

**Final (with revisions) submitted to HUD:
6/7/01**



**City of Antioch
2001-2002
Community Development Block Grant
Action Plan
&
Executive Summary**

Addendum to 2000-2005 Contra Costa Consortium Consolidated Plan

Report Organization

This report is divided into two parts. Part One is the Executive Summary which explains the Consolidated Plan/Annual Action Plan process, outlines the City's plans for using CDBG monies in PY 2001-2002, delineates the City's objectives for 2001-2002, describes the City's efforts to affirmatively further fair housing during 2001-2002, and summarizes the City's housing programs, plans, and successes. Part Two is the heart of the Annual Plan. It contains; 1) spreadsheets developed using HUD's 20/20 software that detail each CDBG funded activity in PY 2001-2002; 2) maps showing the location of activities which will be undertaken at specific sites to benefit the citizens of the City of Antioch; 3) certifications; 4) SF-424 form and 5) the citizen participation plan and citizen comments.

**PART ONE:
Executive Summary**

Section One: Summary of Consolidated Plan/ Annual Action Plan Process

This plan has been prepared by the City of Antioch in accordance with 24 CFR '91.220, '91.225 and '91.230 Consolidated Submission for Community Planning and Development Programs Final Rule as published January 5, 1995 in the Federal Register. The plan has been approved by the City of Antioch and will be submitted to the U.S. Department of Housing and Urban Development for approval. Once approved, the City to be eligible to receive Community Development Block Grant Funds for the 2001 Program Year (July 1, 2001 - June 30, 2002).

As an Entitlement Community (cities with 50,000 inhabitants are usually entitlement communities), the City of Antioch administers Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development (HUD). Antioch is part of the Contra Costa County HOME Consortium, which consists of Antioch, Pittsburg, Walnut Creek, Concord, and Contra Costa County. The Consortium has completed, per Title 24 of the Federal Code of Regulations, a Consolidated Plan, which resulted in HOME and HOPWA funds being made available. The Consolidated Plan is a five-year document covering Program Year 2000 (July 1, 2000-June 30, 2001) to Program Year 2004 (July 1, 2004-June 30, 2005)) outlining the community development needs of all the member jurisdictions. HUD approved the Consolidated Plan in June 2000. The Consolidated Plan addresses housing needs as they relate to HOME funding. HOME funding provides assistance for the construction and renovation of affordable housing.

As part of the Consolidated Planning process, each jurisdiction in the Consortium must produce an Action Plan for each fiscal year following the approval of the Consolidated Plan. The Action Plan establishes the community's objectives for meeting the housing and social service goals contained in the Consolidated Plan, identifies resources available within the community to meet Consolidated Plan goals, and describes a one-year plan for the intended use of these federal resources. The City of Antioch's Action Plan addresses the Community Development Block Grant Program and other supportive community development activities. The Action Plan must be submitted to HUD no fewer than forty-five days before the beginning of a fiscal year (July 1).

SECTION TWO: MEETING A NATIONAL OBJECTIVE

All activities that the City will undertake in PY 2001-2002 comply with at least one of the HUD National Objectives as detailed in the Community Development Block Grant Final Rule, 24 CFR Part 570. To meet a national objective a project must either:

1. Benefit low-income persons;
2. Aid in the prevention or elimination of slums and blight; or
3. Meet other community development needs having a particular urgency because existing conditions pose a serious threat to the health or welfare of the community and other financial resources are not available to meet such needs.

SECTION THREE: 2001-2002 PROGRAM OBJECTIVES

The following objectives were developed by the City of Antioch to fulfill the local needs as identified in the Consolidated Plan (short- & long-term objectives, short- & long-term needs, & the Priority Needs Table) for the 2001-2002 Program Year. These objectives will be to provide assistance for:

Priority Need #CD-1: **ECONOMIC DEVELOPMENT**

- Objective:
- 1) Provide support to develop and assist in maintaining 10 new licensed family child-care business for low-income Antioch residents
 - 2) Assist in the development and growth of 10-15 micro-enterprise businesses that are operated by, and/or hire, low-income Antioch residents.
 - 3) Provide comprehensive information technology and life-skills training and follow-up services for six Antioch residents.

Priority Need #CD-4: **HOMELESS SERVICES**

- Objectives:
- 1) Provide emergency information and referral services; landlord counseling and mediation services; and community seminars for 800 low-income Antioch residents;
 - 2) Provide assistance/advise/ and legal representation regarding housing and benefit related issues (especially eviction prevention) to 300 persons at risk of homelessness;
 - 3) Provide meals for approximately 2300 low-income Antioch residents; and
 - 4) Provide information and referral service for homeless services for 750 people.

Priority Need #CD -5,6: **SPECIAL NEEDS PROGRAMS**

- 1) Provide assistance with case management and counseling services for 900 low-income victims of domestic violence.
- 2) Provide self-help training for 113 low-income blind Antioch residents.
- 3) Provide 65 handicapped individuals with self-support assistance to promote independence.
- 4) Provide support services to 20 low-income residents suffering from HIV/AIDS.
- 5) Assist in the rehabilitation of six housing units for mentally ill, homeless Antioch residents.
- 6) Provide handicapped access to the Antioch Historical Society Museum.

Priority Need # CD- 8: **FAMILY SERVICES**

- 1) Provide comprehensive in-home case management and counseling services for 10 low-income families with children at high risk of neglect and abuse.
- 2) Provide mammograms for 200 low-income Antioch residents.

Priority Need #CD-9: **SENIOR CITIZEN SERVICES**

- 1) Provide daily activities of 1900 elderly low-income Antioch residents.
- 2) Provide day care services for 40 low-income frail elderly Antioch residents.
- 3) Provide legal services to 120 low-income Antioch seniors.
- 4) Provide one, hot meal to 90 low-income seniors.
- 5) Investigate and resolve nursing home complaints and/or provide representative payee services for 340 elderly low-income Antioch residents.
- 6) Provide hot home-delivered meals to 120 low-income frail Antioch residents.
- 7) Recruit and place 55 low-income senior volunteers from Antioch in schools, child care programs, and to assist in crime prevention activities
- 8) Assist 165 low-income, homebound Antioch seniors to assess direct in-home service which enable them to remain safely at-home.

Priority Need #CD-10. **YOUTH SERVICES**

- 1) Provide an opportunity to participate in youth recreational programs for 120 low-income Antioch youth.
- 2) Provide child advocate supportive service for 12 households.
- 3) Assist with the construction of a playground for Turner Kids' Club.

Priority Need #CD-12: **FAIR HOUSING**

- 1) Provide assistance with information and legal advice for 120 low-income Antioch residents with fair housing discrimination complaints.

Priority Need #H-1: **INCREASE SUPPLY OF RENTAL HOUSING**

- 1) Work with Eden Housing, a non-profit housing developer, toward the creation of 57-units of rental housing at and around 4th and J Streets.

Priority Need #H-3: **MAINTAIN AND PRESERVE AFFORDABLE HOUSING STOCK**

- 1) Complete the rehabilitation of 24 units at Pinecrest Apartments, 1945 Cavallo Road.
- 2) Assist 25 homeowners to rehabilitate their housing units.

Priority Need #H-6. **PROVIDE PROJECT-BASED, SUPPORTIVE SERVICES TO ASSIST THE HOMELESS**

- 1) Provide life-management, job training, and case management services to 50 extremely-low income Antioch families

SECTION 4: 2001-2002 PLAN FOR USE OF CDBG FUNDS

For 2001-2002 Program Year activities (July 1, 2001 -June 30, 2002), the City of Antioch anticipates utilizing the following CDBG funds: \$748,000 in new allocations from HUD, \$30,000 in anticipated program income which will be recycled to the Owner Occupied Housing Rehabilitation Loan Program; \$131,296 in previously unexpended economic development, administration, infrastructure (tenant improvements) and property acquisition funds. These funds total \$909,296.

The City received \$60,000 from the Owner Occupied Rehabilitation Program during PY 2000-2001. As allowed by HUD guidelines, these funds have been included in determining the public service cap. Most of these funds have been recycled into the program during PY 2000-2001 to allow for additional loans.

A summary list of all the projects that will receive funding in PY 2001-2002 is attached. There are four programs from previous years that have yet to exhaust their grant allocations and have had their grants extended. Those programs are: the Business Loan Program, the Handicapped Barrier Removal Program, and the Business Incubator Program. The City Council will discontinue the West Rivertown Property Acquisition and Handicapped Barrier Removal Program during the 2001-2002 Program Year. All remaining property acquisition (\$54,000) and handicapped barrier removal funds (\$10,000) will be transferred to Owner Occupied Housing Rehabilitation Loan Program. The following list summarizes the programs that will remain from previous program years:

The Business Loan Program: PY 1997, Activity # 26. This activity provides guarantees for Section 108 loans to new businesses locating in Antioch. \$10,000 was programmed for this program. None of these funds were spent in PY 1997, 1998, 1999 or 2000.

The Business Incubator Program: The Business Incubator was authorized by the City Council in November, 1998. The Council authorized transferring

\$150,000 from the Job Creation Improvement Program to the Business Incubator Program. The City Council in PY 2000-2001 transferred \$100,000 of these funds for the Pinecrest Acquisition/Rehabilitation Program. The remaining \$50,000 will be used to provide tenant improvements and/or rehabilitation of a future Business Incubator site. Based on current projections, it appears likely that construction on the incubator will begin in the later part of PY 2001/2002.

First Time Homebuyer Vacant Parcel In-Fill Project: \$140,000 of 2001-2002 PY funds will be used for the purchase of land for the First Time Homebuyer Vacant Parcel Infill Program. The City will develop program parameters in early 2001-2002 with program implementation anticipated for Spring 2002.

In addition, three programs are multi-year projects, these activities are: Housing Rehabilitation Loan, the Rental Rehabilitation Loan Program, and the Job Development Activity. A summary of these programs follows:

The Owner-Occupied Housing Rehabilitation Program: As per March 2001, \$ 280,000 remains in this fund (including program income) from previous years. However, six loans are underway that should be completed before the end of PY 2000-2001 and the anticipated carryover balance to PY 2001-2002 will be between \$120 and 175,000 at the end of the year. The carryover will be coupled with \$533,896 in 2001-2002 program funds (program income (\$30,000), new PY funding (\$372,600), and funds reallocated from previous program years (\$131,296) (\$100,000 from Job Creation Loan Program, \$5,400 in vacant parcel infill program, \$14,000 from administration, \$1,896 from the Fair Housing Impediment Analysis, and \$10,000 from the Human Services Center)). More than \$60,000 in program income was received by April 2001 for the 2000-2001 year.

Between \$650,000 and \$700,000 should be available for new owner-occupied housing rehabilitation activities in PY 2001-2002. This should be sufficient to fund 25 new loans. The City is going to expand its existing target area (to include the areas north of Highway 4 and South of Sycamore and the area between Highway 4 (to the North) and James Donlan (to the South) and Contra Loma Boulevard (to the East) and the Somersville Road (to the West). In addition, 25% of all program funds will be available to low-income residents outside the target areas.

The Rental Rehabilitation Program has \$200,750 in funds remaining as per April 2001. However, one loan for a duplex is underway and the anticipated carryover balance for PY 2001/2002 will be \$170,000. \$22,500 in 2001-2002 funds will be applied to this program to fund the rehabilitation by Phoenix Programs of a six-unit complex for mentally ill, homeless families. \$192,000 is the estimated total funds for PY 2001-2002 activities.

The Job Development Activity began in PY 1997. The project has \$358,000 available to

loan to small businesses to create/retain jobs as of April 2001. The City will transfer \$100,000 of previously unexpended funds to assist in our efforts to beef up the Owner-Occupied Housing Rehabilitation Program. The business loan program will retain \$258,000 to provide loans in PY 2001-2002.

Most programs are available to any qualified low-income person living in the City of Antioch. Programs that have target areas are the Rental and Owner-Occupied Rehabilitation loan programs and the Infill/First Time Homebuyers Program that target neighborhoods most affected by blighted conditions or aging housing stock.

SECTION FIVE: ACTIONS TO AFFIRMATIVELY FURTHER FAIR HOUSING

The City of Antioch will take several actions to affirmatively further fair housing within the City during PY 2001-2002. \$16,000 in CDBG funds will be expended on programs that directly relate to fair housing issues. This money will help over 120 low-income households with housing discrimination complaints in the City of Antioch.

For housing-related legal issues, the City will contract with Bay Area Legal Aid (BALA) for \$6,000. BALA has strong fair housing missions and priorities including: 1) Acting as an active and responsive presence in the community, providing high quality fair housing services to low income residents; 2) assisting and empowering residents to reduce poverty; and 3) providing a full range of legal services including filing fair housing complaints.

The City will also contract with Housing Rights for \$10,000 to provide assistance to low-income households with addressing potential housing discrimination complaints. In addition the City will provide \$2,000 to SHELTER Inc. for housing counseling, advocacy, landlord-tenant complaints, and emergency housing assistance in Antioch.

In September, 1997, SHELTER and the City of Antioch completed an Analysis of Fair Housing Impediments. This report contained 10 recommendations for ensuring fair housing in the community.

The City is working as part of the Contra Costa HOME consortium to develop a new Countywide (with the exception of Richmond) Fair Housing Impediments Analysis. Future annual plans will outline the City's projected process in meeting the goals contained in the new report. The report's expected completion is the summer of 2001.

The following list outlines the City's projected progress in PY 2001-2002 toward meeting the objectives outlined in the 1997 Analysis of Fair Housing Impediments report:

- **Objective #1: Continue to encourage and expand the City's public outreach and education efforts.** City Staff will attend and encourage local property owners and managers to attend fair housing educational programs.
- **Objective #2: Incorporate fair housing information as part of public forums:** The City will air fair housing information during City Council meeting breaks.
- **Objective #3: Formalize incentives identified and outlined in the General Plan, Housing Elements, and Zoning Ordinances to assist developer/investors in affordable housing.** The City has added a section regarding housing density bonuses to

its Zoning Ordinance. Flexible Design standards have been added to the City's Conceptual Plan for the West Rivertown Focus Area that was developed in March 2001. The City is presently updating the General Plan, including the Housing Element, and will ensure that the plan proposes concrete options to assist developers/investors in developing affordable housing. The incentives contained in the new General Plan and Housing Element will be formalized in PY 2001-2002 in the Zoning Ordinance and other related documents.

- **Objective #4: Promote the development of larger affordable units.** The City plans during PY 2001-2002 to work with Eden Housing, to begin construction on a 57-unit complex that will feature 3 and 4 bedroom apartment units.
- **Objective #5: Examine Zoning Ordinance for Compliance with State and Federal Statutes.** The City completed this review in 1997.
- **Objective #6: Expand and enhance the Affordable Housing Plan element of the Five-Year Implementation Plan.** The City expanded and enhanced the Affordable Housing element of the Implementation Plan in Spring, 2000.
- **Objective #7: Use the success of the Affordable Housing Task Force to address fair housing issues in other areas including child care and expanding services for elderly and disabled residents..** The City will be assisting Eden Housing in developing a Child Care Center during PY 2001-2002 as part of our new West Rivertown Focus Area.
- **Objective #8: Develop a strategy for local financial institutions to more actively participate in existing affordable housing programs.** This area will be reviewed as part of the Contra Costa Consortium's new Fair Housing Impediment Analysis report for 2001-2005 and strategies will be developed to address deficiencies identified in the report.
- **Objective #9: Continue to work with local non-profit housing developers.** The City will work with a non-profit developer to structure a new construction family housing project in the West Rivertown Focus Area and will work closely with Contra Costa County on the development to address deficiencies identified in the report.
- **Objective #10: Continue to revitalize the West Rivertown and 20th Street Focus Area.** The City has begun pre-construction activities on the development of up to 60-units of affordable housing in the West Rivertown Area.

The City also already has a comparatively large supply of assisted units -- 804 units -- that the City will try to preserve and will support effort of existing housing providers -- especially the Housing Authority of Contra Costa County -- to modernize.

During PY 2000-2001, the City made considerable progress toward the implementation of the

plan identified in our Analysis of Fair Housing Impediments. City staff has made an active effort to interact with the non-profit service providers regarding fair housing issues. In addition, by Winter 2000, the City completed 85 new/renovated units of affordable housing. These units will be available to large families and senior citizens. One of these complexes is located outside of our urban core, in order to ensure that affordable housing opportunities are available throughout our community.

In recognition that fair housing is a major HUD objective, the City will work closely with SHELTER and the Delta Realtors Association in PY 2001-2002 to ensure that progress is made on all 10 objectives stated in the Analysis of Impediments to Fair Housing Study.

SECTION SIX: HOUSING PLANS AND RESOURCES

The primary sources of funding to address priority community development needs are the Community Development Block Grant Program and the Antioch Development Agency's Housing Set-aside (HSA) funds.

The availability of HSA funds in 2001-2002 will enable the City of Antioch, through the Development Agency, to expand its affordable housing activities including rehabilitation, acquisition, infrastructure improvement, and other forms of development assistance. These funds will provide the required match for HOME Program projects. Projected HSA revenue for the Program Years covered by the Consolidated Plan are reflected in the table below:

ANTIOCH DEVELOPMENT AGENCY Low and Moderate Income Housing Set-aside Funds

<u>Year</u>	<u>Set-Aside*</u>
2000-01	\$1,083,000
2001-02	1,092,000
2002-03	1,111,000
2003-04	1,123,000
Total	4,409,000

* Includes all project areas and Area 1 amortization.
Projections by Sutro & Co, Public Finance, March, 2001.

The City of Antioch Development Agency presently owns several parcels that will be used for future development. These units will be located in the West Rivertown Area and will be instrumental in the improvement and revitalization of the housing supply located near City of Antioch Downtown district.

SECTION SEVEN: MONITORING

The City of Antioch is responsible for the administration of CDBG funds. All projects funded through the CDBG program are monitored by the Department to ensure that the projects achieve their approved objectives in a manner consistent with federal regulations, the Consolidated Plan, and other local planning requirements. The City's monitoring procedures consist of the following:

Prior to funding, all projects are reviewed to ensure consistency with federal regulations and the Consolidated Plan.

During project implementation, project sponsors are required to submit quarterly reports detailing progress, significant obstacles, funding and expenditures, and affirmative marketing activities. In addition, projects are monitored for compliance with federal financial and labor standards, affirmative marketing, equal opportunity, fair housing, and other federal requirements. Projects are also monitored onsite on a regular basis once every two to three years and may be monitored more often on a selective basis as issues arise.

Following project completion, project sponsors are required to submit project completion reports identifying: accomplishments, population served, demographics, and housing affordability standards. Whenever possible, the City of Antioch coordinates with other members of the Contra Costa County consortium to eliminate duplication and to serve the project sponsors fairly and expeditiously.

SUMMARY OF PUBLIC PARTICIPATION PROCESS

In preparing the FY 2001/02 Action Plan, the City held a public hearing in November 29, 2000 in conjunction with Contra Costa County to determine needs. Notices were sent to the County's interested party mailing list. Approximately 15 interested persons participated in the hearing. Speakers addressed issues related to lack of affordable housing, mental health, access to employment, and transportation.

On April 24, 2001, a final public hearing regarding the PY 2001/02 Action Plan was held by the City Council. As required, a display ad summarizing the subcommittee's recommendations was published on March 22, 2001.

The following is a summary of the comments received at that meeting and the City Council's actions in response to these comments:

CITIZEN COMMENTS

Steve Reid, Phyllis Gordon, Sharon Barone, Argentina Donita discussed the value of the Rape Crisis Center services to the residents of Antioch. They urged Council to show their support and reconsider allocating CDBG funds to that organization.

Dale Baxter, Director of Development at the Contra Costa Child Care Council, thanked the City of Antioch for their support.

COUNCIL RECOMMENDATIONS:

The Council decided to make the following changes to provide funding for the Rape Crisis Center and increase funding for Battered Women's Alternative/STAND:

- Decrease Bay Area Legal Services funding from \$6,000 to \$3,000.
- Reduce Contra Costa County Homeless Shelter Services funding from \$10,000 to \$6,000
- Decrease Senior Citizen Center funding from \$10,000 to \$0.
- Provide \$10,000 in funding to Rape Crisis Center
- Increase funding for Battered Women's Alternatives/STAND from \$3,000 to \$10,000.