



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
STANDING COMMITTEE OF THE CITY COUNCIL
AGENDA**

Date: Thursday, June 13, 2024
Time: 2:30 P.M.
Place: Antioch City Hall - Council Chambers
200 H Street
Antioch, CA 94509

CDBG Committee Members

**Councilmember Tamisha Torres-Walker
Councilmember Mike Barbanica**

Staff Liaison: Teri House and Andrea Lyn Mateo

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Agenda prepared by:
Department of Public Safety and Community Resources
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CDBG COMMITTEE SPEAKER RULES

This agenda is a summary of the discussion items/actions proposed to be taken by the CDBG Committee. **The public has the opportunity to address the Committee on each agenda item.** The Committee can only take action on items that are listed on the agenda. Comments regarding matters not on this Agenda may be addressed during the "Public Comments" section on the agenda. No one may speak more than once on an agenda item or during "Public

Comments”.

Members of the public wishing to provide public comments may do so one of the following ways:

- 1) **WRITTEN PUBLIC COMMENT** *(received prior to 1:00 p.m. the day of the meeting)*
– Written comments may be submitted electronically to the following email address: CDBG@antiochca.gov. All comments received before 1:00 p.m., the day of the meeting, will be provided to the Committee Members before the meeting. **Please indicate the agenda item and title in your email subject line.**

- 2) **IN PERSON** – Fill out a Speaker Request Form, available near the entrance doors, and place it in the Speaker Card Tray near the staff person before the meeting begins.

Speakers will be notified shortly before they are called to speak.

- When called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the CDBG Committee Members).

After hearing from the public, the agenda item will be closed. Deliberations will then be limited to the Committee Members.

NOTICE OF AVAILABILITY OF REPORTS

The CDBG Committee Agendas, including Staff Reports, are posted onto the City’s Website 72 hours before each meeting. To view the agenda information, please click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/cdbg/>

Copies are available for inspection at the Antioch Community Center, 4703 Lone Tree Way, Antioch, CA 94531, Monday through Friday, 8:30 a.m. to 4:30 p.m., excluding holidays. Copies are also made available at the Antioch Public Library for inspection.

AGENDA

1. **ROLL CALL (2:30 p.m.)** – Committee Members
2. **PUBLIC COMMENTS** – Members of the public may comment only on unagendized items.
3. **HOUSING APPLICATIONS**
 - a. County funding update
 - b. Metropolitan Transit Commission (MTC) Transit Oriented Communities (TOC) requirement update
 - c. Potential role of Antioch CDBG funding
 - d. Update from Novin Development for Grace Commons (5 minute maximum)
 - e. Update from Hope Solutions for Hope Village Antioch (5 minute maximum)

RECOMMENDED ACTION: Staff recommends that the CDBG Standing Committee:

- Approve a recommendation for Hope Solutions for a loan commitment in the amount \$453,914 in FY 2024-25 CDBG funds and \$610,896 in prior year CDBG funds, as well as \$1,500,000 in Housing Successor funding for Hope Village Antioch which will allow them to obtain and leverage other funding sources, for submission to the City Council; and
- Approve a recommendation for Novin Development for a loan commitment in the amount of \$1,500,000 in Housing Successor funds for Grace Commons, which will allow them to obtain and leverage other funding sources, for submission to the City Council.

4. **COMMUNITY GRANTS FY 2024-25 FUNDING RECOMMENDATIONS - \$6,454,180 total all funding sources**
 - a. CDBG –\$1,490,789
 - b. CDBG-CV – \$184,970
 - c. Housing Successor – \$ 4,050,000
 - d. Permanent Local Housing Allocation (PLHA) - \$645,614
 - e. Energy Efficiency and Conservation Block Grant Program (EECBG) - \$82,807
 - f. Spreadsheet of draft renewal grant amounts for FY 2024-25 to complete the achievements outlined in the 2020-25 Consolidated Plan.

RECOMMENDED ACTION: Staff recommends that the CDBG Standing Committee approve the funding recommendations which complete the 2024-25 Action Plan and the 2020-25 Consolidated Plan, for submission to the City Council.

5. **DISCUSS AGENDA ITEMS FOR NEXT MEETING**

6. **WRITTEN/ORAL COMMUNICATIONS**

7. **MOTION TO ADJOURN**



**STAFF REPORT TO THE COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) STANDING COMMITTEE**

DATE: Meeting of June 13, 2024

TO: Council Members Mike Barbanica and Tamisha Torres-Walker

PREPARED BY: Teri House, Community Development Block Grant/Housing Consultant

APPROVED BY: Tasha Johnson, Public Services and Community Resources Director

SUBJECT: Review and approve FY 2024-25 Action Plan for expending Federal CDBG, Local Housing Successor, Permanent Local Housing Allocation (PLHA) and Energy Efficiency and Conservation Block Grant (EECBG) funding

RECOMMENDED ACTION

Staff recommends that the CDBG Standing Committee review and take actions on Housing Applications and Community Grants (Item #1 and #2) to recommend funding that comprises the FY 2024-25 Action Plan, including funding for affordable housing projects.

FISCAL IMPACT

Recommended actions total \$6,454,180 including \$879,893 in CDBG FY 2024-25 funds, \$610,896 in prior year and reallocated funds, \$184,970 in CDBG-CV funds previously approved but being utilized in 2024-25, \$4,050,000 in Housing Successor funds, \$645,614 in PLHA funds, and \$82,807 in EECBG funds.

DISCUSSION

1. HOUSING APPLICATIONS

a. County funding update

- The County made available approximately \$24 million in CDBG, HOME, Measure X and PLHA funding to allocate, and received an unprecedented \$100+ million in funding requests.
 - The County administers the HOME funds marked for the cities of Antioch, Concord, Pittsburg and Walnut Creek as well as the County's HOME funds under the HOME Consortium agreement.
- Both HOPE Solutions and Novin Development had projects that were approved for funding, but those projects were deemed more project ready than their proposed Antioch projects, which did not receive funding this year. Some of their other projects also had local funding commitments which increased the County's scoring.
- Securing a significant funding commitment from the City of Antioch is crucial to increasing their eligibility for future County, Bond, State, and federal funding sources and allowing them to gather all the funding required to bring these projects to the City.
- Both projects can reapply for next year's funding RFP to the County. Since no projects in the City of Antioch have applied or been granted funding in almost 10 years, at least one or both of these projects have an increased likelihood of being funded.
- Both project applications will also be eligible for Bond funding if the \$20 billion Association of Bay Area Governments (ABAG) and Bay Area Housing Finance Agency (BAHFA) \$20 billion bond measure receives voter approval in November.

b. Metropolitan Transit Authority (MTC) Transit Oriented Communities (TOC) requirement update

- Housing staff continue to work closely with Planning staff on the new MTC/ABAG guidance for Future One Bay Area Grant (OBAG) for the coming four-year cycle of CY 2027-30. Housing policies involve affordable housing production, preservation, and protection.
- In the category of housing production, staff will be recommending that the City fund production of affordable housing units in at least the minimum amount of \$3 million. To count against this commitment, the source of funds must be nonfederal, so Housing Successor.
- In the category of housing preservation, staff will be recommending that the City fund \$500,000 annually for housing rehabilitation of units owned by lower income households.
- Other policies and all staff recommendations will be taken to Council by the Community Development Department at a future date.

c. Potential role of Antioch CDBG funding

- While HOME funds are the primary federal funds used for affordable housing development, CDBG funding can also play a meaningful role and potentially be used to:
 - purchase land or pay down land lease costs
 - pay soft costs or pre-construction costs prior to the start of construction, such as preliminary surveys, analyses of market need, site and utility plans, preliminary cost estimates, sketch drawings, and application processing fees
 - construct or reconstruct utilities by providing water, sewer and utility lines and connections up to the property line, as well as street improvements that may be needed for the project.

- The City of Antioch has \$1,064,810 in CDBG funding that staff proposes to repurpose for affordable housing development. This funding consists of \$610,896 in prior year CDBG funds awarded to the Downtown Roadway Project and the FY 2024-25 potential CDBG allocation of \$453,914 to the Roadway project.
 - \$550,000 of prior year funding came from the dissolution of the CDBG Housing Revolving Loan Fund on February 28, 2023. Retaining the housing funding would have resulted in the City being over the amount of money it is permitted to have on hand as of May 1st each year which would have incurred a penalty from HUD. The housing funds were utilized for the Roadway project in March and April 2023.
 - Repurposing roadway funds for housing purposes allows the City to honor the original intent of the housing funds that had to be reallocated..
 - Reallocated funds would have to be utilized by April 30, 2025 to keep the City from exceeding the maximum cap, just as before.
 - The remaining \$514,810 consists of miscellaneous residual funds plus the 2024-25 Roadway allocation which would be \$453,914.
 - The City has been allocating funding to the Downtown roadway project for almost 20 years, and Mr. Buenting has indicated that most of the reconstruction work has now been accomplished.
 - CDBG funds are NOT eligible to be used for roadway maintenance, only for roadway reconstruction and accompanying curb cuts.
 - Various Councilmembers have indicated an eagerness to use the CDBG funding for other purposes.
 - Using for Housing means that the funds become a loan, not a grant, which will enable further projects to be funded in the future.
 - For the new Consolidated Plan for 2025-30, staff will be recommending that CDBG funding be used for affordable housing purposes to the greatest extent possible providing that they can be expended in a timely manner.

d. Public Update from Novin Development for Grace Commons (5 minute maximum)

e. Public Update from Hope Solutions for Hope Village Antioch (5 minute maximum)

RECOMMENDED ACTION: Staff recommends that the CDBG Standing Committee:

- Staff recommends approving a recommendation for Hope Solutions for a loan commitment in the amount \$453,914 in FY 2024-25 CDBG funds and \$610,896 in prior year CDBG funds, as well as \$1,500,000 in Housing Successor funding for Hope Village Antioch which will allow them to obtain and leverage other funding sources; and
- Staff recommends approving a recommendation for Novin Development for a loan commitment in the amount of \$1,500,000 in Housing Successor funds for Grace Commons, which will allow them to obtain and leverage other funding sources.

2. COMMUNITY GRANTS FY 2024-25 FUNDING RECOMMENDATIONS - \$6,454,180 total all funding sources

- a. **CDBG** – There is a potential of \$1,490,789 in current and prior year CDBG funding for allocation. The FY 2024-25 CDBG grant allocation for the City of Antioch is \$879,893. Of this, a maximum of 15% or \$130,000 can be used for Public Services and a maximum of 20% or \$175,979 can be used and is recommended for grant administration, planning and compliance. The remainder can be used for economic development, affordable housing and public facilities/infrastructure. There are also some residual funds as well as unutilized Roadway funds in the amount of \$610,896. These cannot be used for public services or administration.
- Public Services are recommended for the maximum of \$130,000 and continue with the agencies and programs funded for the past two years in the categories of general public services, seniors and special needs, and abused and neglected youth.
 - Economic Development is recommended for \$120,000 which also continues funding levels of the past two years.
 - A total of \$1,064,810 in funding (\$453,914 in 2024-25 funds and \$610,896 in prior funding) is recommended for allocation to HOPE Solutions to be used to purchase the project land and/or for other eligible predevelopment costs.
- b. **CDBG-CV** – Total \$184,970 for FY 2024-25. These funds continue to support Fair Housing and Tenant/Landlord and renter protection in the City through the City's internal program and their use was approved in the previous year. They appear to indicate the approximate amount that will be expended in staffing, outreach, trainings, and testing for housing discrimination.
- c. **Housing Successor** - \$4,050,000 for affordable housing and unhoused resident services. A maximum of \$250,000 can be used for administration and monitoring.

- Homeless safe parking program, legal assistance, crisis/2-1-1 and CORE dispatch services and rental/emergency assistance are recommended with the maximum of \$250,000 which can be used for these purposes.
 - Antioch Home Ownership Program administration and loans is recommended for \$550,000.
 - Hope Solutions, Hope Village (24 units of permanent supportive housing for homeless/extremely low-income households) is recommended for \$1,500,000.
 - Novin Development, Grace Commons (80 units of affordable housing, some permanent supportive housing, for homeless/extremely low-income households) is recommended for \$1,500,000.
 - Housing Successor funding has been programmed by staff to be fully expended in FY 2027-28 while fully meeting the MTC-TOC housing requirements as well as projected staffing levels for the Housing program. Going forward, funding for housing will be primarily from CDBG, PLHA, and other sources. Staffing will be needed to seek State and other grant sources to supplement the limited funding streams that come as entitlements to the City.
- d. **Permanent Local Housing Allocation (PLHA)** - \$645,614 is available with a maximum of \$20,614 for administration.
- \$165,000 recommended for services for unhoused residents, including CORE outreach services, emergency domestic violence shelter, emergency family shelter, eligible Safe Parking program expenses, and food for homeless and extremely low-income Antioch residents.
 - \$460,000 recommended for Housing Rehabilitation Program
- e. **Energy Efficiency and Conservation Block Grant Program (EECBG)** - \$82,807 is available for two years as a grant from the Department of Energy, of which \$7,807 can be used for administration and compliance.
- \$75,000 recommended for use with the housing rehabilitation program to provide energy-related repairs such as HVAC units, roofs, insulation, and other items to improve the energy efficiency of Antioch's housing stock and reduce housing costs for lower income households.
- f. Attachment 1 is a spreadsheet of draft renewal grant amounts for FY 2024-25 to complete the achievements outlined in the 2020-25 Consolidated Plan.

RECOMMENDED ACTION: Staff recommends that the CDBG Standing Committee approve the funding recommendations in the third year of renewal funding for most projects, which complete the 2024-25 Action Plan and the 2020-25 Consolidated Plan, for submission to the City Council.

FY 2024-2025 Community Grant Recommendations of the City of Antioch CDBG Committee									
To Be Considered by Council 6/25/24									
Priority #	Applicant	Project Name	CDBG-EN	CDBG-EN Reallocated	CDBG-CV	Housing Successor	PLHA	ECBG	Total Funding
		Total funding available:	879,893	610,896	184,970	4,050,000	645,614	82,807	6,454,180
H-1 Permanent Housing for Homeless									
H-1.1	CC Health Services, H3	CORE Homeless Outreach Team					30,000		30,000
H-1.2	STAND!	Rollie Mullen Emergency Shelter					10,000		10,000
H-1.3	Winter Nights	Winter Nights Family Shelter					15,000		15,000
H-1.4	Winter Nights	Safe Parking Program				70,000	100,000		170,000
		<i>Outreach/Shelter Subtotal:</i>				70,000	155,000		225,000
H-2 Prevention of Homelessness									
H-2.1	Bay Area Legal Aid	Housing & Homelessness Prevention				25,000			25,000
H-2.2	Contra Costa Crisis Ctr.	Crisis / 211 Contra Costa				10,000			10,000
H-2.3	Loaves & Fishes of CC	Nourishing Lives in Antioch					10,000		10,000
H-2.4	SHELTER, Inc.	Homeless Prevention Program				145,000			145,000
		<i>Homeless Prevention Subtotal:</i>				180,000	10,000		190,000
		TOTAL HOMELESS FUNDING:				250,000	165,000		415,000
CD-1 General Public Services									
CD-1.1	Cancer Support Community	CSC Antioch Center	10,000						10,000
CD-1.2	Opportunity Junction	Technology Center	10,000						10,000
CD-1.3	St. Vincent de Paul CCC	RotaCare Free Medical Clinic	10,000						10,000
		<i>General Public Services Subtotal:</i>	30,000						30,000
CD-2 NonHomeless Special Needs									
CD-2.1	Choice in Aging	Bedford Center	10,000						10,000
CD-2.2	CC Family Justice Alliance	Family Justice Navigation Program	10,000						10,000
CD-2.3	CC Senior Legal Services	Legal Services for Seniors	10,000						10,000
CD-2.4	Empowered Aging	Ombudsman Services of CC	10,000						10,000
CD-2.5	Lions Center	Independent Living Skills for Blind	10,000						10,000

CD-2.6	Meals on Wheels Diablo Region	Care Management	10,000						10,000
CD-2.7	Meals on Wheels Diablo Region	Meals on Wheels (MOW)	10,000						10,000
		<i>Special Needs Activities Subtotal:</i>	70,000						70,000
CD-3 Youth									
CD-3.1	Bay Area Crisis Nursery	Bay Area Crisis Nursery	10,000						10,000
CD-3.2	Community Violence Solutions	Child Sexual Assault Intervention	10,000						10,000
CD-3.3	Court Appointed Special Ad.	Serving All Foster Children	10,000						10,000
		<i>Youth activities Subtotal:</i>	30,000						30,000
CD-4 Fair Housing									
CD-4.1	City of Antioch	Fair Housing			75,000				75,000
CD-5 Tenant/Landlord Services									
CD-5.1	City of Antioch	Tenant/Landlord Services			109,970				109,970
		<i>Total Public Services:</i>	130,000		184,970	250,000	165,000		729,970
CD-6 Economic Development									
CD-6.1	CoCoKids, Inc.	Road to Success Gap Funding	20,000						20,000
CD-6.2	Monument Impact	Small Business Support Program	20,000						20,000
CD-6.3	Opportunity Junction	Administrative Careers Training	60,000						60,000
CD-6.4	Renaissance Entrepreneurship	Microenterprise Development	20,000						20,000
		<i>Economic Development Subtotal:</i>	120,000						120,000
CD-8 Administration									
CD-8.1	City of Antioch	Administration	175,979			250,000	20,614	7,807	454,400
AH 3 Maintain and Preserve Affordable Housing									
AH-3.1	Bay Area Affordable Homeownership Alliance	Antioch Home Ownership Program				50,000			50,000
AH-3.2	City of Antioch	AHOP Loans and Grants				500,000			500,000
AH-3.3	Habitat for Humanity EB/SV	Habitat Homeowner Rehabilitation					460,000	75,000	535,000
AH-3.4	Hope Solutions-Hope Village	Land Purchase & Predevelopment	453,914	610,896		1,500,000			2,564,810
AH-3.5	Novin Devlpmt-Grace Commons	Predevelopment				1,500,000			1,500,000
		<i>Housing Activities Subtotal:</i>	453,914	610,896		3,550,000	460,000	75,000	5,149,810
		TOTAL FUNDING:	879,893	610,896	184,970	4,050,000	645,614	82,807	6,454,180