



Las Deltas and North Richmond Community Meeting

Presented by

Contra Costa County Supervisor John Gioia, District 1

And

Housing Authority of the County of Contra Costa

March 2, 2021

Welcome

➤ Robert Rogers – Supervisor Gioia's Office

- Time
- Housekeeping Issues
- How to ask questions

Vision for North Richmond

What We've Accomplished

➤ Supervisor John Gioia

- MOU-CCC, City of Richmond, CHDC;
- Community Organizations - Proposed plans for scattered sites;
- Quality of Life Plan - Recommendations for future development;
- NR Resilient by Design Plan;
- Urban Tilth Farm & neighborhood-based community gardens/farms;
- Housing-Related Plans and Coordination – CHDC, Richmond Land, RNHS, and more;

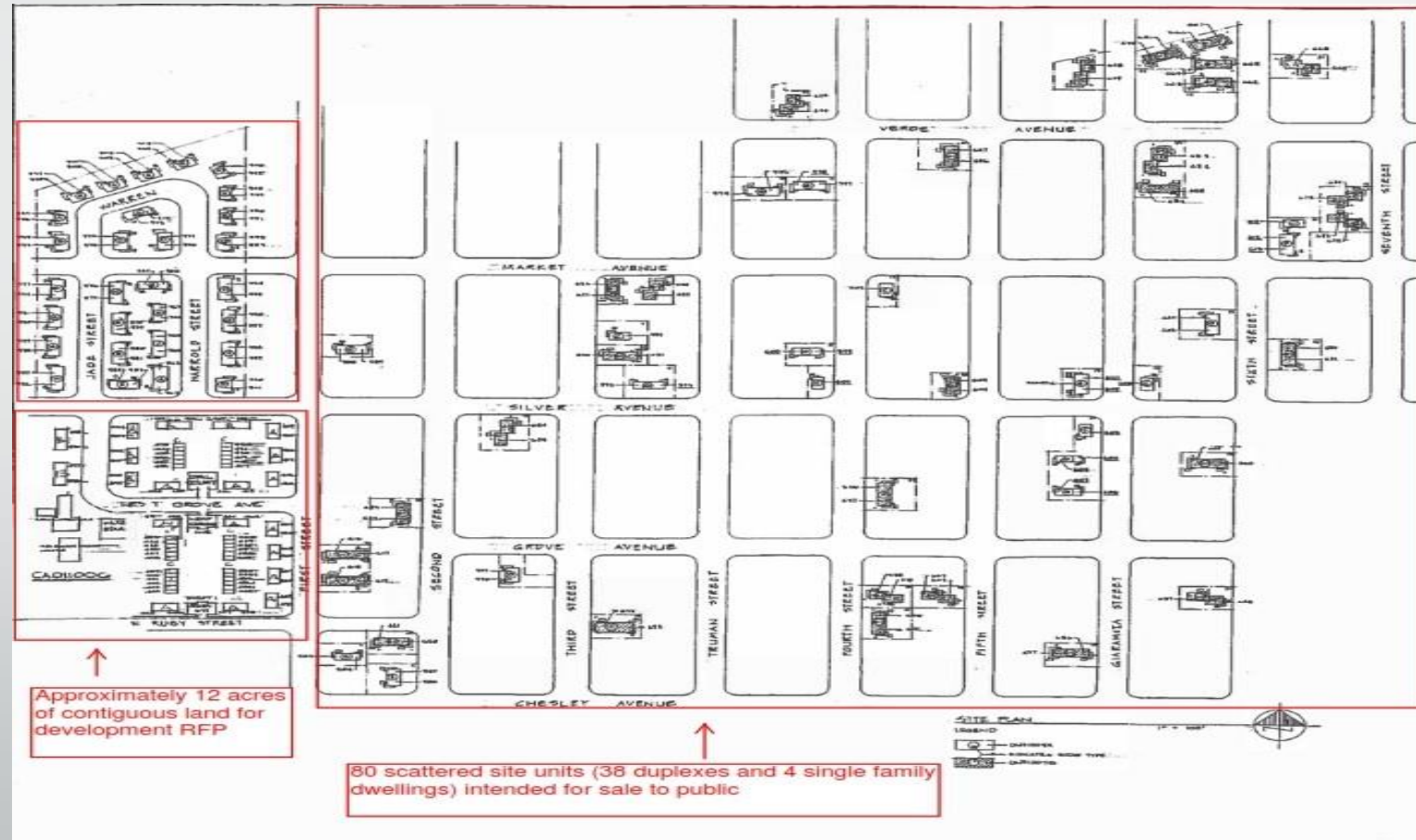


Vision for North Richmond

Our Current Opportunity

- Supervisor John Gioia Comments

Las Deltas Site Map



Las Deltas Public Housing Site

- Originally 214 Units of family housing - 95 Units Occupied / 119 Vacant
 - 134-Unit main campus - 11.38 acres
 - Head Start Building
 - HACCC Office Building
 - Project Pride Building
 - 80 units of scattered site housing on 7.69 acres (38 Duplexes and 4 Single Family Dwellings)

HACCC Continued Presence In North Richmond

- Total of 169 vouchers planned for North Richmond
 - 41 PBVs for Heritage Point Apartments
 - Planned partnership with CHDC for Legacy Courts (25 PBVs)
 - Planned partnership with CHDC for Chesley Apartments (8 PBVs)
 - Continued HCV assistance – 95 for Main Campus development

Redevelopment of Las Deltas Main Site



Redevelopment of Las Deltas Main Site

- Approximately 12 acres are available for development.
- HACCC will be issuing a Request For Proposals (RFP) inviting developers, preferably non-profit housing developers, to submit proposals for the development of the site. Proposers are encouraged to be creative and respectful of the traditions and history of North Richmond when devising plans for the site;
- The main site will be encumbered by a Restrictive Covenant for a period of 20 years from closing which requires that the units may only be rented or sold to families at or below 80% of area median income;
- Any housing units built on the site MUST give priority to former public housing residents of Las Deltas and then North Richmond residents and lastly the general public;
- Main priorities of the RFP are to replace the 134 units demolished on the site, incorporate the existing Head Start building, open space, and some degree of retail space for incubator business development by local residents and retaining comparable levels of affordability for the residents of North Richmond;

Redevelopment of Las Deltas Main Site – Cont'd

- Additional objectives in the RFP include a design and site plan that encourages active use, circulation and resident/community interaction; Incorporating Crime Prevention Through Environmental Design principles; utilizing green building strategies and planning for sustainable project operations; ensuring adequate parking opportunities for residents; obtaining additional solutions for community-serving facilities or businesses;
- The RFP will incorporate ideas put forth in the Quality of Life Plan, CHDC's planning process, the North Richmond MOU and the Resilient By Design competition, among others. Developers who can realistically deliver on the included aspects of these plans will score additional points in the rating process;
- Ownership of the land will be open to negotiation based on proposals submitted and selected. May be ground lease, full sale or other options as presented;

Redevelopment of Las Deltas Main Site – Cont'd

- 95 Project-Based Vouchers (PBV) will be made available to the selected developer for prospective tenant rental assistance;
- All residential housing built on the site will be encouraged to have on-site support services. Developers making services available to residents in their proposals will score more points;
- Selected developer(s) will be required to enter into an Exclusive Negotiating Agreement (ENA) with HACCC to ensure compliance with HUD requirements and follow through on RFP requirements. Failure to follow through with stated commitments may result in rescission of the award and re-posting of the RFP;
- HUD approval is REQUIRED before any transaction can close;
- Selection panel will seek to include HACCC, Supervisor Gioia's office, County DCD, former Las Deltas residents, the North Richmond MAC and other community members. Selection panel will lean toward technical background and may have members beyond those mentioned here;
- Planned for Fall of 2021

SCATTERED SITE SALES/TRANSFERS



FAIR MARKET VALUE SALES

- 26 Duplexes will be available for purchase at Fair Market Value (FMV) – FMV is defined as the HUD-approved appraised market value.
- Priority will be given to former public housing residents of Las Deltas and then North Richmond residents (subject to legal approval) and lastly the general public.
- Any offers below Fair Market Value are subject to rejection.
- HACCC will complete an appraisal and cost estimate to determine FMV. Buyers may choose to commission their own cost estimate and appraisal subject to HUD approval.
- **All units are sold As-Is.**

FAIR MARKET VALUE SALES – Cont'd

- Any and all offers must be in writing and meet California-approved real estate standards when submitted to HACCC's agent.
- All sales will have reversion clauses in the event the buyer fails to renovate and occupy the unit within 24 months from closing (Pending Legal Review).
- HUD approval is **REQUIRED** before any transaction can close.

BELOW FAIR MARKET VALUE SALES

- 12 duplexes and 4 single family dwellings available for purchase through an Invitation for Proposals (IFP). IFP responses will be evaluated by a panel of staff, community leaders and resident leaders.
- Sales are being targeted to organizations capable of rehabilitating or building affordable housing who can then sell them to low-income households at or below 80% of area median income. First time homebuyers will be prioritized in the sale of these refurbished units. HACCC shall maintain a list of eligible candidates the entity shall market the units to.
- All BMV properties will be encumbered by a Restrictive Covenant for a period of 20 years from closing which requires that the units may only be sold to families at or below 80% of area median income.
- Selected organizations **MUST** give priority to former public housing residents of Las Deltas and then North Richmond residents (pending legal review) and lastly the general public. Failure to do so shall void all agreements.

BELOW MARKET VALUE SALES – Cont'd

- Each organization shall be limited to purchasing no more than 5 buildings and must demonstrate the appropriate capacity to renovate and market the units to eligible families.
- Organizations may select any of the duplexes of their choosing from the list of available properties. Each bidder will be required to select one of the 4 SFDs as part of their submission. Remaining duplexes will be sold at market value.
- Organizations will be responsible for all permitting, zoning, environmental and financial requirements of ownership and renovation of the units.
- Selected entities will be required to enter into an Exclusive Negotiating Agreement (ENA) with HACCC to ensure compliance with HUD requirements and follow through on IFP requirements. Failure to follow through with stated commitments may result in rescission of the award and re-marketing of the units for sale to new parties.
- HUD approval is **REQUIRED** before any transaction can close.



Questions?