



**Contra  
Costa  
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: June 16, 2020

Subject: Housing Successor Annual Report for Fiscal Year 2018-19

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**RECOMMENDATION(S):**

RECEIVE the Housing Successor Annual Report for Fiscal Year 2018-19, DIRECT staff to file the report with the Department of Housing and Community Development, and post the report on the County website.

ADOPT Resolution No. 2020/162, approving extension of the deadline to initiate development of affordable housing at the County-owned sites pursuant to Health and Safety Code Section 33334.16, and

FIND that the proposed action is exempt from the California Environmental Quality Act ("CEQA") in accordance with State CEQA Guidelines Section 15061(b)(3) since CEQA only applies to projects with environmental impacts.

**FISCAL IMPACT:**

There is no impact to the General Fund in regards to receiving and filing this annual report or extending the timeline for initiating development.

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☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY

☐ RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

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Action of Board On: **06/16/2020** ☒ 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: June 16, 2020

, County Administrator and Clerk of the Board of Supervisors

By: Stephanie Mello, Deputy

Contact: Maureen Toms (925)  
674-7878

cc:

## BACKGROUND:

The County is the housing successor to the former Contra Costa County Redevelopment Agency (“Redevelopment Agency”), dissolved on February 1, 2012. Each housing successor is required to prepare an annual report on how it is meeting requirements imposed by Health and Safety Code Section 34176.1.

The annual report is required to contain the following: (1) a summary of housing successor duties; (2) the balance of the Low and Moderate Income Housing Asset Fund (“Housing Asset Fund”); (3) an inventory of properties held in the Housing Asset Fund; and (4) reports on performance thus far in meeting the income and age proportionality requirements of Health and Safety Code Section 34176.1.

The report is due to the California Department of Housing and Community Development by April 1st each year and must be posted on the County’s website. This report brings the Housing Successor into compliance with reporting requirements. The report for Fiscal Year 2018-19 is being presented to the Board of Supervisors for its reference.

With the adoption of Resolution No. 2020/162, described below, the County is meeting all requirements imposed by Health and Safety Code section 34176.1. The County’s progress on major requirements is summarized below. The balance of the Housing Asset Fund as of June 30, 2019, was approximately \$8.2 million, of which \$6.02 million is bond proceeds issued prior to dissolution for affordable housing purposes. The Housing Successor received \$192,844 in revenue during 2018-19.

As the Housing Successor, the County owned 62 parcels with a statutory value of \$6.67 million as of June 30, 2019. Two parcels (409-080-027 and 409-132-015) have been sold in the first half of FY 2019-20, leaving a total of 60 parcels remaining.

The amount the Housing Successor spent for housing monitoring and administrative costs is well below the current limit as required by Health and Safety Code 34176.1(a)(1). Allowable administrative expenses for fiscal year 2018-19 were limited to, an amount equal to 5.0 percent of the total of the amount of loans receivable and statutory value of land held for resale. Table 1 of the report shows actual expenditures and the maximum allowable for each fiscal year.

Non-administrative expenditures from the Housing Asset Fund were focused on expenditures related to Heritage Point, Orbisonia Heights, Rodeo Senior and Rodeo Plaza Housing Projects. The Heritage Point project consists of a four story, 42-unit multifamily apartment building completed in early 2020. Disposition and Development Agreements for Orbisonia Heights, Rodeo Senior and Rodeo Plaza are being drafted.

Pursuant to Health and Safety Code Section 33334.16, activities to develop properties acquired by the Former Redevelopment Agency for affordable housing must be initiated within five (5) years from the date of acquisition; otherwise, the properties must be sold

and the proceeds returned to the Successor Agency's Low and Moderate Income Housing Asset Fund. The deadline may be extended only once by an additional five (5)-year period if the Board of Supervisors, by resolution, affirms its intent that the properties be used for the development of affordable housing. Since the dissolution of redevelopment in California, Section 34176.1 (e) of the Health and Safety Code establishes the commencement of the initial five (5)-year timeline of Health and Safety Code Section 33334.16 for various assets owned by the Housing Successor as the date of the Final Decision by DOF, which date was February 6, 2013. Accordingly, the initial five-year deadline to initiate activities to develop affordable housing on the various sites expired on February 6, 2018.

Since this deadline has passed, and in order for the County to continue its efforts to develop the various sites with affordable housing, staff recommends that the Board of Supervisors approve the five-year extension for these properties, as provided by Health and Safety Code Section 33334.16.

CONSEQUENCE OF NEGATIVE ACTION:

The County will be out of compliance with the requirements of Health and Safety Code Section 34176.1.

ATTACHMENTS

Resolution 2020/162

Annual Report FY 18-19