

CA011009A Las Deltas N. Richmond - Family Development



Built 1961

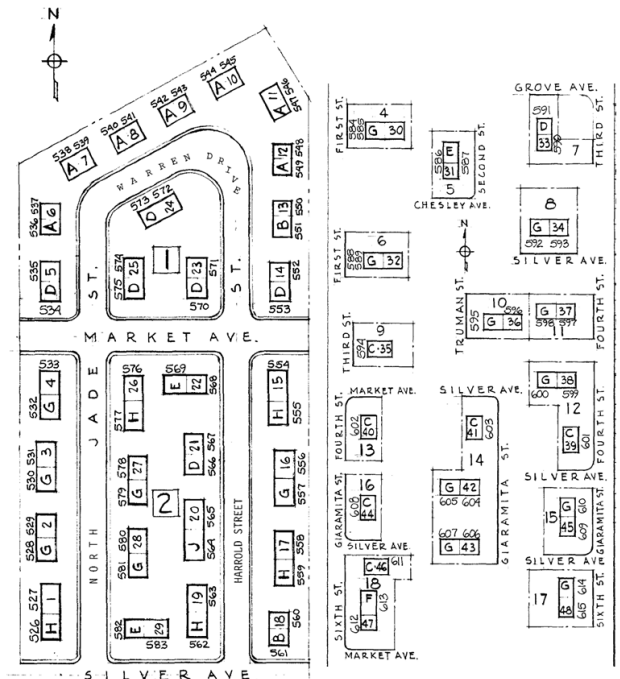
One Bedroom Units	18	Handicapped Units	8
Two Bedroom Units	18		
Three Bedroom Units	36		
Four Bedroom Units	12	TOTAL Amount of Units for Leasing	84

Status

Based on the Replacement Reserves Report of the 2011 Physical Needs Assessment, this property will require \$3,635,440 in repairs and replacements over the next 20 years. As of 2015, the immediate physical needs are valued at \$1,607,956.

Planned Action

HACCC plans to demolish the existing buildings and rebuild new affordable units on a portion 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.



HACCC SITE INFORMATION

03/31/15

Las Deltas
1601 N Jade St. Richmond, CA 94801

CA011009A

APN 409-052-003-4 409-070-002-4 409-142-005-1
409-151-005-9 409-151-011-7 409-152-007-4
409-161-001-6 409-162-006-4 409-191-009-3
409-191-013-5 409-200-016-7 409-210-002-5
409-210-011-6 409-210-020-7 409-210-021-5
409-210-025-6 409-251-007-4 409-291-009-2
409-052-009-1

Site Area	Varies per parcel
Zoning	N/A
Buildings with apartments	48
18 One Bedroom Units at 578 SF	10,404 SF
18 Two Bedroom Units at 770 SF	13,860 SF
36 Three Bedroom Units at 935 SF	33,660 SF
12 Four Bedroom Units at 1,155 SF	13,860 SF
84 Current Units Total	71,784 SF
Walkways	12,040 SF
Parking and Driveways	52,460 SF
EIOP	12/31/1960

Las Deltas – Dwelling Unit Characteristics

CA011009A	Structural composition	Conventional wood framing; concrete slab foundation
	Roofing	Built-up 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	Single glazed aluminum frames
	Other amenities	Rear yard fencing, patios, and storage sheds