

A complementary change will be the addition of the Antioch eBART connection, to be completed within the ConPlan period of 2015 or 2016, which will make public transportation options to job centers further west more attractive to those living in the relatively more affordable housing in the east County.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Generalizations about the skills and knowledge needed to find employment in the priority sectors are difficult to make. However, an analysis of the available economic and workforce data makes a number of things clear. First, in many of the industry sectors that are expected to grow and provide high-quality employment opportunities, scientific and technical skills and knowledge are required. Jobs in priority sectors including PSTS (Professional, Scientific and Technical Services), advanced manufacturing, and clean energy and biosciences, will largely require these kinds of skills and knowledge. This points to the importance of providing educational and career pathways in the STEM (Science, Technology, Engineering, Math) fields for local residents.

Second, many of the jobs being created by new and growing industries will require at least some post-secondary education. A recent report by the California Employment Development Department (EDD) estimates that eight out of ten of the fastest growing job categories in the state will require at least a bachelor's degree.

As was noted in section NA-05, Educational Attainment and Poverty:

- 22% of Antioch young people (ages 18-24) have not graduated from high school, compared to a nationwide average of 14.7%, and CCC average of 13.5%. Although this drops to 14.1% after the age of 25, which is closer to the national average of 13.4%, it is still considerably behind the CCC average of 11.3%.
- In the 18-24 age group, Antioch young people are only slightly behind CCC and the US in obtaining some college education up to an Associate's degree (40.1% vs roughly 46%); however, only **2.5%** obtain their Bachelor's degree or higher, compared to 10.3 for CCC, and 9.7 for the US.
- In the 25+ age group, Antioch residents remain far behind in obtaining advanced degrees: 15.2% receive Bachelor's degrees vs 25.6% in CCC, and 18.4% US; and a mere 4.2% of Antioch residents receive a Master's degree or higher, compared to **13.5%** in CCC and 11.2% nationwide.

In comparing educational level and median earning, Antioch residents over age 25 trail **significantly behind** their Contra Costa County counterparts, which provides a truer measure than the US median income level, given California's high cost of living and higher wages in general.

For employers, highly educated and/or skilled older workers who are aging out of the workforce will need to be replaced. Yet the challenge is the upcoming younger generations, especially those between 16-24 years of age are not meeting the educational and or skill level necessary to fill many of the jobs that are being vacated by the older workforce. Addressing the education and training needs of the younger population is critically important for a number of reasons. Disconnected youth are more likely to engage in illegal behavior and become dependent on public aid. In addition, a lack of connection with school and work during these critical years can interfere with the transition to a productive and self-sufficient adulthood. Finally, lack of education and work experience results in reduced employability and earning potential.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Workforce Development Board of Contra Costa County is involved in a number of different economic development initiatives to help support the economic vitality and competitiveness of Contra Costa County and the region. Perhaps the most important initiative to Antioch's future economic workforce is the "Diablo Delta Corridor Project (DDCP)." DDCP is very actively collaborating with manufacturers and engineers,

the Antioch, Pittsburg, and Greater Concord Chambers of Commerce, and the Contra Costa County Board of Supervisors over the five years of this pilot effort.

DDCP is a business/education collaboration to implement a new model of educational reform in California known as "Linked Learning" in Antioch high schools. Linked Learning is a proven approach that is transforming education for California students by integrating rigorous academics with career-based learning and real world workplace experiences. Linked Learning ignites high school students' passions by creating meaningful learning experiences through career-oriented pathways in fields such as engineering, health care, performing arts, law, and more. Initial studies show that when students love what they're learning, they work harder, dream bigger, and learn more.

DDCP was recently named one of 20 pilots in California to expand the Linked Learning approach in Mt. Diablo, Pittsburg, and Antioch unified school districts, business communities, and higher education and training providers. This model engages the business community *upfront* in the development of a sustained effort to support career pathways. These pathways, when fully developed, are expected to lead to completion of the necessary post-secondary education and training to access the high-wage, high-skill, high-demand Science/Technology/Engineering/Mathematics (STEM) careers provided by industry in the local economy.

The Manufacturing & Engineering employers, under the leadership of The Dow Chemical Company in neighboring Pittsburg, are leading the inaugural focus on manufacturing and engineering. To enable a ready supply of talent to power these industries in this area, they have developed goals to 1) align engineering/manufacturing needs for a skilled talent pool with high school transformation strategies; 2) create seamless transitions for students from high school to purposeful post-secondary education and training through a focus on Linked Learning and "Project Lead the Way" Engineering curriculum; and 3) develop demand-driven strategies to ensure employers guide alignment efforts and get results needed to increase business success.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Antioch is part of the "Economic Prosperity Strategy - Improving economic opportunity for the Bay Area's low- and moderate-wage workers." The research for this study was supported by funding from the Department of Housing and Urban Development (HUD) that was awarded to the Metropolitan Transportation Commission (MTC). While there is much in this study that the City can learn from and apply, the strategy is developed for the very large areas of the nine counties that comprise the Bay Area and is not a Comprehensive Economic Development Strategy (CEDS) that is specific to the City of Antioch.

A more significant initiative that has the potential to shape the City of Antioch and help it reach its economic development potential is "Revitalizing Contra Costa's Northern Waterfront", a plan commissioned in 2014 by the Contra Costa County Board of Supervisors under the direction of the CCC Conservation and Development Department. This initiative will examine the necessary infrastructure required to develop the waterfront area that stretches from the City of Hercules to the City of Oakley so that the industrial lands will be marketable for companies looking to expand and/or move into this area. In addition, the land will be used to support complimentary industries that will help to increase skilled, high wage jobs in East Contra Costa County. This initiative would lead to an increase need of expanding or creating new business supportive services and workforce training initiatives depending on the type of sectors/industries to which these businesses belong.

To assist in the implementation of these goals, the MTC provided grant funding for Antioch's Rivertown Downtown Specific Plan to increase the opportunities for improvements in the lower income waterfront downtown area. This third important plan is currently underway. Both of these plans look at the economic significance of the Northern Waterfront manufacturing sector, which, in 2012, accounted for more than 7,300 jobs and \$9.3 billion (13.9% of the County's overall Gross Regional Product (GRP) of \$67 billion. They assess the markets, opportunities and constraints, as well as emerging economic trends, and are trying to position Antioch favorably for future growth and economic conditions.

Discussion

The CDBG consultant actively works with a number of economic agencies and nonprofits on an ongoing basis, consulted with them for the purposes of preparing this section of the ConPlan document, and the City funds some agencies with annual CDBG grants for economic development activities. Important collaborations include:

- The Workforce Development Board of Contra Costa County;
- Los Medanos Community College, Workforce Development Manager. Los Medanos College is located on the Pittsburg/Antioch border in Pittsburg, and is one of three community colleges in Contra Costa County and the only one in East Contra Costa. It serves, on average, 9,000 students from this area. Los Medanos College is an active partner in workforce training initiatives including the DDCP.

- Opportunity Junction, a County nonprofit CBDO located in Antioch, trains low income adults in a program that integrates computer training with life skills, paid experience, case management, psychological counseling and support, career counseling, and provides job placement and long term support to aid in retention, with support to move up the ladder. Antioch CDBG funds help to significantly support these efforts for 10 Antioch residents annually.

- Rubicon, which provides intensive support and follow-up services including job placement, housing, legal services, and financial literacy, to help extremely low-income persons with significant obstacles to move and stay out of poverty.

- The Antioch Chamber of Commerce, which promotes business development and retention in the City of Antioch.

Although the City of Antioch is beginning to see economic recovery in the community, the biggest potential change will likely be the initiative to develop and expand the waterfront area of the City of Antioch and bring high quality businesses and jobs to the City.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Households with incomes at 30 percent and 50 percent of AMI experience a greater degree of housing problems than other income groups. Seventy percent of households with incomes below AMI experience a housing problem. In addition, low-income Black/African American and Hispanic households have disproportionate housing needs. (See the discussion in Section NA-15.)

The older downtown area of Antioch has a concentration of minority populations (more than 52.2 to over 78.3%) in lower income census tracts. Much of the housing in these areas is more than 60 years old and suffers from deferred maintenance.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

As can be seen in Consortium Appendix C, Map of Racial and Ethnic Minority Concentrations by Census Tract – City of Antioch, most census tracts in the city have a majority of racial minorities. Two census tracts, 3072.02 just north of Highway 4 (Sycamore area), and 3020.09 in the far south-eastern part of the city, have minority populations of greater than 78.3%. These populations are primarily Black/African American and Hispanic, and correspond to areas of Section 8 housing voucher concentration of more than 10%, and between 5% and 10%, respectively, as shown in Appendix F.

The entire older downtown part of the City, north of Highway 4, has racial and ethnic minority concentrations of between 52.2% and 78.3%.

What are the characteristics of the market in these areas/neighborhoods?

The older downtown area is primarily composed of lower income census tracts that show unemployment rates of more than 16%, as shown in Appendix H, Section 8 voucher concentration of 5% - 10%, and minority concentration of between 52% to more than 78.3%.

The Sycamore area, which has Hwy 4 as its southern border and railroad track as its northern border, experiences the highest crime rate, including highest drug, prostitution, and murder rates in the City. It is composed primarily of older apartment buildings, two Low Income Housing Tax Credit Properties (Delta Pines and Riverstone Apartments) and is bordered by fast food drive through restaurants.

Are there any community assets in these areas/neighborhoods?

Contra Loma Park, a small community park, is located in the Sycamore area. A small nonprofit one-stop resource center is within walking distance, as is a daily Loaves and Fishes dining room. It is very near public bus stops and Somersville Road, a major street leading to and from the old downtown area.

Are there other strategic opportunities in any of these areas?

The Sycamore area is within walking distance of a high school, middle school, and elementary school.