

The Riveter Staff Report

Prepared for Affordable Housing Finance Committee Review

Project Overview

Project Name: The Riveter (Phases 1 and 2)

Applicant/Sponsor: Eden Housing, Inc. (Eden) & Community Housing Development Corporation (CHDC)

Location: 100 38th Street, Richmond

Consistency with Program Priorities: Permanent Supportive Housing Units & Special Needs Housing Units; Production of Affordable Rental Housing

The Riveter is a 135-unit affordable and supportive housing development that adaptively reuses the former County-owned Richmond Health Center and transforms an adjacent parking lot into new family housing. Phase 1 will convert and adaptively reuse the former County-owned health center to create 59 units targeted to seniors. Phase 1 will be a mix of Studio and one-bedroom units affordable to households earning 20%-50% of Area Median Income (AMI). Phase 2 will transform an existing parking lot into 76 new family housing units. Phase 2 will be a mix of Studio, one-, two-, and three- bedroom units affordable to households earning 20%-60% AMI. The Riveter project has been revised to be developed in a single phase. The project directly addresses the region's significant need for deeply affordable housing, permanent supportive housing, and senior and family units. The project is transit-accessible and aligned with municipal and regional housing priorities.

Sources of Funds (Permanent Financing)

• 2026/27 Measure X funds requested:	\$7,626,050	applied
• County HOME-ARP:	\$2,568,115	committed
• County CDBG:	\$236,000	committed
• County PLHA:	\$500,000	committed
• County Measure X:	\$1,714,000	committed
• Construction & Permanent Loan:	\$12,986,764	committed
• State of California MHP or AHSC:	\$35,000,000	proposed
• Federal Sponsor Loan (Congressional Earmark):	\$3,000,000	committed
• AHP:	\$870,000	committed
• Seller Carryback:	\$14,255,000	committed
• 4% Federal LIHTC Equity:	\$58,840,959	proposed

- Deferred Developer Fee: \$1,500,000 committed

Total Permanent Sources: \$139,096,987

Uses of Funds (Development Budget)

- Land Acquisition / Land Value: \$14,255,000
- Hard Construction Costs (Structures): \$74,325,544
- Other Construction Costs (Non-Structures): \$10,752,730
- Financing Costs: \$142,000
- Soft Costs: Approximately \$28,784,944
- Hard Cost Contingency: \$4,361,588
- Soft Cost Contingency: \$1,462,812
- Reserves: \$1,512,369
- Total Developer Fee: \$3,500,000

Total Uses: \$139,096,987 (balanced with sources)

Unit and Affordability Mix

The project will help alleviate the need for safe, decent, affordable housing through the new construction and/or adaptive-reuse/conversion of 133 affordable rental units for families including:

Studio Units

Number: 38

Proposed County-Assisted Units: 12

Affordability Level: 0-60% AMI

1-Bedroom Units

Number: 55

Proposed County-Assisted Units: 10

Affordability Level: 0-60% AMI

2-Bedroom Units

Number: 20

Proposed County-Assisted Units: 6

Affordability Level: 0-60% AMI

+ 2 manager units

3-Bedroom Units

Number: 20

Proposed County-Assisted Units: 6

Affordability Level: 0-60% AMI

Total Units: 135

34 project-based vouchers have been secured from the County Housing Authority.

Financial Analysis and Underwriting

The estimated per-unit cost is approximately \$1,045,842. The hard construction cost per unit is \$874.93. Both costs are higher than those of other new construction podium parking applications submitted to the County this round. The financing structure includes

significant LIHTC equity, state funds, and local contributions, resulting in a strong leverage ratio. Operating projections show positive cash flow and long-term sustainability.

Scoring Criteria

The Riveter project has been evaluated based on the following criteria:

- **Project Readiness - 35 points**
The Riveter has changed from a two-phase project to a single-phase one. They plan to apply for the state's SuperNOFA this year and have secured design approvals and land use entitlements. They are currently securing building permits and plan to apply for tax credits in 2027.
- **Project Location - 15 points**
The Riveter is less than a mile from bus routes. The site is within a mile of a grocery store and pharmacy in the City of Richmond. The site is located within the "extreme displacement" category of the Urban Displacement Project's California Estimate Risk model.
- **Project Targeting & Characteristics - 25 points**
Building A will convert/adaptively reuse the County health center into 59 units for seniors with onsite support services. Building B will convert an existing parking lot into 76 new family housing units, with 8,500 square feet of commercial space for a YMCA or community center.
- **Developer Experience and Capacity - 34 points**
Eden Housing is one of the oldest affordable housing developers in California and has developed and acquired nearly 12,000 residential units in 170 properties in cities throughout the San Francisco Bay Area. Community Housing Development Corporation (CHDC) is focused on developing affordable housing in the greater Richmond area of California. CHDC also provides homebuyer assistance, financial counseling, and other programs to encourage resident self-sufficiency.
- **Penalty for Nonperforming Previously Funded Projects – Negative 7 points**
The project had a recapture of \$2,000,000 in CDBG funds (-5). The 2025 monitoring noted challenges with two Eden projects (Riverhouse Hotel and Virginia Lane), and both projects still have audit items pending resolution (-2).

The total score for The Riveter is 104 out of a maximum of 189 points for rental projects.

Funding Recommendation Amount

Staff does not recommend additional funding at this time.

Rationale for Recommendation

While the Riveter project aligns with the County's goal of developing new, affordable, permanent rental housing, it is not as advanced as other proposals and did not rank as highly in this NOFA cycle. Staff recognizes that the project reflects important community housing priorities, makes thoughtful use of public investment, and demonstrates solid financial planning and risk awareness. It also aims to serve a diverse range of households, including individuals with special needs. Unfortunately, due to the competitive nature of this funding round, staff does not currently recommend a funding award. The committee will address the extension of HOME-ARP, Measure X, and PLHA contingencies in a separate action.