

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

**RESOLUTION NO. 5270**

AUTHORIZING THE SALE OF THE FORMER LAS DELTAS PUBLIC HOUSING MAIN CAMPUS SITE AT MARKET PRICE TO CHDC AND EDEN HOUSING, INC. TO DEVELOP NEW RENTAL AND HOMEOWNERSHIP UNITS

WHEREAS, on October 25, 2019, the Housing Authority of the County of Contra Costa (HACCC) received permission from the U.S. Department of Housing and Urban Development to sell all the former public housing units at Las Deltas in North Richmond on the private market; and

WHEREAS, HACCC sought to enable the development of a variety of housing types, opportunities, and affordability levels for the former and current citizens of North Richmond, including those who had lived in Las Deltas; and

WHEREAS, on November 4, 2024, HACCC released an RFQ seeking a developer(s) who had the capacity to purchase the former Las Deltas main campus and develop several hundred new homes along with community facilities there; and

WHEREAS, on November 4, 2024, HACCC released a Developer Request for Qualifications (RFQ) for the main campus site acquisition and redevelopment with the goal of building a mix of rental and homeownership units at both affordable and market-rates.; and

WHEREAS, a selection panel comprised of HACCC staff, Contra Costa County staff, affordable housing development experts and North Richmond community members chose a joint proposal from CHDC and Eden Housing as the most successful response to HACCC's RFQ;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the County of Contra Costa, the Executive Director is hereby authorized to begin negotiations to enter into an Exclusive negotiating Agreement with CHDC and Eden for the development of the former Las Deltas public housing main campus with a mix of moderate-income homeownership, affordable rental units and community facilities; and

BE IT FURTHER RESOLVED, that the Executive Director is authorized and directed to seek U.S. Department of Housing and Urban Development approval to sell each of the main campus at market rate;

BE IT FURTHER RESOLVED, that the Executive Director is authorized and directed to execute any required documents to release all existing HUD Declaration of Restrictive Covenants for the property in the name of the buyers.

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

PASSED AND ADOPTED ON \_\_\_\_\_ by the following vote of the Commissioners.

AYES:

NOES:

ABSENT:

ABSTAIN:

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 \_\_\_\_\_  
JOSEPH VILLARREAL, CLERK OF THE  
BOARD OF COMMISSIONERS AND  
EXECUTIVE DIRECTOR

By \_\_\_\_\_