



Contra
Costa
County

To: Board of Supervisors
From: John Kopchik, Director, Conservation & Development Department
Date: December 11, 2018

Subject: Substantial Amendment to the FY 2018/19 Annual Action Plan HOME Investment Partnerships Act Program

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Substantial Amendment to the FY 2018/19 Annual Action Plan for the HOME Investment Partnerships Act (HOME) funds to allocate \$1,145,000 in HOME grant funds to Satellite Affordable Housing Associates, to finance a portion of Veteran's Square, a 30-unit affordable housing development in Pittsburg, as recommended by the Affordable Housing Finance Committee.

FISCAL IMPACT:

No General Fund impact. HOME funds are provided to the County on a formula allocation basis through the U.S. Department of Housing and Urban Development. (100% Federal)

BACKGROUND:

On June 26, 2018, the Board of Supervisors (the "Board") approved the Contra Costa County Annual Action Plan for FY 2018/19 HOME funds (the "Action Plan"). A portion of the HOME funds were not allocated in the Action Plan and were set aside for future projects. Subsequent to the approval of the Action Plan, the HOME program received program income that is also available for eligible HOME projects.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **12/11/2018** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

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

ABSENT: John Gioia, District I
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: December 11, 2018

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

By: Laura Cassell, Deputy

Contact: Kristen Lackey (925)
674-7888

cc:

On September 12, 2018, Satellite Affordable Housing Associates (SAHA) applied for HOME funds for Veteran's Square, a proposed new construction development consisting of 30 units of multifamily housing on a 0.5 acre infill site near downtown Pittsburg, California (the "Project").

BACKGROUND: (CONT'D)

As proposed, the project will have 28 one-bedroom units and one two-bedroom unit affordable to households at or below 60% area median income. Eleven of the units will be affordable to households at or below 30% area median income and one unit will be reserved for the manager. Twenty-two of the units will be reserved for homeless veterans and veterans with a disability. The Housing Authority of the County of Contra Costa has committed 100% project based rental assistance in the form of a combination of Section 8 and Rental Assistance Demonstration (RAD) vouchers. The project will include a community room, a landscaped courtyard, and parking for both cars and bicycles. SHELTER, Inc. of Contra Costa County will provide case management and supportive services to the veterans residing in the development.

The City of Pittsburg is supportive of the project and has committed to providing loans and fee deferrals totaling over \$1.1 million. The project is eligible for HOME funds and is consistent with the Contra Costa Consortium Consolidated Plan. The Affordable Housing Finance Committee recommended the allocation of \$1,145,000 of HOME funds at its meeting held on October 22, 2018.

The County will enter into various legal documents with SAHA, or a limited partnership affiliate of SAHA, for this funding. The form of these documents will be submitted for Board of Supervisors approval at a later date.

CONSEQUENCE OF NEGATIVE ACTION:

If the Board does not approve the Substantial Amendment, Veteran's Square will not be built and there would be a loss of 29 affordable units in Pittsburg.

CHILDREN'S IMPACT STATEMENT:

Preserving and maintaining affordable housing supports Outcome #3 of the children's outcomes: Families that are Economically Self Sufficient.