

# CA011006 Las Deltas North Richmond - Family Development



## Built 1952

One Bedroom Units	13	Handicapped Units	5
Two Bedroom Units	42	Units NOT on Demand Rent Schedule	5
Three Bedroom Units	13		
Four Bedroom Units	8	TOTAL Amount of Units for Leasing	71

## Status

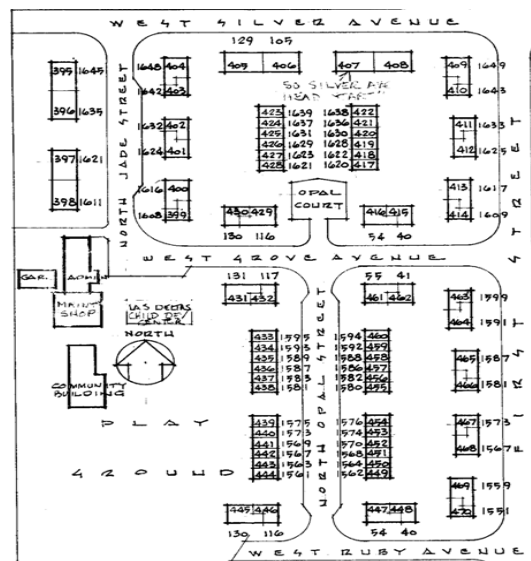
Based on the Replacement Reserves Report of the 2011 Physical Needs Assessment, this property will require \$3,716,640 in repairs and replacements over the next 20 years. As of 2015, the immediate physical needs are valued at \$1,385,203.

## Planned Action

HACCC plans to demolish the existing buildings and rebuild new affordable units on portions of 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.	3,735 sq. ft.	V - N
Maintenance Storage	1,025 sq. ft.	
Project Pride	3,182 sq. ft.	V - N
Head Start	3,950 sq. ft.	V - N
Y.E.A.C.	2,160 sq. ft.	V - N



## HACCC SITE INFORMATION

03/31/15

Las Deltas  
1601 N Jade St. Richmond, CA 94801

CA011006

APN 409-210-022-3  
409-210-023-1  
409-210-024-9

Site Area 7.273 Acres

Zoning N/A  
Buildings with apartments 26  
Buildings with other uses 5

16 One Bedroom Units at 571 SF 9,136 SF  
36 Two Bedroom Units at 774 SF 27,864 SF  
16 Three Bedroom Units at 860 SF 13,760 SF  
8 Four Bedroom Units at 1,080 SF 8,640 SF

76 Originally built units 59,400 SF

Walkways 51,700 SF

Parking and Driveways 69,300 SF  
Rear Patios 26,600 SF

EIOP 12/31/1952

## Las Deltas – Dwelling Unit Characteristics

CA011006	Structural composition	Conventional wood framing; concrete slab foundation
	Roofing	Standing seam metal roofing
	Exterior siding	Stucco; brick veneer; wood trim
	Interior finishes	Textured/painted drywall; VCT; sheet vinyl.
	Utilities	Natural gas wall heaters, water heaters, stoves, electrical lighting, refrigerator, outlets
	Windows	Single glazed aluminum frames
	Other amenities	Rear yard fencing, patios, and storage sheds