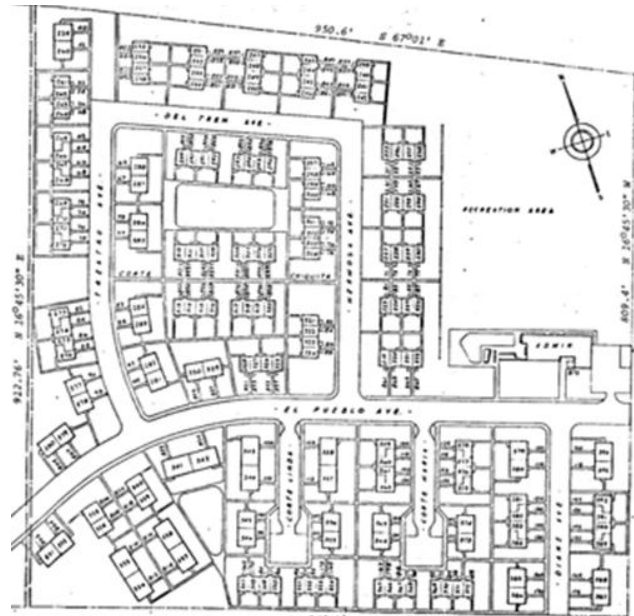


CA011005 El Pueblo Pittsburg - Family Development



Built 1952

One Bedroom Units	28	Handicapped Units	8
Two Bedroom Units	89	Units NOT on Demand Rent Schedule	5
Three Bedroom Units	49		
Four Bedroom Units	10	TOTAL Amount of Units for Leasing	171



Status

Based on the Replacement Reserves Report of the 2011 Physical Needs Assessment, this property will require \$8,781,073 in repairs and replacements over the next 20 years. As of 2015, the immediate physical needs are valued at \$3,885,733.

Planned Action

HACCC plans to demolish the existing buildings and rebuild new affordable units on the original property. the current plan calls for financing the work with 9% tax credits and other sources, depending on developer interest and financial feasibility.

Non Dwelling Buildings

Name	Size	Bldg Type
Administration Office & Maint.	3,642 sq. ft.	V - N
Maintenance Storage	3,058 sq. ft.	
Community Building	1,080 sq. ft.	V - N

HACCC SITE INFORMATION

03/31/15

El Pueblo
875 El Pueblo Ave. Pittsburg, CA 94565

CA011005

APN

073-150-003-9

Site Area

16.38 Acres

Zoning

N/A

Buildings with apartments

56

Buildings with other uses

3

28 One Bedroom Units at 550 SF

15,400 SF

38 Two Bedroom Units at 772 SF

29,336 SF

51 Two Bedroom Units at 746 SF

38,046 SF

49 Three Bedroom Units at 850 SF

41,650 SF

10 Four Bedroom Units at 1,152 SF

11,520 SF

176 Originally built units

135,952 SF

Walkways

32,629 SF

Parking and Driveways

24,222 SF

Rear Patios

47,900 SF

EIOP

12/31/1952

El Pueblo – Dwelling Unit Characteristics

CA011005	Structural composition	Conventional wood framing ; concrete slab foundation
	Roofing	Standing seam metal roofing; built-up roofing
	Exterior siding	Stucco; wood shingles; 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	Single glazed aluminum frames
	Other amenities	Rear yard fencing, patios, and storage sheds