

CONTRA COSTA COUNTY

Administration Building | 1025 Escobar St., Martinez



AGENDA

Tuesday, May 20, 2025

1:00 PM

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

The public may attend the Board meeting in person and remotely via call-in or Zoom. 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. Meetings of the Board are closed-captioned in real time.

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. Persons who wish to address the Board in person should complete the form provided for that purpose. Access via Zoom is also available using the following link: <https://zoom.us/j/92253393385>. 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.cccounty.us or call 925-655-2000. A Spanish language interpreter is available to assist Spanish-speaking callers. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the Board will continue the meeting in person without remote access.

Public comments generally will be limited to two minutes per speaker. In the interest of facilitating the business of the Board, the total amount of time that a member of the public may use in addressing the Board on all agenda items is 10 minutes. Your patience is appreciated.

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.

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

1. **CONSIDER CONSENT ITEMS (Items listed as C.1 through C.14 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.**

2. **DISCUSSION ITEMS**

- D.1. ACCEPT the recommendation of the Las Deltas Main Campus Selection Panel and Adopt Resolution No. 5270 authorizing the Executive Director to enter into an Exclusive Negotiating Agreement (ENA) with the Community Housing Development Corporation (CHDC) and Eden Housing to acquire, for appraised fair market value, the 11.38-acre former Las Deltas public housing development main campus subject to approval by the Executive Director and approval as to form by County Counsel.

[25-1890](#)

Attachments: [15. HACCC Board Presentation Las Deltas JV v2.pdf](#)
[15. BO-RES - Las Deltas Main Campus RFQ Selection - 5.20.25.docx](#)

- D.2.** CONSIDER adopting Resolution No. 5271 authorizing the sale of twenty-five scattered site buildings located on eighteen parcels from the former Las Deltas public housing development at fair market value as determined by a certified appraisal. [25-1891](#)

Attachments: [16. BO-RES - Las Deltas Scattered Site Market Sales - 5.20.25.docx](#)
[16. Las Deltas Scattered Site Market Rate Units for BO - 04.24.2025.pdf](#)
[16. PSA - Building 599-600 - 1725-1727 4th Street.pdf](#)

D.3 PUBLIC COMMENT (2 Minutes)

3. CONSENT ITEMS

- C.1.** ADOPT Resolution No. 5268 to approve collection loss write-offs in the public housing program in the amount of \$245,022.35 for the quarter ending March 31, 2025. [25-1843](#)

Attachments: [2. Resolution 5268 for Collection Write Off.docx](#)

- C.2.** ADOPT Amendments to the Administrative Plan of the Housing Choice Voucher Program in response to HUD's updates of Sections 102 And 104 of the Housing Opportunities Through Modernization Act of 2016 and the Violence Against Women Act. (No fiscal impact) [25-1868](#)

Attachments: [HCV Admin Plan - Summary of Changes 5.20.2025.pdf](#)

- C.3.** ADOPT Resolution No. 5269, certifying the results for the Section 8 Management Assessment Plan , subject to the U.S. Department of Housing and Urban Development (HUD) confirmatory review, for the Housing Authority of the County of Contra Costa for the period from April 1, 2024, to March 31, 2025. [25-1889](#)

Attachments: [14. BO-SEMAP Resolution FYE 3-31-25.docx](#)
[14. Certification Form 52648 \(HUD\).pdf](#)
[14. SEMAP Certification Indicator 8 with 23 and 24 PS Notices.pdf](#)

- C.4.** ADOPT amendments to the Admissions and Continued Occupancy Policy for the Public Housing Program in response to HUD's updates of Sections 102 and 104 of the Housing Opportunities Through Modernization Act of 2016 and the Violence Against Women's Act. (No fiscal impact) [25-1869](#)

Attachments: [13. ACOP - Summary of Changes May 2025.docx](#)

- C.5.** APPROVE and AUTHORIZE the Executive Director to amend the Housing Authority's procurement policy to increase the administrative approval threshold for petty cash, micro purchases, and small purchases. (No fiscal impact) [25-1725](#)

- C.6.** APPROVE and AUTHORIZE the Executive Director of the Housing Authority of the County of Contra Costa, or designee, to execute a contract with the City of Pittsburg in an amount not to exceed \$189,000 to provide the Housing Authority's El Pueblo public housing development with additional law enforcement services for the period July 1, 2024 through June 30, 2025. (100% HUD) [25-1854](#)
- C.7.** APPROVE and AUTHORIZE the Executive Director of the Housing Authority of the County of Contra Costa, or designee, to execute a contract with the City of Pittsburg in an amount not to exceed \$198,450 to provide the Housing Authority's El Pueblo public housing development with additional law enforcement services for the period July 1, 2025 through June 30, 2026. (100% HUD) [25-1855](#)
- C.8.** APPROVE and AUTHORIZE the Executive Director of the Housing Authority of the County of Contra Costa, or designee, to execute a contract with the Contra Costa County Sheriff's Department in an amount not to exceed \$275,000 to provide the Housing Authority's Bayo Vista public housing development with additional law enforcement services for the period July 1, 2024 through June 30, 2025. (100% HUD) [25-1856](#)
- C.9.** APPROVE and AUTHORIZE the Executive Director of the Housing Authority of the County of Contra Costa, or his designee, to execute a twelve-month contract with the Contra Costa County Sheriff's Department to provide the Housing Authority's Bayo Vista public housing development with additional law enforcement services for the period beginning July 1, 2025, and ending June 30, 2026, in an amount not to exceed \$279,000. (100% HUD) [25-1857](#)
- C.10.** APPROVE plans, specifications, and design to rehabilitate three fire-damaged units located in the Elder Winds Public Housing Development at 2100 Buchanan Road, in Antioch, CA; AWARD and AUTHORIZE the Housing Authority Executive Director to execute a construction contract with A&R Construction in the amount of \$208,001 and to approve construction change orders, as needed, up to a maximum total of 10% in addition to the contract award amount; and APPROVE related actions necessary for administration of the project. (100% HUD) [25-1858](#)
- C.11.** APPROVE and AUTHORIZE the Housing Authority Executive Director to execute a contract with Door and Window Guard Systems, Inc., in an amount not to exceed \$200,000 to provide secure entry systems for vacant public housing units/buildings for the period June 2, 2025 to June 2, 2026, and to exercise up to four annual options to renew at the same annual rate to a maximum of \$1,000,000 through June 2, 2029. (100% HUD) [25-1865](#)

C.12. APPROVE plans, specifications, and design for the Security Camera Project, El Pueblo (Pittsburg) & Casa de Serena (Bay Point); AWARD and AUTHORIZE the Housing Authority Executive Director to prepare and execute a construction contract with Scheer Security Alarm Systems, Inc., in an amount not to exceed \$224,370 and to approve construction change orders, as needed, up to a maximum total of 10% in addition to the contract award amount; and APPROVE related actions necessary to administer the project. (100% HUD) [25-1867](#)

C.13. ACCEPT a report from the Executive Director regarding new income limits effective April 1, 2025, for assisted programs operated by HACCC. (100% HUD) [25-1845](#)

C.14. RECEIVE the Housing Authority of the County of Contra Costa's investment report for the quarter ending March 31, 2025. (No fiscal impact) [25-1844](#)

Attachments: [3. Investment Report for Board- Qtr 03-31-25.pdf](#)

4. ADJOURN

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.

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www.contracosta.ca.gov**

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.