



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, August 11, 2026

1:00 PM

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

Special Meeting

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.1 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: Burgis

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

Result: Passed

2. DISCUSSION ITEMS

- D.1** ACCEPT presentation concerning the transition of all HACCC's public housing units to other financial structures that will provide long-term, subsidized, affordable rents to families while dramatically improving the long-term economic viability of the properties for HACCC.

[26-3274](#)

Attachments: [HACCC Repositioning Board Presentation Final](#)
[Repositioning Plan Executive Summary August Board Final](#)

Public Comment: Princess Robinson, Craig Lazzereth.**Motion:** Gioia**Second:** Andersen**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 U.S. Department of Housing and Urban Development's (HUD) Public Housing Agency Recovery and Sustainability (PHARS) Initiative.

[26-3272](#)**Attachments:**[ED Training Jan 2012 PHARS](#)[PHA-Indicator-Calculations-Worksheet-Instructions](#)[PHAS HACCC 2026](#)[CA011 Contra Costa - PHARS Troubled TAL Letter de](#)[CA011 Contra Costa - PHARS On-site Assessment Notification Le](#)[PHARS Presentation 8-11-26 Final](#)**Motion:** Carlson**Second:** Scales-Preston**Aye:** Commissioner Gioia, Commissioner Carlson, Commissioner Segura, Commissioner Jordan, Commissioner Burgis, and Commissioner Scales-Preston**Absent:** Commissioner Andersen**Result:** Passed

- D.3** CONSIDER accepting a report on the shortfall funding status of the housing authority's (HACCC) Housing Choice Voucher (HCV) program.

[26-3273](#)**Attachments:**[Payment Standard Study Draft Page 3](#)**Public Comment: Craig Lazzereth, Princess Robinson.****Motion:** Burgis**Second:** Jordan**Aye:** Commissioner Gioia, Commissioner Andersen, Commissioner Burgis, Commissioner Carlson, Commissioner Scales-Preston, Commissioner Jordan, and Commissioner Segura**Aye:** Commissioner Gioia, Commissioner Andersen, Commissioner Burgis, Commissioner Carlson, Commissioner Scales-Preston, Commissioner Jordan, and Commissioner Segura

- D.4** PUBLIC COMMENT (2 Minutes)

Public Comment: Princess Robinson.**3. CONSENT ITEMS**

- C.1** RECEIVE the Housing Authority of the County of Contra Costa's investment report for the quarter June 30th, 2026

[26-3275](#)

Attachments: [Investment Report for Qtr 06-30-26](#)

This Consent Item was approved.

Motion: **Gioia**

Second: **Burgis**

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

Absent: **Commissioner Andersen**

Result: **Passed**

4. ADJOURN

Meeting adjourned at 4:02 pm.

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.

Subscribe to receive to the weekly Board Agenda by calling the Office of the Clerk of the Board, (925) 655-2000 or using the County's on line subscription feature at the County's Internet Web Page, where agendas and supporting information may also be viewed: <https://contra-costa.legistar.com/Calendar.aspx>

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.