



**Contra
Costa
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: February 7, 2017

Subject: Allow Property Rental at 200 Channi Court in Danville

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Director of Conservation and Development, or designee, to allow the rental of property owned and currently occupied by Raymond Hui Tong located at 200 Channi Loop in unincorporated Danville, for up to two (2) years.

FISCAL IMPACT:

No fiscal impact.

BACKGROUND:

On July 9, 2002, the Board of Supervisors approved the Camino Tassajara Affordable Housing Program (CTAHP). The CTAHP sets forth requirements to be met by the Camino Tassajara developers (Shapell, Braddock and Logan, and Ponderosa Homes). On January 9, 2006, Shapell and the County entered into a Developer Sales Agreement (Agreement). This Agreement placed conditions on the 127-unit townhome development known as Willow at Alamo Creek. All 127-units were required to be sold to moderate-income homebuyers.

In addition, the Agreement stated that all buyers must enter into a Buyer's Resale Restriction Agreement (Resale Agreement) with the following requirements:

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **02/07/2017** ☐ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

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: February 7, 2017

David Twa, County Administrator and Clerk of the Board of Supervisors

By: , Deputy

Contact: Alicia Smith
925-674-7885

cc:

- The units would have 20 year resale restrictions;
- The homes must be sold at a restricted price to an income eligible buyer ("Eligible Purchaser"); and
- The units must be owner occupied for 20 years.

BACKGROUND: (CONT'D)

The owner of 200 Channi Loop, Raymond Hui, purchased the property in April of 2008, at which time he signed the resale agreement. The family needs to relocate to Vietnam on a temporary basis for employment. The family intends to move back into the 200 Channi Loop residence within two years. In view of the applicable deed restrictions, the owner is seeking authorization from the County to rent the unit.

The term of this temporary rental shall be for up to two (2) years. Monthly rents shall not exceed current mortgage payments including taxes and insurance. The new tenant shall not be entitled to relocation expenses when the lease terminates. The unit must remain affordable for another moderate-income homebuyer.

Due to the family's temporary move to Vietnam, staff recommends that the County allow them to rent out their home.

CONSEQUENCE OF NEGATIVE ACTION:

Should this not be approved, the property owner would not be allowed to rent this unit.