

MEMORANDUM

DATE: June 15, 2016

TO: Patricia Amerson, Transaction Manager

FROM: Joseph Villarreal, Executive Director
Housing Authority of the County of Contra Costa

RE: Early Relocation Request

The Housing Authority of the County of Contra Costa (HACCC) is in the process of converting 214 units of public housing at the Las Deltas development, PIC numbers CA011600000/CA011700000, to Project Based Vouchers (PBV). HACCC submitted two RAD applications for a total of 90 units in December of 2013 and they were approved in March of 2015. These 90 units were vacant and intended for disposition. Upon approval, it was decided that the entire property should be disposed of and a third and fourth application were submitted for the remaining 124 units not approved for RAD conversion. Those applications were submitted in November of 2015.

Conditions at Las Deltas have deteriorated significantly and the property is now more than half empty and boarded up. However, squatters continue to break into the units and severely vandalize them by stealing the electrical wiring and copper piping from the walls. The extent of the damage is severe and has attracted an additional element of crime since the units have become a haven for drug use and evading law enforcement. The photos attached to this memorandum can attest to the severity of the living conditions at the property.

HUD has informed HACCC that the approval of applications 3 and 4 is imminent. 95 households remain in occupancy at Las Deltas. HACCC would like to begin the process of relocating the families remaining at Las Deltas in advance of the issuance of the RAD Conversion Commitments (RCC) that will arise from this process. At best, the RCCs are 6 to 9 months away from issuance. This would force the 95 households to continue to live in this hazardous environment and be subjected to daily security risks. Moreover, their continued presence poses significant liability risks for the housing authority.

HACCC has engaged a relocation specialist and prepared a relocation plan to undertake the relocation effort. There are approximately 26 households who would like to transfer to another public housing development. These units are available and ready for transfer. However to wait on the issuance of the RCCs could not only result in the units being occupied by waiting list applicants, but has the potential to cost HACCC a significant amount of operating funds if the units are held vacant for to 9 months. An expedited relocation approval can resolve this issue. In addition, HACCC is prepared to

issue tenant-based vouchers to the families who choose not to relocate to another public housing development so that they can have greater choice in where they relocate to.

For these reasons, HACCC respectfully requests that the Early Relocation Committee consider our request to begin relocation process prior to issuance of the RCCs.