

**COMMITTEE MEMBERS**

Edi E. Birsan, Chair  
Carlyn S. Obringer, Member

Civic Center  
1950 Parkside Drive  
Concord, CA 94519  
[www.cityofconcord.org](http://www.cityofconcord.org)



**ANNOTATED AGENDA  
Special Meeting of the  
Housing and Economic  
Development  
Committee**

Monday,  
March 6, 2023

5:30 p.m.

Garden Conference  
Room,  
1950 Parkside Drive,  
Wing A  
Concord, CA

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Information for the public on participation at Committee meetings can be found on the back of the Speaker Identification Card. Should you have any questions after consulting the Speaker Identification Card, please contact staff prior to the Committee meeting.

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. REPORTS**

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. **Please see “How to Submit Public Comments” above.**

- a. **Considering** – an award of \$6.64 Million in Affordable Housing Funds to Eden Housing for the acquisition and minor improvements of a 116-unit workforce housing project comprised of Coral Court Apartments, 1491 Detroit Avenue, Concord, and Sunset Pines Apartments, 1770 Adelaide Street,

**Concord. Report by Sophia Huckabay, Housing & Community Services Manager**

**ACTION:** Following a presentation from staff and Eden Housing, the Committee agreed to forward the item to City Council for consideration; however, Vice Mayor Birsan wanted the below questions answered before recommending approval of Eden’s request, while Councilmember Obringer forwarded her recommendation for funding approval.

HED requested that the following questions be addressed by Eden Housing and staff prior to the recommendation being considered by the full City Council:

- 1) Provide a clear definition of workforce housing.
- 2) Clearly state which agency will own and manage Coral Court and Sunset Pines Apartments.
- 3) Going back 20 years, what is the annual percent increase in rent that Eden Housing charges its residents in similar 80% AMI projects?
- 4) Is Eden Housing amenable to including units that are affordable to households earning less than 80% AMI, and including, for example, 50% and/or 60% AMI units?
- 5) Is it permissible for the City to loan the \$6.64 Million to Eden Housing and then sell this debt to a third party?

Members of the public present: Debra Ballinger, Interim Executive Director of East Bay Housing Organization and Senior Advisor and Former Executive Director of Monument Impact; Keith Manson, Broker with CBRE; Dan Rubenstein, Rubenstein Capital LLC representing the owners of Sunset Pines and Coral Court Apartments.

**3. ADJOURNMENT 7 P.M.**

**NOTICE TO THE PUBLIC**

*There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure §1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited by California law to raising only those issues you or someone else raised in the hearing or in a written correspondence delivered to the City Council prior to or at the hearing.*

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Distribution: City Council  
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