



Contra Costa Council on Homelessness

Homelessness Awareness Month 2021 Awards for Outstanding Landlord/Property Manager

The Outstanding Landlord/Property Manager Award is to recognize landlords or property management companies that have enriched the lives of people facing homelessness in Contra Costa County by providing permanent housing opportunities. Outstanding efforts can be demonstrated in a number of ways including length of time involved in housing people affected by homelessness, number of units rented to individuals and/or families facing homelessness, quality of units rented, etc. Landlord or property management company must rent units in Contra Costa County to individuals and/or families facing homelessness.

Awardees

1. Agueda Gomez, St. Paul's Commons (District 2)
2. Deanna Vallejo (District 4)
3. Delta Pines (District 3)
4. Eric Sadati (District 3)
5. Glo's Independent Living and Transitional Housing (District 1)
6. Margarita Duarte, The Oaks (District 3)
7. Rick Johnson, Cemel Industries, LLC (District 4)
8. Roberto, LLC (District: Entire County)
9. Satellite Affordable Housing Associates (SAHA) (District: Entire County)

The following pages contain descriptions of awardees provided by the person (s) who nominated them.

Agueda Gomez, St. Paul's Commons Apartments

Contact: St. Paul's Commons Apartments

Nominated by: Amanda Hopkins

Supervisorial District: District 2 (San Ramon, Danville, Alamo, Lafayette, Moraga, Orinda, Canyon, Rossmoor, Parkmead, Saranap and a portion of Walnut Creek))

Description of nominee's outstanding contribution to ending homelessness: See below

Difference that the Nominee's service makes to individuals facing homelessness: I'd like to nominate Agueda Gomez, Property Manager of St. Paul's Commons for being a stabilizing force in her formerly homeless resident's lives. Her management style is consistent, firm, compassionate and understanding and she goes above and beyond to lend a hand & ensure resident's needs are met. She's been known to call out misconduct and address issues head-on, she's connected single parents on site with neighbors for after school support when she noticed they were struggling, she always makes herself available to her resident, and has even personally provided housekeeping help a time or two when residents were unable to keep up on their own. She has such a positive impact on the people's lives she touches. I can't think of anyone more deserving!

Deanna Vallejo

Contact: Deanna Vallejo

Nominated by: Toni Jackson

Supervisory District: District 4 (Clayton, Concord, Pleasant Hill, part of Walnut Creek, and the unincorporated Contra Costa Centre)

Description of nominee's outstanding contribution to ending homelessness:

Deanna Vallejo is the landlord/ she is awesome! She has made a difference in two of my clients lives who are now housed in Concord.

Difference that the Nominee's service makes to individuals facing

homelessness: Deanna Vallejo who met with the Case Manager on the 7th of September, she gave my client Tina E. a chance to go from being homeless to having a one bedroom apartment in two days after meeting her! I truly believe we have angels on earth and Mrs. Vallejo is one of them. I just would like to say as a Case Manager she made me feel very comfortable and confident that people can have second chance.

Delta Pines

Contact: Delta Pines

Nominated by: Julie Clemens

Supervisory District: District 3 (Bethel Island, Blackhawk, Byron, Diablo, Discovery Bay and Knightsen, as well as the cities of Antioch, Brentwood, and Oakley)

Description of nominee's outstanding contribution to ending homelessness: The management of Delta Pines Apartments in Antioch welcomes the participants of SHELTER, Inc. with open arms on their road to self-sufficiency. The manager, Taniesha Bowman, was once herself a participant in SHELTER, Inc. programs, and she 'pays forward' the benefits she received by encouraging others and welcoming them to Delta Pines.

Difference that the Nominee's service makes to individuals facing homelessness: Low income housing units are difficult to find, and often do not encourage pride by the residents. Ms. Bowman helps to build up the household's confidence in their ability to move forward positively.

Eric Sadati

Contact: Eric Sadati

Nominated by: Chelsey Villaro

Supervisory District: District 3 (Bethel Island, Blackhawk, Byron, Diablo, Discovery Bay and Knightsen, as well as the cities of Antioch, Brentwood, and Oakley)

Description of nominee's outstanding contribution to ending homelessness: Eric has helped many of my clients be housed. He is not biased towards them or their situation and is very understanding. He has stepped up to offer units to clients who have a voucher that will be expired, even as soon as the next day of me reaching out to him. I have almost 10 clients housed because of him and his referrals to his friends with units available for our clients.

Difference that the Nominee's service makes to individuals facing homelessness: Eric is very responsive to our clients that are now his tenants. He is quick to house clients. All clients have been positively affected by Eric's kindness, especially clients who have difficult finding housing due to credit, income, etc. Case managers and clients value the work Eric has done for our clients.

Glo's Independent Living and Transitional Living

Contact: Tiffany Powell

Nominated by: Rachelle Wormely

Supervisory District: District 1 (Richmond, San Pablo, El Cerrito, part of Pinole, and the unincorporated communities of Bayview, East Richmond Heights, El Sobrante, Kensington, Montalvin Manor, Tara Hills, North Richmond, and Rollingwood)

Description of nominee's outstanding contribution to ending homelessness:

Tiffany Powell has let me move into one of her properties. I am now the House Manager for all her properties. Tiffany has taken the time to teach and show me how to be an excellent house manager to all her residents. Showing them love and helping them in areas. I would never know.

Difference that the Nominee's service makes to individuals facing

homelessness: First her love for God. The love and time she devotes to them is unbelievable.

Tiffany is love. I believe the love she has received from her Mother Gloria (God Bless her soul) has shown her how to love in a Godly way. To be able to not judge any of residents and look beyond their past is amazing. Always there for support in what ever their endeavors are. She is a godsend.

Glo's Independent Living and Transitional Living

Contact: Tiffany Powell

Nominated by: Larry Wilson

Supervisory District: District 1 (Richmond, San Pablo, El Cerrito, part of Pinole, and the unincorporated communities of Bayview, East Richmond Heights, El Sobrante, Kensington, Montalvin Manor, Tara Hills, North Richmond, and Rollingwood)

Description of nominee's outstanding contribution to ending homelessness:

Tiffany Powell with Glo's Independent Living LLC stands high above all of the affordable landlords in the county. I've been working with her for quite a while and she's the real thing. She has a heart for the those living in her properties and is always striving to improve the quality of their lives. Her properties are well maintained and the residents help to keep them clean and free of clutter. How many landlords take their residents out to dinner and offer other social activities??? This lady does!

Difference that the Nominee's service makes to individuals facing

homelessness: Tiffany offers room shares and room rentals that those on low incomes can afford. A formerly homeless client of that I referred is now the manager overseeing the different sites for Tiffany.

Her properties provide 2 meals each day. They offer credit counseling, personal life coaching and community building skills and connecting to support groups.

Glo's Independent Living and Transitional Living

Contact: Tiffany Powell

Nominated by: Fayron Thomas

Supervisory District: District 1 (Richmond, San Pablo, El Cerrito, part of Pinole, and the unincorporated communities of Bayview, East Richmond Heights, El Sobrante, Kensington, Montalvin Manor, Tara Hills, North Richmond, and Rollingwood)

Description of nominee's outstanding contribution to ending homelessness: She checks in with me and ask me to help her with cleaning other properties.

Difference that the Nominee's service makes to individuals facing homelessness: She's caring person loves to see people move forward and helps them out from walking down the wrong path.

Margarita Duarte, The Oaks

Contact: Margarita Duarte

Nominated by: Alex Alexander

Supervisory District: District 3 (Bethel Island, Blackhawk, Byron, Diablo, Discovery Bay and Knightsen, as well as the cities of Antioch, Brentwood, and Oakley)

Description of nominee's outstanding contribution to ending homelessness: The Oaks, from Oakley, has worked with Shelter Inc's SSVF Program for a number of years helping housed veterans and their families who were in need of housing. This complex has gone through a number of management changes but it still did not matter who the new management team were, they still worked with case management from Shelter Inc's SSVF program to help house veterans and their families. I would like to recognize this complex for their support to help end homelessness to veterans and their families.

Difference that the Nominee's service makes to individuals facing homelessness: That they had available units, the rent is affordable and they have worked with SSVF to provide a comfortable home for the veterans.

The tenant values the work of the nominee. because they came through when it was needed. I appreciate the partnership that have been established and I look forward to a continued working relationship with the Oaks.

Rick Johnson, Cemel Industries, LLC

Contact: Rick Johnson

Nominated by: Kristine Nishi

Supervisory District: District 4 (Clayton, Concord, Pleasant Hill, part of Walnut Creek, and the unincorporated Contra Costa Centre)

Description of nominee's outstanding contribution to ending homelessness:

Property manager/owner, Mr. Rick Johnson, has been working with the HUD-VASH team at Martinez VA for about 10 years (as far as I remember). He/Cemel Industries LLC has multiple properties in Martinez and Concord areas, mainly located in Martinez. Mr. Johnson has rented to many of our homeless Veterans/families that we were trying to help house with a HUD-VASH voucher. Mr. Johnson at least has put over 20 Vets in his properties without checking their credits as he understands that most homeless Vets probably do not have good credits. He has many units located in the convenient areas in Martinez. Mr. Johnson ensures that all the units are up to health and safety codes.

Difference that the Nominee's service makes to individuals facing

homelessness: As I mentioned above, Mr. Johnson is willing to work with the HUD-VASH team taking our homeless Vets without checking their credits. Our homeless Vets who are housed by Mr. Johnson have many health, substance use and mental health issues. Mr. Johnson is working with our team/case managers closely to stabilize and maintain their housing. He understands that if our Vets lose their housing, it would be very likely that they will become homeless again. Mr. Johnson has expressed in multiple occasions to me and other teammates that he does not want to see our housed Vets losing their housing and becoming homeless again. He has gone extra miles to work with VA/HUD-VASH and housing authority to keep our Vets in his rentals, including putting extra money and efforts for repairs, accepting and being patient with Vets' special needs (one of my Vets who has severe paranoid is verbally abusive to Mr. Johnson).

Mr. Johnson has evolved over the years, and has become more and more empathetic to our homeless Vets. He even commented that it is probably because he is getting older. When our Vets did not pay their rent, his comment was, "Oh, well it's just money, right?" I took it as a kind act even though he was

probably feeling the pain of not receiving the rent. Our Vets have many high needs who are housed with him, including active using, CPS involvement, serious health issues/dementia, and so on. He is working with our team closely to keep a roof over our Vets' heads. He continues to give our homeless Vets priority to be housed in his properties even though he has had many challenging Vets from our team.

Rick Johnson, Cemel Industries, LLC

Contact: Rick Johnson

Nominated by: Hannah Frank

Supervisory District: District 5 (Hercules, Martinez, Pittsburg, portions of Pinole and Antioch, and unincorporated communities of Alhambra Valley, Bay Point, Briones, Rodeo, Pacheco, Crockett, Tormey, Port Costa, Mt. View, Vine Hill, Reliez Valley, and Clyde)

Description of nominee's outstanding contribution to ending homelessness: Rick Johnson is a landlord who has worked with our VA HUD-VASH program here in Contra Costa County for about a decade. Over the years, Rick has worked tirelessly with the VASH program to not only rent to homeless Veterans, but to keep his Veteran tenants housed. Rick is currently renting to approximately 20, formerly homeless Veterans now. Over the years, Rick has worked with dozens more.

Difference that the Nominee's service makes to individuals facing homelessness: Rick Johnson understands the complex barriers facing our Veterans and homeless populations in general. He is patient, flexible, and understands there may be more to a person seeking housing than what shows in their background. Rick is proactive and genuinely concerned for our Veterans, often reaching out to VA VASH staff if he worries for a Veteran's wellbeing. Some of our Veterans who have struggled the most with independent living due to complex, psychosocial stressors have maintained their rentals with Rick because of his extra care, support, and patience. Our VA HUD-VASH program and Veterans who have completed their journey out of homelessness with Rick's support are forever grateful. This nomination for Rick Johnson is from Hannah Frank, Kristine Nishi, James Cherry, Ryan Normandy, and Laura Rasmussen of the VA's HUD-VASH program.

Roberto LLC

Contact: Roberto LLC

Nominated by: Anthony Arasa

Supervisory District: They serve the entire county

Description of nominee's outstanding contribution to ending homelessness:

Roberto LLC understands the Housing First model. "Lets get them in and provide support to assist in their stability and transition to affordable housing if they desire or they can stay here as long as they like", is what was shared in our first meet and greet with Roberto LLC's Site Manager George Roberto. Roberto LLC has been in Contra Costa for several years now providing clean, affordable and a beautiful shared living environment for those that desire a community of care.

Difference that the Nominee's service makes to individuals facing

homelessness: Roberto LLC creates a space of housing in their own rooms; rent that's negotiable to help the individuals get stable and thrive in their environment. They understand the limited incomes and generously work with each individual to create a plan that sustainable for both themselves and their partners residing in their homes...What's great about Roberto LLC's properties are some of their homes have wheelchair ramps, grab bars in the bathrooms, enough space for the partners to move around in their walkers ,that's huge for the elderly or mobility impaired that need that additional support in their living environment. Just thankful for the staff and home managers that provide compassion and empathy for those residing in the Roberto LLC homes.

Satellite Affordable Housing Associates (SAHA)

Contact: Satellite Affordable Housing Associates (SAHA)

Nominated by: Debbie Toth

Supervisory District: They serve the entire county

Description of nominee's outstanding contribution to ending homelessness:

Satellite Affordable Housing Associates (SAHA) has 4 projects in Contra Costa County with units set aside for chronically homeless seniors (12), families that meet Mental Health Services Act (MHSA) criteria (10), and voluntarily added a leasing preference to prioritize seniors experiencing homelessness at a HUD subsidized for 14 units. SAHA partners closely with Coordinated Entry System and Health Housing and Homeless to provide services and create new units. Veterans Square is under construction now and will be a 100% Permanent Supportive Housing for Veterans Assisted Supportive Housing and No Place Like Home populations.

SAHA and Choice in Aging have worked together since 2017 at the senior affordable housing, Tabora Gardens, in Antioch. The quality of the units, community spaces, and property grounds are outstanding. There are community gardens where residents grow fresh produce, walking paths, computer labs, a lounge, and transportation services. In this project, SAHA built a community of residents from very diverse backgrounds and experiences in a way that honored all of them. When challenges arise, SAHA is right there to partner and solve complicated problems through understanding their residents and their unique needs.

Difference that the Nominee's service makes to individuals facing

homelessness: SAHA is providing the highest quality of units, community amenities, and services because they believe that each resident deserves dignity, autonomy, and access to opportunities. They partner well and advocate with a clear voice. SAHA is positively impacting the lives of the residents who live at their buildings, and setting a standard for quality housing that everyone deserves.

Over the last eight years, I have had the incredible fortune of getting to know some of our amazing Bay Area nonprofit housing developers through our

endeavor to create an Aging in Place Campus and through our work most recently doing mobile vaccine clinics for at risk populations. While all seem to be mission driven outstanding agencies, SAHA stood out to me for a variety of reasons. First and foremost, they had a staff person dedicated to understanding and creating opportunities to meet the needs of residents that go beyond housing. There was a fundamental knowledge that housing alone won't keep someone housed - particularly populations that are elder or have previously been without housing. So they set out to create support systems that ensured gaps were filled proactively such as transportation, care management, access to food and so much more. For this and a variety of other reasons, Choice in Aging chose to partner with them to change to future of aging in our state.