

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

**RESOLUTION NO. 5271**

**AUTHORIZING THE SALE OF TWENTY-FIVE SCATTERED SITE BUILDINGS IN THE  
NORTH RICHMOND LAS DELTAS DEVELOPMENT AT MARKET PRICES TO  
PRIVATE SECTOR BUYERS TO REHABILITATE AND UTILIZE FOR RESIDENTIAL  
HOUSING**

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 April 10, 2023, HACCC released an RFQ seeking local nonprofit developers who could buy sixteen 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; 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, HACCC now seeks to sell the remaining Las Deltas scattered site units at market rate, to provide housing diversity in North Richmond, to provide opportunities to purchase for North Richmond residents and to generate income for the preservation of production of more affordable housing units, specifically centered around the remainder of HACCC's ageing public housing portfolio. The remaining scattered site units are comprised of twenty-five buildings on eighteen parcels.;

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 list and sell the remaining scattered site Las Deltas units at market-rate; and

BE IT FURTHER RESOLVED, that as appropriate offers are received, the Executive Director is authorized and directed to seek U.S. Department of Housing and Urban Development approval to sell each of the remaining twenty-five buildings at market rate;

BE IT FURTHER RESOLVED, that the Executive Director is authorized and directed to execute any required documents to release the existing HUD Declaration of Restrictive Covenants for each building 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:  
THIS IS A

I HEREBY CERTIFY THAT

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 \_\_\_\_\_