



1535-A FRED JACKSON WAY
RICHMOND, CA 94801
TELEPHONE: 510-412-9290
FAX: 510-215-9276
EMAIL: INFO@COMMUNITYHDC.ORG

Las Deltas Duplexes Contra Costa County Housing Application – Cover Letter

December 8, 2025

Gabriel Lemus
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, Ca 94553

RE: Las Delas Duplexes – Contra Costa County Housing Application FY 26/27

Dear Mr. Lemus,

Community Housing Development Corporation (CHDC) is pleased to submit our application for funding under Contra Costa County Measure X in an amount not to exceed **\$3,000,000**. The total proposed cost for Las Deltas Duplexes project is **\$2,572,405.90**.

Las Deltas Duplexes will provide **8 rehabilitated units** for first time homebuyers earning **80% of the area median income (AMI)**.

The development will be located **121 Chesley, 1511 Second Street, 1529 Second Street, 114 West Ruby Avenue, 1558 and 1560 First Street, 1572 and 1574 First Street Richmond, Ca 94801 in unincorporated North Richmond**. This development is a rehabilitation of blighted vacant duplexes in North Richmond.

The completion of this project will stabilize and improve the neighborhood, enable new wealth building opportunities and self sufficiency and enable a right to return for those who have been displaced during the time of Las Deltas closure. This project brings revitalization to North Richmond and ownership opportunities to first time homebuyers at 80% AMI. We appreciate your consideration of CHDC's application and look forward to partnering with Contra Costa County to make this vision a reality.

If you have any questions, please contact Joanna Griffith, Assistant Director of Real Estate Development, at (510) 221-2511 ext. 211.

Sincerely, 
CFA0BE4B3DE7442...

Donald Gilmore
Executive Director
Community Housing Development Corporation



Contra Costa

Help with this page

Contra Costa County:

Kristin Sherk, Christine Louie, Cathy Remick with contact emails and phone numbers.

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Contra Costa County Affordable Housing Program
FY 2026/2027
Application Due by 5PM Thursday, December 11, 2025

Click Here to be directed to the Contra Costa County Developing Affordable Housing webpage for information related to this RFP.
Click Here for useful instructions for how to use this online application.

Section I - All Applicants

A. Applicant Information

Organization: Community Housing and Development Corporation of North Richmond
Address: 1535 Fred Jackson Way Ste A, Contra Costa County, CA 94801
Contact Person: Joanna Griffith, Title: Asst. Director of Real Estate Development
Phone: (510)221-2511 ext.=211, E-mail: jgriffith@communityhdc.org
SAM/UEI #: J7NMP92NR9T3 (Get a SAM/UEI #)

B. Project Information

Project Name: Las Deltas Duplexes
Project address or target area: 121 Chesley Avenue; 1511 Second Street, 1558, 1560, 1572 and 1574 First Street, 1529 Second Street; 114 West Ruby Avenue, Richmond, CA 94801
Number of Affordable Units: 8

C. Contra Costa County is seeking proposals for the following in this NOFA

- 1. Production of Affordable Rental Housing
2. Increasing Affordable Homeownership Opportunities via new construction of housing
3. Preservation of Affordable Housing Stock
4. Permanent Supportive Housing Unit & Special Needs Housing Unit

By selecting one of the 'Project and Funding' option below, and through submittal of this application, you are certifying your proposed project meets one of the eligibility criteria.

Click Here to be directed to the Contra Costa County Developing Affordable Housing webpage for more information related to this RFP.

Project and Funding check all that apply, then click below to update Application
1) Is this project an Acquisition? Yes No
2. Type of Work Proposed: (Choose one) New Construction Rehabilitation Conversion Community Land Trust (Measure X Funding Only)
3. Type of Project: (Choose one) Permanent Rental Housing Transitional Housing First-Time Homebuyer Permanent Supportive Housing Community Land Trust Single Room Occupancy (SRO)
4. Primary Target Population Served(Choose one): Family Housing General Affordable Housing Seniors Persons with Disabilities Veterans Homeless Frail Elderly Victims of Domestic Violence Persons with HIV/AIDS Transitional Aged Youth
5. Does the project qualify as any of the following? Difficult to Develop Census Tract High/Highest Resource Area Transit Oriented Development
6. Funding Requested*: CDBG HOME Measure X Inclusionary Housing In-lieu Funds (unincorporated County)
7. Funding Requested From: Contra Costa County



*At the discretion of the County, funds applied for may be revised to other eligible funding sources included in the NOFA.

Total Measure X funds requested:	\$2,572,406
Total Requested Funds:	\$2,572,406
Total Project Cost:	\$2,572,406

D. Project Description

Provide a narrative description which fully describes all significant aspects of the project. Narrative should include the need to be addressed, project objectives and major characteristics, manner in which project will alleviate affordable housing needs, and any other relevant information required to adequately evaluate your project. Project description should not exceed three paragraphs.

Las Deltas Duplexes were previously owned by the Housing Authority of Contra Costa. These properties were built in the 1950s and closed 2017-2020 displacing families. Since 2020 these duplexes have remained vacant, boarded up and have become blighted properties throughout unincorporated, North Richmond. Through a competitive RFP process, CHDC was awarded 4 duplex properties containing 8 units to redevelop for sale to first time homeowners at 80% of the area median income. The properties are currently vacant, blighted and boarded up and maintained by a security company and a land maintenance company. CHDC is working with our architect in contract, SRG Architects to submit designs to the County as soon as possible. The finished homes will be 2-3 bedrooms, 1 living room, 1 kitchen, 1 bathroom and 1 parking space.

Proposed Project Amenities and Services On-Site. Response should not exceed three paragraphs.

This project is for sale homeownership project.

Proposed Project Sustainability Features. Response should not exceed three paragraphs.

Sustainability features include increase of air quality through air filtration within each unit, exploration of renewable energy through built in solar panels, reduction of polluted storm water by prevention, on site water retention system, light pollution reduction, cutoff luminaires, sustainable lighting fixtures and controls, installation of all-electric heat pumps and heat pump water heaters, reduction of energy consumption with energy star electric appliances, water conserving plumbing fixtures, sustainable building materials such as recycled cement board siding, sustainable insulation, locally engineered sustainable flooring, cool roofing materials -exterior security system perspective buyers will have opportunity to eliminate or continue service upon acquisition, non-toxic and low VOC paints and sealants, dual pane low e-windows, drought tolerant and resistant plants, shade trees, California native plants, and low flow irrigation landscaping.

For new construction projects does any of the following apply to your project?

Will your project score higher than 110 points (Gold Standard) on the Build it Green - GreenPoint Rated Checklist or at the Gold or above level for Leadership in Energy and Environmental Design (LEED)?

Yes No

If yes, what is your anticipated score? N/A

Will your project score between 80-109 points (Silver standard) on the Build it Green - GreenPoint Rated Checklist or at the Silver level standard for LEED?

Yes No

If yes, what is your anticipated score? N/A

Attach verification of the GreenPoint Rated Checklist as Attachment I.C.

D. Self-Scoring Worksheet - Contra Costa County Funds Only

Applicants are required to complete and submit a self-score worksheet summarized below. Points are awarded for exceeding, rather than meeting, the threshold requirements for the category. Applicants should not assume that their self-score will be the actual score that will be achieved.

In all cases, points are awarded for exceeding, rather than meeting, the threshold requirements for the category.

Refer to FY 2026/2027 Affordable Housing Program Policies and Procedures Section 5 for more information on Application Scoring Criteria.

Criterion	Maximum Points			Self Score
	Rental	Ownership	Comm Land Trust	
I. Project Readiness	90	50	50	
Award of State 2025 HCD SuperNOFA/AHSC Funds	20	N/A	N/A	0
Competitive State Resources	20	N/A	N/A	0
Funding Commitments - Non County Financing	20	20	20	4
Discretionary Land Use Approvals/Ministerial Planning Approval	10	10	10	3
Environmental Review Clearance/Approval	10	10	10	6
Leveraging/Match Funding	10	10	10	3
II. Developer Experience and Capacity -	39	29	35	
Developer Experience Exceeds Minimum	14	14	10	14
Strength of the Development Team	10	10	10	10
Developer Financial Strength	5	5	5	5
Strength of Property Management Team	10	N/A	10	0
III. Project Location -	25	25	25	
Unincorporated Address	5	5	5	5
Unincorporated Address - High Resource Area	5	5	5	0
Geographic Equity	5	5	5	5
Proximity to Public Transit	5	5	5	5

Proximity to Grocery, Farmers' Market, or Healthcare	5	5	5	5
IV. Project Targeting and Characteristics -	35	20	20	
Energy Efficiency/Green Building	5	5	5	5
Income Targeting Exceeds Minimum	15	15	15	15
Homeless - New Permanent Supportive Housing Units	10	N/A	N/A	0
Units for People with Special Needs	5	N/A	N/A	0
Penalty for Nonperforming Previously Funded Projects	-10	-10	-10	0
Total Possible Points	189 pts	124 pts	130 pts	85

E. Project Implementation Schedule

Provide the proposed project implementation schedule, including major milestones (e.g., property acquisition, start and completion of construction or rehabilitation, relocation, procurement, occupancy, commitment of remaining funding sources, etc.).

Note: All funds for this project must be secured by June 30, 2027 and construction must begin no later than June 30, 2028 to be eligible for FY 2026/2027 HOME or CDBG funds.

	Have you obtained complete approvals for the following?	Date Obtained/Expected
Archeological Reports Completed	Not Started	NA
Design Approvals	Underway	February 2026
Land Use Entitlements	Underway	April 2026
Building Permit	Underway	June 2026

Attach all completed items approvals as listed above as Attachment I.A.

Narrative regarding whether or not discretionary approvals are required for planning or building permits:

Not applicable. Homeownership for sale.

Expected Construction Start Date: 07/20/2026

Expected Construction End Date: 12/01/2027

Expected Occupancy Date: 01/13/2025

Expected Perm Close Conversion Date:

Approximate date funds will be required:

Why funds are needed by this date:

Funds are needed as soon as possible to leverage the commitment to win awards for other required funds and perform predevelopment activities. Loan type predevelopment and or construction. The development team is looking to move quickly and effeciently but need funding to assist us with this process.

Proposed Measure X Loan Type: Construction

F. Local Support

Describe your efforts to generate local support for this project, including contacts with local government officials, public agencies, neighborhood organizations, etc. At a minimum, demonstrate the project has the support of the local jurisdiction where the project is located (financial support is encouraged but not required). Response should not exceed three paragraphs. Provide evidence of support as Attachment I.B.

The Las Deltas redevelopment has great support from community stakeholders including Sheids-Reid Neighborhood Council and the City of Richmond. Letters of support from the City of Richmond and the Shields-Reid Neighborhood Council are attached. There has been multiple community engagement events conducted on this project including virtual meetings, in person meetings and a block party. Community members are excited and preparing to purchase the final products currently in development. CHDC Homeownership department are educating clients to prepare them for their first home ownership purchase upon development completion.

Section 2 - Federal Funds (HOME & CDBG) Requirements

Not required for this application

Section 3 - Local Funds (Measure X, Inclusionary In-Lieu) Requirements

A. California Environmental Quality Act (CEQA)

Has the jurisdiction where your project is located completed its CEQA review?

No

Upload the following documents as Attachment III.A as applicable:

- Notice of Exemption
- Notice of Determination
- Initial Study
- Negative Declaration

- Mitigated Negative Declaration
- Environmental Impact Report

When will the jurisdiction initiate CEQA? [N/A](#)

B. State Prevailing Wage

Some affordable housing funding sources trigger state prevailing wage and require payment of state prevailing wage.

Will your project trigger the payment of State of California Prevailing Wage?

[Yes](#)

What funding source is triggering the payment of State of California Prevailing Wages? [Measure X](#)

C. Relocation

If you are proposing a project that includes acquisition and/or rehabilitation, by submitting this application for funds, you are subject to the California Relocation Assistance Act (CA Govt Code 7260.7). As of the date of this application, you are negotiating for local funds, bound by both state and local laws and requirements. All commercial and residential tenants in your project must be immediately notified of potential displacement. Attach a copy of the General Information Notice and tenant rent roll (one copy only) as Attachment II.C.

See *FY 2026/27 Affordable Housing Program Policies & Procedures for more information on Relocation requirements.*

Is relocation triggered by this project?

[No](#)

Why or why not: [Properties are uninhabitable, secured and vacant.](#)

Do you have a relocation consultant consultant for this project?

[No](#)

The name of the consultant is: [N/A](#)

D. County Procurement Requirements

Have you chosen a general/prime contractor for your project?

[No](#)

When entering into contract (construction or non-construction), the project must comply with County procurement requirements. At a minimum, prior written consent will be required before entering into any subcontracts for your project.

Name of the Contractor: [TBD](#)

Describe the process for which you completed a contract with your general contractor

[Competitive](#)

Describe the process for which you completed a contract with for your general/prime contractor:

[Competitive RFQ process to be released once funding obtained and design approved.](#)

E. Lead-Based Paint Remediation

If your project involves demolition of or rehabilitation work on a building constructed prior to 1978, you will need to complete and implement a lead-based paint plan.

See *FY 2026/27 Affordable Housing Program Policies & Procedures for more information on Procurement requirements.*

Does your project involve the demolition of a building that was constructed prior to 1978?

[Yes](#)

Does your project involve the rehabilitation of a building that was constructed prior to 1978?

[Yes](#)

Describe how you will manage the project to ensure compliance with the regulations:

[The project has completed Phase I, Phase II and ABCA report for the properties. The project is applying for clean-up funding to complete clean-up activities and will incorporate all required environmental remediation measures needed for the project. The project includes partial demolition and rehabilitation.](#)

F. Long-Term Affordability

All projects are subject to use and occupancy requirement for up to 55 years. This includes affordable requirements, and possibly, specific target populations.

Does your project anticipate at least 55 years of affordability restrictions?

[Yes](#)

Explain why not:

[Empty text box for explanation]

Describe how you will manage the project to ensure compliance with the regulations:

Community Housing Development Corporation has over 30 years of experience developing and managing affordable housing developments. Community Housing Development Corporation real estate development and asset management will ensure compliance with long-term affordability. CHDC will monitor and provide required reports and regular updates to various entities requiring status of progress, compliance, etc. to demonstrate compliance with regulatory requirements.

Section 4 - Site Information

A. Project Location

Enter the number of site addresses for this project - 3

Street Address	City	Zip	Parcel Number	Census Tract
1529 Second Street; 114 West Ruby Avenue	Richmond	94801	409-052-001-8	3650.02
1558, 1560, 1572 and 1574 First Street	Richmond	94801	409-060-018-2	3650.02
121 Chesley Avenue; 1511 Second Street	Richmond	94801	409-052-003-4	3650.02

Include location map, parcel map, and site photographs with each site clearly identified as **Attachment IV.A.**

Include site plan elevations as **Attachment IV.B** and Architectural Renderings as **Attachment IV.C.**

Is the site in an unincorporated community?

Yes

B. Site Control

Site control at the time of the application submittal is required and the applicable evidence of site control must be included in the submittal. Indicate the level of site control currently held by the applicant.

- Fee simple title (full control)
- Executed Purchase Agreement
- Executed Ground Lease; lease period:
- Option; Type of option: Option Period:
- Other:

Include evidence of site control as **Attachment IV.D.**

C. Project and Site Information

1. Total number of proposed units: 8

2. Site size (acres): .74

Proposed density (units/acre): 11

3. Current Site Use (check as many as applicable):

- Residential: Number of Units:8 Vacant Occupied
- Commercial: Vacant Occupied --- Number of Buildings: Total Square Ft
- Industrial: Vacant Occupied --- Number of Buildings: Total Square Ft
- Parking Lot: In Use Not in Use --- Number of Parking Spaces:
- Vacant Lot --- Describe any prior known use:

Provide the age of any structures currently located on site: 1950s

Describe the historic and/or archeological significance (if any) of the site and any existing structures:

Buildings were built in the 1950s by the Housing Authority of Contra Costa County to serve as duplexes to home North Richmond families. Properties were vacated, closed and boarded up around 2017-2020. The properties were boarded up and became blighted buildings. Many families were displaced from their homes and forced to relocate during the closure of Las Deltas properties 2017-2020. These buildings remain blighted and vacant to this day.

4. Proposed Site Use/Proposed Project:

- 1. Rehab projects - Please review the attached [Contra Costa County Multi Family Rehabilitation Standards](#) that will be required if awarded HOME or CDBG funds. Submit a third party replacement cost analysis in which the life-cycle and cost of major building systems is estimated and amortized over the number of units and years. For rehab projects, include a third-party physical needs assessment or capital needs assessment as Attachment IV.E.

Total new square foot of site location(s)	32500
Total new square footage of all project structures	6,896
Total new gross residential square footage	0
Total square footage of all residential units	1734
Total gross commercial square footage	0
Total parking structure square footage	2656
Total parking spaces	8
Open uncovered parking spaces	0
Covered parking spaces	8
Structured parking spaces	0
Other parking spaces, type	0

5. Specify the flood hazard zone designation that your project is located in: **X**
 (Flood Zone Letter Designation, e.g. A, B, C, V). Flood Plain information is available at the [FEMA Map Center](#).

FEMA Map Date: **March 12, 2025**

FEMA Community Panel Number: **06013C0228G**

FEMA Map Page Number: **060025**

The County's policy is to not fund a proposed new construction housing project, if it is one of the below flood plain zones. Contra Costa County contains various Special Flood Hazard Area (SFHA), also known as 100-year flood zones. SFHAs are areas where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies. The SFHAs includes Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE, and V.

For acquisition and/or rehabilitation housing project, federal assistance may be used for projects with any building, including residential buildings, in SFHA designated by FEMA if:

1. The County is participating in the National Flood Insurance Program;
2. Flood insurance is obtained by the property owner as a condition of approval for using federal funds; and
3. The County is responsible for ensuring flood insurance is obtained and maintained for the life of the building and at a minimum is required to be in the amount of the federal funds the County provided to the project. (Note: The County will require a document to be recorded on title to reflect this requirement, which may adversely affect future sale of the property.)

6. Proximity to Public Transit:

The site is within 1/2 mile of multiple bus lines with a frequency of service interval of 30 minutes or less during peak hours, a ferry terminal station, and/or a Amtrak/BART station.

Provide details of public transit in vicinity of proposed project:

AC Transit stop Fred Jackson Way & Chesley Av is located 404 ft. away from property.

7. Proximity to Grocery, Farmers' Market or Healthcare:

The site is located within 1 mile of a full-service grocery store (where staples, fresh meat, and produce are sold) or farmer's market.

Name and address of full-service grocery store: **Rancho Market & Deli 500 Market Ave, Richmond, CA 94801**

Location/Address of farmer's market:

The site is located within 1 mile of a qualifying medical clinic (provides primary care services regardless of one's ability to pay), healthcare facility, or pharmacy.

Name/Address of qualifying medical clinic: **North Richmond Center for Health 1501 Fred Jackson Way, Richmond, CA 94801**

Name/Address of healthcare facility: **Kaiser Permanente Richmond Medical Center 901 Nevin Ave, Richmond, CA 94801**

Name/Address of pharmacy: **Walgreens Pharmacy 14280 San Pablo Ave, San Pablo, CA 94806**

8. Geographic Equity:

The site is located within the "Extreme Displacement" category of the Urban Displacement Project's California Estimate Displacement Risk Model (using 0% - 50% AMI map layer- see key on the right side of the map and select 0-50% AMI layer).

The site is located within the "High Displacement" category of the Urban Displacement Project's California Estimate Displacement Risk Model (using 0% - 50% AMI map layer- see key on the right side of the map and select 0-50% AMI layer).

The site is located within the "Elevated Displacement" category of the Urban Displacement Project's California Estimate Displacement Risk Model (using 0% - 50% AMI map layer- see key on the right side of the map and select 0-50% AMI layer).

Provide census tract number and upload as Attachment IV.C of the Urban Displacement California Estimated Displacement Risk Model Map category with the property clearly identified by using [This Map](#)

D. Planning/Environmental Information

Project approval requirements and status:

Action	Required?	Date Approved	Estimated Approval Date
General Plan Amendment	Choose		
Rezoning	Choose		
Tentative Subdivision Map Approval	Choose		
Final Map Approval	Choose		
Use Permit	Choose		
Other: Lot Split	Yes	Underway	February 2026

Section 5 - Applicant and Development Team Qualifications

A. Applicant

1. Type of Applicant **Non-Profit**

2. Describe the anticipated ownership structure for the project (e.g., subsidiary non-profit), limited partnership, limited liability corporation). Identify all participating entities, their specific role, and financial interest in the project.

Name of Proposed ownership entity: **Parkway Housing LLC**

Has this entity been established? Yes No

Date Established: 1998. Provide copy of articles of incorporation, signed partnership agreement, memorandum of understanding, or other appropriate documentation as **Attachment V.A.**

Indicate what steps need to be taken to create ownership entity together with anticipated time line.

Ownership entity is formed.

3. Describe the lead applicant/owner's experience in affordable housing development, property management, and other areas relevant to the proposed project.

Community Housing Development Corporation (CHDC) is a non-profit developer based in Richmond. CHDC's mission is to create and sustain vibrant communities that make a positive impact in people's lives by providing high quality affordable housing and neighborhood services. CHDC focuses its services on underserved neighborhoods and populations. CHDC has been serving individuals and families throughout Contra Costa County for over 30 years. Since CHDC was established, it grew to serve individuals and families throughout the County of Alameda and the County of Solano. CHDC programs include high quality affordable housing developments for rental and for homeownership. CHDC has added more than 250 affordable homeownership opportunities and more than 850 rental affordable housing units for very low to low-income individuals and or families.

4. Enter the number of organizations that are applying for the project: 1
If there is more than one organization, Applicant #1 below is the lead applicant.

Please indicate if you are applying as an 'emerging developer' Yes No

Project Staffing Chart for Applicant #1

Project Staff	Name	Role in other current or planned developments	Years of Relevant Experience	Role with proposed project
Project Manager	Rebecca Kil martin	Project Manager	5	Lead Project Manager
Director of Real Estate Development	Joanna Griffith h	Asst. Director of Real Estate Development	33	Asst. Director of Real Estate Development
Executive Director or President	Donald Gilmore	Executive Director	33	Executive Director
Asset Manager	Natasha Stewart	Asset Management	7	Asset Management
Controller/CFO/Accounting Manager	Charles Fowlkes	CFO	33	CFO

5. Organization Track Record/Experience

Number of years applicant #1 developing and operating affordable housing projects in CA: 33

Number of completed projects applicant #1 similar to the one proposed: 6

6. List the five most recent affordable housing projects developed by lead applicant #1: Include location, number of units, type of project, year occupied, and appropriate reference with email address:

Project Name	Address or Parcel #	# of Units	Type of Project	Year Occupied	Reference Name	Email Address
Filbert Homes	North Richmond	8	New Construction SFH	16	Joanna Griffith h	jgriffith@communityhdc.org
Jelani Park	Macdonald Avenue, Richmond	13	Rehab & New Construction SFH	20	Joanna Griffith h	jgriffith@communityhdc.org
Parkway Estates	Richmond Parkway, North Richmond	87	New Construction SFH	87	Joanna Griffith h	jgriffith@communityhdc.org
Wood Estates	Pennsylvania Avenue, Richmond, Ca	18	New Construction SFH	26	Joanna Griffith h	jgriffith@communityhdc.org
865 43rd Street, Oakland, Ca 94608	865 43rd Street, Oakland, Ca 94608	1	New Construction SFH	5	Joanna Griffith h	jgriffith@communityhdc.org

7. Please upload the following for your organization, as required. Attachment V.B

- All applicants (projects with multiple organizations applying must provide the following for each organization):
 - List of current agency officers and Board of Directors (including name, address, email, occupation or affiliation, principal officers)
 - Most recent audited financial statement for current, interim, and previous years, including management letter(s). If there are no audited financial statements, an explanation is required. Evidence that the developer is financially sound and will be able to sustain the costs of effectively following through with the current application proposal is required.
 - The lead applicant must provide a non-consolidated financial statement. If there is none, an explanation of why is required.

- Current year operating budget (for public agencies, operating budget should reflect the appropriate Department or specific program budget)
- All applicants except cities and local government agencies:
 - Agency Articles of Incorporation and By-Laws.
- Non-profit applicants only - Nonprofit status papers, including evidence of state and/or federal certification.

B. Development Team Qualifications

List additional key members of the proposed development team, in addition to the applicant, and briefly describe their role and relevant experience (e.g., architect, construction manager, construction firm, financial consultant, relocation consultant, resident supportive services provider, etc.). Provide letters of preliminary commitment or interest (if available) as

Attachment V.E.

Role	Organization Name	Staff Contact	Years of Relevant Experience	Currently Under Contract for proposed project?
Architect	SRG Architects	Scott Galka	25+	Yes
Financial Consultant	Community Housing Development Corporation	In house	33	No
Environmental Consultant	Stantec Environmental	Neil Doran	25+	Yes
General Contractor	TBD	TBD	TBD	No
Legal Counsel	Goldfarb & Lipman Attorneys	Dianne Jackson-McLean		Yes
Relocation Consultant	NA	NA	NA	No
Prevailing Wage Consultant	TBD	TBD	TBF	No
Property Management	NA	NA	NA	No
Lead Services Provider	NA	NA	NA	No

Section 6 - Rental Housing Projects (New Construction and Rehab)

A. Unit Mix and Affordability

1. Total number of units: 8
2. Total number of affordable housing units (less than 80% AMI): 8
3. Total number of County-Assisted Units: 8
4. Number of Approved Project-Based Vouchers: 0

The HOME Maximum Project Subsidy for rental units in Contra Costa County are required to be used to calculate number of County-Assisted Units for all funding as follows:

Unit Size	Maximum Subsidy/Unit (Effective February 13, 2024)
0-Bedroom/Efficiency	\$181,488
1-Bedroom	\$208,049
2-Bedroom/	\$252,994
3-Bedroom/	\$327,293
4-Bedroom/	\$359,263

For example, if the proposed project (all 1-bedroom units) is requesting \$1,000,000 in CDBG funds and \$1,000,000 Measure X funds, then the minimum number of CDBG-Assisted units is 6, minimum number of Measure X-Assisted units is 6 for a total of 12 County-Assisted units. (Rounding up for any fractional amount is required.)

5. Complete the following table listing the unit mix for the entire proposed project:

Enter the number of lines needed: - 8

# of Bedrooms	# of Bathrooms	Total # of Units	Per Unit Sq. Ft.	Affordability Level	Measure-X-Assisted Units	Total County Assisted Units
3	1	1	944	71% - 80%	1	1
2	1	1	780	71% - 80%	1	1
3	1	1	944	71% - 80%	1	1
2	1	1	780	71% - 80%	1	1
3	1	1	944	71% - 80%	1	1
2	1	1	780	71% - 80%	1	1
3	1	1	944	71% - 80%	1	1
2	1	1	780	71% - 80%	1	1
Total: 20	8	8	6896		8	8

6. Complete the following table listing all units in the project by bedroom count, affordability and rent. The utility allowance may be determined by either (1) using the HUD Utility Schedule Model, or (2) determining the allowance based upon the specific utilities used at the project. The 2025 HOME Final Rule eliminates the requirement of HOME funded projects not using the local Public Housing Authority (PHA) utility allowance. Projects applying for HOME funds in FY 2026/27 are permitted to use the PHA utility allowance.

CDBG-assisted and Measure X-assisted are still permitted to use the utility allowance established by the local PHA. Attachment VI.A.

Approach you used to determine the utility allowance:

- HUD Utility Schedule Model
 Specific Utilities Used at Project
 Other Analysis
 PHA Utility Calculation

Enter the number of lines needed: - 0

# of Bedrooms	# of Units	Affordable Level	Per Unit Gross Rent	Per Unit Utility Allowance	Per Unit Net Rent	Approved Rent or Operating Subsidy*
Totals: 0	0		\$0	\$0	\$0	\$0

*Do not assume Section 8 project-based rental assistance unless the County Housing Authority has previously made an award for the proposed project.

B. Project Budget and Financial Information

Projects that receive an allocation of funding from the County and are applying for Multifamily Housing revenue Bonds from the California Debt Limit Allocation Committee for either construction or permanent funding, must contact DCD bond administration staff to discuss the County's role as bond issuer.

1. If applying for tax credits, what type?

- 4% - State Credits
- 4% - Federal Credits

- Anticipated tax credit score: and anticipated tie breaker %:

9%

- Anticipated tax credit score: and anticipated tie breaker %:

Hybrid

- Anticipated tie breaker score:

N/A - will not be applying for tax credits

2. Competitiveness for State Affordable Housing Resources

Describe how your project is strategically positioned to successfully compete for State of CA funding resources, including from the CA Debt Limit Allocation Committee and Department of Housing and Community Development.

N/A

3. Award of State HCD SuperNOFA and/or AHSC funds in 2025

Did your project receive SuperNOFA and/or AHSC funds from the State in 2025? Yes No

If yes, upload a copy of the award letter as Attachment VI.A or VI.B

4. Proposed Permanent Funding Sources

Please share all sources of funding to be applied for, pending financing (applied for but not yet notified of award), and committed financing for your project.

Enter the number of lines needed for Financing to be Applied for : 1

Funding Type	Funding Program/Lender	Amount	Application Due Date	Anticipated Award Date
Federal	EPA Clean Up Fundin g	\$300,000	Jan 28 2026	

Enter the number of lines needed for Pending Financing (applied for but not awarded): 1

Funding Type	Funding Program/Lender	Amount	Anticipated Due Date
City	Contra Costa County Mea sure X	\$2,572,406	Dec 11 2025

Enter the number of lines needed for Committed Financing: 0

Funding Type	Funding Program/Lender	Amount	Commitment/ Award Date
--------------	------------------------	--------	---------------------------

Upload all commitment letters for approved financing as Attachment VI.B

5. Attach project financials developed by your financial consultant, including construction period development budget, permanent sources and uses, operating pro-forma, and cash flow analysis for at least a 20-year period. Rent revenue estimates must include a breakdown of rents by bedroom size and income affordability levels. Upload project construction budget, including detailed line item backup as **Attachment VI.C**. Upload project pro forma, including detailed line item backup as **Attachment VI.D**. Upload project cash flow analysis as **Attachment VI.E**.

It is required to clearly identify the specific proposed use of County funds being requested in this application.

Section 7 - First-Time Homebuyer Projects (Not eligible for In-Lieu Funding)

A. Project Characteristics

1. Check one of the following eligibility criteria:

- First-time homebuyer downpayment assistance in connection with newly constructed housing development (where County funds are proposed to be used to fund both the hard cost of construction and downpayment assistance)
- First-time homebuyer downpayment assistance only (no construction)

2. Number of Newly Constructed Units by Housing Type:

- Single-Family Detached
- Condominium
- Duplex 8
- Townhome
- Other

3. Number of households to receive first-time homebuyer downpayment assistance via County funds: 8

- Income of County-assisted households (percent AMI): 80%
- Number of HHs to receive other assistance: TBD
- Income of other-assisted HHs (percent AMI): 80%

B. Affordability

1. Describe the manner in which County funds will be used to assist first-time homebuyers.

County funds will be used for predevelopment, development, construction and as down payment assistance for first-time home buyers as determined as best use of funding source.

Proposed Loan Term: 55

Proposed Interest Rate: 3.5

Repayment Provisions (Resale Restriction? Shared Equity?): Resale restrictions

Affordability Restrictions: 80

Additional Downpayment Subsidies Proposed? Choose an item.

To Be Determined

Describe the type, amount, and terms of the additional assistance:

# of Bedrooms	Per Unit Sq. Ft.	Total # of Units	Assumed Household Size	Affordability Level	Proposed Sales Price	Proposed County DP Assistance	Estimated Appraised Value	Per Unit Development Cost
MX Assisted Units								
Studio								
One-bedroom								
Two-bedroom	780	4	3	80%	\$680,000	\$23,800		\$702,991
Three-bedroom	944	4	4	80%	\$680,000	\$23,800		\$700,462
Four-bedroom								
Subtotal MX Units	1724	8	7		\$1360000	\$47600		\$1403453
Other-Assisted Units								
Studio								
One-bedroom								
Two-bedroom								
Three-bedroom								
Four-bedroom								
Subtotal Other Units								
Market Rate Units								
Studio								
One-bedroom								
Two-bedroom								
Three-bedroom								
Four-bedroom								
Subtotal Market Units								

Upload all commitment letters for approved financing as Attachment VII.A

Attach project development budget developed by your project's financial consultant as Attachment VII.B.

Section 8 - Community Land Trust (Measure X only)

Not required for this application (must have Community Land Trust AND Measure X Funding Selected in Section 1B)

COMMUNITY DEVELOPMENT



December 10, 2025

Contra Costa Department of Conservation and Development
Attn: Kristin Sherk
30 Muir Road
Martinez, CA 94553

RE: Las Deltas BMR, Contra Costa County Department of Conservation and Development, FY 2026/27 Affordable Housing Application

Dear Ms. Sherk:

The City of Richmond Community Development department wishes to express our support of Community Housing Development Corporation (CHDC) to secure Contra Costa County Housing funds for the Las Deltas BMR project located at 1529 Second Street; 114 West Ruby Avenue, 1558, 1560, 1572 and 1574 First Street; 121 Chesley Avenue; 1511 Second Street, Richmond, CA 94801.

The project proposes to rehabilitate 8 unoccupied and blighted duplex housing for sale units to first time homebuyers at 80% AMI.

The City of Richmond (the "City") is a strong advocate of CHDC's revitalization efforts in Richmond. The City recognizes CHDC as a mission-driven non-profit housing developer with over 30 years of experience providing quality affordable housing to lower income residents.

Contra Costa County grant funds are valuable financial resources for the Las Deltas BMR project to ensure CHDC's success through development without the burden of incurring additional debt to the project. Awarded grant funds will help to propel the project forward for the rehabilitation of 8 duplex units for first time home buyers at 80% AMI.

On behalf of the City of Richmond Community Development Department, we strongly support CHDC's FY 2026/27 Affordable Housing application to the Contra Costa County Housing Fund and encourage the creation of home ownership opportunities for lower income households in the city of Richmond.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lina Velasco".

Lina Velasco
Director of Community Development



Shields-Reid Neighborhood Council

1410 Kelsey Street - Richmond, CA 94801

November 19, 2025

Contra Costa Department of Conservation and Development
Attn: Kristin Sherk
30 Muir Road
Martinez, CA 94553

Re: Las Deltas BMR – Letter of Support

Dear Kristin Sherk,

I am writing to you on behalf of the Shields-Reid Neighborhood Council in support of Las Deltas BMR Contra Costa County FY 2026/27 Affordable Housing Program application. The Shields-Reid Neighborhood Council is expressing support for the funding application, which will transform and revitalize the incorporated neighborhoods of the North Richmond community. We all share the responsibility of protecting, improving the quality of life, and caring for the community while promoting healthier families through homeownership opportunities.

The rehabilitation of the Las Deltas BMR will bring 8 duplex units back to life for sale to first-time homebuyers at 80% of the area's median income. CHDC has been instrumental in the redevelopment and revitalization of North Richmond, and we look forward to the continued investment in our community. Homeownership opportunities with down payment assistance and support are greatly needed in our community.

We look forward to seeing the completion of these duplex units for sale. The Shields-Reid Neighborhood Council firmly supports the rehabilitation of Las Delta BMR and encourages a county award that will allow CHDC to assemble the financing necessary to start work on this deserving project.

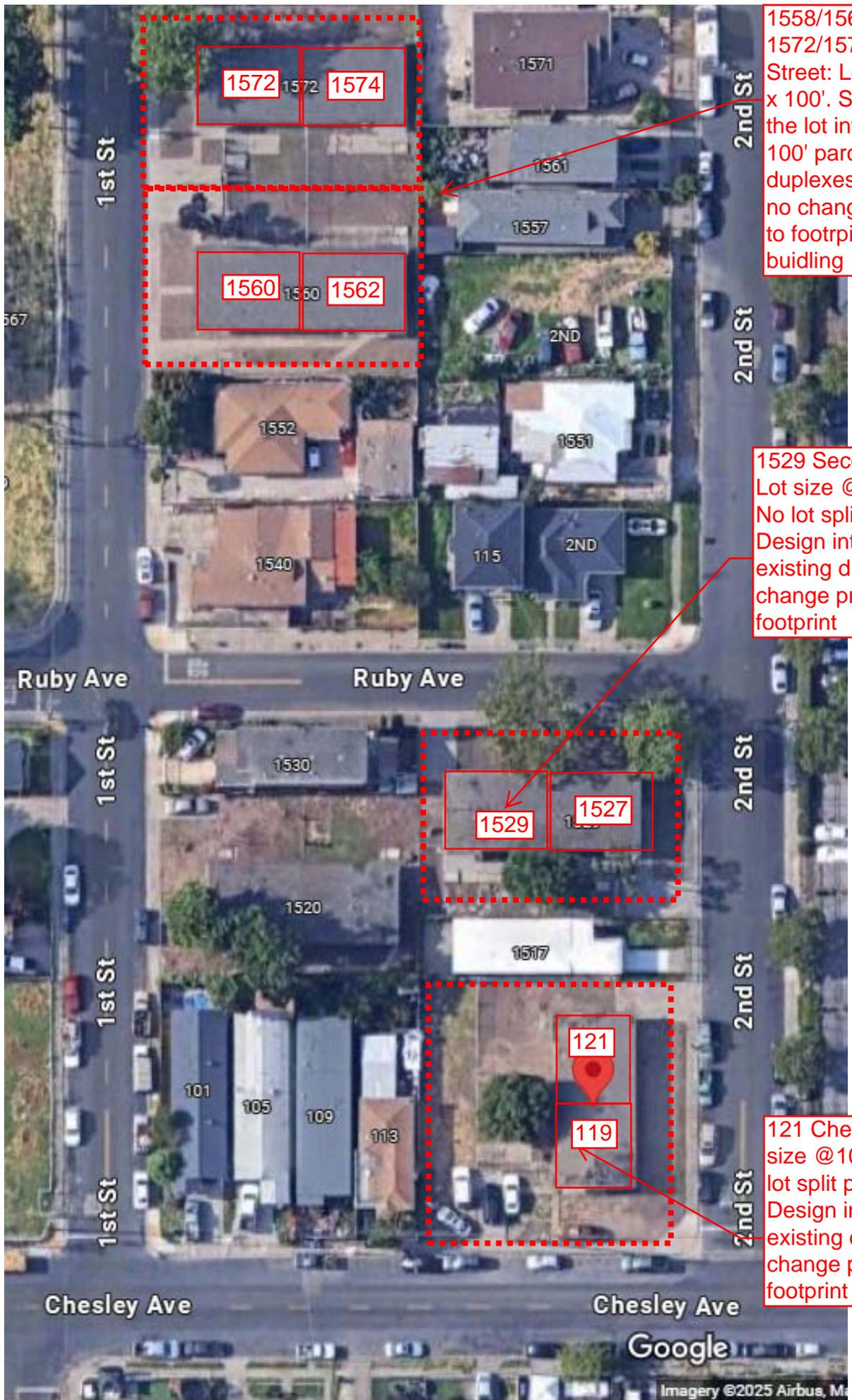
Sincerely,


Marena Brown, President

Attachment I.A – Location, parcel map, and site photographs

4 Duplexes, 8 Units

- 1529 Second Street; 114 West Ruby Avenue, Richmond, CA 94801 (APN 409-052-001-8) One duplex with two units
- 121 Chesley Avenue; 1511 Second Street,, Richmond, CA 94801 (APN 409-052-003-4) One duplex with two units
- 1558, 1560, 1572 and 1574 First Street, Richmond, CA 94801 (APN 409-060-0180-2) Two duplexes with four units



1558/1560 and 1572/1574 First Street: Lot size @150' x 100'. Scope to split the lot into two 75' x 100' parcels. Existing duplexes to remain. no change proposed to footprint of either buidling

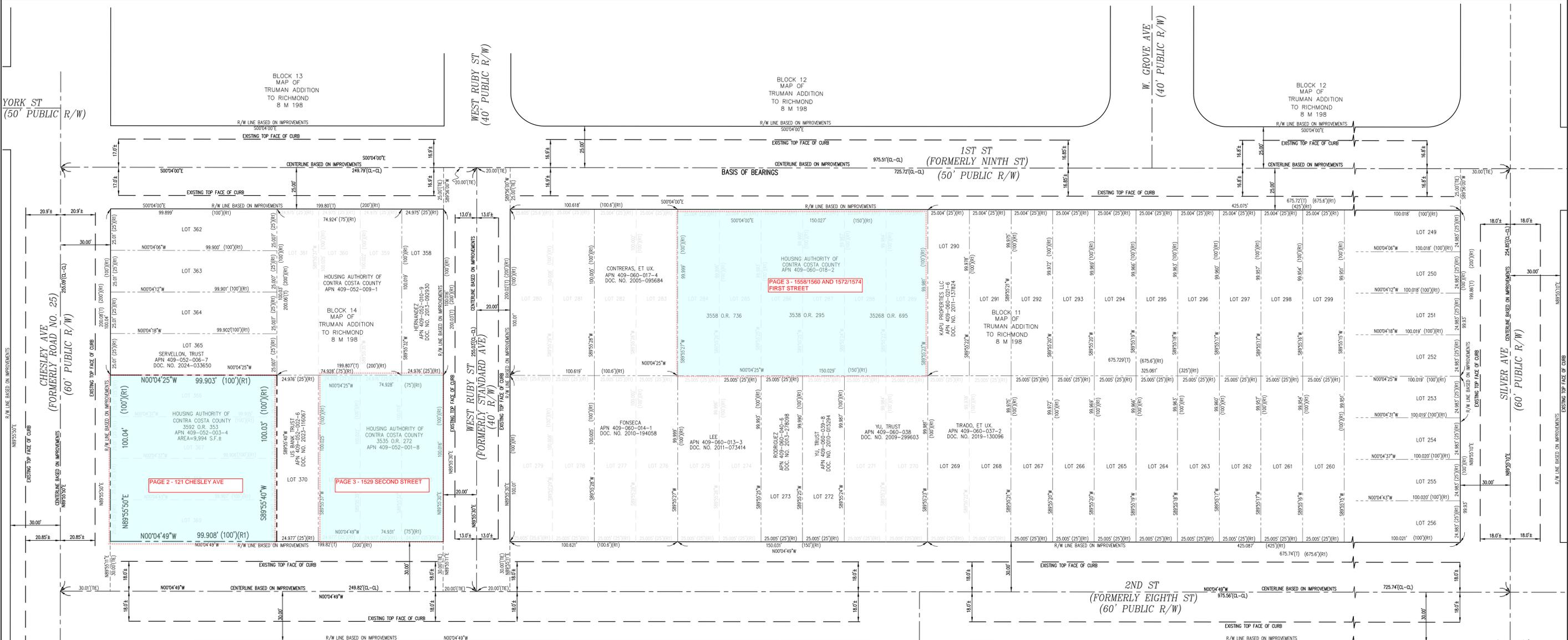
1529 Second Street: Lot size @75' x 100'. No lot split proposed. Design intent to keep existing duplex. No change proposed to footprint

121 Chesley Ave: Lot size @100' x 100'. No lot split proposed Design intent to keep existing duplex. No change proposed to footprint

Google

Imagery ©2025 Airbus, Ma

YORK ST
(50' PUBLIC R/W)



TITLE REPORT
THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 1117028551-AS, SECOND UPDATED REPORT, DATED OCTOBER 7, 2024 AT 7:30 A.M., REFERRED TO HEREON AS THE "PTR".

TITLE TO SAID ESTATE IS VESTED IN:
HOUSING AUTHORITY OF THE CONTRA COSTA COUNTY, A POLITICAL SUBDIVISION

THE ESTATE OR INTEREST IN THE LAND IS:
FEE

LEGAL DESCRIPTION
THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF CONTRA COSTA, CITY OF RICHMOND, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOTS 366, 367, 368, 369 IN BLOCK 14, AS SAID LOTS AND BLOCK ARE DELINEATED AND SO DESIGNATED ON THE MAP ENTITLED "MAP OF TRUMAN ADDITION TO RICHMOND", FILED NOVEMBER 18, 1912 IN BOOK 8 OF MAPS, PAGE 198, CONTRA COSTA COUNTY RECORDS.

APN: 409-052-003-4

EXCEPTIONS

- REDEVELOPMENT PLAN, AS FOLLOWS, ENTITLED ORDINANCE NO. 87-50 (ADOPTING A REDEVELOPMENT PLAN FOR THE NORTH RICHMOND DEVELOPMENT PROJECT), EXECUTED BY CONTRA COSTA COUNTY REDEVELOPMENT AGENCY, RECORDED JULY 23, 1987 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 87 157129, A NOTICE AS FOLLOWS, ENTITLED STATEMENT OF INSTITUTION OF REDEVELOPMENT PROCEEDINGS, RECORDED JULY 23, 1987 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 87 157129, A NOTICE AS FOLLOWS, ENTITLED ORDINANCE NO. 99-06 (AMENDMENT TO THE REDEVELOPMENT PLAN), BY BOARD OF SUPERVISORS OF THE COUNTY OF CONTRA COSTA, RECORDED JUNE 15, 1999 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 99-0070071, A NOTICE AS FOLLOWS, ENTITLED STATEMENT OF INSTITUTION OF REDEVELOPMENT PLAN AMENDMENT, RECORDED JUNE 9, 1999 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 99-0154227, A NOTICE AS FOLLOWS, ENTITLED ORDINANCE NO. 2006-35 (ADOPTING AMENDMENT TO REDEVELOPMENT PLAN), RECORDED JULY 24, 2006 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2006-0233265, A NOTICE AS FOLLOWS, ENTITLED STATEMENT OF INSTITUTION OF REDEVELOPMENT PROCEEDINGS, RECORDED JUNE 12, 2007 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2007-017044, A NOTICE AS FOLLOWS, ENTITLED STATEMENT OF INSTITUTION OF REDEVELOPMENT PLAN AMENDMENT, RECORDED JUNE 2, 2008 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2008-012615 (EXC. 3 OF PTR - NOT PLOTTABLE).
- CONDITIONS CONTAINED AND/OR REFERRED TO IN AN INSTRUMENT, ENTITLED DECLARATION OF TRUST (GRANTS PROJECTS), BY HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA, RECORDED OCTOBER 27, 1988 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 88 199060 (EXC. 4 OF PTR - NOT PLOTTABLE).
- CONDITIONS CONTAINED AND/OR REFERRED TO IN AN INSTRUMENT, ENTITLED DECLARATION OF TRUST (CADI10098 (NORTH RICHMOND)), BY HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA, RECORDED SEPTEMBER 30, 2016 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2016-0202049, THE ABOVE MATTER IS ALSO DATED OCTOBER 12, 2016, RECORDED OCTOBER 13, 2016 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2016-0214130 (EXC. 5 OF PTR - NOT PLOTTABLE).
- TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT, ENTITLED RENTAL ASSISTANCE DEMONSTRATION TRANSFER OF ASSISTANCE/DEMOLITION AND/OR DISPOSITION RESTRICTIVE COVENANTS, EXECUTED BY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, RECORDED JULY 30, 2003 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2003-0156889 (EXC. 6 OF PTR - NOT PLOTTABLE).

GENERAL NOTES

- DATE OF FIELD SURVEY: JANUARY 31, 2025.
- THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
- UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CONTRA COSTA COUNTY
SANITARY SEWER: CONTRA COSTA COUNTY
WATERS: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
- THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY
- THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT.
- THE LEGAL DESCRIPTION AS SHOWN IN THE TITLE REPORT MATHEMATICALLY CLOSES.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
- THERE ARE NO WETLAND AREAS IN THE SUBJECT PROPERTY.
- THE LEGAL DESCRIPTIONS OF THE SUBJECT PROPERTIES ARE THE SAME AS THE PROPERTIES DESCRIBED IN THE PRELIMINARY TITLE REPORTS.

BENCHMARK
STATION NAME B.M. #1258, BEING CONTRA COSTA COUNTY BRONZE DISC, SET IN TOP OF W. END OF CATCH BASIN, NE CORNER INTER. MARKET STREET AND 2ND STREET (NORTH RICHMOND), ELEVATION = 125.77 FEET, CONTRA COSTA COUNTY DATUM.

TABLE A NOTES

- FOUND MONUMENTS ARE SHOWN ON THIS SHEET OF THE SURVEY.
- THE STREET ADDRESS OF THE PROPERTY IS 121 CHESLEY AVENUE; 1511 SECOND STREET, RICHMOND, CA 94801 (UNINCORPORATED AREA OF CONTRA COSTA COUNTY).
- FLOOD ZONE DESIGNATION: THE PROPERTY IS LOCATED IN ZONE "X" (SHADED) DEFINED AS "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE" PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 0601300226G, EFFECTIVE DATE: SEPTEMBER 30, 2015.
- THE TOTAL GROSS LAND AREA IS: 9,994 SQUARE FEET +/- OR 0.229 ACRES MORE OR LESS.
- (A/B) ZONING REQUIREMENTS: PER THE CONTRA COSTA COUNTY ZONING MAP, THE PROPERTY IS ZONED "HE-C" DEFINED HOUSING ELEMENT CONSISTENCY DISTRICT.
REFERENCE FOR "HE-C" ZONING IS MADE HERE TO THE CONTRA COSTA COUNTY MUNICIPAL CODE, CHAPTER 84-02 REGARDING PROPERTY DEVELOPMENT STANDARDS, MINIMUM SETBACKS, BUILDING HEIGHT LIMITATION, DENSITY AND PARKING REQUIREMENTS ARE AS FOLLOWS:
SETBACKS:
MINIMUM FRONT: 10 FEET
MINIMUM SIDE: 5 FEET
MINIMUM REAR YARD: 15 FEET
MAXIMUM HEIGHT:
RESIDENTIAL LOW/HIGH: 35/65 FEET
MIXED-USE MEDIUM/HIGH: 50/85 FEET
MAXIMUM DENSITY: 30 DWELLING UNITS PER ACRE
- (A/B) EXTERIOR DIMENSIONS AND SQUARE FOOTAGE OF BUILDING AT GROUND LEVEL, AND NUMBER OF STORES ARE SHOWN ON SHEET 2.
- SUBSTANTIAL IMPROVEMENTS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN ON SHEET 2.
- THERE ARE NO PARKING SPACES ON THE SUBJECT PROPERTY.
- THERE ARE NO DIVISIONS OR PARTY WALLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO ADJOINING PROPERTIES.
- (A) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLAN OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT ARE SHOWN ON SHEET 2 OF THE SURVEY.
- NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON THIS SHEET.
- DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON THIS SHEET.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE ARE NO OFFSITE EASEMENTS TO THE SUBJECT PROPERTY.
- PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000 IS HELD BY THE SURVEYOR.

SURVEYOR'S CERTIFICATE
TO HOUSING AUTHORITY OF CONTRA COSTA COUNTY, A POLITICAL SUBDIVISION; AND OLD REPUBLIC TITLE COMPANY:

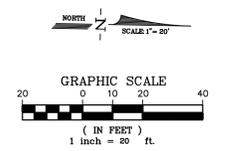
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, SOLELY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A/B), 7(A), 7(B), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 31, 2025.

JACQUELINE LUK P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

DATE: FEBRUARY 14, 2025

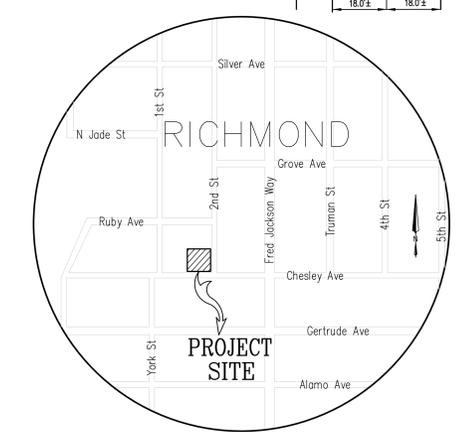
SHEET INDEX

- NOTES AND BOUNDARY SURVEY
- TOPOGRAPHIC SURVEY



LEGEND

---	BOUNDARY OF SUBJECT PROPERTY
---	RIGHT OF WAY LINE
---	INTERIOR PROPERTY LINE
---	CENTERLINE
---	LINE
---	OLD LOT LINE
(T)	TOTAL
±	MORE OR LESS
(R)	REFERENCE
R/W	RIGHT OF WAY
APN	ASSESSOR'S PARCEL NUMBER
(100')	RECORD DATA
DOC. NO.	DOCUMENT NUMBER
S.F.	SQUARE FEET
O.R.	OFFICIAL RECORDS
(CL-C)	CENTERLINE TO CENTERLINE



VICINITY MAP
NO SCALE

**ALTA/NSPS
LAND TITLE SURVEY**
OF
121 CHESLEY AVENUE; 1511 SECOND STREET
CITY OF RICHMOND, CONTRA COSTA COUNTY, CALIFORNIA
FEBRUARY 2025

PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388











**Las Deltas BMR Redevelopment
All Properties**

ACQUISITION

Acquisition	\$	34,725.13
TOTAL ACQUISITION	\$	34,725.13

\$ 34,725.13

HARD COSTS

Construction Costs (GC Contract)	\$	1,200,000.00
Construction Costs (Site Work)	\$	120,000.00
Contingency 15%	\$	198,000.00
TOTAL HARD COSTS	\$	1,518,000.00

\$ 1,518,000.00

SOFT COSTS

Permit Fees	\$	80,000.00
Planning	\$	60,000.00
Architect Fee/ CM	\$	78,000.00
Marketing/Advertising	\$	10,000.00
Environmental	\$	200,000.00
Legal - Owner	\$	50,000.00
Title Fees	\$	50,000.00
Appraisal	\$	10,000.00
Market Study	\$	10,000.00
Holding/Security Costs	\$	99,923.52
Insurance	\$	10,000.00
Property Taxes	\$	9,000.00
Contingency 15%	\$	100,038.53
TOTAL SOFT COSTS	\$	766,962.05

\$ 766,962.05

DEVELOPER COSTS

Developer Fee	\$	252,718.72
TOTAL DEVELOPER COSTS	\$	252,718.72

\$ 252,718.72

TOTAL DEVELOPMENT COST	\$	2,572,405.90
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