

To: Contra Costa County Housing Authority Board of Commissioners
 From: Joseph Villarreal, Housing Authority
 Date: September 18, 2018



Contra
Costa
County

Subject: UPDATE ON THE PROGRESS OF RELOCATION SERVICES FOR RESIDENTS OF LAS DELTAS IN
 SUPPORT OF THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM GRANT

RECOMMENDATIONS

ACCEPT report on the status of the required relocation process for the residents of the Las Deltas public housing development in North Richmond as part of the conversion and replacement of those units under the Rental Assistance Demonstration (RAD) program.

BACKGROUND

As part of the RAD conversion of the Las Deltas public housing units, HACCC is required to assist the families living at Las Deltas to 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, 2016 the Board approved the procurement of relocation services from

Action of Board On: **09/18/2018** ☐ APPROVED AS RECOMMENDED ☒ OTHER

Clerks Notes: See Addendum

VOTE OF COMMISSIONERS

AYE: John Gioia, Commissioner
 Candace Andersen,
 Commissioner
 Diane Burgis,
 Commissioner
 Karen Mitchoff,
 Commissioner
 Jannel George-Oden,
 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: September 18, 2018
 Joseph Villarreal, Executive Director

ABSENT: Federal D. Glover,
 Commissioner

By: June McHuen, Deputy

Contact: 925-957-8028

cc:

Overland, Pacific & Cutler (OPC) to provide relocation services to the residents of Las Deltas for a fee not to exceed \$301,753 and on June 13, 2017 the

BACKGROUND (CONT'D)

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Board approved the Relocation Plan for Las Deltas, which included a total estimated relocation budget of approximately \$1.3 million.

Under relocation law, HACCC is required to provide residents who must move from Las Deltas as a result of the conversion of that property out of the public housing program with the following:

- **Advisory Services.** This includes referrals to comparable and suitable replacement homes, the inspection of replacement housing to ensure that it meets established standards, help in preparing claim forms for relocation payments and other assistance to minimize the impact of the move.

- **Payment for Moving Expenses.** Las Deltas residents may choose either a:
 - Payment for their Actual Reasonable Moving and Related Expenses, or
 - Fixed Moving Expense and Dislocation Allowance, or
 - A combination of both, based on circumstances.

- **Replacement Housing Assistance.** If they do not wish to continue in public housing or transfer to the voucher program, Las Deltas residents can receive this assistance in order to rent, or if they prefer and are able, to buy a comparable or suitable replacement home. To do this they may choose either:
 - Rental Assistance, or
 - Purchase Assistance.

OPC is responsible for the majority of the advisory services by providing personal search assistance to the families who are moving and will also help ensure that HACCC meets its legal obligations surrounding relocation. The vast majority of the replacement housing assistance has been, and will continue to be, provided through the public housing and housing choice voucher programs.

Relocation of all remaining Las Deltas families actively began in October, 2017. OPC worked with the moving families to identify units, coordinate security deposit payments, transfer existing utilities and to secure new utilities. OPC also coordinated their physical moves with movers where requested, or provided fixed fees to families who chose to move their own possessions.

To date, 51 families have been relocated and another 30 are either still searching for a new unit or are awaiting a transfer to a public housing unit. Of the 51 relocated households, 28 moved to public housing units at other properties, 22 moved using a

voucher, including 7 of whom moved to other jurisdictions, and 1 family moved out on their own, leaving subsidized housing outright. Of the 30 remaining households, 11 are waiting to move to other public housing units when they become available and 19 have vouchers and continue to search for a unit.

Chad Wakefield, Program Manager with Overland Pacific & Cutler, Inc., will review the attached presentation with the Board.

FISCAL IMPACT

Funding of approximately \$1.3 million is provided in the Housing Authority's (HACCC) current budget for the cost of the relocation consultants and all direct relocation costs that will be provided to families. Of this amount, \$1 million is targeted to direct relocation costs for the families of Las Deltas.

CONSEQUENCE OF NEGATIVE ACTION

None. Information item only.

CLERK'S ADDENDUM

ACCEPTED the report and DIRECTED staff to provide a status report on the demolition of the large Las Deltas building and relocation efforts at the next meeting of the Housing Authority.

ATTACHMENTS

Las Deltas Relocation Presentation