

## B.2 New Activities:

- a) **HOPE VI or Mixed Finance Modernization or Development.** HACCC recently selected Zen Development Corporation and Structure Development Advisors LLC to draft an updated Repositioning Plan for the 12 public housing developments that reflect updated funding and financing options as well as conversion options that have been revised and updated. HACCC's goal is to preserve or increase the number of housing units affordable to public housing eligible families (regardless of whether they remain public housing specifically) and to provide adequate funding for these units over the long term. HACCC continues to evaluate and consider its options for development and preservation of its public housing portfolio. Addressing its needs may include applying for additional RAD, Choice Neighborhoods, a Phase II Energy Performance Contract or any other appropriate HUD programs. HACCC has already been awarded RAD funding for 214 units at Las Deltas in North Richmond (CA011-006, CA011-009A, CA011-009B). HACCC may also seek state and local funding through bonds, tax credits or any other available programs.

The HACCC completed a demolition action for 134 units at the Las Deltas (CA006 and CA009A) property in North Richmond and was approved for a disposition application for the remaining of the 80 units at Las Deltas (CA009b) in North Richmond. 107 units were disposed through the RAD Conversion process and a separate application process was completed for demolition and disposition of those 107 units and corresponding release of the DOT.

**Timeline:** An application for demo/diso of the RAD units was approved through HUD's Special Applications Center in October of 2019. Demolition of the units in properties 006 and 009A for the non-RAD units was completed in October of 2020. HACCC issued a Request For Proposals from developers to submit suggestions for the development of the contiguous site of the property with an expectation to enter into an Exclusive Negotiating Agreement with the submitter with the best proposal after getting community input on the proposed development plans. Community Housing Development Corporation of North Richmond was selected as the Master Developer and negotiations are on-going.

Additional modernization of existing public housing units is on-going as funding permits. The Capital Fund Annual Statement/Performance and Evaluation Report details the on-going projects regarding modernization activity in all developments.

- b) **Conversion of Public Housing.** HACCC continues to work with consultants in order to identify funding mechanisms to rehabilitate or redevelop all of its public housing properties. An analysis, completed by CSG in 2015, showed that a viable plan does not exist to adequately fund rehabilitation and ongoing maintenance at any of HACCC's public housing properties, HACCC may submit voucher conversion applications for any of its public housing properties. HACCC also may submit applications to HUD for any other conversion funding programs that become available. It is expected that the next projects for consideration to convert to Project Based assistance will be El Pueblo in Pittsburg and Bayo Vista in Rodeo, CA. HACCC has engaged the services of Zen Development Corporation and Structure Development Advisors LLC to draft an updated Repositioning Plan for the 12 public housing developments that reflect updated funding and financing options as well as conversion options that have been revised and updated.
- c) **Homeownership.** HACCC currently offers a homeownership voucher program.
- d) **Project-based Vouchers.** HACCC has already committed 1972 project-based vouchers (PBV). In addition, HACCC has approved 288 RAD PBV units for thirteen projects, including one under the RAD 2 component for conversion of a Mod Rehab Single Room Occupancy property and two from the City of Richmond. The RAD PBVs are replacement housing for units removed from the public housing inventory at Las Deltas and the Richmond Housing Authority's Public Housing disposition. The use of PBVs is consistent with HACCC's PHA Plan. Among HACCC's goals are to expand the supply of assisted housing and to increase assisted housing choices. By utilizing PBVs from HACCC, developers are able to leverage funding and produce additional units of new or modernized affordable housing. HACCC plans to award PBV funding throughout its jurisdiction in order to provide affordable housing options for clients in as broad a geographic area as possible. HACCC may also utilize PBVs in any other public housing redevelopment/repositioning projects it may undertake. In addition, not included in the above count, 75

additional PBVs were awarded under the Veterans Affairs Supportive Housing Program for Existing and New Construction projects as well as 25 PBVs under the Housing Stability Voucher program. It is the intention of the HACCC to utilize the entirety of its PBV allocation up to 30% of its ACC voucher authority.

Moreover, it is anticipated that over the course of the next five years, three other sites from Richmond will be converted under RAD or Section 18 Demolition and Disposition that will allocate another 267 PBVs for HACCC to administer.