



**Contra
Costa
County**

To: Board of Supervisors
From: John Kopchik, Director, Conservation & Development Department
Date: June 7, 2022

Subject: Approve Affordable Housing Finance Committee Recommendation to Award \$5,543,307 in Permanent Local Housing Allocation Funds

RECOMMENDATION(S):

APPROVE the Affordable Housing Finance Committee (AHFC) recommendations for the allocation of \$5,543,307 in FY 2022/23 Permanent Local Housing Allocation (PLHA) funds.

FISCAL IMPACT:

No General Fund impact. The County has already been awarded \$5.5 million in PLHA funding, which will cover the cost of funding these recommendations as well as the County's administrative costs up to 5% of the total grant.

BACKGROUND:

PLHA is a newer State program with entitlement and competitive components intended to fund more affordable housing. The State designated Contra Costa County as the administrator of the entitlement grant award for the Contra Costa "Urban County," which includes the unincorporated communities and all the cities except for Antioch, Pittsburg, Walnut Creek, and Concord, which have their own entitlements.

Contra Costa County was allocated \$5.5 million for the first two years, and the funds were

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **06/07/2022** ☒ 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 7, 2022

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

By: Antonia Welty, Deputy

Contact: Cathy Remick
925-655-2887

cc:

included in the Department of Conservation and Development's (DCD) FY 2022/23 Notice of Funding Availability (NOFA) pursuant to August 10, 2021 direction from the Board of Supervisors. The Board authorized the formula grant application on December 14, 2021, and the State Housing and Community Development (HCD) issued preliminary approval on March 16, 2022.

County staff held the annual NOFA "Kick-Off" Meeting on October 7, 2021, to announce the County's federal funds process, that also included PLHA funds for the first time. The application portal opened that day and applications were due December 6, 2021. DCD staff reviewed and analyzed the applications and conducted interviews with developer teams before making recommendations for the various affordable housing funding streams to the AHFC.

The AHFC held a public meeting on April 21, 2022 to consider staff recommendations for all of the sources including PLHA funds. Following discussion on each PLHA application, the AHFC recommends the following funding allocations to the Board (described in more detail in Attachment A):

BACKGROUND: (CONT'D)

100 38th Supportive Apartments

Developer: Eden Development and Community Housing Development Corporation (CHDC)

Location: Richmond

Award Amount: \$500,000

Project Summary: Acquisition and adaptive reuse (of a County owned building) of 58 affordable rental units to serve formerly homeless individuals, couples, and small families.

Aging in Place Senior Housing

Developer: SAHA and Choice in Aging

Project Location: Pleasant Hill

Award Amount: \$1,000,000

Project Summary: New construction of 82 units affordable to and occupied by extremely low-, very low-, and lower-income seniors, veterans, disabled veterans, and veterans experiencing homelessness.

Legacy Court

Developer: Eden Development and CHDC

Project Location: Richmond

Award Amount: \$1,000,000

Project Summary: New construction of 43 rental units affordable to and occupied by very low-income families and special needs households.

Mayfair Affordable Housing

Developer: BRIDGE Housing Corporation

Project Location: El Cerrito

Award Amount: \$2,766,142

Project Summary: New construction of 69 rental units serving families with household incomes ranging from 30-60% Area Median Income. Four of the units will be accessible to the physically disabled and two of the units will be accessible to the hearing and vision impaired.

As a reminder, projects located in the cities of Antioch, Pittsburg, Walnut Creek, and Concord are not eligible for the County's PLHA although they are eligible for HOME funds. Affordable housing awards from the federal funding streams will be brought to the Board as a separate item for the annual Action Plan, part of the federal Housing and Urban Development (HUD) process, at a future meeting. The PLHA awards are moving at a slightly accelerated pace since they are not subject to the HUD timeline requirements and it is helpful to the developers to get the award commitments as soon as possible.

Project-specific PLHA loan packages will return to the Board for approval at later dates.

CONSEQUENCE OF NEGATIVE ACTION:

If the Board does not approve the PLHA allocation to these projects, the affordable housing projects will not move forward in FY22/23. The applicants would have to wait and apply for funds from the County in next year's funding cycle, which could jeopardize the projects or significantly delay their construction schedules.

CHILDREN'S IMPACT STATEMENT:

The recommendation supports the following children's outcomes: Communities that are Safe and Provide a High Quality of Life for Children and Families.

ATTACHMENTS

AIR 49640 PLHA Attachment A