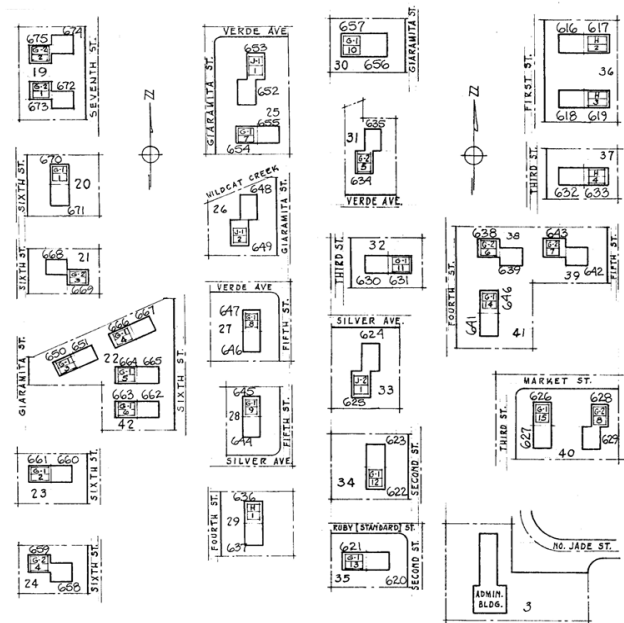


# CA011009B Las Deltas N. Richmond - Family Development



## Built 1961

One Bedroom Units	0	Handicapped Units	0
Two Bedroom Units	0		
Three Bedroom Units	46		
Four Bedroom Units	10	TOTAL Amount of Units for Leasing	56



## Status

Based on the Replacement Reserves Report of the 2011 Physical Needs Assessment, this property will require \$2,913,843 in repairs and replacements over the next 20 years. As of 2015, the immediate physical needs are valued at \$1,268,876.

## Planned Action

HACCC plans to demolish the existing buildings and rebuild new affordable units in another location. 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

CA011009B

APN 409-052-001-8 409-060-009-1 409-060-018-2  
409-080-015-4 409-100-004-4 409-110-007-5  
409-120-005-7 409-131-003-9 409-141-006-0  
409-161-008-1 409-171-015-4 409-191-001-0  
409-191-012-7 409-182-002-9 409-252-003-2  
409-261-002-3 409-272-001-2 409-281-001-1  
409-282-005-1 409-282-009-3 409-292-001-8  
409-160-016-7

Site Area	Varies per parcel
Zoning	N/A
No One Bedroom Units	
No Two Bedroom Units	
46 Three Bedroom Units at 935 SF	43,010 SF
10 Four Bedroom Units at 1,155 SF	11,550 SF
56 Current Units Total	54,560 SF
Walkways	8,400 SF
Parking and Driveways	36,600 SF
Rear Walks	9,400 SF
EIOP	12/31/1961

## Las Deltas – Dwelling Unit Characteristics

CA011009B	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 htrs., stoves, dryer connections; electrical lighting, refrigerator, outlets
	Windows	Single glazed aluminum frames
	Other amenities	Rear yard fencing, patios, and storage sheds