



**THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA**

RESOLUTION NO. 5254

AUTHORIZING THE SALE OF SIXTEEN SCATTERED SITE BUILDINGS IN THE NORTH RICHMOND LAS DELTAS DEVELOPMENT AT BELOW-MARKET PRICES TO NON-PROFIT HOUSING DEVELOPERS TO REHABILITATE AND SELL TO LOW-INCOME FAMILIES FROM NORTH RICHMOND

WHEREAS, in July 2021, the Housing Authority of the County of Contra Costa collaborated with RichmondLAND, the Community Housing Development Corporation and the Richmond Our Power Coalition to successfully apply to the San Francisco Foundation for a policy grant under The Partnership for the Bay's Future initiative (The Partnership). The Partnership's collaborative effort to produce and preserve affordable homes and protect tenants. The grant provided the Partnership with \$250,000 and Coro Fellow, Hannah Phalen, to help with planning and pre-development costs.; and

WHEREAS, this collaboration resulted in the RFQ HACCC released on April 10, 2023, seeking local nonprofit developers who could buy 16 of the scattered site buildings from Las Deltas, rehabilitate or redevelop them into some form of homeownership or equity-building housing and sell them at an affordable rate to families at or below 80% of area median income. The priority in all sales will be for former Las Deltas residents and then other current and past residents of North Richmond. Seven proposals were submitted in response to the RFQ.; and

WHEREAS, A panel comprised of community members, resident leaders, nonprofit and government representatives was formed to review the proposals submitted through the RFQ. All proposals were reviewed, scored, and ranked. The panel recommended that the Board approve the sale of four buildings each to the top four proposals received from Community Housing Development Corporation of North Richmond (CHDC), Richmond Community Foundation (RCF), RichmondLAND (RL) and Richmond Neighborhood Housing Services (RNHS) at \$1 per building.; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the County of Contra Costa does hereby authorize the Executive Director to seek U.S. Department of Housing and Urban Development approval to sell the proposed sixteen buildings at the below- market rate of \$1/building.

BE IT FURTHER RESOLVED, that the Executive Director is authorized and directed to execute HUD required Declaration of Restrictive Covenants for each building in the name of the buyers to ensure that the properties remain limited to families at or below 80% of the area median income for a period of 20 years from the date of closing of escrow.

BE IT FURTHER RESOLVED, that the Executive Director is authorized to take any and all actions to effectuate the intent of this resolution

PASSED, ADOPTED AND APPROVED this 12th day of September 2023, by the following vote:

AYES: Gioia, Andersen, Burgis, Carlson, Glover, Jordan, Segura

NOES: None

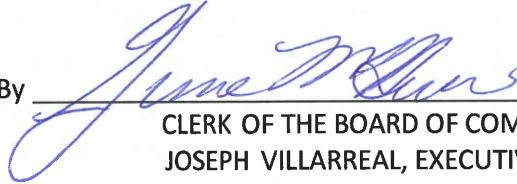
ABSENT: None

ABSTAIN: None

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY
OF AN ACTION TAKEN AND ENTERED ON THE MINUTES OF
THE BOARD OF COMMISSIONERS ON THE DATE SHOWN.

ATTESTED September 12 2023

By

A handwritten signature in blue ink, appearing to read "Joseph Villarreal", is written over a horizontal line.

CLERK OF THE BOARD OF COMMISSIONERS
JOSEPH VILLARREAL, EXECUTIVE DIRECTOR