

CONTRA COSTA COUNTY

*1025 ESCOBAR STREET
MARTINEZ, CA 94553*



Meeting Minutes

Tuesday, September 12, 2023

1:00 PM

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

HOUSING AUTHORITY

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

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

As permitted by Government Code section 54953 (e), and in accordance with the County Public Health Officer's recommendations for virtual meetings and social distancing, Board members may participate in the meeting remotely. The Board meeting will be accessible in-person, via television, and via live-streaming to all members of the public. Board meetings are televised live on Comcast Cable 27, ATT/U-Verse Channel 99, and WAVE Channel 32, and can be seen live online at www.contracosta.ca.gov.

Persons who wish to address the board during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing 888-278-0254 followed by the access code 843298#. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link: <https://cccouny-us.zoom.us/j/87344719204>. Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. To provide contact information, please contact Clerk of the Board at clerkoftheboard@cob.cccouny.us or call 925-655-2000.

Meetings of the Board are closed-captioned in real time. Public comment generally will be limited to two minutes. The Board Chair may adjust the amount of time allotted per speaker at the beginning of each item or public comment period depending on the number of speakers and the business of the day. Your patience is appreciated. A Spanish language interpreter is available to assist Spanish-speaking commenters.

A lunch break or closed session may be called at the discretion of the Board Chair.

Staff reports related to open session items on the agenda are also accessible online at www.contracosta.ca.gov.

Persons who wish to address the Board of Commissioners should complete the form provided for that purpose and furnish a copy of any written statement to the Clerk.

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 or a member of the public prior to the time the Board votes on the motion to adopt.

Persons who wish to speak on matters set for PUBLIC HEARINGS will be heard when the Chair calls for comments from those persons who are in support thereof or in opposition thereto. After persons have spoken, 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 Commissioners can be submitted to the office of the Clerk of the Board via mail: Board of Commissioners, 1025 Escobar Street, Martinez, CA 94553; by fax: 925-655-2006; or via email to clerkoftheboard@cob.cccouny.us.

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.

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Convene and call to order.

Contra Costa Housing Authority
September 12, 2023

23-396

Convene and call to order.

(Items listed as C.1 through C.7 on the following agenda) – Items are subject to removal from Consent Calendar by request of any Commissioner or on request for discussion by a member of the public. Items removed from the Consent Calendar will be considered with the Discussion Items.

CONSIDER CONSENT ITEMS**PRESENTATIONS**

PR.1 PRESENTATION concerning the Housing Authority's Family Self-Sufficiency and Voucher Homeownership Programs. (Daja Terry, Family Self-Sufficiency Coordinator)

23-384

Attachments: [FSS CCC Board Presentation PDF.pdf](#)

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

Result: Passed

CONSIDER CONSENT ITEMS

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

Result: Passed

DISCUSSION ITEMS

D.1 ADOPT Resolution No. 5253 to authorize the Housing Authority Executive Director to approve the sale of DeAnza Gardens to DeAnza Housing Corporation, a California non-profit public benefit corporation, and to approve the assignment of the ground lease and Housing Assistance Payment Contract to DeAnza Housing Corporation and the dissolution of the limited partnership at DeAnza Gardens.

23-389

Attachments: [8 JV Final Deanza Gardens - HACCC Resolution Re Approving of Sale Ground Lease Assignment of HAP and Dissolution of Partners 2023-09-12 HA Res 5253.pdf](#)

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

Result: Passed

D.2 ACCEPT report concerning post-COVID rent delinquencies in the Housing Authority's public housing and voucher programs.

23-390

Attachments: [9 Post-Covid Rent Issues Attachment.docx](#)
[9 pih_tenant_flyer_eviction_moratorium.pdf](#)

Speakers; Dante; Caller 1

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

Result: Passed

- D.3** ADOPT Resolution No. 5254 authorizing the sale of sixteen scattered site buildings in the North Richmond Las Deltas public housing development at below-market prices to non-profit housing developers to rehabilitate and sell to low-income families from North Richmond. [23-391](#)

Attachments: [10 Resolution 5254 Authorizing Sale of Las Deltas Scattered to NonProfits .docx](#)
[10 Scattered Sites Awardee.pdf](#)
[2023-09-12 HA Res 5254.pdf](#)

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

Result: Passed

D.4 CONSIDER Consent items previously removed.

There were no consent items removed for discussion.

D.5 PUBLIC COMMENT (2 Minutes/Speaker)

Caller 1 said she would like to see more nuance in decisions whether to evict or not evict and provide more proportionate assistance. She states that everyone should not be treated equally because they are not equal.

CONSENT ITEMS

- C.1** DENY claims filed by the City of Martinez and Sherry Ann White. DENY late claim filed by Avery Tidwell and RBJ, JB. [23-381](#)

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

Result: Passed

- C.2** APPROVE and AUTHORIZE the Executive Director of the Housing Authority of the County of Contra Costa, or designee, to execute a contract with Staples Business Advantage in an amount not to exceed \$300,000 to provide the Housing Authority with office products and supplies, through April 6, 2025. [23-382](#)

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

Result: Passed

- C.3** APPROVE and AUTHORIZE the Executive Director of the Housing Authority, or designee, to execute a contract amendment with HD Supply Facilities Maintenance (dba HD Supply), to extend the term through December 31, 2026 and increase the payment limit by \$2,000,000 to a new payment limit of \$4,000,000 to provide facilities maintenance, repair, operating and industrial materials, and related services. [23-383](#)
- Aye:** Commissioner Gioia, Commissioner Andersen, Commissioner Burgis, District IV Supervisor Carlson, Commissioner Glover, Commissioner Jordan, and Commissioner Segura
- Result:** Passed
- C.4** APPROVE and AUTHORIZE the Executive Director of the Housing Authority, or designee, to execute a contract with Goldfarb & Lipman, LLP, in an amount not to exceed \$500,000 to provide, as needed, real estate legal services surrounding HACCC development activity, through October 27, 2027. [23-386](#)
- Aye:** Commissioner Gioia, Commissioner Andersen, Commissioner Burgis, District IV Supervisor Carlson, Commissioner Glover, Commissioner Jordan, and Commissioner Segura
- Result:** Passed
- C.5** RECEIVE the Housing Authority of the County of Contra Costa's investment report for the quarter ending June 30, 2023. [23-387](#)
- Attachments:** [Investment Report Photo.PNG](#)
[3 Investment Report for \(Qtr 2- 06-30-23\).pdf](#)
- Aye:** Commissioner Gioia, Commissioner Andersen, Commissioner Burgis, District IV Supervisor Carlson, Commissioner Glover, Commissioner Jordan, and Commissioner Segura
- Result:** Passed
- C.6** ADOPT and APPROVE the Housing Choice Voucher payment standards for the Housing Authority of the County of Contra Costa effective October 1, 2023. [23-388](#)
- Attachments:** [7 PAYMENT STANDARD AND INCOME LIMITS - 10.01.2023 Website.pdf](#)
- Aye:** Commissioner Gioia, Commissioner Andersen, Commissioner Burgis, District IV Supervisor Carlson, Commissioner Glover, Commissioner Jordan, and Commissioner Segura
- Result:** Passed
- C.7** ADOPT Resolution No. 5255 to invest HUD and non-HUD funds according to HACCC's Investment Policy. [23-385](#)
- Attachments:** [1 Annual Investment Policy Resolution 5255 Form.docx](#)
[1 HACCC Investment Policy.pdf](#)
[2023-09-12 HA Res 5255.pdf](#)

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

Result: Passed

ADJOURN

Adjourned today's meeting at 1:49 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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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, 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.