

FORM HUD 52860

Narrative: Demo/Dispo Application For Las Deltas/Las Deltas Annex I

Section 4.11: Description of Existing Development

Development		DOFA	Building	Family/	Total	UFAS Units by Bedroom Size					
Name	Number	Date	Type**	Elderly?	Units	0	1	2	3	4	5
Las Deltas	Ca006	1952	Duplex & 6-plex	FAMILY	76	0	0	5	0	0	0
Las Deltas	Ca009A	1961	Duplex	FAMILY	58	0	0	0	0	0	0
Las Deltas	Ca009B	1960	Duplex and Single Family Dwelling	FAMILY	80	0	7	0	0	0	0

All UFAS units are fully built out for mobility and sensory accessibility.

Section 5.3: Proposed Action by Building Type

See attached site map. Three separate properties in two distinct AMPs are outlined. AMP 7 - Property 6 (20 duplexes and 6 6-plexes) and AMP 6 - Property 9A (29 duplexes) are intended for demolition and disposition. The largest area, AMP 6 - Property 9B, (a forty square block area among which are the 80 scattered site units broken down as 38 duplexes and 4 single family dwellings) are intended for disposition only.

Section 5.4: Total Acreage Proposed for Removal (if applicable)

Attached are also the most current Declarations of Trust for each property with legal descriptions. Total Acreage for the demolition component of the property is 9.38 acres. The 80 units seeking disposition is 7.69 acres.

Section 6.2: Relocation

Summary of residents estimated to be displaced by Race:

Black *	72
White *	19
Asian	1
Native American	1
Multi-racial	1
Declined to State	1

* Includes 20 Hispanic households between the two.

Number of households containing a person with disabilities: 37

Section 6.3: Relocation

HACCC has contracted Overland, Pacific & Cutler, LLC (OPC) as its relocation consultant to provide relocation services for the Las Deltas families. OPC has conducted extensive interviews with all of the households and crafted relocation strategies for each household based on their preference for area and type of housing they are interested in.

Of the 95 households in residency at the time of CHAP approvals in August, 2016, 14 households eventually either moved on their own without assistance in fear of remaining at the site or were terminated for cause. OPC has been working with the remaining 81 residents for approximately nine months to find acceptable replacement housing for each of the affected families. During this time, they have not only counseled families to facilitate their move, but they have worked closely with the Bay Area housing market to locate and negotiate tenancies for suitable housing. To date, 73 of the remaining 81 families at Las Deltas have been relocated and the others have continued to receive regular counseling and housing search assistance to help identify a suitable home for them. OPC has worked with HACCC to establish a trust account to facilitate the timely processing of security deposits and moving expenses for the families and has been instrumental in negotiating tenancies in an extremely restrictive rental market.

Section 6.6: Relocation

Residents of Las Deltas have been offered the following housing opportunities:

1. Vacant and available public housing units throughout the HACCC portfolio;
2. Housing Choice Vouchers
3. Project Based Voucher units committed as replacement units for Las Deltas

Below is a summary of relocation activity to date.

Total Las Deltas Families Eligible for Relocation	95
Total who moved on their own without assistance or were terminated for cause	14
Total Additional Families That Have Moved	75
• Moved to other public housing	42
• Moved using voucher within HACCC jurisdiction	25
• Moved using voucher outside of HACCC jurisdiction	7
• Moved and left HACCC programs	1
Total Families Pending Move	6

Section 6.7: Relocation

Typically, the number of tenant protection vouchers (TPV) is limited at least initially to the number of occupied units at the time of demo/dispo application approval. However, as a result of the deplorable conditions of the units at Las Deltas, and fearing for the health and safety of the residents at the property, HACCC was forced to begin the relocation process before getting approval through regular HUD channels. In addition, HACCC was discouraged from pursuing demo/dispo as a viable solution by HUD in 2014, because the standard for demonstrating physical obsolescence did not appear to be met irrespective of an overwhelming serious crime problem and other unacceptable living conditions. HACCC thus requests TPVs equal to the number of households in occupancy when HACCC was awarded the last of its four CHAPs on August 16, 2016. After nearly a year of monthly discussions with the RAD Transaction Manager assigned to HACCC's RAD award and HUD staff, in June of 2017, HACCC requested permission from the Office of Recapitalization to proceed with early relocation of Las Deltas. HUD's response indicated that HACCC should proceed with relocation under its authority granted under Public Housing regulations for emergency transfer of households living in substandard conditions.

Section 7.1: Resident Consultation

When HACCC was intending to submit a demo/dispo application as an alternative to the RAD applications it was submitting and to weigh the results of which strategy would present itself first, a resident meeting was held with the remaining 95 residents at Las Deltas at that time. Approximately 36 households attended a community meeting where the demo/dispo application was discussed and what potential outcomes would come of such an application, including the option for TPVs, demolition of the property and sale of the property. This meeting was held on September 24, 2015. The agenda, sign-in sheet and presentation shared are attached. In addition, there are continuing discussions with residents regarding RAD and relocation.

Section 7.4: Resident Consultation (Resident Advisory Board)

Regular meetings of the Resident Advisory Board are held as part of the PHA Plan process each year. In response to HUD's comment that the meeting held on September 21, 2015 to discuss options for the conversion and/or disposition of Las Deltas was too old, a meeting with the RAB was convened on September 26, 2018 to further discussed the Demo/Dispo application. Attached are the agenda and sign-in sheets from the meeting.