

**Advisory Council on Aging (ACOA) Housing Work Group
Meeting Minutes - Monday, May 16, 9:30 – 11:30 a.m.**

Present: Gerald Richards (Chair; ACOA); Dale Harrington (Co-Chair; ACOA), Uche Uwahemu (Center for Elders' Independence); Jim Donnelly (ACOA); Victoria Snyder (Contra Costa Senior Legal Services); Don Jenkins (Lafayette Senior Service Commission); Caitlin Sly (Meals on Wheels Diablo Region); Clara Fuchshuber (Front Porch-Home Match); and Nhang Luong (Staff Support; Area Agency on Aging)

Introductions

Agenda and minutes review – Modify agenda to postpone housing legislation review. Minutes and agenda, with modification, approved unanimously.

Presentation: Community Housing Development Corporation (CHDC) – Rita Curtis, Homeownership Center Director and Joanna Griffith, Director of Real Estate Development

Located in North Richmond, provides:

- Housing and commercial development
- Home buyer education and counseling
- Financial capability, rental and foreclosure counseling
- Small business lending
- Electric vehicle grants
- Economic development activities
- Property management (thru affiliate organization)
- Down payment assistance programs

CHDC established in 1992. Projects range from housing and commercial development to homeownership assistance.

Ten completed projects. Most recent project was 42 units, Heritage Point in North Richmond, new construction completed on November 2019.

Ten projects in the pipeline:

- Barrett Terrace, 114 multifamily/2 stories rental units. This a rehab project expected to complete August 2023.
- Hacienda Heights – 150 senior units joint rehab project with Mercy Housing. All tenants relocated for major rehab. Open waitlist in June. Completion expected Sept/October 2022.
- Legacy Court – 43 rental units on two blocks. Expected completion May 2024.
- Pullman Point - 199 multifamily rental units, with some seniors living there, rehab project, completion date is to be determined.
- 100 38th Street – old county clinic repurposed to 59 supportive units (rehab) and build 72 units (new construction) in the parking lot with YMCA on the ground floor. Completion date to be determined.
- Lillie Mae Jones Plaza – 32 rental units with commercial offices (new construction).
- Heritage Point Grocery Store – new construction of a community grocery store, next to Heritage Point housing, because there are none nearby and the mom and pop stores are expensive.

- Richmond Village Apts. I and II – Old Easter Hill development rehab 117 multifamily, 1-4 bed units
- Las Deltas – North Richmond, project details and completion date is to be determined.
- Chesley Mutual Apts. - 30 multifamily rental units (rehab), complete October 2022.

Some churches struggling financially and were victims of predatory lending. CHDC works with churches to develop housing on excess land in order to create revenue. They are currently working with nine churches.

CHDC's Homeownership Education and Counseling Program:

- Serve 1,500 households per year.
- Monthly Homeowner Education workshops.
- Received \$9.5 million in grant funds for 2021/2022. Helped over 200 families so far and another 100 families expected. The funds/grants provide assistance to help people purchase a home.
- Pre-purchase homebuyer program, post purchase homebuyer program, foreclosure intervention program (loan modification), down payment, and grant programs.
- Rental counseling, financial fitness (credit, budgeting), down payment assistance and grant programs.

Home Match Update - Clara Fuchshuber, Program Manager

In-person intake resumed. Seeing more homeowners renting out room for supplemental income. Typical rent is \$800 to \$1,000 for a room.

Information Sharing/Announcements

Dale Harrington attended strategic meeting on building tiny homes on faith institution land, hosted by Hope Solution and partners. Hope Solutions plan to build 50 tiny homes. The first of these projects will be at the Grace Presbyterian Church in Walnut Creek. They are approve to build 10 to 20 tiny homes. The homes pre-fabricated in Vallejo.

Next Meeting: No meeting in June, reconvene July 18, 2022

Meeting adjourned 10:51 a.m.