

# Las Deltas Land Sale Process

By the Housing Authority of Contra Costa County

*A collaborative effort focused on advancing housing solutions, PBF works to:*

- *produce, preserve, and protect affordable homes in the Bay Area*
- *ensure our region remains a diverse place where all people are welcome and can thrive.*

# BACKGROUND

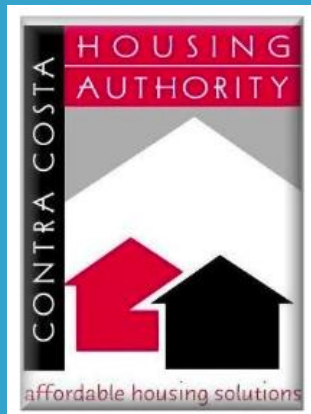


- Policy grants support 11 government entities for 2 years
- Each entity is partnered with community organizations, ensuring community voices are represented
- A housing policy fellow is also embedded in each entity to serve as a catalyst to advance policy innovation

PARTNERSHIP FOR

**THE  
BAY'S  
FUTURE**

# North Richmond Policy Grant Team



with support from County Supervisor John Gioia's office

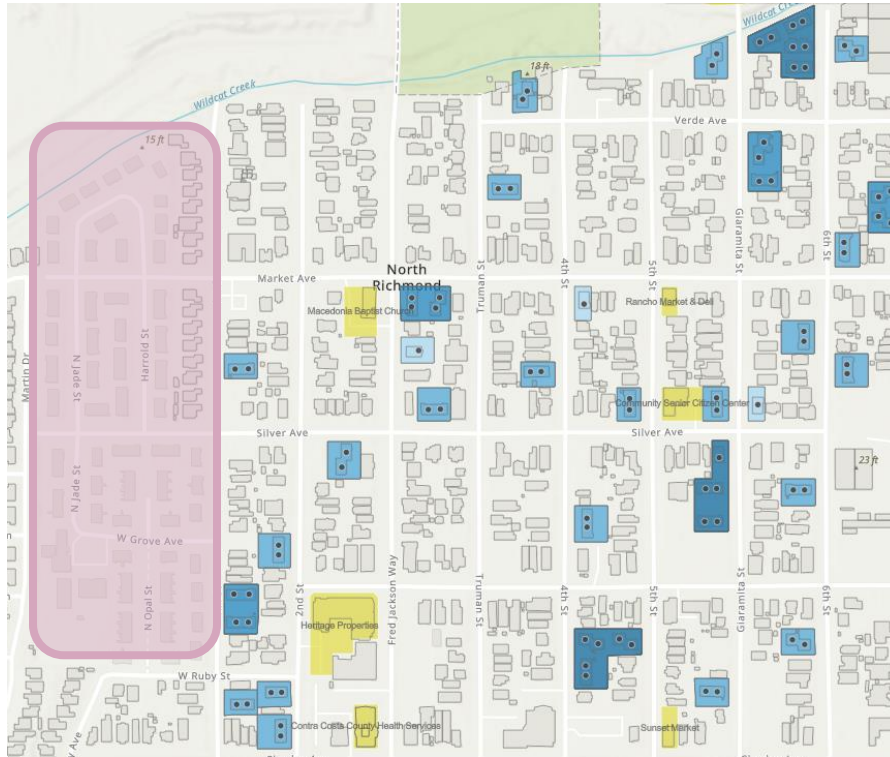
+ Coro, Enterprise, LISC, and the San Francisco Foundation

# Las Deltas Public Housing Site

Was 214 units of family public housing

**134-unit main campus, 11.38 acres [demolished]**

**80 scattered site units (38 duplexes, 4 single family homes)**



**3 separate processes of selling this land**

Below Market Value Sales (\$1) of 16 scattered sites – Request for Qualifications (RFQ)

Fair Market Value Sales of remaining scattered sites – (Realtor)

Main Campus – competitive process Request For Proposals (RFP) later

# Conversion of Las Deltas

- HACCC utilized two programs from HUD (RAD and Section 18) to transform the public housing subsidies for the 214 Las Deltas units into project-based Section 8 funding that financed 472 affordable housing units located in 10 different properties throughout the County
- HACCC expects to fund at least 95 more affordable housing units (ideally in North Richmond) as part of this phase of the transformation of Las Deltas.

AFFORDABLE UNITS FINANCED		
City	Total PBVs RAD + PBV	Total Units in Building
Antioch	62	141
San Pablo	10	22
El Cerrito	62	63
Pittsburg	4	14
Pleasant Hill	47	129
Richmond	41	42
Concord	8	16
Walnut Creek	23	45

# Below Market Value (\$1) Sales of first 16 buildings

**RFQ released very soon. 501c3 nonprofit developers will be chosen ~July.**

RFQ includes goals of the project, selection criteria, and prompts for developers to respond to that demonstrate their ability to complete the project affordably and quickly. Developers have 90 days to submit their ideas and qualifications.

Selection panel of government staff, housing experts, and North Richmond resident leaders will determine the scores of each proposal to pick the top 3-4 ideas to award the sites to.

If HUD approves of the sale, awarded developers will have site control, and will have 3 years (until mid-2026) to renovate the units and then sell them as affordable homeownership.

Entities MUST give priority to former public housing residents of Las Deltas, then current and former North Richmond residents, and lastly the general public.

Only households making below 80% of the Area Median Income can purchase home on these properties for the next 20 years.

## Oakland-Fremont Metropolitan Area

Family Size (# of persons)	Maximum Income to be Eligible (2022)
01	\$74,200
02	\$84,800
03	\$95,400
04	\$106,000
05	\$114,500
06	\$123,000
07	\$131,450
08	\$139,950

\* These limits change every year. These numbers are for 2022. By 2025 when the units are ready, they will be different (but likely similar)

# Market Value Sales

## Fair Market Value Sales of remaining scattered sites – Realtor, Fall 2023

- HACCC has a contract with a realtor to make the sales. Can be sold to individuals or developers. Local buyers are likely to be prioritized, as long as they make a market rate

**Remaining 52 scattered sites to be sold at market value** so Housing Authority can recuperate lost funds to repair remaining public housing units.

Homes may be bought “as is” by individuals, but some are also likely to be bought by developers who can rehab them efficiently and re-sell as ready-to-move-in.

No income limits assigned by HACCC. No time limit to re-develop the homes. No HUD requirement to be used for housing.

Developers may assign their own income limits depending on their mission.

# Main Campus

## Competitive process Request For Proposals (RFP) in 2024

Longer, more extensive RFP since it is a much bigger site and project + another selection panel of similar people.

**Blank slate.** Rental housing, affordable homeownership, market rate housing, or a mix. May also have commercial uses or other amenities on site (community center, park, museum, grocery store, etc...)

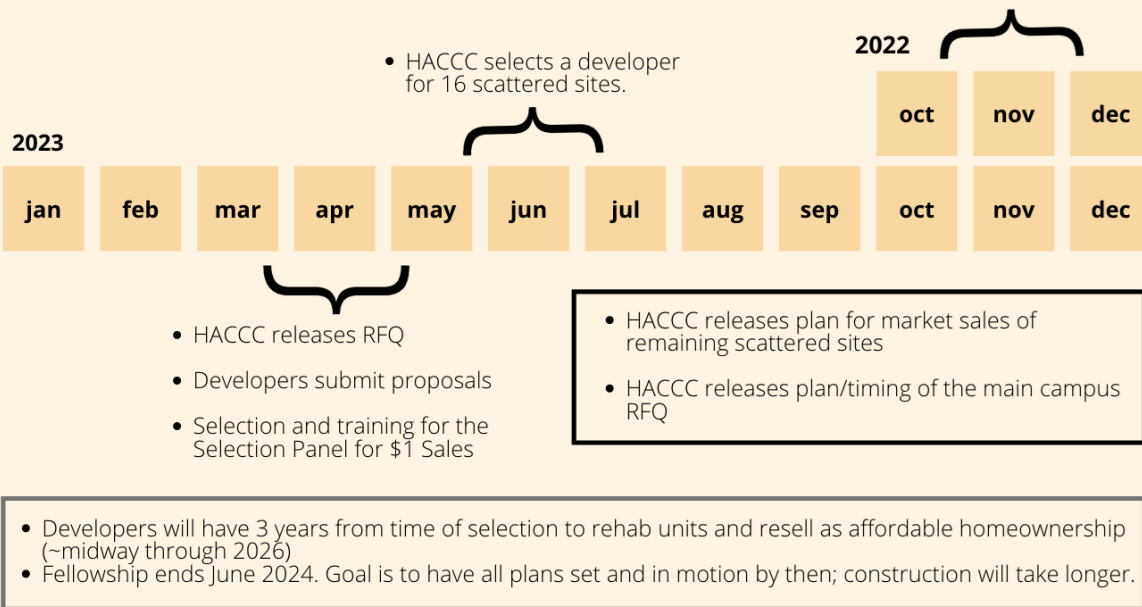
**Developers** will submit proposals for what to build there which will be scored and ranked by a selection committee.

Because it is a much bigger project, the timeline for these homes are likely to be 5-10+ years away from being ready to move in.



# Summary of Timeline

## **\*Tentative\* Las Deltas Redevelopment Timeline (updated February 2023)**



- Design Local Preference Policy & get HUD approval.
- Write Request for Qualifications and Selection Criteria for Scattered Sites
- Selection Panel for \$1 Sales Selected
- Outreach with Las Deltas former residents

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## Contact with questions

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