

Las Deltas Redevelopment Archive

Contents:

1. [Disposition Process](#)
 - a. [Below Market Rate](#)
 - b. [Market Rate](#)
 - c. [Main Campus](#)
2. [Local Preference Policy](#)
3. [Past Presentations](#)

Disposition Process

3 Phases:

- [Below Market Rate](#)
- [Market Rate](#)
- [Main Campus](#)

Phase 1: Below Market Rate (\$1) Sale of 16 buildings (28 units)

HACCC published a Request for Qualifications (RFQ) in April 2023 inviting non-profit housing developers based in, or doing significant work in North Richmond, to submit proposals for the development of 16 of the Las Deltas scattered sites. In September 2023, four sites each were awarded to four developers (Community Housing Development Corporation of North Richmond (CHDC), Richmond Community Foundation (RCF), Richmond LAND, and Richmond Neighborhood Housing Services (RNHS)). The RFQ incorporated ideas put forth in the Quality of Life Plan and the Resilient by Design competition, among others.

- The scattered sites are encumbered by a restrictive covenant for a period of 20 years from closing which requires that the units may only be rented or sold to families at or below 80% of area median income.
- The developer selection panel included HACCC, Supervisor Gioia's Office, County DCD, and 3 North Richmond community members.
- Out of the 42 buildings of scattered site housing, 16 buildings were available through the RFQ to be sold for \$1 each in order to significantly lower the development costs for the non-profits.
- The RFQ was designed in a flexible manner that allows non-traditional ownership options such as community land-trusts or co-ops to compete on an even footing with traditional ownership models. HACCC is interested in both wealth creation for individuals and long-term control by neighborhood groups of individuals from the neighborhood.

- Now that the developers have been selected, HACCC is working with them to design a selection process for the first time homebuyers who will be prioritized in the sale of these refurbished units. We will prioritize former Las Deltas residents and current North Richmond residents first, and lastly, the general public. We will ensure that buyers clearly understand the type of housing options being offered.

Results of Below market RFQ Sales

The top four proposals came from the following developers:

1. Community Housing Development Corporation of North Richmond (CHDC)

- See Proposal Summary [Here](#)
- CHDC [Home page](#)
- Homebuying/Homeownership [Homebuying/Homeownership – Community Housing Development Corporation \(communityhdc.org\)](#)
- Real Estate Development [Real Estate Development – Community Housing Development Corporation \(communityhdc.org\)](#)

2. Richmond Community Foundation (RCF)

- See Proposal Summary [Here](#)
- [Richmond Housing Renovation Program](#)

3. RichmondLAND (RL)

- See Proposal Summary [Here](#)
- [What is a Community Land Trust?](#)
- [North Richmond Eco-Village Project Page](#)

4. Richmond Neighborhood Housing Services (RNHS)

- See Proposal Summary [Here](#)
- RNHS [Homeownership Program Page](#)
- RNHS [About Us Page](#)

Each organization was awarded four buildings each to be sold at \$1 per building. HACCC has executed a HUD-required Declaration of Restrictive Covenants for each building to ensure that the properties remain limited to families at or below 80% of the area median

income for a period of 20 years, and that any housing units built on any of the sites must give priority to former public housing residents of Las Deltas, then to current and former North Richmond residents and, lastly, the general public.

If you are interested in purchasing one of the remaining Las Deltas scattered site buildings, please [subscribe to our newsletter](#) to receive updates on the appraised value and sale date. We recommend preparing by getting financially ready, finding a realtor, and getting pre-approved for a loan. A map of all units with information about their sales status can be found at <https://contracostaha.org/las-deltas-redevelopment/>

Phase 2: Market Rate Sale of 26 buildings (52 units)

- The remainder of the scattered site units are being sold at market value to allow HACCC to recover some of the costs that have been put forth at Las Deltas and redirect money to improving the remainder of the County's public housing stock. After appraisals were completed, sales of the market rate properties launched in June 2025 with an established 120 day offer period reserved for the recipients of the local preference policy.
- HACCC contracted Overland, Pacific and Cutler, LLC (OPC), a GFT Company, to market the available Market Rate Properties and work with potential buyers in the North Richmond Area. Please contact Cydney Ross to learn more about the properties or to submit an offer: Cbross@gftinc.com

The priority offer period for the 18 Las Deltas parcels (a total of 25 buildings) being sold at market rate opened on June 10, 2025.

Key Details:

Priority Access Period: Currently open through October 10th, 2025.

Eligible Buyers:

- **First Priority:** Former residents of Las Deltas who were relocated due to its closure.
- **Second Priority:** Individuals who currently live or work in North Richmond, or have lived in North Richmond in the past.

Offer Restrictions:

- During the 120-day period, no offers will be reviewed from anyone outside of these two preference categories.
- Offers from the first two preference groups will be reviewed beginning August 1, 2025, to give Las Deltas families a fair chance at getting homebuyer ready. We recommend enrolling in CHDC's Las Deltas Homeowner's Club by contacting Phone Number: (510) 412-9290 or Email: admin@communityhdc.org
- If more than one eligible offer is received for the same home, **first priority will be given to the former Las Deltas resident.**
- If more than one eligible offer is received from buyers in the same preference category, a random lottery will be drawn.
- Beginning October 11, 2025, offers from non-priority groups will be considered

After 120 days, we will be reviewing and accepting offers from the general public. We urge you to act quickly if this opportunity interests you.

If you are interested in making an offer or learning more about the homes and the purchase process, please contact our real estate team, Cydney Ross of TranSystems, at cbross@gftinc.com or call (213) 363-8905. Interested buyers who need credit counseling or down payment assistance are encouraged to contact Community Housing Development Corporation (CHDC), Richmond Neighborhood Housing Development Services (RNHS) and/or Sparkpoint to access first time homebuyer readiness services, including resources and strategies to buy one of these properties.

Further Background:

HACCC commissioned appraisals for each property to determine the Fair Market Value which takes into account the estimated cost of repairs necessary for each property. Each parcel will be sold As-Is for no less than fair market value as defined by the appraisal. The properties are currently uninhabitable and require significant rehabilitation in order to be suitable to live in.

Most parcels are duplexes, with some that have 4-6 units, and could be bought by a group of two or more families who buy the parcel together. Many resources are available to allow this option.

Phase 3: Request for Proposals to Develop Main Campus (approximately 11.38 acres)

The main campus had its own Request for Proposals (RFP) process after all scattered sites were sold. The selection process for a developer of the main campus kicked off at the end of 2024. The RFP incorporated ideas put forth in the Quality of Life Plan and the Resilient by Design competition, among others.

Two completed proposals were received by the February 4th, 2025 submission deadline and reviewed by a selection panel consisting of local government representatives as well as North Richmond community members.

After careful consideration, using a scorecard to reflect the priorities established by the North Richmond community, the selection panel chose the proposed development by the Community Housing Development Corporation (CHDC) partnering with Eden Housing. CHDC's proposal includes 240 total units, a recreation center and a park. Of the 240 units, 58 are planned to be 2 bedroom homes for sale, 67 planned to be 3 bedroom homes for sale and 115 senior affordable rental units; plus a total of over 400 off-street parking spaces. A percentage of the homes for sale (to be determined by CHDC) will be affordable to households making 80% AMI or less.

Once the developer was chosen, the HACCC presented the selection to the Board of Commissioners (BoC) on May 20th, who voted unanimously in favor of moving forward with the selection! HACCC will now seek approval from US Department of Housing and Urban Development (HUD).

The project will be completed in 5 phases, with the first Phase projected to begin at the end of 2027 (best case scenario), that will lead off with construction of the senior rentals and 26 of the for sale homes. The developer anticipates the entire project being completed by early 2034.

Local Preference Policy

ELIGIBILITY TO BUY LAS DELTAS PROPERTY

A local preference policy applies to sales of the redeveloped Las Deltas homes. Buyers will be prioritized according to this preference:

1. People who lived at Las Deltas and were relocated at the time it closed
2. People who currently live or work in North Richmond or used to live there
3. General public

Past Las Deltas Community Meetings:

All four of the developers selected for the Below Market Rate sales have participated in Community Meetings to present on the homes they are going to be building. Click the links below to view the slides from those previous updates.

December 2nd, 2023

[VIEW THE SLIDES](#)

April 16th, 2024

[VIEW THE SLIDES](#)

August 2nd, 2025

[VIEW THE SLIDES](#)

