

FY 2026/2027 Bob Dabney Plaza Interview

Interview Date: Wednesday, February 11, 2026

CCC: Christine Louie, Margaret Mitchell

CDHC: Joanna Griffith, Norma Thompson, Carol Corr

1. Please provide a brief update on the current status of your project since submitting your funding application in December.
 - **Stantec completed two additional rounds of environmental testing under the City of Richmond's EPA Brownfield Assessment Grant and sent to DTSC on February 4, 2026 for Bob Dabney Plaza. We are awaiting a response from DTSC. NV5 previously completed initial assessment activities under CHDC's ECRG grant. Meetings with DTSC are ongoing. Bob Dabney Plaza has entitlements through the SB 35 ministerial review which makes the project exempt from CEQA.**

2. How urgent is the need for Measure X funds, and what work is dependent on receiving them ASAP? If your project doesn't receive the full Measure X request, will it still be able to proceed with the proposed schedule? All funding sources in this NOFA are oversubscribed, reducing the likelihood of a full funding request.
 - **This is an urgent request for Bob Dabney Plaza and is primarily for funding of predevelopment activities.**
 - **CHDC has applied several times. We were not awarded CCC funding without planning approvals in the past. We now have planning approvals.**
 - **We have PBV commitment, which is not enough to obtain maximum points for leveraging on its own.**
 - **We need local commitment in order to: leverage State and Federal funding, apply for MHP, maintain our financing schedule, or move to the next schedule milestone. Every time the schedule pushes out, the cost to develop Bob Dabney Plaza increases due to inflation.**
 - **CHDC is continuously searching for predevelopment (construction and permanent) funding for Bob Dabney Plaza. Even a minimal amount of local funding commitment would enable CHDC to apply for MHP and continue predevelopment activities. If we are not awarded any Measure X funding, we would be delayed and would keep looking for funding. It all starts with local government support, which lends itself to State/TCAC/Federal support and funding.**

3. Have there been any change in the project's status since our last update?
 - **Bob Dabney Plaza now has planning approvals/entitlements through the SB 35 ministerial review which makes the project exempt from CEQA.**

Do we have a prioritization of projects?

- **1>Bob Dabney, 2> Las Deltas Duplex, 3> 38th Street**
4. Can you confirm how the \$3.4 million in Measure X funding will be used for predevelopment and construction activities specifically? What portion would be predev?
- **100% of the Measure X funding would go to fund predevelopment phase activities for Bob Dabney Plaza, which would roll over into construction.**
5. Can you walk us through the anticipated timeline for applying for MHP in December 2026 and tax credits in 2027? It was noted that Measure X does not go to the committee meeting until the 1st week of March and then through the review and award process.
- **Schedule: MHP is typically released between August and December. If we apply in December 2026, we would expect award notifications in April/May 2027. We would then apply for Tax Credits (assuming the next round) in September 2027, with award notifications happening in November 2027, construction start within 6 months of award. Bob Dabney Plaza will need local support for good scoring in the TCAC Leveraging category. We have CCC PBVs, which will help with the TCAC Leveraging as well. Making sure we are maximizing score. If we don't self-score max points for leveraging, it's a moot point.**
6. What lot mergers are required for this project, and where are you in that process? Last year, you mentioned that SB35 approval had been granted and was required before obtaining a lot merger. What is status of lot merger?
- **SB35 doesn't allow lot mergers before or during entitlements. This lot merger may be expedited for Bob Dabney Plaza because planning already reviewed due to SB35 approval process.**

Project costs: this project has a high cost per unit.

- **Podium parking adds to costs, with only 32 units; therefore, Bob Dabney Plaza is unable to take advantage of economies of scale as others would. Understanding the immense impact Bob Dabney Plaza could have in this community, we designed Bob Dabney Plaza to maximize the site footprint and height for the number of units.**