



## AGENDA

### CONTRA COSTA COUNTY North Richmond Municipal Advisory Council

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Tuesday, June 2, 2026

5:00 PM

515 Silver Ave, North Richmond |  
<https://cccounty-us.zoom.us/j/810469011>

64

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Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

1. Roll Call and Introductions
2. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).
3. REVIEW and APPROVE April 7, 2026 NRMAC Meeting Notes [26-1861](#)  
**Attachments:** [04-07-2026 NRMAC Notes](#)
4. DISCUSS and APPROVE stipend increase for NRMAC Secretary
5. Law Enforcement Reports
6. REVIEW AND APPROVE County Planning Permit CDVR26-01005 and CDDP26-03013 [26-1862](#)  
**Attachments:** [Agency Comment Request Pkt CDDP26-03013](#)  
[CDVR26-01005 ACR](#)
7. PRESENTATION Las Deltas Housing Developer Updates [26-1863](#)  
**Attachments:** [May 2026-Las Deltas Developer Presentation](#)
8. Community Updates (COR, CCHA, Supervisor Gioia, CHDC, RLAND, Urban Tilth)

The next meeting is currently scheduled for \_\_\_\_\_.

Adjourn

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at \_\_\_\_\_, during normal business hours. Staff reports related to items on the agenda are also accessible online at [www.contracosta.ca.gov](http://www.contracosta.ca.gov). If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact:



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 26-1861

**Agenda Date:** 6/2/2026

**Agenda #:** 3.

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Advisory Board: North Richmond Municipal Advisory Council

Subject: REVIEW and APPROVE April 7, 2026 NRMAC Meeting Notes

Information: REVIEW and APPROVE April 7, 2026 NRMAC Meeting Notes

NORTH RICHMOND MUNICIPAL ADVISORY COUNCIL

Tuesday, April 7, 2026, 515 Silver Street. North Richmond, CA

**MINUTES**

Meetings are being conducted at the Corine Sain Senior/Family Community Center, 515 Silver Street, N. Richmond, CA 94801. Meetings are accessible on ZOOM.

**CALL TO ORDER**

The meeting was called to order at 5:08 p.m. Board members present were:

Princes Robinson and Latifah Abdulah. Absent were Annie King-Meredith, Glory Lopez, and Donald Gilmore.

**APPROVAL OF AGENDA/MINUTES**

A quorum was not present; the minutes and the agenda were not approved.

**PUBLIC COMMENT**

Latifah Abdullah, N.R. Resident - Community Engagement Manager/Urban Tilth Farms - N. Richmond: Address street sweeping, was encouraged by officers of the CCC Sheriff's Department. They addressed the street sweeping issue at the N. R. Green meeting. They have a plan to enforce the street sweeping code enforcement laws. Latifah keeps seeing drones flying in the neighborhood. Would like to thank the residents who attended the Community Impact Funds meetings. The farm is on spring break. Middle school students just finished the after-school program at the farm. That was the Pre K - 5th grade. The Eagle Scouts are doing their projects. There are opportunities available to become an Eagle Scout. Residents are encouraged to bring their young people to the farm. The farm is hosting (60) students from the Danville area. At times, students from other countries have visited the farm. Would like to see local folks coming as well.

Cynthia announced the upcoming North Richmond 15th Annual Music Festival. To be held on July 11th at Shields/Reid Park. From 11:00 a.m. - 5:00 p.m. This year is going to be extra special. Will be partnering with the City of Richmond - Grand opening of the newly renovated Shield/Reid Park.

**LAW ENFORCEMENT AGENCY REPORTS**

Sergeant Brian Fitzgearld/CCC Sheriff's Department: Reporting March 2026.

There were 441 calls for service, which generated into 29 reports. There was an assault with a deadly weapon on the 14th on Sanford Street. One residential burglary on York Street. One theft and vandalism on 4th street. Addressing the upcoming music festival on July 11th. The department is asking the coordinators to put in an event notification form. So that they will know what road closures will be necessary, Would also like to know how many patrons are expected to attend, so that the department will be prepared. Attended a meeting last month pertaining to street sweeping. Drove through the neighborhood looking at the street sweeping signage to make sure that it was correct. Also distributed flyers throughout the community, regarding the towing of illegally parked cars on street sweeping days. Residents have two weeks to comply with the street sweeping rules; the department will begin towing legally parked cars. Some of the patrol units went around and looked at the street lighting and addressed Public Works about their findings.

Lieutenant Lucas/Richmond Police Department: Reporting for March 2026.

There were 605 calls for service, generating 65 incident reports. There were 21 arrests and 43 traffic stops. There were 10 calls for service, and 30 citations were issued. Tickets were issued for 21 parking violations. Responded to motor vehicle reports, specifically break-ins of people's cars. Stuff is being stolen out of them. There were nine stolen vehicles in the area. Several assaults took place. One was on Castro below the underpass. There seems to be a small homeless encampment popping back up. Will be getting some social services out there with hopes of helping people, and will proceed to clear out the area. There were several shot spotter activations. No injuries were reported, just property damage. In response to the drone that was reported, it belongs to the RPD. They are working on a special investigation. Princess asks Lt. Lucas whether his reporting statistics strictly for the North Richmond area. The answer is yes.

Michael Romero, Leader and the ROCK team -of Community Crisis Response Program/ROCK (Reach Out With Compassion and Kindness): A mobile unit designed for non-life-threatening calls, such as wellness checks and behavioral health crises. This program is funded by the City of Richmond. ROCK responders, often with lived experience, provide support, de-escalation, and referrals to services. Key aspects of the CCRP and ROCK program: ROCK currently responds to non-violent, non-medical, non-life-threatening calls in a trauma-informed way. The ROCK Program reduces over-reliance on police through offering mobile crisis support that meets people with care and not criminalization, wherever they are. ROCK responders help people to address the issues that created the crisis in the first place by helping them connect with resources and care. They will collaborate with the city's first responders and dispatchers, as well as the county's C.O.R.E. and A3 crisis response teams. Contra Costa County also has a response team. Contact: 1-844-844-5544. You may contact Mt. Romero at (510) 965-3492.

**PROGRAM AND OTHER AGENCY REPORTS**

Jessica Walden, Lending Library Specialist/North Richmond Mobile Tool Library:

Jessica announces: Park Rx Day, Saturday, April 25th, from 10 AM to 1 P.M. at Nicholl Park. A fun-filled day in nature will help improve your health and well-being through active and informative park activities. This event is for the young and the old. There will be free community fitness, a rock-climbing wall, and a walk with a doctor; you may get pre-medical advice. Food and children's activities will be available. The Mobile Tool Library is present every 1st and 3rd Saturday in N. Richmond. Located at the corner of FJW and Gertrude Ave. People are coming out and borrowing tools. The library will be expanding to another location, the May Valley Community Center.

Tony Ucciferri, Deputy Executive Director/Housing Authority Contra Costa County:

The HA has closed on one more sale of the scattered sites at market rate. They still have ten more properties in escrow. Some buyers are securing their own appraisals to basically verify the sales price, if it's what it should be. Continuing to work with CHDC and Eden Housing on completing the agreement for the main campus. Once completed, they will begin to hammer out the details as to what the housing will look like. Continuing to partner with Partnership for the Bay's Future. Corroborating with Richmond Land and CHDC. Hopefully could make some progress in closing on the sale of the land. Richmond Community Foundation has been busy renovating purchased property. Starting to market the purchased property that was redeveloped. They have three single-family units and one duplex. To be rehabilitated and sold to low-income families. Questions: Do they plan on dropping the price of the property/vacant lot on 2nd Street? The appraisal is \$240,000 and will be updated soon. Bertha Alvarez has a question about who is responsible for cleaning trash at several scattered site locations. Tony says once the property is sold and the transaction is closed, it's the new owner's responsibility to maintain the property.

Tania Pulido, District Coordinator/Supervisor, John Gioia's Office: Received a lot of applications for the Community Impact Funds. Over 200 applications were submitted. The staff meets on Friday; hopefully, Supervisor Gioia will have made some final selections. Thanks to everyone who reported street lights outages. The Sheriff's Department also gave Tania a list of lights that were out. Street sweeping issues are starting to be addressed. Looking to start an N.R. Resident Leadership Committee. To address unresolved issues. Laticia wants to know if the NRMAC meetings could be held at a different time. Interviewed one person for a vacant seat on the NRMAC board. Glory's seat may become open; she is expecting a child. Chevron may come back to the NRMAC. Andrea may return or a replacement from Verde school may apply. Earth Day celebrations will take place on April 18th at Lucky A's Baseball Field. The event starts at 9:00 a.m. and continues until 2:00 p.m. Bee asked if there was a County-Wide Calendar for events. That question is hard to answer with clarity. Throughout the county, there are calendars, announcements, newsletters etc, but not one that includes all news and events.

Janine Shaheed, Community Engagement Manager/Community Development Housing

Management: Sitting in for Kalu - Did a Task Force walk, walked the Wildcat Creek.

Encouraging the North Richmond residents to come out and join in on the walks. Leticia is asking if some of the Task Force Walks can be changed to a different time of day, in order for working people to join in on the walks. Working with the Contra Costa County Sheriff's Office on the towing of abandoned vehicles. Getting the community together. Earth Day will be held on April 18th at Lucky A's Baseball Field. The event starts at 9:00 a.m. until 2:00 p.m. There will be food, games, a petting zoo, planting at the Habitat Garden located at Shields/Reid Park, and Restoration of the WildCat Creek.

Princess Robinson, Executive Director/Richmond Land: The Eco Village Project has been updated. There are two phases to the program. Phase I: Rehab four duplexes into eight units. This is the larger plot of land by Verde School. The cost is eight million dollars. Phase II: Develop four small cottages on the smaller plot of land by Verde School. The cost will be four million dollars. The projects will be under Land Trust Programs. Looking for funding to make these visions become a reality. All are welcome to become a member of Richmond Land.

Latifah Abdullah, North Richmond Community Engagement Manager/Urban Tilt Farm:

Latifah asks if the scattered site located at FJW and Market has been purchased. The lawn is overgrown and is badly in need of cutting. She also asks whether the Main Campus will consist of single-family homes or townhouses. Tony says that everything is up in the air. She announces that there will be a special City of Richmond election in June. The pre-k - 5th-grade students finished their program at the farm. Classes will resume in May. They enjoyed their time at the farm. Gardens were planted, they fed the livestock, and they learned about life on a farm. It is spring break for middle schoolers at the farm. There are candidates for Eagle Scouts. Students from Shields/Reid Park had farm days at the farm. Sixty students from out of the area visited and participated in activities at the farm. N.R. residents came out to the farm for visits. Results for the Series of Workshops: (Not for Us, Without Us) A variety of projects were voted on. Some results were the Parkway Overpass, Repainting of N. R. homes affected by the fallout from the Chevron Refinery, N. R, Grocery Cooperative, Wild Cat Creek Trail improvement, etc.

The meeting was adjourned at 6:26 p.m.

**NEXT MEETING 5:00 p.m. - 7:00 p.m. May 5, 2026 515 Silver Street N Richmond, CA**



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 26-1862

**Agenda Date:** 6/2/2026

**Agenda #:** 6.

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Advisory Board: North Richmond Municipal Advisory Council

Subject: REVIEW AND APPROVE County Planning Permit CDVR26-01005 and CDDP26-03013

Information: REVIEW AND APPROVE County Planning Permit CDVR26-01005 and CDDP26-03013





# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Project Summary

**County File Number: CDDP26-03013**

**Submitted Date: 4/21/2026**

**Applicant:** Planted Solar

**Property Owner:** ACRES LLC PARR

**Project Description:**

The applicant requests approval of a Development Plan permit to allow testing and demonstration of solar panel foundation installation equipment where solar panels installed at the site will not be energized or connected to the electrical grid and to allow the installation of shipping containers. No permanent structures or buildings are proposed. (see also code enforcement file CERV25-00064)

**Project Location: (Address: 0 NO ADDRESS , RICHMOND, CA 94801), (APN: 408130040)**

**Additional APNs:**

**General Plan Designation(s):** LI:RC

**Flood Hazard Areas:** AE / B

**60-dBA Noise Control:** YES

**Sphere of Influence:** Richmond

**Sanitary District:** NONE

**Specific Plan:** North Richmond Shoreline

**Zoning District(s):** P-1

**AP Fault Zone:** NO

**MAC/TAC:** NORTH RICHMOND MAC

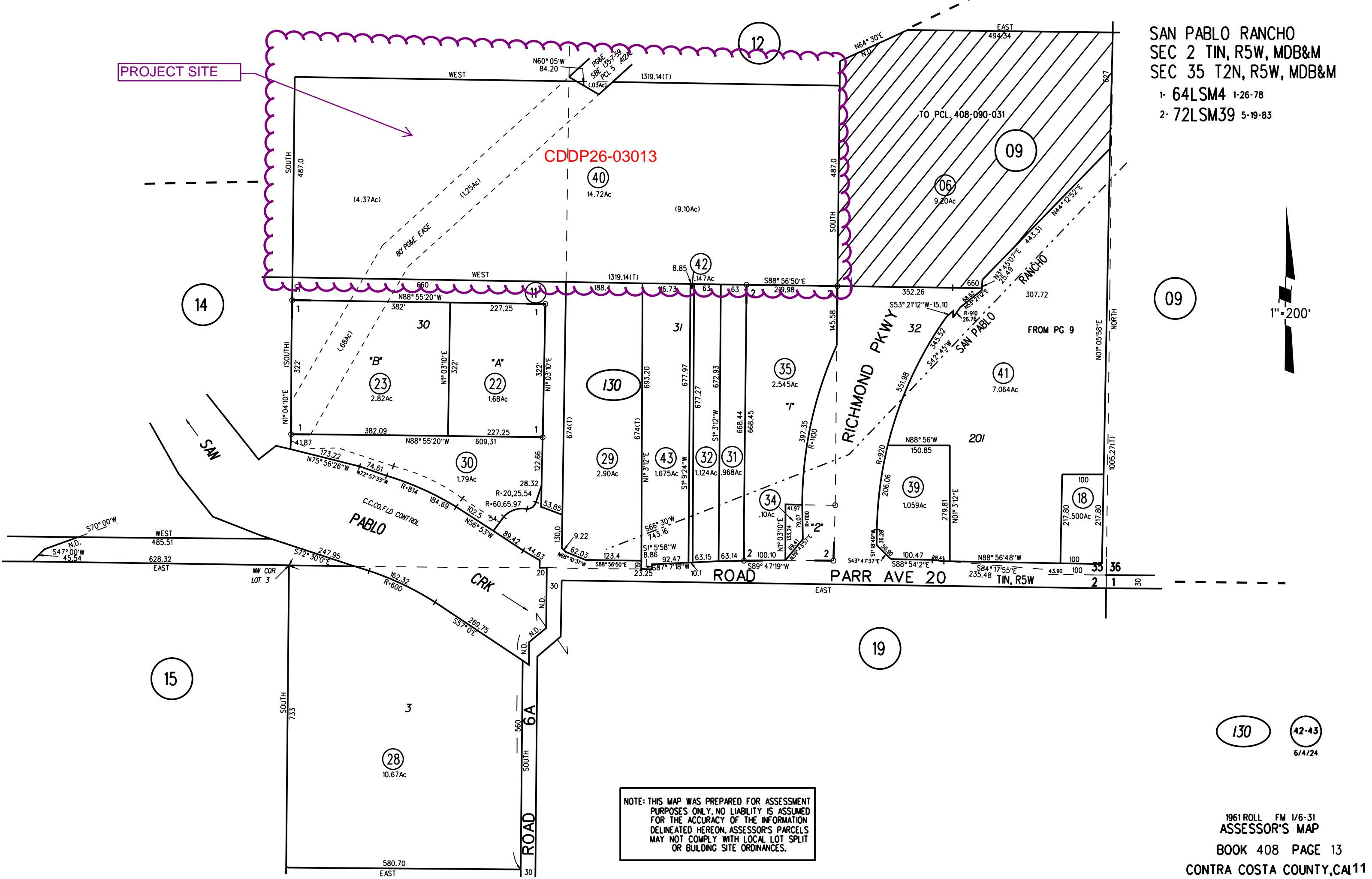
**Fire District:** CONSOLIDATED FIRE

**Housing Inventory Site:** NO

SAN PABLO RANCHO  
 SEC 2 T1N, R5W, MDB&M  
 SEC 35 T2N, R5W, MDB&M

- 1- 64LSM4 1-26-78
- 2- 72LSM39 5-19-83

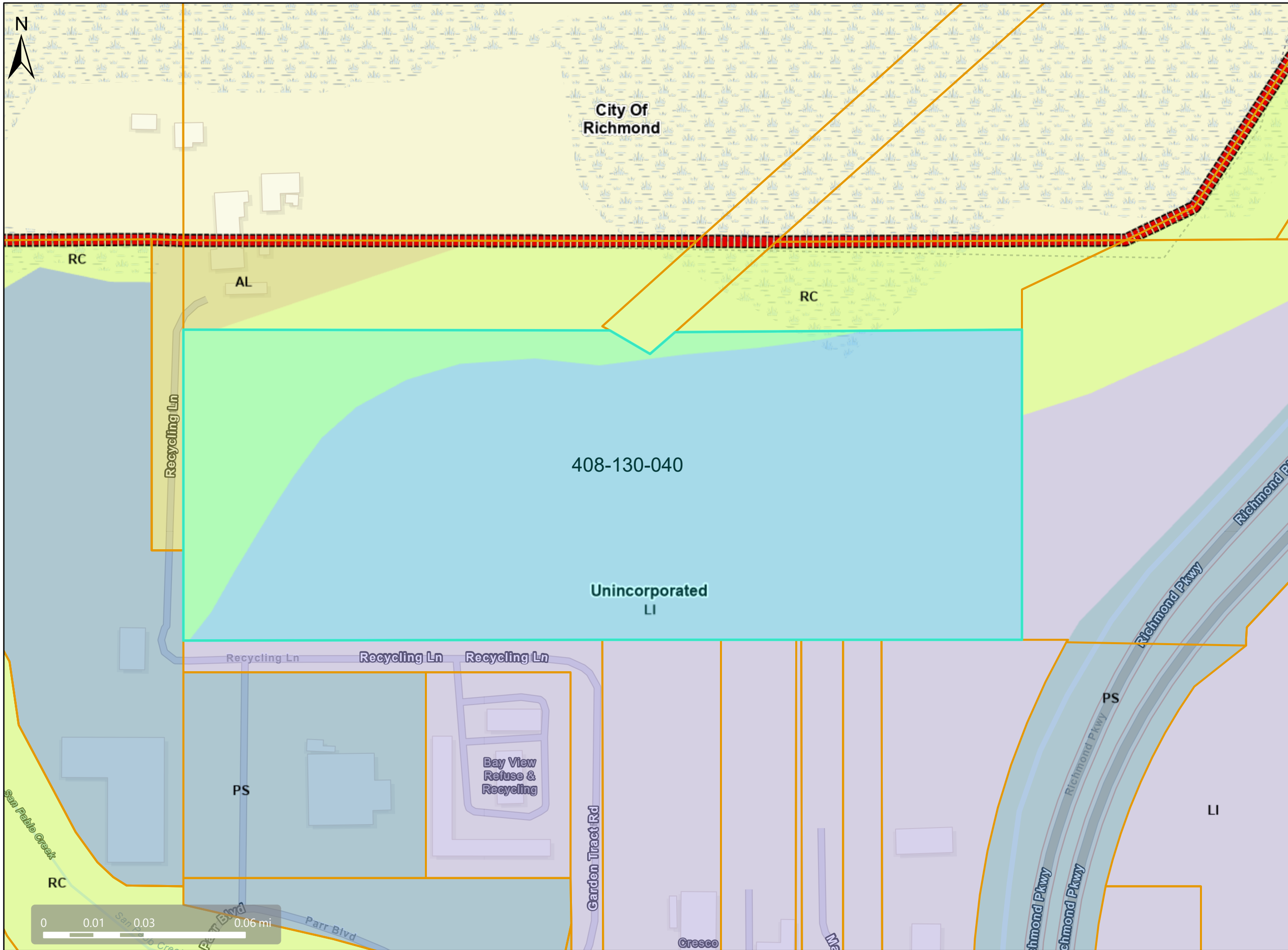
PROJECT SITE



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

130 (42-43)  
 6/4/24

# General Plan: LI, Light Industry; RC, Resource Conservation

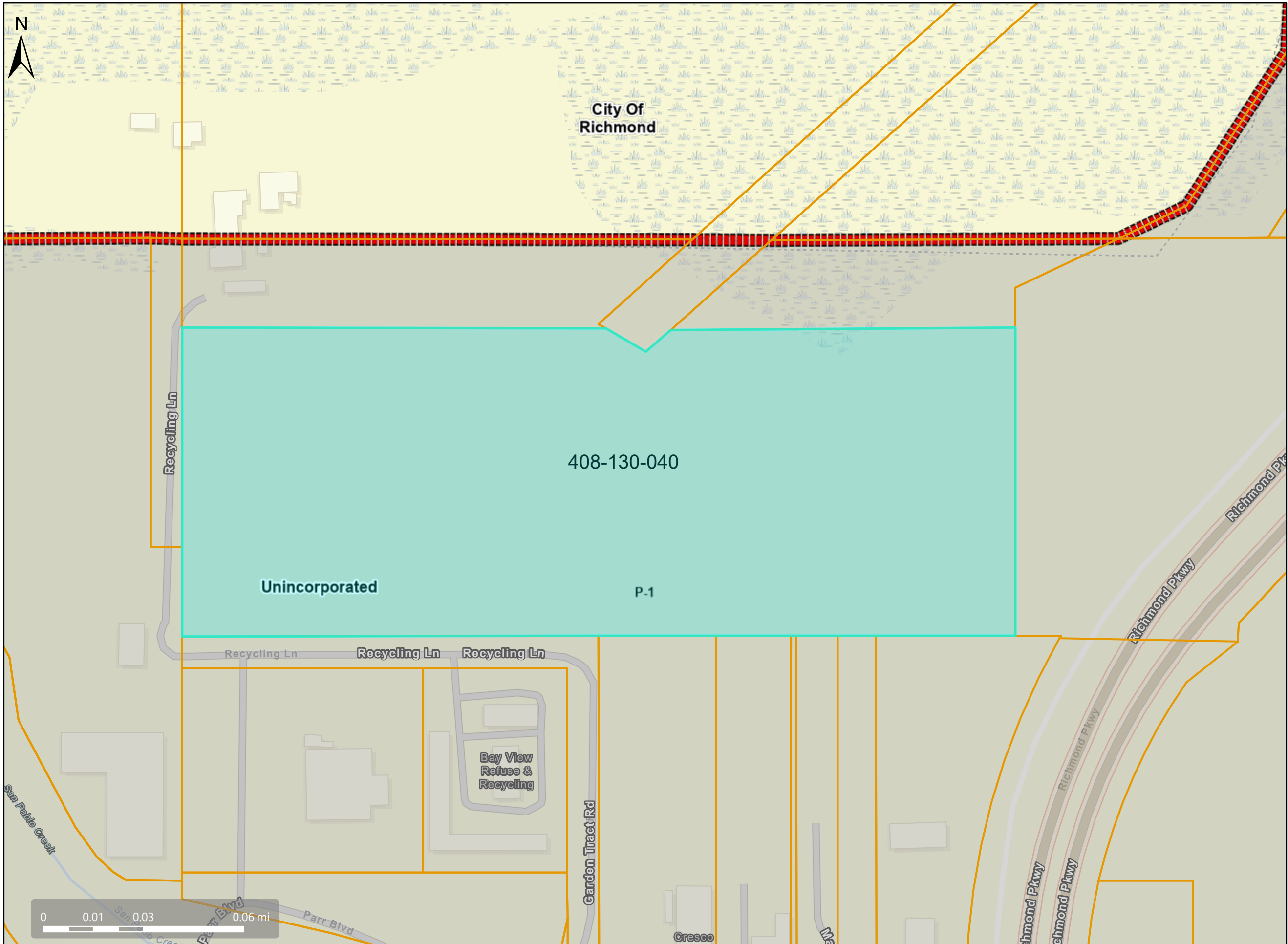


## Map Legend

- Assessment Parcels
- General Plan**
- LI (Light Industry) (1.5 FAR)
- PS (Public and Semi-Public)
- RC (Resource Conservation)
- AL (Agricultural Lands) (1 du/10 ac) (1 du/20 ac in DPZ)
- Unincorporated
- City Limits

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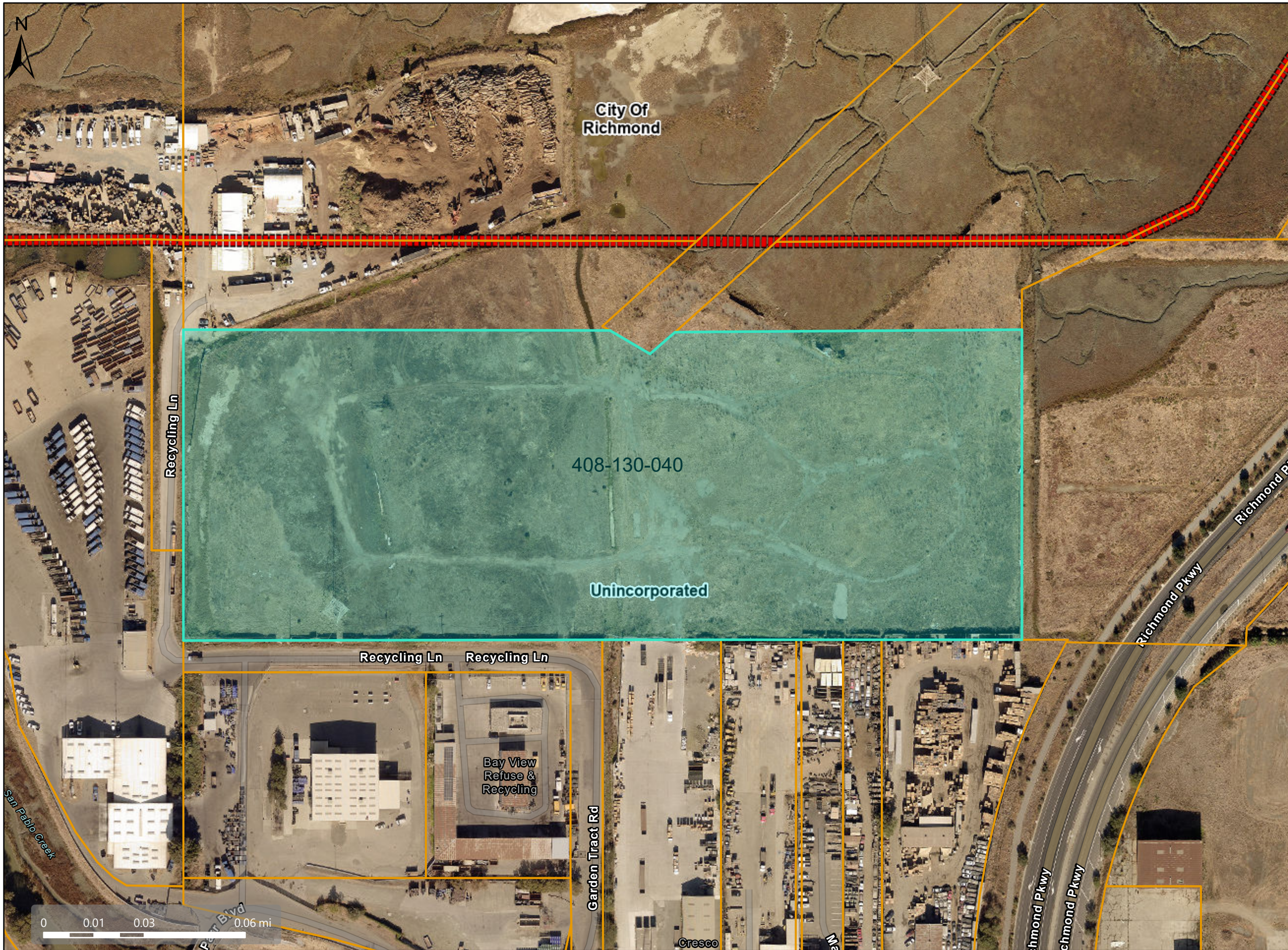
# Zoning: P-1 (North Richmond)



## Map Legend

- Assessment Parcels
- Zoning
- ZONE\_OVER
  - P-1 (Planned Unit)
  - Unincorporated
- City Limits

# Aerial View



### Map Legend

- Assessment Parcels
- City Limits

Aerials 2019  
RGB

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

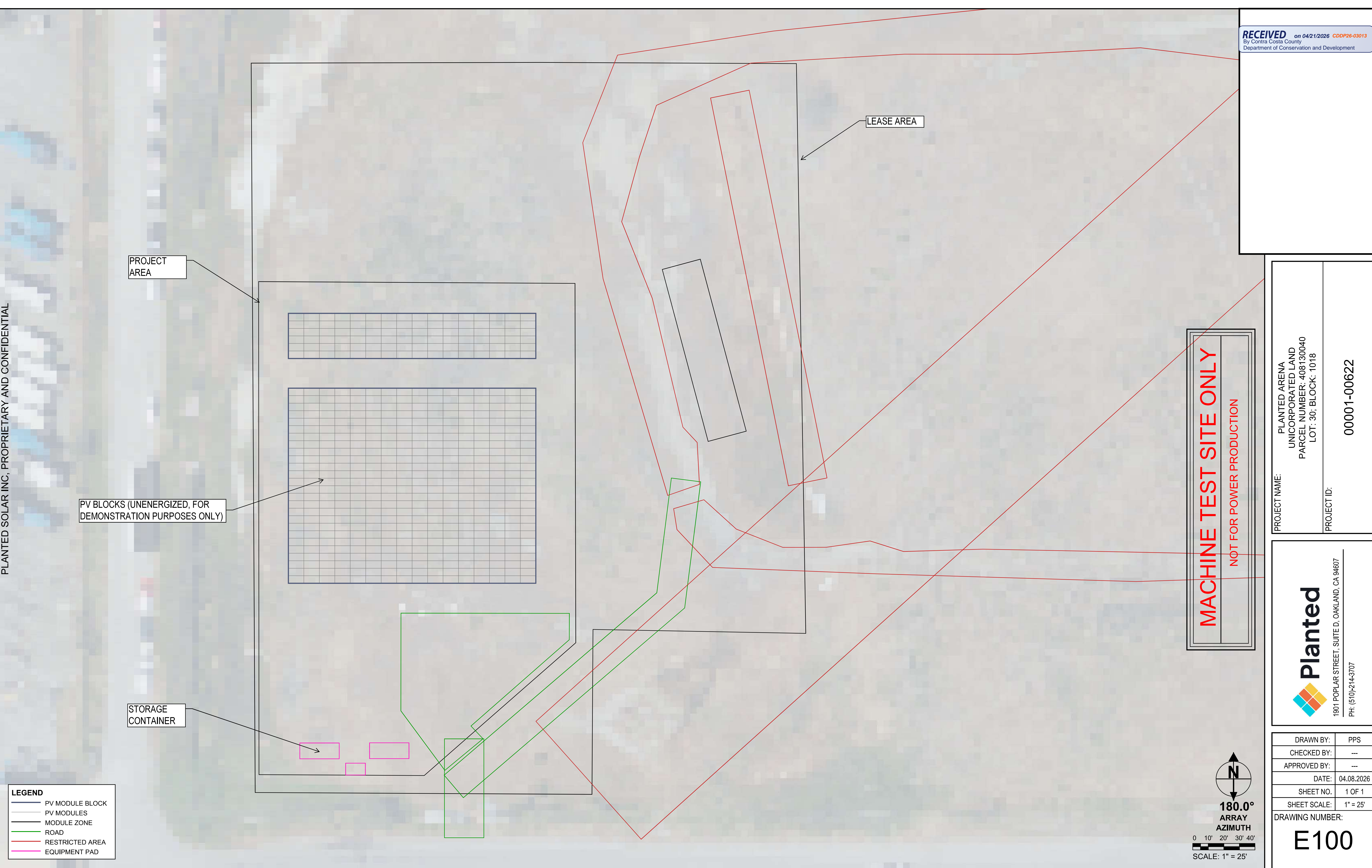
Applicant's Project Description:

The site will be used solely for the testing and demonstration of solar panel foundation installation equipment. No solar panels installed at the site will be energized or connected to the electrical grid. All installed foundation structures are temporary in nature and will be fully removed upon termination of the lease, restoring the site to its original condition.

The site will not be staffed on a regular basis and will only be used periodically for testing, typically a few days per month. Testing activities will be limited to standard daytime business hours, and operations are expected to generate minimal noise comparable to typical construction equipment used intermittently. No permanent structures, lighting installations, or utilities will be introduced as part of this use. Traffic to and from the site will be limited to light-duty vehicles and occasional equipment transport, resulting in minimal impact on surrounding roadways.

The foundation systems are composed of environmentally safe materials and do not contain any hazardous substances. No grading, hazardous material handling, or long-term environmental disturbance is anticipated as part of this testing activity.

PLANTED SOLAR INC, PROPRIETARY AND CONFIDENTIAL



PROJECT AREA

PV BLOCKS (UNENERGIZED, FOR DEMONSTRATION PURPOSES ONLY)

LEASE AREA

STORAGE CONTAINER

**MACHINE TEST SITE ONLY**  
 NOT FOR POWER PRODUCTION

- LEGEND**
- PV MODULE BLOCK
  - PV MODULES
  - MODULE ZONE
  - ROAD
  - RESTRICTED AREA
  - EQUIPMENT PAD

180.0°  
 ARRAY AZIMUTH  
 0 10' 20' 30' 40'  
 SCALE: 1" = 25'

PROJECT NAME:	PLANTED ARENA UNINCORPORATED LAND PARCEL NUMBER: 408130040 LOT: 30; BLOCK: 1018
PROJECT ID:	00001-00622

**Planted**  
 1901 POPLAR STREET, SUITE D, OAKLAND, CA 94607  
 PH: (510)-214-3707

DRAWN BY:	PPS
CHECKED BY:	--
APPROVED BY:	--
DATE:	04.08.2026
SHEET NO.:	1 OF 1
SHEET SCALE:	1" = 25'
DRAWING NUMBER:	<b>E100</b>





# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Project Summary

**County File Number:** CDVR26-01005

**Submitted Date:** 3/23/2026

**Applicant:** scott galka

**Property Owner:** COMMUNITY HOUSING DEVELOPMENT CORP

**Project Description:**

Request approval of a Variance to allow a 4-foot side yard where 5-feet is the minimum required for a new carport.

**Project Location:** (Address: 121 CHESLEY AVE, RICHMOND, CA 94801 157), (APN: 409052003)

**Additional APNs:**

**General Plan Designation(s):** RMH

**Flood Hazard Areas:** B

**60-dBA Noise Control:** NO

**Sphere of Influence:** Richmond

**Sanitary District:** WEST CO WASTEWATER

**Specific Plan:** NO

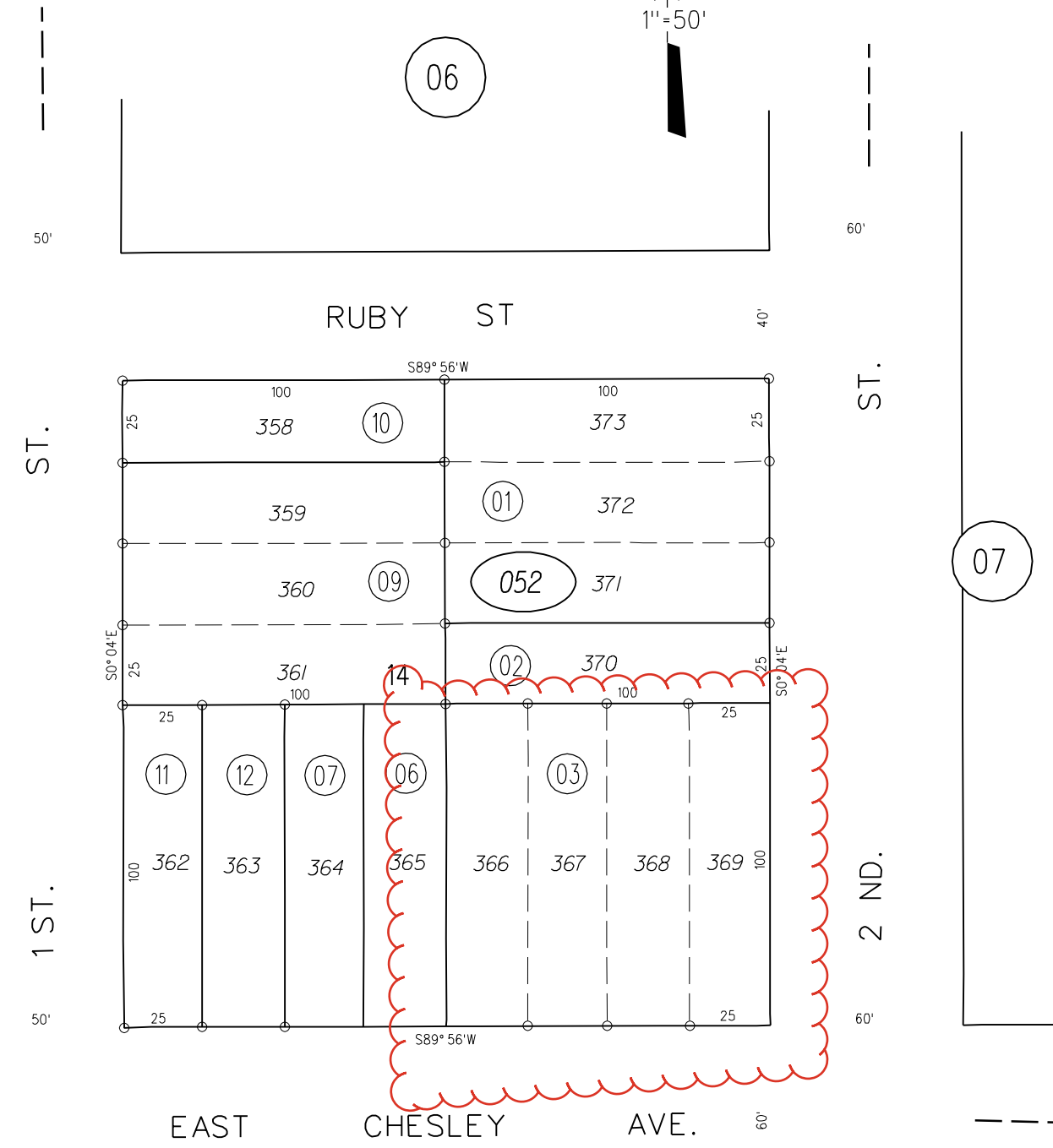
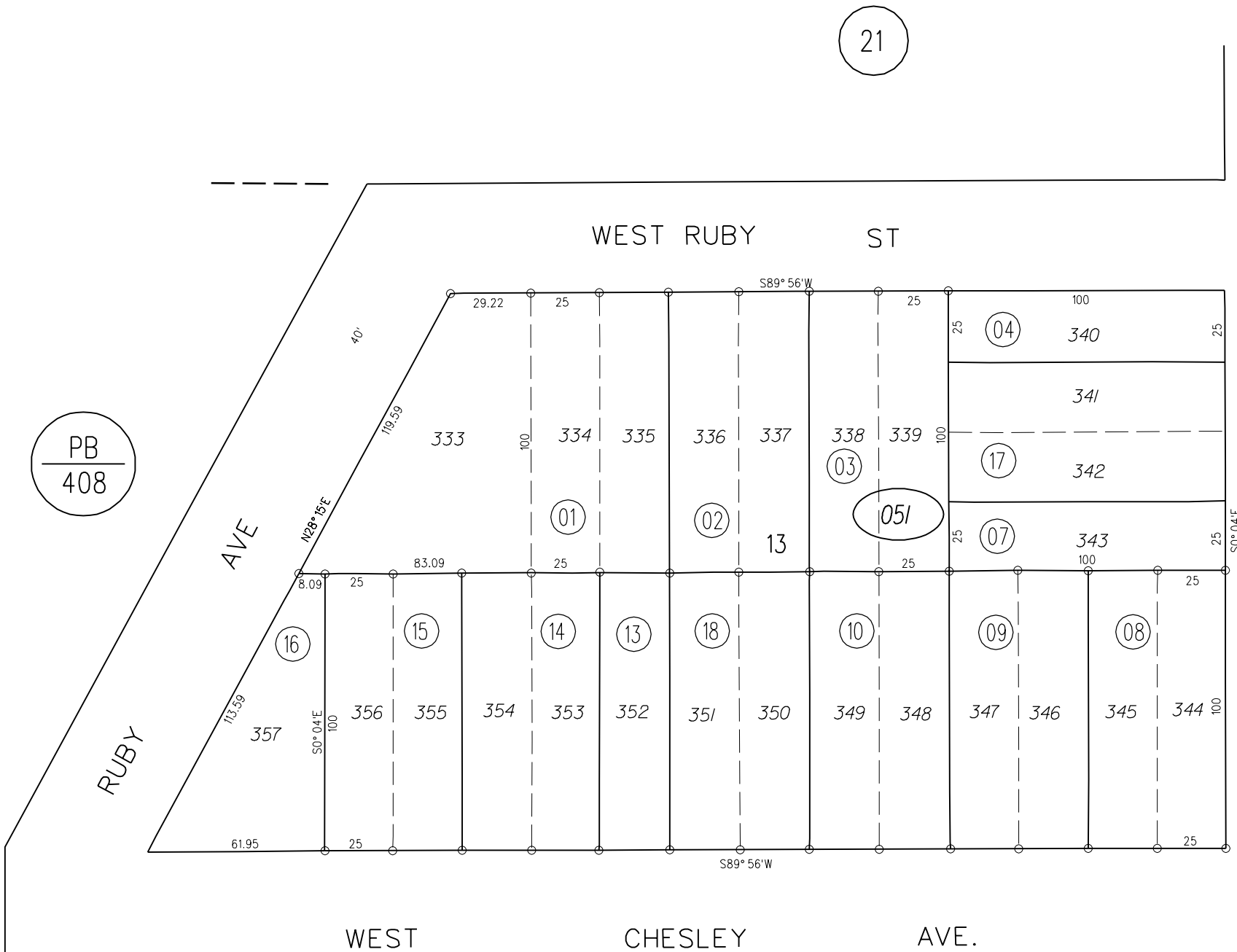
**Zoning District(s):** HE-C

**AP Fault Zone:** NO

**MAC/TAC:** NORTH RICHMOND MAC

**Fire District:** CONSOLIDATED FIRE

**Housing Inventory Site:** YES



PB  
408

07

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04

P.B.  
561

051

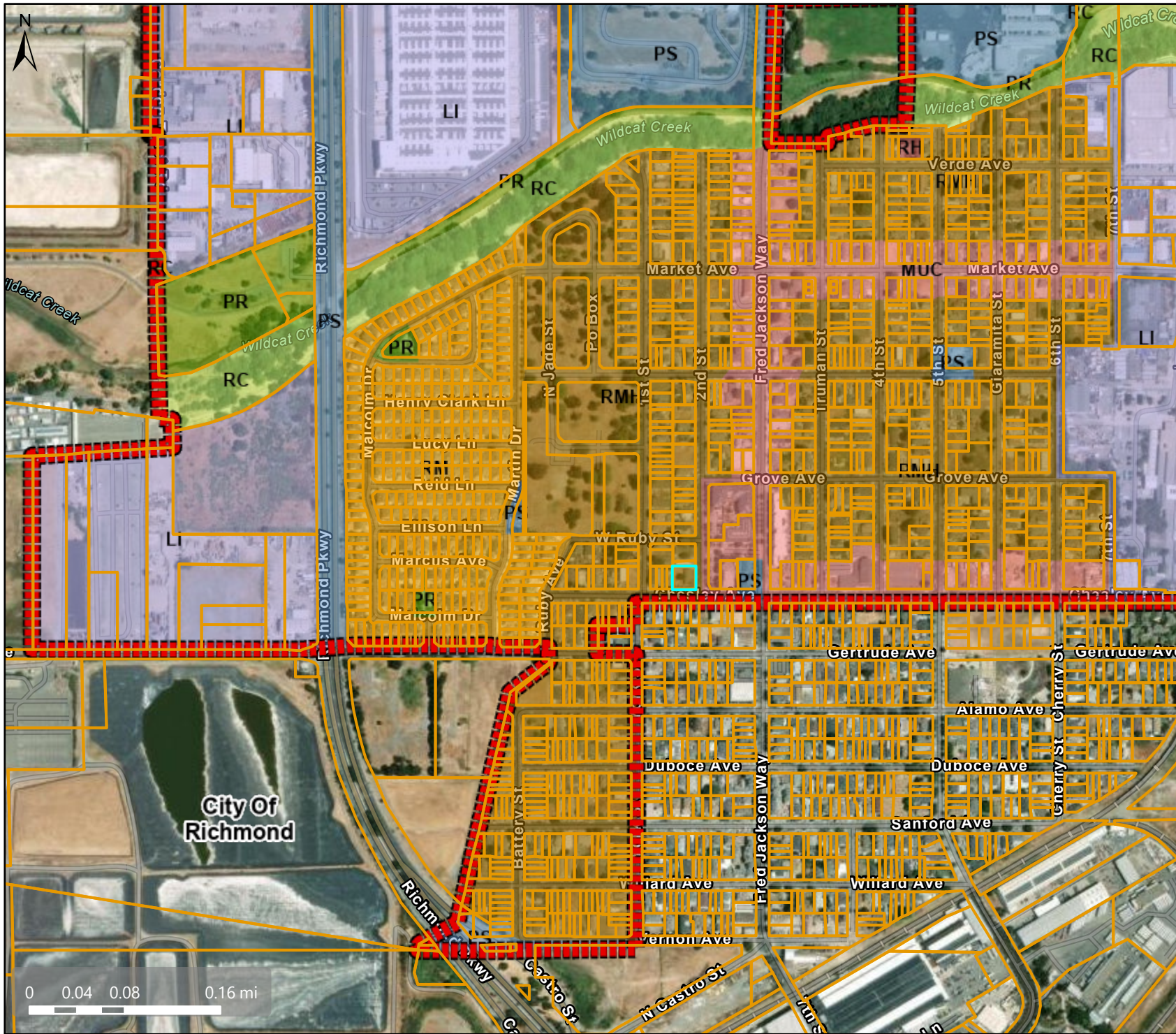
05

052

12

1/22/04

# General Plan: Residential Medium High Density (RMH)



## Map Legend

- County Border
- Assessment Parcels
- Planning Layers (DCD)**
- General Plan**
- RM (Residential Medium Density) (7-17 du/na)
- RMH (Residential Medium-High Density) (17-30 du/na)
- RH (Residential High Density) (30-60 du/na)
- MUC (Mixed-Use Community-Specific) (Variable)
- LI (Light Industry) (1.5 FAR)
- PS (Public and Semi-Public)
- PR (Park and Recreation)
- RC (Resource Conservation)
- City Limits

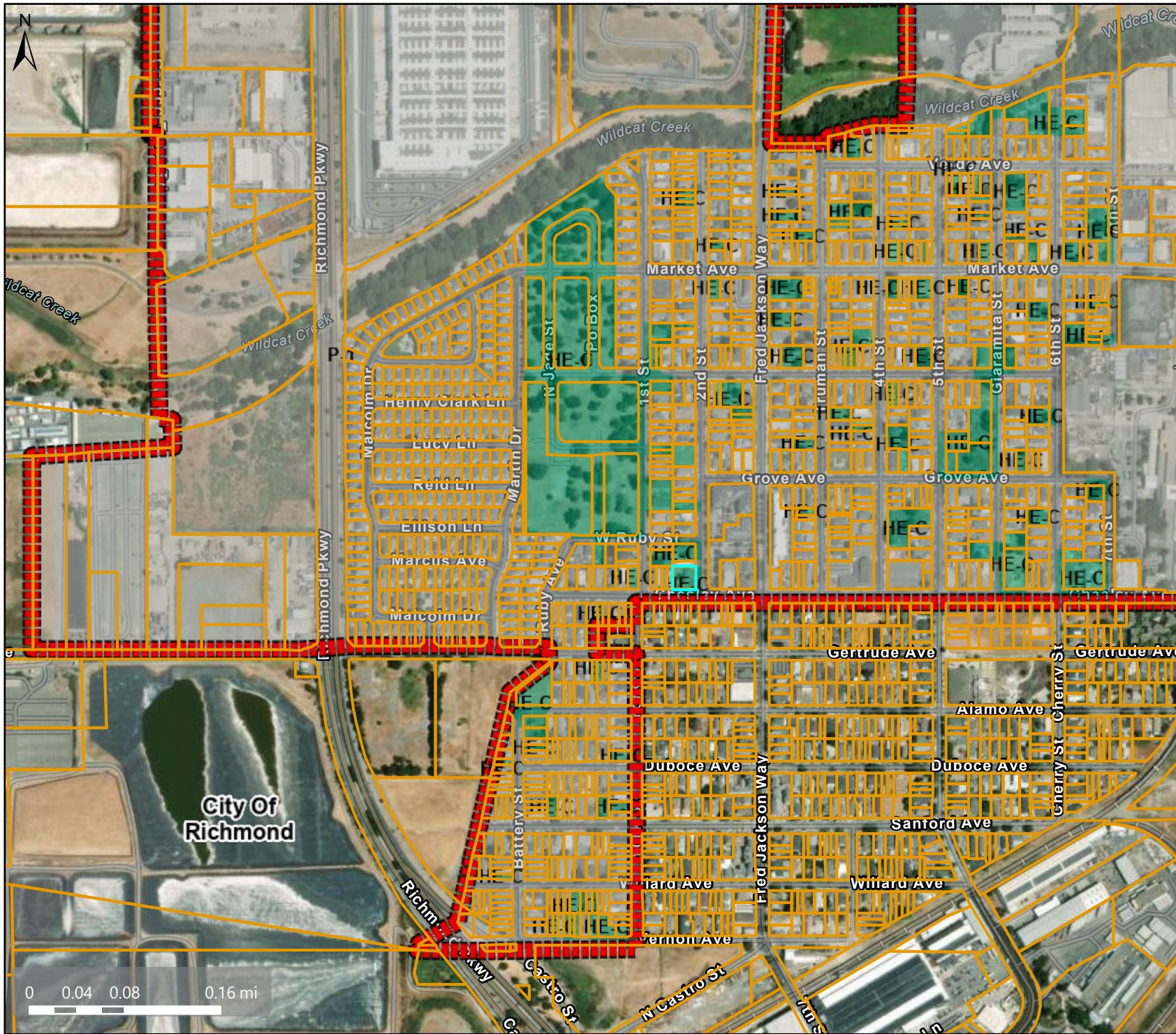
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Spatial Reference  
 PCS: WGS 1984 Web Mercator Auxiliary S  
 Datum: WGS 1984

# Zoning: Housing Element Consistency District (HE-C)



### Map Legend

- County Border
- Assessment  
Parcels

Planning Layers  
(DCD)

Zoning

**ZONE\_OVER**

- P-1 (Planned  
Unit)
- HE-C (Housing  
Element  
Consistency)
- City Limits

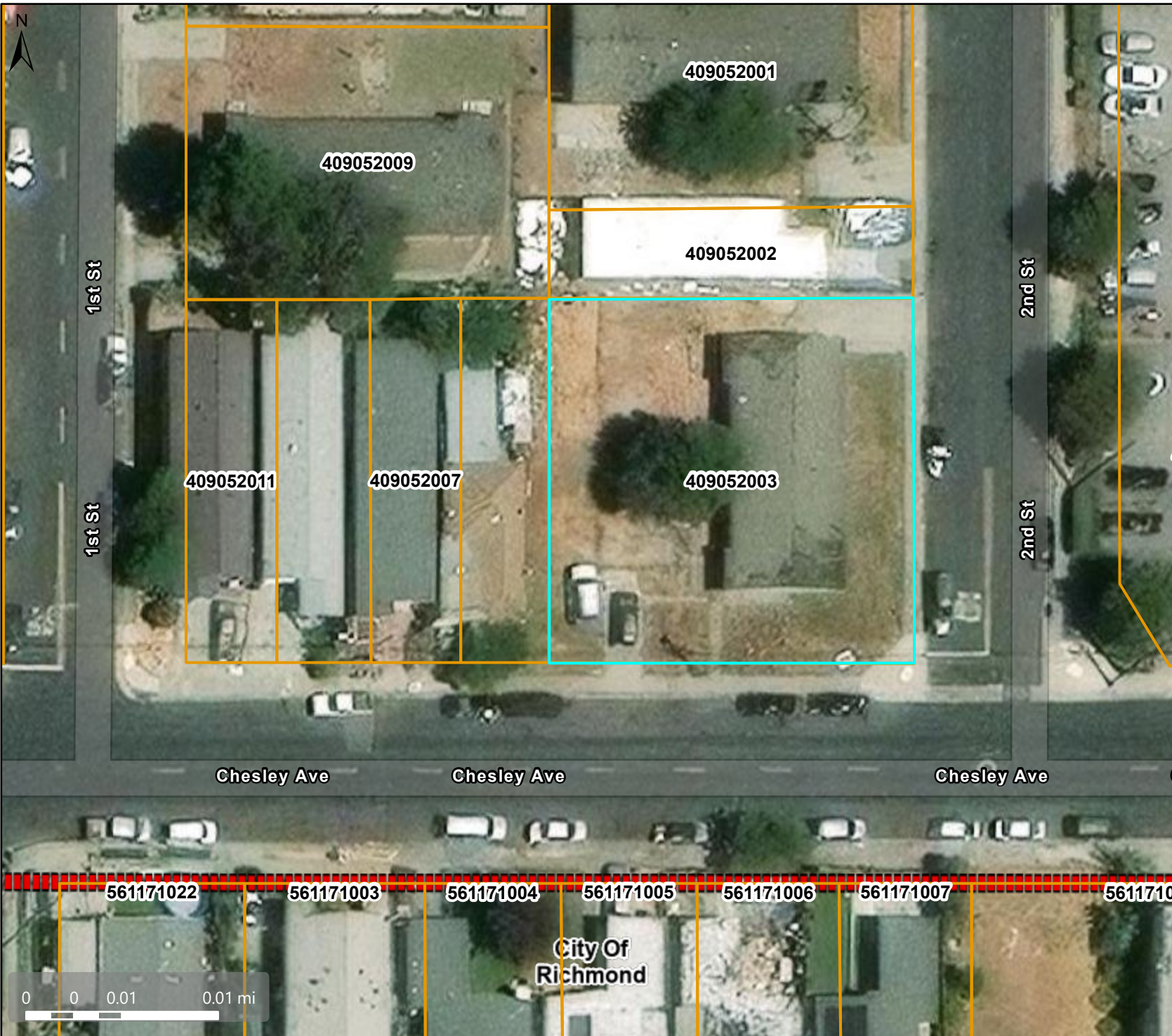
0 0.04 0.08 0.16 mi

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Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary S  
Datum: WGS 1984


# Aerial

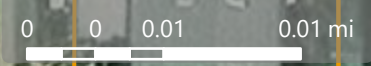


### Map Legend

-  County Border
-  Assessment Parcels

### Planning Layers (DCD)

-  City Limits



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Spatial Reference  
 PCS: WGS 1984 Web Mercator Auxiliary S  
 Datum: WGS 1984

## CONTACTS LIST

### OWNER

COMMUNITY HOUSING  
DEVELOPMENT CORPORATION  
1535 FRED JACKSON WAY, SUITE A  
RICHMOND, CA 94801  
(510) 412-9290  
SHANE SUTHERLAND  
SSUTHERLAND@COMMUNITYHDC.ORG

### SURVEYOR

JACKIE LUK, PE, PLS  
LUK AND ASSOCIATES  
738 ALFRED NOBEL DRIVE  
HERCULES, CA 94547  
(510) 724 - 3388

### ARCHITECT

SCOTT GALKA  
SRG ARCHITECTS  
562 61ST STREET  
OAKLAND, CALIFORNIA 94609  
SCOTTG@SCOTTGALKAAARCHITECTS.COM  
510-610-6602

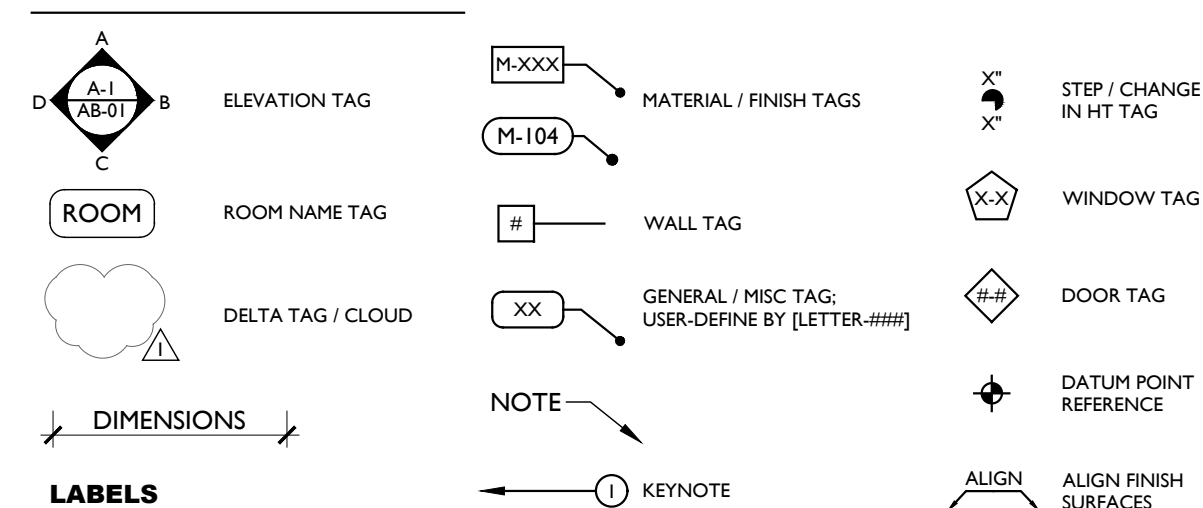
### TITLE-24 CONSULTANT

BENJAMIN MONTALBANO  
NRG COMPLIANCE, LP  
4480 MAIN ST SUITE B  
RIVERSIDE, CA 92501  
202-870-7813

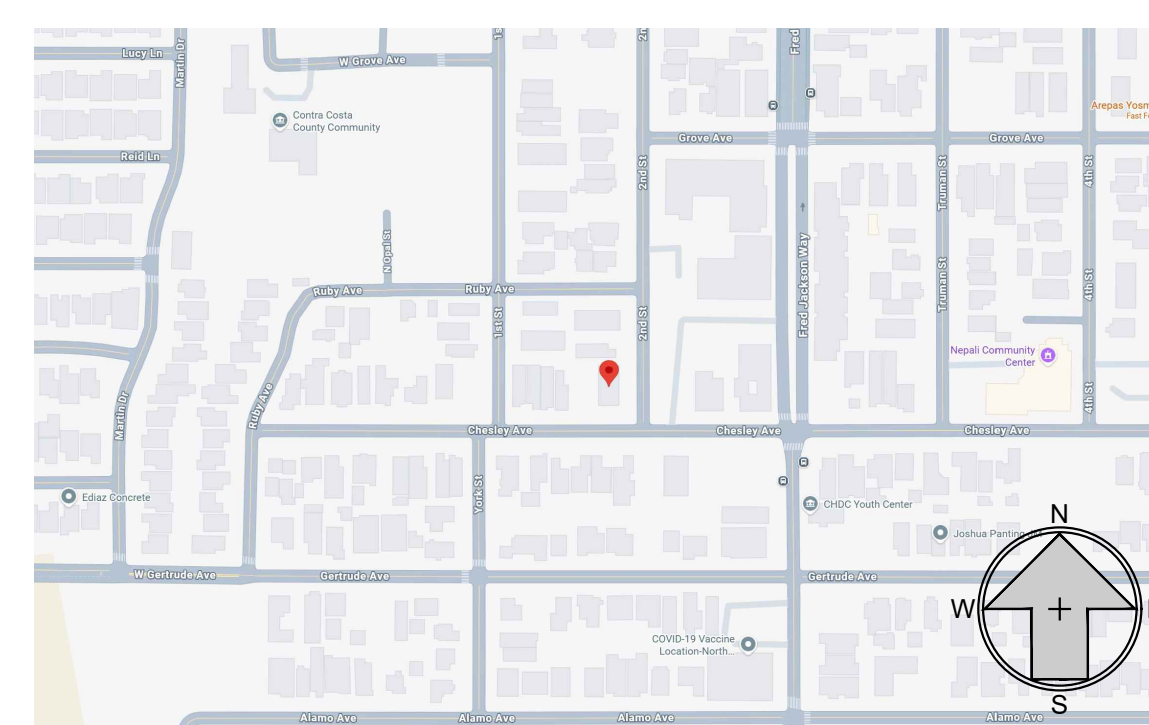
## GENERAL NOTES

- THE SCOPE OF WORK SHALL CONSIST OF FURNISHING ALL THE LABOR, MATERIALS, & EQUIPMENT NECESSARY TO COMPLETE ALL THE WORK INDICATED ON THE DRAWINGS.
- ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL LOCAL, COUNTY, STATE, & NATIONAL CODES, ORDINANCES, & REGULATIONS.
- UNLESS OTHERWISE DETERMINED BY THE OWNER, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROCURING & PAYING FOR ALL PERMITS, FILINGS, INSPECTIONS, & SIGN-OFF & SHALL SUBMIT CERTIFICATES OF COMPLIANCE TO OWNER.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ON JOB SITE & NOTIFY THE ARCHITECT AS TO ANY DISCREPANCY.
- ALL MANUFACTURED PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS.
- ALL PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW & APPROVAL.
- ALL WORK SHALL BE DONE IN NEAT & WORKMANLIKE MANNER.
- ALL DIMENSIONS ARE FACE OF WALL FINISH TO FACE OF WALL FINISH UNLESS OTHERWISE NOTED.
- NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE ARCHITECT SHALL BE NOTIFIED IF FIELD DIMENSIONS NECESSITATE ANY CHANGES OR MODIFICATIONS.
- CONTRACTOR SHALL KEEP ALL WORK AREAS CLEAR OF ALL REFUSE, RUBBISH, & DEBRIS.
- ALL PERTINENT CONSTRUCTION SHALL MEET ALL CALIFORNIA TITLE 24 ENERGY REQUIREMENTS.
- THE CONTRACTOR SHALL POST & MAINTAIN ALL REQUIRED NOTICES, SIGNS, & SAFEGUARDS.
- THE CONTRACTOR SHALL FILE RELEASE OR WAIVER OF LIENS. A COMPLETE SET OF MANUALS CONTAINING MANUFACTURERS' INSTRUCTIONS FOR MAINTENANCE & OPERATION OF EACH PIECE OF EQUIPMENT SHALL BE PROVIDED TO THE OWNER UPON COMPLETION OF THE PROJECT.
- PROJECT SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
  - 2025 CALIFORNIA BUILDING CODE (T24, PART 2)
  - 2025 CALIFORNIA RESIDENTIAL CODE (T24, PART 2.5)
  - 2025 CALIFORNIA ELECTRICAL CODE (T24, PART 3)
  - 2025 CALIFORNIA MECHANICAL CODE (T24, PART 4)
  - 2025 CALIFORNIA PLUMBING CODE (T24, PART 5)
  - 2025 CALIFORNIA ENERGY CODE (T24, PART 6)
  - 2025 CALIFORNIA HISTORICAL CODE (T24, PART 8)
  - 2025 CALIFORNIA FIRE CODE (T24, PART 9)
  - 2025 CALIFORNIA EXISTING BUILDING CODE (T24, PART 10)
  - 2025 CALIFORNIA GREEN BUILDING CODE (T24, PART 11)
  - CONTRA COSTA COUNTY AMENDMENTS & ORDINANCES

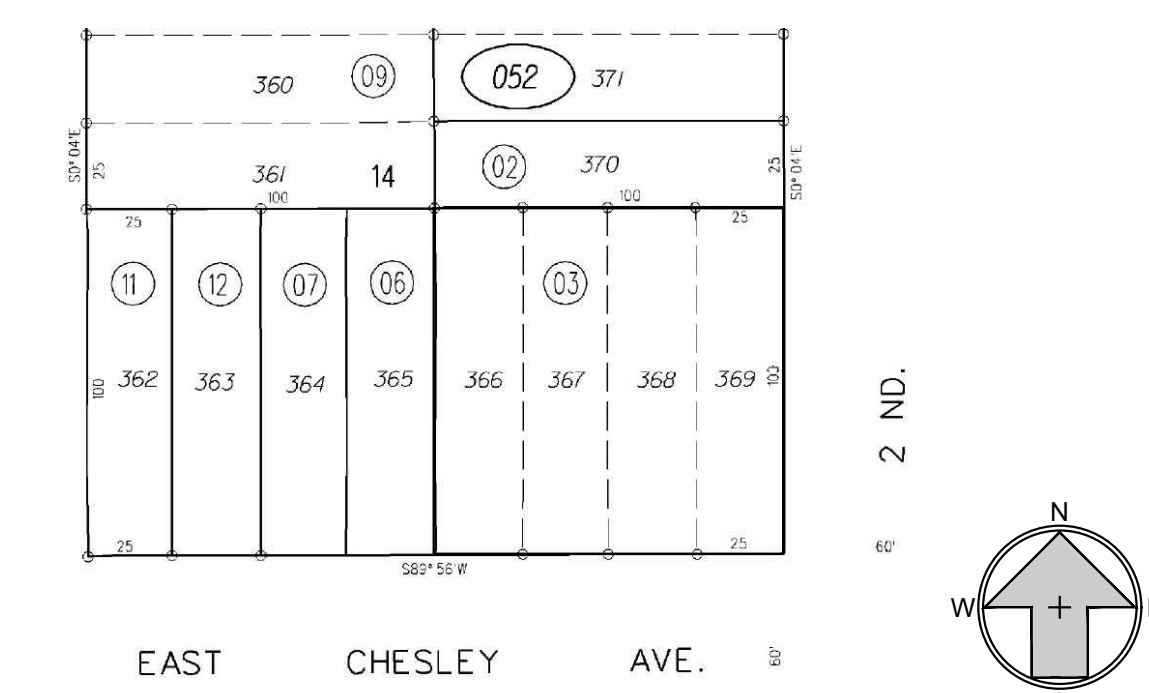
## SYMBOL KEY



## VICINITY MAP



## PLOT MAP



## SITE INFORMATION

OWNER	COMMUNITY HOUSING DEVELOPMENT CORPORATION
ADDRESS	121 CHESLEY AVE
PLANNING AGENCY	CONTRA COSTA COUNTY
APN	409-052-003-4
PERMIT NUMBER	TBD
CONSTRUCTION TYPE	VB
OCCUPANCY	R-3
LAND USE	RESIDENTIAL
ZONING	HE-C
FIRE ZONE	NO
FAULT ZONE	NO
LIQUEFACTION ZONE	YES
LANDSLIDE ZONE	NO
FEMA FLOOD ZONE	ZONE D
FIRE SPRINKLERS	NO

## SCOPE OF WORK

TO RENOVATE AN EXISTING DUPLEX, INCLUDING NEW KITCHEN AND BATHROOM FIXTURES AND FINISHES, EXTERIOR SIDING, INSULATION, WINDOWS, ELECTRICAL AND MECHANICAL SYSTEMS.

NEW LANDSCAPING, IRRIGATION, PAVEMENT AT EXISTING DRIVEWAYS, ENTRY PATHWAYS, CARPORTS, AND FENCING.

NO CHANGE TO NUMBER OF UNITS OR BATHROOM COUNT.

NO GAS SERVICE. PROJECT TO BE ALL ELECTRIC.

## SEPARATE SUBMITTALS

SEWER LATERAL COMPLIANCE

## ZONING TABLE

ZONE HE-C			
	EXIST	PROP	CODE
FRONT SETBACK	19'-9"	18'-9"	10'-0"
STREET SIDE SETBACK	14'-10"	NC	10'-0"
WEST SIDE SETBACK	57'-6"	NC	5'-0"
REAR SETBACK	17'-10"	NC	15'-0"
MAX. BUILDING HEIGHT	11'-9"	NC	45'-0"
NUMBER OF STORIES	1	NC	4
LOT COVERAGE	17%	NC	50%
AREAS (SF)			
	EXIST	PROP	
LOT AREA	9,994	NC	
UNIT 1	779	NC	
UNIT 2	944	NC	
<b>TOTAL CONDITIONED AREA</b>	<b>1,723</b>	<b>NC</b>	

## DRAWING INDEX

ARCHITECTURAL		SUBMITTAL NUMBER	
A0.0	COVERSHEET	X	
A0.1	POLLUTION PREVENTION	X	
A0.2	CALGREEN	X	
A0.3	CALGREEN	X	
A0.4	TITLE 24	X	
A0.5	TITLE 24	X	
A1.0	EXISTING SITE PLAN	X	
A1.1	PROPOSED SITE PLAN	X	
A2.0	PROPOSED PLAN	X	
A3.0	REFLECTED CEILING PLAN	X	
A4.0	EXTERIOR ELEVATIONS	X	
A5.0	SCHEDULES AND DETAILS	X	
A5.1	DETAILS	X	
SURVEYOR			
SHEET 1	ALTA/NSPS LAND TITLE SURVEY	X	
SHEET 2	ALTA/NSPS LAND TITLE SURVEY	X	

## 3D MODEL



FRONT



SIDE



ABOVE

# SRG

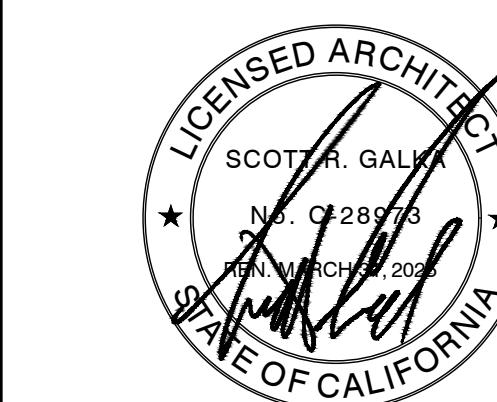
562 61ST STREET  
OAKLAND, CALIFORNIA  
510.550.5314

REVISIONS:  $\Delta$  ISSUES:  $\circ$

NO.	DATE	DESCRIPTION
	02.12.2026	PLANNING

PROJECT:  
**RESIDENTIAL  
REMODEL**  
121 CHESLEY AVE  
RICHMOND, CA 94801

ARCHITECT OF RECORD:



CONSULTANTS:

**RECEIVED** on 03/23/2026 CDVR26-01005  
By Contra Costa County  
Department of Conservation and Development

SHEET DESCRIPTION:

**COVERSHEET**

JOB NUMBER: 2025.021

SCALE:

DATE: 02.12.2026

DRAWN BY: KWM

CHECKED BY: SRG

CAD TITLE: A0.0 - COVERSHEET.dwg

SHEET NUMBER:

# A0.0

OF XX SHEETS



















# LIFETIME STEEL POST™ by ADJUST-A-GATE™ Installation Guidelines

**LifeTime Steel Post™**  
Designed by installers for installers

The following installation instructions should be used as guidelines only. If you are a tradesman please use your training and experience. If you are a DIY consumer and have questions, please consult your local building and permit department, or a professional. **Take all proper safety precautions.**

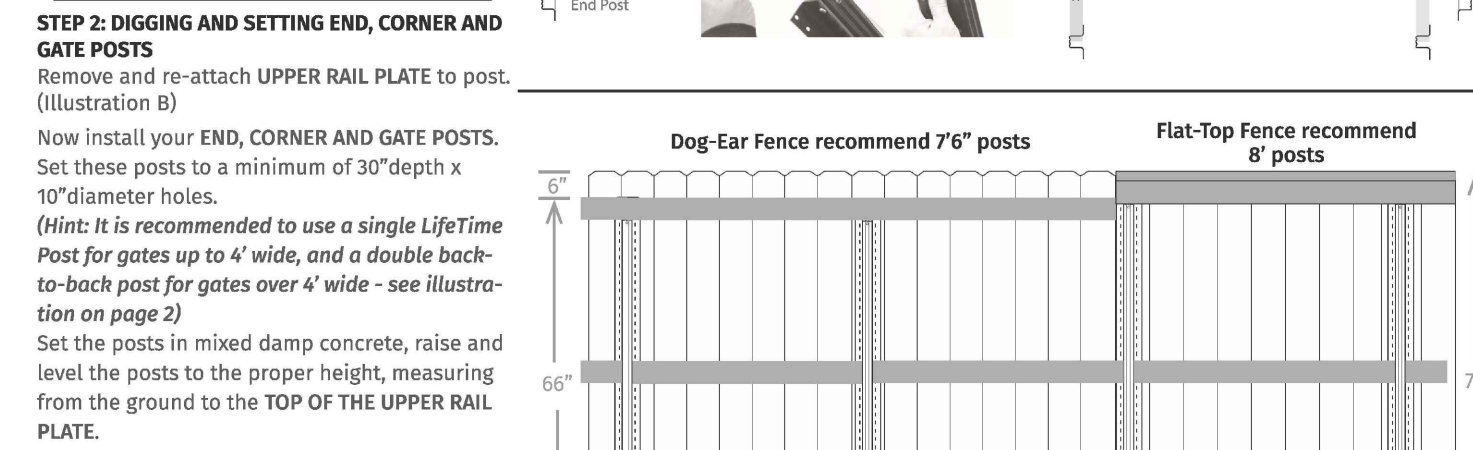
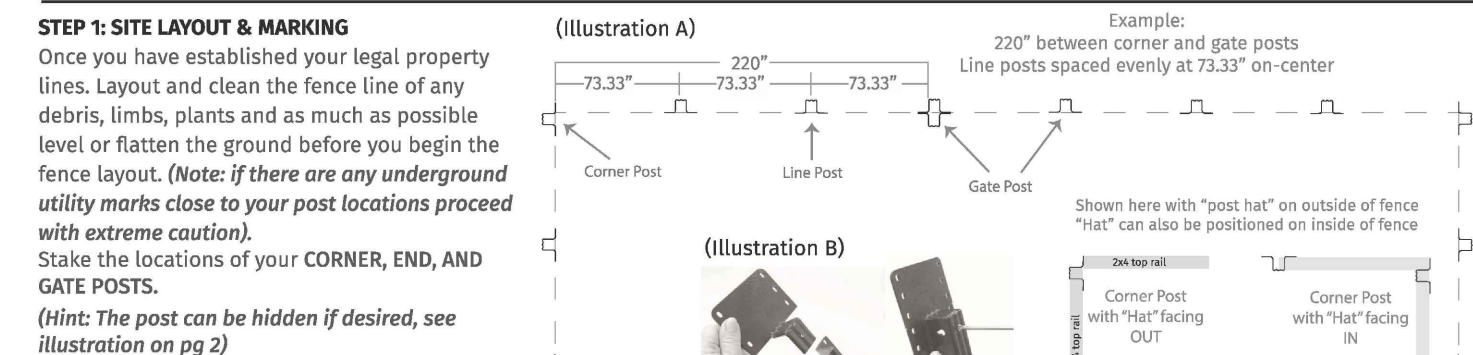
**Remember you Must CALL Before You Dig**

**OPTIONAL ACCESSORIES - SOLD SEPARATELY**

**Model LTP 10003 GAP FILLER KIT for use with Adjust-A-Gate™**

**Model LTP 10246 (Galv) Model LTP 20246 (Black) HURRICANE CLIPS use in high-wind or hurricane-prone areas**

**RAIL BRACKETS use to hold rails in place until secured**



**STEP 4: OPTIONAL HURRICANE BRACKETS** (sold separately)  
The Lifetime Post wood fence system has brackets available for high-wind or hurricane-prone locations. These brackets also help to prevent rail sagging. Install prior to fence rails.

**Minimum recommendation:**  
Brackets on center rails  
For a more robust installation, or for areas with sustained winds, we recommend brackets on both the center and top rails.

**STEP 5: INSTALLING FENCE RAILS**

The Lifetime Post wood fence system has the top rail installed, "on the top" of the steel post and attached to the UPPER RAIL PLATE. This will allow vertical rail support and prevent sagging between the posts.

Recommend using steel to wood screws, through the back of the post.  
(Models LTP 10004 or LTP 10005 - jar of 500)

The center and bottom rail will be spaced 30" apart matching the Adjust-A-Gate™ steel gate frame (see step 7 for AAG install). This Lifetime Steel Post™ and Adjust-A-Gate™ frame system completes a robust Lifetime wood fence.

**STEP 6: INSTALLING FENCE PICKETS**

Fence pickets are typically installed 2" off the ground and extend up to 6" above the top rail.

**STEP 7: ADJUST-A-GATE™ ALL STEEL GATE FRAME SYSTEM**

We recommend using our GAP FILLER TUBES, Model #LTP10003, pack of three. TWO for the hinge-side gate post and ONE for the latch-side gate post. Using the self-tapping screws included, attach these to the gate posts, at the correct height for the hinges and latch. Follow instructions included with your Adjust-A-Gate to complete assembly.

# SRG

562 61ST STREET  
OAKLAND, CALIFORNIA  
510.550.5314

REVISIONS:  $\Delta$  ISSUES:  $\square$

NO.	DATE	DESCRIPTION
02.12.2026		PLANNING

PROJECT:  
**RESIDENTIAL REMODEL**  
121 CHESLEY AVE  
RICHMOND, CA 94801

ARCHITECT OF RECORD:



CONSULTANTS:

## FENCE 2

## BACKYARD DISCOVERY TEST REPORT

**Product Name:**  
20' X 9.5' STONEBRIDGE GAZEBO

**Test Type:**  
Snow Load Testing  
Wind Testing

**Report Number:**  
TR230038

**Document Control Number:**  
W: GZ11100482145  
S: P8140.01-801-47

**Issue Date:**  
3/1/2023

**Scope of work:**  
Weight was evenly distributed for a 24 hour period over the entire surface of the roof structure at 9800 Pounds

**Summary of Snow Load Test Results**

Title	20' x 9.5' Stonebridge Gazebo
Total Weight	9,800 Pounds
Duration	24 Hours
Results	Pass, No damage.

**Product Size**

Overall Area	Width (inches)	Length (inches)
195.4 ft <sup>2</sup>	114.5	245.75
Overall Footprint (Per roof side)		
Number of Roof Sides	1	
Roof Pitch	5°	

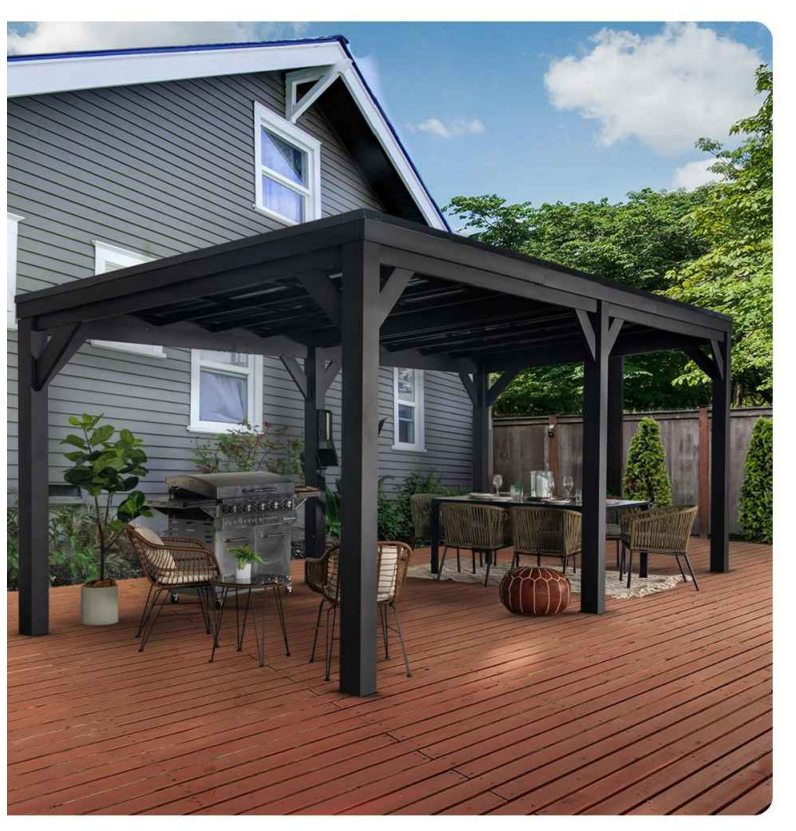
**Frame Construction**

Frame Member	Material	Description
Post	Galvanized Steel	Vertical post, one at each corner, and centered
Rafter	Galvanized Steel	Wood vertical sections
Beam	Galvanized Steel	Wood horizontal sections
Sheathing Board	Galvanized Steel	Wood sheathing boards to support roof metal
Metal Panel	Galvanized Steel .0476" Thick	Roof panel

**Summary of Wind Test Results**

Title	20' x 9.5' Stonebridge Gazebo
Total Wind Speed (mph)	100
Static Pressure (lb/ft <sup>2</sup> )	24.96
Projected Area (ft <sup>2</sup> )	33.745
Force (lbs)	842.28

<b>Completed by:</b>	B. Siebert	<b>Reviewed By:</b>	P. Hardy
<b>Title:</b>	Project Engineer	<b>Title:</b>	Project Engineering Manager
<b>Signature:</b>	<i>B. Siebert</i>	<b>Signature:</b>	<i>P. Hardy</i>
<b>Date:</b>	3/1/2023	<b>Date:</b>	3/1/2023



## 20X9.5 STONEBRIDGE GAZEBO/CARPORT

★★★★★ 4.9 (10)

**\$ 3,999**

Free Shipping

Available Sizes:  
20x9.5 Stonebridge Gazebo/Carport

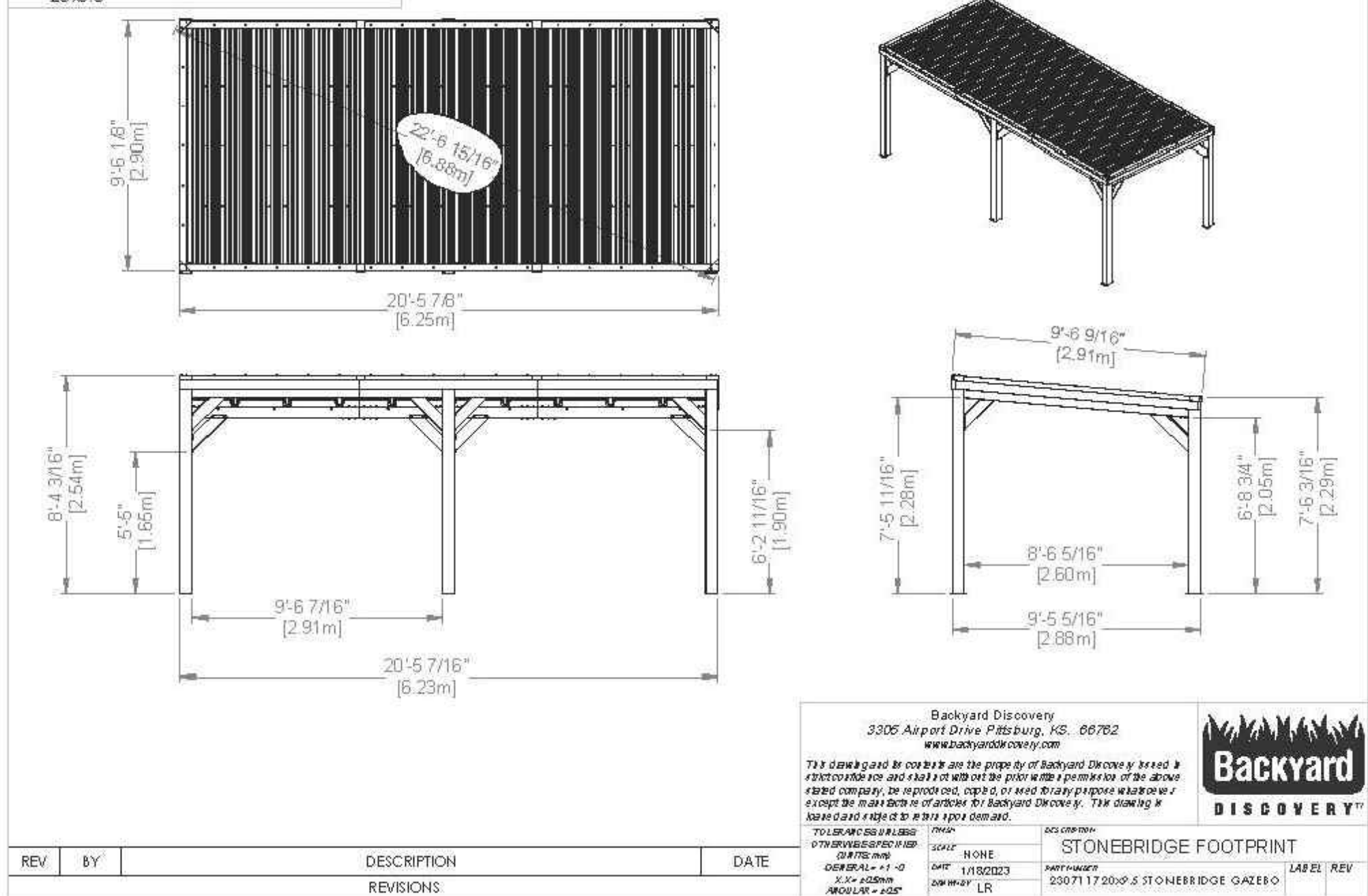
Optional Add Ons:  
 Assembly Service \$1090

- Features:**
- All-Weather Durability: Pro-Tect™ tested and proven to withstand up to 9,800 pounds or up to 30 inches of snow load, and winds up to 100 mph\*
  - Industry-Leading Warranty: 5-year warranty for added peace of mind
  - Powered Lid: Patented PowerTop™ features 3 electrical outlets and 3 USB ports to power your outdoor living space, mounting easily to any post on the structure (power source not included)
  - 2020 Heavy Duty Steel: Premium galvanized steel craftsmanship provides superior strength compared to aluminum or vinyl structures
  - Maintenance-Free: Engineered for zero upkeep with powder-coated galvanized steel construction for full protection against rust, corrosion, and UV harm
  - Robust Support Posts: 6" x 6" galvanized steel posts provide superior strength
  - Ready to Assemble: Pre-fabricated, pre-drilled, and powder-coated panels, paired with step-by-step instructions in the interactive iDCL™ app, offer easy installation
  - Durable Finishes: Powder-coated steel brackets and anchors combined with a modern black finish provides enhanced weather resistance and lasting style
  - Slope Roof Design: 5° roof pitch creates a clean yet versatile architectural design while preventing water accumulation
  - Please Note: \*Product must be anchored as specified in the Backyard Discovery instruction manual

Use Code **PREZIS** for an extra 15% off at checkout.

Add to cart See In Your Space

## 20' X 9.5' STONEBRIDGE GAZEBO



Backyard Discovery  
3305 Airport Drive Pittsburg, KS 66762  
www.backyarddiscovery.com

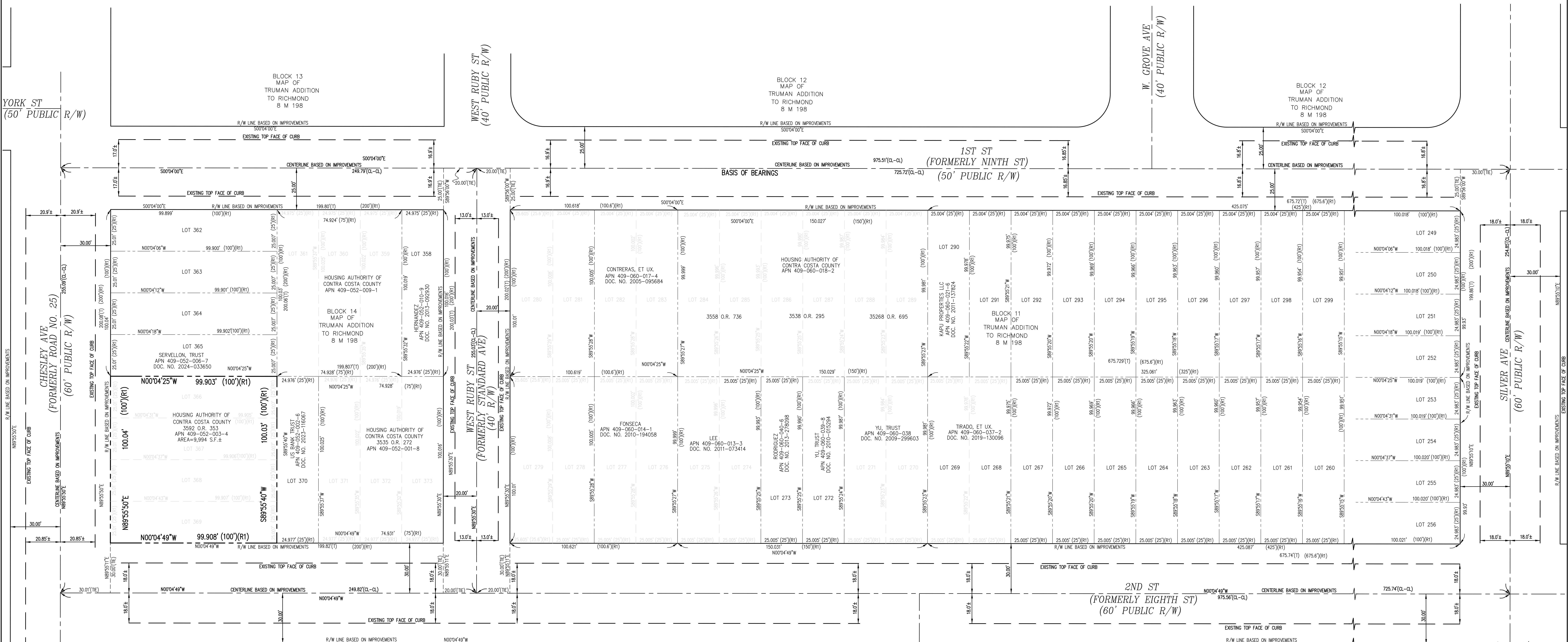
7-11 am CST Mon-Fri  
9-5 pm CST Sat-Sun  
1-800-828-8888

STONEBRIDGE FOOTPRINT  
20' X 9.5' STONEBRIDGE GAZEBO

## CARPORT 1

# A5.1

YORK ST  
(50' PUBLIC R/W)



**TITLE REPORT**

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 1117028551-AS, SECOND UPDATED REPORT, DATED OCTOBER 7, 2024 AT 7:30 A.M., REFERRED TO HEREON AS THE "PTR".

**TITLE TO SAID ESTATE IS VESTED IN:**  
HOUSING AUTHORITY OF THE CONTRA COSTA COUNTY, A POLITICAL SUBDIVISION

**THE ESTATE OR INTEREST IN THE LAND IS:**

FEI

**LEGAL DESCRIPTION**

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF CONTRA COSTA, CITY OF RICHMOND, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 366, 367, 368, 369 IN BLOCK 14, AS SAID LOTS AND BLOCK ARE DELINEATED AND SO DESIGNATED ON THE MAP ENTITLED "MAP OF TRUMAN ADDITION TO RICHMOND", FILED NOVEMBER 18, 1912 IN BOOK 8 OF MAPS, PAGE 198, CONTRA COSTA COUNTY RECORDS.

APN: 409-052-003-4

**EXCEPTIONS**

- 1. REDEVELOPMENT PLAN, AS FOLLOWS, ENTITLED ORDINANCE NO. 87-50 (ADOPTING A REDEVELOPMENT PLAN FOR THE NORTH RICHMOND DEVELOPMENT PROJECT), EXECUTED BY CONTRA COSTA COUNTY REDEVELOPMENT AGENCY, RECORDED JULY 23, 1987 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 87 157129, A NOTICE AS FOLLOWS, ENTITLED STATEMENT OF INSTITUTION OF REDEVELOPMENT PROCEEDINGS, RECORDED JULY 23, 1987 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 87 157129, A NOTICE AS FOLLOWS, ENTITLED ORDINANCE NO. 99-06 (AMENDMENT TO THE REDEVELOPMENT PLAN), BY BOARD OF SUPERVISORS OF THE COUNTY OF CONTRA COSTA, RECORDED JUNE 15, 1999 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 99-0070071, A NOTICE AS FOLLOWS, ENTITLED STATEMENT OF INSTITUTION OF REDEVELOPMENT PLAN AMENDMENT, RECORDED JUNE 9, 1999 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 99-0154227, A NOTICE AS FOLLOWS, ENTITLED ORDINANCE NO. 2006-35 (ADOPTING AMENDMENT TO REDEVELOPMENT PLAN), RECORDED JULY 24, 2006 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2006-0233265, A NOTICE AS FOLLOWS, ENTITLED STATEMENT OF INSTITUTION OF REDEVELOPMENT PROCEEDINGS, RECORDED JUNE 12, 2007 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2007-017044, A NOTICE AS FOLLOWS, ENTITLED STATEMENT OF INSTITUTION OF REDEVELOPMENT PLAN AMENDMENT, RECORDED JUNE 2, 2008 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2008-012615 (EXC. 3 OF PTR - NOT PLOTTABLE).
- 2. CONDITIONS CONTAINED AND/OR REFERRED TO IN AN INSTRUMENT, ENTITLED DECLARATION OF TRUST (GRANTS PROJECTS), BY HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA, RECORDED OCTOBER 27, 1988 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 88 199060 (EXC. 4 OF PTR - NOT PLOTTABLE).
- 3. CONDITIONS CONTAINED AND/OR REFERRED TO IN AN INSTRUMENT, ENTITLED DECLARATION OF TRUST (CADI10098 (NORTH RICHMOND)), BY HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA, RECORDED SEPTEMBER 30, 2016 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2016-0202049, THE ABOVE MATTER IS ALSO DATED OCTOBER 12, 2016, RECORDED OCTOBER 13, 2016 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2016-0214130 (EXC. 5 OF PTR - NOT PLOTTABLE).
- 4. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT, ENTITLED RENTAL ASSISTANCE DEMONSTRATION TRANSFER OF ASSISTANCE/DEMOLITION AND/OR DISPOSITION RESTRICTIVE COVENANTS, EXECUTED BY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, RECORDED JULY 30, 2020 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2020-0156869 (EXC. 6 OF PTR - NOT PLOTTABLE).

**GENERAL NOTES**

- 1. DATE OF FIELD SURVEY: JANUARY 31, 2025.
- 2. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
- 3. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:  
STORM DRAINS: CONTRA COSTA COUNTY  
SANITARY SEWER: CONTRA COSTA COUNTY  
WATERS: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)  
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.  
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
- 4. THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY
- 5. THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT.
- 6. THE LEGAL DESCRIPTION AS SHOWN IN THE TITLE REPORT MATHEMATICALLY CLOSES.
- 7. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
- 8. THERE ARE NO WETLAND AREAS IN THE SUBJECT PROPERTY.
- 9. THE LEGAL DESCRIPTIONS OF THE SUBJECT PROPERTIES ARE THE SAME AS THE PROPERTIES DESCRIBED IN THE PRELIMINARY TITLE REPORTS.
- 10. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM SECOND STREET, A PUBLIC RIGHT OF WAY, AND CHESLEY AVENUE, A PUBLIC RIGHT OF WAY.

**BENCHMARK**

STATION NAME B.M. #1258, BEING CONTRA COSTA COUNTY BRONZE DISC, SET IN TOP OF W. END OF CATCH BASIN, NE CORNER INTER. MARKET STREET AND 2ND STREET (NORTH RICHMOND). ELEVATION = 125.577 FEET, CONTRA COSTA COUNTY DATUM.

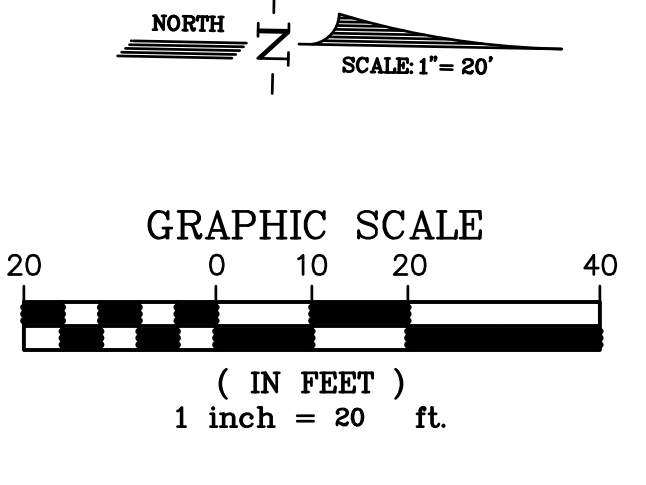
**TABLE A NOTES**

- 1. FOUND MONUMENTS ARE SHOWN ON THIS SHEET OF THE SURVEY.
- 2. THE STREET ADDRESS OF THE PROPERTY IS 121 CHESLEY AVENUE; 1511 SECOND STREET, RICHMOND, CA 94801 (UNINCORPORATED AREA OF CONTRA COSTA COUNTY).
- 3. FLOOD ZONE DESIGNATION: THE PROPERTY IS LOCATED IN ZONE "X" (SHADED) DEFINED AS "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE" PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 0601300226G, EFFECTIVE DATE: SEPTEMBER 30, 2015.
- 4. THE TOTAL GROSS LAND AREA IS: 9,994 SQUARE FEET +/- OR 0.229 ACRES MORE OR LESS.
- 6. (A/B) ZONING REQUIREMENTS: PER THE CONTRA COSTA COUNTY ZONING MAP, THE PROPERTY IS ZONED "HE-C" DEFINED HOUSING ELEMENT CONSISTENCY DISTRICT.  
REFERENCE FOR "HE-C" ZONING IS MADE HERE TO THE CONTRA COSTA COUNTY MUNICIPAL CODE, CHAPTER 84-02 REGARDING PROPERTY DEVELOPMENT STANDARDS, MINIMUM SETBACKS, BUILDING HEIGHT LIMITATION, DENSITY AND PARKING REQUIREMENTS ARE AS FOLLOWS:  
SETBACKS:  
MINIMUM FRONT: 10 FEET  
MINIMUM SIDE: 5 FEET  
MINIMUM REAR YARD: 15 FEET  
MAXIMUM HEIGHT:  
RESIDENTIAL LOW/HIGH: 35/65 FEET  
MIXED-USE MEDIUM/HIGH: 50/85 FEET  
MAXIMUM DENSITY: 30 DWELLING UNITS PER ACRE
- 7. (A/B) EXTERIOR DIMENSIONS AND SQUARE FOOTAGE OF BUILDING AT GROUND LEVEL, AND NUMBER OF STORES ARE SHOWN ON SHEET 2.
- 8. SUBSTANTIAL IMPROVEMENTS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN ON SHEET 2.
- 9. THERE ARE NO PARKING SPACES ON THE SUBJECT PROPERTY.
- 10. THERE ARE NO DIVISIONS OR PARTY WALLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO ADJOINING PROPERTIES.
- 11. (A) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLAN OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT ARE SHOWN ON SHEET 2 OF THE SURVEY.
- 13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON THIS SHEET.
- 14. DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON THIS SHEET.
- 16. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 17. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 18. THERE ARE NO OFFSITE EASEMENTS TO THE SUBJECT PROPERTY.
- 19. PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000 IS HELD BY THE SURVEYOR.

**SURVEYOR'S CERTIFICATE**

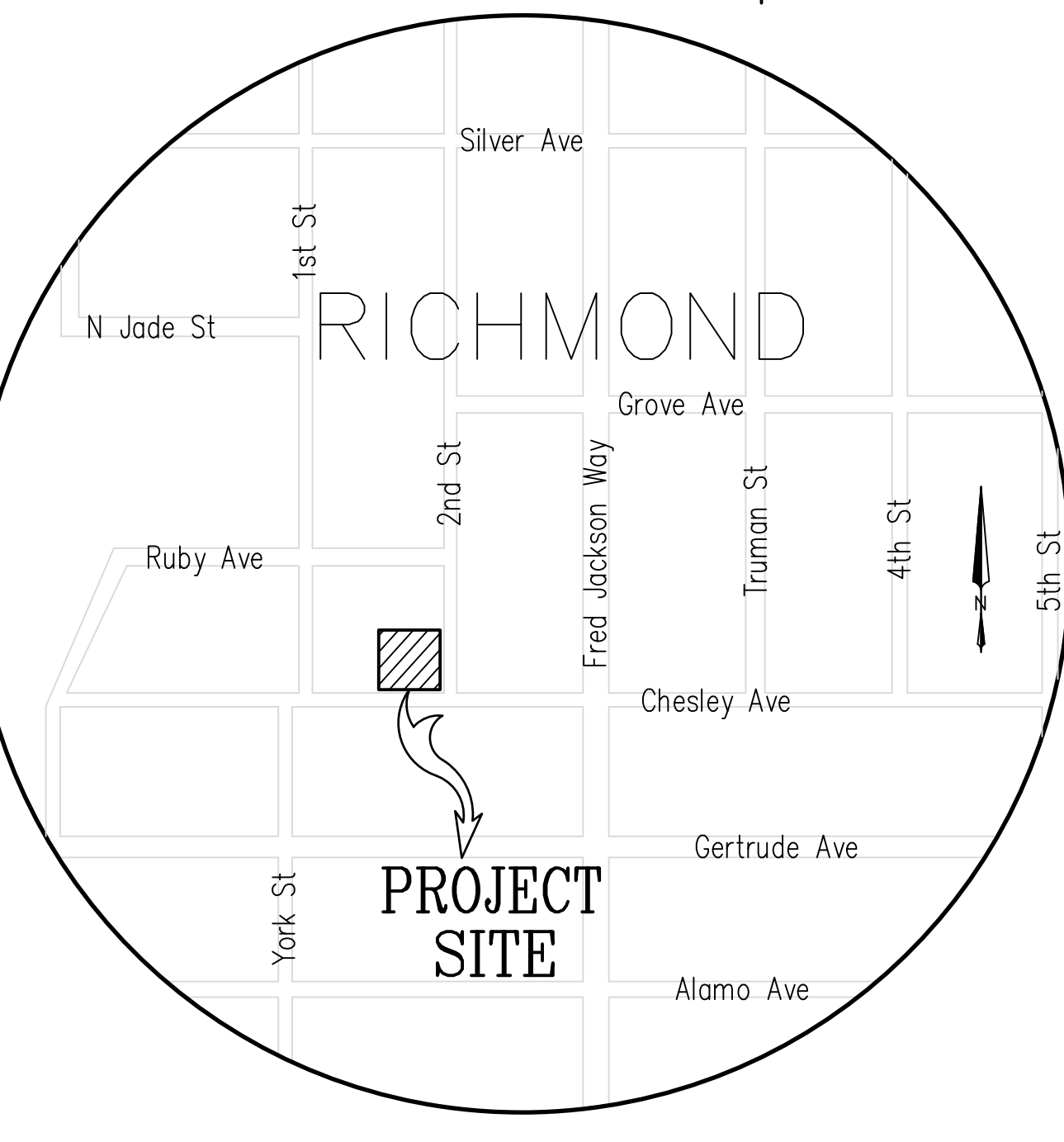
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A/B), 7(A), 7(B), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 31, 2025.

JACQUELINE LUK  
P.L.S. 8934  
FOR LUK & ASSOCIATES, INC.  
DATE: FEBRUARY 14, 2025



**LEGEND**

- BOUNDARY OF SUBJECT PROPERTY
- - - RIGHT OF WAY LINE
- - - INTERIOR PROPERTY LINE
- - - CENTERLINE
- - - THE LINE
- - - OLD LOT LINE
- (T) TOTAL
- ± MORE OR LESS
- R/W RIGHT OF WAY
- APN ASSESSOR'S PARCEL NUMBER
- (100') RECORD DATA
- DOC. NO. DOCUMENT NUMBER
- S.F. SQUARE FEET
- O.R. OFFICIAL RECORDS
- (CL-C) CENTERLINE TO CENTERLINE

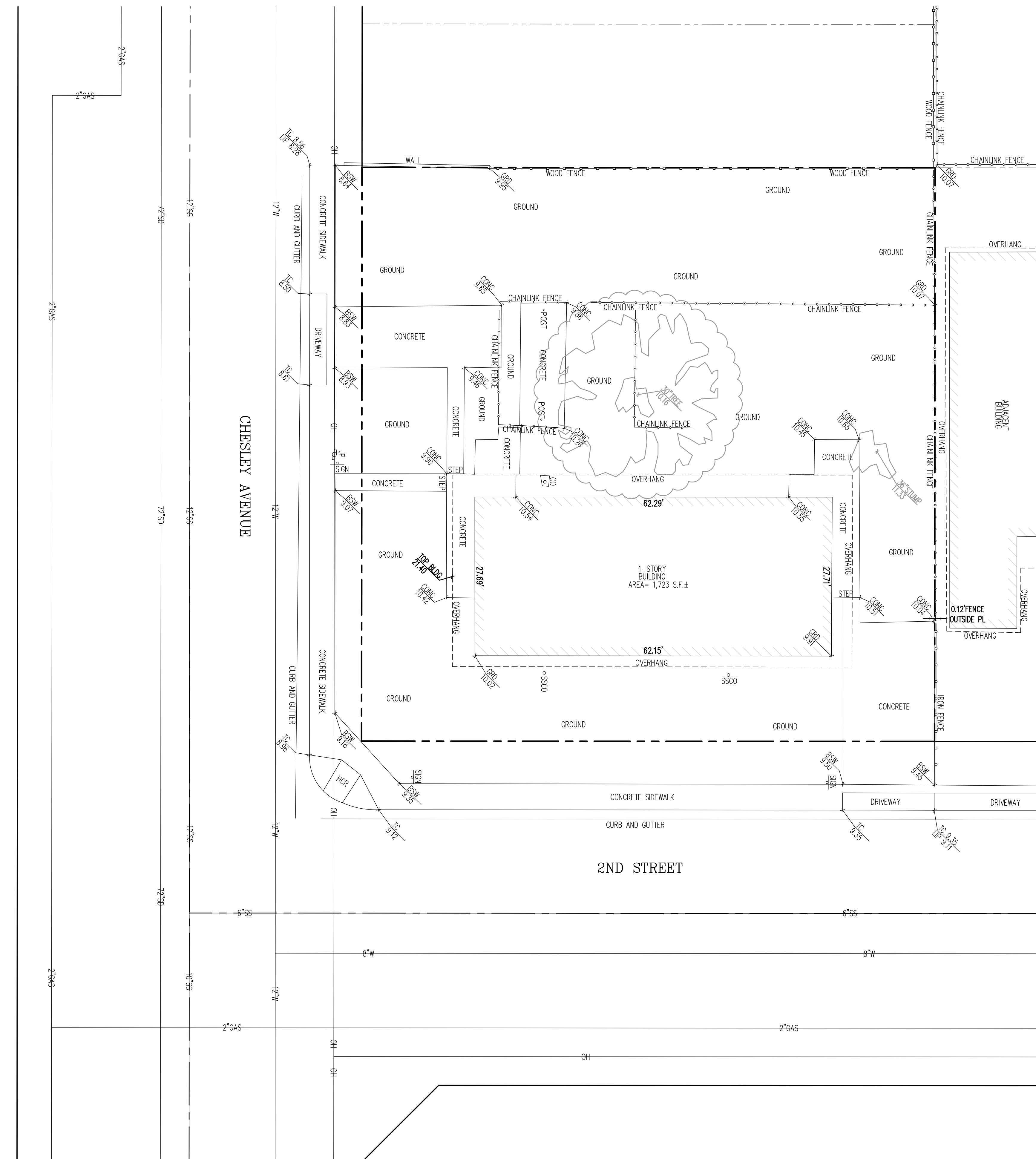
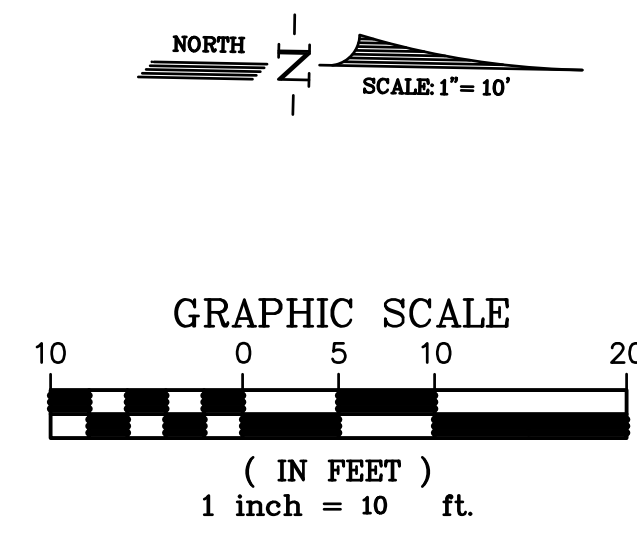


**VICINITY MAP**  
NO SCALE

**ALTA/NSPS  
LAND TITLE SURVEY**

121 CHESLEY AVENUE; 1511 SECOND STREET  
CITY OF RICHMOND, CONTRA COSTA COUNTY, CALIFORNIA  
FEBRUARY 2025

PREPARED BY  
**LUK AND ASSOCIATES**  
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS  
738 ALFRED NOBEL DRIVE  
HERCULES, CALIFORNIA 94547  
(510) 724-3388



LEGEND	
SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY
---	RIGHT-OF-WAY LINE
---	ADJONER LOT LINE
---	CENTERLINE
---	BUILDING LINE
SS	SANITARY SEWER LINE
W	WATER LINE
SD	STORM DRAIN LINE
OH	OVERHEAD WIRE
HCR	HANDICAP RAMP
JP	JOINT POLE
SSCO	SANITARY SEWER CLEANOUT
CO	CLEANOUT
BSW 65.00	BACK OF SIDEWALK ELEVATION
IC 65.64	TOP OF CURB ELEVATION
TOP BLDG 65.64	TOP OF BUILDING ELEVATION
CONC 65.64	CONCRETE ELEVATION
LIP 65.64	LIP OF GUTTER ELEVATION
GRD 65.64	GROUND ELEVATION

**ALTA/NSPS**  
**LAND TITLE SURVEY**  
 OF  
 121 CHESLEY AVENUE; 1511 SECOND STREET  
 CITY OF RICHMOND, CONTRA COSTA COUNTY, CALIFORNIA  
 FEBRUARY 2025  
 PREPARED BY  
**LUK AND ASSOCIATES**  
 LAND PLANNERS - LAND SURVEYORS  
 CIVIL ENGINEER  
 738 ALFRED NOBEL DRIVE  
 HERCULES, CALIFORNIA 94547  
 (510) 724-3388



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

---

**File #:** 26-1863

**Agenda Date:** 6/2/2026

**Agenda #:** 7.

---

Advisory Board: North Richmond Municipal Advisory Council

Subject: PRESENTATION Las Deltas Housing Developer Updates

Information: PRESENTATION Las Deltas Housing Developer Updates

Buy Back The Jets:  
Las Deltas Updates

Compremos The Jets de nuevo:  
informes sobre Las Deltas

# Introductions / Presentaciones



Fellow for 2 years  
(January 2025-26) /  
Becaria por 2 años (de  
enero de 2025 a 2026)

Coordinates across  
partner organizations  
and residents / Coordina  
a organizaciones aliadas  
y a habitantes



Creates processes for  
selling the land &  
prioritizing Las Deltas  
families

Crea procesos para  
vender terrenos y darles  
prioridad a las familias  
de Las Deltas



**RCF Connects**



**RichmondLAND**

LOCAL ACTION IN NEIGHBORHOOD DEVELOPMENT



# LAS DELTAS

## OFFICE HOURS



**CHDC Community Resource Center**  
1540 Fred Jackson Way  
Richmond, CA

Get 1:1 support and resources from the four Below Market Rate Developers (RLAND, RCF, RNHS, CHDC) and HACCC in your journey to owning a former Las Deltas property!

To make an appointment, contact Bee Coleman at [bcoleman@coronorcal.org](mailto:bcoleman@coronorcal.org) or 925-407-5304

# LAS DELTAS

## HORARIOS DE OFICINA



**EL CENTRO DE RECURSOS COMUNITARIOS DE CHDC**  
1540 Fred Jackson Way  
Richmond, CA

Reciba apoyo personalizado y recursos de los cuatro promotores inmobiliarios con precios por debajo del mercado (RCF, RNHS, CHDC, Richmond LAND) y HACCC en su camino hacia la propiedad de una antigua propiedad en Las Deltas.

Para agendar una cita, hable con Bee Coleman en [bcoleman@coronorcal.org](mailto:bcoleman@coronorcal.org) o al (925) 407-5304.

## Eligibility To Buy Las Deltas Property / Elegibilidad para comprar propiedad de Las Deltas

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

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

Se aplica una política de preferencia local a la venta de hogares de Las Deltas re-desarrollados. Se les dará prioridad a los compradores de acuerdo al siguiente orden de preferencia:

- Personas que vivieron en Las Deltas y fueron reubicadas cuando esta se cerró
- Personas que actualmente viven o trabajan en el norte de Richmond o que solían vivir ahí
- Público en general



AVAILABLE BEGINNING  
SUMMER 2025

CONTACT SPARKPOINT:  
510-779-3200

- CONVERTING 3 DUPLEXES INTO 4 BR SINGLE FAMILY HOMES AT
  - 1730 THIRD STREET
  - 1744 FOURTH STREET
  - 1710 GIARAMITA STREET
- REPAIRING ONE DUPLEX W/3 BRs IN EACH HALF AT
  - 1709 FIFTH STREET AND 423 SILVER AVENUE



AVAILABLE BEGINNING  
SPRING 2026

CONTACT ERIC MILLS:  
510-237-6459 X 1604

- REHABILITATING 4 DUPLEXES TO BE SPLIT AND SOLD AS INDIVIDUAL DWELLINGS
  - 3 BR HOMES AT 1549/1547 AND 1932/1930 SIXTH STREET; 1527/1525 GIARAMITA STREET
  - 4 BR HOME AT 1814 SIXTH STREET
  - 2 BR HOME AT 611 MARKET AVENUE

MAKE SURE YOU'RE READY FOR HOMEOWNERSHIP WITH SERVICES AVAILABLE FROM CHDC, RNHS AND SPARKPOINT.

IMPROVE YOUR CREDIT, APPLY FOR DOWN PAYMENT ASSISTANCE AND ACCESS RESOURCES FOR FIRST TIME HOMEBUYERS!



AVAILABLE BEGINNING  
FALL 2026

CONTACT GRACIELA CARRILLO  
510-221-2552

- CONVERTING 4 DUPLEXES INTO 3-4 BR SINGLE FAMILY HOMES AT
  - 114 WEST RUBY AVENUE
  - 121 CHESLEY DRIVE
  - 1511 & 1529 SECOND STREET
  - 1558/1560 & 1572/1574 FIRST STREET



AVAILABLE BEGINNING  
SUMMER 2028

CONTACT DILLON HARP  
510-734-7280

- CONVERTING 5 DUPLEXES INTO 16-22 COTTAGE HOME (350-400 SQFT) ECOVILLAGE AT
  - 1934/1932 & 1925/1927 GIARAMITA STREET
  - 1923/1925, 1931/1929 AND 1943 /1945 SIXTH STREET
- ROBUST SHARED AMENITIES AND ECOLOGICAL FEATURES IN A COMMUNITY LAND TRUST



DISPONIBLE: A INICIOS DEL VERANO DE 2025

CONTACTE A SPARKPOINT: 510-779-3200

- CONVERSIÓN DE 3 DÚPLEX A HOGARES UNIFAMILIARES DE 4 RECÁMARAS EN:
  - 1730 THIRD STREET
  - 1744 FOURTH STREET
  - 1710 GIARAMITA STREET
- REPARACIÓN DE UN CON 3 RECÁMARAS EN CADA MITAD EN:
  - 1709 FIFTH STREET AND 423 SILVER AVENUE



DISPONIBLE A INICIOS DEL OTOÑO DE 2026

CONTACTE A GRACIELA CARRILLO: 510-221-2552

- CONVERSIÓN DE 4 DÚPLEX A HOGARES UNIFAMILIARES DE 3 A 4 RECÁMARAS UBICADOS EN:
  - 114 WEST RUBY AVENUE
  - 121 CHESLEY DRIVE
  - 1511 & 1529 SECOND STREET
  - 1558/1560 & 1572/1574 FIRST STREET



DISPONIBLE A INICIOS DE LA PRIMAVERA DE 2026

CONTACTE A ERIC MILLS: 510-237-6459 X 1604

- REHABILITACIÓN DE 4 DÚPLEX PARA DIVIDIRLOS Y VENDERLOS COMO RESIDENCIAS INDIVIDUALES
- HOGARES DE 3 RECÁMARAS EN:
  - 1549/1547 Y 1932/1930 SIXTH STREET;
  - 1527/1525 GIARAMITA STREET
- UN HOGAR DE 4 RECÁMARAS EN:
  - 1814 SIXTH STREET
- UN HOGAR DE 2 RECÁMARAS EN:
  - 611 MARKET AVENUE

CERCIÓRESE DE ESTAR LISTO PARA SER DUEÑO DE SU PROPIA CASA CON SERVICIOS DISPONIBLES DE CHDC, RNHS Y SPARKPOINT

MEJORE SU CRÉDITO, ¡SOLICITE ASISTENCIA PARA EL ENGANCHE Y RECIBA ACCESO A RECURSOS PARA PERSONAS QUE COMPRAN SU PRIMERA CASA!



DISPONIBLE A INICIOS DEL VERANO DE 2028

CONTACTE A DILLON HARP: 510-734-7280

- CONVERSIÓN DE 5 DÚPLEX A 16-22 CASITAS ESTILO "COTTAGE" (350 A 400 PIES CUADRADOS) EN UN PUEBLITO ECOLÓGICO UBICADO EN:
  - 1934/1932 Y 1925/1927 GIARAMITA STREET
  - 1923/1925, 1931/1929 Y 1943 /1945 SIXTH STREET
- SERVICIOS COMPARTIDOS ROBUSTOS Y DETALLES ECOLÓGICOS DENTRO DE UN FIDEICOMISO DE TIERRA COMUNITARIAS

# Below Market Value (\$1) Sales

## Ventas por debajo del valor de mercado (\$1)

Developers will have 3 years (until mid 2028) to renovate the units and then sell them as affordable homeownership opportunities. **Las promotores inmobiliarios tendrán tres años (hasta 2028) para renovar las unidades y venderlas como viviendas asequibles.**

Entities **MUST** give **priority to former public housing residents of Las Deltas, then current and former North Richmond residents**, and lastly the general public. **Las entidades DEBEN dar prioridad a antiguos habitantes de las viviendas públicas de Las Deltas, después a habitantes actuales y a antiguos habitantes de North Richmond** y, por último, al público en general.

**Only households making below 80% of the Area Median Income can purchase the homes. This restriction will last 20 years**, which means the homeowners must only sell it to income eligible families if they choose to sell within 20 years. **Solo los hogares con ingresos inferiores al 80% de la mediana de los ingresos de la zona pueden comprar las viviendas. Esta restricción durará 20 años**, lo cual significa que si los dueños de esas casas deciden vender durante ese periodo de 20 años, deben vender solo a familias cuyos ingresos son elegibles.

## Area Median Income & Relationship to Affordable Housing

Area Median Income (AMI) is used to describe an area's income distribution. The Department of Housing and Urban Development (HUD) calculates AMI annually.

**“Affordable” housing are units available below the market rate**, normally determined by the **income level** of residents. Affordable housing also has support behind it, such as nonprofit organizations and government subsidies.

Eligibility for affordable housing is impacted by AMI and is to cost no more than 30 percent of a household's monthly income.

## El ingreso medio de la zona y cómo se relaciona a la vivienda asequible

El Ingreso medio de la zona (AMI) se utiliza para describir la distribución de ingresos de un área. El Departamento de Vivienda y Desarrollo Urbano (HUD) calcula anualmente el AMI.

**Las unidades de vivienda “asequible” son aquellas cuyo precio es más bajo que el precio del mercado**, lo cual se determina según el nivel de ingresos de los habitantes. La vivienda asequible también cuenta con apoyo, tal como de organizaciones sin fines de lucro y subsidios del gobierno.

La elegibilidad para la vivienda asequible es afectada por el ingreso medio de la zona (AMI) y no debe de costar más del 30 por ciento de los ingresos mensuales del hogar.

# Oakland-Fremont Area Median Income

## La mediana de los ingresos del área de Oakland-Fremont

Family Size (# of persons)	Maximum Income to be Eligible (2025)
01	\$87,550
02	\$100,050
03	\$112,550
04	\$125,050
05	\$135,010
06	\$145,100
07	\$155,100
08	\$165,100

\*These limits change every year. These numbers are for 2025. By the time the units are ready, they will be different (but likely similar)

\*Estos límites cambian cada año. Estas cifras corresponden a 2025. En 2028, cuando las unidades estén listas, serán diferentes (pero posiblemente similares)

Número de miembros de una familia	Ingresos máximos para ser elegible (2025)
01	\$87,550
02	\$100,050
03	\$112,550
04	\$125,050
05	\$135,010
06	\$145,100
07	\$155,100
08	\$165,100

# Market Rate Sales

## Ventas a precios del mercado

The second phase of Las Deltas sales offered a selection of the scattered sites (18 parcels/25 structures) for sale at the fair market value. *La segunda fase de las ventas de Las Deltas ofrece una selección de sitios dispersos (18 parcelas/25 estructuras) de venta a valor justo del mercado.*

Units were sold in as-is condition and will need significant repair to be inhabitable. *Las unidades se venden en la condición en la que estén y necesitarán reparaciones considerables para ser habitables.*

The priority offer period was open from June 10th to October 10th, where offers are only accepted from relocated Las Deltas residents and the North Richmond community. During that time, qualified offers were received and accepted on 16 of the 18 properties, with one offer accepted from an individual buyer with strong ties to North Richmond. None of the market rate parcels were sold to external or foreign interests.

*El plazo de oferta prioritaria estuvo abierto del 10 de junio al 10 de octubre, durante el cual solo se aceptaron ofertas de residentes reubicados de Las Deltas y de la comunidad de North Richmond. Durante ese periodo, se recibieron y aceptaron ofertas válidas para 16 de las 18 propiedades, y se aceptó una oferta de un comprador particular con fuertes vínculos con North Richmond. Ninguna de las parcelas a precio de mercado se vendió a interesados externos o extranjeros.*

# Main Campus Update

## Informe sobre el campus principal

The developer for the 11+ acre Main Campus was chosen by a selection panel in March and approved by Board of Commissioners in June.

HACCC is preparing to enter an Exclusive Negotiating Agreement with the chosen team: CHDC and Eden Housing.

El desarrollador del campus de más de 11 acres fue elegido en marzo por un panel de selección y fue aprobado por una comisión en junio.

HACCC se prepara para firmar un Acuerdo de Negociación Exclusiva con el equipo seleccionado: CHDC y Eden Housing.

# Main Campus Update

## Informe sobre el campus principal

The approved project includes 240 total units and amenities such as a park, fitness center, basketball court, and daycare facility:

- 58 planned 2 bedroom homes for sale
- 67 planned 3 bedroom homes for sale
- 115 senior affordable rental units
- Over 400 off-street parking spaces

The project will be completed in 5 phases. The first phase projected to begin at the end of 2027 with construction of the senior rentals and 26 of the for sale homes. The entire project is projected to be completed by early 2034.

El proyecto aprobado incluye 240 unidades en total y servicios como un parque, gimnasio, cancha de baloncesto y centro de cuidado infantil:

- Se proyectan poner a la venta 58 hogares de 2 recámaras
- Se proyecta poner a la venta 67 hogares de 3 recámaras
- 115 unidades de alquiler asequible para adultos mayores
- Más de 400 espacios de estacionamiento en la propiedad

El proyecto se completará en 5 fases. Se proyecta que la primera fase iniciará a fines de 2027 con la construcción de las unidades de alquiler para adultos mayores y 26 unidades de venta. Se proyecta que la totalidad del proyecto se completará para principios de 2034.



# Las Deltas Community Presentation

## Presentación Comunitaria de Las Deltas

# Property Addresses

## Direcciones de las propiedades

**1740 Fred Jackson Way - 4bdr, 1.5 bath/ 3 recámaras, 1.5 baños**

**1744 Fourth Street - 4bdr, 1.5 bath/ 3 recámaras, 1.5 baños**

**1710 Giaramita Street - 4brd, 1.5 bath/3 recámaras, 1.5 baños**

**Duplex: 423 Silver Avenue & 1709 5<sup>th</sup> Street - each - 3bdr, 1 bath / 4 recámaras, 2 baños**



# Special CRA Financing / Financiación especial de CRA

## Example from California Bank and Trust / Ejemplo de California Bank and Trust

- Up to 97% loan to value / Relación préstamo valor de hasta 97%
- **No Mortgage Insurance to borrowers ~ Bank pays for it!** / **Los prestatarios no pagan el seguro de hipoteca ~ ¡el banco lo paga!**
- **Reduced Lender Fees** / **Cuotas de prestamista reducidas**
- Established credit history is required / Se requiere tener un historial crediticio establecido
- Two (2) months of house payments are required in reserves / Se requiere tener en reserva (2) meses del pago de la casa

**Sonya Wyland**

**(925) 639-1444**

nmls #632029

sonya.wyland@calbt.com



# Special CRA Financing / Financiación especial de CRA

## Example from Mechanics Bank

Mechanics Bank has partnered with RCF Connects to help people in local communities achieve the goal of homeownership. Through this partnership, applicants can: /

Mechanics Bank se ha asociado con RCF Connects para ayudar a las personas de las comunidades locales a alcanzar el objetivo de ser propietarios de una vivienda. A través de esta colaboración, los solicitantes pueden:

- Get a mortgage with as low as 3% down / Obtener una hipoteca con un pago inicial de tan solo el 3 %
- Qualify for a WISH Grant for a maximum amount of \$32,099\* to go towards your down payment / Optar a una subvención WISH por un importe máximo de 32 099 \$\* para destinarlo al pago inicial
- Speak to dedicated Lending Advisors throughout the home buying process / Hablar con asesores de préstamos especializados durante todo el proceso de compra de la vivienda

James V. Espana, MBA  
(925) 586-3671 | [mechanicsbank.com/jamesespana](http://mechanicsbank.com/jamesespana)

amlis #502250



# Duplex Home / Dúplex

Purchase Price / Precio de compra \$790,000.

\$23,700	3% down payment/ <u>Enganche es 3%</u>
\$22,876	Est. closing costs/ <u>Costos de cierre aproximados</u>
<u>\$ 2,765</u>	<u>Est. city transfer tax/ Impuesto de transferencia municipal aproximado</u>
<b>\$49,341</b>	<b>Est. Closing Costs/<u>Costos de cierre aproximados</u></b>
(\$3,000)	Possible lender credit from California Bank & Trust / <u>Posible crédito del prestamista de California Bank &amp; Trust</u>
(\$786)	Using Atlas Title Company (savings in title fees) / <u>Uso de Atlas Title Company (ahorros en las cuotas del título)</u>
(10,000)	RCF Connects US Bank Grant Money / <u>Fondos de subvención de Richmond Community Foundation (RCF) Connects US Bank</u>
(20,000)	RCF Connects Black Wealth Builder Fund / <u>Fondos de subvención de Richmond Community Foundation (RCF) Black Wealth Builder Fund</u>
<b>\$16,341</b>	<b>Est. closing funds + required 2 months PITI in reserves \$7,200 / <u>Fondos de cierre aproximados + 2 meses obligatorios de PITI en reserva \$7,200</u></b>

# Duplex Home / **Dúplex**

**Purchase Price / Precio de compra \$790,000.**

\$2,593      Est. P+I payment at 6.625% / **Interés y principal**  
(P+I) aproximado a una tasa de interés de 6.625%

\$145      Est. homeowner insurance / **Monto aproximado de**  
seguro de la casa

\$1,606      Est. RE property taxes (county is showing  
2.444%) / **Impuesto de la propiedad aproximado (el condado**  
muestra 2.444%)

**\$6,658**      **Est. monthly PITI payment / Pago mensual**  
**aproximado que incluye Principal, Interés, Impuestos y Seguro (PITI)**

# Single Family Homes / Hogares unifamiliares

## Purchase Price / Precio de compra \$417,500.

\$12,525	3% down payment / 3% de enganche
\$14,406	Est. closing costs / Costos de cierre aproximados
<u>\$ 1,461</u>	<u>Est. city transfer tax / Impuesto de transferencia de propiedad municipal</u>
<b>\$28,392</b>	<b>Est. Closing Costs / Costos de cierre aproximados</b>
(\$3,000)	Possible lender credit from California Bank & Trust / Posible crédito del prestamista de California Bank & Trust
(\$786)	Using Atlas Title Company (savings in title fees) / Uso de Atlas Title Company (ahorros en las cuotas del título)
<u>(10,000)</u>	RCF Connects US Bank Grant Money / Fondos de subvención de Richmond Community Foundation (RCF) Connects US Bank
<b>\$14,606</b>	<b>Est. closing funds + required 2 months PITI in reserves = \$7,200 / Fondos de cierre aproximados + 2 meses obligatorios de PITI en reserva = \$7,200</b>

# Hogares unifamiliares

## Precio de compra \$417,500.

\$12,525	3% de enganche
\$14,406	Costos de cierre aproximados
<u>\$ 1,461</u>	<u>Impuesto de transferencia de propiedad municipal</u>
<b>\$28,392</b>	<b>Costos de cierre aproximados</b>
(\$3,000)	Posible crédito del prestamista de California Bank & Trust
(\$786)	Uso de Atlas Title Company (ahorros en las cuotas del título)
<u>(10,000)</u>	Fondos de subvención de Richmond Community Foundation (RCF) Connects US Bank
<b>\$14,606</b>	<b>Fondos de cierre aproximados + 2 meses obligatorios de PITI en reserva \$7,200</b>

# Site Design

## Advanced Energy Homes

### Advanced Electric Homes are:



**Efficient.** The walls, windows, roof, and appliances are designed to make the home comfortable while using less energy and water than other homes of the same size.



**Outage-prepared.** The homes will be able to have emergency electricity during power outages with a battery for critical needs such as lighting, WiFi, medical equipment, and refrigeration. The roofs are equipped with solar panels that can recharge the battery each day to maintain emergency power during longer outages.



**Safe & Healthy.** All-electric home design helps make these homes safer, have cleaner indoor air, and be friendlier to the environment. Configurations will vary by home, but all will have smart thermostats and state-of-the-art all-electric appliances such as induction stoves and heat pumps for water heating, clothes drying, and space conditioning.



**Electric Vehicle-Ready.** Homes will come with a Level 2 EV charger to accommodate high-speed charging.

# Diseño del sitio

## Hogares de energía avanzada

### Hogares eléctricos avanzados

**Eficientes:** las paredes, las ventanas, el techo y los electrodomésticos están diseñados para que el hogar sea cómodo a la vez que usa menos energía y agua que otros hogares del mismo tamaño.

**Preparados contra los apagones:** los hogares podrán tener electricidad de emergencia durante los apagones, con una batería para las necesidades críticas, como la iluminación, el Wifi, equipo médico y refrigeración. Los techos están equipados con paneles solares que pueden recargar la batería a diario para mantener la corriente de energía durante apagones más largos.

**Seguros y saludables:** el diseño del hogar totalmente eléctrico ayuda a hacer estos hogares más seguros, a tener aire más limpio en el interior y es mejor para el medioambiente. La configuración varía según el hogar, pero todos tendrán un termostato inteligente y electrodomésticos completamente eléctricos de última generación, como estufas de inducción y bombas de calor para calentar el agua, secar la ropa y acondicionar el ambiente.

**Listos para vehículos eléctricos:** los hogares vienen con cargador de vehículos eléctricos de Nivel 2 para propiciar la carga rápida.

# Site Design

## Advanced Energy Homes

## Diseño del sitio

## Hogares de energía avanzada

### Estufa de inducción:

- Calienta más rápido
- Más segura para cocina: menos quemadas
- Reduce el riesgo de un incendio
- Aire más limpio en el interior
- Mantiene el hogar más fresco en el verano

### Batería

- Se carga automáticamente con paneles solares para almacenar energía que usará durante los apagones y en momentos específicos
- Al agruparse con otras baterías en el VPP, esto puede brindarle corriente a la red en momentos críticos para aumentar su dependabilidad.
- El dueño del hogar recibe créditos en la factura mensual por darle acceso a la pila a MCE.

### Los hogares también tendrán

#### Calentón de agua con bomba de calor (eléctrico)

- De 3 a 4 veces más eficiente que los calentones de agua de gas..
- Menor riesgo de incendios.

#### Calefacción (eléctrica)

- Aire más limpio en el interior
- Un menor riesgo de incendios.

### Induction stove

- ✓ Faster heating
- ✓ Safer cooking—lower risk of burns
- ✓ Reduces risk of home fire
- ✓ Cleaner indoor air
- ✓ Keeps homes cooler in summer

### Smart thermostat

- ✓ Automatic temperature control
- ✓ Key to heating and cooling at least expensive times

### Solar panels

- ✓ Clean, on-site energy
- ✓ Potential to make power during blackouts

### Battery

- ✓ Automatically charged from solar panels to store energy for use during outages and at specified times
- ✓ When grouped with other batteries in the VPP, can provide power to the grid at critical times to improve reliability
- ✓ Homeowner gets monthly bill credits for providing battery access to MCE

### Electric vehicle charger

- ✓ Level 2 for faster charging
- ✓ Automatically charges when power is least expensive

#### Homes will also come with:

##### Heat Pump Water Heater (Electric)

- ✓ 3-4x more efficient than gas water heaters
- ✓ Lower fire risk

##### Space Heating (Electric)

- ✓ Cleaner indoor air
- ✓ Lower fire risk

##### High Efficiency Dryer & Washer

- ✓ Lower fire risk

##### Insulation

- ✓ Increased comfort and efficiency
- ✓ Better indoor air quality
- ✓ Easier to heat or cool home

##### Energy-Efficient Windows

- ✓ Increased comfort and noise control

### Termostato inteligente:

- Control automático de la temperatura.
- Crítico para calentar y enfriar, por lo menos en épocas caras.

### Paneles solares

- Energía limpia, desde el mismo sitio.
- Con el potencial de crear corriente durante los apagones

### Cargador de vehículos eléctricos

- De Nivel 2 para una carga más rápida.
- Carga automáticamente cuando la electricidad es menos cara..

### Lavadora y secadora de alta eficiencia:

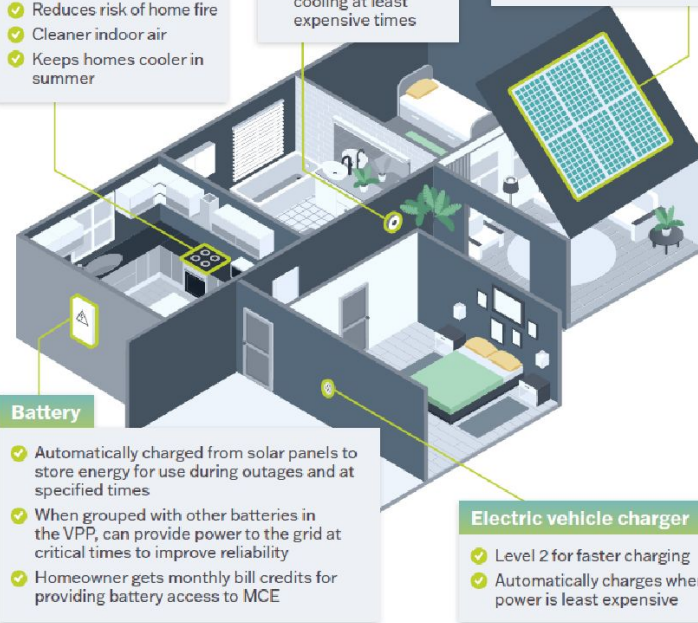
- Menor riesgo de incendios

### Insulación.

- Mayor comodidad y eficiencia.
- Mejor calidad del aire interior
- Es más fácil calentar o enfriar el hogar

### Ventanas de uso eficiente de la energía

- Mayor comodidad y control del ruido





Armond Lee, Senior  
Director/**Director Sénior**  
[alee@richmondcf.org](mailto:alee@richmondcf.org)  
510-234-1200



We look forward to welcoming you  
to your new home  
**Será un gusto darle la bienvenida a  
su nuevo hogar**



# RESTORING NEIGHBORHOODS LAS DELTAS NORTH RICHMOND, CA



- Richmond Neighborhood Housing Services:
  - Serving Richmond Since 1981
- Community-Driven Origins
- Changing the Narrative of Homeownership
- HUD-Certified Pre-Purchase Program
- Innovative Programs for Growth
- Expanding Affordable Housing Opportunities
- Committed to Reinvestment

"Restoring Neighborhoods: A Mission Rooted in Richmond Neighborhood Housing Services" **60** es"





# RESTAURACIÓN DE VECINDARIOS LAS DELTAS NORTH RICHMOND, CA



- Richmond Neighborhood Housing Services:
  - Atendiendo a Richmond desde 1981
- Origen impulsado por la comunidad
- Cambiando la narrativa en torno a ser dueño de su propia casa
- Programa de preparación para la compra certificado por HUD
- Programas innovadores para crecer
- Expandingo las oportunidades de vivienda asequible
- Comprometidos a la reinversión

“Restaurando vecindarios: Una misión con raíz en Richmond Neighborhood Housing Services



# ORGANIZATION CHART

## Organigrama



**Nikki Beasley**  
**Executive Director**  
*Directora ejecutiva,*  
 RNHS



**Ria Cotton-Landry**  
**Project Manager,**  
**EDP Alumni**  
*Gestora de proyectos,*  
*graduada de EDP*



**Ashley Garner**  
**Project Manager,**  
**EDP Alumni**  
*Gestora de proyectos,*  
*graduada de EDP*



**Delvin Hall**  
**Consultant**  
*Consultor*



**Erica Dixon**  
**Housing Counselor**  
*Consejera de vivienda*  
 RNHS



**Eric Mills**  
**Housing Counselor Lead**  
*Consejero de vivienda*  
*principal*  
 RNHS



**Nai Hin Saelee**  
**Compliance Officer,**  
*Oficial de*  
*cumplimiento*  
 RNHS



**Cymone Goree**  
**Property Manager**  
*Gestora de propiedad*  
 RNHS



**Ivan Cerpas-Arreola**  
**Finance Manager**  
*Gerente de finanzas,* RNHS

# THE LAS DELTAS REDEVELOPMENT PROJECT OVERVIEW

## OBJECTIVE

To renovate and subdivide existing duplexes into affordable Below Market Rate (BMR) homes available for purchase.

## SCOPE

Renovation and Conversion of (4) Residential Duplexes into (8) Affordable Homes for Sale in North Richmond.

## TARGET AUDIENCE

Low- to moderate-income homebuyers currently or formerly North Richmond, relocated Las Deltas residents. (typically families earning at or below 80% of Area Median Income).

## SUSTAINABILITY

Incorporating green building practices, energy-efficient solutions, and strategies that support generational wealth by reducing long-term living costs and building equity.

## PARTNERSHIPS

Collaboration with, Community Development Financial Institution (CDFIs), community organizations, & emerging developers.



# RESUMEN

## PROYECTO DE RENOVACIÓN DE LAS DELTAS

### OBJETIVO

Renovar y subdividir dúplex convirtiéndolos en hogares asequibles a precios por debajo del precio del mercado (BMR) disponibles a la venta

### ALCANCE

Renovación y conversión de cuatro (4) dúplex residenciales a (8) hogares asequibles de venta en el Norte de Richmond.

### PÚBLICO META

Compradores de casa de ingresos bajos a moderados que vivan o hayan vivido en el Norte de Richmond, residentes reubicados de Las Deltas . (Típicamente familias cuyos ingresos sean de 80%, o menos, del ingreso medio de la zona).

### SOSTENIBILIDAD

Incorporación de prácticas de edificios verdes, soluciones de eficiencia energética y estrategias que fomenten la riqueza generacional reduciendo los costos de vida y la equidad habitacional a largo plazo.

### COLABORACIONES

Colaboración con Community Development Financial Institution (CDFIs), organizaciones comunitarias y desarrolladores emergentes.



# THE LAS DELTAS REDEVELOPMENT PROJECT

## 18 MONTH TENTATIVE TIMELINE

### MONTHS 1-8 PLANNING & APPROVALS

MAY 2025 - APRIL 2026

- Site Acquisition
- Design & Planning
- Permit Approvals

### MONTHS 8-12 RENOVATION

JUNE 2026 - JANUARY 2027

- Demolition & Renovation
- Subdivision Infrastructure
- Identify Finishes

### MONTHS 13-14 FINALIZATION & SALES

JANUARY 2027 - MARCH 2027

- Certificate of Occupancy
- Staging & Marketing
- Sales & Closures

- ✓ **Property Acquisition - MAY 2025**
- ✓ **Permit & Entitlement Package Submitted - JULY 2025**
- ✓ **Financing Secured - April 2026**
- ✓ **Construction groundbreaking - June 2026**



# PROYECTO DE RENOVACIÓN DE LAS DELTAS

## CRONOLOGÍA PROYECTADA A 18 MESES



DEL MES 1 AL 8  
PLANEACIÓN Y APROBACIONES

MAYO 2025 - ABRIL 2026

- Adquisición del sitio
- Diseño y planeación
- Aprobación de los permisos

DEL MES 8 AL 12  
RENOVACIONES

JUNIO 2026 - ENERO 2027

- Demolición y renovación
- Infraestructura de la subdivisión
- Identificar acabados

DEL MES 13 AL 14  
FINALIZACIÓN Y VENTAS

ABRIL 2026 - ENERO 2027

- Constancia de habitabilidad
- Decorar para la venta y marketing
- Venta y cierre

- ✓ Adquisición de la propiedad - MAYO 2025
- ✓ Presentar el paquete de permisos de uso de suelo y aprobaciones - JULIO 2025
- ✓ Financiación obtenida - ABRIL 2026
- ✓ Inicio de las obras - JUNIO 2026

LOS HITOS

# HOUSING MARKET SHORTAGE

## ESCASEZ EN EL MERCADO DE VIVIENDA



Contra Costa County Median Sales Price  
El precio medio de venta en el Condado de Contra Costa

\$720,000



80,000  
Housing Production  
Viviendas producidas



180,000  
Housing Need  
Viviendas necesitadas

**CA Dept. of Housing & Community Development States:**

During the last ten years, housing production averaged fewer than 80,000 new homes each year, and ongoing production continues to fall far below the projected need of 180,000 additional homes annually.

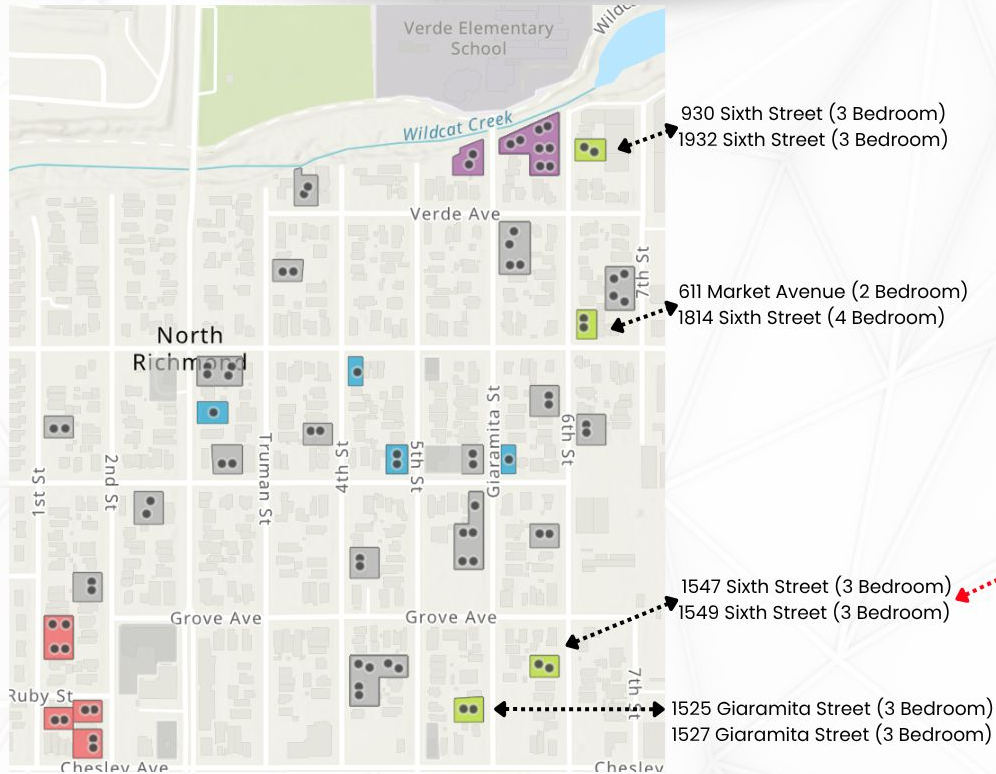
**El Departamento de Vivienda y Fomento Comunitario de California señala que:**

Durante los últimos 10 años, la producción promediaba unos 80,000 nuevos hogares al año, y la producción continua sigue disminuyendo hasta caer muy por debajo de la necesidad proyectada de 180,000 hogares adicionales al año.

Reference/Fuente:  
C.A.R.  
[www.hcd.ca.gov](http://www.hcd.ca.gov)

# UNINCORPORATED NORTH RICHMOND, CA 8 HOUSING MARKET OPPORTUNITIES

ZONA NO  
INCORPORADA DEL  
NORTE DE  
RICHMOND, CA  
8 OPORTUNIDADES  
EN EL MERCADO DE  
VIVIENDA



1st Project  
Primer  
proyecto

# SOLUTION



80% AMI \$125,050  
Contra Costa County  
\*Assuming a 4 Person Household  
per HUD 2025 Income Limits



BMR Sales Price  
\$500,000



Example\*  
Interest Rate 6.5%  
3.5% Down Payment



3 Bedroom Rental  
\$3432.00 per month  
C.C.C. Fair Market Rent\*

**VS.**



Mortgage  
\$3049.73 per month  
Excluding Taxes & Insurance

## Affordability Impact:

By addressing both immediate housing needs and long-term financial stability, this project provides a comprehensive solution to bridging the income gap in the community.

# SOLUCIÓN



80% del ingreso medio de la zona (AMI) \$125,050

Condado de Contra Costa

\*Asumiendo que es un hogar de 4 personas de acuerdo a los límites de ingresos de HUD de 2025



Precio de venta por debajo del precio del mercado (BMR) \$500,000



Ejemplo\*

Tasa de interés de 6.5%  
3.5% de enganche



**VS.**



Unidad de alquiler de 3 recámaras \$3432.00 al mes  
Precio justo del mercado en el Condado de Contra Costa \*

Hipoteca \$3049.73 al mes  
No incluye impuestos ni seguro

## El impacto de la asequibilidad:

Al abordar tanto la necesidad inmediata de vivienda como la estabilidad financiera a largo plazo, este proyecto ofrece una solución integral para cerrar la brecha en los ingresos que existe en la comunidad.



**SCAN ME**



# THANK YOU! ATTEND OUR AUGUST 19 LAS DELTAS INFO SESSION

**¡GRACIAS!  
ASISTE A NUESTRA  
SESION INFORMATIVA  
SOBRE LAS DELTAS EL  
19 DE AGOSTO**



**Nikki Beasley**  
Executive Director  
Directora ejecutiva,  
RNHS



**Ria Cotton-Landry**  
Project Manager,  
EDP Alumni  
Gestora de proyectos,  
graduada de EDP



**Ashley Garner**  
Project Manager,  
EDP Alumni  
Gestora de proyectos,  
graduada de EDP



**Delvin Hall**  
Consultant  
Consultor



**Eric Mills**  
Housing Counselor Lead  
Consejero de vivienda  
principal



**Cymone Goree**  
Property Manager  
Gestora de propiedad  
RNHS



**Ivan Cerpas-Arreola**  
Finance Manager  
Gerente de finanzas  
71  
RNHS

# North Richmond Las Deltas Rehabilitation of 4 Duplexes

## Nuevo desarrollo de Las Deltas en North Richmond de 4 Dúplex a 4 hogares unifamiliares

1529 Second Street (3br/1ba) / 114 West Ruby Avenue (3br/2ba)  
1558 First Street (3br/2ba) / 1560 First Street (4br/1ba)  
1572 First Street (4br/1ba) / 1574 First Street (3br/2ba)  
121 Chesley Avenue (2br/1ba) / 1511 Second Street (3br/2ba)

Community Housing Development Corporation of North Richmond(CHDC)  
1535-A Fred Jackson Way, Richmond, CA 94801

# Community Housing Development Corporation Las Deltas Redevelopment Team

- Executive Director: Donald Gilmore
- Chief Operations Officer: Shane Sutherland
- Homeownership Center & Asset Building
  - Katrina Vizinau, Director
- Real Estate Development
  - Joanna Griffith, Asst. Director
  - Norma Thompson, Garry Hill-Thomas
- Community Building & Engagement
  - Dr. Darrell Davis, Director



# Community Housing Development Corporation

## Equipo de restauración de Las Deltas

- Director ejecutivo: Donald Gilmore
- Director de operaciones: Shane Sutherlanc
- Centro para propietarios de sus propias casas y desarrollo de recursos (Homeownership Center & Asset Building)
  - Katrina Vizinau, directora
- Desarrollo inmobiliario
  - Joanna Griffith, subdirectora
  - Norma Thompson, Rebecca Kilmartin  
Garry Hill-Thomas
- Desarrollo y participación comunitarios
  - Dr. Darrell Davis, director





# CHDC Mission, Vision & Services

**Mission:** To create and sustain vibrant communities for low to moderate income individuals, seniors, and families by providing high-quality affordable housing, economic development and supportive services.

**Misión:** Crear y mantener comunidades vibrantes para personas con ingresos bajos o moderados, adultos mayores y familias, proporcionándoles viviendas asequibles de alta calidad, desarrollo económico y servicios de apoyo.

**Vision:** We envision vibrant, safe, diverse communities throughout our region where people of all ages can thrive — Communities free of blight, crime and pollution where involved residents have access to affordable housing, education, healthcare and economic opportunity.

**Visión:** Aspiramos a comunidades vibrantes, seguras y diversas en toda nuestra región, en las que puedan prosperar personas de todas las edades. Comunidades libres de deterioro, delincuencia y contaminación, en las que los residentes que las integran tengan acceso a viviendas asequibles, educación, atención de la salud y oportunidades económicas.

**Services:** Community Building & Engagement, Homebuying/Homeownership, Property Management, Real Estate Development, REDI (Racial Equity in Housing), Driving Clean Assistance Program

**Servicios:** Desarrollo y participación comunitaria, [facilitar la] compra/adquisición de vivienda, administración de propiedades, desarrollo inmobiliario, Equidad Racial en la Vivienda (REDI, por sus siglas en inglés), Driving Clean Assistance Program (programa de asistencia para la compra de vehículos de energía limpia).



# Las Deltas Single Family Home Details & Development Update / Detalles de los hogares unifamiliares en Las Deltas e informe del desarrollo

- 2-4 bedrooms / de 2 a 4 recámaras
- 1-2 bathrooms / de 1 a 2 baños
- Potential accessible dwelling unit (ADU) attached / Posibilidad de que tenga una unidad de vivienda accesoria (ADU, por sus siglas en inglés) adjunta
- Construction start and completion schedule estimated 18 months / Desde la fecha de inicio a la fecha de conclusión se calcula que tomará 18 meses
- Marketing and sales projected Q3 of 2026 to Q2 of 2027/ La fase de marketing y ventas se espera tomar lugar del tercer trimestre de 2026 al segundo trimestre de 2027
  
- Escrow Closed April 2025 / El periodo de depósito en garantía [escrow] termina en Abril de 2025
- Architect RFQ released, Architect Selected July 2025 / Publicación de la Convocatoria a precalificación (RFQ, por sus siglas en inglés), Selección de firma arquitectónica, Julio de 2025
- Securing funding for development activities / Se aseguran los fondos para el desarrollo



# Homeownership Center & Asset Building / Centro para la adquisición de su casa y desarrollo de recursos

- First Time Homebuyer Program / Programa para compradores de casa primerizos
  - Workshops / Talleres
  - Credit Counseling / Asesoría de crédito
  - Loan Qualification Analysis / Análisis de elegibilidad para préstamos
  - Loan Document Review / Revisión de los documentos del préstamo
  - Budget Planning / Planificación del presupuesto
  - Down Payment Assistance Program and Referrals / Programa de asistencia con el enganche y derivaciones
  - Deed Restriction Counseling / Asesoría en materia de restricciones de las escrituras
  - Lender Referrals / Derivaciones a prestamistas
  - Real Estate Referrals / Derivaciones a empresas inmobiliarias
- Home Buying Education / Educación para la compra de su propia casa
- Las Deltas Homebuyer Club / Club de compradores de Las Deltas
- Black Wealth Initiative
- Visit CHDC website or email/call us to access resources available / Visite el sitio web de CHDC o envíenos un email/llámenos para acceso a los recursos disponibles
  - <https://communityhdc.org/community-wealth-building/>
  - [admin@communityhdc.org](mailto:admin@communityhdc.org) 510-412-9290



# Updated Monthly Calendar

Thank you!

Questions or  
Comments?

¡Gracias!

¿Preguntas o  
comentarios?

Point of Contact / **Punto de contacto**

Katrina Vizinau,

Director of Homeownership / **Directora de  
adquisición de casa propia**

[kvizinau@communityhdc.org](mailto:kvizinau@communityhdc.org)

(510)221-2527 ext.=227

# North Richmond Eco Village ecológico de casitas pequeñas

A project by/un proyecto de **Richmond LAND**



As Contra Costa County's first Community Land Trust, we build grassroots power for community controlled land-use through community organizing, land acquisition, development, and stewardship of land and affordable housing for longterm community benefit.

Siendo el primer fideicomiso comunitario del Condado de Contra Costa, construimos poder popular a favor del uso de la tierra controlado por la comunidad, [y lo hacemos] mediante la organización comunitaria, la adquisición de terrenos, el desarrollo [de esos terrenos], y la administración de los terrenos y de viviendas asequibles para el beneficio comunitario a largo plazo.

[staff@richmondland.org](mailto:staff@richmondland.org)

# North Richmond Eco Village

## Timeline

2018

Richmond Community Development Enterprise formed, now Richmond LAND  
Formación de Richmond Community Development Enterprise, ahora Richmond LAND

2019

Launched Building Power Fellowship  
Se lanzó la beca Building Power

2020-22

Led comprehensive community design process  
Dirigimos un proceso comunitario de diseño exhaustivo

2023

Awarded 2 sites from the HACCC Las Deltas RFP  
Durante la convocatoria para presentar propuestas (RFP) de HACCC Las Deltas nos otorgaron 2 sitios

**2026**  
**Acquire sites from HACCC and start predevelopment activities**

Tomar posesión de los sitios de manos de HACCC y empezar las actividades de pre-desarrollo

2029

**Project completion & ribbon cutting**  
Se completa el proyecto y se corta el listón



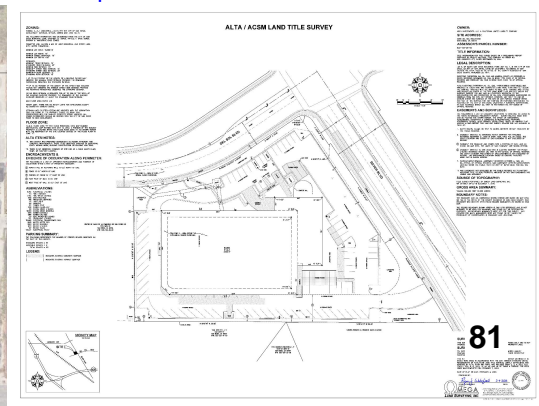
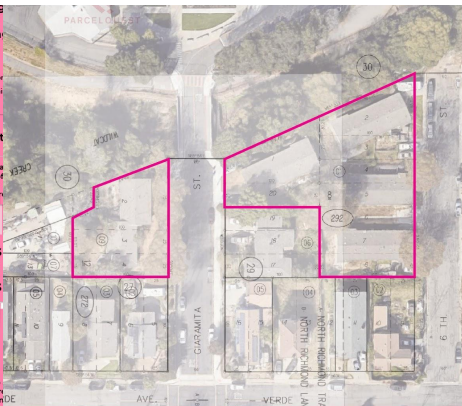
**Dreamed of a different way**  
Community members have stakes in the CLT  
land for perpetual affordability  
Neighbors say "hi!"  
safe and secure community  
high quality life  
A place you can call home and you don't even have to live here  
This little village is my home  
Creative  
Divide to connect, on, local resources, better together living

**Natural space**  
enchanted forest village  
Eco-system  
Sharing eco-system by the creek  
Sitting by the creek and reflecting  
beautiful creek trail and access which I use in many ways  
sounds of the creek and fresh air  
Eco in Eco village highlighting the plants, animals, and trees & gardens. The kids get to pick fruits and veggies as they walk home  
children pick the fruits  
partnership with school  
children's ecological program

**farmers market every day**  
Minimal trash, farmers markets, fresh produce & yummy food  
farmers market and fresh produce from all north richmond businesses  
open mic  
Children playing  
Kids can go to school next to home  
community theatre with open mics

**gardens of fresh produce**  
15 scattered site with 10 homes!  
Solar energy and green jobs  
BBQs!  
Verde garden  
Community theatre with open mics

**building power gathering center**  
open on weekends  
wind turbine and solar that power 100% of North Richmond  
100% clean energy production  
Cascading vines  
Murals telling stories  
resources for the unhoused  
site at BERDE



# What is a Community Land

## ¿Qué es un fideicomiso de tierras comunitarias (CLT)?

Shared Ownership, Shared Stability / Propiedad compartida, Estabilidad compartida



### RESIDENTS

- Control their homes
- Lease the land from the CLT
- Purchase below market value
- Get back what they put in + some appreciation
- Are low-moderate income
- Have agency to make decisions

### Ground Lease

#### The CLT

- Retains ownership of land
- 99 year ground lease ensures permanent affordability
- Gives support and partnership to residents
- Stewardship of residents, structure, land, public subsidy, and private investment
- Keeps land in community hands!

### LOS HABITANTES

- Controlan sus casas
- Arrendan el terreno al fideicomiso de tierras comunitario (CLT)
- Compran por debajo del valor de mercado
- Recuperar lo que invirtieron + apreciación del valor de la vivienda
- Son de ingresos bajos o moderados.
- Tienen agencia para tomar decisiones

#### El Fideicomiso de Tierras Comunitario (CLT)

- Se mantiene como propietario de la tierra
- Arrienda el terreno por 99 años para garantizar su asequibilidad de forma permanente
- Brinda apoyo y colaboración a los habitantes
- Gestor para los habitantes, estructura, tierra, subsidio público e inversión privada
- ¡Mantiene la tierra en manos de la comunidad!

# Site Plan

## Phase 1: 8 duplexes

**3BR/1BA (1200 sqft)/ Fase 1: 8  
dùplexes con 3 recamaras/1 baño**

## Phase 2: 4-5 cottage homes

**1BR/1BA (400-600 sq ft)/ Fase 2: 4-5  
casitas con 1 recamara/1 baño**

12-13 casitas, range /de 12 a 13 casitas, estufa

Bicycle parking Estacionamiento de bicicletas

1:1 car parking

Estacionamiento para autos, 1:1

Community Spaces

Espacios comunes

Outdoor living amenities

Servicios para actividades de ocio al aire libre

Community gardens

Jardines comunitarios

Demonstration rain garden

Demostración de jardín de lluvia

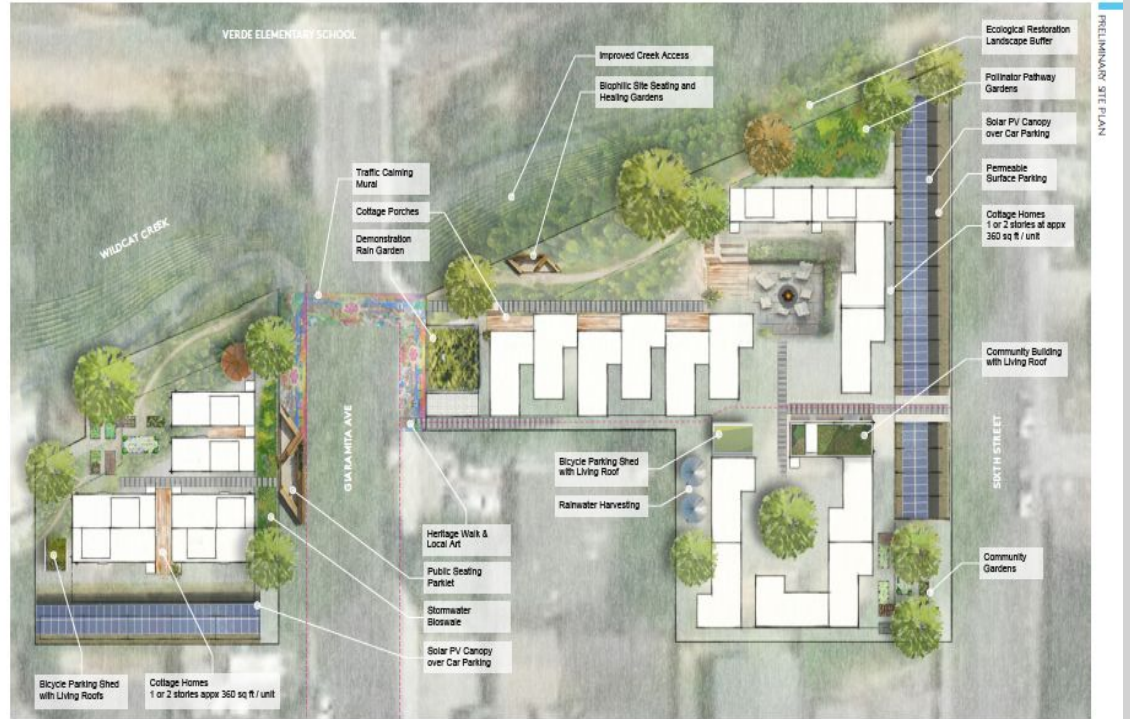
Solar canopy

Tejadillo solar

Traffic calming mural

Mural de pacificación del tráfico

## ECO-VILLAGE



PRELIMINARY SITE PLAN

# North Richmond Ecovillage Updates

## Project Engagement

Our priority is to engage all former, native, and current residents and workers of North Richmond regarding the Ecovillage development. The NREV has been prioritized by the community at the 2026 Not for Us, Without Us Community Series Meetings to prioritize Just Transition Projects in the unincorporated North Richmond Ca.

## Capacity and Partnerships

Since 2025, we have: Hired 4 full-time professional staff & Engaged a robust pro-bono Technical Assistance team of consultants and engineers to get our project to permitting.

## Project Milestones

Our design program has changed into Phases 1-& 2 to complete the full development of NREV. Ahead of gaining full site control, we have secured a partnership with CHDC to rehabilitate 8 duplexes in Phase 1 of the North Richmond Ecovillage development project. We have started to apply for financial resources to support closing on escrow and starting pre-development on the site.

## Project Next Steps

Once our partnership is official and we close escrow on the former Las Deltas Sites awarded to Richmond LAND, we will be able to secure a development team to move our project forward.

We are deeply committed to this work, grounded in community, and steadily building the capacity needed to deliver on the promise of NREV, with integrity and transparency.



# Informes del pueblito ecológico de North Richmond

## Participación en el proyecto

Nuestra prioridad es involucrar a todos los antiguos residentes, a los residentes nativos y a los residentes y trabajadores actuales de North Richmond en el desarrollo de la ecoaldea. La comunidad ha dado prioridad a la NREV en las reuniones de la serie comunitaria «Not for Us, Without Us» (No para nosotros, sin nosotros) de 2026, con el fin de dar prioridad a los proyectos de transición justa en la zona no incorporada de North Richmond (California).

## Capacidad y colaboraciones

Desde 2025, hemos contratado a cuatro profesionales a tiempo completo y hemos reunido un sólido equipo de asistencia técnica pro bono, formado por consultores e ingenieros, para conseguir los permisos necesarios para nuestro proyecto.

## Hitos del proyecto

Nuestro programa de diseño se ha dividido en las fases 1 y 2 para completar el desarrollo total de NREV. Antes de obtener el control total del terreno, hemos establecido una asociación con CHDC para rehabilitar 8 dúplex en la fase 1 del proyecto de desarrollo de la ecoaldea de North Richmond. Hemos comenzado a solicitar recursos financieros para financiar el cierre de la cuenta de garantía bloqueada y el inicio de la fase previa al desarrollo en el terreno.

## Próximos pasos del proyecto

Una vez que nuestra asociación sea oficial y cerremos la operación de depósito en garantía de los antiguos terrenos de Las Deltas adjudicados a Richmond LAND, podremos contar con un equipo de desarrollo para sacar adelante nuestro proyecto.

Estamos profundamente comprometidos con este trabajo, arraigados en la comunidad, y construyendo de forma constante la capacidad necesaria para cumplir la promesa de NREV, con integridad y transparencia.



# Attend Richmond LAND's Next Orientation

A chance to get to know who we are and what we do!

Richmond LAND's Orientation is a great place to learn about our mission and vision. A space to speak with our staff and get on the spot assistance. As well as, become a member and get more involved!

Join Our Virtual Orientation  
Via ZOOM  
Every Third Tuesday  
5:30pm - 6:30pm

NEXT ORIENTATION  
May 19th, 2026  
[VISIT](#) to RSVP

Register Below:  
<https://us06web.zoom.us/meeting/register/WJml7EtUTrSjh4b4T4A7kA>

**RICHMOND LAND**

## 2026 MONTHLY ORIENTATION

A space to learn about who we are and what we do! With on the spot assistance, we can get you started on your journey with us!

Every 3<sup>rd</sup> Tuesday of the month! Join us virtually online to learn about the 1<sup>st</sup> Community Land Trust in Richmond CA & West Contra Costa County

**DATE & TIME**  
3<sup>rd</sup> Tuesday of every month at 5:30pm - 6:30pm

**ZOOM REGISTRATION**  
<https://us06web.zoom.us/meeting/register/WJml7EtUTrSjh4b4T4A7kA>

More information  
[www.richmondland.org](http://www.richmondland.org)  
[admin@richmondland.org](mailto:admin@richmondland.org)



# Asista a la siguiente orientación de Richmond LAND

¡Esta es una oportunidad de conocernos e informarse de lo que hacemos!

La orientación de Richmond LAND es un lugar fantástico para enterarse de nuestra misión y visión. Es un espacio donde puede hablar con nuestro personal y recibir asistencia ahí mismo. ¡También para convertirse en miembro e involucrarse aún más!

Únase a nuestra orientación virtual  
en ZOOM

Jueves, 19 de mayo por la noche  
De 5:30pm a 6:30pm

EMAIL: [dillon@richmondland.org](mailto:dillon@richmondland.org) to RSVP



# Ways to get more involved with Richmond LAND

## Becoming A Community Member of Richmond LAND

Sign Up List <https://forms.gle/xhWTReDdNwepCh6z8>

## NREV Interest List

Sign up to get updates about opportunities in NREV

<https://forms.gle/sHJDj22W9t8LuyxJA>

## Homebuyer Pre-survey

Are you interested in completing a Homebuyer Workshop with CHDC & RLAND in 2026?

<https://forms.gle/7jqs8WiLXy4UitFP9>



# Ways to get more involved with Richmond LAND

Cómo hacerse miembro de la comunidad de Richmond LAND

Lista de inscripción: <https://forms.gle/xhWTReDdNwepCh6z8>

Lista de interesados de NREV

Inscríbese para recibir información actualizada sobre las oportunidades en NREV

<https://forms.gle/sHJDj22W9t8LuyxJA>

Encuesta previa para compradores de vivienda

¿Te interesa participar en un taller para compradores de vivienda con CHDC y RLAND en 2026? <https://forms.gle/7jqs8WILXy4UitFP9>





## Our Team/Nuestro Equipo

Contact us/**contáctenos**  
staff@richmondland.org



**Executive Director/Directora ejecutiva:**

Princess Robinson

[princess@richmondland.org](mailto:princess@richmondland.org)

(510-734-7280)

**Operations Manager/Gerente de operaciones:**

Danielle Sumler ([danielle@richmondland.org](mailto:danielle@richmondland.org))

**Real Estate Manager/Gerente de bienes raíces:**

Amy Young ([amy@richmondland.org](mailto:amy@richmondland.org))

**Community Engagement Manager/Gerente de participación comunitaria:**

Caden Cotton-Blake ([caden@richmondland.org](mailto:caden@richmondland.org))

**Just Transition Manager/Gerente de transición justa:**

James Huynh ([james@richmondland.org](mailto:james@richmondland.org))