

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

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



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

Monday,
February 4, 2019

5:30 p.m.

Permit Center
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
2. **STAFF PRESENT:** Kathleen Trepka, Assistant City Manager; Andrea Ouse, Community & Economic Development Director; Frank Abejo, Principal Planner; Sophia Sidhu, Housing Program Analyst
3. **PUBLIC COMMENT PERIOD:** No public comments were received.
3. **REPORTS**
 - a. **Considering** – A revised proposal from Resources for Community Development for an additional allocation of \$2.3 million for affordable housing construction at 1313-1321 Galindo Street and recommendation to the City Council. **Report by Sophia Sidhu, Housing Program Analyst**

ACTION: H&ED heard the presentation from staff and from Resources for Community Development (RCD). Representatives from RCD included Nick Cranmer, Acquisitions Project Manager; Alicia Klein, Associate Director of Housing Development; and Ezra Strange, Regional Director of The John Stewart Company (the property management company for RCD).

Overall, H&ED conveyed their approval of the proposed project. The Committee expressed some concerns regarding parking, security and design. H&ED also asked about the

possibility of adding studios to the project to make the development more attractive to seniors. RCD explained that the current parking ratio is 1.2 parking spaces per unit. Converting some apartments to studios would increase the total number of units, reducing the parking ratio and potentially creating an issue of overcrowded parking. Committee members noted a shortage of spaces for visitor parking in RCD's current design and requested that RCD increase the number of visitor spaces. This will require moving the resident garage door entrance back to incorporate spaces for use by the guests of the building.

Carlyn Obringer expressed concerns regarding resident's use of balconies for storage or debris and the impact on the overall presentation of the project. RCD noted that balconies are regulated through management to prevent clutter and storage. In addition, they will work with their architect to design more Juliette-style balconies instead of those that are fully enclosed.

Carlyn Obringer also inquired about gate maintenance at Lakeside and how gates/parking stackers would be maintained at 1313 Galindo Street. RCD explained that the gate at Lakeside is well maintained and repairs are made in a timely manner. The companies who provide parking garage stackers have technicians who are readily available if maintenance is required.

RCD noted that they would be working with the John Stewart Company and the City to identify local organizations to target outreach to the senior community. Due to Federal Fair Housing laws, the Galindo Street project cannot be marketed as a senior living complex unless the project is restricted to seniors. The smaller unit sizes and accessible design features will make the complex highly attractive to seniors, as well as to small families, homeless veterans and people with disabilities.

A mental health service provider will be available on-site and the Veteran's Administration (VA) will provide additional on-site services for formerly homeless veterans. The first 18 months can be particularly challenging for individuals who have been homeless and are adjusting to apartment living. RCD will work with the VA to provide additional services to these residents for the first 18 months of move in.

H&ED requested that RCD work with the police department to develop a security plan for the building/surrounding area. Security cameras will be installed throughout the complex and RCD will request additional input regarding security measures from PD.

H&ED discussed the overall design of the building, which will be more extensively reviewed by the Design Review Board on February 14. The Committee wants to ensure that affordable housing is well represented by this property. Since the project is in close proximity to the downtown area, it was requested that artwork or Early Californian design elements be added. Sun exposure and the incorporation of materials to reduce heat, such as a white roof, were also discussed.

As this project will serve as the flagship affordable housing property in Concord, the Committee would like City Council to maintain some control over the approval process, even if streamlined. It was requested that conditional approval for City loan disbursement be

incorporated into loan documents. The Committee would like an update from staff after each approval step.

The Committee recommended that an additional award of \$2.3 million for RCD's revised proposal be forwarded to the full Council for their review, for a total funding allocation of \$7.8 million.

Public comment was received from:

- John Aberkorn. Aberkorn noted that he lives across Ellis Lake in a single family home, near RCD's Lakeside Apartments. He commented how RCD has made great improvements to Lakeside and the security of the building/surrounding area. He complimented the John Stewart Company management team. He further commented on how overall he is pleased with the 1313 Galindo Street project as proposed. However, the lack of parking at Lakeside is an issue and he is concerned that with a parking ratio of 1.2 spaces per unit, the 1313 Galindo Street project will also experience these issues. In terms of outreach to local organizations to help fill vacancies, Aberkorn mentioned the Rainbow Community Center as a good option.

4. ADJOURNMENT at 7:15 p.m.

Next Meeting: Regular Meeting

Date: TBD

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