



**Contra
Costa
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: September 22, 2020

Subject: Allocation of Funds from the Livable Communities Trust to the Heritage Point Commercial Project

RECOMMENDATION(S):

ALLOCATE \$505,336 from the Livable Communities Trust (District 1 Portion) to the Heritage Point Commercial Project in North Richmond and AUTHORIZE the Conservation and Development Director, or designee, to execute a contract, subject to approval by the County Administrator and approval as to form by County Counsel, with Community Housing Development Corporation of North Richmond for the construction of a training facility/resource center on the ground floor of Heritage Point Apartments and a grocery store located next to the apartments on the corner lot of Chesley Ave and Fred Jackson Way in North Richmond.

FISCAL IMPACT:

No impact to the General Fund. This action allocates \$505,336 from the District I portion of the Livable Communities Trust Fund (Fund), out of the current balance of \$581,564.63.

BACKGROUND:

The Livable Communities Trust Fund (Fund) is a Special Revenue Mitigation Fund that was established by the Board of Supervisors on November 15, 2005, following the approval of the Camino Tassajara Combined General Plan Amendment Project, also known as the

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **09/22/2020** ☒ 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: September 22, 2020

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

By: June McHuen, Deputy

Contact: Kristin Sherk,
925-674-7887

cc:

Alamo Creek and Intervening Property residential projects, and was required as a condition of approval. The Fund was established to implement

BACKGROUND: (CONT'D)

the County's Smart Growth Action Plan. The residential developers pay an \$8,000 per market-rate unit fee into the Fund.

On December 3, 2013, the Board of Supervisors determined that revenue from the Fund should be spent equally among supervisorial districts. At complete build-out, deposits to the Fund will total \$8,448,000. As of August 2020, the account has collected \$8,264,000 in revenue fees and \$824,661 in accrued interest with \$6,438,849 remaining in uncommitted funds. The approved expenditures to date are attached.

The Livable Community Trust funds will be used to help build out ground floor commercial space at Heritage Point Apartments, an affordable housing development in North Richmond. While the total project cost for the commercial development will exceed the Livable Communities Trust allocation, the grant amount will serve as anchor funding to help attract additional investors who support healthy neighborhood grocery and training space/resource center for the North Richmond community. CHDC is actively applying for funding for these two projects and developing networks. The grocery store site is next to the apartments on the corner lot of Chesley Ave and Fred Jackson Way. The goal is to build a high quality, affordable, and walkable neighborhood grocery in the heart of North Richmond that will improve the quality of life of residents. The neighborhood grocery store will cater to North Richmond residents and workers. The store will provide fresh local affordable produce, limited bakery/milk case merchandise, and household products. Among other options, CHDC is exploring a cooperative model to economically empower future operators. Heritage Point Commercial supports Smart Growth goal number four: To promote economic revitalization and urban infill communities.

CONSEQUENCE OF NEGATIVE ACTION:

Without the allocation of funds, the project will have fewer funds to leverage for attracting additional investors or sponsors.

CHILDREN'S IMPACT STATEMENT:

This project supports the following children programs' outcomes: Families that are safe, stable and nurturing, and Communities that are safe and provide a high quality of life for children and families.

ATTACHMENTS

LCT Project List