

FY 2026/2027 Las Deltas Duplexes Interview

Interview Date: Wednesday, February 11, 2026

CCC: Christine Louie, Margaret Mitchell

CDHC: Joanna Griffith, Norma Thompson, Carol Corr

1. Please provide an update on the current status of your project since the submittal of your application for funding in December.
 - **Las Deltas Duplexes plans have been submitted and are under review by the building department.**
 - **We have been speaking with potential construction lenders.**
 - **We are in the process of identifying General Contractors to participate in the County's public procurement process.**

2. If your project doesn't receive your full Measure X request, how will this affect your schedule and what will be your next steps? All funding sources in this NOFA are oversubscribed, reducing the likelihood of a full funding request.
 - **The schedule will be delayed if Las Deltas Duplexes doesn't receive the full Measure X request. It may take longer to leverage other funds because construction lenders want to see local funds invested in the project.**

3. The application and construction cost budget indicates that you are requesting the County to pay 100 percent of the total development costs. Is this correct? The application funding requested is supposed to fill a funding gap and not fund the entire project. Please explain your efforts in applying for other funding sources or seeking other potential sources for this scattered site project?
 - **Yes. Measure X would be used for Las Deltas Duplexes predevelopment and construction. We also intend to use this Measure X funding for downpayment assistance, if possible. We were awarded the EPA Bay's Future Policy Fund Grant 2024 (but it was rescinded when the current administration came in). We have explored other sources such as NeighborWorks Community Housing Capital for development funding, Capital One Grant, and EPA Grants for environmental assessment and cleanup work.**

Would that be a silent 2nd pass thru loan?

- **Yes, if a home is re-sold, it would be to an eligible low-income buyer and the owner would have a shared equity agreement with the County. The homeowner would be**

offered downpayment assistance with resale restrictions at 80% or below AMI (including, but not limited to homeownership workshop, counseling/follow up). We would also layer other downpayment assistance, review documents, have a lending specialist for underwriting, county review/approval. The same processes CHDC Community Wealth Building used with BellaFlores, Parkway Estates, Metrowalk, and Wood Jelani Park.

4. Why did you choose to ask for Measure X funds instead of another funding source?
 - **Because of Measure X’s flexibility with use of funds and timelines.**

5. How do you feel about another funding source that may be available for the project, such as CDBG funds? How quickly will you be able to use CDBG funds? There will be federal cross-cutting requirements that you will need to comply with including federal prevailing wages.
 - **We are open to other funding programs, such as SCBG, pending an analysis of restrictions and timelines that may or may not fit with the Las Deltas Duplexes schedule. We can be flexible about accepting CDBG funding to move the project forward as quickly as possible.**
 - **With docs submitting for review, if we can find lenders, including GC selection, we could possibly start rehab within a year, we would simultaneously submit to a construction lender (Community Housing Capital CHC).**

6. The project description indicates that this is a homeownership project, but the project scope of work in the architect’s estimate indicates the potential addition of ADUs to the buildings or the addition of covered parking. Please clarify the project description and scope of work. If there are to be ADUs established on the property, please explain how this would still be a homeownership project.
 - **ADUs will not be added. Las Deltas Duplexes will be single-family homeowner rehabilitated units with carports.**

7. Have you determined the design of the units and whether you’ll be building ADUs and/or covered parking? The submitted plans appear to be a template which shows a building with an adjacent covered parking area.
 - **One parcel has 2 duplexes which will require lot split. After discussions with planning staff, changing number of units will have to conform to the General Plan which will require 4 units minimum on each site.**

8. The project description indicates a security company and land maintenance company who are maintaining the property at this time. Are these costs incorporated into the development costs for this project, or are they costs to be borne by the developer?
- **Security costs are included in the development budget and CHDC would be repaid holding costs at construction loan closing.**
9. The property was purchased with executed agreements by Parkway Housing Inc., a non-profit public benefit corporation. Please submit documentation regarding this entity, including its relationship with CHDC-NR whose Articles of Incorporation, By-Laws, and non-profit status were submitted.
- **Parkway is a non-profit affiliate of CHDC and is authorized to acquire Las Deltas Scattered Sites.**
 - ***Attached: Resolution to acquire, Articles of Incorporation and Bylaws and organizational chart reflecting CHDC 's non-profit affiliates.***
10. What is the status of your project implementation schedule? Have you submitted your applications to planning for review and approval? Have you met with anyone in planning to talk about what type of application needs to be submitted and the processing schedule?
- **Project schedule is attached to application. We reviewed schedule and determined it is accurate to date. See *Timeline embedded in response below.***
 - **Our Planning application has been submitted for planning review and approval .**
11. The project includes two duplexes that indicate a need for a lot split for those parcels. Why do you need a lot split for two of the four properties, instead of all four? Is this a necessity for the sale of each of the units? The recording of a subdivision map does not appear to be part of your schedule. Please confirm whether this activity is *included in your project schedule under a certain line item.*
- **Yes, in order for each duplex to have its own parcel, the parcel that contains 2 duplexes, requires the lot split. Yes, we have confirmed that the recording of a subdivision map activity is included in the project schedule under Design Approvals/Permits line item.**
12. The project timeline indicates a construction start date of July 2026 and construction end date of December 2027. The occupancy date indicates January 2025, which we presume to actually be January 2028. Please update this schedule for the file.

- Taking into consideration that the Board won't see recommendations until May/June, and keeping in mind the procurement process, CHDC can update our schedule with expected construction start/end, occupancy, include marketing, income qualifications, advertise availability, documentation, notifications, etc. will follow-up with homeowner team to include status.

2nd Street Property	1529 Second Street & 114 West Ruby Ave
Milestones	Status
Properties awarded	Completed in September 2023
Environmental Assessment	Completed in March 2025
Site control obtained	Completed in April 2025
Community Involvement	Ongoing
Design Approvals/Permits	March 2026
Securing Funding Sources	In progress
GC/GC Selection	July 2026
Environmental Clean Up	August 2026 - October 2026
Construction Start	September 2026
Construction Completion	April 2027
Marketing & Sale	Ongoing – August 2027

Chesley Property	121 Chesley Avenue & 1511 2nd Street
Milestones	Status
Properties awarded	Completed in September 2023
Environmental Assessment	Completed in March 2025
Site control obtained	Completed in April 2025
Community Involvement	Ongoing
Design Approvals/Permits	March 2026
Securing Funding Sources	In progress
GC/GC Selection	July 2026
Environmental Clean Up	August 2026 - October 2026
Construction Start	September 2026
Construction Completion	April 2027
Marketing & Sale	Ongoing – August 2027

13. This is proposed as a for-sale project.

- **Marketing has been ongoing since transfer of units via CHDC, Richmond Land, RNHS & Richmond Community Foundation. CHDC Community Wealth Building /and NeighborWorks Homeownership Center Collaborative has participated in tabled events with Bay Futures Collaborative (12/25, 12/24), and monthly office hours at CHDC Resource Center.**

When do you intend to market, qualify, and sell the units to low-income households?

- **Ongoing. With work noted above, currently list maintained with regular touchpoints, marketing materials with relevant information.**

The project implementation schedule indicates that the requested Measure X funds are to be used to leverage other funding you are applying for predevelopment activities related to this project. The only other funding listed in this project's budget is the EPA clean up funding, which according to the application, you will have already submitted an application. Please confirm the status of the application to the EPA.

- **Phase 1 testing and a follow-up analysis were completed by Stantec. Lead and Asbestos were identified. A community meeting occurred on January 27.**

Are there any other funding sources you are intending to seek? Yes/No?

- **Yes: See attached Sources and Uses and Schedule Matrix embedded above.**

If so, which sources and when will you need a commitment from the county to meet your timeline?

- **Continuous follow-up with Community Housing Capital re: development funds and construction lenders.**
- **Marketing has been ongoing since transfer of units via Richmond Land.**

14. When do you need the funding for the project? You had left this field blank. The narrative indicates as soon as possible, but your timeline should have an assumed loan closing date in mind. Please confirm the estimated date which you need the County's funds if this project is awarded.

- **We would need funds by July/August 2026.**

15. Please provide a proforma budget showing the sources and uses for the project. This was not provided for review and scoring. There was only a list of total development costs with no sources.

➤ ***See Attached Sources with updated Measure X funding source amount.***

16. Please provide a budget with the breakdown of the cost per unit and/or per parcel in the development. The application indicates a cost per unit of approximately \$700,000, however, the total development budget does not align with this amount. Please clarify how the information in the application and the submitted development budget aligns or provide updated information regarding these matters for review.

➤ ***See Attached Sources with updated Measure X funding source amount of \$2,067,005.90.***

17. Your application appears to be inconsistent in the sources of funding listed as committed, pending application, and applied but not awarded. The application indicates that the County's funding is needed to seek other funding sources, but there are no other funding sources listed aside from the EPA funds, which your application shows as to be applied in January. Please provide an updated list regarding the proposed permanent funding sources for this project.

➤ ***See Attached Sources with updated Measure X funding source amount***

Las Deltas BMR Redevelopment		Updated 2/23/2026		
All Properties				
Sources				
Bay's Future Policy Grant		<i>Awarded</i>		
2yrs - Administrative		\$ 220,000.00		
EPA Clean Up Grant Request		<i>Applied/Under Review</i>		
Contractor Fees, Oversight and 15% Contingency		\$ 245,000.00		
Community Engagment		\$ 3,000.00		
Project Administration 5%		\$ 12,400.00		
Total		\$ 260,400.00		
CCC Measure X Request REVISED (Hard & Soft Costs)		<i>Submitted/Under Review</i>		
Total Measure Xx		\$ 2,067,005.90		
PNC Potential Funding Source		<i>To be Applied to</i>		
Not applied to as of 2/23/2026		\$ 25,000.00		
Total Sources		\$ 2,547,405.90		
Uses				
ACQUISITION			Unit 1	Unit 2
Acquisition		\$34,725.13	\$8,681	\$8,681
TOTAL ACQUISITION		\$34,725.13	\$8,681	\$8,681
HARD COSTS				
Construction Costs (GC Contract)		\$1,200,000.00	\$300,000	\$300,000
Construction Costs (Site Work)		\$120,000.00	\$30,000	\$30,000
Contingency 15%		\$ 198,000.00	\$49,500	\$42,000
TOTAL HARD COSTS		\$1,518,000.00	\$379,500	\$372,000
SOFT COSTS				
Permit Fees		\$80,000.00	\$20,000	\$20,000
Planning		\$60,000.00	\$15,000	\$15,000
Architect Fee/ CM		\$78,000.00	\$19,500	\$19,500
Marketing/Advertising		\$10,000.00	\$2,500	\$2,500
Environmental		\$200,000.00	\$50,000	\$12,000
Legal - Owner		\$50,000.00	\$12,500	\$12,500
Title Fees		\$50,000.00	\$12,500	\$12,500
Appraisal		\$10,000.00	\$2,500	\$2,500
Market Study		\$10,000.00	\$2,500	\$2,500
Holding/Security Costs		\$99,923.52	\$24,981	\$24,981
Insurance		\$10,000.00	\$2,500	\$2,500
Property Taxes		\$9,000.00	\$2,250	\$2,250
Contingency 15%		\$77,238.53	\$19,310	\$19,310
TOTAL SOFT COSTS		\$744,162.05	\$186,041	\$148,041
DEVELOPER COSTS				
Developer Fee		\$250,518.72	\$62,630	\$52,872
TOTAL DEVELOPER COSTS		\$250,518.72	\$62,630	\$52,872
TOTAL DEVELOPMENT COSTS		\$2,547,405.90	\$636,851	\$581,594
SALES COSTS				
Homebuyer Warranty @ 500 each	-	-	\$600	\$600
Escrow Closings @ 1,800 each	-	-	\$1,800	\$1,800
Marketing / Broker Cooperation (70000*6%)	-	-	\$35,000	\$35,000
Subtotal Sales Costs		\$149,600	\$37,400	\$37,400
Total Development and Sales Costs		\$2,697,005.90	\$674,251	\$618,994

Affordability Index

		Proposed						
		Affordability						
Homes		HH	%	HH	30% of HH	Max. Mort.	Payment @	Taxes &
		Size	AMI	Income	Income		6% interest	Insurance
1	Three bedroom	4	80%	125,050	3,439	\$343,888	2,293	1,133
2	Three bedroom	4	80%	125,050	3,439	\$343,888	2,293	1,133
3	Three bedroom	4	80%	125,050	3,439	\$343,888	2,293	1,133
4	Three bedroom	4	65%	95,880	2,637	\$263,670	1,758	1,133

Affordability Index

	Downpayment	Proposed	Per Unit	Projected	
	@3.5%	Sales Price	Development	Profit (before subsidy)	Subsidy
			Cost		Required
Total	Down	Sales Price			
PITI	Payment				
3,426	\$ 23,800.00	\$ 680,000.00	\$674,251	\$5,749	\$312,313
3,426	\$ 23,800.00	<u>\$ 680,000.00</u>	\$618,994	\$61,006	\$312,313
3,426	\$ 23,800.00	\$ 680,000.00	\$618,994	\$61,006	\$312,313
2,891	\$ 23,800.00	<u>\$ 680,000.00</u>	<u>\$618,994</u>	\$61,006	\$392,530

Affordability Index

	CalHome	County		CFL/CHDC	Other	Subtotal	Gap
	<u>200K@unit</u>	HOME	WISH	DPA	DPA		
	\$ 200,000.00	\$ 50,000.00	\$ 32,000.00	-\$24,945		\$257,055	
	\$ 200,000.00	\$ 50,000.00	\$ 32,000.00	\$30,312		\$312,312	\$0
	\$ 200,000.00	\$ 50,000.00	\$ 32,000.00	\$30,312		\$312,312	\$0
	\$ 200,000.00	\$ 50,000.00	\$ 32,000.00	\$50,000	\$60,530	\$392,530	\$0