

Kieron Slaughter  
Economic Development & Housing Manager  
City of San Pablo  
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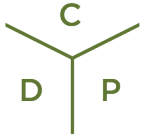
**Re: Letter of Interest – Surplus City-Owned Property at 1411 Rumrill Boulevard**

Dear Mr. Slaughter,

Community Development Partners (“CDP”) is pleased to submit this Letter of Interest in response to the City of San Pablo’s Notice of Availability for the surplus City-owned properties located at 1411 Rumrill Boulevard (APNs 410-021-021, 410-021-026, and 410-021-028).



CDP is a mission-driven affordable housing developer with extensive experience financing, entitling, and delivering high-quality, transit-oriented communities throughout California. As a long-term owner and operator of our developments, we place a strong emphasis on stewardship and take great pride in building strong, collaborative partnerships with the jurisdictions in which we operate. We are highly interested in partnering with the City of San Pablo to transform the Rumrill Boulevard



site into a 100% affordable, high-density residential community that advances the City's housing objectives and the long-term vision of the Rumrill Boulevard Corridor Plan.

### **Proposed Use and Affordability**

CDP proposes to work collaboratively with the City to develop the site as a 100% affordable rental housing community, with affordability levels ranging from 30% to 70% of Area Median Income (AMI) and an overall average AMI of 60% or less, exceeding the minimum requirements of the Surplus Land Act. All units would be restricted for a minimum of 55 years, consistent with City and State affordability requirements.

As an initial planning assumption, CDP envisions a five-story residential project with surface parking, achieving an estimated density of approximately 60 units per acre for a total of 120 units. This concept is intended as a starting point for discussion and refinement. Given the project's 100% affordable housing program, CDP recognizes that there may be opportunities to utilize State and local density bonus provisions and the flexibility afforded under the Planned Development zoning framework to further increase the total unit count, subject to City review and approval.

Our shared objective is to maximize the number of affordable homes delivered on the site, prioritizing deeper levels of affordability where feasible while maintaining long-term financial sustainability. CDP looks forward to partnering closely with the City of San Pablo and engaging local stakeholders to thoughtfully define the target resident population, unit mix, building form, and programmatic elements that best align with community needs and City housing priorities.

### **Site Planning, Zoning, and Density**

The project would be designed to assemble all three adjacent City-owned parcels into a single, cohesive development, as encouraged by the City's evaluation criteria. The site's Planned Development / Infill Opportunity designation under the Rumrill Corridor Plan provides a unique opportunity to shape flexible development standards and



achieve maximum achievable residential density while remaining consistent with the City's design and land-use objectives.

The proposed development would:

- Fully leverage the PD zoning framework to optimize building height, massing, and unit yield;
- Reinforce Rumrill Boulevard as a revitalized residential corridor;
- Provide high-quality architecture that complements surrounding neighborhoods and establishes a strong identity for the corridor.

### **Alignment with the Rumrill Corridor Plan**

CDP's approach is informed by the City's adopted Rumrill Corridor Plan, including the intent of the Infill Opportunity designation to encourage compact, walkable, and transit-supportive development. The project would build upon the City's investment in the Rumrill Boulevard Complete Streets Project by:

- Reducing automobile dependence through limited parking ratios;
- Incorporating Transportation Demand Management (TDM) strategies;
- Providing strong pedestrian and bicycle connectivity along the corridor.

### **Environmental and Infrastructure Considerations**

CDP acknowledges the presence of the existing bioswale located on APN 410-021-026 and understands the requirement to either retain it in place or reconstruct it elsewhere within the project area, subject to City approval. CDP is prepared to coordinate closely with City staff to ensure full compliance with stormwater management, NPDES requirements, and long-term operations and maintenance responsibilities, as outlined in the Notice of Availability.

### **Experience, Financing, and Timeline**

CDP has a proven track record of securing competitive financing sources, including tax-exempt bonds, 4% and 9% LIHTC, and local and regional housing funds, and



delivering complex urban infill projects. Consistent with the City's stated preferences, CDP anticipates:

- Achieving full project financing within two years; and
- Securing building permits within the current Housing Element cycle, subject to entitlement and funding schedules.

We understand that the City's financial participation is limited to land pricing, expedited processing, and letters of support, and we are prepared to structure the transaction accordingly.

### **Community Engagement**


CDP is committed to a transparent and inclusive public engagement process, working collaboratively with City staff, community stakeholders, and adjacent residents to ensure the project reflects neighborhood needs and City priorities while delivering meaningful public benefit.

### **Conclusion**

CDP believes the 1411 Rumrill Boulevard site represents a rare opportunity to deliver high-impact affordable housing that advances the City of San Pablo's housing, equity, and corridor revitalization goals. We would welcome the opportunity to enter into good-faith negotiations with the City and further refine a development concept that maximizes affordability, density, and long-term community value.

Thank you for your consideration. Please feel free to contact me directly should you have any questions or wish to discuss our interest further.

Sincerely,

  
**box** SIGN 1XQR6Y34-1X953YVL

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