

## 100 & 106 MacDonald Ave.

### Lillie Mae Jones Plaza Phase II

Richmond, Ca

Project Manager: Joanna Griffith  
Norma Thompson

Project Type: 32 units, New  
Construction



MacDonald Ave. Elevation

1st. Street Elevation

## FAMILY HOUSING AT 1ST & MACDONALD

Project History: Lillie Mae Jones Plaza

Phase I (adjacent to the LMJP II site) was developed by CHDC in 2011 in partnership with East Bay Asian Local Development Corporation (EBALDC). The project provides affordable housing opportunities for special needs and family populations.

The initial LMJP I concept was a joint venture between CHDC, EBALDC, and the Brookside Community Health Center (BCHC) to develop an affordable housing project and medical office building on land owned by CHDC. The original plan was to have the medical office located on the first floor of the housing development with residential units above. The residential housing development was completed in 2011 but the medical office building was never built. BCHC purchased the site adjacent to LMJP I and subsequently sold it to LifeLong Medical. The site has remained vacant for over a decade now and CHDC is in the process of acquiring the property from LifeLong Medical in order to develop Lillie Mae Jones Plaza Phase II.

Project Description: Lillie Mae Jones Plaza Phase II is being designed by Kodama-Diseno Architects. It will be a family scheme of 32 units (25% 3BR, 25% 1BR, & 50% 2BR) on podium over 20 parking spaces and common space. There will be open office space, two private offices, a conference room, a 10' x 20' laundry room, bike storage (32 bikes), mechanical room, roof used as open space, with the remainder being community space for residents. On the ground level there will be a commercial component as mandated by the City of Richmond's zoning requirements. Occupancy of the commercial space is open for discussion, however, a CHDC property management satellite office or a Lifelong Medical satellite office have been discussed as options.

### Development Finance Application Competency

LISC Capital Impact

Reviewed proforma with project manager and financial consultant

### Design and Project Approval

Reviewed schematic design and site plan, determined zoning requirements.

Conducted land acquisition with land owner.

Participated in meetings with the City of Richmond

Lead conversation with environmental consultants for phase I ESA & phase II

Created PowerPoint for LMJPII and presented initial project to iron triangle neighborhood city council

Created resolutions for purchase approval

[More](#)

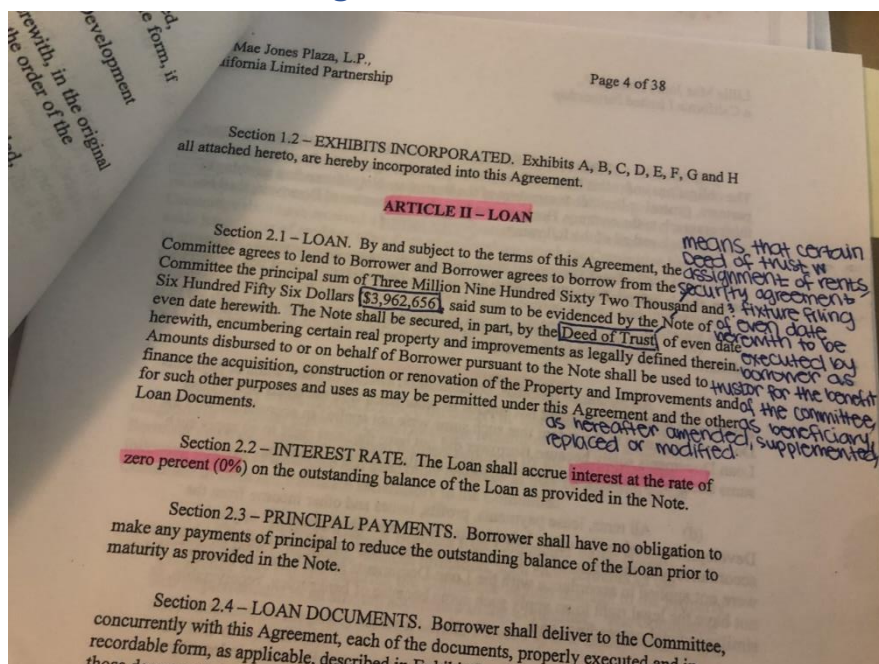
Created project timeline with project manager.

Developed project description for funding applications with project manager.

Ordered preliminary report from title company.

Reviewed American Recovery and Reinvestment Act of 2009 (ARRA) – Executed Loan Agreement and went over questions/comments with project manager.

## Notes on Loan Agreement



## Meeting Notes

