

# Lafayette Civic News

## Public Meetings

### City Council

Monday, April 14, 7 p.m.  
Lafayette Library & Learning Center,  
Community Hall, 3491 Mt. Diablo Blvd.

### Tri Cities Council Meeting

Monday, April 7, 7 p.m.  
Saint Mary's College,  
1928 Saint Mary's Rd., Moraga

### Planning Commission

Monday, April 7, 7 p.m.  
Lafayette Library & Learning Center,  
Community Hall, 3491 Mt. Diablo Blvd.

### Design Review

Monday, April 7, 7 p.m.  
Lafayette Library & Learning Center,  
Arts & Science Discovery Center,  
3491 Mt. Diablo Blvd.

Check online for agendas, meeting notes and announcements

### City of Lafayette:

www.ci.lafayette.ca.us  
Phone: (925) 284-1968

### Chamber of Commerce:

www.lafayettechamber.org

### School Board Meetings

**Acalanes Union High School District**  
Wednesday, April 16, 7:30 p.m.  
AUHSD Board Room at 1212 Pleasant Hill Road, Lafayette  
www.acalanes.k12.ca.us

### Lafayette School District

Wednesday, April 9, 7 p.m.  
Regular Board Meeting  
Stanley Library  
3477 School St., Lafayette  
www.lafsd.k12.ca.us

Share your thoughts, insights and opinions with your community.

**Send a letter to the editor:**  
letters@lamorindaweekly.com

STILL #1 FOR A REASON



2008, 2009, 2010, 2011, 2012, 2013

### 1291 Quandt Court, Lafayette

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## Affordable Housing Project Opens Doors in Lafayette

By Cathy Tyson



Some of the residents of Belle Terre gather in the lobby area, from left: Property manager Leslie Bown, Evora James, Larisa Lantsova, Yuet Yuen, Nirmalui Bains and Mac Parker. Photo Andy Schreck

**D**emand clearly outstripped supply for the brand new low-income senior housing project on Mt. Diablo Boulevard, Belle Terre, developed by Eden Housing. Finishing touches were completed in late January and a parade of residents moved in, filling all of the 45 one-bedroom units in just under a month.

Long time homeowners in Lamorinda may be shocked at the going rates for an apartment in Lafayette. A quick look at Craigslist, a popular online classifieds service, has the least expensive two-bedroom apartment

downtown listed for \$2,100 per month. For most house hunters, especially seniors on a fixed income, that is clearly unaffordable.

There was phenomenal interest in the property, said Eden's senior project developer Woody Karp of the roughly 600 requests for housing. "It's a very, very desirable property, because it's so deeply affordable." This project is specifically designed to serve extremely low income and low income senior residents. To be categorized as a person with extremely low income, a documented income of less than 30 percent of the Contra Costa median income is required; for the low-income category the figure is 50 percent of the median income – which is calculated by the U.S. Department of Housing and Urban Development. Last year the county's median income was \$65,500, so a low income resident

could only qualify for one of these apartments if they made a maximum of \$32,750 per year.

All sources of income are counted, including Social Security benefits, 401K, disability and interest from bank accounts. Tenants pay rent that is calculated at one-third of their income, with the balance paid through operating subsidies which are ultimately paid by HUD vouchers, via the Contra Costa County Housing Authority.

"With budget cuts and sequestration—there are a limited number of vouchers available," said Karp. Federally funded HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all.

Eleven of the 45 units were allocated by the Housing Authority from their existing waitlist; the balance of units, 34, had a separate process

through Eden Housing. There was a very simple pre-application form with basic information provided to all 600 interested parties—that group was randomly assigned lottery numbers. Lucky seniors who received numbers 1-300, and are at least 62 years old, were invited to fill out more detailed applications that documented their finances, including tax returns and evidence of income and assets, and then a criminal background check was completed along with contacting their prior landlord. Those who met all of the requirements and had a qualifying lottery number were approved.

Fair housing law prevents apartments to be selectively allocated to tenants whose population is not representative of greater Contra Costa County. While it's true that the vast majority of Lamorinda residents are Caucasian, that representation is not true of the entire county.

It was challenging to win one of these apartments and it was equally challenging to get the structure built. The project took nine years from the initial efforts of the Senior Housing Task Force which was created to help the City Council meet its goal of providing senior housing in Lafayette.

In 2008, the project was approved for very low income seniors, but securing financing wasn't easy. "After a few unsuccessful attempts to obtain state and federal funding, the project broke ground in September, 2012 and was completed in late 2013. Funding for the project comes from a number of sources, including the county and the state. The city's redevelopment agency contributed \$3.8M towards the project," said Niroop Srivatsa, Lafayette's planning and building director. ... continued on next page



### Lafayette Police Department Incident Summary Report, March 2-16

- Alarms** 6
- 911 calls** 8
- Suspicious Circum.** 19
- Suspicious Vehicle** 14
- Suspicious Subject** 15
- Commercial Burglary**  
Safeway, Lafayette
- Disturbing the Peace**  
Acalanes High School  
3300 block Rowland Dr
- Drunk in Public**  
Lafayette P.D.  
900 block Dewing Av
- DUI misdemeanor**  
700 block Tanglewood Dr  
Carol Ln/Mt Diablo Bl
- Fireworks**  
Huntleigh/Somerset Dr  
3100 block Acalanes Av
- Felony (other)**  
Safeway
- Grand Theft**  
3600 block Mt Diablo Bl  
Lafayette Library
- Harassment**  
Peet's Lafayette
- Hit & Run**  
Ace Hardware (2)  
3700 block Mt Diablo Bl  
900 block Dewing Av  
900 block Moraga Rd  
Pleasant Hill Rd/Mt Diablo Bl  
3300 block Mt Diablo Bl

- Misdemeanor (other)**  
Mt Diablo Bl/Oak Hill Rd
- Missing Adult**  
1000 block 2nd St
- Narcotics/Controlled sub**  
Acalanes High School  
Del Rey/Del Mar
- Panhandling**  
Post Office  
3500 block Mt Diablo Bl
- Reckless Driving**  
Moraga Rd/Sky Hy Dr  
Mt Diablo Bl/Lafayette Cir  
Pleasant Hill/Deer Hill Rds  
Springhill/Pleasant Hill Rds  
800 block Moraga Rd  
Mt Diablo Bl/Hwy 24
- Restraining Order Violation**  
1100 block Upper Happy Valley Rd
- Threats**  
Round Up
- Trespass**  
Springhill Rd/Prado Wy
- Vandalism**  
3200 block Sweet Dr  
Location not available (2)  
Mt Diablo Bl/Dolores Dr
- Vehicle Theft**  
Lamorinda Tow
- Warrant Actions**  
Oak Hill/Deer Hill Rd (2)  
1000 block Summit Rd  
Lafayette/Mt Diablo Bl (2)

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