



Meeting Minutes

CONTRA COSTA COUNTY HOUSING AUTHORITY

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

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

Tuesday, December 9, 2025

1:00 PM Administration Building 1025 Escobar Street,
Martinez |
<https://cccounty-us.zoom.us/j/89586041575> |
Call in: 888-278-0254 access code 843298#

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

Present Commissioner Shanelle Scales-Preston

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

2. **DISCUSSION ITEMS**

- D.1 CONSIDER accepting a report on the status of the market-rate sales of the Las Deltas former public housing sites in North Richmond. [25-4983](#)

Attachments: [4 Las Deltas Scattered Sites FMV Sales Update Attachment.pdf](#)
Motion: Gioia
Second: Scales-Preston
Aye: Commissioner Scales-Preston, Jordan, Carlson, Gioia, and
Andersen
Result: Passed

- D.2 HEARING to consider adoption of Resolution No. 5273, titled the "PHA Certifications of Compliance with the PHA Annual Plan and Related [25-4984](#)

Regulations including Required Civil Rights Certifications approving HACCC's Annual Plan for fiscal year 2026", including revisions to the Admissions and Continued Occupancy Plan and the Housing Choice Voucher Administrative Plan.

Attachments:

[A.1. Annual PHA Plan FY26 - HUD-50075-ST.pdf](#)
[B.1. CA011 FY26 Deconcentration Policy.pdf](#)
[B.1. CA011 FY26 HCV Admin Plan Changes - Redlined Pages 12.09.2025 \(003\).pdf](#)
[B.1. CA011 FY26 HCV Admin Plan Changes - Summary 12.09.2025.pdf](#)
[B.1. CA011 FY26 Housing Needs.pdf](#)
[B.2. CA011 FY26 New Activities.pdf](#)
[B.2. CA011 FY26 - ACOP - Redlined Pages - 12.9.2025.pdf](#)
[B.2. CA011 FY26 - ACOP - Summary of Changes 12.9.2025.pdf](#)
[B.3. CA011 FY26 Progress Goals.pdf](#)
[B.4. CA011 FY26 CFP Annual Statement-Performance and Evaluation Report - HUD-500751 - 12.9.2025.pdf](#)
[C.2. CA011 FY26 Certification of Consistency with the Consolidated Plan - HUD-50077-SL.pdf](#)
[C.3. Resolution 5273 CA011 FY26 Certification of Compliance with PHA Plan - HUD-50077-ST-HCV-HP.pdf](#)
[RAB Meeting QandA - 2025.docx](#)
[Signed Resolution No. 5273](#)

Motion:**Carlson****Second:****Scales-Preston****Aye:****Commissioner Scales-Preston, Jordan, Gioia, Carlson, and Andersen****Result:****Passed**

- D.3** CONSIDER accepting a report on the status of the U.S. Department of Housing and Urban Development's (HUD) homeless programs funding cuts.

[25-5167](#)**Attachments:**[Homeless Programs Funding Cuts](#)**This Discussion Item was approved the Consent Agenda.****D.4 PUBLIC COMMENT (2 Minutes)****There were no requests to speak at public comment.****3. CONSENT ITEMS**

- C.1** ADOPT the proposed 2026 meeting schedule for the Housing Authority of the County of Contra Costa Board of Commissioners, as recommended by the Housing Authority Executive Director.

[25-5011](#)**approved**

- C.2** ADOPT Resolution No. 5274 to approve collection loss write-offs in the public housing program in the amount of \$204,603.53 for the quarter ending

[25-4982](#)

December 31, 2025.

Attachments: [3 Resolution 5274 for Collection Write Off.docx](#)
[Signed Resolution No. 5274](#)

This Consent Item was approved.

- C.3** ACCEPT the Unaudited Housing Authority Budget Report for the quarter ending September 30, 2025. [25-4954](#)

This Consent Item was approved.

- C.4** RECEIVE the Housing Authority of the County of Contra Costa's investment report for the quarter ending September 30, 2025. [25-4953](#)

Attachments: [1 Investment Report for Board- Qtr 09-30-25.pdf](#)

This Consent Item was received.

4. ADJOURN

Adjourned today's meeting at 1:21 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.

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.