



Meeting Minutes

CONTRA COSTA COUNTY HOUSING AUTHORITY

DIANE BURGIS, CHAIR
JOHN GIOIA
CANDACE ANDERSEN
KEN CARLSON, VICE CHAIR
SHANELLE SCALES-PRESTON
CYNTHIA JORDAN
JOANN SEGURA

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

Tuesday, July 7, 2026

1:00 PM

Administration Building
1025 Escobar Street, Martinez |
<https://cccouny-us.zoom.us/j/81863939331> |
Call in: 1 855-758-1310

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

Present

Commissioner John Gioia, Commissioner Candace Andersen,
Commissioner Diane Burgis, Commissioner Ken Carlson,
Commissioner Shanelle Scales-Preston, Commissioner Cynthia
Jordan, and Commissioner Joann Segura

- 1. CONSIDER CONSENT ITEMS (Items listed as C.1 through C.9 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:

Carlson

Second:

Andersen

Aye:

**Commissioner Carlson, Commissioner Scales-Preston,
Commissioner Andersen, Commissioner Burgis, Commissioner
Jordan, Commissioner Gioia, and Commissioner Segura**

Result:

Passed

2. DISCUSSION ITEMS

- D.1. CONSIDER accepting a report on the status of the U.S. Department of
Housing and Urban Development's (HUD) homeless programs funding cuts.**

[26-2889](#)

Attachments:

[Homeless Programs Funding Cuts July 2026 Update](#)

Motion:

Segura

Second:

Carlson

Aye: Commissioner Gioia, Commissioner Andersen, Commissioner Burgis, Commissioner Carlson, Commissioner Scales-Preston, Commissioner Jordan, and Commissioner Segura
Result: Passed

- D.2.** CONSIDER accepting a report on the shortfall funding status of the housing authority's (HACCC) Housing Choice Voucher program. [26-2895](#)

Attachments: [Signed BOC Chair Ack D.2](#)
[Housing Choice Voucher Program Report July 2026](#)

Motion: Segura

Second: Carlson

Aye: Commissioner Andersen, Commissioner Scales-Preston, Commissioner Carlson, Commissioner Burgis, Commissioner Segura, Commissioner Jordan, and Commissioner Gioia

Result: Passed

D.3 PUBLIC COMMENT (2 Minutes)

3. CONSENT ITEMS

CONSIDER CONSENT ITEMS

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

Aye: Commissioner Gioia, Commissioner Andersen, Commissioner Burgis, Commissioner Carlson, Commissioner Scales-Preston, Commissioner Jordan, and Commissioner Segura

Result: Passed

- C.1.** RECEIVE the Housing Authority of the County of Contra Costa's investment report for the quarter ending March 31st, 2026. [26-2861](#)

Attachments: [1 Investment Report for Qtr 03-31-26](#)
approved

- C.2.** APPROVE and AUTHORIZE the Executive Director of the Housing Authority of the County of Contra Costa, or his designee, to execute a twelve-month contract with the Contra Costa County Sheriff's Department to provide the Housing Authority's Bayo Vista public housing development with additional law enforcement services for the period beginning July 1, 2026, and ending June 30, 2027, in an amount not to exceed \$279,000. [26-2891](#)

approved

- C.3.** APPROVE and AUTHORIZE the Executive Director of the Housing Authority of the County of Contra Costa, or designee, to execute a contract with the City of Pittsburg to provide the Housing Authority's El Pueblo public housing development with additional law enforcement services for the period beginning July 1, 2026, and ending June 30, 2027, in an amount not to exceed \$208,873. [26-2892](#)

approved

- C.4.** APPROVE and AUTHORIZE the Executive Director of the Housing Authority of the County of Contra Costa (HACCC), or designee, to execute a five-year contract with Cypress Landscape, expiring January 6, 2031, for trash hauling and illegal dumping cleanup services in an amount not to exceed \$190,000 annually and \$950,000 over the term of the contract. [26-2896](#)

approved

- C.5.** APPROVE and AUTHORIZE the Executive Director of the Housing Authority of the County of Contra Costa, or designee, to execute a five-year contract with Freitas Landscape, Cypress Landscape, and Cornell Landscape, for landscaping and groundskeeping services in a combined amount not to exceed \$200,000 annually and \$1,000,000 over the term of the contract, ending July 15, 2031. [26-2897](#)

approved

- C.6.** APPROVE and AUTHORIZE the Executive Director of the Housing Authority of the County of Contra Costa, or designee, to execute a five-year contract with Central Service Plumbing and West Peak Builders, Inc, for plumbing services in a combined amount not to exceed \$300,000 annually and \$1,500,000.00 over the term of the contract, ending July 15, 2031. [26-2898](#)

approved

- C.7.** APPROVE and AUTHORIZE the Executive Director of the Housing Authority of the County of Contra Costa, or designee, to execute a five-year contract with Net Electric & Solar and Advanced Lighting Services, Inc., for electric services in an amount not to exceed \$300,000 annually and \$1,500,000 over the term of the contract, for the term ending July 15, 2031. [26-2899](#)

approved

- C.8.** ACCEPT the Unaudited Budget Report for Fiscal Year Ending 3/31/26. [26-2894](#)

approved

- C.9.** ACCEPT the financial and program compliance audit report for the period April 1, 2024, through March 31, 2025, prepared by Novogradac & Company LLP, Toms River, New Jersey. (No fiscal impact) [26-2893](#)

Attachments:

[9 CA011 2025 - Audit Management Decision Letter](#)
[9 CA011 Contra Costa FY2025 Audit Closeout](#)
[9 CoCo Electronic File Protocol QC Procedure and Checklist](#)
[9 CoCo Late Recert Recovery Plan Procedure](#)
[9 HACCC Audited Financial Stmt for FYE 3-31-2025](#)
[9 Response to HUD re FYE 2025 Audit Findings JV Signed](#)

approved

4. ADJOURN

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.

The County will provide reasonable accommodations for persons with disabilities planning to attend Board meetings who contact the Clerk of the Board at least 24 hours before the meeting, at (925) 655-2000.

Anyone desiring to submit an inspirational thought nomination for inclusion on the Board Agenda may contact the Office of the County Administrator or Office of the Clerk of the Board, 1025 Escobar Street, Martinez, California.

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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Pursuant to Government Code section 84308 (the Levine Act), members of the Board of Supervisors are disqualified and not able to participate in any agenda item involving contracts (except for contracts exempt from the Levine Act under Government Code section 84308(a)), franchises, discretionary land use permits and other entitlements, if the Board member received, within the previous 12 months, more than \$500 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 \$500 to a Board

member within the previous 12 months 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.