

**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

KAREN MITCHOFF, CHAIR
JOHN GIOIA, VICE CHAIR
CANDACE ANDERSEN
DIANE BURGIS
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 TWO (2) 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.

**SPECIAL MEETING
ANNOTATED AGENDA & MINUTES
June 12, 2018**

*****Please Note Time Change*****

11:00 A.M. Convene and call to order.

CONSIDER CONSENT ITEMS: (Items listed as C.1 through C.2 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.

PRESENTATION(S)

PR.1 PRESENTATION on Project Based Voucher and Public Housing Development.

Commissioner John Gioia	AYE
Commissioner Candace Andersen	AYE
Commissioner Diane Burgis	AYE
Commissioner Karen Mitchoff	ABSENT
Commissioner Federal D. Glover	AYE
Commissioner Fay Nathaniel	ABSENT
Commissioner Jannel George-Oden	AYE

DISCUSSION ITEMS

D. 1 CONSIDER Consent Items previously removed.

There were no items removed from consent for discussion.

D. 2 PUBLIC COMMENT (2 Minutes/Speaker)

There were no requests to speak at public comment.

Closed Session

A. CONFERENCE WITH LABOR NEGOTIATORS [Gov. Code § 54957.6(a)]

1. Agency Negotiators: Joseph Villarreal, Charlene Calica, and John Hunter.

Employee Organization: Public Employees Union, Local One

2. Agency Negotiators: Joseph Villarreal

Unrepresented Employees: All unrepresented employees.

ADJOURN

Adjourned today's meeting at

CONSENT ITEMS:

C.1 RECEIVE the Housing Authority of the County of Contra Costa's investment report for the quarter ending March 31, 2018.

Commissioner John Gioia	AYE
Commissioner Candace Andersen	AYE
Commissioner Diane Burgis	AYE

Commissioner Karen Mitchoff	ABSENT
Commissioner Federal D. Glover	AYE
Commissioner Fay Nathaniel	ABSENT
Commissioner Jannel George-Oden	AYE

C.2 ACCEPT report on the relocation status of the families at the Las Deltas public housing development in North Richmond.

Commissioner John Gioia	AYE
Commissioner Candace Andersen	AYE
Commissioner Diane Burgis	AYE
Commissioner Karen Mitchoff	ABSENT
Commissioner Federal D. Glover	AYE
Commissioner Fay Nathaniel	ABSENT
Commissioner Jannel George-Oden	AYE

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: June 12, 2018



Contra
Costa
County

Subject: Project Based Voucher and Public Housing Development

RECOMMENDATIONS

RECEIVE presentation on Project Based Voucher and Public Housing Development.

BACKGROUND

See attached Powerpoint presentation.

FISCAL IMPACT

Informational item only.

CONSEQUENCE OF NEGATIVE ACTION

None. Informational item only.

Action of Board On: **06/12/2018** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

AYE: John Gioia, Commissioner
 Candace Andersen,
 Commissioner
 Diane Burgis, Commissioner
 Federal D. Glover,
 Commissioner
 Jannel George-Oden,
 Commissioner

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: June 12, 2018

Joseph Villarreal, Executive Director

ABSENT: Karen Mitchoff,
 Commissioner
 Fay Nathaniel, Commissioner

By: June McHuen, Deputy

Contact: 925-957-8028

cc:

CLERK'S ADDENDUM

ATTACHMENTS

PBV Process and Inventory Presentation

HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA



PROJECT BASED VOUCHER PROGRAM

Presented by
Joseph Villarreal, Executive Director

HOUSING CHOICE VOUCHER PROGRAM

- \$103 Million/year
- 6,982 Vouchers (HCV)
- Market-based
 - Requires adequate supply at moderate rents
- Families can lose voucher in tight markets

Expand Affordable Housing Supply

- Project-based vouchers (PBV) –
 - Voluntary, up to 20% of units
- Creates/Preserves affordable housing
- Professional ownership/management
- Guaranteed HCV units for 40 years
- Partner with County DCD and Nonprofit Developers (RCD, SAHA, Eden, Bridge, CHDC)

PBV BY THE NUMBERS

- HACCC PBV Maximum = 1,396 Units
- Committed 744 Units
 - 591 Units PBV (\approx 805 remaining)
 - 125 Units RAD PBV (Las Deltas conversion) (89 remaining)
 - 28 Units RAD 2 PBV (Idaho Apartments conversion)
- Funded 23 properties with 1,167 total units
 - 11 new
 - 12 preservation
 - First closing October 2007
 - Gained/Preserved 423 Units (1,167 - 502 PBV – 125 RAD -28 RAD2)
- HACCC Total Funding Commitment
 - \$746 Million projected (Over Next 40 Years)

PBV BY THE NUMBERS

- East County – 6 properties
- Central County – 11 properties
- West County – 6 properties

HERITAGE POINT NORTH RICHMOND

- \$26,463,734 TDC
 - \$10,264,893 - 4% LIHTC Equity
 - \$7,650,000 – First Mortgage Loan
 - \$7,323,084 – CoCo County
 - \$1,225,757 - Sponsor Loan
- County Sources
 - \$2,900,000 CDBG
 - \$1,904,325 Successor Agency Funds
 - \$1,432,830 Livable Communities Trust Fund
 - \$954,229 Housing Bonds
 - \$131,700 Tax Increment
- HACCC Funding
 - \$61.3 Million (Over Next 40 Years) vs. \$35.3 million w/out PBV
 - \$5.2 million leverage perm loan (20% of TDC) vs. \$2.4 million w/out

DEVELOPMENT COSTS

- Heritage Point
 - 12+ years
 - 42 units
 - \$26,463,734 TDC
 - \$630,089/unit
- Las Deltas
 - 214 units
 - \$134,839,046 TDC
- El Pueblo
 - 176 units
 - \$110,895,664 TDC

DEVELOPMENT COSTS

- HACCC
 - \$630,089/unit
 - 1,159 units
 - \$730,273,151 TDC
- SB 3 Veterans and Affordable Housing Bond Act of 2018
 - \$3 billion for affordable housing
 - \$1 billion purchase assistance for veterans

Las Deltas Status

- Las Deltas
 - 30+ families remaining
 - CHDC market study, architect, community process
 - HACCC financial viability/funding options
 - Fall/winter 2018 plan target
- El Pueblo
 - Pending Las Deltas

SAMARA TERRACE SENIOR APARTMENTS – HERCULES

- **62 Years or Older**
- **Built in 2008**
- **51 Units – All 1 BRs**
- **50 Units assisted with PBVs**
- **Community Gardens**
- **Computer Lab**
- **Fitness Room**
- **View Terrace**
- **Current Rent - \$1140**



GIANT ROAD APARTMENTS – SAN PABLO

- Family Housing
- Built in 2008
- 1 – 3 BR Units
- 86 Units – 21 Assisted
- Playground
- Community Room
- On-Site Services
- YMCA Childcare Center
- Current Rents - \$905 - \$1557



LAKE SIDE APARTMENTS - CONCORD

- Family Housing
- Built in 1961
- 124 Units
- 30 Assisted
- Balconies
- Pool
- HOPWA Set-Aside
- Current Rents - \$952 - \$1445



BERRELLESA PALMS APARTMENTS - MARTINEZ

- **Senior Housing**
- **Frail Elderly**
- **Built in 2015**
- **48 Units – All 1 BR**
- **Homeless or at Risk of Homelessness**
- **HIV/AIDS or a Long-Term Chronic Health Condition**
- **Computer Room**
- **Exercise Room**
- **Community Gardens**
- **Current Rent - \$1141**



HOOKSTON SENIOR HOMES – PLEASANT HILL

- Senior Housing
- Built In 1999
- 99 Units
- 24 Assisted
- 1 – 2 BR Units
- Commitments to assist another 15 PBV and 5 RAD PBV Units
- Balconies
- Large Green Space
- Tax Credit Investment
- Current Rents - \$1,005 - \$1,195



ARBOLEDA APARTMENTS – WALNUT CREEK

- Family Housing
- Built In 2015
- 47 Units - 29 Assisted
- 1 – 3 BR Units
- 15 Units Targeted To Developmentally Disabled
- Community Room
- Computer Room
- Play Structure
- Underground Parking
- Current Rents - \$1,227 - \$1,790



ACALANES COURT APARTMENTS – WALNUT CREEK

- Family Housing
- Built in 2006
- 17 Units – 4 PBV Assisted
- 1 - 3 BR Units
- Large Spacious Units
- Parking
- Community Space
- On-Site Laundry
- Current Rents - \$1,448 - \$2030



MONTEVERDE SENIOR APARTMENTS - ORINDA

- Senior Housing
- Built in 2014
- LEED Certified –Sustainable
- 66 Units – All 1 BR
- Computer Learning Center
- Exercise Room
- Hair Salon
- Current Rent - \$1186



BELLE TERRE APARTMENTS - LAFAYETTE

- Senior Housing
- Built In 2013
- LEED Certified
- 45 Units – All 1 BRs
- 17 Units For Disabled Elderly
- Community Room
- Raised Gardening Beds
- Exercise Room
- Library
- Current Rent - \$1186



BRENTWOOD SENIOR COMMONS

- Senior Housing
- Built In 2008
- 79 Assisted Units – All 1 BR
- Balconies
- Pool
- Jacuzzi
- Current Rent - \$1,047



TABORA GARDENS - ANTIOCH

- Senior Housing
- Coming - March, 2018
- 85 Units – All 1 BR
- 12 PBV Units
- 22 RAD PBV Units
- Community Room
- On-Site Services
- Computer Lab
- Community Gardens
- Rents = \$840/\$1,642



IDAHO APARTMENTS – EL CERRITO

- Family Housing
- Established in 1999
- McKinney Moderate Rehabilitation Single Room Occupancy Program RAD Conversion to PBV
- 29 Total Units – 28 Assisted Studios
- Targeted to Homeless Individuals
- Rents - \$1,424



GARDEN PARK APARTMENTS – PLEASANT HILL

- Family Housing
- Targeted to Homeless and Disabled
- One and Two BR Units
- 14 RAD Units
- 13 PBV Units
- Community Room
- Swimming Pool
- On-Site Services
- Rent = \$840 – RAD
- Rent - \$1728/1924 – PBV



ROBIN LANE APARTMENTS - CONCORD

- Built in 2014
- Family Housing
- 16 One and Two BR Units
- Close to Transportation and Retail
- 4 RAD Units
- 4 PBV Units
- Rent = \$840/\$1179 – RAD
- Rent = \$1543/1786 -PBV



Projects in Development



HANA GARDENS – EL CERRITO

- Senior Housing
- Coming - June, 2018
- 62 Units – All 1 BR
- 23 RAD Units
- Community Room
- On-Site Services
- Computer Lab
- Exercise Room
- Protected Green Space
- Rents will be \$1,787



1738 RIVIERA FAMILY APARTMENTS – WALNUT CREEK

- Family Housing
- Coming in May, 2018
- 58 Total Units – Two Sites
- 28 Units at 1738 Riviera
- 30 Units at 1515 Riviera
- 9 Assisted Units at Each Site (18 Total)
- Studio – 3 BR Units
- 5 Units – HOPWA
- Community Room
- Play Structure
- On-Site Services
- Anticipated Rents - \$1,489 - \$3,166



1515 RIVIERA APARTMENTS – WALNUT CREEK



ST. PAUL'S APARTMENTS – WALNUT CREEK

- Family Housing
- Coming in September, 2019
- 45 Total Units
- 23 Assisted Units – 18 PBV/5 RAD
- Studio & 1 BR Units
- 2 Units – HOPWA
- Community Center
- Sober Living Environment
- On-Site Services
- Anticipated Rents - \$1,694 - \$2040



ELAINE NULL APARTMENTS – BAY POINT

- **Built in 1995**
- **Family Housing**
- **Coming in November, 2018**
- **14 Total Units**
- **4 Assisted Units – 2 PBV/2 RAD**
- **3 BR Units Townhouses**
- **Post- Rehab Anticipated Rents - \$1,618 - \$2079**



CHURCH LANE APARTMENTS – SAN PABLO

- **Family Housing**
- **Coming in November, 2018**
- **22 Total Units**
- **10 Assisted Units – 5 PBV and 5 RAD**
- **1BR – 4 BR Units**
- **Anticipated Rents - \$860 - \$3,516**



HERITAGE POINT APARTMENTS – NORTH RICHMOND

- Family Housing
- Coming in September 2019
- 42 Total Units
- 41 Assisted Units – 35 PBV/ 6 RAD
- 1 BR – 3 BR Units
- Community Room
- Play Structure
- On-Site Services
- Anticipated Rents - \$860 - \$2,489



FUTURE DEVELOPMENT PROJECTS

- Hookston Senior – Additional 20 Units of PBV and RAD
- Terrace Glen – Antioch (16 Units PBV & RAD)
- Pinecrest Apartments – Antioch (12 Units PBV and RAD)
- Veterans Square – Pittsburg (29 Units PBV and RAD for Veterans – Pending GAP Funding)
- 89 Uncommitted RAD

HOOKSTON SENIOR – PLEASANT HILL

- Additional 20 Units being assisted
- 5 RAD Units
- 15 PBV Units
- \$14 Million in rehab being done to units/property
- Estimated completion date – November, 2019



TERRACE GLEN APARTMENTS - ANTIOCH

- Built in 1963
- 32 Units
- Pool
- 16 Units Will be assisted
- 4 PBV
- 12 RAD
- \$3.5 Million Rehab
- Rents estimated to be:
- \$889/\$1226 - RAD 1BR/2BR
- \$1561/\$2125 – PBV 2BR/3BR

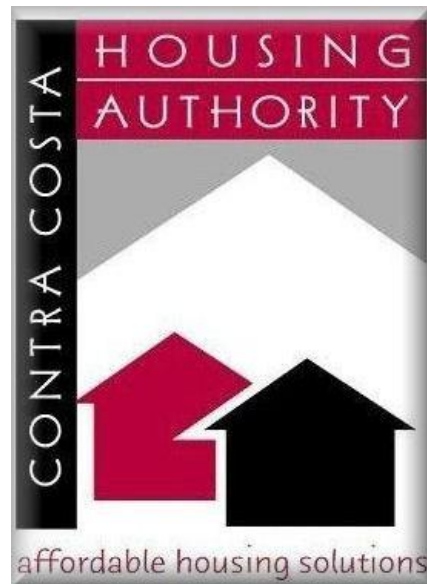


PINECREST APARTMENTS - ANTIOCH

- Built in 1963
- 24 Units
- 12 Will be assisted
- 3 PBV
- 9 RAD
- \$3.5 Million Rehab
- Rents estimated to be:
- \$889 - RAD 1BR
- \$1201 – PBV 1BR



QUESTIONS?



To: Contra Costa County Housing Authority Board of Commissioners
 From: Joseph Villarreal, Housing Authority
 Date: June 12, 2018



Contra
Costa
County

Subject: INVESTMENT REPORT FOR THE QUARTER ENDING MARCH 31, 2018

RECOMMENDATIONS

RECEIVE the Housing Authority of the County of Contra Costa's investment report for the quarter ending March 31, 2018.

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.

Action of Board On: **06/12/2018** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

AYE: John Gioia, Commissioner
 Candace Andersen,
 Commissioner
 Diane Burgis, Commissioner
 Federal D. Glover,
 Commissioner
 Jannel George-Oden,
 Commissioner

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: June 12, 2018

Joseph Villarreal, Executive Director

ABSENT: Karen Mitchoff,
 Commissioner
 Fay Nathaniel, Commissioner

By: June McHuen, Deputy

Contact: 925-957-8028

cc:

BACKGROUND (CONT'D)

In summary, HACCC had \$31,044.95 in interest earnings for the quarter ending March 31st, 2018. That interest was earned within discrete programs and most of the interest earned is available only for use within the program that earned the interest. Further, interest earnings may be restricted to specific purposes within a given program.

The Housing Choice Voucher Program reserve as of 12/31/2013 held in cash and investments was transitioned to HUD held program reserve account. The only restricted funds remaining in investments for the Housing Voucher program is 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, 2018 is shown below. A more detailed report is attached.

Public Housing	Housing Choice Voucher Fund		Central Office	State & Local
Unrestricted Interest Earned	Restricted Interest Earned	Unrestricted Interest Earned	Unrestricted Interest Earned	Unrestricted Interest Earned
\$10,089.75	\$1,184.02	\$11,133.62	\$5,716.47	\$2,921.09

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).

CLERK'S ADDENDUM

To: Contra Costa County Housing Authority Board of Commissioners
 From: Joseph Villarreal, Housing Authority
 Date: June 12, 2018



Contra
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County

Subject: RELOCATION STATUS OF LAS DELTAS RESIDENTS

RECOMMENDATIONS

ACCEPT report on the relocation status of the families at the Las Deltas public housing development in North Richmond.

BACKGROUND

As part of the RAD conversion of the Las Deltas public housing units, HACCC is required to assist the families living at Las Deltas to find new, affordable places to live. 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.

There were 81 families living at Las Deltas when it was approved for RAD. All are/were eligible for relocation benefits. In September 2017 HACCC began officially moving families out of Las Deltas. Although a few of the 81 families had moved before this date, these early movers retained eligibility for, and were offered, relocation benefits. The move status of the Las Deltas families as of June 6, 2018 is as follows:

Action of Board On: **06/12/2018** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

AYE: John Gioia, Commissioner
 Candace Andersen,
 Commissioner
 Diane Burgis, Commissioner
 Federal D. Glover,
 Commissioner
 Jannel George-Oden,
 Commissioner

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: June 12, 2018

Joseph Villarreal, Executive Director

ABSENT: Karen Mitchoff,
 Commissioner
 Fay Nathaniel, Commissioner

By: June McHuen, Deputy

Contact: 925-957-8028

cc:

BACKGROUND (CONTD)

Total Las Deltas Families Eligible for Relocation	81
Total Families That Have Moved	46
Moved to other public housing	28
Moved using voucher within HACCC jurisdiction	11
Moved using voucher outside of HACCC jurisdiction	6
Moved and left HACCC programs	1
Total Families Pending Move	35
Waiting to move to other public housing unit	11
Already issued voucher, searching for a unit	23
Waiting for voucher to be issued	1

FISCAL IMPACT

Funding of approximately \$1.4 million is provided in the Housing Authority's (HACCC) current PHA Annual Plan Capital Fund Program (CFP) budget for the cost of the relocation consultants and all direct relocation costs that will be provided to families (e.g., security deposits, utility transfer fees and the costs to hire movers). \$1 million is targeted for direct relocation costs for the families of Las Deltas.

CONSEQUENCE OF NEGATIVE ACTION

None. Information item only.

CLERK'S ADDENDUM