

HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA

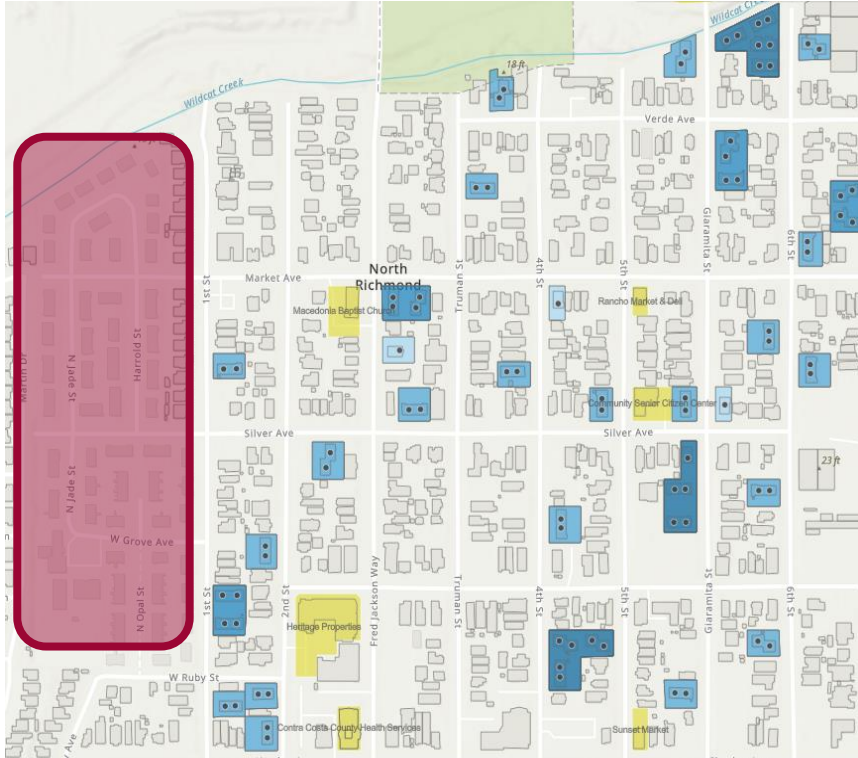


LAS DELTAS REDEVELOPMENT

Presented by
Joseph Villarreal, Executive Director

May 2025

3-STEP LAND SALE PROCESS



Was 214 units
of family public
housing

**134-unit main
campus, 11.38
acres
[demolished]**

**80 scattered
site units (38
duplexes, 4
single family
homes), 7.69
acres**

1

16 Scattered Sites

Below Market Value (\$1) Sales
RFQ
2023-2024

2

Remaining Scattered Sites

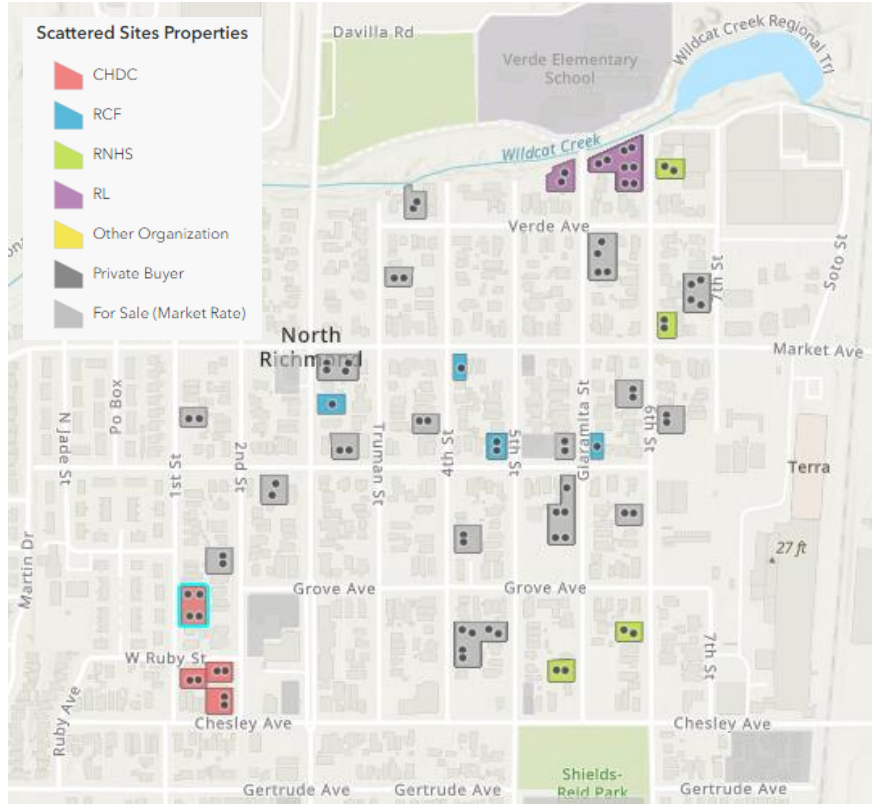
Fair Market Value Sales
Realtor
2025

3

Main Campus

Fair Value Sale or Lease
RFQ
2025

BELOW MARKET HOMEOWNERSHIP SALES



Richmond Community Foundation

Rehabilitating 3 single family homes and 1-2 duplexes into for-sale Advanced Electric Homes



Richmond Neighborhood Housing Services

Rehabilitating 4 duplexes for a total of 8 units, using their Restoring Neighborhoods funding model



Richmond LAND

Transforming 5 duplexes into a 20+ unit tiny home (400 sq ft) Eco-Village, stewarded by their Community Land Trust

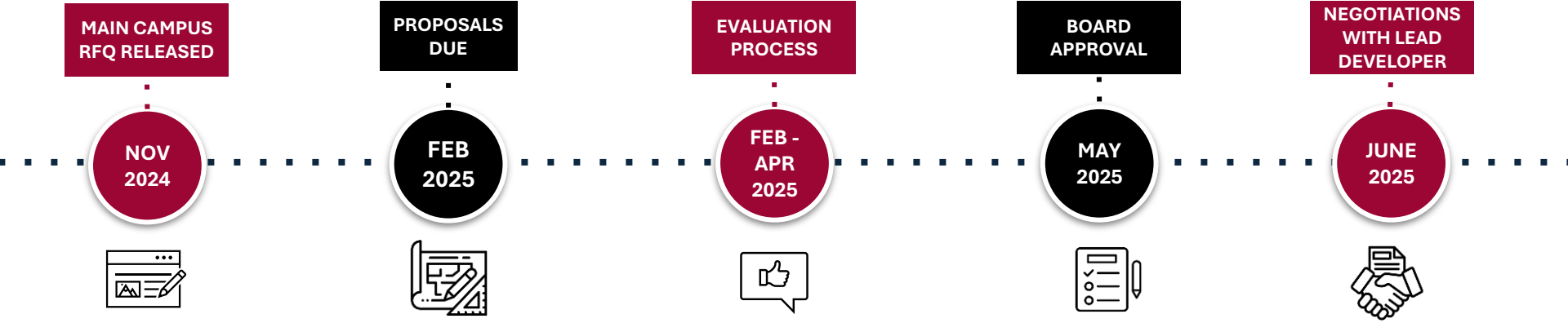


Community Housing Development Corporation of North Richmond

Converting 4-5 duplexes into family-sized (3-4BR) single family homes, layered with their counseling and down payment assistance programs

WHERE WE ARE TODAY

MAIN CAMPUS



EXPECTED TO
GENERATE
\$5,500,000

Selected Development Team Organization

CHDC

Founded in Richmond in 1990

Full-service housing development corporation

A BIPOC-led community services provider with property management and lender affiliates

Developed, co-developed, or acquired 961 affordable housing units in Richmond

EDEN

Founded in Hayward in 1968

Developing, owning, managing, and servicing affordable housing developments

163 properties owned or managed

12,600+ affordable units developed, acquired, or rehabilitated

HKIT

Founded in Richmond in 1948, operating in Oakland since 2000

Full planning, architecture, and interior design services

Focused on design of affordable housing, senior living, and education facilities

Designed over 10,000 units of affordable housing

Overview

Wildcat Creek
& Trail

One- and two-
story residences



Two-story residences

- A new, infill community with strong connections to the existing neighborhoods on three sides
- Street connections aligned with existing roadway grid
- Scale of lots compatible with neighboring homes, restoring the existing urban fabric
- **240 homes for estimated 700 residents:**
 - 125 individual for-sale homes
 - 115 affordable apartments for low-income seniors

Proposed Master Plan



WILDCAT CREEK & TRAIL

1-2 STORY RESIDENTIAL

1-2 STORY RESIDENTIAL

2 STORY RESIDENTIAL DEVELOPMENT

- KEY**
-  LAS DELTAS MASTERPLAN AREA
 -  2 BEDROOM HOMES
 -  3 BEDROOM HOMES
 -  COMMUNITY CENTER
 -  BASKETBALL GYM
 -  SENIOR BUILDING
 -  EXISTING TREES
 -  NEW TREES
 -  EXISTING BUS STOP
 -  PROPOSED CONNECTIONS TO EXISTING STREET
 -  EXISTING BICYCLE LANE
 -  WILDCAT CREEK & TRAIL

PHASE 5: 24 Homeownership Homes

Construction Start 3rd Quarter 2032
Construction End 4th Quarter 2033
Full occupancy 1st Quarter 2034

PHASE 2: 24 Homeownership Homes

Construction Start 2nd Quarter 2028
Construction End 3rd Quarter 2029
Full occupancy 4th Quarter 2029

Planning Entitlements: 1st Quarter 2026

Phase 1B: 115 Senior Rentals

Construction Start 2nd Quarter 2028
Construction End 4th Quarter 2029
Full occupancy 1st Quarter 2030



**PHASE 4
25 HOMES**

**PHASE 5
24 HOMES
+
PARK & REC**

**PHASE 2
24 HOMES**

**PHASE 1
115 SR. HOUSING
26 HOMES**

**PHASE 3
26 HOMES**

PHASE 4: 25 Homeownership Homes

Construction Start 2nd Quarter 2031
Construction End 3rd Quarter 2032
Full occupancy 4th Quarter 2032

PHASE 5: Park

Construction Start 3rd Quarter 2032
Construction End 1st Quarter 2034

PHASE 3: 26 Homeownership Homes

Construction Start 3rd Quarter 2029
Construction End 4th Quarter 2030
Full occupancy 1st Quarter 2031

PHASE 1A: 26 Homeownership Homes

Construction Start 1st Quarter 2027
Construction End 2nd Quarter 2028
Full occupancy 4th Quarter 2028

Affordable Senior Rental



- 2.12 Acres in Phase 1 are dedicated to the development of a three-story senior apartment community. A total of 115 units can be built at once in a single phase, or in two separate phases.
- One-bedroom units approximately 600 s.f. each with accessible/adaptable bathrooms and kitchens.
- Amenity spaces include shared laundry, fitness, common rooms and gathering spaces. Management and resident services offices are in each building.
- A large interior courtyard space provides space for gathering and recreation.
- To the west is a surface parking lot providing 44 parking stalls, or .38 stalls / unit.



For Sale Homes



- Each phase of the master plan development includes 24-26 lots for the development of single-family dwellings.
- The units are built in pairs of 2BR and 3BR homes with attached garages and 5' clear space on either side.
- Each lot provides space for 2 parking stalls (one in garage, one in driveway), plus private backyard space.



Central Park, Recreation Center, & Wildcat Creek



The core of the Las Deltas neighborhood is the **central park** with recreation center. This provides .44 acres of open space with recreation amenities including play areas for all ages and abilities, seating and picnic areas.

A 12,525 s.f. **Recreation Center** provides space for activities and classes, along with an indoor gymnasium. Additional angled street parking is proposed along the east and west sides of the park.

Wildcat Creek to the north of the master plan area provides natural watershed and habitat. The development maintains a natural buffer between the residential lots and the riparian zone. This zone could include community garden areas and gathering spaces. A pedestrian connection to trails along Wildcat Creek is also possible.