

AGENDA ITEM REQUEST FORM

Department: Rent Program

Department Head: Bill Lindsay

Phone: 620-6512

Meeting Date: June 21, 2017

Final Decision Date Deadline: June 21, 2017

STATEMENT OF THE ISSUE: Following discussion of the Rent Board at their Special Meeting on May 24, 2017, Rent Program staff members have compiled information pertaining to affordable housing developments in the City of Richmond. Staff members have prepared a presentation to provide a status update on their research efforts to date.

INDICATE APPROPRIATE BODY

- | | | | | |
|---|---|--|--|---|
| <input type="checkbox"/> City Council | <input type="checkbox"/> Redevelopment Agency | <input type="checkbox"/> Housing Authority | <input type="checkbox"/> Surplus Property Authority | <input type="checkbox"/> Joint Powers Financing Authority |
| <input type="checkbox"/> Finance Standing Committee | <input type="checkbox"/> Public Safety Public Services Standing Committee | <input type="checkbox"/> Local Reuse Authority | <input checked="" type="checkbox"/> Other: <u>Rent Board</u> | |

ITEM

- | | | |
|---|--|---|
| <input type="checkbox"/> Presentation/Proclamation/Commendation (3-Minute Time Limit) | | |
| <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Other: <u>Training</u> |
| <input type="checkbox"/> Contract/Agreement | <input type="checkbox"/> Council As Whole | |
| <input type="checkbox"/> Grant Application/Acceptance | <input type="checkbox"/> Claims Filed Against City of Richmond | |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Video/PowerPoint Presentation (contact KCRT @ 620.6759) | |

RECOMMENDED ACTION: RECEIVE a status update on research regarding the City of Richmond's affordable housing developments and PROVIDE direction to staff – Rent Program (Shasa Curl/Paige Roosa 620-6576).

AGENDA ITEM NO:

H-2.

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AGENDA REPORT

RENT PROGRAM

DATE: June 21, 2017

TO: Chair Gray and Members of the Rent Board

FROM: Shasa Curl, Administrative Chief
Paige Roosa, Management Analyst
Brenda Ogutu, UC Berkeley Graduate Student Fellow

SUBJECT: PRESENTATION REGARDING AFFORDABLE HOUSING DEVELOPMENTS IN THE CITY OF RICHMOND

STATEMENT OF THE ISSUE:

Following discussion of the Rent Board at their Special Meeting on May 24, 2017, Rent Program staff members have compiled information pertaining to affordable housing developments in the City of Richmond. Staff members have prepared a presentation to provide a status update on their research efforts to date.

RECOMMENDED ACTION:

RECEIVE a status update on research regarding the City of Richmond's affordable housing developments and PROVIDE direction to staff – Rent Program (Shasa Curl/Paige Roosa 620-6576).

FISCAL IMPACT:

There is no fiscal impact to the City at this time.

DISCUSSION:

Receive oral presentation from Rent Program staff members.

ITEM H-2

DOCUMENTS ATTACHED:

Attachment 1 – Draft Affordable Housing Matrix

Attachment 2 – HUD Subsidized LIHTC Properties in the City of Richmond

Attachment 3 – California State Office Delinquency Report as of May 31, 2017

CITY OF RICHMOND, CALIFORNIA															
DRAFT EXISTING DEED-RESTRICTED AFFORDABLE HOUSING															
Basic Information				Subsidy Type(s) and Expiration										Ownership and Management	
DEVELOPMENT NAME	ADDRESS	YEAR BUILT (a)	APN	PROJECT-BASED SECTION 8: Direct Contract with HUD	SECTION 8 CONTRACT EXPIRATION	TENANTS WITH A HOUSING CHOICE VOUCHER (TENANT-BASED SECTION 8)	SECTION 202 UNITS	SECTION 42 (LIHTC) UNITS	SECTION 236 UNITS	PUBLIC HOUSING UNITS/UNITS OWNED BY THE RICHMOND HOUSING AUTHORITY	TOTAL UNITS	COMPLIANCE END YEAR (LIHTC PROPERTIES ONLY)	REGULATORY AGREEMENT AND DATE(S) OF RECORDING	OWNER ON RECORD NAME & ADDRESS	OWNERSHIP ENTITY
Data Source	Regulatory Agreements; Restrictive Covenants; 2015-2023 Housing Element	ParcelQuest (County Assessor Data)	ParcelQuest (County Assessor Data)	HUD; California Housing Partnership Corporation	California Housing Partnership Corporation	Richmond Housing Authority	Richmond Housing Authority	HUD	Richmond Housing Authority	Richmond Housing Authority; ParcelQuest (County Assessor Data)	Regulatory Agreements; Restrictive Covenants; 2015-2023 Housing Element; California Housing Partnership Corporation	California Housing Partnership Corporation	Housing Division; Contra Costa County Recorder	ParcelQuest (County Assessor Data)	ParcelQuest (County Assessor Data); California Housing Partnership Corporation
1	Arbors Apartments	5127-5331 Creely Avenue	1965	509-190-004	23	8/31/2026		35			36	2063	Regulatory Agreement and Declaration of Restrictive Covenants (10/31/06); First Amendment to Regulatory Agreement (11/03/08); Second Amendment to Regulatory Agreement (4/22/14)	ARBORS PRESERVATION LP	John Stewart Company (County); Resources for Community Development (RCD)(California Housing Partnership Corporation)
2	Barrett Plaza Townhouses	740 Barrett Ave, Richmond, CA 94801	1975	534-392-001	58	12/31/2031			58		58	2070		BARRETT PLAZA HOUSING CORP	Community Housing Development Corporation, Managed by CHDC.
3	Barrett Terrace Apartments	700 Barrett Ave, Richmond, CA 94801	1975	538-440-001	114	12/31/2031			114		115			BARRETT TERRACE HOUSING CORP	Community Housing Development Corporation, Managed by CHDC.
4	Baycliff Apartments	2300 Lancaster Dr, Richmond, CA 94806	1977	414-300-005			118	342			342	2059	Regulatory Agreement and Declaration of Restrictive Covenants (7/29/04)	FF Hills LP	FF Hills LP
5	Carquinez	400 Harbour Way, Richmond, CA 94801	1980	540-420-003			33	35			36	2064	Regulatory Agreement and Declaration of Restrictive Covenants (11/14/08)	Carquinez Associates	Carquinez Associates
6	Chesley Mutual Housing	802 Chesley Ave, Richmond, CA 94801	2005 (c)	561-251-003				30			30	2059	Regulatory Agreement and Declaration of Restrictive Covenants (12/17/03)	CHESLEY AVE LTD PARTNERSHIP	Community Housing Development Corporation Managed by Eden Housing
7	Crescent Park	5000 Hartnett Ave, Richmond, CA 94804	1968	509-242-003	341	12/31/2026	13	378			378	2062	Regulatory Agreement and Declaration of Restrictive Covenants (07/06/07)	CRESCENT PARK EAH LP	EAH Housing
8	Deliverance Temple	4312 Potrero Ave, Richmond, CA 94804	1974	509-370-028	82	2/28/2037		82			82	2070	No Reg Agreement, but we have HAP Contract (10/09)	MRK Partners, Inc.	MRK Partners, Inc.
9	Friendship Manor (RAD Conversion)	564 Stege Avenue, Richmond, CA 94804	1972 (b)	513-171-007			43			57	57	2069	Regulatory Agreement and Declaration of Restrictive Covenants (12/22/15)	Richmond Housing Authority	City of Richmond Housing Authority Managed by John Stewart
10	Harborview Senior Apartments	25 Harbour Way, Richmond, CA 94801	2016 (c)	538-430-020			46	61			62	2068	Regulatory Agreement and Declaration of Restrictive Covenants (08/15/14)	RICHMOND PACIFIC ASSOCIATES	Richmond Pacific Associates
11	Heritage Park at Hilltop	3811 Lakeside Drive, Richmond, CA 94806	2000 (c)	405-373-022			94	95	192		192	2054	No Reg Agreement, but we have Density Bonus Agreement (2/28/01)	HILLTOP GROUP LP	Hilltop Group LP
12	Liberty Village Apartments	298 W Chanslor Ave, Richmond, CA 94801	1942	538-012-003				100			100	2068	Regulatory Agreement 11/01/00	LIH LIBERTY VILLAGE LP	LIH Liberty Village LLC

Basic Information				Subsidy Type(s) and Expiration										Ownership and Management	
DEVELOPMENT NAME	ADDRESS	YEAR BUILT (a)	APN	PROJECT-BASED SECTION 8: Direct Contract with HUD	SECTION 8 CONTRACT EXPIRATION	TENANTS WITH A HOUSING CHOICE VOUCHER (TENANT-BASED SECTION 8)	SECTION 202 UNITS	SECTION 42 (LIHTC) UNITS	SECTION 236 UNITS	PUBLIC HOUSING UNITS/UNITS OWNED BY THE RICHMOND HOUSING AUTHORITY	TOTAL UNITS	COMPLIANCE END YEAR (LIHTC PROPERTIES ONLY)	REGULATORY AGREEMENT AND DATE(S) OF RECORDING	OWNER ON RECORD NAME & ADDRESS	OWNERSHIP ENTITY
Data Source	Regulatory Agreements; Restrictive Convenents; 2015-2023 Housing Element	ParcelQuest (County Assessor Data)	ParcelQuest (County Assessor Data)	HUD; California Housing Partnership Corporation	California Housing Partnership Corporation	Richmond Housing Authority	Richmond Housing Authority	HUD	Richmond Housing Authority	Richmond Housing Authority; ParcelQuest (County Assessor Data)	Regulatory Agreements; Restrictive Convenents; 2015-2023 Housing Element; California Housing Partnership Corporation	California Housing Partnership Corporation	Housing Division; Contra Costa County Recorder	ParcelQuest (County Assessor Data)	ParcelQuest (County Assessor Data); California Housing Partnership Corporation
13	Lillie Mae Jones Plaza	120 Macdonald Ave, Richmond, CA 94801	2011 (c)	538-181-037			18				26	2065	Regulatory Agreement and Declaration of Restrictive Covenants (no date of recording); Modification of Regulatory Agreement and Declaration of Restrictive Covenants (05/07/10)	LILLIE MAE JONES PLAZA LP	East Bay Asian Local Development Corp (County); CHDC of North Richmond (California Housing Partnership Corporation)
14	Monterey Pines Apartments	680 S 37th St, Richmond, CA 94804	1971	513-185-011			50	324			324	2070	Regulatory Agreement and Declaration of Restrictive Covenants (12/20/01)	MONTEREY VENTURE LP	Apartment Management Consultants LLC
15	Nevin Plaza	2400 Nevin Avenue, Richmond, CA 94804	1973	515-261-001						142	142			Richmond Housing Authority	Richmond Housing Authority
16	Nystrom Village	222 Marina Way South, Richmond, CA 94804	1920	544-112-001						102	102			Richmond Housing Authority	City of Richmond Housing Authority Managed by John Stewart
17	Pullman Point (formerly Richmond Townhouses)	2989 Pullman Ave, Richmond, CA 94804	1973	513-010-019	192	2/29/2024		199	192		199	2058		CARLSON BOULEVARD LP	Primary Owner -Community Housing Development Corporation and Limited Partner John Stewart Company
18	Richmond City Center Apartments	1000 Macdonald Ave	1994	540-460-009			14	63			63	2067	First Amendment to First Amended and Restated Regulatory Agreement (2/05/13)	RICHMOND HOUSING ASSOCIATES LP	Richmond Housing Associates
19	Richmond Village (formerly Easter Hill)	700 S 26th St, Richmond, CA 94804	2004 (c)	549-240-001			60	241			241	2060 & 2061	Regulatory Agreement and Declaration of Restrictive Covenants - Easter Hill Phase I (2/24/04); Regulatory Agreement and Declaration of Restrictive Covenants - Easter Hill Phase II (11/12/04)	Richmond Housing Authority	Richmond Housing Authority (County); McCormack Baron, Salazar, Inc. (California Housing Partnership Corporation)
20	Rubicon Homes	2500 Bissell Ave, Richmond, CA 94804	1950	515-312-004	10	8/31/2027			Old 202 project - lease matured		10			Rubicon Programs Incorporated	Rubicon Programs Incorporated
21	St Johns Apartments	121 W Macdonald Ave, Richmond, CA 94801	1990	538-011-002	155	6/30/2033		158			158	2068	Regulatory Agreement (7/22/15)	ST JOHNS PARTNERS LP	US Residential Corporation
22	Triangle Court (RAD Conversion)	980 Triangle Court, Richmond, CA 94801	1988	561-280-007			75				98	2069	Regulatory Agreement and Declaration of Restrictive Covenants (12/22/15)	Richmond Housing Authority	Richmond Housing Authority

Basic Information				Subsidy Type(s) and Expiration										Ownership and Management	
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<i>Data Source</i>	<i>Regulatory Agreements; Restrictive Convenents; 2015-2023 Housing Element</i>	<i>ParcelQuest (County Assessor Data)</i>	<i>ParcelQuest (County Assessor Data)</i>	<i>HUD; California Housing Partnership Corporation</i>	<i>California Housing Partnership Corporation</i>	<i>Richmond Housing Authority</i>	<i>Richmond Housing Authority</i>	<i>HUD</i>	<i>Richmond Housing Authority</i>	<i>Richmond Housing Authority; ParcelQuest (County Assessor Data)</i>	<i>Regulatory Agreements; Restrictive Convenents; 2015-2023 Housing Element; California Housing Partnership Corporation</i>	<i>California Housing Partnership Corporation</i>	<i>Housing Division; Contra Costa County Recorder</i>	<i>ParcelQuest (County Assessor Data)</i>	<i>ParcelQuest (County Assessor Data); California Housing Partnership Corporation</i>
23	Trinity Plaza Senior Apartments (formerly MacDonald Senior Apartments) 350 & 410 Macdonald Ave, Richmond, CA 94806	2009 (c)	538-210-027			64		66			66	2063	Regulatory Agreement and Declaration of Restrictive Covenants (10/12/07)	Richmond Labor & Love Comm Dev	Richmond Labor & Love Community Development (County); Reolated Development Company of California, LLC (California Housing Partnership Corporation)
24	Westridge Apartments 2490 Lancaster Dr, Richmond, CA 94806	1973	414-310-008 & 414-310-007			55		396			401	2069	Regulatory Agreement and Declaration of Restrictive Covenants (3/19/16)	Menlo Westridge Affordable Partner	Alliance Residential Company (County); Klein Financial Corp/Menlo Capital
SUM				975		683	95	2,702	374	399	3,318				

Notes:

- (a) Refers to the "Effective Date" as recorded by the Contra Costa County Assessor. The Planning and Building Services Departments utilizes the "Effective Date" rather than the "Year Built" since "Effective Date" indicates when the building was fit for occupancy.
- (b) Associated with the parent address of 603 South 37th Street.
- (c) The Costa-Hawkins Rental Housing Act (California Civ. Code 1954.50) exempts units which received a certificate of occupancy after February 1, 1995, from rent control (restrictions on a maximum allowable rent).

DEFINITIONS	
LIHTC	Low Income Housing Tax Credit
Section 8 - Project Based	Units Subsidized by Section 8 Program
Section 8 - Tenant Based	Tenants with a Section 8 Voucher
Section 202 (Senior)	Section 202 Supportive Housing for the Elderly Program
Section 236	Presevation of Affordable Housing Program

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HUD Subsidized and Assisted Properties in the City of Richmond

Name	Address	City	Zip	Assisted Units	Total Units	Risk Level	Financing/Assistance	Section 8 Contract Expiration	Loan Expiration	Program
Barrett Plaza Townhouses	740 Barrett Ave	Richmond	94801	58	58	Low	LMSA	12/31/2031		HUD
Barrett Terrace Apts	700 Barrett Ave	Richmond	94801	114	115	Low	LMSA	12/31/2031		HUD
Crescent Park	5000 Hartnett Ave	Richmond	94804	341	378	Low	Preservation Sec 8	12/31/2026		HUD/LIHTC
Deliverance Temple	4312 Potrero Ave	Richmond	94804	82	82	Low	LMSA	02/28/2037		HUD/LIHTC
Pullman Point (Richmond Townhouses)	2989 Pullman Ave	Richmond	94804	192	199	Low	LMSA	02/29/2024		HUD/LIHTC
Rubicon Homes	978 Thirteenth St	Richmond	94801	10	10	Low	Sec 8 NC	08/31/2027		HUD
St Johns Apts	121 W Macdonald Ave	Richmond	94801	155	158	Low	LMSA	06/30/2033		HUD/LIHTC
Arbors Apartments	5317 Creely Ave	Richmond	94804	23	36	Low	LMSA	08/31/2026		HUD/LIHTC
Community Heritage Senior Apts	1555 3rd Street	Richmond	94801	51	52	Low	202/PRAC	11/30/2017	~2040	HUD

LIHTC Properties in the City of Richmond

Name	Address	Low Income Units	Total Units	Risk Level	Compliance End Year	Program
Heritage Park at Hilltop	3811 Lakeside Drive, Richmond, CA 94806	190	192	Low	2054	LIHTC
Easter Hill Apartments, Phase IA	700 South 26th Street, Richmond, CA 94804	50	51	Low	2060	LIHTC
Richmond Townhouses (Pullman Point)	2989 Pullman Avenue, Richmond, CA 94804	198	199	Low	2058	HUD/LIHTC
Chelsey Mutual Housing	836 Chesley Avenue, Richmond, CA 94801	29	30	Low	2059	LIHTC
Easter Hill Apartments, Phase IB	700 South 26th Street, Richmond, CA 94804	65	67	Low	2060	LIHTC
Easter Hill Apartments, Phase II	700 South 26th Street, Richmond, CA 94804	83	123	Low	2061	LIHTC
Baycliff Apartments	2300 Lancaster Drive, Richmond, CA 94806	340	342	Low	2059	LIHTC
Richmond MacDonald Senior Apartments	350 MacDonald Avenue, Richmond, CA 94801	65	66	Low	2063	LIHTC
Crescent Park Apartments	5004 Hartnett Ave., Richmond, CA 94804	376	378	Low	2062	HUD/LIHTC
The Arbors	5127 Creely Avenue, Richmond, CA 94804	35	36	Low	2063	HUD/LIHTC
The Carquinez	400 Harbour Way, Richmond, CA 94801	35	36	Low	2064	LIHTC
Lillie Mae Jones Plaza	120 Macdonald Avenue, Richmond, CA 94801	25	26	Low	*2065	LIHTC
Richmond City Center Apartments	1000 Macdonald Avenue, Richmond, CA 94801	63	63	Low	*2067	LIHTC
St. John's Apartments	121 W. MacDonald Ave., Richmond, CA 94801	156	158	Low	*2068	HUD/LIHTC
Liberty Village Apartments	298 West Chanslor Avenue, Richmond, CA, 94801	99	100	Low	*2068	LIHTC
Harbour View Apartments	20 Harbour Way, Richmond, CA, 94801	61	62	Low	*2068	LIHTC
Westridge At Hilltop	2490, Lancaster Drive, Richmond, CA 94806	396	401	Low	*2069	LIHTC
Triangle Court/Friendship Manor (Site A)	960 Triangle Court, Richmond, CA, 94801	153	155	Low	*2069	LIHTC
Barrett Plaza (Site A)	510 Barrett Avenue, Richmond, CA 94801	57	58	Low	*2070	LIHTC
Miraflores Senior Apartments	South 45th and Florida Streets, Richmond, CA 94804	79	80	Low	*2070	LIHTC
Twenty One and Twenty Three Nevin	Nevin Avenue and 23rd Street, Richmond, CA 94801	268	271	Low	*2070	LIHTC
Monterey Pines Apartments	680 South 37th Street, Richmond, CA 94804	321	324	Low	*2070	LIHTC
Deliverance Temple I & II	4312 Potrero Ave., Richmond, CA 94804	80	82	Low	*2070	HUD/LIHTC

The information contained herein is intended only the use of the individual or entity named as the recipient. You are hereby notified that any dissemination, copy or disclosure of this information is prohibited without the express written consent of the Executive Director of the California Housing Partnership Corporation. If you have any questions about this policy, please contact Danielle Mazzella, Housing Policy Analyst, at (415) 433-6804 x 322 or via email at dmazzella@chpc.net.

Delinquency Report
As of May 31, 2017

Field Office Code : 9APH

Field Office Name : CALIFORNIA STATE OFFICE

Effective Dates Included : February 01, 2016 through May 31, 2017



Program Type Detailed Report

Public Housing

Voucher Funded Assistance

Mod Rehab

SRO

Click on for Ascending sort and on for Descending sort

HA Code	HA Name	HA FYE	ACC Units	VMS Units Leased (a)	As of (MM/YY)	Port Outs (b)	Port Ins (c)	50058 Required (a-b+c)	50058 Received	Difference	Reporting Rate	Forms Received		
												Last Month	Last 3 Months	Last 6 Months
CA001	San Francisco HA	09/30	10,683	9159	04/17	29	4	9,134	9,084	50	99.45	2,311	4,666	5,555
CA006	Fresno City Housing Authority	12/31	7,198	7071	04/17	37	2	7,036	6,985	51	99.28	1,662	3,829	5,579
CA010	Richmond Housing Authority	06/30	1,851	1552	04/17	14	16	1,554	1,617	-63	104.05	205	753	1,163
CA011	Contra Costa County	03/31	6,921	6162	04/17	74	84	6,172	6,432	-260	104.21	592	3,648	5,517
CA023	MERCED	09/30	2,791	2694	04/17	21	0	2,673	2,716	-43	101.61	470	1,179	2,150
CA026	Stanislaus	09/30	4,805	4377	04/17	40	0	4,337	4,350	-13	100.30	1,354	2,462	3,431
CA028	Fresno County Housing Authority	12/31	5,652	5617	04/17	56	0	5,561	5,589	-28	100.50	1,315	3,099	4,552
CA033	MONTEREY	06/30	4,534	3264	04/17	27	0	3,237	3,273	-36	101.11	295	1,593	2,646
CA041	BENICIA	03/31	372	307	04/17	8	1	300	301	-1	100.33	67	186	275
CA052	MARIN HOUSING	12/31	2,162	2002	04/17	16	4	1,990	2,013	-23	101.16	251	856	1,522
CA053	KINGS COUNTY HOUSING AUTH	06/30	688	574	04/17	2	48	620	595	25	95.97	105	331	521
CA055	VALLEJO HOUSING AUTHORITY	06/30	2,333	1931	04/17	54	1	1,878	1,901	-23	101.22	430	932	1,429
CA058	BERKELEY	06/30	1,935	1603	04/17	43	14	1,574	1,564	10	99.36	508	850	1,279
CA060	PITTSBURG	06/30	1,108	1032	04/17	103	5	934	941	-7	100.75	232	524	760
CA061	CRESCENT CITY	06/30	608	546	04/17	8	0	538	545	-7	101.30	137	333	458
CA062	ALAMEDA CITY	06/30	1,845	1488	04/17	79	10	1,419	1,424	-5	100.35	486	749	1,112
CA065	Fairfield Housing Authority	06/30	907	857	04/17	29	16	844	872	-28	103.32	454	454	703
CA066	SUISUN CITY HOUSING AUTHORITY	06/30	318	265	04/17	2	1	264	260	4	98.48	54	158	225
CA067	ALAMEDA COUNTY HSG AUTH	06/30	6,381	6258	04/17	72	166	6,352	6,315	37	99.42	1,348	3,301	4,877
CA069	Madera	06/30	791	762	04/17	1	0	761	788	-27	103.55	109	249	560

Housing Authority

Summary Information for the Field Office : 9APH

Total ACC Units	Total VMS Units Leased	Total Port-Outs	Total Port-Ins	Total 50058 Required	Total 50058 Received	Total Difference	Average Reporting Rate	Total Forms Received		
								Last Month	Last 3 Months	Last 6 Months
92,362	83,952	1,324	748	83,376	83,946	-570	100.68	17,876	45,401	66,537

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