



December 8, 2025

Kristin Sherk
Contra Costa County Department of Conservation and Development
30 Muir Rd
Martinez, CA 94533

Dear Ms. Sherk:

Eden and CHDC are excited to submit the following application for \$7,626,050 in Measure X funds for the 2026/2027 funding round. The Riveter’s application differs from previous years by proposing a single-phased development of 135 units in two buildings, which matches our full entitlements.

This approach will allow for cross-subsidization of the 34 deeply subsidized project-based voucher units with higher income 60% AMI units – leveraging both a sizeable permanent mortgage and deferred developer fee – both of which were not possible with previous approaches. The 59-unit adaptive reuse building will now be restricted to seniors aged 55 years and over while the 76-unit new construction building will have a mix of incomes, household sizes, and ages. The ground floor will still be restricted to a community-serving use such as a subsidized childcare run by the YMCA of the East Bay.

Since 2022, Contra Costa County has committed \$7,018,115 to The Riveter. Some funds are expiring and being recaptured including \$2,000,000 in CDBG from 2024/2025. Eden and CHDC are requesting – as part of this application – that the following awards listed below be extended through at least December 2026 to allow for competitive state funding applications and align with the extension of site control issued by the County’s public works department.

Retaining these awards will continue to allow the project to apply for additional gap financing sources at the state level, including MHP and AHSC next year.

FY 2022/2023	PLHA	\$500,000
FY 2025/2026	HM-ARP	\$2,568,115
FY 2025/2026	MX	\$1,714,000
FY 2025/2026	CDBG	\$236,000

For additional information about this application, please do not hesitate to contact Timothy Moreau, TMoreau@CommunityHDC.org and Matt Schreiber, matt.schreiber@edenhousing.org.

Thank you for your consideration of this application.

Sincerely,

Joanna Griffith
Joanna Griffith
Director of Real Estate Development
Community Housing Development Corporation
1535 Fred Jackson Way, Ste. A
Richmond, CA 94801

jgriffith@communityhdc.org

(510) 221-2511

Aruna Doddapaneni
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Contra Costa

Help with this page

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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 Eden Development, Inc.
Address: 22645 Grand Street, Hayward, CA 94541
Contact Person: Matt Schreiber Title: Associate Director
Phone: 510-634-3955 E-mail: matt.schreiber@edenhousing.org
SAM/UEI #: (Get a SAM/UEI #)

B. Project Information

Project Name: The Riveter
Project address or target area: 100 38th St
Number of Affordable Units: 133

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:	\$7,626,050
Total Requested Funds:	\$7,626,050
Total Project Cost:	\$139,096,987

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.

Eden Housing and CHDC's proposed development, known as The Riveter at 100 38th Street in Richmond, CA, is designed to address the region's significant need for affordable and supportive housing, particularly for extremely low-income and formerly homeless individuals. The project repurposes the historic former Richmond Health Center, bringing new life to the site through adaptive reuse that preserves its architectural character while fulfilling critical community priorities. Rising housing costs and a shortage of stable housing options in Richmond have exacerbated homelessness and housing insecurity, making the creation of permanent supportive housing a vital intervention.

The Riveter will be developed in a single phase. Building A will convert and adaptively reusing the former County-owned health center to create 59 units targeted for seniors who require stable affordable homes and access to onsite support services. Building B will convert an existing parking lot into 76 units of family housing to the site with 8500 square feet of commercial space set aside for a ground floor service provider like the YMCA of the East Bay to provide childcare services to the community. The project notably reimagines much of the site as thoughtfully designed open spaces to engage residents and the larger community, fostering social connection and creating a vibrant living environment. Previously envisioned as two separate phases, the reimagined single phased approach will allow significant leveraging of permanent debt due to the project-based vouchers rental assistance and increased operational efficiencies on the staffing side.

By offering high-quality, deeply affordable housing and wraparound supportive services, The Riveter will help alleviate the acute housing crisis in Richmond by providing homes for some of the city's most vulnerable residents and facilitating pathways from homelessness to stability. The project exemplifies best practices in creating sustainable, dignified, and inclusive communities, positioning itself as an essential part of Richmond's ongoing strategy to address affordable housing needs and promote equitable urban redevelopment.

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

Eden Housing and CHDC are proud to partner with Eden Housing Resident Services, Inc (EHRSI) to provide optional on-site wrap around services for residents at The Riveter, free of charge to residents. The site will have a variety of services and amenities specifically designed for effective and efficient case management and services intended for seniors, families, and persons with intellectual and developmental disabilities. Services will include clinical consultations, referrals, and counseling. In addition to these more intensive services, EHRSI will provide programming for life skills classes, computer courses and financial management/resource referrals are provided to tenants.

The building will feature a variety of spaces that provide tenants with physical amenities. The existing health center will have a courtyard created at its core, this will provide tenant units with light while also providing open space for residents to gather and socialize. Inside the building, there is currently over 3,600 square feet of to be programmed amenity space. The development team is currently working with the architects to most effectively use this space. A portion will be used for service space, but additional uses will include computer lab space, community kitchen space and community gathering space. Finally, beneath the building the proposed project will create a ramp providing access to 30 underground parking spaces for tenants and an adjacent surface parking lot will be add another 76 parking spaces.

In the new construction family building a series of outdoor spaces including playground and both podium-level and entrance courtyard will provide numerous opportunities for resident interactions. A bike room will encourage non-car travel as will the proximity to numerous AC and Golden Gate Transit lines that connect the development to the wider Bay Area.

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

The project will feature an all-electric construction with energy efficient heat pumps for HVAC, LED lighting and efficient electric appliances in tenant units and common areas. Plumbing will include water efficient fixtures such as low flow shower heads and sinks as well as low-water dual flush toilets. Building envelope will be see increased insulation to ensure that the project meets the energy efficiency requirements of the latest cycle of Title 24. Exterior plantings have been selected to include native and drought tolerant species that will tolerate warm and dry summer months well.

In addition to the items above, the development team is exploring solar as a possible method of achieving a net-zero project. As the design process proceeds the development team will engage consultants to ensure that the project is at the cutting edge of energy efficiency and sustainability. As an adaptive reuse, the development team feels it is important to retrofit infrastructure to comply with and exceed modern standards.

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? 115

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? 115

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	20
Funding Commitments - Non County Financing	20	20	20	10
Discretionary Land Use Approvals/Ministerial Planning Approval	10	10	10	10
Environmental Review Clearance/Approval	10	10	10	10
Leveraging/Match Funding	10	10	10	10
II. Developer Experience and Capacity -	39	29	35	
Developer Experience Exceeds Minimum	14	14	10	10
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	10
III. Project Location -	25	25	25	
Unincorporated Address	5	5	5	0
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	5
Units for People with Special Needs	5	N/A	N/A	5
Penalty for Nonperforming Previously Funded Projects	-10	-10	-10	0
Total Possible Points	189 pts	124 pts	130 pts	140

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	Yes	10/18/2022
Design Approvals	Yes	10/18/2022
Land Use Entitlements	Yes	10/18/2022
Building Permit	Underway	6/1/2026

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:

All discretionary approvals were included in the 10/18/2022 city council action that included a general plan amendment and rezoning. See local environmental review certification attached as Attachment IA 5.

Expected Construction Start Date: 06/30/2027

Expected Construction End Date: 12/31/2029

Expected Occupancy Date: 01/31/2029

Expected Perm Close Conversion Date: 03/31/2030

Approximate date funds will be required: 06/30/2027

Why funds are needed by this date:

The pro forma attached assumes the County funds can count as committed for the April SuperNOFA application date (assuming same schedule as 2025) to meet the above construction start and lease up schedule. Any funds committed will maximize competitiveness. This includes extending existing commitments. Without these funds committed, the project would need to seek AHSC funds, which has the same loan limits, but a later application due date.

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.

CHDC and Eden have sought extensive community feedback throughout the planning and entitlement process. As a County-owned building we have strong support from public works staff and have been diligently working with them to ensure all due diligence prior to construction commencement is completed.

The developers have presented at the Park Plaza Neighborhood Council multiple times and remained in constant communication with Neighborhood Council personnel (see attached for letter of support).

The purpose of the presentations was both to seek community feedback and ensure that the project is bringing services and resources that meet pressing community needs. Community members were particularly excited about the permanent supportive housing and child care components of the project which were seen as fulfilling vitally important needs.

In addition to building support from neighborhood organizations and the broader community, CHDC and Eden communicated with the project's immediate neighbors including the judicial council and neighboring businesses to determine potential areas of collaboration and address concerns about the construction period.

Finally, CHDC and Eden spent significant time seeking feedback from Richmond governmental bodies including the Design Review Board, the Planning Commission and the City Council. Prior to obtaining final entitlements CHDC and Eden met with all members of the City Council individually to review the project and seek feedback. The project received unanimous approval for its entitlements in October 2022.

Since entitlements have been received, a federal congressional earmark has been awarded to the project demonstrating the support of this project at the federal level. Further, the project was recommended by Contra Costa Continuum of Care for HUD services funding for FY 2024-2025 and is awaiting a decision on HUD.

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?

Yes

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? [Completed October 2022](#)

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? [MHP](#)

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: [Vacant County-owned building no tenants](#)

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?

Yes

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: [Roberts - Obayashi](#)

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

[Negotiated](#)

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

Eden and CHDC have a preconstruction agreement with Roberts - Obayashi. We will send the project out for GMP bids prior to the tax credit application to ensure the most competitive price.

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:

Stantec completed a phase 1 and phase 2 for the project and Essel completed a lead-based paint report. These reports will be provided to the contractor who will engage a licensed subcontractor to perform any and all remediation prior to construction starting.

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:

N/A

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

Eden and CHDC are long-term owners and operators of our properties. We will work closely with our management team and services team to ensure our Asset Managers are set up for success for at least 55 years.

Section 4 - Site Information

A. Project Location

Enter the number of site addresses for this project - 1

Street Address	City	Zip	Parcel Number	Census Tract
100 38th St	Richmond	94805	517-340-004	3810.00

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?

No

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 Agreement** Option Period: **December 2026**
- Other:

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

C. Project and Site Information

1. Total number of proposed units: 135

2. Site size (acres): 2.84

Proposed density (units/acre): 48

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

Residential: Number of Units: 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:81

Vacant Lot --- Describe any prior known use:

Provide the age of any structures currently located on site:

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

No historical significance was found during the CEQA analysis.

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)	123710
Total new square footage of all project structures	175444
Total new gross residential square footage	150825
Total square footage of all residential units	96131
Total gross commercial square footage	8500
Total parking structure square footage	13981
Total parking spaces	106
Open uncovered parking spaces	76
Covered parking spaces	
Structured parking spaces	30
Other parking spaces, type	

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: 11/18/2025

FEMA Community Panel Number: 0600350237

FEMA Map Page Number: 06013C0237G

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 runs the 72M bus route on Macdonald Avenue and 39th St approximately 0.1 miles from the site. Headways are at least 30 mins during peak hours. Additional bus routes include 800, 667, and 681. Golden Gate Transit operates line 580 within 0.5 miles on Cutting Boulevard.

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: Prime Time Nutrition
Location/Address of farmer's market: 3900 Macdonald Ave, Richmond, CA 94805

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:
Name/Address of healthcare facility:
Name/Address of pharmacy: CVS Pharmacy 4500 Macdonald Ave, Richmond CA 94805

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	Yes	10/18/2022	N/A
Rezoning	Yes	10/18/2022	N/A
Tentative Subdivision Map Approval	No	N/A	N/A
Final Map Approval	No	N/A	N/A
Use Permit	No	N/A	N/A
Other:	No	N/A	N/A

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.

Richmond 38 Supportive, L.P. will purchase the property from Eden Housing, Inc. (EHI) after the County donates the land to EHI. A nominal processing fee will be included to cover admin expenses of the transfer. Richmond 38 Supportive LLC will be the managing general partner made up of a 50-50 partnership between Eden Development, Inc. and CHDC.

Name of Proposed ownership entity: **Richmond 38 Supportive, L.P.**

Has this entity been established? Yes No

Date Established: **8/1/2022**. 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.

Already established.

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

In the late 1960s, a group of community activists living in southern Alameda County were very concerned about the serious lack of high-quality affordable housing for all of the area's low-income residents. To help meet this growing need, in 1967 they founded Eden Housing, Inc., and in 1968 they incorporated the organization as a 501(c)(3) nonprofit, community-based affordable housing development company. They immediately began work on their first project, rehabilitating six houses in Oakland for families who were buying their first homes. Each of the original founders worked—hands-on—with a family to complete one home. In 1971 they started Eden Housing's first multi-unit housing complex to provide 150 affordable rental housing units for senior citizens in Hayward. The project, Josephine Lum Lodge, opened in 1973. Now, almost 55 years from its beginning, Eden Housing has developed and acquired nearly 12,000 residential units in 170 properties in cities throughout the San Francisco Bay Area, the Central Valley, and Southern California.

Today, Eden Housing is not only one of the oldest, but stands out as one of the most productive, successful and fastest growing nonprofit affordable housing developers in California. More than one-half of Eden Housing's portfolio has been produced in the last one-third of our organization's lifetime. We are recognized in the industry for our creative development approach that includes collaborating with local governments and tailoring projects to suit each locale. Eden is also committed to mentoring and supporting smaller, less-experienced community-based organizations in their housing development efforts. However, our work is not simply defined by the housing we build for low-income residents. Housing development is but one aspect of a neighborhood revitalization strategy that also includes professional property management and human support services for residents. Each of these elements involves partnering with communities, investing in neighborhoods and empowering people

Community Housing Development Corporation of North Richmond (CHDC) is a nonprofit community-based developer focused on expanding affordable housing and economic opportunity in the greater Richmond, California area. Founded in 1990 by local leaders in North Richmond, the organization was created to combat neighborhood blight and improve housing conditions for existing residents while strengthening the local economy. CHDC's mission centers on creating and sustaining vibrant communities for low- and moderate-income individuals, families, and seniors through high-quality affordable housing, economic development, and supportive services. The organization emphasizes resident engagement and asset-building so that households not only access stable housing but also build long-term financial security. CHDC develops and preserves affordable rental and for-sale housing, including single-family homes, senior housing, and family apartments in Richmond and surrounding Bay Area communities. It also provides programs such as homebuyer assistance, financial counseling, and small business and transportation-related support to help residents achieve greater self-sufficiency. Since its founding, CHDC has contributed hundreds of owner-occupied homes and multiple rental communities, along with related street and infrastructure improvements in the Richmond area. The organization is recognized locally and statewide for leadership in affordable homeownership, quality rental housing, and innovative wealth-building programs for low-income households.

4. Enter the number of organizations that are applying for the project: **2**
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	Matt Schreiber	Associate Director	9	Project Manager
Director of Real Estate Development	Aruna Doddapaneni	Senior Vice President	16	Senior Vice President (supervises PM)
Executive Director or President	Andrea Osgood	Chief of Real Estate Development	26	Board Approvals, Alt. Signatory
Asset Manager	Bryan Dove	Senior Director of Asset Management	11	Supervises AM assigned to project
Controller/CFO/Accounting Manager	Tatiana Blank	CFO	21	CFO

Project Staffing Chart for Applicant #2

Project Staff	Name	Role in other current or planned developments	Years of Relevant Experience	Role with proposed project
Project Manager	Timothy Moreau	Project Manager	15	Project Manager
Director of Real Estate Development	Joanna Griffith	Director of Real Estate Development	26	Director of Real Estate Development
Executive Director or President	Donald Gilmore	Executive Director	36	Executive Director
Asset Manager	Gregg Baty	Asset Manager	5	Asset Manager
Controller/CFO/Accounting Manager	Charles Fowlkes	Chief Financial Officer	31	CFO

5. Organization Track Record/Experience

Number of years applicant #1 developing and operating affordable housing projects in CA: 57
 Number of completed projects applicant #1 similar to the one proposed: 10

Number of years applicant #2 developing and operating affordable housing projects in CA: 35
 Number of completed projects applicant #2 similar to the one proposed: 10

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
Crescent Grove	22447 Ruby Street, Castro Valley, CA	72	Family; Special Needs	2025	Andrea Osgood	aosgood@edenhousing.org
Solaire Apartments	427 Auzerais Avenue, San Jose	130	Special Needs	2024	Andrea Osgood	aosgood@edenhousing.org
Tabasa Gardens	1482 Freedom Boulevard	53	Family	2024	Andrea Osgood	aosgood@edenhousing.org
The Residences at VHAC (Vivalon Healthy Aging Campus)	999 3rd Street, San Rafael, CA	67	Senior	2023	Andrea Osgood	aosgood@edenhousing.org
Blue Oak Landing	2118 Sacramento Street, Vallejo, CA	75	Special Needs	2023	Andrea Osgood	aosgood@edenhousing.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	BAR Architects	William Duncanson	31	Yes
Financial Consultant	Community Economics, Inc.	Diana Downtown	48	Yes
Environmental Consultant	Stantec	Neil Doran	6	Yes
General Contractor	Roberts - Obayashi	Scott Smith	41	Yes
Legal Counsel	Gubb and Barshay	Evan Gross	31	Yes
Relocation Consultant	N/A	N/A	N/A	No
Prevailing Wage Consultant	CCMI	Jessica Finau	22	No
Property Management	Eden Housing Management, Inc	Darnell Williams	56	Yes
Lead Services Provider	Eden Housing Resident Services, Inc.	Bernadine Martin	21	Yes

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

A. Unit Mix and Affordability

- Total number of units: 135
- Total number of affordable housing units (less than 80% AMI): 133
- Total number of County-Assisted Units: 34
- Number of Approved Project-Based Vouchers: 34

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: - 13

# of Bedrooms	# of Bathrooms	Total # of Units	Per Unit Sq. Ft.	Affordability Level	Measure-X-Assisted Units	Total County Assisted Units
Studio	1	12		0%- 20%	12	12
1	1	10		0%- 20%	10	10
2	1	6		0%- 20%	6	6
3	2	6		0%- 20%	6	6
Studio	2	10		41% - 50%		0
1	2	14		41% - 50%		0
2	2	2		41% - 50%		0
3	2	1		41% - 50%		0
Studio	2	16		51% - 60%		0
1	2	31		51% - 60%		0
2	2	12		51% - 60%		0
3	2	13		51% - 60%		0
2	2	2		Unrestricted		0
Total: 159	242	135	0		34	34

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: - 13

# of Bedrooms	# of Units	Affordable Level	Per Unit Gross Rent	Per Unit Utility Allowance	Per Unit Net Rent	Approved Rent or Operating Subsidy*
Studio	12	0% - 20%	\$559	\$67	\$492	\$2,130
1	10	0% - 20%	\$599	\$81	\$518	\$2,421
2	6	0% - 20%	\$719	\$113	\$606	\$2,950
3	6	0% - 20%	\$831	\$142	\$689	\$3,775
Studio	10	41%- 50%	\$1,398	\$67	\$1,331	
1	14	41%- 50%	\$1,498	\$81	\$1,417	
2	24	41%- 50%	\$1,798	\$113	\$1,685	
3	14	41%- 50%	\$2,077	\$142	\$1,935	
Studio	16	51%- 60%	\$1,678	\$67	\$1,611	
1	31	51%- 60%	\$1,798	\$81	\$1,717	
2	12	51%- 60%	\$2,158	\$113	\$2,045	
3	13	51%- 60%	\$2,492	\$142	\$2,350	
2		Unrestricted	\$0	\$0	\$0	
Totals: 155	133		\$203,501	\$12,101	\$191,400	\$90,120

*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: 109 and anticipated tie breaker %: 132.353

Expected CDLAC Application Due Date: 09/01/2026

Expected TCAC Application Due Date: 09/01/2026

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.

The Riveter will be extremely competitive for 2025 SuperNOFA award with a local Measure X award. The project has almost \$40M already committed and the restructuring as a single-phased project will allowed us to leverage almost \$15M more in perm mortgage debt and deferred fee. This will significantly reduce the need for future county sources. Further, the \$35,000,000 state request has two potential sources, MHP and AHSC. The difference in application is only five months so we have two potential routes towards obtaining additional gap financing.

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 : 3

Funding Type	Funding Program/Lender	Amount	Application Due Date	Anticipated Award Date
City	Contra Costa	\$7,626,050	12/11/2025	6/30/2026
State of California	MHP or AHSC	\$35,000,000	4/1/2026 or 6/30/2026	8/31/2026 or 12/31/2026
4% Tax Credits - Federal	TCAC/ CDLAC	\$58,840,959	9/1/2026 or 2/1/2027	12/1/2026 or 5/1/2027

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

Funding Type	Funding Program/Lender	Amount	Anticipated Due Date
--------------	------------------------	--------	----------------------

Enter the number of lines needed for Committed Financing: 6

Funding Type	Funding Program/Lender	Amount	Commitment/Award Date
City	CDBG/HOME	\$2,804,115	2025

City	Measure X / PLHA	\$2,214,000	2023-2024
Federal	Sponsor Loan via Federal Earmark	\$3,000,000	2023
Other	Seller Carryback	\$14,255,000	2025
Other	Perm Loan	\$12,986,764	2025
Other	Deferred Fee	\$1,500,000	2025

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)

Not required for this application

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)

[Redacted content]

[Redacted]

COMMUNITY DEVELOPMENT



December 10, 2025

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

RE: The Riveter, Contra Costa County Department of Conservation and Development, FY 2026/27
Affordable Housing Application

Dear Ms. Sherk:

The City of Richmond Community Development Department (City) wishes to express our support of Community Housing Development Corporation (CHDC) and Eden Housing Inc. (Eden), to secure Contra Costa County (County) Housing funds for The Riveter project located at 100 38th Street, Richmond, CA 94805.

The project proposes to rehabilitate an unoccupied and blighted former medical center and its adjacent parking lot into 135 income-restricted rental units for seniors, families, and those experiencing homelessness.

The City is a strong advocate of CHDC's & Eden's revitalization efforts in Richmond. The City recognizes both developers as mission-driven non-profit housing developers with over 85 years of combined experience providing quality affordable housing to lower income residents.

County funds are valuable financial resources for The Riveter. Awarded funds will help leverage additional state and federal funding in 2026 including MHP, AHSC, and LIHTC and tax-exempt bonds.

On behalf of the City of Richmond Community Development Department, we are thrilled at this opportunity to support such an exciting project and reiterate our support to the Contra Costa County Department of Conservation and Development of the Riveter project's application.

Thank you for your time and consideration.

Sincerely,

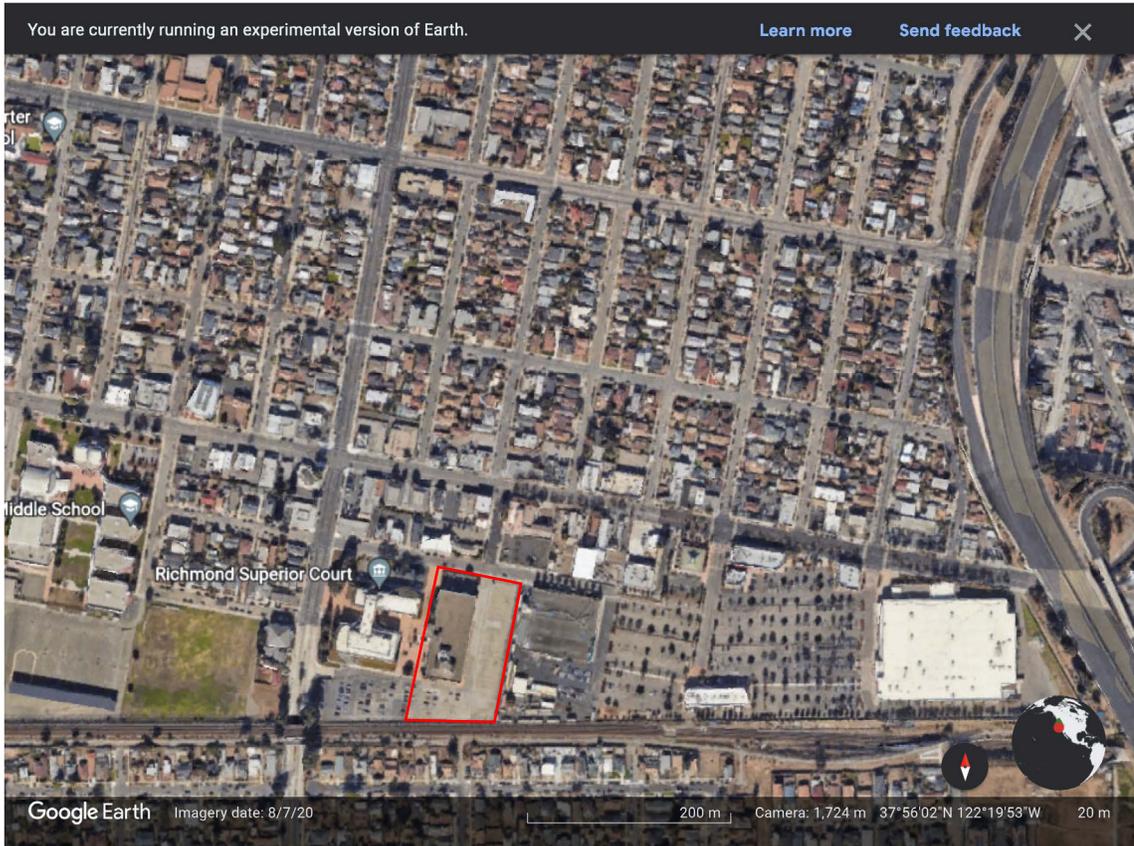
A handwritten signature in black ink, appearing to read "Lina Velasco", written in a cursive style.

Lina Velasco
Director of Community Development



Google Earth

<https://earth.google.com/web/@37.93413069,-122.33164986,20.1852452a,1704.16544157d,35y...>



1 of 1

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S 39th St

Ohio Ave

S 39th St

S 37th St

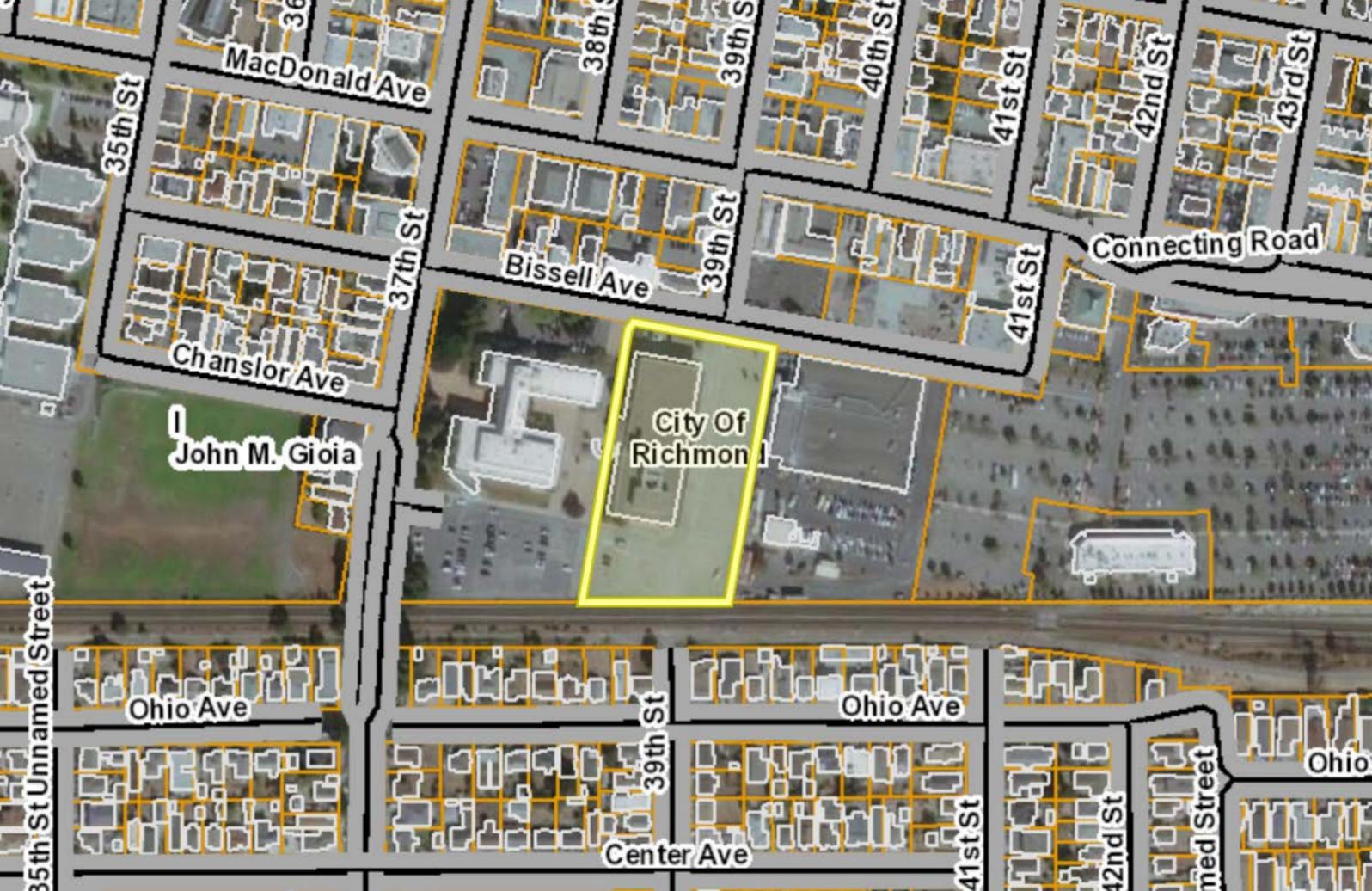
Richmond Greenway Trail

100 38th St

Bissell Ave Bissell Ave

39th St

CENTRAL COAST ENERGY



MacDonalD Ave

35th St

38th St

39th St

40th St

41st St

42nd St

43rd St

37th St

Bissell Ave

39th St

41st St

Connecting Road

Chanslor Ave

John M. Gioia

City Of Richmond

35th St Unnamed Street

Ohio Ave

39th St

Ohio Ave

Center Ave

41st St

42nd St

med Street

Ohio



VIEW 1

100 38th St, Richmond, CA 94805
APN - 517-340-004



VIEW 2



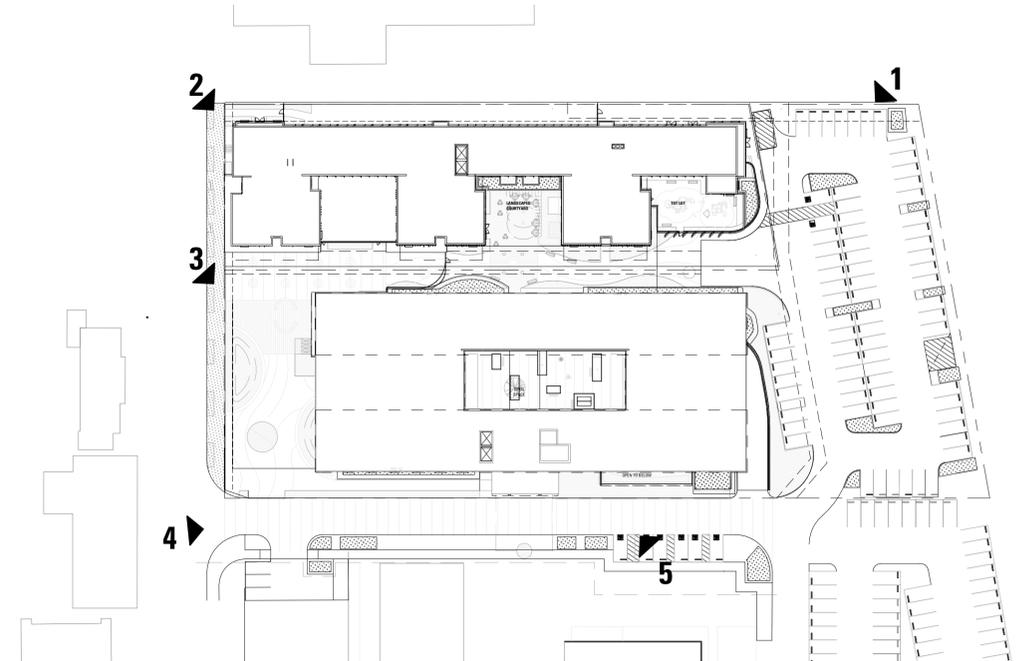
VIEW 3



VIEW 4



VIEW 5



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JAMES E. ROBERTS-OBAYASHI CORPORATION

PRELIMINARY COST BREAKDOWN

Richmond Affordable Housing; Bldg A

Richmond, CA.

11/7/25

	Description	Sec #	50% DD
1	General Conditions	00 72 00	\$ 2,046,653
2	Security Requirements	00 73 63	\$ 75,000
3	Construction Staking	01 71 23	\$ 54,666
4	Final Cleaning	01 74 23	\$ 167,921
5	Demolition	02 41 00	\$ 2,021,380
6	Abatement	02 82 13	\$ 863,960
7	Cast-in-Place Concrete	03 30 00	\$ 3,194,745
8	Concrete Unit Masonry	04 22 00	\$ 77,760
9	Structural Steel	05 12 00	\$ 733,690
10	Metal Decking	05 30 00	\$ 53,400
11	Metal Fabrications	05 50 00	\$ 746,147
12	Metal Stairs	05 51 00	\$ 278,000
13	Interior Finish Carpentry	06 20 23	\$ 555,520
14	Millwork	06 22 00	\$ 23,040
15	Glass-Fiber-Reinforced Plastic	06 82 00	\$ 6,400
16	Dampproofing and Waterproofing	07 10 00	\$ 437,205
17	Traffic Coatings	07 18 00	\$ 49,500
18	Building Insulation	07 21 10	\$ 320,966
19	Exterior Insulation and Finish Systems	07 24 00	\$ 867,720
20	Metal Wall Panels	07 42 13	\$ 685,525
21	Fiber-Cement Wall Panels	07 42 46	\$ 373,200
22	Membrane Roofing TPO	07 50 00	\$ 1,089,842
23	Flashing and Sheet Metal	07 60 00	\$ 407,040
24	Applied Fireproofing	07 81 00	\$ 501,937
25	Firestopping	07 84 00	\$ 12,685
26	Joint Sealants	07 92 00	\$ 71,685
27	Hollow Metal Doors and Frames	08 11 13	\$ 100,685
28	Wood Doors	08 14 00	\$ 79,145
29	Access Doors and Panels	08 31 00	\$ 13,275
30	Overhead Coiling Doors	08 33 23	\$ 10,500
31	Overhead Coiling Grilles	08 33 26	\$ 68,500
32	Entrances, Storefronts, and Curtain Walls	08 40 00	\$ 494,800
33	Aluminum Windows	08 51 13	\$ 646,420
34	Roof Windows and Skylights	08 60 00	\$ 15,000
35	Door Hardware	08 71 00	\$ 159,570
36	Automatic Door Operators	08 71 13	\$ 26,625
37	Glazing	08 80 00	\$ 20,480
38	Mirrors	08 83 00	\$ 9,650
39	Louvers and Vents	08 90 00	\$ 9,735
40	Gypsum Board and Metal Stud Framing	09 29 00	\$ 3,384,731
41	Tiling	09 30 00	\$ 219,150
42	Acoustical Ceilings and Wall Panels	09 51 00	\$ 13,695
43	Specialty Flooring	09 62 00	\$ 100,541
44	Resilient Flooring	09 65 00	\$ 414,196
45	Carpeting	09 68 00	\$ 13,386
46	Painting and Coating	09 90 00	\$ 407,040
47	Visual Display Surfaces	10 11 00	\$ 5,000
48	Signage	10 14 00	\$ 50,150
49	Toilet, Bath, and Laundry Accessories	10 28 00	\$ 47,800
50	Emergency Key Cabinets	10 41 16	\$ 2,250
51	Fire Protection Specialties	10 44 00	\$ 9,600
52	Postal Specialties	10 55 00	\$ 11,505
53	Wardrobe and Closet Specialties	10 57 00	\$ 19,765
54	Pest Control Devices	10 81 00	\$ 16,225
55	Electric Vehicle Charging Equipment	11 11 43	\$ 75,000
56	Residential Appliances	11 31 00	\$ 212,920
57	Waste Compactors	11 82 26	N.I.C.
58	Window Treatments	12 20 00	\$ 58,782
59	Entrance Floor Mats and Frames	12 24 18	\$ 55,000

JAMES E. ROBERTS-OBAYASHI CORPORATION

PRELIMINARY COST BREAKDOWN

Richmond Affordable Housing; Bldg A

Richmond, CA.

		11/7/25	
	Description	Sec #	50% DD
60	Manufactured Casework	12 32 10	\$ 242,565
61	Countertops	12 36 00	\$ 119,190
62	Bicycle Racks	12 93 13	\$ 49,500
63	Elevators	14 20 00	\$ 441,000
64	Scaffolding	14 80 00	\$ 181,424
65	Trash Chutes	14 91 82	\$ 45,880
66	Fire Suppression	21 00 00	\$ 622,871
67	Plumbing	22 00 00	\$ 2,304,118
68	HVAC	23 00 00	\$ 1,886,214
69	Electrical and Low Voltage	26 00 00	\$ 3,995,390
70	Photovoltaic Collectors	26 31 00	\$ 250,750
71	Earthwork	31 00 00	\$ 429,067
72	Dewatering	31 23 19	N.I.C.
73	Asphalt Paving	32 12 16	\$ 94,665
74	Site Concrete	32 13 14	\$ 951,917
75	Unit Paving	32 14 00	\$ 415,780
76	Pavement Markings	32 17 23	\$ 25,468
77	Athletic and Recreational Surfacing	32 18 00	\$ 88,008
78	Site Carpentry	32 31 29	\$ 92,725
79	Site Furnishings	32 33 00	\$ 234,514
80	Planting & Irrigation	32 90 00	\$ 591,980
81	Water Utilities	33 10 00	\$ 157,900
82	Sanitary Sewerage Utilities	33 30 00	\$ 56,360
83	Storm Drainage Utilities	33 40 00	\$ 247,900
84	Joint Trench	33 70 00	\$ 150,000
85			
86	Offsite Work	20000	\$ 70,432
87			
88	Testing & Inspections	21000	By Owner
89	Building Permits & Fees	21020	By Owner
90	Street Permits	21040	N/A
91	Water Fees	21060	By Owner
92	Sewer Fees	21080	By Owner
93	Builders Risk	21040	By Owner
94	Sub Bonds / Subguard Insurance	21060	N/A

SUBTOTAL		\$ 36,232,325
City Tax	0.25%	\$ 90,581
GC Insurance	1.40%	\$ 508,521
Fee	4.00%	\$ 1,473,257
G.C. Bond	0.60%	\$ 229,828
Subtotal		\$ 38,534,512
GC Contingency	2.00%	\$ 770,690
Current Market Total		\$ 39,305,202

JAMES E. ROBERTS-OBAYASHI CORPORATION

PRELIMINARY COST BREAKDOWN

Richmond Health Center, Bldg B

Richmond, CA

11/7/2025

	Description	Sec #	Budget
1	General Conditions	00 72 00	\$ 1,809,691
2	Security Requirements	00 73 63	\$ 144,500
3	Temporary Elevators	01 54 13	\$ 500,000
4	Temporary Cranes	01 54 19	\$ 450,000
5	Construction Staking	01 71 23	\$ 71,151
6	Final Cleaning	01 74 23	\$ 244,887
7	Demolition	02 41 00	\$ 164,761
8	Cast-in-Place Concrete	03 30 00	\$ 3,158,282
9	Gypsum Cement Underlayment	03 54 13	\$ 280,194
10	Concrete Unit Masonry	04 22 00	\$ 152,240
11	Structural Steel	05 12 00	\$ 63,864
12	Metal Fabrications	05 50 00	\$ 1,306,230
13	Metal Stairs	05 51 00	\$ 55,700
14	Rough Carpentry	06 10 00	\$ 5,511,280
15	Interior Finish Carpentry	06 20 23	\$ 1,120,116
16	Millwork	06 22 00	\$ 37,372
17	Glass-Fiber-Reinforced Plastic	06 82 00	\$ 12,000
18	Dampproofing and Waterproofing	07 10 00	\$ 248,522
19	Building Insulation	07 21 10	\$ 408,036
20	Metal Wall Panels	07 42 13	\$ 1,464,900
21	Fiber-Cement Wall Panels	07 42 46	\$ 307,750
22	Membrane Roofing TPO	07 50 00	\$ 729,784
23	Flashing and Sheet Metal	07 60 00	\$ 761,455
24	Firestopping	07 84 00	\$ 16,340
25	Joint Sealants	07 92 00	\$ 92,340
26	Hollow Metal Doors and Frames	08 11 13	\$ 237,425
27	Wood Doors	08 14 00	\$ 138,310
28	Access Doors and Panels	08 31 00	\$ 17,100
29	Overhead Coiling Doors	08 33 23	\$ 12,500
30	Elevator Door Smoke Containment System	08 33 24	\$ 93,500
31	Entrances, Storefronts, and Curtain Walls	08 40 00	\$ 418,340
32	Vinyl Windows	08 53 13	\$ 1,036,180
33	Door Hardware	08 71 00	\$ 238,945
34	Automatic Door Operators	08 71 13	\$ 17,900
35	Glazing	08 80 00	\$ 32,701
36	Mirrors	08 83 00	\$ 13,880
37	Louvers and Vents	08 90 00	\$ 12,540
38	Portland Cement Plastering	09 24 00	\$ 1,056,895
39	Gypsum Board and Metal Stud Framing	09 29 00	\$ 3,575,632
40	Tiling	09 30 00	\$ 5,760
41	Acoustical Ceilings and Wall Panels	09 51 00	\$ 68,000
42	Specialty Flooring (sealed concrete)	09 62 00	\$ 34,806
43	Resilient Flooring	09 65 00	\$ 380,502
44	Carpeting	09 68 00	\$ 313,387
45	Painting and Coating	09 90 00	\$ 747,440
46	Visual Display Surfaces	10 11 00	\$ 3,500
47	Signage	10 14 00	\$ 66,500
48	Toilet, Bath, and Laundry Accessories	10 28 00	\$ 74,740
49	Emergency Key Cabinets	10 41 16	\$ 5,000
50	Fire Protection Specialties	10 44 00	\$ 18,000
51	Postal Specialties	10 55 00	\$ 16,340
52	Wardrobe and Closet Specialties	10 57 00	\$ 22,800
53	Pest Control Devices	10 81 00	\$ 20,900
54	Window Washing Systems	11 24 23	\$ 91,130
55	Residential Appliances	11 31 00	\$ 249,340
56	Playground Equipment	11 68 13	\$ 143,440
57	Window Treatments	12 20 00	\$ 155,180
58	Entrance Floor Mats and Frames	12 24 18	\$ 7,000

JAMES E. ROBERTS-OBAYASHI CORPORATION

PRELIMINARY COST BREAKDOWN

Richmond Health Center, Bldg B
Richmond, CA

11/7/2025

	Description	Sec #	Budget
59	Manufactured Casework	12 32 10	\$ 386,555
60	Countertops	12 36 00	\$ 153,720
61	Bicycle Racks	12 93 13	\$ 34,200
62	Elevators	14 20 00	\$ 500,000
63	Scaffolding	14 80 00	\$ 374,923
64	Trash Chutes	14 91 82	\$ 71,800
65	Fire Suppression	21 00 00	\$ 872,368
66	Plumbing	22 00 00	\$ 3,280,370
67	HVAC	23 00 00	\$ 2,168,171
68	Electrical and Low Voltage	26 00 00	\$ 3,230,417
69	Photovoltaic Collectors	26 31 00	\$ 462,000
70	Earthwork	31 00 00	\$ 450,155
71	Asphalt Paving	32 12 16	\$ 53,697
72	Site Concrete	32 13 14	\$ 428,099
73	Unit Paving	32 14 00	\$ 213,270
74	Pavement Markings	32 17 23	\$ 6,665
75	Chain Link Fences and Gates	32 31 13	\$ 61,050
76	Decorative Metal Fences and Gates	32 31 19	\$ 48,125
77	Site Carpentry	32 31 29	\$ 26,250
78	Site Furnishings	32 33 00	\$ 118,400
79	Planting & Irrigation	32 90 00	\$ 529,785
80	Water Utilities	33 10 00	\$ 92,365
81	Sanitary Sewerage Utilities	33 30 00	\$ 113,220
82	Storm Drainage Utilities	33 40 00	\$ 206,645
83	Joint Trench	33 70 00	\$ 200,000
84			
85	Offsite Work	20000	\$ 71,695
86			
87	Testing & Inspections	21000	By Owner
88	Building Permits & Fees	21020	By Owner
89	Street Permits	21040	N/A
90	Water Fees	21060	By Owner
91	Sewer Fees	21080	By Owner
92	Builders Risk	21040	By Owner
93	Sub Bonds	21060	N/A

SUBTOTAL	\$ 42,590,950
City Tax	\$ 5,000
GC Insurance (OCIP by owner)	0.40% \$ 179,184
Fee	3.85% \$ 1,731,543
G.C. Bond	0.60% \$ 280,240
Subtotal	\$ 44,786,916
GC Contingency	2.00% \$ 939,738
Current Market Total	\$ 45,726,654

	A	B	C	D	E	F	G	H	I	J
1	The Riveter, 100 38th Street Richmond, CA		4% Scenario							
2	County		Contra Costa							
3	SOURCES OF FUNDS		TOTAL	RESIDENTIAL & Community Cmrcl	Interest Rate	Amort	Construction Period			
4	Perm Loan		12,986,764	12,986,764	5.90%	35		Total Developer Fee		3,500,000
5								Deferred		1,500,000
6	HCD AHSC - at max		35,000,000	35,000,000				Developer Fee Schedule (estimate)		
7	Sponsor Loan - congressional earmark		3,000,000	3,000,000			3,000,000	Closing		800,000
8	AHP		870,000	870,000				Perm Conversion		900,000
9	Seller Carryback		14,255,000	14,255,000			14,255,000	8609/Tax Return		300,000
10	County - HOME/CDBG		2,804,115	2,804,115			2,804,115	Net Paid Dev Fee (HCD)		2,000,000
11	County - Measure X/PLHA		2,214,000	2,214,000			2,214,000			
12	County NOFA - current application		7,626,050	7,626,050			7,626,050			
13										
14	Deferred Developer Fee		1,500,000	1,500,000	net dev fee	2,000,000				
15	GP equity-		100	100						100
16	Investor Capital Contributions	federal	58,840,959	58,840,959			5,884,096			
17		state	0	0						
18	TOTAL SOURCES		139,096,987	139,096,987			funds available 36,653,361			
19							Const. period cos			134,739,618
20										
21	Construction loan needed		98,086,257	6.20%						
22			20 mo const +	8						
23	Surplus/Gap		0							
24				100.00%						
25	USES OF FUNDS		TOTAL COST	RESIDENTIAL & Community Cmrcl	ACQUISITIO N BASIS	BASIS FOR 4% CREDIT	Construction Period Costs	25% test		
26								Basis		129,018,159
27	LAND COST/ACQUISITION							land value - donation		3,115,000
28	Improvements Cost or Value		14,255,000	14,255,000	14,255,000		14,255,000	land - costs		2,637,492
29	Environmental Remediation		0	0			0	bond financing		37,061,929
30	Carrying Costs		0	0	0		0			27.50%
31	Legal & Closing Costs		180,000	180,000			180,000	Taxable Tail		61,024,328
32	Land Cost		4,000	4,000			4,000			
33	Option and Relocation		300,000	300,000			300,000			
34	Demolition, Rough Grading		2,153,492	2,153,492			2,153,492	COSTS OF BOND ISSUANCE		98,086,257
35	Off-Site Improvements		0	0			0	Bond Counsel		65,000
36	Total Acquisition Cost		16,892,492	16,892,492	14,255,000		16,892,492	Issuer Fee		49,043
37	REHABILITATION							Issuer app/legal		10,000
38	Site Work and Utilities		0	0			0	Issuer monitor during const		114,434
39	Off site improvements		0	0			0	CDLAC		34,330
40	Structures		0	0			0	CDIAC		14,713
41	Solar Net Cost		0	0			0	Consultant		0
42	General Requirements		0	0			0	TOTAL		287,520
43	Contractor Insurance & Bond		0	0			0	Proration Basis Eligible		8.6%
44	Contractor Overhead & Profit		0	0			0			
45	Remediation		0	0			0			
46	Total Rehabilitation Cost		0	0			0			
47	NEW CONSTRUCTION, ADAPTIVE REUSE									
48	Site Work and Utilities		1,115,572	1,115,572			1,115,572			
49	Off site improvements		184,685	184,685			184,685			
50	Structures		74,325,544	74,325,544			74,325,544			
51	Solar Net Cost		394,750	394,750			394,750			
52	General Requirements		3,856,344	3,856,344			3,856,344			
53	Contractor Insurance & Bond		510,068	510,068			510,068			
54	Contractor Overhead & Profit		3,204,800	3,204,800			3,204,800			
55	GC Contingency		1,486,511	1,486,511			1,486,511			
56	Total New Construction Costs	0.00%	85,078,274	85,078,274			85,078,274			
57	ARCHITECTURAL FEES									
58	Design		3,265,181	3,265,181			3,265,181			
59	Supervision		0	0			0			
60	Total Architectural Costs		3,265,181	3,265,181			3,265,181			
61	Survey and Engineering includes testing		1,404,000	1,404,000			1,404,000			
62	CONSTR. INTEREST & FEES									
63	Const. Loan Interest		9,122,022	9,122,022			9,122,022			
64	Predevelopment loan interest		1,200,000	1,200,000			1,200,000			
65	Construction loan fee		735,647	735,647			63,418			
66	Taxes		0	0			0			
67	Insurance		2,616,684	2,616,684			2,616,684			
68	Title and Recording		80,000	80,000			80,000			
69	Construction Loan Expenses		141,000	141,000			12,155			
70	Total Construction Interest and Fees		13,895,353	13,895,353			13,895,353			
71	PERMANENT FINANCING									
72	Perm loan fee (@1%)		129,868	129,868						129,868
73	Other loan fee		0	0			0			0
74	Title and Recording		50,000	50,000			0			0
75	Legal and other costs		95,000	95,000			0			0
76	Cost of Bond Issuance		287,520	287,520			24,786			287,520
77	Total Permanent Financing Costs		562,388	562,388			417,388			
78	LEGAL FEES									
79	Lender Legal Costs Paid by Applicant		78,400	78,400			78,400			78,400
80	Other Legal		0	0			0			0
81	County legal		16,000	16,000			16,000			16,000
82	Owner Legal		100,000	100,000			60,000			100,000
83	Total Attorney Costs		194,400	194,400			194,400			
84	RESERVES									
85	Capitalized Operating Reserve - 6 months		1,355,813	1,355,813						
86	Services Reserve		0	0						0
87	Supplemental Operating Reserve		0	0						0
88	Transition reserve		0	0						0
89	Pooled transition reserve fee - HCD		156,557	156,557						0
90	Total Reserve Costs		1,512,369	1,512,369			0			
91	Total Appraisal Costs		17,700	17,700			17,700			
92	Total Construction Contingency Costs	5.00%	4,361,588	4,361,588			4,361,588			4,361,588
93	OTHER									
94	Tax Credit App./Alloc./Monitoring fees		161,809	161,809						161,809
95	Construction Management, testing		270,000	270,000			270,000			270,000
96	Local Development Impact Fees		4,078,745	4,078,745			4,078,745			4,078,745
97	Permit Processing Fees		752,625	752,625			752,625			752,625
98	Market Study		18,500	18,500			18,500			18,500
99	Marketing & Lease up		173,750	173,750			173,750			173,750
100	Environmental		225,000	225,000			225,000			225,000
101	Furnishings		350,000	350,000			350,000			350,000
102	Prevailing wage monitoring		0	0			0			0
103	Utilities		778,000	778,000			778,000			778,000
104	Other:		0	0			0			0
105	Other:		0	0			0			0
106	Soft Cost Contingency - ADJUST HERE		1,462,812	1,462,812			1,462,812			1,462,812
107	Total Other Costs		8,271,241	8,271,241			8,271,241			
108	Total Project Cost		135,454,987	135,454,987	14,255,000		111,263,159			133,797,618
109	DEVELOPER COSTS									
110	Developer Overhead/Profit		3,500,000	3,500,000			3,500,000			800,000
111	Consultant/Processing Agent		0	0			0			0
112	Project Administration									
113	Broker Fees paid by owner									
114	Construction Management Oversight									
115	Other									
116	Total Developer Costs		3,500,000	3,500,000			3,500,000			800,000
117										
118	TOTAL PROJECT COST		138,954,987	138,954,987	14,255,000		114,763,159			134,597,618
119	Syndication Costs									
120	Legal - Syndication		62,000	62,000			62,000			62,000
121	Audit		20,000	20,000			20,000			20,000
122	Consultant - Syndication		60,000	60,000			60,000			60,000
123	Bridge Loan Interest		0	0			0			0
124	Total Syndication Costs		142,000	142,000			142,000			
125	TOTAL PROJECT COSTS INCL. SYNDICATION		139,096,987	139,096,987	14,255,000		114,763,159			134,739,618

	A	B	C	D	E	F
129	CREDIT CALCULATIONS					
130						
131	Basis for 4% low income rehab credit		114,763,159			
132	% OF UNITS LOW INCOME			100%		
133	Eligible Basis		114,763,159			
134	<i>REDUCE FOR TIEBREAKER</i>		114,763,159	0		
135	Boost for DDA/QCT		149,192,107	130%	2025 QCT	
136	Deduct 50% PV credit		149,192,107	0		
137	Deduct Federal Grant		149,192,107			
138	Basis for 4% acquisition credit		14,255,000			
139						
140						
141	Federal Credit (construction and acquisition credit)		6,537,884	4.00%	<i>Fixed Rate</i>	
142	State Credit		0	30%		27,000,000
143	PV Credit					
144						
145	Equity from Federal Credit		58,840,959	0.900	<i>equity estimate</i>	
146	Equity from State Credit		0	0.850		
147	Equity from PV Credit		0	0.900		
148	TOTAL EQUITY TO PROJECT		58,840,959			
149						
150						
151	CDLAC TIEBREAKER					
152	Unit Production Benefit		7,210,000			
153	Rent Savings Benefit		19,884,600			
154	Population Benefit		1,020,000			
155	Location Benefit		9,373,000			
156	Total Public Benefit		37,487,600			
157						
158	Adjustment - Prevailing Wage		15.00%			
159	Adjustment - SWBD		8.62%			
160						
161	Cost Adjusted Allocation		28,308,168			
162						
163	CDLAC Tiebreaker estimate		132.427%			
164						
165	Basis limit calc	Contra Costa County 2025				
166		38 0BR	473,390		17,988,820	
167		55 1BR	545,814		30,019,770	
168		22 2BR	658,400		14,484,800	
169		20 3BR	842,752		16,855,040	
170		4BR			0	
171		135			79,348,430	
172						
173	Plus prevailing wages	20% Yes			15,869,686	
174	Plus Impact Fees	Yes			4,078,745	
175	Plus Energy	5% yes			3,967,422	
176	Plus Elevator	10% Yes			7,934,843	
177	Plus Remediation/Seismic	15% no			0	
178	Plus garage	7% Yes			5,554,390	
179	9% 2BR <\$400K and High(est) Resource	10%			0	
180	Plus day care center	2% No			0	
181	Plus special Needs	2% no			0	
182	seismic upgrades				0	
183	units 36-50%ami	74%			59,063,869	
184	units=<35% ami	26%			40,569,122	
185						
186	Total Maximum Basis				216,386,507	
187						
188	Compare to project basis		129,018,159			
189	Subtract 50% PV Credit		0			
190	LOWER OF THE TWO		129,018,159		129,018,159	
191			59.62%		110.50%	
192						
193						
194						
195						
196						
197						
198						
199						
200						
201						
202						
203						
204						
205						

	S	T	U	V	W	X	Y	Z	AA	AB
4	CASH FLOW ANALYSIS									
5	Tenant Income			Monthly			Contra Costa County			
6				Rent	Total	Total	Utility	2025 RENTS		Total
7	Unit Size		# of Units	Charged	Monthly	Annual	Allowance	Proposed	Annual	Max
8								Rents	Gross Rent:	TC rents
9	0 BR 20% ami - PBV	20%	12	492	5,906	70,877	67	559	6,710	559
10	0 BR 30% ami	30%	0	772	0	0	67	839	0	839
11	0 BR 50% ami	50%	15	1,331	19,965	239,580	67	1,398	20,970	1,398
12	0 BR 60% ami - per market study rent	60%	11	1,550	17,050	204,600	67	1,678	18,454	1,678
13										
14	1 BR 20% ami - PBV	20%	10	518	5,182	62,184	81	599	5,992	599
15	1 BR 30% ami	30%	0	818	0	0	81	899	0	899
16	1 BR 50% ami	50%	19	1,417	26,923	323,076	81	1,498	28,462	1,498
17	1 BR 60% ami	60%	26	1,717	44,632	535,579	81	1,798	46,738	1,798
18										
19	2 BR 20% ami - PBV	20%	6	606	3,637	43,646	113	719	4,315	719
20	2 BR 30% ami	30%	0	966	0	0	113	1,079	0	1,079
21	2 BR 50% ami	50%	7	1,685	11,795	141,540	113	1,798	12,586	1,798
22	2 BR 60% ami	60%	7	2,045	14,312	171,746	113	2,158	15,103	2,158
23										
24	3 BR 20% ami - PBV	20%	6	689	4,133	49,594	142	831	4,985	831
25	3 BR 30% ami	30%	0	1,104	0	0	142	1,246	0	1,246
26	3 BR 50% ami	50%	9	1,935	17,415	208,980	142	2,077	18,693	2,077
27	3 BR 60% ami	60%	5	2,350	11,752	141,024	142	2,492	12,462	2,492
28										
29										
30	Manager - 2BR		2	0	0	0		Average Affordability		46.02%
31										
32										
33	Totals		135		182,702	2,192,426				
34	Laundry		10	1,350.00		6,372				
35	Laundry Vacancy		5.0%			-319				
36	Vacancy		5.0%			-109,621		5.0% avg vacancy		
37										
38	Tenant Project EGI					2,088,858				
39										
40										
41										
42			contract	Diff	Monthly	Annually				
43	Section 8		rent							
44	0 BR 20% ami - PBV	12	2,063	1,571	18,850	226,195				
45					0	0				
46					0	0				
47	1 BR 20% ami - PBV	10	2,340	1,822	18,218	218,616				
48					0	0				
49					0	0				
50	2 BR 20% ami - PBV	6	2,837	2,231	13,385	160,618				
51					0	0				
52					0	0				
53	3 BR 20% ami - PBV	6	3,633	2,944	17,665	211,982				
54	Total		34			817,411				
55	Vacancy Section 8		5%			-40,871				
56	Section 8 EGI					776,541				
57										
58	Total Project EGI					2,865,399				
59										
60	Operating expenses	9,941	per unit per year			1,342,035	1,585,332			
61	Services/Case Management	1,802	per unit per year			243,297				
62	RE Taxes/CFD Fee					7,000				
63	NET OPERATING INCOME					1,273,067				
64	Bond Issuer Monitoring Fee					6,493				
65	HCD .42%					147,000				
66	HCD .42%					0				
67	Debt Service - First					878,149				
68	Debt Service - Sec 8 loan					0				
69	Monitoring fee			50		6,650				
70	Replacement Reserve	600				81,000				
71	Excess Cash					153,774				
72										
73	Supportable debt		12,986,764							
74	Tenant and Sec 8	35	5.90%	1.150						

	BH	BI	BJ	BK	BL	BM	BN	BO	BP	BQ
2										
3	11	12	13	14	15	16	17	18	19	20
4										
5	2,806,491	2,876,653	2,948,570	3,022,284	3,097,841	3,175,287	3,254,669	3,336,036	3,419,437	3,504,923
6	8,157	8,361	8,570	8,784	9,003	9,229	9,459	9,696	9,938	10,187
7	-408	-418	-428	-439	-450	-461	-473	-485	-497	-509
8	-140,325	-143,833	-147,428	-151,114	-154,892	-158,764	-162,733	-166,802	-170,972	-175,246
9	2,673,915	2,740,763	2,809,282	2,879,514	2,951,502	3,025,290	3,100,922	3,178,445	3,257,906	3,339,354
10	1,046,355	1,072,514	1,099,327	1,126,810	1,154,981	1,183,855	1,213,452	1,243,788	1,274,883	1,306,755
11	-52,318	-53,626	-54,966	-56,341	-57,749	-59,193	-60,673	-62,189	-63,744	-65,338
12	994,038	1,018,889	1,044,361	1,070,470	1,097,232	1,124,662	1,152,779	1,181,598	1,211,138	1,241,417
13	0	0	0	0	0	0	0	0	0	0
14	3,667,953	3,759,652	3,853,643	3,949,984	4,048,734	4,149,952	4,253,701	4,360,044	4,469,045	4,580,771
15	1,902,947	1,969,550	2,038,485	2,109,831	2,183,676	2,260,104	2,339,208	2,421,080	2,505,818	2,593,522
16	343,195	355,207	367,639	380,506	393,824	407,608	421,874	436,640	451,922	467,740
17	1,421,811	1,434,895	1,447,520	1,459,646	1,471,234	1,482,240	1,492,619	1,502,324	1,511,304	1,519,510
18	878,149	878,149	878,149	878,149	878,149	878,149	878,149	878,149	878,149	878,149
19	6,493	6,493	6,493	6,493	6,493	6,493	6,493	6,493	6,493	6,493
20	0	0	0	0	0	0	0	0	0	0
21	147,000	147,000	147,000	147,000	147,000	147,000	147,000	147,000	147,000	147,000
22	81,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000	81,000
23	6,650	6,650	6,650	6,650	6,650	6,650	6,650	6,650	6,650	6,650
24	302,518	315,602	328,227	340,354	351,941	362,947	373,326	383,031	392,012	400,217
25										
26	1.32	1.33	1.35	1.36	1.38	1.39	1.40	1.41	1.42	1.43
27										
28										
29	7,053	7,300	7,555	7,820	8,093					
30	295,465	308,302	320,672	332,534	343,848					
31	0	0	0	0	0	30,000	30,000	30,000	30,000	30,000
32	0	0	0	0	0	166,474	171,663	176,515	181,006	185,108
33	0	0	0	0	0	166,474	171,663	176,515	181,006	185,108