

COMMITTEE MEMBERS

Carlyn S. Obringer, Chair
Timothy A. McGallian, Member

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



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

Monday,
May 21, 2018

5:30 p.m.

Permit Cntr. Conference
Room, Wing D
1950 Parkside Drive

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 *(if both Chair and Councilmember are present)*

STAFF PRESENT:

Kathleen Trepa, Assistant City Manager; Laura Simpson, Planning and Housing Manager; Brenda Kain, Housing/Community Services Manager; Sophia Sidhu, Housing Program Analyst

- 2. **PUBLIC COMMENT PERIOD**

Kenji Yamada- noted that he was audio recording the meeting.

- 3. **REPORTS**

- a. Considering Proposals Received by Resources for Community Development in response to the Notice of Funding Availability for use of City Housing Funds and recommendation to the City Council to fund the proposed project. **Report by Sophia Sidhu, Housing Program Analyst.**

ACTION: Staff presented to the Committee the alternative development proposal for Resources for Community Development (RCD). During the presentation, staff noted the following corrections to Attachment 3: Evaluation

Criteria Summary Sheet: (1) the following categories of Populations Served should be included: Low [income], Seniors, and People with Disabilities; and (2) the number of parking spaces for the Alternative Proposal should be 53, and not 79.

Upon hearing the presentation from staff, the Committee had several questions for Jessica Sheldon and Zohreh Khodabandelu of RCD regarding parking, applicant outreach, funding sources, and managing occupancy standards.

Committee Members expressed concern that the 1.2 parking spaces allocated for each unit may result in inadequate parking for tenants similar to the lack of parking available at other RCD properties. Committee Members also expressed concern that there is no loading zone/turn out area in front of the parking garage entrance, which may cause traffic issues along Galindo Street.

Committee Members inquired about RCD's funding streams and outreach efforts to fill vacant units. RCD discussed the relationship between the type of funding awarded, the populations targeted and how many units are able to be set aside for that population. RCD noted that ten of the project's units would be set aside for veterans, and that the other units, by design, would be appropriate for seniors and people with disabilities, all of which are among Council's targeted populations.

RCD also noted that Federal Fair Housing laws prevent the restriction of specific units within the overall building to seniors only (unless the entire building is designated a senior building). However, the design of the building will make it attractive to seniors and people with disabilities with its universal and accessible design features (such as grab bars and wheelchair accessible countertops) that can support the long term needs of these populations. The unit sizes would also play a factor since the smaller one-bedroom units are typically more attractive to seniors and the two-bedroom units would allow for live-in aides or supportive family members to reside with the head of household.

RCD has contacts with multiple agencies that specifically serve low-income veterans, seniors and people with disabilities and those agencies will be included as part of the outreach plan. RCD also welcomes the City's input regarding additional individuals and agencies that should be included as part of the plan.

McGallian questioned why the City subsidy requested was \$5.5 million in both the original 66 unit proposal and in the 44 unit alternative proposal. Staff and RCD explained that there are fewer funding sources available for smaller projects. In order to accommodate the Committee's request for more one-bedroom units to attract more seniors, the alternative proposal does not include 4-bedroom units and the number of 3- and 2- bedroom units has been reduced. As a result, there is significantly less funding available for the alternative proposal and more City subsidy per unit is required.

Committee Members also asked if RCD actively upholds occupancy standards and, in order to protect tenants, if everyone inhabiting a unit is included on the lease. RCD confirmed these standards are required throughout their properties.

The Committee recommended that an award of \$5.5 million for RCD's alternative proposal be forwarded to the full Council for their review. The Committee also asked that RCD address the following items prior to funding being awarded:

1. Work with the City to determine an adequate number of parking spaces for tenants, potentially through conducting parking studies at other similar and nearby communities.
2. Work with the City to incorporate a loading zone where passengers are able to safely load/unload from ride sharing vehicles without causing traffic concerns along Galindo Street.
3. Provide the City with an outreach plan that includes outreach to seniors and people with disabilities.
4. Provide the City with a long-term follow up plan to ensure the targeted populations will continue to be served through the years.

Public comment was received from three individuals:

- George Fulmore supported both RCD's original and alternative proposals, noting there is an immediate need for affordable housing. He mentioned that new retail and market rate residential are pushing families out of Concord and into nearby cities such as Antioch due to rent increases. He liked Virginia Lane Apartment's model (an affordable housing complex that recently underwent substantial rehabilitation), but also mentioned how an acquisition/rehabilitation project could be more costly/problematic than building a new affordable housing complex, and liked the opportunity to build new construction.
- Kenji Yamada inquired about why complexes were not targeting households whose income falls below 30% of the Area Median Income. RCD responded that they are planning on applying for funding that would allow them to accept vouchers from households whose rents would be calculated based on 30% of their income. Essentially, if a household has no income, they could be paying \$0 in rent. Yamada also inquired about 1309 Galindo Street and if the radio building would be removed prior to construction should RCD gain site control and expand their proposed development. Staff noted that 1305 and 1313 Galindo Street are adjacent sites and there would be no need to remove the radio building should development plans expand. Yamada asked if live-in aides and overnight guests would be allowed at the proposed development. RCD responded yes to both questions.

- John Aberkorn 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 Apartments affordable housing units, he again questioned resident safety in the parking lot at night, noting how there had been a number of break-ins recently whether or not they were reported. He mentioned that although a camera had been installed, the security guard was removed. Aberkorn also mentioned that parking placards were being exchanged between units and that management needed to do a better job of tracking the placards to help alleviate some of the parking issues at Lakeside. He asked RCD if they had thought of partnering with local community organizations such as Monument Impact and the Rainbow Community Center to help them fill the vacancies. He mentioned how Lambda Legal in San Diego was doing some work around this and that RCD may want to look into that agency. RCD noted how they do outreach to specific organizations, but those organizations did not help directly fill vacancies. Aberkorn also mentioned that when Lakeside Apartments first opened, they were heavily a senior property. However, the demographics have changed to mostly families now.

4. ADJOURNMENT at 6:40 p.m.

Next Meeting: Regular Meeting
Date: 6/25/2018 - 5:30 PM

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