

**Affordable Housing  
FY 2024/25 Recommendation Table**

Project ID	Project Name Location	BOS District	Sponsor/ Developer #1	Sponsor/ Developer #2	Funds Requested			Staff Recommendations				Conditions of Approval		
					Affordable Units	Total Project Cost	Previous Allocation	CDBG	HOME	CDBG	HOME		County Project Delivery Costs	Total FY 2024/25 Funds Recommended
24-01	Civic Center Apts Richmond	1	Novin Development	Trinity Center	49	\$ 15,436,920	N/A	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ 40,000	\$ 1,040,000	<p>1. Novin must receive an award of State of California HCD Homekey funds by December 31, 2024 to fill the financing gap and commence construction by April 1, 2025. If the project is not successful in receiving an award of Homekey funds, the CDBG funds will be recaptured and reallocated to another CDBG eligible project that will be able to expend the CDBG funds in a timely manner.</p> <p>2. Confirmation that the project's financials are compliant with the County's Affordable Housing Program Guidelines.</p>
24-02	Healthy Homes Contra Costa Urban County	Various	Rebuilding Together East Bay North	N/A	52	\$ 468,000	N/A	\$ 390,000	\$ -	\$ 390,000	\$ -	\$ -	\$ 390,000	<p>1. An award of \$390,000 in CDBG funds will require the applicant to rehabilitate at least 52 homes in the Urban County.</p> <p>2. Individual Projects within the program must include physical improvements to the dwelling and not solely include a home assessment.</p>
24-03	Lakeside Apts Concord	4	Resources for Community Development	N/A	122	\$ 49,701,667	N/A	\$ -	\$ 5,000,000	\$ -	\$ 5,000,000	\$ 40,000	\$ 5,040,000	<p>1. All other financing commitments secured by December 31, 2025 and FY 2024/25 HOME funds committed, as evidenced by an executed loan by August 31, 2026. HOME funds will be recaptured by January 2026 if significant progress is not being made to meet the August 31, 2026 commitment deadline.</p> <p>2. An award of \$5,000,000 in HOME will require a total of 21 HOME-assisted units.</p> <p>3. Confirmation that the project's financial are compliant with the County's Affordable Housing Program Guidelines.</p>

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24-05	Neighborhood Preservation Program Urban County	Various	Dept. of Conservation & Development	N/A	14	\$ 765,000	Ongiong	\$ 650,000	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000	1. Obtention of building condition assessor. 2. An award of \$150,000 in FY 2024/25 CDBG funds plus an anticipated \$250,000 in NPP loans repaid will require home rehabilitation projects: 5 single-family loans, 1 single-family grant, and 8 mobile-home grants.
24-06	The Riveter - Supportive Richmond	1	Eden Development, Inc.	Community Housing Development Corporation	58	\$ 60,706,193	\$500,000 PLHA	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -	\$ 40,000	\$ 2,040,000	1. All other financing commitments secured by June 30, 2025, and FY 2024/25 CDBG funds committed, as evidenced by an executed loan, by December 31, 2025. CDBG funds will be recaptured by July 2025 if significant progress is not being made to meet the May 2026 CDBG expenditure deadline. 2. Confirmation that the project's financials are compliant with the County's Affordable Housing Program Guidelines.
<b>APPLICATION TOTALS</b>								<b>\$ 4,040,000</b>	<b>\$ 5,000,000</b>	<b>\$ 3,580,000</b>	<b>\$ 5,040,000</b>		<b>\$ 8,660,000</b>	