



Contra
Costa
County

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: October 11, 2022

Subject: Livable Communities Trust Contract Amendment with Community Housing Development Corporation

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Conservation and Development Director, or designee, to execute a contract amendment with Community Housing Development Corporation (CHDC) to extend the term through April 1, 2025, with no change to the payment limit of \$505,336 from the Livable Communities Trust (District I portion) for the Heritage Point Commercial Project in North Richmond, as recommended by Supervisor Gioia.

FISCAL IMPACT:

No impact to the General Fund.

BACKGROUND:

On September 22, 2020, the Board of Supervisors approved allocating \$505,336 from the Livable Community Trust (District 1 portion) to help build out ground floor commercial space at Heritage Point Apartments, an affordable housing development in North Richmond. 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

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **10/11/2022** ☒ 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: October 11, 2022

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

By: Laura Cassell, Deputy

Contact: Kristin Sherk
925-655-2889

cc:

workers. The store will provide fresh local affordable produce, limited bakery/milk case merchandise, and household products.

The residential portion of Heritage Point located in North Richmond completed construction and occupied in 2020 with 42 units of new affordable rental units. The County loaned approx. \$6.3 million of the combination of Housing Successor Low Moderate Income Housing Funds and Community Development Block Grant Funds to CHDC. In addition, \$927,494 in Livable Communities Trust funds was provided as grant to CHDC for the development of the apartments.

As recommended by Supervisor Gioia, the term of the contract will be amended to extend the termination date from April 1, 2023 to April 1, 2025, with the expectation that CHDC will demonstrate that sufficient financing/funding sources have been secured to complete the project by October 1, 2023, and construction must start by April 1, 2024. CHDC will have one year to complete construction with a termination date on the contract of April 1, 2025.

BACKGROUND: (CONT'D)

Heritage Point Commercial continues to support Smart Growth goal number four: To promote economic revitalization and urban infill communities.