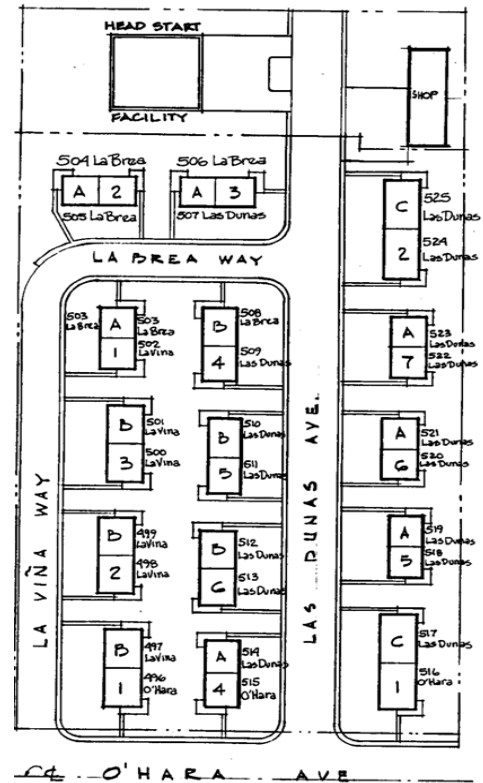


CA011008 Los Arboles Oakley - Family Development



Built 1961

One Bedroom Units	0	Handicapped Units	2
Two Bedroom Units	14	Units NOT on Demand Rent Schedule	0
Three Bedroom Units	12		
Four Bedroom Units	4	TOTAL Amount of Units for Leasing	30



Status

Based on the Replacement Reserves Report of the 2011 Physical Needs Assessment, this property will require \$874,427 in repairs and replacements over the next 20 years. As of 2015, the immediate physical needs are valued at \$375,529.

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%

Non Dwelling Buildings

Name	Size	Bldg Type
Head Start	3,635 sq. ft.	V - N
Maintenance	2,525 sq. ft.	V - N

HACCC SITE INFORMATION

03/31/15

Los Arboles

CA011008

240 Las Dunas Ave. Oakley, CA 94561

APN

035-300-016-9

Site Area

2.75 Acres

Zoning

N/A

Buildings with apartments

15

Buildings with other uses

2

No One Bedroom Units

14 Two Bedroom Units at 770 SF

10,780 SF

12 Three Bedroom Units at 935 SF

11,220 SF

4 Four Bedroom Units at 1,155 SF

4,620 SF

30 Originally built units

26,6200 SF

Walkways

13,200 SF

Parking and Driveways

9,700 SF

Rear Patios

9,800 SF

EIOP

06/30/1961

Los Arboles – Dwelling Unit Characteristics			
CA011008	Structural composition		Conventional wood framing ; concrete slab foundation
	Roofing		Composition shingle roofing
	Exterior siding		Stucco; 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