

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 1,155,879).

As can be seen in Table 87 below, detached single-family homes are the predominant housing type in Antioch, accounting for 76.3% of all housing units. Attached single-family homes make up approximately 4.5% of housing units. Apartment units account for 22.4% of the housing stock, while the remaining 1.1% is comprised of mobile homes.

Of the estimated 33,800 housing units, 60.8% are occupied by homeowners, and 38.2% by renters. The City only has 236 studio (zero bedroom) units, and 2,053 one-bedroom units, which together constitute only 6.8% of the housing stock. Two- and three-bedroom units total 17,963 and are 53% of the housing stock, while 4+ bedroom units, totaling 13,551, make up the remaining 40% of Antioch's housing stock.

The availability of housing units does NOT meet the needs of the population. There is a severe lack of affordable housing units to meet current needs. There is a need for more studio apartments to house extremely low-income persons, especially disabled persons, elderly, and homeless single adults. There is also a need for more family housing that is affordable for the lowest income renters.

Table 87 - # of Housing Units		
MA-10 - All Residential Properties by Number of Units, Antioch		
Property Type	#	%
1-unit detached structure	27,272	76.30%
1-unit, attached structure	1,616	4.50%
2-4 units	2,023	5.60%
5-19 units	2,523	7.00%
20 or more units	1,886	5.3%
Mobile Homes	401	1.10%
Total:	35,721	100%

Table 88 – Unit Size by Tenure				
MA-10 - Unit Size by Tenure, Antioch				
	Owners		Renters	
	Number	%	Number	%
No Bedroom	97	0.5%	139	1.00%
1 bedroom	59	0.3%	568	15.10%
2-3 bedrooms	10,286	50.0%	16,488	58.00%
4+ bedrooms	10,1120	49.2%	10,101	25.90%
Total:	20,562	100%	27,295	100

Table 89 – Rent Paid, Antioch			Table 90 – Housing Affordability, Antioch		
MA-15 – Cost of Housing			MA-15 – Cost of Housing		
Rent Paid	Number	%	% of units affordable to households earning:	Renter	Owner
Less than \$500	750	5.8%	30% HAMFI *	3,965	1,760
\$500 - \$999	1,708	13.2%	60% HAMFI *	6,515	3,545
\$1,000 - \$1,499	3,606	27.8%	80% HAMFI *	8,565	6,390
\$1,500 - \$1,999	3,385	26.1%	100% HAMFI *	9,690	8,475
\$2,000 or more	3,520	27.2%			
Total:	12,969	100.0%	Total:	28,735	20,170
			* HUD Area Median Family Income		
Data Source: 2011-2015 ACS 5-yr estimate			Data Source: 2011-2015 ACS 5-yr estimate		

Housing affordability is still a critical issue affecting Antioch and all of Contra Costa County, even through rent and housing purchase prices are some of the lowest in the Bay Area. In Antioch, the median home value rose between 2014 and 2017 by 38%, and the median contract rent rose by 16%.

MA-20 Condition of Housing

Maintenance and improvement of current housing stock is a key component of an overall housing strategy. The cost to maintain existing housing is significantly less than constructing new units. Older homes in lower income neighborhoods often have deferred maintenance that includes such items as roof, foundation, electrical, plumbing and heating repairs. In addition, older neighborhoods have failing infrastructure such as sewer and water lines and roadway. As 15,132 (42%) of the homes in the City of Antioch are more than 40 years old, maintenance is an important issue.

Need for owner and rental rehabilitation based on condition of housing. Current rehabilitation needs involve general maintenance, including roof repair and replacement, window replacement and upgrades, plumbing and electrical improvements, foundation repair, siding repair or replacement, and accessibility improvements to meet the growing senior and disabled population.

Table 91 – Year Unit Built				
Year built	Owner-Occupied		Renter-Occupied	
	#	%	#	%
2000 or later	3,512	17.1%	1,652	12.5%
1980-1999	8,996	43.8%	5,304	40.0%
1950-1979	6,810	33.1%	5,228	39.5%
Before 1950	1,244	6.0%	1,057	8.0%
Total:	20,562	100%	13,241	46.3%
Data Source: 2013-2017 ACS 5-Year Estimates				

Table 92 – Condition of Units				
# of Selected Conditions of Housing Stock Problems	Owner-Occupied		Renter-Occupied	
	#	%	#	%
With one selected condition	7059	34.3%	7197	54.3%
With two conditions	148	0.7%	656	5.0%
With three conditions	0%	0%	0%	0%
With four conditions	0%	0%	0%	0%
No selected conditions	13,355	65%	5,388	40.7%
Total:	20,562	100%	13,241	100%
Data Source: 2013-2017 ACS 5-Year Estimates				

Estimate the number of housing units that contain lead-based paint hazards and are occupied by low- or moderate-income families:

Lead-based paint was outlawed for use in housing in 1978. About 58% of the housing stock in the City of Antioch was built prior to 1980, and thus has more risk of containing lead-based paint hazards. Low- and moderate-income families are more likely to live in older housing, which is generally less expensive than newly built homes, therefore 42% of all older housing, or 15,132 units, could be occupied by lower-income households. However, not all housing built prior to 1980 contains lead paint. Homes built prior to 1950 are more likely to contain lead paint. There are 2,378 homes that were built in 1950 or earlier.

Table 93 – Risk of Lead-Based Paint Hazard				
Risk of Lead-Based Paint Hazard - Antioch				
Units Totals	Owner-Occupied		Renter-Occupied	
	#	%	#	%
Total Number of Units Built Before 1980.	7,747	38.7%	6,516	53.3%
Housing units built before 1980 with children present	1,070	5.4%	2,090	17.1%

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

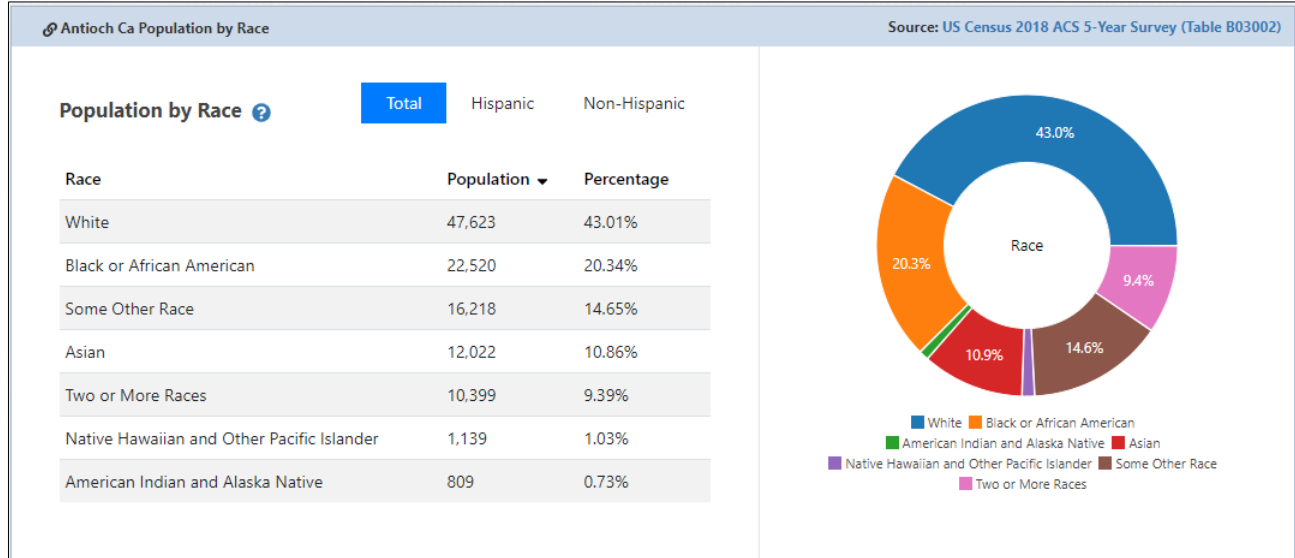
Introduction

Following is a brief statement of various factors that comprise the Market Analysis for Non-Housing Community Development assets:

Demographics - According to the 2018 American Community Survey 5-year Estimates, the City of Antioch has a population of 110,730 people. The racial demographics are White alone – 43%; Black or African American alone – 20.3%; American Indian and Alaska Native alone – 0.7%; Asian alone – 10.9%; Native Hawaiian and Other Pacific Islander alone – 1.0%; Some other race alone – 14.6%; two or more races – 9.4%. The percentage of those who identify as Hispanic or Latino, regardless of race, is 37.3%, significantly higher than the County average of 25.4%. See chart below:

The median age in Antioch is 36 year of age, which is slightly younger than the median age in the USA of 37.9 years and younger than the County median of 39.4. Of Antioch’s population, 6.2% are under 5 years of age compared to the County median of 5.8%; 74.7% are between 18 and 64 (County is 76.9%), and 11.7% are 65 and older (County is 15%).

Figure 3 - Antioch Population by Race



Disabilities - Amongst the City’s population, 3.2% have a Hearing difficulty, 3.0% have a Vision difficulty; 6.9% have a Cognitive difficulty; 8.0% have an Ambulatory difficulty; 3.1% have a Self-Care difficulty; and 7.3% have an Independent Living difficulty.

Education and Poverty - The poverty rate in Antioch is 14.3% as contrasted with a County poverty rate of 9.1%. The Antioch employment rate is 57.4%, close to the County rate of 60.7%. The median household income is \$71,422. The Survey shows that 86.9% have graduated from high school or have a higher education, which is slightly lower than the United States average of 87.7% and lower than the County median of 89.4%. Of these, 27.3% have a High School or equivalent degree (County is 17.6%); 29.4% have some college and no degree (County 21.8%); 9.2% have an Associate's degree (County 8.3%); 14.7% have a Bachelor’s degree (County is 26.1%), and 6.3% have a Graduate or professional degree (County is 15.6%).

Business and Owner Characteristics - There are 6,018 total business firms in Antioch according to the 2012 Survey of Business Owners, the most recent data available. Of these, 3,051 are owned by men, 2,193 are owned by women, 3,493 are owned by minorities, 2,197 are owned by non-minorities, 501 are owned by veterans, and 5,213 owned by nonveterans.

Selected Sales and Revenue Totals – Sales from accommodation and food services sales was \$105,576; total health care and social assistance receipts/revenue was \$1,062,431; total merchant wholesaler sales was \$276,104; total retail sales was \$939,262 (2012 Economic Census).

Income and Poverty – The median earnings for full-time, year-round workers in Antioch is: females - \$44,983; males - \$54,627.

Economic Development Market Analysis

Business Activity

Table 94 – Business Activity, Antioch					
Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	463	3	1	0	-1
Arts, Entertainment, Accommodations	4,924	2,356	14	13	-1
Construction	3,025	1,684	9	9	0
Education and Health Care Services	8,044	6,633	23	37	14
Finance, Insurance, and Real Estate	2,418	650	7	4	-3
Information	986	132	3	1	-2
Manufacturing	2,602	330	7	2	-5
Other Services	1,514	560	4	3	-1
Professional, Scientific, Management Services	3,819	677	11	4	-7
Public Administration	0	0	0	0	0
Retail Trade	5,075	4,085	14	23	9
Transportation and Warehousing	1,190	424	3	2	-1
Wholesale Trade	1,417	423	4	2	-2
Total:	35,477	17,957	--	--	--

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Table 95 – Labor Force	
Total Population in the Civilian Labor Force	52,450
Civilian Employed Population 16 years and over	46,155
Unemployment Rate	12.03
Unemployment Rate for Ages 16-24	24.63
Unemployment Rate for Ages 25-65	7.70

Data Source: 2011-2015 ACS

Table 96 – Occupations by Sector, Antioch	
Occupations by Sector	# of People
Management, business and financial	8,675
Farming, fisheries and forestry occupations	2,350
Service	5,650
Sales and office	13,065
Construction, extraction, maintenance and repair	4,440
Production, transportation and material moving	2,330

Data Source: 2011-2015 ACS

Travel Time:

Table 97 – Travel Time, Antioch		
Travel Time	Number	Percentage
< 30 Minutes	16,235	38%
30-59 Minutes	13,325	31%
60 or More Minutes	13,335	31%
Total:	42,895	100%
Data Source: 2011-2015 ACS		

Education:

Table 98 - Educational Attainment by Employment Status (Population 16 and Older)			
Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,665	570	2,525
High school graduate (includes equivalency)	9,865	1,493	4,445
Some college or Associate's degree	15,295	1,650	5,530
Bachelor's degree or higher	8,975	635	2,025
Data Source: 2011-2015 ACS			

Table 99 - Educational Attainment by Age					
	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	190	495	559	1,765	1,420
9th to 12th grade, no diploma	2,090	1,175	1,190	1,600	710
High school graduate, GED, or alternative	3,805	4,210	3,765	7,830	3,365
Some college, no degree	4,285	4,280	3,700	9,210	2,520
Associate's degree	914	1,035	1,410	2,850	760
Bachelor's degree	645	2,030	1,975	4,850	1,290
Graduate or professional degree	0	475	700	1,625	849
Data Source: 2011-2015 ACS					

Educational Attainment – Median Earnings in the Past 12 Months

Table 100 – Median Earnings in the Past 12 Months	
Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	82,040
High school graduate (includes equivalency)	98,693
Some college or Associate's degree	136,891
Bachelor's degree	182,080
Graduate or professional degree	208,430
Data Source: 2011-2015 ACS	

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

Major employment sectors continue to remain the same as five years ago:

- Education and Health Care Services (8,044 workers, 6,633 jobs);
- Retail Trade (5,075 workers, 4,085 jobs);
- Arts, Entertainment, Accommodations (4,924 workers, 2,356 jobs); and
- Professional, Scientific, Management Services (3,819 workers, 677 jobs).

These four categories employ 62% of (21,862 workers) Antioch workers (up from 57%), and provide 77% (13,751 jobs, up 7%) 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:

Workforce - The County Workforce Development Board of Contra Costa County (WDBCCC) has utilized a sector approach to address workforce and business needs in the region since 2004. As part of its sector engagement process, the WDB 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.

In the WDB Local Plan for 2017-2020, the board found that the post-secondary educational attainment levels of young people are lower than what is required to meet the needs of the local economy. Industry trends show that future economic growth will be driven largely by the following industries:

- professional, scientific, and technical services,
- advanced manufacturing,
- clean energy and biotechnology,
- construction,
- health care and educational services, and
- leisure and hospitality industries.

The Board then prioritized and will target investments in the following five industry sectors:

1. Advanced Manufacturing;
2. Health and Life Sciences;
3. Energy;
4. Information Communication Technology (ICT) and Digital Media and
5. Construction

Many of the new jobs created by these industries will require post-secondary education, specifically scientific and technical skills knowledge. Therefore the WDB of Contra Costa County will continue to develop educational and career pathways in STEM (Science, Technology, Engineering, Math) fields. Collaboration with regional industry and education partners. It will continue to foster relationships with the East Bay Economic Development Alliance, University of California at Berkeley, Laney College (construction & woodworking), and Los Medanos College. Other key relationships are with the Corporation for Manufacturing Excellence, and the Northern California Small Business Development Center through federally funded programs, such as the Advanced Manufacturing Jobs and Innovation Accelerator Challenge.

The WDB will work with these and other key partners on the development of an East Bay workforce intermediary network to effectively link, align, and leverage funding and resources through increasing the training and advising capacity of the Small Business Development Center (SBDC).

Infrastructure - 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.

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.

Jobs, Housing and Commuting - A January 2019 study by the Contra Costa Economic Partnership highlights key issues affecting Contra Costa County and Antioch in East County:

- Data from the National Association of Realtors show that the region has the most expensive housing in the nation.
- According to a major transportation research agency, the region is in the top three for delay times, stress levels, and commute lengths.
- Job growth in the western Bay Area, with more rapid gains in jobs and faster increases in incomes, has outstripped growth in the East Bay.
- Lack of housing construction to meet the demands of strong employment in the San Francisco, Peninsula, and San Jose areas impacts the entire region, especially East CCC.
- The many new employees of the West Bay are moving to the East Bay in search of housing. This effectively removes available housing from local residents and from potential employees of East Bay companies.
- Experiences of the Tri-Valley area suggest that an aggressive plan of housing expansion may well benefit local businesses only minimally –most new housing in this part of the region has been gobbled up by West Bay workers from 2005 to 2015.

In East Contra Costa County:

- East Contra Costa County has 134,900 employed residents in 2015 but only 62,000 local jobs. It is one of the fastest growing parts of the region with 21.5% growth in employed residents and 27.8% growth in local jobs from 2005 to 2015.
- The number of outbound commuters grew 29.2% from 2005 to 2015. In 2015, more than half of all new employed residents in the region work outside the CC/TV region. Outbound commuters account for 41.9% of employed residents in 2015, up from 39.5% in 2005.
- The number of inbound commuters grew by 37.2% from 2005 to 2015. Inbound commuting accounts for 28.5% of local jobs in 2015, up from 26.6% in 2005.

- The rising share of workers commuting out of CC/TV and growing share of local jobs filled by workers from outside the region are somewhat troubling signs for East CCC. Local housing is occupied by workers displaced from the San Francisco MD and job centers in other parts of Alameda County, and local businesses have to search for workers in areas east and north of CCC. This dynamic puts a strain on the region's infrastructure, with not only more workers commuting out but more workers commuting in.
- As the housing crisis spread farther into the East Bay, median rents in Contra Costa County became some of the fastest growing in the Bay Area.

Find Study at:

<https://static1.squarespace.com/static/5821053c725e25b3040c9c1f/t/5cad13ab859ab200011543e2/1554846642703/2019.01.30+-+CCEP.pdf>

In a positive light, perhaps the most significant major change for the City of Antioch is the completion last year of the BART extension to eastern Antioch. This has made public transportation options to job centers in the west more attractive to those living here.

One potentially significant effort is to develop and expand the Northern Waterfront of CCC, which includes Antioch. This initiative examines the necessary infrastructure required 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.

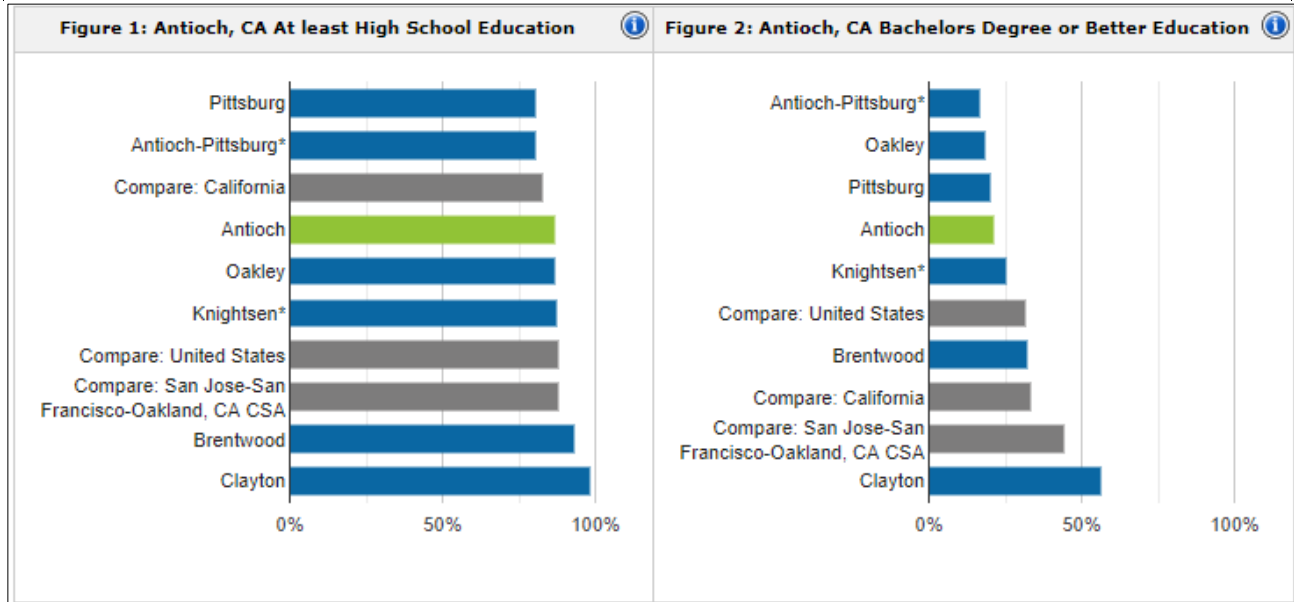
How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Post-secondary educational attainment levels of Antioch young people are lower than what is required to meet the needs of the local economy. Four of the five sectors that are expected to grow and pay higher wages are those that require advanced skills and education in STEM fields. Only the Construction sector offers a living wage for young adults who are not college educated, and the path to journeyman wages also requires an investment in time. The sector is also highly cyclic in nature, with many construction firms hard hit or failing during recessions when people curtail remodeling and new home purchasing. Most jobs in this sector are also very physically demanding. Still, it remains a viable path forward to residents who, for a variety of reasons, do not go to college.

The charts below show City of Antioch education data from Town Charts:

<https://www.towncharts.com/California/Education/Antioch-city-CA-Education-data.html>

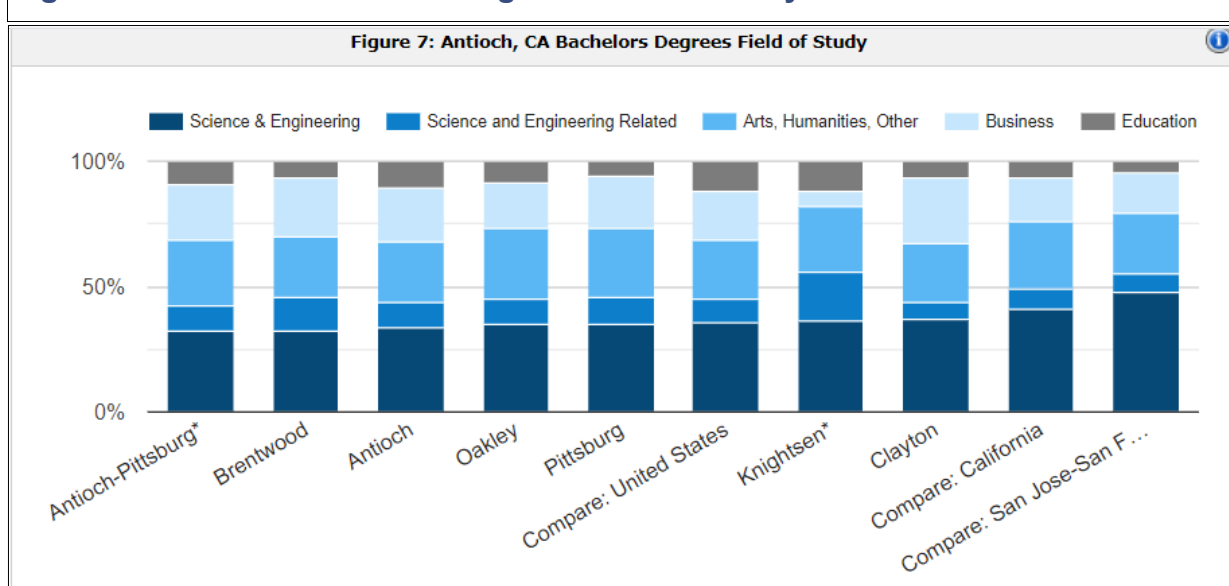
Figure 4 - Antioch Education Levels, High School and Better



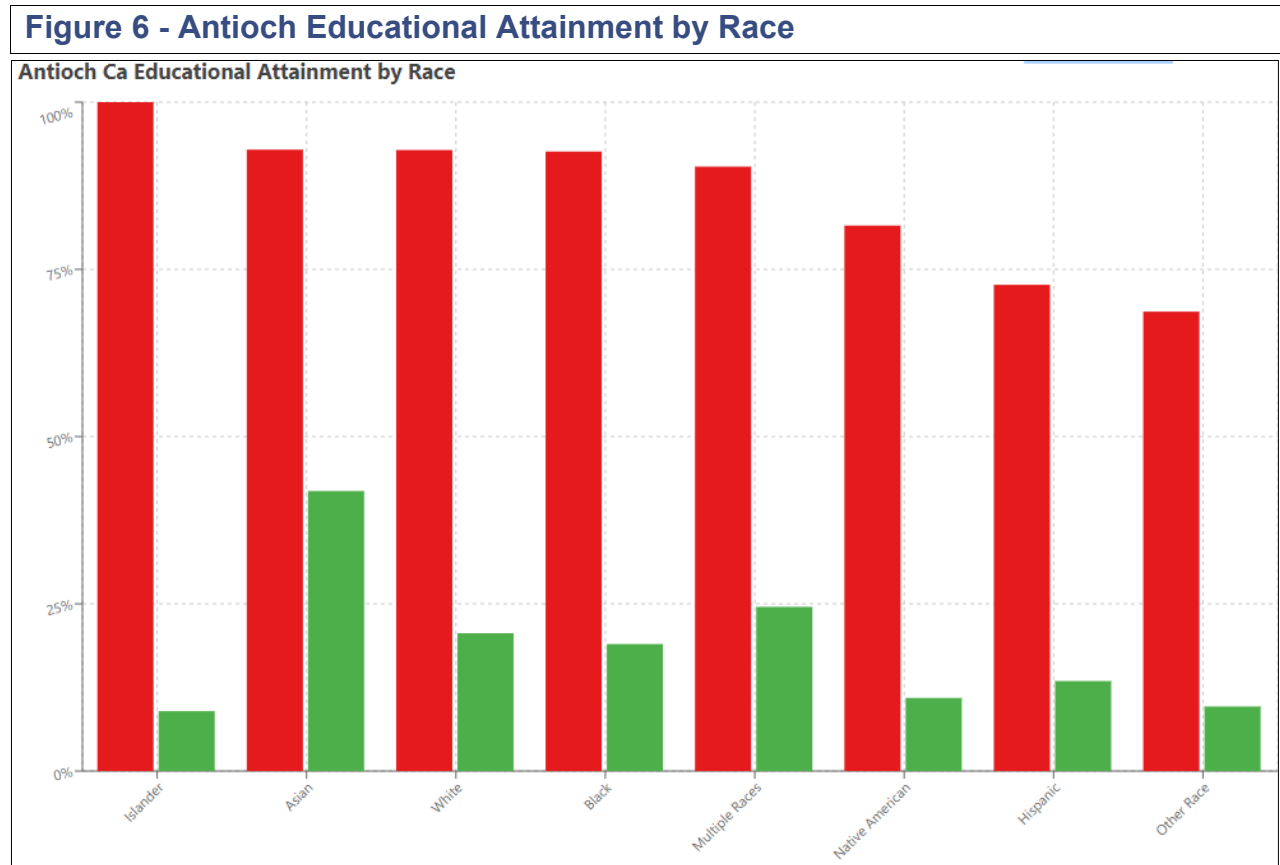
In Figure 4 above (says figure 1 & 2 within), we see that Antioch’s graduation rate of 87%, although higher than the California average, lags behind the USA, our Metropolitan Statistical Area, and our more affluent neighbors in both east and central Contra Costa. Figure 4, right side shows Antioch’s attainment of a Bachelor's degree or advanced education lags significantly behind all comparisons.

Figure 5 below shows fewer students in STEM categories such as Science and Engineering, and fewer in Business categories, and more in Education and Arts, Humanities and Other than the San Jose, San Francisco Oakland Metropolitan Statistical Area. (Data for figures: 2019 ACS)

Figure 5 - Antioch Bachelors Degrees Field of Study



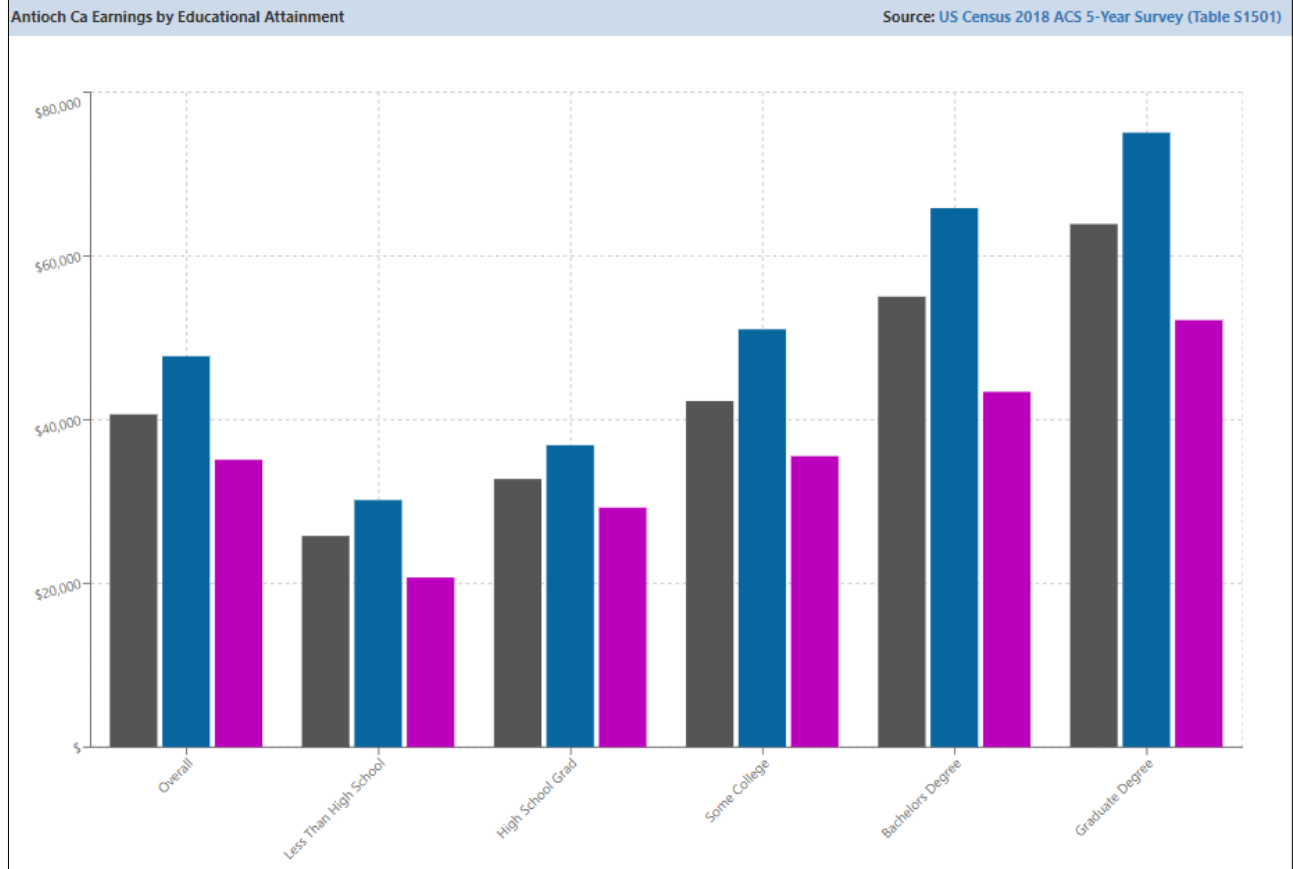
The chart below on Educational Attainment by Race shows that Antioch residents who are Asian obtain Bachelor's degrees at a significantly higher percentage than other groups. Hispanic residents graduate high school at a significantly lower rate than other groups.



This next chart, Earnings by Educational Attainment, shows clearly the relationship between earnings and level of education, by male and female residents. The average earnings of Antioch households is \$40,643, with males earning \$47,750 and females earning \$35,103. In comparison, the average earnings in Contra Costa County is \$52,838, with males earning \$62,562, and females earning \$43,785.

The difference in average earnings between those who do not graduate from high school (\$25,789) compared to high school graduates (\$32,745) and those with some college (\$42,279) amounts to an annual loss of earnings of \$16,490 for those that fail to graduate from high school vs those that obtain an AA degree or have some level of college. That difference is greater for the County as a whole, at \$19,889 annually. Charts from: <http://worldpopulationreview.com/us-cities/antioch-ca-population/>

Figure 7 - Antioch Earnings by Educational Attainment



In summary, 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.

Northern Waterfront Economic Development Initiative. is a regional cluster-based economic development strategy with a goal of creating 18,000 new jobs by 2035. The

Initiative was commissioned in 2014 by the Contra Costa County Board of Supervisors under the direction of the CCC Conservation and Development Department. This initiative examines the necessary infrastructure and industries 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 attracting 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.

The Initiative leverages existing competitive advantages and assets by focusing on advanced manufacturing sub-sectors in five targeted clusters (advanced transportation fuels, bio-tech/bio-medical, diverse manufacturing, food processing, and clean tech). There is also a related component focusing on the human capital framework to benefit the residents of the Northern Waterfront. The initiative is a collaboration between the County and seven partner cities including the City of Antioch, who work together on diverse actions to enhance the economic vitality of the region. The Strategic Action Plan can be viewed here:

<https://www.contracosta.ca.gov/DocumentCenter/View/56680/Northern-Waterfront-Initiative-Strategic-Action-Plan-PDF?bidId=>

Bay Area Urban Manufacturing Initiative (BAUM). This initiative is focused on strengthening regional connections and growing regional manufacturing. As manufacturing evolves - getting cleaner, greener and more advanced - it continues to help build strong local communities by providing pathways to good, middle-class jobs. This initiative was launched in 2016 at the Bay Area Urban Manufacturing Summit to facilitate the creation of a well-defined and interconnected regional manufacturing ecosystem. The 30 Bay Area partners include: Alameda, Antioch, Berkeley, Brentwood, Concord, Contra Costa County, Emeryville, Fairfield, Fremont, Hayward, Livermore, Milpitas, Morgan Hill, Napa, Newark, Oakland, Oakley, Petaluma, Pittsburg, Pleasanton, Richmond, San Francisco, San Jose, San Leandro, San Rafael, Santa Rosa, South San Francisco, Union City, Vacaville, and Vallejo. See Antioch's Diablo Analytical's video as a manufacturer that is part of the initiative's "Manufacturing the Dream" campaign at: <http://bayareamfg.org/-day/>

East Bay Biomedical Manufacturing Network. This Network is building a regional innovation ecosystem for technology transfer, economic development, and workforce development in medical device and bioscience manufacturing along the I-80/880 Corridor of the Inner San Francisco East Bay Area. This region includes Western Alameda and Contra Costa Counties from San Pablo/Richmond in the North to Fremont/Newark in the South and is home to world-class innovation assets such as UC Berkeley and Lawrence Berkeley National Laboratory.

Electric Vehicles. A second workforce training initiative is centered on electric vehicles (EVs) and electric vehicle service equipment (EVSE). The Contra Costa Transportation Authority produced a framework and strategic plan in 2019 that outlines that suggests there will be a strong need for electricians as demand for EVs continues to rise in the state.

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", which is outlined in the previous section. To assist in the implementation of the plan 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 was completed in 2018. 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 City's Economic Development Department actively works with a number of economic agencies and nonprofits) on an ongoing basis., The CDBG staff 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 Economic Development collaborations for the City of Antioch include:

- **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.
- **The Workforce Development Board of Contra Costa County**, which connects employers to a skilled workforce and helps individuals develop the skills needed to thrive in the workplace.;
- **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.
- **East Bay Economic Development Alliance**, which is cross-sector, public-private partnership that promotes strategic economic development. It provides a regional voice and networking resource for strengthening the economy, building the workforce and enhancing the quality of life in the East Bay.
- **Opportunity Junction**, a nonprofit 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.
- **COCOKids**, a nonprofit that serves the needs of children, families, early educators, businesses and communities and provides training and support to help child care professionals build sustainable businesses and provide quality, health and age-appropriate care.
- **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.

MA-50 Needs and Market Analysis Discussion

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

The 2020-2025 Contra Costa Analysis of Impediments to Fair Housing Choice, which utilized the data provided by HUD for the Analysis of Fair Housing, presented jurisdiction-specific data

relevant to this section which will be included here. Concentration is defined as areas of extreme or high poverty defined by US census as areas with 40% of the tract population living below the federal poverty threshold.

The City's lowest income areas include 48% of the City. The oldest housing stock is located both north and south around Highway 4. This area encompasses both the oldest housing which is most in need of repair, and the highest concentrations of lower income households. This includes the following Census Tract and Block groups:

- 3050.00 - This CT is located at the northernmost part of the old Downtown, encompasses the oldest housing stock, and has some of the highest number of residents with incomes less than 80% of the area median (abbreviated as Low/Mod). Block group (BG) 1 = 72.2%, BG 2 = 84.6%, BG 3 = 68.91%, BG 4 = 60.12% and BG 5 = 93.66% Low/Mod residents, the highest level in the City. BG 1 & 5, along the Delta, are most at risk for flooding and sea level rise. City Hall is located in BG 3, but on higher ground and not at risk.
- 3072.02 - CT is located just north of Highway 4, and right behind CT 3050.00. BG 1 = 47.6%, BG 2 = 87.72%, BG 3 = 83.93% Low/Mod residents. This CT receives the highest call for services with the Antioch Police Department, and is comprised of high-density multifamily housing, some subsidized. This CT has a higher number of racial and ethnic minorities as well, including African American.
- 3072.05 - CT is located south of Highway 4, east of Somersville Road and includes a mobile home community, single family homes, and a sizeable amount of multifamily housing. BG 1 = 76.78, BG 2 = 63.13, BG 3 = 51.85 Low/Mod residents.
- 3071.02 - CT spans both north and south of Highway 4, in the center of the older downtown area. It runs from Contra Loma Blvd. to A street and is adjacent to the County Fairgrounds on the West. BG 1 = 76.22%, BG 2 = 42.86%, BG 3 = 52.36% BG 4 = 65.63% Low/Mod.
- 3060.03 - CT is next to 3071.02 and 3050.00 to the east, and bounded at the south by Highway 4, running from D St. to Hillcrest. BG 2 = 75.21%, BG 3 = 68.69%.
- 3060.04 is adjacent to 03 above, and is an area most at risk of rising tides and sea levels.

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

- Black residents in the western portion of City of Antioch along both sides of California Route 4 as well as in more recently built subdivisions in the southeastern portion of the City of Antioch.
- Hispanic residents throughout the City of Antioch but appear to be more highly concentrated north of Route 4.

- Asians and Pacific Islanders south of Route 4 and, in particular, in the southeastern portion of the City of Antioch.
- Non-Hispanic White residents throughout the City of Antioch but appear to be somewhat concentrated north of Route 4, particularly in neighborhoods that are not immediately adjacent to the highway. (Even in the census tracts in Antioch with higher concentrations of Non-Hispanic White residents, the proportion of White residents is still lower than the White population share in the region.)
- Mexican national origin are relatively concentrated in the northern and, in particular, the northwestern portions of the City.
- Filipino national origin are largely concentrated in the central and southern portions.
- Nigerian-Americans are largely concentrated in the central and southern portions.
- There are no apparent areas of concentration for individuals of El Salvadoran and Nicaraguan national origin.
- Spanish speakers are concentrated in the northern portion of the City.
- Tagalog and Chinese speaking LEP individuals are concentrated in the central and southern portions of the City of Antioch.

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

The Cities of Antioch and Pittsburg in eastern Contra Costa County (east County) have rapidly become much more racially and socioeconomically diverse in recent decades. The City of Antioch has faced displacement pressure due to broader regional trends in the Bay Area and experienced the suburbanization of poverty and displacement of low-income people of color from communities like Richmond, Oakland, and San Francisco.

Access to opportunity is lowest in western and north-eastern sections of the County, specifically in the cities of Richmond, Pittsburg, and in Antioch. Access to opportunity is highest in central Contra Costa County, including Walnut Creek, Danville, Alamo, San Ramon, Lafayette, Orinda, and Moraga.

As seen in the charts below, compared to Contra Costa and the region, Antioch scores lower in the "Indicators of Access to Opportunity" chart below. Using a 100 point scale, with 100 indicating the highest level of opportunity, Antioch scores are very low in Low Poverty (meaning the city has a higher poverty rate), School Proficiency and Labor Market, and somewhat lower in Transit, Low Cost of Transportation and Jobs Proximity.

Significant contributing factors to disparities in access to opportunity include: Availability of reliable public transportation; Lack of access to opportunity due to rising housing costs; Lack of regional and local cooperation; Location of employers; Location of schools and student assignment plans; and Location of environmental health hazards.

In the City of Antioch, homeownership rates are highest in the southern and northeastern portions of the City of Antioch and are lowest in the northwestern and central parts of the City of Antioch. The southern portion of the City of Antioch is more heavily Asian and Pacific Islander than the City of Antioch as a whole while the northeastern portion of the City of Antioch is more heavily White than the City of Antioch as a whole. Areas with low homeownership rates are predominantly Black and Hispanic.

Antioch has a disproportionately large share of family-sized households assisted with Housing Choice Vouchers compared to the rest of the County, likely due to an abundance of less expensive and larger 3-5 bedroom homes for larger families.

Are there any community assets in these areas/neighborhoods?

Community assets typically are facilities such as schools, libraries, community centers, parks, and access/proximity to commercial centers or establishments that include grocery stores, general merchandise stores, and pharmacy retailers. These neighborhoods have a combination of community assets that include parks, community centers, and schools (elementary, middle, and high schools).

- The Antioch Senior Center and Nick Rodriguez Center are two large multi-purpose conjoined buildings in downtown that serve as a vital community asset. The Senior Center is a hub of service delivery for older adults, including the largest noon hot meal program in the County, as well as the delivery site for many CDBG public services.
- The mobile Farmer's Market makes a weekly stop in the downtown area near the Senior Center.
- A major bus line runs through the old downtown area, connecting riders to the Hillcrest and Pittsburg/Bay Point BART stations and many important stops in between.
- The recent completion of the Antioch eBART line at Hillcrest makes the City a more attractive location to live and work by increasing access to transportation options in high job areas.
- The Delta area which forms the City's northern boundary is a beautiful place to spend time, both on and off the water, and the City has a lovely marina and two boat and kayak launching areas along the river.
- There are a few historic buildings in the old Downtown and a suitable cluster of store frontage sites that could form a basis for a vibrant retail area if sufficient numbers of people shopped in this area.
- There is a newer and beautiful restaurant adjacent to the river at the Marina, and several Mexican restaurants which are doing well.
- Antioch has a significant inventory of 3-5 bedroom homes suitable for larger families at a lower rental rate than almost anywhere else in Contra Costa County.

- The City has significantly higher homeownership rates by Hispanic and Black residents than in the County as a whole. The City is currently marketing a first-time homebuyer program with downpayment assistance, and the City is partnering with the Housing Authority to market the program to eligible voucher holders.
- The City funds a Housing Rehabilitation and Grant program, for single family homes and mobile homes, to improve and retain single family housing stock.

Are there other strategic opportunities in any of these areas?

- Older buildings in the downtown have sufficient space for nonprofit operations or businesses, with good bus connections.
- Rental prices per square foot are some of the lowest in the County.
- There are several larger parcels of land that could be utilized for new housing or business construction.
- An area in an underutilized business park in the lower income area on the far northwest border was designated with a Marijuana business overlay, which is creating some new business opportunities.
- There is significant acreage with old industrial businesses and buildings that are waiting to be repurposed along the waterfront at the north border of the City.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the 2018 ACS 5-year estimates, almost 93% of Antioch households have a computer, and 86% have a broadband internet subscription.

As is illustrated in the County MA-60 table and the table below, the Consortium is well covered by a variety of service providers with varying types of accessibility and speed. Broadband internet availability for the County as a whole at over 95% far exceeds the US average of 79%, and is better than the California average of 94%.

Coverage for the City of Antioch is rated at 97%. A search by zip code reveals no major differences in coverage and accessibility in lower income neighborhoods.

Xfinity (Comcast) offers its Internet Essentials program to every unconnected HUD-assisted household and is the primary provider of television and internet throughout the County and

in the City of Antioch. Residents have access to the highest speed access to high speed internet with Xfinity (Comcast) offering this speed service by cable, and AT&T providing it by fiber (with limited coverage) and by DSL. Satellite services at 25 Mbps are offered by ViaSat and HughesNet, while DSL is provided by Sonic, also at a speed of 25 Mbps.

The need for broadband wiring and connections is viewed to be good for lower income Antioch residents.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The City of Antioch is served by five providers with a wide range of products, speeds and prices, therefore competition is deemed to be adequate. See Consortium MA-60 section for larger spreadsheet of available services throughout the County.

Table 101 – Broadband Internet Availability, Antioch									
CDBG Jurisdictions	Broadband Internet Availability > 25 Mbps			Internet Provider Types and Coverage %			Internet Speed Availability in Mbps		
	City	CA	USA	Cable	DSL	Fiber	3	10	25
Antioch	97%	94%	79%	97%	94%	3%	100%	100%	97%

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

The County and City of Antioch has assessed hazard risk and impact on lower income communities and individuals for many years, with the latest Hazard Mitigation Plan prepared September 2017. The City incorporated such planning in the creation and implementation of its 2015 Climate Action Plan (CAP), which outlines actions that residents and the City can take to limit the Greenhouse Gas Emissions. In 2019, the City expanded the CAP to incorporate climate resilience, outlining key adaptation strategies and structural changes that will make lower income communities more climate resilient. Escalating energy and other utility costs place an increasing burden on lower income households. Since 2010, power shutoffs in California have increased by over 50%. Energy bills now constitute up to 41% of income for

low income families in California, and between 19% and 28% of utility customers are at risk of not being able to pay their bill.

Hazard risks facing the City of Antioch are:

- Drastic increase in severe heat days, heat waves, and associated health events and energy costs. East Contra Costa is more susceptible to extreme heat events
- Increasingly volatile weather, negatively affecting agricultural yields and recreation/tourism
- Increasingly frequent severe storms, which can increase risk of flood, landslide, power outages, and disruption of transportation systems

Impact-Severe weather:

- In East County, heat waves and number of excessive heat days are likely to intensify in the coming years.
- Excessive heat can lead to severe health impacts and associated costs. According to the CA Department of Public Health, the 2006 summer heat wave in California led to the deaths of over 140 people, many of whom were elderly.
- People with cardiovascular health issues, outdoor workers, people over the age of 65, and those without adequate health insurance are among the most vulnerable populations to severe heat events.
- Households with already high housing burdens suffer the greatest consequences, as they have few resources to spend on air conditioning installation or increased energy consumption from its use.
- Extreme heat events in California are now exacerbated by the present PG&E policy of cutting power in windy conditions. This policy has already shown adverse effects on vulnerable populations.

Impact - Flooding:

- Flood mapping from the Adapting to Rising Tides study illustrates that flooding occurring as a result of sea level rise will disproportionately impact lower income communities on the northern side of Highway 4.
- Health impacts related to flooding are associated with releases of hazardous waste and water contamination.
- A number of the County's lower-income communities are located near hazardous waste sites. Flood can spread hazardous material contamination of air, water, and soil to nearby communities.
- Even without the presence of hazardous waste facilities, contaminated water, also known as impaired water, contains toxins that can spread due to flooding.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Lower income communities face various environmentally and socially driven cumulative impacts on their health.

- Many of the County's lower income communities in Central and East County live around or north of Highway 4, near hazardous waste disposal sites, and impaired water bodies.
- Rates of outdoor workers are substantially higher in low income communities, further exposing low income residents to environmental conditions.
- Low income communities have limited access to healthy and nutritious food and healthy living conditions inside their homes.
- These communities face negative health impacts from high asthma rates, high rates of cardiovascular disease, and low birth weight as a result of these environmental and social factors.
- While bearing these health impacts, many people in these communities do not have access to quality health insurance to address their health-related needs.

Populations likely to be most affected by natural hazard risks include:

- Unsheltered homeless persons, who are most at risk in times of severe weather, both drought and flooding, with little to no protections from the elements. A substantial portion of Antioch's unhoused residents camp along the waterways, rivers and creeks which make them particularly susceptible to danger from flooding and contamination.
- Seniors, frail elderly, and persons with disabilities living on a fixed income, who may have a lesser tolerance to high heat conditions due to medical reasons, adverse reactions to heat due to medications, and less access to air-conditioning to stay cool, or ability to pay high electric bills to keep it on if they do have it. Transportation to a cooling center may be more challenging for those who cannot drive.
- Families living in overcrowded conditions also face significant challenges in extreme heat events.
- Households with earnings between 0-30% of the area median income, particularly renters, who are paying over 30% of their incomes on housing costs often cannot pay higher energy costs when bills spike during an extreme weather event.

City of Antioch Climate Action and Resilience Plan (CARP)

In conjunction with the Consolidated Plan, the City prepared its first Climate Action and Resilience Plan (CARP) for 2020-25 to add a focus on community resiliency to natural hazard and climate change risk. Both documents are founded on the mission of the Community Development Block Grant program to develop strong communities by providing decent

housing, a suitable living environment, and expanding economic opportunities, principally for low- and moderate-income persons. They continue using the HUD livability principles (established with the Partnership for Sustainable Communities) as inspiration. They incorporate State of California goals and efforts to reduce greenhouse gas and the carbon footprint of the City. Finally, they align with other City plans, such as the General Plan, the Local Hazard Mitigation Plan, The 5-year Consolidated Plan, and the City's 2019-2029 Vision and Strategic Plan. Alignment with federal and state guidelines and various City plans best position the City to access funding opportunities that will increase the "livability" of the City over the next five years.

The focus for the 2020-25 ConPlan and CARP is as follows:

- **Provide more transportation choices.** Develop safe, reliable and economic transportation choices to decrease household transportation costs, improve air quality, reduce greenhouse gas emissions, and promote public health.
- **Promote equitable, affordable housing.** Expand location- and energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.
- **Enhance economic competitiveness.** Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers as well as expanded business access to markets.
- **Coordinate policies and leverage investment.** Align policies and funding to remove barriers to collaboration, leverage funding and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.
- **Value communities and neighborhoods.** Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods.

Resilience

The CARP outlines actions that build community resilience to the climate challenge in Antioch. Community resilience is "the ability of communities to withstand, recover, and learn from past disasters to strengthen future response and recovery efforts" as defined by the Asia Pacific Environment Network. Within the context of climate change, gradual, longer-term hazards such as extreme heat increases and drought fall under the umbrella of disaster. Key elements of effective community resilience include resilient built environments, resilient people and communities, and resilient natural systems.

Actions that build resilience have benefits that fall into three broad categories: adaptation to climate related changes, mitigation of greenhouse gas emissions, and community development for building strong communities that can withstand the climate challenge. These are explored in detail in the CARP.

Many actions proposed in the CARP provide benefits beyond the boundaries of a single categorization. For example, energy efficiency improvements in homes can help reduce energy use and energy production emissions, and can help people adapt to warmer temperatures by improving insulation from outside elements AND lower their overall housing costs. Antioch's CARP seeks actions that can provide multiple benefits for the Antioch community. The Consolidated Plan incorporates these goals and will help to fund projects that achieve mutual objectives to increase community resilience.