

To: Contra Costa County Housing Authority Board of Commissioners
 From: Joseph Villarreal, Housing Authority
 Date: June 13, 2017



Contra
Costa
County

Subject: Las Deltas Relocation Plan

RECOMMENDATIONS

OPEN the public hearing on the Housing Authority's Relocation Plan for the residents of Las Deltas in North Richmond, RECEIVE testimony, and CLOSE the public hearing.

APPROVE the Relocation Plan governing relocation services that will be provided to the residents of the Las Deltas public housing development in North Richmond as part of the process to vacate the property and prepare it for disposition under HUD's Rental Assistance Demonstration (RAD) program.

BACKGROUND

On December 17, 2013, the Board approved submission of two RAD applications for the conversion of 90 vacant public housing units at Las Deltas in North Richmond to RAD project-based voucher (PBV) units that could be used to fund development of affordable housing throughout the County. On March 30, 2015, HUD approved these two applications.

On August 18, 2015, the Board authorized submission of two more RAD applications to HUD that increased HACCC's previously approved applications for 90 vacant units to include all 214 units at Las Deltas. These RAD applications received HUD approvals on

Action of Board On: **06/13/2017** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF COMMISSIONERS

AYE: John Gioia, Commissioner
 Candace Andersen,
 Commissioner
 Diane Burgis,
 Commissioner
 Karen Mitchoff,
 Commissioner
 Federal D. Glover,
 Commissioner

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: June 13, 2017

Joseph Villarreal, Executive Director

ABSENT: Fay Nathaniel,
 Commissioner
 Jannel George-Oden,
 Commissioner

By: June McHuen, Deputy

Contact: 925-957-8028

cc:

August 16, 2016.

As was discussed previously with the Board, all RAD awards are conditional and will require dozens of further HUD approvals before the final conversion of Las Deltas public housing units through RAD is complete. It is expected that the total conversion of Las Deltas will take 2-3 years to complete. Along with closing the financing of the

BACKGROUND (CONT'D)

thirteen properties that will receive RAD project-based voucher funding, one of the key next steps in the RAD process will be to help the families living at Las Deltas find new, affordable places to live. All of the residents living at Las Deltas at the time of conversion, must be assisted under the laws and regulations set forth in the Uniform Relocation Act, California Relocation Assistance Law, and the California Relocation Assistance and Real Property Acquisition Guidelines. It is expected that most, if not all, of the tenants at Las Deltas will move to another public housing property or will relocate using a housing choice voucher. At least one family has expressed interest in buying their unit.

HUD regulations require that prior to the commencement of any relocation actions by a housing authority, the Board of Commissioners and HUD must approve the relocation plan. On July 19, the Board approved the procurement of relocation services from Overland, Pacific & Cutler to provide relocation services to the residents of Las Deltas. The services of the relocation consultant will ensure that HACCC meets all of its legal obligations surrounding relocation. The relocation consultant will also provide comprehensive housing search assistance to Las Deltas tenants. The attached relocation plan was prepared by Overland, Pacific & Cutler and HACCC staff with input from residents and community advocates. It details the proposed relocation process for the residents at Las Deltas.

Once a relocation plan is approved by the Board, staff will submit it to HUD for review.

FISCAL IMPACT

Funding of approximately \$1.3 million for the relocation consultants and all direct relocation costs to families will be paid using HACCC's approved annual Capital Fund Program (CFP) budget.

CONSEQUENCE OF NEGATIVE ACTION

Should the Board of Commissioners not approve the proposed relocation plan, HACCC would not be authorized to begin the relocation process to help families at Las Deltas find suitable replacement housing. More importantly, since families can move of their own volition, any family that moves before a relocation plan is approved may not receive all of the benefits afforded under the plan.

CLERK'S ADDENDUM

CLOSED the hearing and APPROVED the relocation plan.

ATTACHMENTS

Las Deltas Relocation Plan