

**NORTH RICHMOND MUNICIPAL ADVISORY COUNCIL  
(FUTURE OF LAS DELTAS HOUSING IN NORTH RICHMOND)**

Tuesday, March 2, 2021

515 Silver Street - North Richmond, CA 94801

5:00 p.m. - 7:00 p.m.

**Minutes**

**Remote meeting due to COVID-19/Meeting was accessible via Zoom**

Meeting started at 5:04 p.m.

**PARTICIPANTS**

Supervisor John Gioia

Joseph Villarreal, Executive Director /HACCC

Tony Ucciferri, Special Assistant to the Executive /HACCC

Martha Flores, Staff - Spanish Translator/HACCC

**AGENDA - Future of Las Deltas Housing in North Richmond**

Vision for North Richmond: What We've Accomplished/Our Current Opportunity  
Contra Costa Housing Authority Continuing Presence in North Richmond  
Contra Costa Housing Authority Plan for the Sale/Transfer of Las Deltas that meets  
HUD's Requirements and Implements the North Richmond Community's Vision for the  
Neighborhood.

1. Redevelopment of Las Deltas main site
2. Market-rate Sale of Scattered Sites - 26 buildings (all duplexes)
3. Below Market Sale of Scattered Sites - 16 buildings (12) duplexes, and 4 single family dwellings)

Comments/Presentations by Community Organizations and North Richmond Municipal  
Advisory Council

Questions/Comments

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**WELCOME**

Supervisor John Gioia welcomes and thanks everyone for attending the meeting. Opening comments about what's been happening in North Richmond. Comments on projects that are ongoing.

Vision for North Richmond: The City, County and CHDC entered into an agreement (MOU) about goals for housing in North Richmond. Working to revise that agreement, and will be working with the community on that. It's mostly the goals of how Richmond and the County can work together with the community.

There has been a number of community organizations/non profits that have floated ideas or proposed plans for scattered sites, glad to hear that. The purpose of tonight is to talk about a way to evaluate the plans without favoring one group or another, because the federal requirements require a fair and impartial process.

Many of you know there is a Quality of Life Plan , developed by N. R. Residents, as part of a Healthy Richmond effort. That plan contains a number of very good developments, suggestions and recommendations on how development should occur in N. R., and what types of improvements should occur. The county is clearly looking at that plan .

There is a project moving forward called North Richmond Resilience by Design Plan. That contains a steering committee of N. R. residents, county, waste water district, park district and other property stake holders. The project involves developing and improving the shoreline in N. R. against sea level rise. To make the shoreline more resilient. It would involve wetland restorations, along the shoreline and improve access to the bay from N. R.

What we have accomplished: A great project Urban Tilth, to build an agricultural farm in N. R. on FJW. .The county has provided nearly a million dollars in funding for this project. Is working to transfer the property within the next three months, over to Urban Tilth. So they will eventually own the three acre site. Which will be a community farm with youth running it.

There has been a lot of effort already by a number of organizations to look at unique and innovative housing opportunities in N. R. Organizations include Richmond Land, CHDC, Richmond Neighborhood Housing Services and others. They are looking at ways to develop N. R.

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The county has received funding to build a sidewalk project from the N. R, community up to the farm.

Tonight is an opportunity to really hear about how the H A under federal law can go forward, with opportunities with the main site of Las Deltas, understanding the path to sell scattered sites at fair market value. The process to transfer scattered sites at below market rate.

Joseph Villarreal, presents the Las Deltas Sites Map. At the start of the project Las Deltas had 214 units of family housing, Ninety five were occupied and 119 were vacant. Have 80 units of scattered housing throughout N. R. There is a Head Start program that will be torn down and rebuilt. There was an office building and the Project Pride building youth program was demolished.

There is a lot of talk about how the H. A. is leaving N.R. They do plan on coming back to N. R. They have planned to have more occupied units than they had before, after all of this process is done. Have planned 169 PBV new construction units for N. R. Has funded 41 units at Heritage Point, Have a planned partnership for 25 PBV's at Legacy Court, and eight units at Chesley. These are units that the Richmond Housing Authority made a commitment to years ago. Have 95 PBV's units that's committed to the main campus of Las Deltas.

It's gonna take ten years or so to make the main campus happen, hopefully the scattered sites can happen sooner, but they will take many years.

On the main site about 12 acres available for developers. Going to issue a request for proposal, inviting developers to submit proposals. Will be asking for creativity. Will refer developers to look at existing proposed plans, and incorporate ideas from those plans.

Being former public housing this is governed by HUD, HUD has to approve everything. There will be a restrictive covenant from 20 years to closing. All units can only be sold or rented to families at or below 80 % of their income.

There is a requirement that all former public housing residents of N. R. gets first priority. The goal is to give preference to N. R. or Greater Richmond residents then the general public.

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Gonna give developers points for looking at all the plans for N. R. that have been put out there. Hope that they incorporate as many ideas as possible. There will be options as far as owning the land. Would like to see open space and retail.

One thing to know is the HA is gonna offer 95 PBV's to the developers, to help fund the project. When a developer is selected, the developer is going to have to go through all county zoning requirements, the public hearing requirements. There's going to be a lot of chances for more public input. HUD has to approve any deal, before we can move forward. When we select the developer or developers if they do not follow through on the plan that they submitted, HA will be able to take the property back from them and put it out there for another developer. When housing selects a developer they are gonna give them plans, a selected panel will review the plans. The panel will have members from HA, Supervisor Gioia's Office, and the County's Department of Community Development, former Las Deltas residents, NRMAC and other community members as well. Plan to do the selection by the fall of 2021.

Scattered Sites: Will put 26 duplexes up for sale at fair market value, that's the federal government HUD approved federal fair market value. The priority for the FMV sales will be given to former Las Deltas public housing residents, then N. R. residents, then the general public.

Any offers below FMV are subject to rejection. Any sales has to be approved by HUD. All units are gonna be sold as is. They all need a lot of work. All sales will follow CA real estate law. Will have reversion clauses, for the buyer to renovate or occupy within so many years. The goal is to have better houses in N. R. as soon as possible. Don't want vacant units sitting there for years.

Are going to sell a number of units below fair market value, Sixteen buildings consisting of 4 single units and 12 duplexes. Sales: Thinking of the \$1.00 sale.

The below fair market sales, will do a competition, will ask people for proposals, similar to the main campus procedure. Will target organizations who can rehabilitate them, or knock them down and build affordable houses, and who can then transfer them and sell them to low income households. First time home buyers are a priority. That restriction is for 20 years. Will keep a list of all persons that's interested. Each organization is gonna be limited to purchasing no more than five buildings. Must be able to see that the organizations have the know how and capacity to renovate the buildings.

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The plan is to do the below market value units first, then the fair market plan. Community organizations will get first pick of the scattered sites units. Organizations will be responsible for all zoning permits, etc. As with the main campus, it will have an exclusive negotiating agreement with HA. HUD still has to approve all agreements. HA may agree and HUD may come in and say no.

After HA and Supervisor Gioia meet, the below market units should be ready to go up for sale. HUD says that we can not do a legal preference, but we can start out with a community outreach project.

### **QUESTIONS and ANSWERS**

What level of affordability will HUD be looking for? How affordability is structured?

Answer: All programs are designed for families to pay 30 to 40 % of income.

What's the process to get on a list with housing? Answer: Email Tony with your info.

What is the time frame for FMV units? Does housing have a list for individuals that are interested in purchasing a scattered site?

Will there be any down payment assistance from the County? Answer: Have to ask the County about down payment assistance. Section 8 Homeownership Program.

When did Section 8 Program start in N. R.? Answer: It has been out there for years, Las Deltas - 1950's. Section 8 - since the 60's or 70's. (1974).

What is the median income for N. R.

Petronila Fernandes would like to suggest creating a survey asking about building space for children's gym and recreation - parks and open spaces.

Are people only limited to purchase a house through an organization?

Aaron Morgan likes the idea of having to remodel the units. Is there a time period for selling the units? Answer: Later this year, they had to sit there until approval from HUD.

Do private investors qualify for below market purchase? Answer: No they do not.

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Ms. Dandie asks: How will housing check and make sure that other people are not trying to buy into the properties for their own capital gain? She is concerned about young families being able to buy houses. Answer: Pertaining to the below market units/has to be low income people that live there.

Pam Saucer-Bilbo wants to be on the list - interested in the below market list.

Dr. Clark asks what about the non-profit groups that want to purchase buildings, in order to host different activities or programs. Answer: Joseph says that we talked about one or two units for different programs. But HUD is all about housing.

Elenor thompson wanted to say as we all know, she wants to do a one stop resource center. How do you get on the list for when units become available. Joseph says that Elenor is on the list for BMV.

Junta asks: Who decides which units are going below market and fair market value. Answer: CHDC will decide. Leticia Chavez asked about FMV.

Mia Carbajal/Richmond Land: Invites everyone to a zoom meeting tomorrow.

Dulce Galicia/Richmond Land: working on Tiny Homes Project.

Meeting adjourned at 7:00 p.m.

