

OVERVIEW OF FY 2026/27 HOUSING DEVELOPMENT APPLICATIONS

CDBG-HOUSING, HOME, IN-
LIEU, & MEASURE X FUNDS



SUMMARY OF APPLICATIONS RECEIVED – FY 2026/27

Types of Applications Submitted

- 19 Rental applications
 - 15 new construction applications
 - 2 rehabilitation applications
 - 1 New construction and adaptive reuse/conversion application combination
 - 1 scattered-site rental rehab application
- 2 Homeownership applications
 - 0 Homeownership new construction applications
 - 1 Homeownership rehabilitation application
 - 1 owner-occupied rehab application

Total Funding Request by Source



CDBG -
\$4,577,885



HOME -
\$9,865,185



In-Lieu -
\$2,871,440



Measure X -
\$56,673,566



HOUSING APPLICATIONS SPECIFIC INFORMATION

FUNDING REQUESTED, PROJECT SPECIFIC DESCRIPTION, & PROPOSED IMPLEMENTATION SCHEDULE

949 MORAGA ROAD PROJECT – SATELLITE AFFORDABLE HOUSING ASSOCIATES & SUNFLOWER HILL



Funding Request

\$6,111,718 in Measure X

Location

949 Moraga Road, Lafayette
BOS District - 2

Project Description

- New construction of 47 affordable rental units affordable to and occupied by individuals with intellectual and developmental disabilities
- 29 one-bedroom and 18 two-bedroom units
- Affordable to households earning 30% - 60% AMI

Proposed Implementation Schedule

- Primary Public Funding: MHP (awarded), Lafayette (land donation), and 9% Tax Credits (2026)
- Anticipated Tax Credit Score: 109 Tie Breaker %: 87.62
- Construction Start Date: Fall 2026

BAYLINE APARTMENTS – COMMUNITY HOUSING WORKS



Funding Request

\$3,015,185 in HOME
\$458,865 in Measure X } \$3,474,050 Total Request

Location

Earnest St. & Bayfront Blvd, Hercules
BOS District - 5

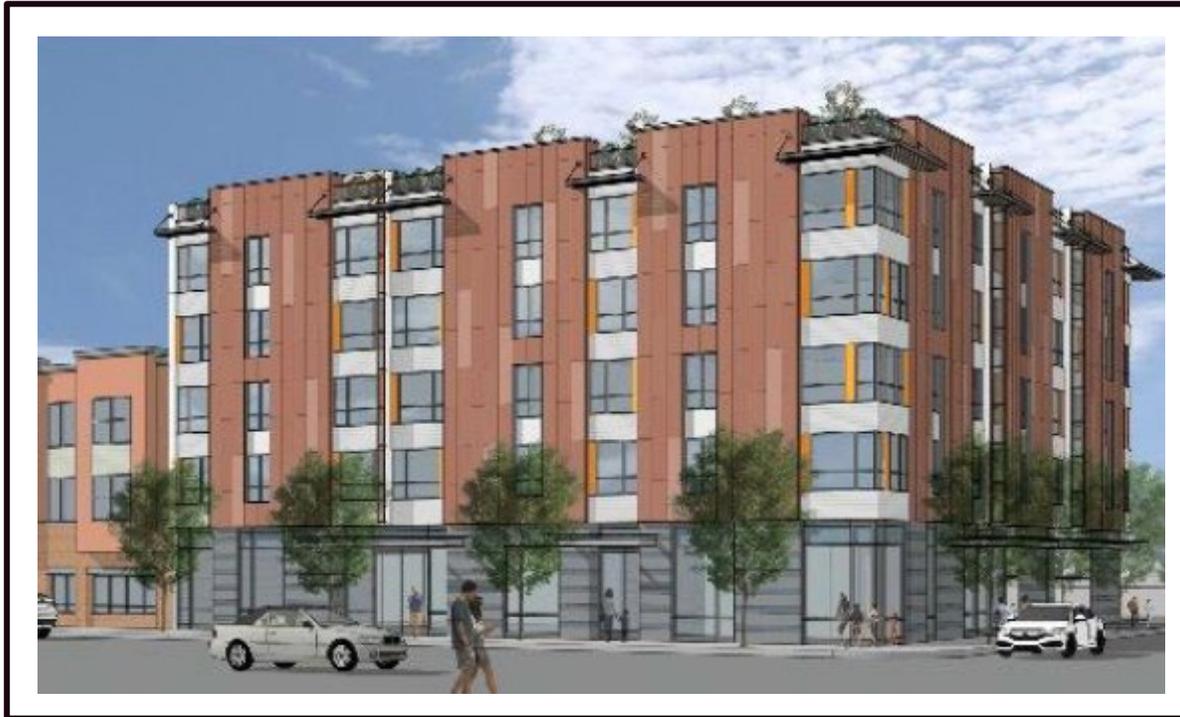
Project Description

- New Construction of 82 affordable rental units affordable to and occupied by low-income families including 21 units for individuals with intellectual and developmental disabilities
- 32 one-bedroom, 42 two-bedroom units, and 9 three-bedroom units
- Affordable to households earning 30% - 80% AMI

Proposed Implementation Schedule

- Primary Public Funding: AHSC (2026), Hercules (2026), and 9% Tax Credits (2026)
- Anticipated Tax Credit Score: 109 Tie Breaker %: 83.59
- Construction Start Date: Spring 2027

BOB DABNEY PLAZA – COMMUNITY HOUSING DEVELOPMENT CORPORATION – N. RICHMOND



Funding Request

\$3,426,044 in Measure X

Location

100 & 106 Macdonald Avenue, Richmond
BOS District - 1

Project Description

- New Construction of 31 affordable rental units affordable to and occupied by low-income families
- 8 one-bedroom, 15 two-bedroom units, and 8 three-bedroom units
- Affordable to households earning 30% - 70% AMI

Proposed Implementation Schedule

- Primary Public Funding: MHP (2026), and 9% Tax Credits (2027)
- Anticipated Tax Credit Score: 102 Tie Breaker %: 36.2
- Construction Start Date: Fall 2027

CASITA PROJECT PHASE II – HIJAS DEL CAMPO



Funding Request

\$500,000 in Measure X

Location

11425 Brentwood Blvd, Byron

BOS District - 3

Project Description

- Replace 4 deteriorated trailer units with 21 tiny homes affordable to and rented to low-income migrant and seasonal farmworkers
- 10 one-bedroom and 7 two-bedroom units

Proposed Implementation Schedule

- Primary Public Funding: Joe Serna Jr. (2026) and MHP (2026)
- Construction Start Date: Fall 2026

DOWNTOWN SAN PABLO – COMMUNITY DEVELOPMENT PARTNERS



Funding Request

\$4,473,004 in Measure X

Location

13717 San Pablo Avenue, San Pablo
BOS District - 1

Project Description

- New Construction of 90 affordable rental units affordable to and occupied by low-income households
- 63 one-bedroom, 16 two-bedroom, and 8 three-bedroom units
- Affordable to households earning 30% - 60% AMI

Proposed Implementation Schedule

- Primary Public Funding: AHSC (2026), San Pablo (2026), and 4% Federal Tax Credits (2026)
- Anticipated Tax Credit Score: 119 Tie Breaker %: 220.50
- Construction Start Date: Spring 2027

EC PLAZA – PARCEL C EAST - RELATED CA



Funding Request

\$4,500,000 in Measure X

Location

6671 Fairmont Ave, El Cerrito
BOS District - 1

Project Description

- New Construction of 83 affordable rental units affordable to and occupied by low-income households
- 35 one-bedroom, 25 two-bedroom, and 24 three-bedroom units
- Affordable to households earning 30% - 60% AMI

Proposed Implementation Schedule

- Primary Public Funding: AHSC (2026), IIG (2023), El Cerrito (2025), and 4% Federal & State Tax Credits (2027)
- Anticipated Tax Credit Score: 120 Tie Breaker %: 190.813
- Construction Start Date: Fall 2027



FIRST-TIME HOMEBUYER & SHARED EQUITY LOAN PROGRAM DEPT. OF CONSERVATION & DEVELOPMENT

- Provision of up to 8 silent second loans for low-income first-time homebuyers.
- Loan amount up to \$100,000 or 17% of the purchase price. Recipients will be required to contribute a minimum of 3% to be used towards downpayment and closing costs.
- Eligible in Urban County communities but will be targeted to low-income census tracts and communities of color.
- Funds are proposed to be provided in the form of 30-year contingent interest/deferred payment shared equity loan.

HARBOR POINTE – USA PROPERTIES FUND



Funding Request

\$960,000 in In-Lieu
\$1,548,560 in Measure X } \$2,500,000 Total Request

Location

1700 Discovery Bay Blvd, Discovery Bay
BOS District - 3

Project Description

- New Construction of 170 affordable rental units affordable to and occupied by low-income families
- 42 one-bedroom, 85 two-bedroom, and 43 three-bedroom units
- Affordable to households earning 30% - 70% AMI

Proposed Implementation Schedule

- Primary Public Funding: 4% Federal Tax Credits (2026)
- Anticipated Tax Credit Score: 120 Tie Breaker %: 202.97
- Construction Start Date: Fall 2026

HEALTHY HOMES CONTRA COSTA – REBUILDING TOGETHER EAST BAY NETWORK



Funding Request

\$604,840 in CDBG

Program Description

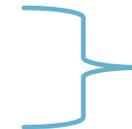
- Improving conditions in 46 low-income owner-occupied homes in the Urban County of Contra Costa.
- Enhancing health and safety, increasing accessibility for the elderly and disabled, boosting energy efficiency to lower costs and reduce environmental impact.
- Preventing homelessness through proactive home maintenance and preservation.
- Utilizes various funding programs (OAHMP, CalHomes, SeniorCorps RSVP) to maximize impact and ensure financial sustainability.
- Affordable to homeowners earning up to 80% AMI

LA LOMA SENIOR - EAH INC.



Funding Request

\$2,150,000 in HOME
\$960,000 in In-Lieu
\$5,620,859 in Measure X



\$8,730,859 Total Request

Location

720 Willow Avenue, Rodeo
BOS District - 5

Project Description

- New Construction of 66 affordable rental units affordable to and occupied by low-income seniors
- 24 Studio, 42 one-bedroom, 1 two-bedroom units
- Affordable to households earning 30% - 60% AMI

Proposed Implementation Schedule

- Primary Public Funding: County Successor Agency, and 9% Tax Credits (2026)
- Anticipated Tax Credit Score: 120 Tie Breaker %: 64.22
- Construction Start Date: Fall 2026

LAKESIDE APARTMENTS – RESOURCES FOR COMMUNITY DEVELOPMENT

Funding Request

\$2,000,000 in HOME

Location

1897 Oakmead Drive, Concord
BOS District - 4

Project Description

- Rehabilitation of 122 affordable rental units affordable to and occupied by low-income households
- 59 one-bedroom, 53 two-bedroom, and 12 three-bedroom units
- Affordable to households earning 20% - 60% AMI

Proposed Implementation Schedule

- Primary Public Funding: Restructured Existing City & County loans and 4% Federal Tax Credits (awarded 2025)
- Construction Start Date: May 2026



LAS DELTAS DUPLEXES – COMMUNITY HOUSING DEVELOPMENT CORPORATION – N. RICHMOND

Scattered Sites Properties

-  Richmond Community Foundation
-  Richmond Neighborhood Housing Services
-  Richmond LAND
-  Community Housing Development Corp
-  Private Buyer
-  Other
-  For Sale (Market Rate)



Funding Request

\$2,572,406 in Measure X

Location

Scattered Sites (Chesley Avenue, Second Street, & First Street),
Unincorporated North Richmond
BOS District - 1

Project Description

- Rehabilitation of 8 affordable homeownership units affordable to and occupied by low-income households
- 4 two-bedroom and 4 three-bedroom units
- Affordable to households earning up to 80% AMI

Proposed Implementation Schedule

- Primary Public Funding: None
- Construction Start Date: Summer 2026

ORBISONIA VILLAGE – PACIFIC WEST COMMUNITIES



Funding Request

\$2,100,000 in CDBG }
\$960,000 in In-Lieu } \$3,060,000 Total Request

Location

530 S Broadway Avenue, Bay Point
BOS District - 5

Project Description

- New construction of 167 affordable rental units affordable to and occupied by low-income families
- 24 Studio, 51 one-bedroom, 43 two-bedroom, and 51 three-bedroom units
- Affordable to households earning 30% - 70% AMI

Proposed Implementation Schedule

- Primary Public Funding: County Successor Agency and 4% Federal Tax Credits (awarded 2025)
- Construction Start Date: May 2026

PARK STREET APARTMENTS – DANCO COMMUNITIES



Funding Request

\$1,000,000 in Measure X

Location

348 Park Street, Moraga
BOS District - 2

Project Description

- New Construction of 48 affordable rental units affordable to and occupied by low-income seniors
- 1 Studio, 41 one-bedroom, and 7 two-bedroom units
- Affordable to households earning 30% - 70% AMI

Proposed Implementation Schedule

- Primary Public Funding: 4% Federal and State Tax Credits (2026)
- Anticipated Tax Credit Score: 120 Tie Breaker %: 50
- Construction Start Date: Spring 2027

RNHS REHAB NO. 6 – RICHMOND NEIGHBORHOOD HOUSING SERVICES INC.

Funding Request

\$573,045 in CDBG

Location

Scattered Sites, Richmond
BOS District - 1

Project Description

- Scattered site rehabilitation of 8 affordable rental units affordable to and occupied by low-income households
- __ Studio, __ one-bedroom, and __ two-bedroom units
- Affordable to households earning 30% - 50% AMI



RUMRILL COMMONS - NOVIN DEVELOPMENT CORPORATION



Funding Request

\$2,500,000 in Measure X

Location

1820 Rumrill Blvd, San Pablo
BOS District - 1

Project Description

- New Construction of 40 affordable rental units affordable to and occupied by low-income families with 10 units set aside for individuals with intellectual and developmental disabilities
- 17 Studio, 10 two-bedroom, and 12 three-bedroom units
- Affordable to households earning 30% - 80% AMI

Proposed Implementation Schedule

- Primary Public Funding: MHP (awarded), San Pablo (awarded), and 9% Tax Credits (2026)
- Anticipated Tax Credit Score: 109 Tie Breaker %: 75.34
- Construction Start Date: Winter 2026

SAN PABLO APARTMENTS - COMMUNITY HOUSING WORKS



Funding Request

\$3,500,000 in Measure X

Location

11965 San Pablo Avenue, El Cerrito
BOS District - 1

Project Description

- New Construction of 239 affordable rental units affordable to and occupied by low-income households including 60 units set-aside for individuals with intellectual and developmental disabilities
- 46 one-bedroom and 193 two-bedroom units
- Affordable to households earning 30% - 70% AMI

Proposed Implementation Schedule

- Primary Public Funding: 4% Federal Tax Credits (2026)
- Anticipated Tax Credit Score: 119 Tie Breaker %: 308
- Construction Start Date: Winter 2026

TBV VILLAS AT RENAISSANCE - SANDIDGE URBAN GROUP & GUIDING LIGHT CHURCH



Funding Request

\$6,500,000 in Measure X

Location

1827 San Joaquin Street & Modoc Street, Richmond
BOS District - 1

Project Description

- New Construction of 104 affordable rental units affordable to and occupied by low-income families
- 4 Studio, 7 one-bedroom, 28 two-bedroom, 65 three-bedroom, and 1 four-bedroom units
- Affordable to households earning 30% - 80% AMI

Proposed Implementation Schedule

- Primary Public Funding: 4% Federal Tax Credits (awarded 2025)
- Construction Start Date: Summer 2026

THE RIVETER (FAMILY & SUPPORTIVE) - EDEN DEVELOPMENT INC. & COMMUNITY HOUSING DEVELOPMENT CORPORATION – N. RICHMOND



Building B
Family

Building A
Supportive



Funding Request

\$7,626,050 in Measure X

Location

100 38th Street, Richmond
BOS District - 1

Project Description

- **Building A Supportive**– Conversion and adaptive reuse the former County owned Richmond Health Building to create 58 affordable units targeted for seniors and formerly homeless individuals
- **Building B Family** - New Construction of 75 affordable rental units affordable to and occupied by low-income families
- 38 Studio, 55 one-bedroom, 20 two-bedroom, and 20 three-bedroom units
- Affordable to households earning 30% - 60% AMI

Proposed Implementation Schedule

- Primary Public Funding: MHP or AHSC (2026) and 4% Federal Tax Credits (2026 or 2027)
- Anticipated Tax Credit Score: 109 Tie Breaker %: 132.353
- Construction Start Date: Summer 2027

TRINITY PLAZA APARTMENTS - EDEN DEVELOPMENT INC. & COMMUNITY HOUSING DEVELOPMENT CORPORATION – N. RICHMOND



Funding Request

\$1,300,000 in CDBG
\$2,700,000 in HOME } \$4,000,000 Total Request

Location

350 & 410 Macdonald Avenue, Richmond
BOS District - 1

Project Description

- Rehabilitation of 65 affordable rental units affordable to and occupied by low-income seniors
- 65 one-bedroom units
- Affordable to households earning 30% - 50% AMI

Proposed Implementation Schedule

- Primary Public Funding: City of Richmond (awarded), 4% Federal Tax Credits (2026)
- Anticipated Tax Credit Score: 110 Tie Breaker %: 343.65
- Construction Start Date: Spring 2027

VETERANS AFFORDABLE HOUSING - VETERANS RESOURCE PROGRAM



Funding Request

\$1,000,000 in Measure X

Location

338 Carlson Blvd, Richmond
BOS District - 1

Project Description

- New construction of 268 affordable permanent supportive housing rental units affordable to and occupied by low-income homeless veterans
- 185 one-bedroom units, 36 two-bedroom, and 18 three-bedroom units
- Affordable to households earning 80% AMI

Proposed Implementation Schedule

- Primary Public Funding: New Market Tax Credits
- Anticipated Tax Credit Score: Unknown Tie Breaker %: Unknown
- Construction Start Date: Fall 2026