

**HOUSING AUTHORITY of the
COUNTY OF CONTRA COSTA**
CALENDAR FOR THE BOARD OF COMMISSIONERS
BOARD CHAMBERS ROOM 107, COUNTY ADMINISTRATION BUILDING
651 PINE STREET
MARTINEZ, CALIFORNIA 94553-1229

CANDACE ANDERSEN, CHAIR
MARY N. PIEPHO, VICE CHAIR
JOHN GIOIA
KAREN MITCHOFF
FEDERAL D. GLOVER
FAY NATHANIEL
JANNEL GEORGE-ODEN

JOSEPH VILLARREAL, EXECUTIVE DIRECTOR, (925) 957-8000

PERSONS WHO WISH TO ADDRESS THE BOARD DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA, WILL BE LIMITED TO THREE (3) MINUTES.

The Board Chair may reduce the amount of time allotted per speaker at the beginning of each item or public comment period depending on the number of speakers and the business of the day.
Your patience is appreciated.

A closed session may be called at the discretion of the Board Chair.

Staff reports related to open session items on the agenda are also accessible on line at www.co.contra-costa.ca.us.

AGENDA
July 19, 2016

1:30 P.M. Convene and call to order.

CONSIDER CONSENT ITEMS: (Items listed as C.1 through C.4 on the following agenda) -
Items are subject to removal from the Consent Calendar by request from any Commissioner or on request for discussion by a member of the public. Items removed from the Consent Calendar will be considered with the Discussion Items.

DISCUSSION ITEMS

D. 1 CONSIDER Consent Items previously removed.

D. 2 PUBLIC COMMENT (3 Minutes/Speaker)

D.3 CONSIDER accepting oral report on the status of the conversion of Las Deltas under the Rental Assistance Demonstration program. (Joseph Villarreal, Executive Director)

ADJOURN

CONSENT ITEMS:

- C.1 APPROVE and AUTHORIZE the Executive Director of the Housing Authority, or designee, to execute a contract with Sterling Claim Services, Inc. for Housing Quality Standards and Uniform Physical Condition Standards inspections for the period of July 19, 2016 through July 18, 2021.
- C.2 APPROVE and AUTHORIZE the Executive Director of the Housing Authority, or designee, to execute a contract with Overland, Pacific & Cutler, Inc. (OPC), in an amount not to exceed \$301,753 to allow OPC to provide relocation services to public housing residents of the Las Deltas development as part of the process to vacate the property and prepare it for disposition under HUD's RAD program for the period beginning July 20, 2016 through September 30, 2017.
- C.3 DENY claims filed by Yvonne Baker and Veronica Stallworth.
- C.4 RECEIVE the Contra Costa County Housing Authority's investment report for the quarter ending MARCH 31, 2016.
- C.5 RATIFY staff's conditional award of 72 project-based vouchers (PBV) under the Rental Assistance Demonstration (RAD) program and 88 units under the traditional PBV program to six different affordable housing developments.

GENERAL INFORMATION

Persons who wish to address the Board of Commissioners should complete the form provided for that purpose and furnish a copy of any written statement to the Clerk.

All matters listed under CONSENT ITEMS are considered by the Board of Commissioners to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Board or a member of the public prior to the time the Commission votes on the motion to adopt.

Persons who wish to speak on matters set for PUBLIC HEARINGS will be heard when the Chair calls for comments from those persons who are in support thereof or in opposition thereto. After persons have spoken, the hearing is closed and the matter is subject to discussion and action by the Board.

Comments on matters listed on the agenda or otherwise within the purview of the Board of Commissioners can be submitted to the office of the Clerk of the Board via mail: Board of Commissioners, 651 Pine Street Room 106, Martinez, CA 94553; by fax: 925-335-1913; or via the County's web page: www.co.contracosta.ca.us, by clicking "Submit Public Comment" (the last bullet point in the left column under the title "Board of Commissioners.")

The County will provide reasonable accommodations for persons with disabilities planning to attend Board meetings who contact the Clerk of the Board at least 24 hours before the meeting, at (925) 335-1900; TDD (925) 335-1915. An assistive listening device is available from the Clerk, Room 106. Copies of taped recordings of all or portions of a Board meeting may be purchased

from the Clerk of the Board. Please telephone the Office of the Clerk of the Board, (925) 335-1900, to make the necessary arrangements.

Applications for personal subscriptions to the monthly Board Agenda may be obtained by calling the Office of the Clerk of the Board, (925) 335-1900. The monthly agenda may also be viewed on the County's internet Web Page: www.co.contra-costa.ca.us

The Closed session agenda is available each month upon request from the Office of the Clerk of the Board, 651 Pine Street, Room 106, Martinez, California, and may also be viewed on the County's Web Page.

AGENDA DEADLINE: Thursday, 12 noon, 12 days before the Tuesday Board meetings.

To: Contra Costa County Housing Authority Board of Commissioners
 From: Joseph Villarreal, Housing Authority
 Date: July 19, 2016



Contra
Costa
County

Subject: REPORT ON THE STATUS OF THE CONVERSION OF LAS DELTAS UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM

RECOMMENDATIONS

CONSIDER accepting oral report on the status of the conversion of Las Deltas under the Rental Assistance Demonstration program.

BACKGROUND

In response to the ongoing lack of funding for public housing, HUD created RAD as a financing tool to preserve existing units by converting the underlying public housing subsidy to a project-based contract with HUD that permits private financing. This will allow public housing units across the country to be modernized or replaced by new construction while providing more stable long-term funding. Although it is still a limited and newly developing program, RAD is HUD's primary tool to fund required rehabilitation or reconstruction of existing public housing.

On March 30, 2015, HUD approved HACCC's RAD application to convert 90 vacant public housing units at Las Deltas in North Richmond to Project-Based Vouchers (PBV) that will be used to develop replacement housing elsewhere. When staff submitted HACCC's RAD application in December 2013, the intention was to also submit a Section 18 Demolition/Disposition (Section 18) application

Action of Board On: **07/19/2016** ☐ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: July 19, 2016

Joseph Villarreal, Executive Director

Contact: 925-957-8028

By: , Deputy

cc:

BACKGROUND (CONTD)

to HUD for the remaining, occupied units at Las Deltas. The primary advantage of a Section 18 application is that it provides a better long-term subsidy stream than the RAD program does. The disadvantages are that HUD has made it very difficult to get a Section 18 application approved, the funding for replacement vouchers under such an application continues to shrink (meaning you may not get any) and HUD does not provide replacement funding for vacant units under a Section 18 application. In discussions with HUD and others it became clear that it would be difficult to get a Section 18 application approved for Las Deltas and HACCC's best option was to submit a RAD application for the remaining 124 units at Las Deltas in order to maximize the chances that the entire property can be converted to project-based assistance that can be used to develop replacement housing elsewhere. As a result, on August 18, 2015, the Board authorized submission of two more RAD applications to HUD that would increase HACCC's previously approved applications for 90 vacant units to include all 214 units at Las Deltas in North Richmond.

Based on discussions with HUD, staff believe that HACCC's August 18, 2015, applications will be approved within the next month or two.

FISCAL IMPACT

None information item only.

CONSEQUENCE OF NEGATIVE ACTION

None information item only.

To: Contra Costa County Housing Authority Board of Commissioners
 From: Joseph Villarreal, Housing Authority
 Date: July 19, 2016



Contra
Costa
County

Subject: CONTRACT WITH STERLING CLAIM SERVICES, INC. FOR HOUSING QUALITY STANDARDS AND
 UNIFORM PHYSICAL CONDITION STANDARDS INSPECTIONS

RECOMMENDATIONS

APPROVE and AUTHORIZE the Executive Director of the Housing Authority, or designee, to execute a contract with Sterling Claim Services, Inc. (Sterling) for Housing Quality Standards (HQS) and Uniform Physical Condition Standards (UPCS) inspections for the period of July 19, 2016 through July 18, 2021.

BACKGROUND

HUD requires housing authorities to conduct an annual Housing Quality Standards (HQS) inspections of every unit leased under the voucher program and also a Uniform Physical Condition Standards (UPCS) inspection of every public housing unit. Additional inspections are required as a follow up to any failed inspections, in response to complaints, and as deemed appropriate to ensure compliance with federal program regulations.

Housing authorities are required to issue a competitive request for proposals to find the most cost-effective and best-qualified vendor to provide services. HUD procurement regulations permit for cooperative procurement agreements amongst governmental agencies whereby one agency's competitive solicitation for inspection services can be utilized by another agency if the terms and conditions of the contract are substantially

Action of Board On: **07/19/2016** ☐ APPROVED AS RECOMMENDED ☐ OTHER

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Joseph Villarreal, Executive Director

Contact: 925-957-8028

By: , Deputy

cc:

BACKGROUND (CONTD)

the same.

HACCC utilized this cooperative procurement process to secure the services of Sterling for this latest contract. The Sacramento Housing Authority competitively procured inspection services for HQS and UPCS inspections on January 25, 2012, and executed a contract for 5 years with Sterling as a result of that procurement. HACCC has tailored the scope of services to meet the local needs, but the pricing for inspections reflects the terms agreed upon between Sterling and the Sacramento Housing Authority.

The cost per inspection charged by Sterling has stayed below the cost charged by many competitors and Sterling continues to be the most economically viable solution for inspection services.

In 2015, HUD permitted housing authorities to implement biennial inspections for the Housing Choice Voucher (HCV) Program. As a result, the overall number of inspections has been significantly reduced. The annual costs indicated above reflects an average per year. In alternating years, the costs will be significantly higher or lower than the \$333,059 indicated, but on average the costs will be approximately \$333,059 per year. Every two years, each HCV unit will be inspected and every year, all public housing units will undergo UPCS inspections.

FISCAL IMPACT

The total annual cost for this contract averages out to approximately \$333,059 per year and up to \$1,665,295 over a five year period. Funding for this contract is included in the Housing Authority's (HACCC) budget.

CONSEQUENCE OF NEGATIVE ACTION

Should the Board of Commissioners not approve a contract amendment with Sterling Claim Service, HQS and UPCS inspections may not be conducted in a timely manner. This would cause HACCC to fall out of compliance with HUD regulations.

To: Contra Costa County Housing Authority Board of Commissioners
 From: Joseph Villarreal, Housing Authority
 Date: July 19, 2016



Contra
Costa
County

Subject: CONTRACT FOR PROCUREMENT OF RELOCATION SERVICES FOR RESIDENTS OF LAS DELTAS IN
SUPPORT OF RENTAL ASSISTANCE DEMONSTRATION (RAD) EFFORTS

RECOMMENDATIONS

APPROVE and AUTHORIZE the Executive Director of the Housing Authority, or designee, to execute a contract with Overland, Pacific & Cutler, Inc. (OPC) in an amount not to exceed \$301,753 to allow OPC to provide relocation services to public housing residents of the Las Deltas development as part of the process to vacate the property and prepare it for disposition under HUD's RAD program for the period beginning July 20, 2016 through September 30, 2017.

BACKGROUND

On December 17, 2013, the Board approved submission of two RAD applications for the conversion of 90 vacant public housing units at Las Deltas in North Richmond to RAD project-based voucher (PBV) units that could be used to fund development of affordable housing throughout the County. On March 30, 2015, HUD approved these two applications.

When staff submitted HACCC's RAD application in December 2013, the intention was to also submit a Section 18 Demolition/Disposition (Section 18) application to HUD for the remaining, occupied units at Las Deltas. The primary advantage of a Section 18 application is that it provides a better long-term subsidy stream than the RAD program does. The disadvantages are that HUD has made it very difficult to get a Section 18 application approved, the funding for replacement vouchers under such an application continues to shrink (meaning you may not get any) and HUD does not provide replacement funding for vacant units under a Section 18 application. In discussions with HUD and others it became clear that it would be difficult to get a Section 18 application approved for Las Deltas and HACCC's best option was

Action of Board On: **07/19/2016** ☐ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: July 19, 2016

Joseph Villarreal, Executive Director

Contact: 925-957-8028

By: , Deputy

cc:

BACKGROUND (CONTD)

to submit a RAD application for the remaining 124 units at Las Deltas in order to maximize the chances that the entire property can be converted to project-based assistance that can be used to develop replacement housing elsewhere. As a result, on August 18, 2015, the Board authorized submission of two more RAD applications to HUD that would increase HACCC's previously approved applications for 90 vacant units to include all 214 units at Las Deltas in North Richmond.

Based on discussions with HUD, staff believe that HACCC's August 18, 2015, applications will be approved within the next month or two. Once these approvals are received, the next step will be to help the families living at Las Deltas find new, affordable places to live. It is expected that most, if not all, of the tenants at Las Deltas will relocate using either a housing choice voucher or will move to another public housing property. All of the residents living at Las Deltas at the time of conversion, must be assisted under the laws and regulations set forth in the Uniform Relocation Act, California Relocation Assistance Law and the California Relocation Assistance and Real Property Acquisition Guidelines. The services of a relocation consultant will ensure that HACCC meets all of its legal obligations surrounding relocation. The relocation consultant will also provide comprehensive housing search assistance to Las Deltas tenants as well.

FISCAL IMPACT

Funding for the relocation contract (and all direct relocation costs to families) will be paid from HACCC's approved annual Capital Fund Program (CFP) budget.

CONSEQUENCE OF NEGATIVE ACTION

Should the Board of Commissioners not approve the proposed contract for procurement of relocation services for residents of Las Deltas in support of HACCC's RAD conversion, HACCC would not be in compliance with HUD's procurement regulations since the contract would not be awarded to the lowest responsive and responsible bidder. Also, if a contract is not approved, HACCC would have to rely on internal staff who are inexperienced regarding relocation requirements of the Uniform Relocation Act, California Relocation Assistance Law and the California Relocation Assistance and Real Property Acquisition Guidelines.



Contra
Costa
County

To: Contra Costa County Housing Authority Board of Commissioners

From: Joseph Villarreal, Housing Authority

Date: July 19, 2016

Subject: claims

RECOMMENDATIONS

DENY claims filed by Yvonne Baker and Veronica Stallworth.

BACKGROUND

*

FISCAL IMPACT

No fiscal impact.

Action of Board On: **07/19/2016** ☐ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: July 19, 2016

Joseph Villarreal, Executive Director

Contact: Joellen Balbas
925-335-1906

By: , Deputy

cc:

ATTACHMENTS

Claim Filed Baker 6-14-16

Claim Filed Stallworth
6-14-16

CLAIM

BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF CONTRA COSTA COUNTY

BOARD ACTION: 6/14/2016

NOTICE TO CLAIMANT

Claim Against the County, or District Governed by)
the Board of Commissioners, Routing Endorsements,)
and Board Action. All Section references are to)
California Government Codes.)

The copy of this document mailed to you is your
notice of the action taken on your claim by the
Board of Commissioners (Paragraph IV below), given
Pursuant to Government Code Sections 913, 915.2,
915.4. Please note all "Warnings".

RECEIVED

MAY 26 2016

COUNTY COUNSEL
MARTINEZ, CALIF.

AMOUNT: \$4,000.00

CLAIMANT: Yvonne Baker

ATTORNEY:

ADDRESS:

San Pablo CA 94806


BY DELIVERY TO COB ON:

BY MAIL TO COB POSTMARKED: 5/24/2016

I. FROM: Board of Commissioners

TO: County Counsel

Dated: 5/26/2016

Attached is a copy of the above-noted claim.
DAVID TWA, Clerk
By: Deputy 

II. FROM: County Counsel

TO: Board of Commissioners



This claim complies substantially with Sections 910 and 910.2.

This Claim FAILS to comply substantially with Sections 910 and 910.2, and we
are so notifying claimant. The Board cannot act for 15 days (Section 910.8).

Claim is not timely filed. The Clerk should return claim on ground that it was filed late and
send warning of claimant's right to apply for leave to present a late claim (Section 911.3).

Other:

Dated: May 27, 2016

By: , Deputy County Counsel

III. FROM: The Board of Commissioners

TO: County Counsel (1)

County Administrator (2)

() Claim was returned as untimely with notice to claimant (Section 911.3).

Dated: DAVID TWA, CLERK, By , Deputy Clerk

IV. BOARD ORDER: By unanimous vote of the Commissioners present:

() This Claim is rejected in full.

() Other:

I certify that this is a true and correct copy of the Board's Order entered in its minutes for this date.

Dated: David Twa, CLERK, By , Deputy Clerk

WARNING (Gov. Code section 913)

Subject to certain exceptions, you have only six (6) months from the date this notice was personally delivered or deposited in the mail to file a
court action on this claim. See Government Code Section 945.6. You may seek the advice of an attorney of your choice in connection with this
matter. If you desire to consult an attorney, you should do so immediately. *For Additional Warning See Reverse Side of This Notice.

AFFIDAVIT OF MAILING

I declare under penalty of perjury that I am now, and at all times herein mentioned, have been a citizen of the United States, over age 18; and
that today I deposited in the United States Postal Service in Martinez, California, postage fully prepaid a certified copy of this Board Order and
Notice to Claimant, addressed to the claimant or claimant's attorney as shown above.

Dated: DAVID TWA, CLERK, By , Deputy Clerk

This warning does not apply to claims which are not subject to the California Tort Claims Act, such as actions in inverse condemnation, actions for specific relief such as mandamus or injunction, or Federal Civil Rights claims. The above list is not exhaustive and legal consultation is essential to understand all the separate limitations periods that may apply. The limitations period within which suit must be filed may be shorter or longer depending on the nature of the claim. Consult the specific statutes and cases applicable to your particular claim. The County of Contra Costa does not waive any of its rights under California Tort Claims Act nor does it waive its rights under the statutes of limitations applicable to actions not subject to the California Tort Claims Act.

Claim to: **BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE COUNTY OF CONTRA COSTA**
INSTRUCTIONS TO CLAIMANT

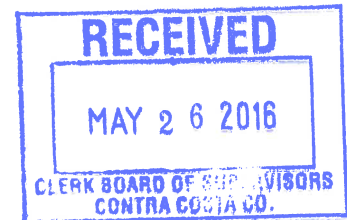
- A. Claims relating to causes of action for death or for injury to person or to personal property or growing crops and which accrue on or before December 31, 1987, must be presented not later than the 100th day after the accrual of the cause of action. Claims relating to causes of action for death or for injury to person or to personal property or growing crops and which accrue on or after January 1, 1988, must be presented not later than six months after the accrual of the cause of action. Claims relating to any other cause of action must be presented not later than one year after the accrual of the cause of action. (Govt. Code §911.2.)
- B. Claims must be filed with the Clerk of the Board at its office in Room 106, County Administration Building, 651 Pine Street, Martinez, CA 94553, either by mail or in person.
- C. If the claim is against more than one public entity; separate claims must be filed against each public entity.
- D. **Fraud.** See penalty for fraudulent claims, Penal Code Sec. 72 at the end of this form.

RE: Claim By:

) Reserved for Clerk's filing stamp

Yvonne Baker

Name)
)



Against: The Housing Authority of the County of Contra Costa

The undersigned claimant hereby makes claim against the Housing Authority of the County of Contra Costa in the sum of \$4000.00 and in support of this claim represents as follows:

four thousand.

1. When did the damage or injury occur? (Give exact date and hour)

January, February 2016 March 2016

2. Where did the damage or injury occur? (Include city and county)



3. How did the damage or injury occur? (Give full details; use extra paper if required)

albums heat problems
Mold & mildew damaged beds, blinds, clothes, shoes

4. What particular act or omission on the part of county or district officers, servants or employees caused the injury or damage?

This is the second claim pertaining
to mold & mildew they have not corrected
the source of the mildew

clmform

5. What are the names of county or district officers, servants or employees causing the damage or injury?

Contra Costa housing David Solis, Edwin Lugo

6. What damage or injuries do you claim resulted? (Give full extent of injuries or damages claimed. Attached two estimates for auto damage.)

The mold & mildew damaged (beds new) blinds, clothes, shoes Albums

7. How was the amount claimed above computed? (Include the estimated amount of any prospective injury or damage.)

beds 1000.00 clothes shoes, purse 1000
no price on health problems albums vintage 3000

8. Names and addresses of witnesses, doctors and hospitals.

Katie Hancock, Pat Lawson Tamara Johnson
David Solis, Edwin Lugo

9. List the expenditures you made on account of this accident or injury:

Cleaned mold & mildew Painted

<u>DATE</u>	<u>ITEM</u>	<u>AMOUNT</u>	
2015	shoes clothes		bed blind
2016	coats bed mattress blinds	\$4000.00	clothes

Gov. Code Sec. 910.2 provides:

"The claim must be signed by the claimant or by some person on his behalf."

SEND NOTICE TO: (Attorney)

Name and Address of Attorney

Yvonne Baker
(Claimant's Signature)

(Address)

San Pablo, CA 94206

Telephone No. _____

Telephone No. _____

NOTICE

Section 72 of the Penal Code provides:

"Every person who, with intent to defraud, presents for allowance or for payment to any state board or officer, or to any county, city or district board or officer, authorized to allow or pay the same if genuine, any false or fraudulent claim, bill, account, voucher, or writing, is punishable either by imprisonment in the county jail for a period of not more than one year, by a fine of not exceeding one thousand (\$1,000), or by both such imprisonment and fine, or by imprisonment in the state prison, by a fine of not exceeding ten thousand dollars (\$10,000) or by both such imprisonment and fine."

①

TO: The clerk of the
board. I filed a
claim against the
Central Costa Housing
Housing on 4-14-14

Claim was denied. I


Took the housing to
small claims court.

I lost the case

because the manager
lied and was very
disrespectful.

2

I should have won
my claim. I proved my
claim had pictures, doctors
notes etc,. The housing
part on new tile floor
for the bathroom. The
bathroom is worst with
mold and mildew than
before. The housing is
not getting to the root
of the problem. Every
that has lived at



③

The mold and mildew
needs to properly
cleaned and fix.

I went in to the
office at 1601 Jode
David Liles is the
manager I paid my
rent on April 5, 2016.

I showed David the
pictures of all the mold
and mildew. David
said what can we
do. Clean it or what

(41)

David said he wanted
be in Touch with me
I haven't heard from
him it has been 2 weeks
David has not called or
visited to see what should
be done.

Thank you
Yvonne Butler

CLAIM

BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF CONTRA COSTA COUNTY

BOARD ACTION: 6/14/2016

NOTICE TO CLAIMANT

Claim Against the County, or District Governed by)
the Board of Commissioners, Routing Endorsements,)
and Board Action. All Section references are to)
California Government Codes.)

The copy of this document mailed to you is your
notice of the action taken on your claim by the
Board of Commissioners (Paragraph IV below), given
Pursuant to Government Code Sections 913, 915.2,
915.4. Please note all "Warnings".

RECEIVED

MAY 23 2016

COUNTY COUNSEL
MARTINEZ, CALIF.

BY DELIVERY TO COB ON:

BY MAIL TO COB POSTMARKED: 5/20/2016

AMOUNT: Greater than \$25,000.00

CLAIMANT: Veronica Stallworth

ATTORNEY: Nikolaus W. Reed, Esq.

ADDRESS:

San Francisco CA 94103

I. FROM: Board of Commissioners

TO: County Counsel

Attached is a copy of the above-noted claim.

DAVID TWA, Clerk

By: Deputy

Dated: 5/23/2016

II. FROM: County Counsel

TO: Board of Commissioners

☒ This claim complies substantially with Sections 910 and 910.2.

This Claim FAILS to comply substantially with Sections 910 and 910.2, and we
are so notifying claimant. The Board cannot act for 15 days (Section 910.8).

Claim is not timely filed. The Clerk should return claim on ground that it was filed late and
send warning of claimant's right to apply for leave to present a late claim (Section 911.3).

Other:

Dated: May 23, 2016

By:

, Deputy County Counsel

III. FROM: The Board of Commissioners

TO: County Counsel (1)

County Administrator (2)

() Claim was returned as untimely with notice to claimant (Section 911.3).

Dated: DAVID TWA, CLERK, By , Deputy Clerk

IV. BOARD ORDER: By unanimous vote of the Commissioners present:

() This Claim is rejected in full.

() Other:

I certify that this is a true and correct copy of the Board's Order entered in its minutes for this date.

Dated: David Twa, CLERK, By , Deputy Clerk

WARNING (Gov. Code section 913)

Subject to certain exceptions, you have only six (6) months from the date this notice was personally delivered or deposited in the mail to file a
court action on this claim. See Government Code Section 945.6. You may seek the advice of an attorney of your choice in connection with this
matter. If you desire to consult an attorney, you should do so immediately. *For Additional Warning See Reverse Side of This Notice.

AFFIDAVIT OF MAILING

I declare under penalty of perjury that I am now, and at all times herein mentioned, have been a citizen of the United States, over age 18; and
that today I deposited in the United States Postal Service in Martinez, California, postage fully prepaid a certified copy of this Board Order and
Notice to Claimant, addressed to the claimant or claimant's attorney as shown above.

Dated: DAVID TWA, CLERK, By , Deputy Clerk

This warning does not apply to claims which are not subject to the California Tort Claims Act, such as actions in inverse condemnation, actions for specific relief such as mandamus or injunction, or Federal Civil Rights claims. The above list is not exhaustive and legal consultation is essential to understand all the separate limitations periods that may apply. The limitations period within which suit must be filed may be shorter or longer depending on the nature of the claim. Consult the specific statutes and cases applicable to your particular claim. The County of Contra Costa does not waive any of its rights under California Tort Claims Act nor does it waive its rights under the statutes of limitations applicable to actions not subject to the California Tort Claims Act.

**Claim to: BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE COUNTY OF CONTRA COSTA
INSTRUCTIONS TO CLAIMANT**

- A. Claims relating to causes of action for death or for injury to person or to personal property or growing crops and which accrue on or before December 31, 1987, must be presented not later than the 100th day after the accrual of the cause of action. Claims relating to causes of action for death or for injury to person or to personal property or growing crops and which accrue on or after January 1, 1988, must be presented not later than six months after the accrual of the cause of action. Claims relating to any other cause of action must be presented not later than one year after the accrual of the cause of action. (Govt. Code §911.2.)
- B. Claims must be filed with the Clerk of the Board at its office in Room 106, County Administration Building, 651 Pine Street, Martinez, CA 94553, either by mail or in person.
- C. If the claim is against more than one public entity; separate claims must be filed against each public entity.
- D. Fraud. See penalty for fraudulent claims, Penal Code Sec. 72 at the end of this form.

RE: Claim By:

) Reserved for Clerk's filing stamp

Veronica Stallworth
Name

)
)

Against: The Housing Authority of the County of Contra Costa



The undersigned claimant hereby makes claim against the Housing Authority of the County of Contra Costa in the sum of greater than 25,000 and in support of this claim represents as follows:

1. When did the damage or injury occur? (Give exact date and hour)

January 27, 2016 11:00 am - 12:00 noon

2. Where did the damage or injury occur? (If the claimant is unable to provide a specific location, use extra paper if required)

[Redacted area]

3. [Redacted area]

Veronica Stallworth walking thru apartment complex and fell as a result of raised pavement.

4. What particular act or omission on the part of county or district officers, servants or employees caused the injury or damage?

Concrete walkway was raised about 2.5 inches causing a hazard.

5. What are the names of county or district officers, servants or employees causing the damage or injury?

Management and owners of property - [REDACTED]

General and
economic damages
related to -

6. What damage or injuries do you claim resulted? (Give full extent of injuries or damages claimed. Attached two estimates for auto damage.)

Broken Left Big Toe; Buttocks Pain; Lower Back Pain; Right Leg and Ankle pain.

7. How was the amount claimed above computed? (Include the estimated amount of any prospective injury or damage.)

Jury verdict estimate

8. Names and addresses of witnesses, doctors and hospitals.

Alta Bates Summit Medical Center - 450 30th St. Oakland CA 94609. -

9. List the expenditures you made on account of this accident or injury: Dr. Uchenna A. Okoronkwo, M.D.

TBD.

DATE

ITEM

AMOUNT

SEND NOTICE TO: (Attorney)
Name and Address of Attorney

Law Office of Nikolaus W Reed
135 10th Street
San Francisco, CA 94103

Gov. Code Sec. 910.2 provides:
"The claim must be signed by the claimant
or by some person on his behalf."

[Signature]
(Claimant's Signature)

I Nikolaus Reed, Esq. obo Veronica Stallworth

Law Office of Nikolaus W Reed
135 10th Street
San Francisco, CA 94103
(Address)

Telephone

NOTICE

Section 72 of the Penal Code provides:

"Every person who, with intent to defraud, presents for allowance or for payment to any state board or officer, or to any county, city or district board or officer, authorized to allow or pay the same if genuine, any false or fraudulent claim, bill, account, voucher, or writing, is punishable either by imprisonment in the county jail for a period of not more than one year, by a fine of not exceeding one thousand (\$1,000), or by both such imprisonment and fine, or by imprisonment in the state prison, by a fine of not exceeding ten thousand dollars (\$10,000) or by both such imprisonment and fine."

PROOF AND ACKNOWLEDGMENT OF REPRESENTATION

I/We, Veronica Stallworth, state for the purpose of representation pursuant to the *California Code of Regulations*, Title 10, Chapter 5, Section 2695.2(c), that The Law Office of Nikolaus W. Reed, shall represent me in the entirety of my claim for damages arising out of an incident which occurred on the date of Jan. 27, 2014. The Law Office of Nikolaus W. Reed has been retained to represent my interests in this matter until my case is settled, or when final judgment or verdict is handed down, or until further notification.

I/We have also been advised that *California Insurance Code* section 556.0 contains the following language:

It is unlawful to (a) present or cause to be presented any false or fraudulent claim for the payment of a loss under any contract of insurance; (b) prepare, make or subscribe any writing, with intent to present or use the same, or to allow it to be presented or used in support of any such claim.

SIGNATURE:

Veronica Stallworth

PRINT NAME:

Veronica Stallworth

ADDRESS:



DATED:

5.10.14

REPRESENTATIVE ACKNOWLEDGMENT BY:

Nikolaus W. Reed

Nikolaus W. Reed, Esq.

ON

5-14-16

Law Office of Nikolaus W. Reed
135 10th Street
San Francisco CA 94103-2604

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CLERK BOARD OF SUPERVISORS
CONTRA COSTA CO.



County Administration Building
Clerk of the Board
651 Pine Street, Room 106
Martinez CA 94553-1293

To: Contra Costa County Housing Authority Board of Commissioners
 From: Joseph Villarreal, Housing Authority
 Date: July 19, 2016



Contra
Costa
County

Subject: Investment Report for the Quarter Ending March 31, 2016

RECOMMENDATIONS

RECEIVE the Housing Authority of the County of Contra Costa's investment report for the quarter ending MARCH 31st, 2016.

BACKGROUND

California Government Code (CGC) Section 53646 requires the Housing Authority of the County of Contra Costa (HACCC) to present the Board of Commissioners with a quarterly investment report that provides a complete description of HACCC's portfolio. The report is required to show the issuers, type of investments, maturity dates, par values (equal to market value here) and the current market values of each component of the portfolio, including funds managed by third party contractors. It must also include the source of the portfolio valuation (in HACCC's case it is the issuer). Finally, the report must provide certifications that (1) all investment actions executed since the last report have been made in full compliance with the Investment Policy and; (2) HACCC will meet its expenditure obligations for the next six months. (CGC 53646(b)).

The state-mandated report has been amended to indicate the amount of interest earned and how the interest was allocated. The amended report is attached.

In summary, HACCC had \$27,768.79 in interest earnings for the quarter ending March 31st, 2016. That interest was earned within discrete programs and most of the interest earned is available only for use within the program which earned the interest. Further, interest earnings may be restricted to specific purposes within a given program. The Housing Choice Voucher Program reserve as of 12/31/2015 held in cash and investments was transitioned to HUD held program reserve account. The only funds remaining in investments for the Housing Voucher program is

Action of Board On: **07/19/2016** ☐ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: July 19, 2016

Joseph Villarreal, Executive Director

Contact: 925-957-8028

By: , Deputy

cc:

for the Family Self Sufficiency escrow account.

Non-restricted interest earnings within both the voucher and public housing programs must be used solely within those programs, but such interest earnings can be used for a wider range of purposes within the individual programs. The interest earned in the State and Local fund can be used for any purpose within HACCC's scope of operations. The interest earned for the quarter ending March 31st, 2016 is shown below. A more detailed report is attached.

BACKGROUND (CONTD)

Public Housing	Housing Choice Voucher Fund		Rental Rehabilitation Fund	State & Local
Non-Restricted Interest Earned	Restricted Interest Earned	Non-Restricted Interest Earned	Restricted Interest Earned	Non-Restricted Interest Earned
\$5,328.71	\$343.77	\$16,335.15	\$863.50	\$4,897.66

FISCAL IMPACT None. For reporting purposes only. CONSEQUENCE OF NEGATIVE ACTION Should the Board of Commissioners elect not to accept the investment report it would result in an audit finding of non-compliance and could ultimately affect future funding from the U.S. Department of Housing and Urban Development (HUD).

ATTACHMENTS Investment Report for QE 3312016

HOUSING AUTHORITY OF CONTRA COSTA COUNTY

INVESTMENT REPORT : PORTFOLIO HOLDINGS BY TYPE

For Period Ending: 3/31/2016

Issuer	Investment Type	Amount Invested	Yield	Investment Date	Maturity Date	Estimated Value@ Maturity Date
Cantella & Company						
Prime Fund Capital Reserves (Cash)	Money Market	29,758.35	0.01%	ongoing	ongoing	29,758.35
American Express FSB	Certificate of Deposit	220,000.00	2.05%	8/14/14	8/14/19	242,562.36
Capital One Bank	Certificate of Deposit	120,000.00	2.00%	11/05/14	11/05/19	132,006.58
Capital One Bank	Certificate of Deposit	100,000.00	2.00%	11/05/14	11/05/19	110,005.48
Synchrony Bank	Certificate of Deposit	100,000.00	2.00%	3/20/15	3/20/20	110,010.96
Federal Home Loan Mtg Corp	Govt Agency	150,000.00	1.25%	1/15/15	10/02/19	158,840.75
Fannie Mae	Govt Agency	150,000.00	1.63%	3/13/15	1/21/20	161,853.60
Federal Home Loan Mtg Corp	Govt Agency	125,000.00	1.38%	5/08/15	5/01/20	133,570.21
Discover Bank	Certificate of Deposit	100,000.00	2.00%	5/13/15	5/13/20	110,010.96
Goldman Sachs Bank	Certificate of Deposit	149,000.00	2.35%	7/08/15	7/08/20	166,526.69
Capital One, NA	Certificate of Deposit	247,000.00	2.25%	7/22/15	7/22/20	274,817.95
Everbank	Certificate of Deposit	247,000.00	2.00%	7/30/15	7/30/20	271,727.07
CIT Bank	Certificate of Deposit	105,000.00	2.25%	7/30/15	7/30/20	116,825.45
CIT Bank	Certificate of Deposit	110,000.00	2.25%	7/30/15	7/30/20	122,388.56
Worlds Foremost Bank	Certificate of Deposit	100,000.00	2.40%	8/20/15	8/20/20	112,013.15
Discover Bank	Certificate of Deposit	135,000.00	2.35%	8/26/15	8/26/20	150,879.88
Fannie Mae	Govt Agency	735,000.00	1.70%	10/26/15	9/28/20	796,584.95
Fannie Mae	Govt Agency	100,000.00	1.50%	11/10/15	6/22/20	106,928.77
American Express Centurian	Certificate of Deposit	175,000.00	2.30%	11/25/15	11/25/20	195,147.05
Sallie Mae Bank	Certificate of Deposit	100,000.00	2.20%	12/09/15	12/09/20	111,012.05
Sallie Mae Bank	Certificate of Deposit	100,000.00	2.20%	12/09/15	12/09/20	111,012.05
Celtic Bank, UT	Certificate of Deposit	100,000.00	1.75%	12/24/15	12/24/20	108,759.59
Goldman Sachs Bank	Certificate of Deposit	100,000.00	2.30%	12/30/15	1/06/21	111,556.71
Fannie Mae	Govt Agency	105,000.00	1.50%	12/30/15	11/30/20	112,754.18
Commenity Capital Bank	Certificate of Deposit	100,000.00	1.90%	1/19/16	1/19/21	109,510.41
Federal Home Loan Bank	Govt Agency	210,000.00	1.88%	1/28/16	12/11/20	229,191.27
Commenity Capital Bank	Certificate of Deposit	100,000.00	1.60%	2/22/16	2/22/21	108,008.77
BMW-Bank of North America	Certificate of Deposit	97,000.00	1.70%	2/26/16	2/22/21	105,235.96
BMW-Bank of North America	Certificate of Deposit	150,000.00	1.70%	2/26/16	2/26/21	162,763.97
Farmer Mac	Govt Agency	100,000.00	1.92%	3/17/16	1/07/21	109,242.30
GRAND TOTALS		4,459,758.35				4,881,506.02

L.A.I.F. (Acct # 25-07-003)	Liquid Account	937,320.17	0.46%	ongoing	ongoing	937,320.17
De Anza Gardens, LP	Loan	1,000,000.00	3.00%			1,000,000.00
GRAND TOTALS		6,397,078.52				6,818,826.19

HOUSING AUTHORITY OF CONTRA COSTA COUNTY

INVESTMENT REPORT BY FUND

For Period Ending 3/31/2016

Issuer	Amount Invested	Amount Invested by Fund:				
		Public Housing	Management	Rental Rehabilitation	Housing Choice Voucher	Housing Voucher FSS Escrow
Cantella & Company						
Prime Fund Capital Reserves (Cash)	29,758.35	14,922.89	4,012.76	4,776.97	6,045.73	
American Express FSB	220,000.00		110,000.00		110,000.00	
Capital One Bank	120,000.00				120,000.00	
Capital One Bank	100,000.00		100,000.00			
Synchrony Bank	100,000.00				100,000.00	
Federal Home Loan Mtg Corp	150,000.00				150,000.00	
Fannie Mae	150,000.00		150,000.00			
Federal Home Loan Mtg Corp	125,000.00				125,000.00	
Discover Bank	100,000.00		100,000.00			
Goldman Sachs Bank	149,000.00			149,000.00		
Capital One, NA	247,000.00	247,000.00				
Everbank	247,000.00	247,000.00				
CIT Bank	105,000.00	105,000.00				
CIT Bank	110,000.00		110,000.00			
Worlds Foremost Bank	100,000.00	100,000.00				
Discover Bank	135,000.00				135,000.00	
Fannie Mae	735,000.00				735,000.00	
Fannie Mae	100,000.00				100,000.00	
American Express Centurian	175,000.00		175,000.00			
Sallie Mae Bank	100,000.00	100,000.00				
Sallie Mae Bank	100,000.00				100,000.00	
Celtic Bank, UT	100,000.00		100,000.00			
Goldman Sachs Bank	100,000.00				100,000.00	
Fannie Mae	105,000.00				105,000.00	
Commenity Capital Bank	100,000.00		100,000.00			
Federal Home Loan Bank	210,000.00				210,000.00	
Commenity Capital Bank	100,000.00		100,000.00			
BMW-Bank of North America	97,000.00	97,000.00				
BMW-Bank of North America	150,000.00	150,000.00				
Farmer Mac	100,000.00		100,000.00			
GRAND TOTALS	4,459,758.35	1,060,922.89	1,149,012.76	153,776.97	2,096,045.73	-

L.A.I.F. (Acct # 25-07-003)	937,320.17	548,131.54	91,020.74	-	-	298,167.89
De Anza Gardens, LP	1,000,000.00				1,000,000.00	
GRAND TOTALS	6,397,078.52	1,609,054.43	1,240,033.50	153,776.97	3,096,045.73	298,167.89

HOUSING AUTHORITY OF CONTRA COSTA COUNTY

Report per CGC 53646 CURRENT MARKET VALUE

For Period Ending 3/31/2016

Issuer	Investment Type	Maturity Date	Amount Invested	Current Market Value (at 3/31/16)	Yield
Cantella & Company					
Prime Fund Capital Reserves (Cash)	Money Market	ongoing	29,758.35	29,758.35	0.01%
American Express FSB	Certificate of Deposit	8/14/2019	220,000.00	223,504.60	2.05%
Capital One Bank	Certificate of Deposit	11/05/2019	120,000.00	122,400.00	2.00%
Capital One Bank	Certificate of Deposit	11/05/2019	100,000.00	101,505.00	2.00%
Synchrony Bank	Certificate of Deposit	3/20/2020	100,000.00	101,179.00	2.00%
Federal Home Loan Mtg Corp	Govt Agency	10/02/2019	150,000.00	150,646.50	1.25%
Fannie Mae	Govt Agency	1/21/2020	150,000.00	152,574.00	1.63%
Federal Home Loan Mtg Corp	Govt Agency	5/01/2020	125,000.00	125,981.25	1.38%
Discover Bank	Certificate of Deposit	5/13/2020	100,000.00	100,892.00	2.00%
Goldman Sachs Bank	Certificate of Deposit	7/08/2020	149,000.00	151,707.37	2.35%
Capital One, NA	Certificate of Deposit	7/22/2020	247,000.00	251,450.94	2.25%
Everbank	Certificate of Deposit	7/30/2020	247,000.00	251,453.41	2.00%
CIT Bank	Certificate of Deposit	7/30/2020	105,000.00	107,100.00	2.25%
CIT Bank	Certificate of Deposit	7/30/2020	110,000.00	112,202.15	2.25%
Worlds Foremost Bank	Certificate of Deposit	8/20/2020	100,000.00	102,192.00	2.40%
Discover Bank	Certificate of Deposit	8/26/2020	135,000.00	137,999.70	2.35%
Fannie Mae	Govt Agency	9/28/2020	735,000.00	747,083.40	1.70%
Fannie Mae	Govt Agency	6/22/2020	100,000.00	101,104.00	1.50%
American Express Centurian	Certificate of Deposit	11/25/2020	175,000.00	177,850.75	2.30%
Salle Mae Bank	Certificate of Deposit	12/09/2020	100,000.00	101,612.00	2.20%
Salle Mae Bank	Certificate of Deposit	12/09/2020	100,000.00	101,612.00	2.20%
Celtic Bank, UT	Certificate of Deposit	12/24/2020	100,000.00	101,612.00	1.75%
Goldman Sachs Bank	Certificate of Deposit	1/06/2021	100,000.00	101,836.00	2.30%
Fannie Mae	Govt Agency	11/30/2020	105,000.00	105,051.05	1.50%
Commonity Capital Bank	Certificate of Deposit	1/19/2021	100,000.00	102,263.00	1.90%
Federal Home Loan Bank	Govt Agency	12/11/2020	210,000.00	215,462.10	1.88%
Commonity Capital Bank	Certificate of Deposit	2/22/2021	100,000.00	100,567.00	1.60%
BMW-Bank of North America	Certificate of Deposit	2/22/2021	97,000.00	97,306.00	1.70%
BMW-Bank of North America	Certificate of Deposit	2/26/2021	150,000.00	150,481.93	1.70%
Farmer Mac	Govt Agency	1/07/2021	100,000.00	102,033.00	1.92%
GRAND TOTALS			4,459,758.35	4,528,420.50	
L.A.I.F. (Acct # 25-07-003)	Liquid Account	ongoing	937,320.17	937,320.17	0.46%
De Anza Gardens, LP	Loan		1,000,000.00	1,000,000.00	3.00%
GRAND TOTALS			6,397,078.52	6,465,740.67	

HOUSING AUTHORITY OF CONTRA COSTA COUNTY

Investment Interest Earnings Report

For Period Ending 3/31/2016

Issuer	Amount Invested	Interest Earned this Qtr	Interest Earned this Quarter by Fund				
			Public Housing	Management	Rental Rehabilitation	Housing Choice Voucher Fund	
			Unrestricted	Unrestricted	Restricted	Restricted	Unrestricted
Cantella & Company						0%	100%
Prime Fund Capital Reserves (Cash)	29,758.35	0.73	0.36	0.10	0.12	-	0.15
American Express FSB	220,000.00	1,112.05	-	556.03	-	-	556.03
Capital One Bank	120,000.00	591.78	-	-	-	-	591.78
Capital One Bank	100,000.00	493.15	-	493.15	-	-	-
Synchrony Bank	100,000.00	493.15	-	-	-	-	493.15
Federal Home Loan Mtg Corp	150,000.00	462.33	-	-	-	-	462.33
Fannie Mae	150,000.00	601.03	-	601.03	-	-	-
Federal Home Loan Mtg Corp	125,000.00	423.80	-	-	-	-	423.80
Discover Bank	100,000.00	493.15	-	493.15	-	-	-
Goldman Sachs Bank	149,000.00	863.38	-	-	863.38	-	-
Capital One, NA	247,000.00	1,370.34	1,370.34	-	-	-	-
Everbank	247,000.00	1,218.08	1,218.08	-	-	-	-
CIT Bank	105,000.00	582.53	582.53	-	-	-	-
CIT Bank	110,000.00	610.27	-	610.27	-	-	-
Worlds Foremost Bank	100,000.00	591.78	591.78	-	-	-	-
Discover Bank	135,000.00	782.26	-	-	-	-	782.26
Fannie Mae	735,000.00	3,080.96	-	-	-	-	3,080.96
Fannie Mae	100,000.00	369.86	-	-	-	-	369.86
American Express Centurian	175,000.00	992.47	-	992.47	-	-	-
Sallie Mae Bank	100,000.00	542.47	542.47	-	-	-	-
Sallie Mae Bank	100,000.00	542.47	-	-	-	-	542.47
Celtic Bank, UT	100,000.00	431.51	-	431.51	-	-	-
Goldman Sachs Bank	100,000.00	567.12	-	-	-	-	567.12
Fannie Mae	105,000.00	388.36	-	-	-	-	388.36
Commonity Capital Bank	100,000.00	374.79	-	374.79	-	-	-
Federal Home Loan Bank	210,000.00	679.62	-	-	-	-	679.62
Commonity Capital Bank	100,000.00	166.58	-	166.58	-	-	-
BMW-Bank of North America	97,000.00	153.61	153.61	-	-	-	-
BMW-Bank of North America	150,000.00	237.53	237.53	-	-	-	-
Farmer Mac	100,000.00	73.64	-	73.64	-	-	-
GRAND TOTALS	4,459,758.35	19,290.80	4,696.70	4,792.72	863.50	-	8,937.89

L.A.I.F. (Acct # 25-07-003)	937,320.17	1,080.72	632.01	104.94		343.77	
De Anza Gardens, LP	1,000,000.00	7,397.26					7,397.26
GRAND TOTALS	6,397,078.52	27,768.79	5,328.71	4,897.66	863.50	343.77	16,335.15

To: Contra Costa County Housing Authority Board of Commissioners
 From: Joseph Villarreal, Housing Authority
 Date: July 19, 2016



Contra
Costa
County

Subject: AWARD OF 72 PROJECT-BASED VOUCHERS UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM AND 88 UNITS UNDER THE TRADITIONAL PBV PROGRAM TO SIX AFFORDABLE

RECOMMENDATIONS

RATIFY staff's conditional award of 72 project-based vouchers (PBV) under the Rental Assistance Demonstration (RAD) program and 88 units under the traditional PBV program to six different affordable housing developments.

BACKGROUND

A housing authority can utilize up to 20% of its Housing Choice Voucher (HCV) funding to "attach" rent subsidies to specific housing units. The attached subsidy is known as a project-based voucher (PBV). PBVs are a component of the HCV program and share most of the same rules and regulations. PBVs are attached to units via a contract with the owner that requires the units be rented to families eligible for the HCV program. While tenants living in a PBV unit may move with regular voucher assistance, the PBV remains attached to the unit and the owner must select another HCV-eligible tenant for that unit. The advantage of PBVs for owners is that the PBV commitment from a housing authority can be used to leverage financing for the construction, rehabilitation or preservation of housing for low-income families by providing a greater cash-flow than the property would otherwise generate. This is because

Action of Board On: **07/19/2016** ☐ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: July 19, 2016

Joseph Villarreal, Executive Director

Contact: 925-957-8028

By: , Deputy

cc:

BACKGROUND (CONTD)

most funding available to owners of affordable projects restricts the rent that can be collected from tenants to an affordable amount that is usually far less than a comparable unit would merit on the open market.

However, because the HCV program pays market rate rents by subsidizing the difference between an affordable rent for the tenant and the market rate rent for a particular unit, and the PBV program uses this same basic formula, the amount of rent that an owner can collect from a PBV unit is usually significantly higher than otherwise available to the project. This allows the owner to leverage far more financing than if PBVs were not available and thus can be crucial to the success of a given project. The primary advantage of PBVs to a housing authority is that they help increase or preserve the supply of permanent, affordable housing available to both the community and to HCV recipients.

HUD requires housing authorities to utilize a competitive process to select developments that will receive PBV or RAD PBV assistance. A housing authority can utilize its own competition or may choose projects that were competitively awarded affordable housing funds under a federal, state, or local government program (e.g., CDBG, HOME, competitively awarded Low-Income Housing Tax Credits). If the competitive process of another governmental entity is used, the award of those funds cannot have occurred more than three years from the PBV selection date and the earlier selection proposal must not have involved any consideration that the project would receive PBV assistance.

There are two methods by which developers can secure PBV assistance. One method is through a competitive solicitation. In September of 2015, HACCC posted a competitive solicitation that advertised the availability of up to 500 units for PBV assistance, conditioned on the acceptance of responders of RAD PBV assistance as part of the award. Twelve developers submitted applications in response to the request for proposals (RFP) and were conditionally approved for 189 RAD PBV and 121 traditional PBV units of assistance. The second method by which PBV assistance can be awarded is through a non-competitive process. As provided for in HACCC's Section 8 Administrative Plan approved by the Board of Commissioners, HACCC can accept proposals for PBV assistance from owners that were selected in another governmental entity's affordable housing competition. In particular, HACCC targets projects awarded funding by the Contra Costa County Department of Conservation and Development in one or more of its competitions for HOME, CDBG, HOPWA or other affordable housing programs. HACCC has taken this approach in order to maximize the success rate of projects funded by both the County and HACCC. One of the six developments that staff propose to fund in this round is El Cerrito Senior which was awarded affordable housing funds by the County during the past three years.

This Board Order seeks to ratify staff's award of 72 RAD PBVs and 88 units of traditional PBVs to six different affordable housing developments. If approved by the Board, HACCC will enter into a housing assistance payment contract (HAP) with the owner of each development for an initial term of fifteen years and an extension of the initial term of fifteen years. Federal statute permits the initial term to be anywhere from one to fifteen years. HACCC utilizes a fifteen year term to mirror the tax credit compliance term and to provide projects with the maximum financing available. In addition, the Federal statute also permits housing authorities to grant an extension of up to fifteen years to the PBV contract at signing. HACCC utilizes the fifteen year extension in order to further increase the financing available to the project and to ensure long-term affordability of the units. Any contract extensions are subject to the availability of federal funding for the HCV program.

All tenants of PBV units must be screened for eligibility for the HCV program by HACCC and must come from HACCC's PBV site-based wait list for the property. The PBV site-based wait list is open to all families on HACCC's HCV wait list. The property owner will then select tenants for occupancy of a particular unit after conducting additional suitability screening consistent with their tenant screening and eligibility policies for that property. Tenants in PBV units will sign an initial lease with a one year term. After one year, a PBV tenant has the ability to move from the PBV unit by using regular tenant-based HCV assistance subject to availability. If a PBV property does not continuously lease up all of its PBV units or if the property fails to meet HUD's Housing Quality Standards for health and safety, then the PBV units awarded to that property can be rescinded.

Since the RAD PBV units will be replacing the public housing units at the Las Deltas development, all residents

living at the Las Deltas development when the final RAD agreements with HUD are signed, will be given priority for any vacant units at the replacement housing sites as well as prioritized on the site-based waiting lists that are to be created as a result of the RAD PBV awards.

To date, HACCC has awarded 473 PBVs in previous funding competitions. Staff recommends that HACCC award an additional 72 RAD PBV units and 88 traditional PBVs to six different developments. A list of the developments proposed to receive PBV assistance is attached.

FISCAL IMPACT

Approximately \$71,138,541 of funding will be provided to these six developments over a thirty year span. Of this amount, \$24,614,419 will be tied to the RAD PBV units and \$46,524,122 will go to the traditional PBV units. All funding will be provided as part of HACCC's annual budget from the U. S. Department of Housing and Urban Development (HUD).

CONSEQUENCE OF NEGATIVE ACTION

Should the Board not approve the award of PBV units to one or more of these projects, a sufficient number of replacement units will not be awarded to replace the 214 units being converted to RAD at the Las Deltas public housing development. This could cause HACCC to fall out of compliance with HUD regulations.

ATTACHMENTS

RAD PBV Awards Attachment

OCTOBER, 2015 RAD PBV RFP RESPONDERS FOR FIRST 90 UNITS OF RAD

Project Sponsor	Project Name and Location	Description
Satellite Affordable Housing Assoc.	Tabora Gardens 3557 Tabora Dr., Antioch, CA 94509	New Construction Family and Veteran housing
Satellite Affordable Housing Assoc.	Hookston Senior Homes 80 W. Hookston Rd., Pleasant Hill, CA	Existing Senior housing development
Contra Costa Interfaith Housing/Mercy	Garden Park Apartments 2387 Lisa Lane, Pleasant Hill, CA	Existing Family housing development
Resources for Community Development	St. Paul's Community Center and Apartments 1860 Trinity Ave., Walnut Creek, CA	New Construction Family housing
Resources for Community Development	Church Lane Apartments 2555 Church Lane, San Pablo, CA	Existing Family housing development
Eden Housing, Inc.	El Cerrito Senior Apartments 10848 and 10860 San Pablo Ave El Cerrito, CA 94530	New construction of 63 rental units affordable to and occupied by low and very low-income seniors.

OCTOBER, 2015 RAD PBV RFP RESPONDERS FOR FIRST 90 UNITS OF RAD

RFP Score/County Funding Received	PBVs Requested	RAD PBVs Requested	Total Units in Project
185	7	22	85
95	15	5	100
102	14	14	29
140	8	3	45
85	5	5	22
Non-Competitive Selection Based on Other State and Local Funding Competitions	39	23	63
Total	88	72	344