



City of Antioch
Housing Element Update
Quality of Life Forum

April 4th, 2009

Agenda

- **Introduction to the Housing Element Update**
- **Housing Element Update Process**
- **Post-It Note Exercise Instructions**



Introduction to the Housing Element Update

***Process and Content of the
Housing Element***



Statewide Housing Goal:

“...Decent housing and suitable living environment for every California family.”



What is a Housing Element?

- **One of the Seven State-Required Elements of the General Plan**
- **Plans for the Provision of Housing for a Variety of Income Levels**
- **Assesses Housing Needs at the Local Level**
- **Requires Review and Certification by the State**



Why Update the Housing Element?

- **Ensures Future Policy is Reflective of Community Needs, Challenges and Opportunities**
- **Many Grant/Funding Programs Require a Certified Housing Element**
- **Essential for Establishing Policy Guidance for Long-Term Housing Needs in Antioch**



Housing Element Contents

- **Needs Assessment**
- **Resources and Constraints Analysis**
- **Review of Past Performance**
- **Policy Program**



Needs Assessment

- **Evaluation of All Economic Segments in the City**
- **Growth Needs (RHNA)**
- **Existing Needs**
- **Special Need Groups:**
 - Persons with disabilities
 - Elderly
 - Large households (5+ persons per household)
 - Farmworkers
 - Female-headed households
 - Homeless



City of Antioch 2007-2014 RHNA Allocations (Growth Needs)

Income Category	Annual Income Range		Antioch Regional Share (units)
<i>Extremely-low income</i>	<30% MFI*	<\$26,790	**258
Very-low-income	0% - 50% MFI	\$0-\$44,650	516
Low income	51% - 80% MFI	\$44,651-\$71,440	339
Moderate income	81% - 120% MFI	\$71,440-\$107,160	381
Above-moderate income	>120% MFI	>\$107,160	1,046
TOTAL			2,540

*MFI= 2009 Median Family Income (\$89,300 for Contra Costa County)

**Regional share of extremely-low income units is assumed to be 50% of the very-low income units



2009 Affordable Rent and Purchase Price by Income Category

Income Category	% of MFI ¹	Affordable Monthly Rent Payment ²	Estimated Affordable Home Purchase Price ³
Extremely-Low Income	≤30% MFI ⁴	≤\$670	≤\$112,000
Very-Low Income	31% - 50% MFI	\$671-\$1,116	\$112,001-\$186,000
Low Income	51% - 80% MFI	\$1,117-\$1,786	\$186,001-\$298,000
Moderate Income	81% - 120% MFI	\$1,787-\$2,679	\$298,001-\$446,000
Above-Moderate Income	>120% MFI	>\$2,679	>\$446,000

¹ Percent of Median Family Income

² Based on 30% of income

³ Assumes 6.0% interest rate, 30-year fully amortized mortgage

⁴ MFI = 2009 HUD Median Family Income \$89,300



Existing Needs

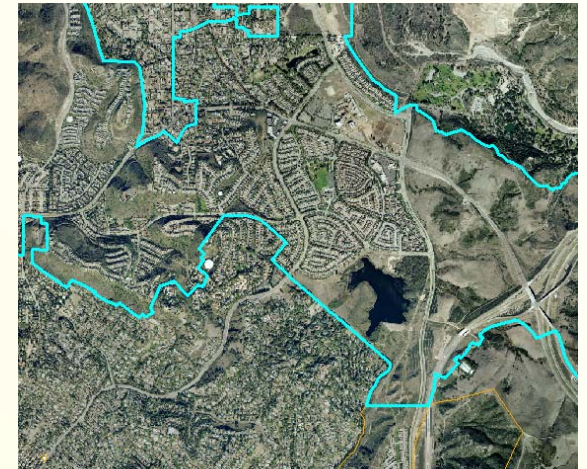
- **Key Housing Considerations:**
 - **Overpayment** - Households that pay more than 30% of their income on housing related expenses
 - **Overcrowding** - Households having an average of more than one person per room
 - **Rehabilitation** - Housing conditions/deferred maintenance
 - **Replacement** - Replacement of housing units lost
 - **“At-Risk” Units** - Assisted housing at-risk of converting to market rate units during the next 10 years



Resources and Constraints Analysis

- **Inventory of Land Resource**

- Vacant land
- Redevelopment sites
- Potential rezoned sites



- **Constraints**

- Governmental (regulations, fees, permitting, etc.)
- Non-Governmental (financing, land values, construction costs)



Review of Housing Element's Past Performance

- Review effectiveness of the past Housing Element's policy program
- Identify progress in implementation
- Evaluate appropriateness of existing goals, objectives and policies
- Revise and supplement policies to reflect "lessons learned"



Policy Program

- **2007-2014 Policy Action Plan**
- **Establishes City's official policy related to housing**
- **Establishes specific actions and quantified objectives for housing programs and policies**
 - Production
 - Preservation
 - Conservation
 - Rehabilitation
- **Identifies responsible agencies, funding sources and implementation timing**



Housing Element Update Process



Housing Element Update Process

- Phase 1: Public Participation Program
- Phase 2: Review Existing Conditions
- Phase 3: Prepare Draft Housing Element
- Phase 4: Environmental Analysis
- Phase 5: Housing Element Adoption

Phase 1

Winter 2009

Phase 2

Winter 2009

Phase 3

*Winter/ Spring
2009*

Phase 4

Spring 2009

Phase 5

*Spring/
Summer 2009*





Post-It Note Exercise



1

Antioch's Housing Challenges

- Identify challenges
 - What are the biggest challenges to housing in Antioch?
 - What housing problems/issues does the City currently face?
- ***Write one thought per Post-It Note***
- ***Place the Post-It Notes on the boards in the lobby***



2

Antioch's Housing Opportunities

- **Identify opportunities**
 - What opportunities are there for improving housing in Antioch?
 - What would make housing in your City better?
- ***Write one thought per Post-It Note***
- ***Place the Post-It Notes on the boards in the lobby***



3

Antioch's Housing Resources

- **Identify resources**
 - What programs can improve housing?
 - What funding sources are available?
 - What are the policy considerations?
- ***Write one thought per Post-It Note***
- ***Place the Post-It Notes on the boards in the lobby***



Ways to Stay Involved!

- **Check the City's Website:**
www.ci.antioch.ca.us
- **Attend Study Sessions**
 - Planning Commission - April 15th at 6:30 p.m.
 - City Council - April 28th at 7:00 p.m.

*Both meetings will be held in the
City Council Chambers
Third and "H" Streets*



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