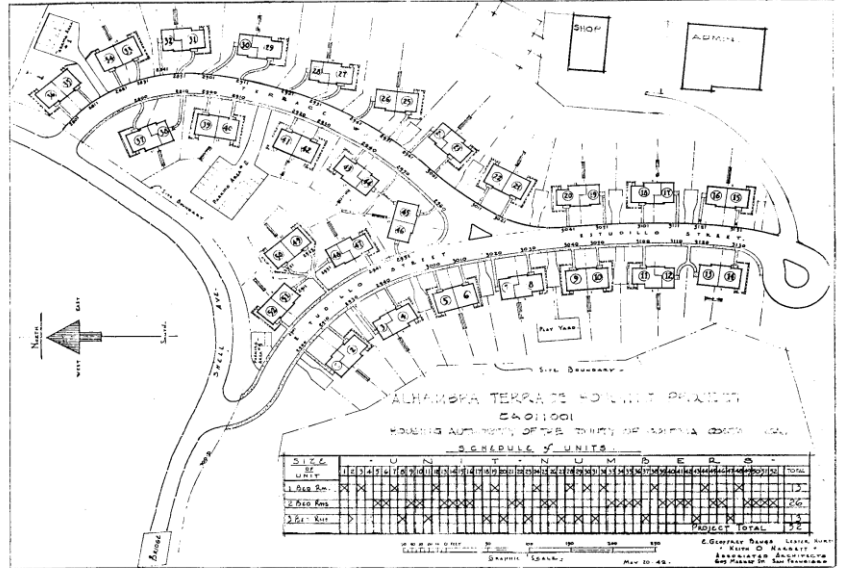


CA011001 Alhambra Terrace Martinez - Family Development



Built 1942

One Bedroom Units	14	Handicapped Units	3
Two Bedroom Units	24	Units NOT on Demand Rent Schedule	2
Three Bedroom Units	12	TOTAL Amount of Units for Leasing	50



Status

Based on the Replacement Reserves Report of the 2011 Physical Needs Assessment, this property will require \$1,532,588 in repairs and replacements over the next 20 years. As of 2015, the immediate physical needs are valued at \$386,275.

Planned Action

HACCC plans to comprehensively rehabilitate the existing property over the next 10-15 years. The current plan calls for financing the work with 4% tax credits, supportable debt, and other sources as necessary.

Non Dwelling Buildings

Name	Size	Bldg Type
Community Building	1,310 sq. ft.	V - N

HACCC SITE INFORMATION

03/31/15

Alhambra Terrace

CA011001

3133 Estudillo St. Martinez, CA 94553

APN

376-010-010

Site Area

19.65 Acres

Zoning

R - 3.5

Bldgs w/apt.

25

Bldgs for other uses

1

14 One Bedroom Units at 544 SF

7,616 SF

24 Two Bedroom Units at 684 SF

16,416 SF

12 Three Bedroom Units at 891 SF

10,692 SF

50 Units Available

34,724 SF

Walkways

3,120 SF

Parking and Driveways

7,200 SF

Rear Patios

20,300 SF

EIOP

09/30/1942

Alhambra Terrace - Dwelling Unit Characteristics

CA011001	Structural composition	Conventional wood framing ; concrete slab foundation; concrete raised foundation
	Roofing	Composition shingle roofing
	Exterior siding	Stucco; brick veneer; wood trim
	Interior finishes	Textured/painted drywall; VCT; sheet vinyl.
	Utilities	Natural gas wall heaters, water heaters, stoves, dryer connections; electrical lighting, refrigerator, outlets
	Windows	Dual glazed aluminum frames
	Other amenities	Rear yard fencing, patios, and storage sheds