



Meeting Minutes

CONTRA COSTA COUNTY HOUSING AUTHORITY

FEDERAL D. GLOVER, CHAIR
CANDACE ANDERSEN, VICE CHAIR
JOHN GIOIA
DIANE BURGIS
KEN CARLSON
CYNTHIA JORDAN
JOANN SEGURA

JOSEPH VILLARREAL, EXECUTIVE
DIRECTOR, (925) 957-8001

Tuesday, December 3, 2024

1:00 PM

Board Chambers 1025 Escobar Street,
Martinez |
<https://cccounty-us.zoom.us/j/87344719204> |
Call in: 888-278-0254 access code 843298#

1:00 P.M. Convene and call to order

Present Commissioner John Gioia, Commissioner Candace Andersen,
Commissioner Diane Burgis, Commissioner Ken Carlson,
Commissioner Cynthia Jordan, and Commissioner Joann Segura

1. **CONSIDER CONSENT ITEMS (Items listed as C.1 through C.4 on the following agenda)**
– Items are subject to removal from Consent Calendar by request of any Commissioner.
Items removed from the Consent Calendar will be considered with the Discussion Items.

Motion: Andersen

Second: Gioia

Aye: Commissioner Gioia, Commissioner Andersen, Commissioner Burgis, Commissioner Carlson, Commissioner Jordan, Commissioner Segura, and Glover

Result: Passed

2. **DISCUSSION ITEMS**

This was approved the Consent Agenda.

- D.1** HEARING to consider adoption of Resolution No. 5266, titled the "Public Housing Agency (PHA) Certifications of Compliance with the PHA Plan and Related Regulations including Required Civil Rights Certifications approving HACCC's Annual Plan for fiscal years 2025-2030, including revisions to the Admissions and Continued Occupancy Plan and the Housing Choice Voucher Administrative Plan." (Joseph Villarreal, Executive Director)

[24-4001](#)

Attachments: [Reso 5266 HACCC Annual Plan 5Yr Plan FY25 - Attachments](#)

Motion: **Burgis**

Second: **Gioia**

Aye: **Commissioner Gioia, Commissioner Andersen, Commissioner Burgis, Commissioner Carlson, Commissioner Jordan, Commissioner Segura, and Glover**

Result: **Passed**

- D.2** RECEIVE report regarding the implications of Project 2025 on the U.S. Department of Housing and Urban Development-assisted programs, with focus on the impact to families in Contra Costa County. [24-4009](#)

Attachments: [6 Project 2025 HUD Chapter.pdf](#)

This Discussion Item was approved.

Motion: **Burgis**

Second: **Carlson**

- D.3** ACCEPT written acknowledgment by the Executive Director (chief executive officer) that he understands the current and future cost of the negotiated health care benefit changes for retirees from both represented and unrepresented classes, as detailed in a report provided by the Housing Authority's Actuary on September 10, 2024 pursuant to Government Code section 7507. [24-4019](#)

Attachments: [3 HACCC Proposed OPEB Plan Change ADC Projection 2024-08-14.pdf](#)

Motion: **Carlson**

Second: **Segura**

Aye: **Commissioner Gioia, Commissioner Andersen, Commissioner Burgis, Commissioner Carlson, Commissioner Jordan, Commissioner Segura, and Glover**

Result: **Passed**

- D.4** ADOPT Resolution No. 5264 approving the health care benefits portion of the Successor Memorandum of Understanding with Public Employees Union, Local #1/AFSCME, for the period July 1, 2024 through June 30, 2027; and ADOPT Resolution No. 5265 approving health care benefits for the unrepresented employees of the Housing Authority. [24-4020](#)

Attachments: [4 RESO Adopt Health Care Benefits MOU 2024-2027 12.3.24.docx](#)
[4 RESO Adopt Health Care Benefits Unrepresented 2024-2027.doc](#)

This Discussion Item was adopted.

Motion: **Segura**

Second: **Carlson**

- D.5** PUBLIC COMMENT (2 Minutes)

Tandra spoke on multiple difficulties in contacting staff and resolving eligibility issues.

3. CONSENT ITEMS

CONSIDER CONSENT ITEMS

A motion was made by Commissioner Andersen, seconded by Commissioner Gioia, to approve the Consent Agenda. The motion carried by the following vote:

Aye: Commissioner Gioia, Commissioner Andersen, Commissioner Burgis, Commissioner Carlson, Commissioner Jordan, Commissioner Segura, and Glover

Result: Passed

- C.1** ADOPT the proposed 2025 meeting schedule for the Housing Authority of the County of Contra Costa Board of Commissioners, as recommended by the Housing Authority Executive Director. [24-4017](#)

This Consent Item was adopted.

- C.2** APPROVE and AUTHORIZE the Housing Authority Executive Director, or designee, to execute a contract with Moniz Architecture in the amount of \$255,644 to provide architectural and engineering services for the Housing Choice Voucher satellite office at 2601 Somersville Road in Antioch. (100% U.S. Dept. of Housing and Urban Development) [24-3999](#)

approved

- C.3** RECEIVE the Housing Authority of the County of Contra Costa’s investment report for the quarter ending on September 30, 2024. (No fiscal impact) [24-4000](#)

Attachments: [Investment Report for QE 09-30-24.pdf](#)

approved

- C.4** DENY claim filed by Stephan Fobbs. [24-4018](#)

approved

4. ADJOURN

Adjourned today's meeting at 1:22 p.m.

AGENDA DEADLINE: Thursday, 12 noon, 12 days before the Tuesday Board meetings.

GENERAL INFORMATION

The Board meets in all its capacities pursuant to Ordinance Code Section 24-2.402.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Clerk of the Board to a majority of the members of the Board of Supervisors less than 96 hours prior to that meeting are available for public inspection at 1025 Escobar Street, First Floor, Martinez, CA 94553, during normal business hours.

All matters listed under CONSENT ITEMS are considered by the Board to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Board before the Board votes on the motion to adopt. Each member of the public will be allowed two minutes to comment on the entire consent agenda.

Persons who wish to speak on matters set for PUBLIC HEARINGS will be heard when the Chair calls for public testimony. Each speaker during public testimony will be limited to two minutes. After public testimony, the hearing is closed and the matter is subject to discussion and action by the Board. Comments on matters listed on the agenda or otherwise within the purview of the Board of Supervisors can be submitted to the office of the Clerk of the Board via mail: Board of Supervisors, 1025 Escobar Street, First Floor, Martinez, CA 94553 or to clerkoftheboard@cob.cccounty.us.

Time limits for public speakers may be adjusted at the discretion of the Chair.

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Pursuant to Government Code section 84308, members of the Board of Supervisors are disqualified and not able to participate in any agenda item involving contracts (other than competitively bid, labor, or personal employment contracts), franchises, discretionary land use permits and other entitlements if the Board member received, since January 1, 2023, more than \$250 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant who actively supports or opposes the County's decision on the agenda item. Members of the Board of Supervisors who have received, and applicants, contractors or their agents who have made, campaign contributions totaling more than \$250 to a Board member since January 1, 2023, are required to disclose

that fact for the official record of the subject proceeding. Disclosures must include the amount of the campaign contribution and identify the recipient Board member, and may be made either in writing to the Clerk of the Board of Supervisors before the subject hearing or by verbal disclosure at the time of the hearing.