



**Contra
Costa
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: March 30, 2021

Subject: Density Bonus and Inclusionary Housing Developer Agreement for Del Hombre Apartments

RECOMMENDATION(S):

Approve the Del Hombre Apartments Density Bonus and Inclusionary Housing Developer Agreement and authorize the Director of Conservation and Development to execute the Agreement.

FISCAL IMPACT:

There is no fiscal impact. The applicant is responsible for payment of all fees associated with this development including annual monitoring and review costs.

BACKGROUND:

Del Hombre Apartments is a development of 284 residential units in unincorporated Walnut Creek that was approved by the County in 2020. The developer, Hanover Company, sought and was granted a density bonus for the project. It also fell within the scope of the County's inclusionary housing ordinance. The attached Developer Agreement is the implementation tool for those two components of the project. It covers the ongoing obligations of Hanover and the County over the 55-year time period, under which 36 units will be provided as affordable housing to low and moderate income households. There is no change in the project as approved; this is simply the detailed version of the density bonus and

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY

☐ RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

Action of Board On: **03/30/2021** ☒ 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: March 30, 2021

Monica Nino, County Administrator and Clerk of the Board of Supervisors

Contact: Amalia Cunningham,
925-674-7869

By: June McHuen, Deputy

cc:

inclusionary housing requirements that were included in the project's Conditions of Approval.

CONSEQUENCE OF NEGATIVE ACTION:

The Del Hombre Apartments project was approved with conditions for the developer to enter into a Density Bonus and Inclusionary Housing Agreement pursuant to the County's Density Bonus and Inclusionary Housing Ordinances. The consequence of negative action would delay the development of the project, as an executed agreement is required prior to the issuance of building permits or recordation of the parcel map.

ATTACHMENTS

Del Hombre Density Bonus/Inclusionary Housing Agreement