

COMMITTEE MEMBERS  
Carlyn S. Obringer, Chair  
Timothy A. McGallian

Civic Center  
1950 Parkside Drive  
Concord, CA 94519  
www.cityofconcord.org



**Special Meeting of the  
Housing & Economic  
Development  
Committee**

**ANNOTED AGENDA**

Monday, April 9, 2018

5:30 p.m.

Permit Center  
Conference Room,  
Wing D  
1950 Parkside Drive

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**AGENDIZED ITEMS** – The public is entitled to address the Committee on items appearing on the agenda before or during the Committee’s consideration of that item. Each speaker will be limited to approximately three minutes.

1. **ROLL CALL:** All present

**STAFF PRESENT:** Kathleen Tropa, Assistant City Manager; Andrea Ouse, Director, Community and Economic Development; Laura Simpson, Planning and Housing Manager; Brenda Kain, Housing/Community Services Manager; Sophia Sidhu, Housing Program Analyst

2. **PUBLIC COMMENT PERIOD:**

- George Fulmore spoke requesting additional information regarding potential bond measures to support affordable housing. Planning Manager Laura Simpson indicated the Contra Costa County was considering a measure similar to one in Alameda County.

### 3. REPORTS

- a. **Considering** – changes to the Housing Rehabilitation Grant and Loan Program. **Report by Brenda Kain, Housing/Community Services Manager.**

**ACTION:** The Committee members asked a few clarifying questions regarding the proposed program changes; staff confirmed that the changes mirrored those already approved by the City of Walnut Creek and Contra Costa County. The Committee Members voted unanimously to forward Staff recommendations to Council.

- b. **Considering** – proposals in response to the Notice of Funding Availability for use of City Housing Funds and recommendations to the City Council. **Report by Sophia Sidhu, Housing Program Analyst.**

**ACTION:** Upon hearing the presentation from staff, the Committee had several questions for staff regarding zoning, environmental review and parking requirements before hearing from Carolyn Bookhart of Resources for Community Development, the one proposer recommended for funding. Committee members had several questions related to RCD's submitted proposal and other RCD properties in Concord. Discussion related to population mix, unit sizes, and parking availability.

RCD's current proposal includes a mix of affordable housing units of one to four bedrooms for larger families and 25% set-aside for special needs groups, such as Veterans and people living with AIDS/HIV. Committee Members expressed preference for more veteran and senior housing units and fewer large units. The Committee also expressed a preference for a majority of the units to be specifically set aside for these targeted populations, and suggested converting the 3 and 4 bedroom units into additional smaller units to accommodate housing for more seniors and veterans. Chair Obringer also mentioned how she would also prefer a project similar to the Eden Housing project in Dublin, Wexford Way Apartments at Emerald Vista, where seniors and families are integrated along with supportive services.

Additional discussion revolved around parking concerns, particularly at other local RCD properties (Camera Circle and Lakeside), which the Committee expressed may have inadequate on-site parking. RCD acquired both these property to rehabilitate them. The Committee expressed a preference for more than one car per unit parking ratio; Staff explained the reduced parking allowance for affordable housing projects and within transit areas, which would be considered by the Planning Commission. The Committee also questioned whether a drop off / turn out may be necessary to reduce the impact on traffic on Galindo Street and to better serve special need residents and ride sharing.

Chair Obringer strongly expressed how she would have preferred an acquisition / rehabilitation project proposal, specifically on Bel Air and Marclair Drives, or the property for sale at 1880 Parkside Drive, in order to improve conditions and guarantee affordability for current residents. Member McGallian also expressed support for acquisition / rehabilitation

projects in Concord, but was also open to new construction projects should developers be unable to secure a site for a rehabilitation project or if there were funding issues.

The Committee Members were not ready to recommend the proposed project to the City Council at this time, and requested that RCD incorporate the Committee's suggestions into a revised proposal for Committee review in late May.

The Committee heard brief presentations from Vince Nicholas and Maurilio Leon of Community Housing Opportunities Corporation (CHOC) and from Iman Novin and Hamid Taeb from Novin Development Corporation/Habitat for Humanity East Bay/Silicon Valley (NDC/Habitat). These teams also submitted proposals but did not have site control of the proposed location as the property was under negotiation to be sold. The Committee members noted that they would allow CHOC and NDC/Habitat to resubmit a project proposal prior to the May HED meeting and/or the September 2018 County Consortium NOFA deadline. Resubmitted proposals would be contingent upon securing control of an alternative site.

Public comment was received from two individuals:

- George Fulmore supported the RCD proposal and stated that Latino families are being systematically eliminated from Concord in the last five to six years as evidenced by declining school enrollment. It seemed as if we were excluding families; that it was hard to get into subsidized units and they needed support, too. He also stated that parking issues exist throughout the City and that we need more parking availability in the denser areas, which is why he has proposed some sort of shuttle service to get people from offsite parking to their homes in the Monument area.
- John Abacore spoke, noting he lives across Ellis Lake in a single family home. While he stated that John Stewart does a good job managing the Lakeside affordable housing units, he stressed there is a parking problem in the area with residents from the Lakeside complex parking in his neighborhood because their cars were being broken into in their complex. He questioned resident safety as these tenants had to walk around the lake to get to their homes at night. He also asked RCD how they identified applicants with HIV/AIDS and whether there was a way to identify LGBTQ seniors. He noted that he works with the Rainbow Coalition who has 85 active seniors, many of whom could benefit from affordable housing. He also noted that many seniors "go back into the closet" when applying for affordable housing because they are scared to disclose that information. Laura Simpson noted that under Fair Housing Laws it was illegal to discriminate on the basis of protected characteristics.

#### 4. **ADJOURNMENT** at 7:05 p.m.

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those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3031, at least five days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

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