

SUBMITTED TO HUD
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**City of Antioch
2002-2003
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 2002-2003, delineates the City's objectives for 2002-2003, describes the City's efforts to affirmatively further fair housing during 2002-2003, and summarizes the City's housing programs, plans, and successes. Part Two contains; 1) spreadsheets developed using HUD's 20/20 software that detail each CDBG funded activity in PY 2002-2003; 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 2002 Program Year (July 1, 2002- June 30, 2003).

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 2002-2003 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: 2002-2003 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 2002-2003 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 7-10 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 10 Antioch residents.
 - 4) Assist in the creation and retention of 20 jobs for low- and moderate-income 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 550 low-income Antioch residents;
 - 2) Provide meals for approximately 2200 low-income Antioch residents; and
 - 3) 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 400 households of victims of domestic violence.
- 2) Provide self-help training for 120 low-income blind Antioch residents.
- 3) Provide 65 handicapped households with self-support assistance to promote independence.
- 4) Provide support services to 25 low-income residents suffering from HIV/AIDS.

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

- 1) Provide counseling services for 15 low-income youth.
- 2) Provide mammograms for 200 low-income Antioch residents.

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

- 1) Provide daily activities for 2000 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 100 low-income seniors.
- 5) Investigate and resolve nursing home complaints and/or provide representative payee services for 350 elderly low-income Antioch residents.
- 6) Provide hot home-delivered meals to 120 low-income frail Antioch residents.
- 7) Recruit and place 60 low-income senior volunteers from Antioch in schools, child care programs, and to assist in crime prevention activities
- 8) Assist 135 low-income, homebound Antioch seniors to assess direct in-home service that enable them to remain safely at-home.

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

- 1) Provide an opportunity to participate in youth recreational programs for 130 low-income Antioch youth.
- 2) Provide child advocate supportive service for 10 households.
- 3) Assist with the purchase of a small portable to enable expanded day care services a Fremont Elementary School.
- 4) Provide telephone contact with 45-60 runaway youth, provide shelter for 15-18 youth, and place 5-8 youth in foster homes.

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

- 1) Provide assistance with information and legal advice for 60 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) Assist 10-15 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 8 extremely-low income Antioch families

SECTION 4: 2002-2003 PLAN FOR USE OF CDBG FUNDS

For 2002-2003 Program Year activities (July 1, 2002 -June 30, 2003), the City of Antioch anticipates utilizing the following CDBG funds: \$745,000 in new allocations from HUD and \$201,000 in previously unexpended housing, economic development, administration, and public service funds. These funds total \$946,000.

The City received \$255,000 in program income from the Owner Occupied Rehabilitation Program during PY 2001-2002 up to April 2002. At the City Council meeting on April 23, 2002, the City implemented, in accordance with HUD staff guidance, a revolving loan fund to track all future income received by the Owner Occupied Rehabilitation Program. As allowed by HUD guidelines, all program income to April 2002 has been included in determining the public service cap for the 2002/3 PY. Future revolving loan fund revenues will be used to determine the public service cap if the City has excess funds available for the Owner Occupied Rehabilitation Program during PY 2002/3.

A summary list of all the projects that will receive funding in PY 2002-2003 is attached. The Business Incubator is the only program from a previous year that will have its grant extended in PY 2002-3. 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 2003/2004. The City will discontinue the Section 108 Loan Guarantee Program (\$10,000) and the First Time Homebuyer/Infill Program (\$140,000) during the 2002-2003 Program Year

In addition, three multi-year projects will be continued in PY 2002-2003, 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 2002, \$667,000 remains in this fund (including program income of \$245,000). However, twelve loans are underway that should be completed before the end of PY 2002-3 and the anticipated carryover balance to PY 2002-3 will be between \$300 and \$400,000 at the end of the year. The carryover will be coupled with \$216,000 in 2002-2003 program funds plus any revolving loan fund income realized by the program after the RLF was established in May 2002. Between \$515,000 and \$615,000 should be available for new owner-occupied housing rehabilitation activities in PY 2002-2003. This should be sufficient to fund 20-25 new loans.

The Rental Rehabilitation Program has \$140,000 in funds remaining as per April 2002. However, four loans for a twelve units are underway and the anticipated carryover balance for PY 2001/2002 will be between \$125,000 and \$75,000. The program will receive \$235,000 from the PY 2002-2003 allocation (and/or funds reallocated from other previous PY activities). The program will have approximately \$300-\$350,000 for PY 2002-3 activities. This will sufficient to fund the rehabilitation of 10-15 units.

The Job Development Activity began in PY 1997. The project has \$40,000 available to loan to small businesses to create/retain jobs as of April 2001. The City will add \$100,000 from the PY 2002-2003 allocation. Total funds available will be \$140,000.

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 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 2002-2003. \$14,000 in CDBG funds will be expended on programs that directly relate to fair housing issues. This money will help over 60 low-income households with housing discrimination complaints in the City of Antioch.

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 \$4,000 to SHELTER Inc. for housing counseling, advocacy, landlord-tenant complaints, and emergency housing assistance in Antioch.

In December 2001, the CDBG-HOME consortium completed an Analysis of Fair Housing Impediments. This report contained 10 recommendations for ensuring fair housing in the community. The following list outlines the City's projected progress in PY 2002-2003 toward meeting the objectives outlined in the 2001 Analysis of Fair Housing Impediments report:

Action 1: Housing Element Compliance: The City of Antioch is in the process of preparing the Housing Element. The city anticipates completion in September 2002. The city is working hard to ensure that growth management measures and development fees and standards comply with state guidelines and that vacant land is available to facilitate the development of housing for a wide range of income groups.

Action 2: Consolidated Plan: The City of Antioch will continue to use the majority of CDBG funds for housing related programs. In addition, we will actively seek new housing projects to ensure that the City produces the maximum affordable housing benefit possible with its Redevelopment Agency housing set-aside funds.

Action 3: Public Housing and Section 8 Assistance: The Housing Authority of Contra Costa County administers the public housing and section 8 assistance programs. Antioch will work with the members of the CDBG-HOME consortium to ensure that the Housing Authority continues to conduct outreach efforts to promote acceptance of these programs.

Action 4: Deconcentration of Affordable Housing: In order to promote neighborhood revitalization efforts and ensure that affordable housing residents have adequate access to public transportation and social services, most of the City's future affordable housing efforts will probably be concentrated in the corridor between Hwy. 4, the river, city boundaries, and Cavallo Road. However, the City will make an active effort to ensure that affordable housing is available wherever feasible.

Action 5: Affordable Housing Development Incentives: The City will continue to provide housing density bonuses, relaxed parking standards, and other incentives to affordable housing

developers.

Action 6: Coordination with Public Transit: The City will continue to coordinate future affordable housing developments and other services for low- and moderate-income residents with available and expanded public transportation opportunities

Action 7: Outreach and Education: The City will work with Housing Rights, our fair housing service provider, to expand outreach programs to our residents.

Action 8: Information on Fair Housing Services: The City, in cooperation with the CDBG/HOME consortium, will encourage fair housing providers to describe fair housing services. The City will ensure that Housing Rights is linked to the City's website to expand the public's accessibility to Housing Rights services.

Action 9: Fair Housing Records: The City, in cooperation with the CDBG/HOME consortium, will work to ensure that the fair housing providers work collaboratively to compile accurate reports.

Action 10: Consulting Workshops with Lenders: The City, in cooperation with the CDBG/HOME consortium, will explore ways to improve financing with housing lenders.

Action 11: Lender Performance: The City will explore ways to ensure that CRA and HMDA criteria are used in the selection of lenders for local programs.

Action 12: Zoning Ordinance Amendments: The City will review its family definition when developing its revised zoning ordinance in PY 2002/3. The City will continue to use the community residential care facility and second unit regulations developed by the state in its revised zoning ordinance.

Action 13: Housing Task Forces/Committees: The City does not have a housing task force or committee at this time. However, should the City adopt such a committee/task force, it will ensure that the committees/task forces have representatives of low-income groups.

Disabled Access

The City provided CDBG funds for two disabled access activities during PY 2001/2: The Antioch Historical Society and Marina Disabled Access Projects. The City provided the Historical Access \$26,500 to fund an elevator and the redesign of existing bathrooms to ensure disabled access. The City also, through an action plan amendment in March 2002, provided \$15,000 to repair the sidewalks at the City's Marina to ensure adequate disabled access. The City did not receive any requests for disabled access in PY 2002/3. The City will, however, use PY 2002/3 to identify and encourage more disabled access projects in PY 2003/4.

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 2002-2003 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>
2002-03	1,111,000
2003-04	1,123,000
Total	2,234,000

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 2002/03 Action Plan, the City held a public hearing in November 8, 2001 in conjunction with Contra Costa County to determine needs. Notices were sent to the County's interested party mailing list. Three interested persons participated in the hearing. Speakers addressed issues related primarily to the lack of affordable housing.

On April 23, 2002, 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 20, 2002.

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:

No public comments received.