

Bayline Apartments

Presented by Community HousingWorks



Agenda



Who We Are



Featured Communities



Bayline



Who We Are



Opportunity Starts with a Stable Home

CHW is a nonprofit organization that was founded in 1988 that has developed, rehabilitated and preserved 52 communities across California and Texas.

We pride ourselves on providing stable and secure homes for working families, older adults, and any individuals in need, connecting our residents to resources.

Our services include programs on financial literacy, afterschool programs, scholarship opportunities and more.

**12,000+
Residents**
3,500+ Children

**35+ Years of
Providing
Homes**

52 Communities
4,971 Units

Our Values

Service Above Self

Reach for Excellence

**Respect People's Dignity & Believe in
their Potential**

Find A Way, or Make A New One

Do What You Say & Own All You Do

3 Pillars of Resident Services



Next Generation Success



Health and Wellness



Financial Well-Being

Featured Communities



Parkside Terrace San Jose, CA

Completed in 2021
Acquisition Rehabilitation
201 Units | Family Housing



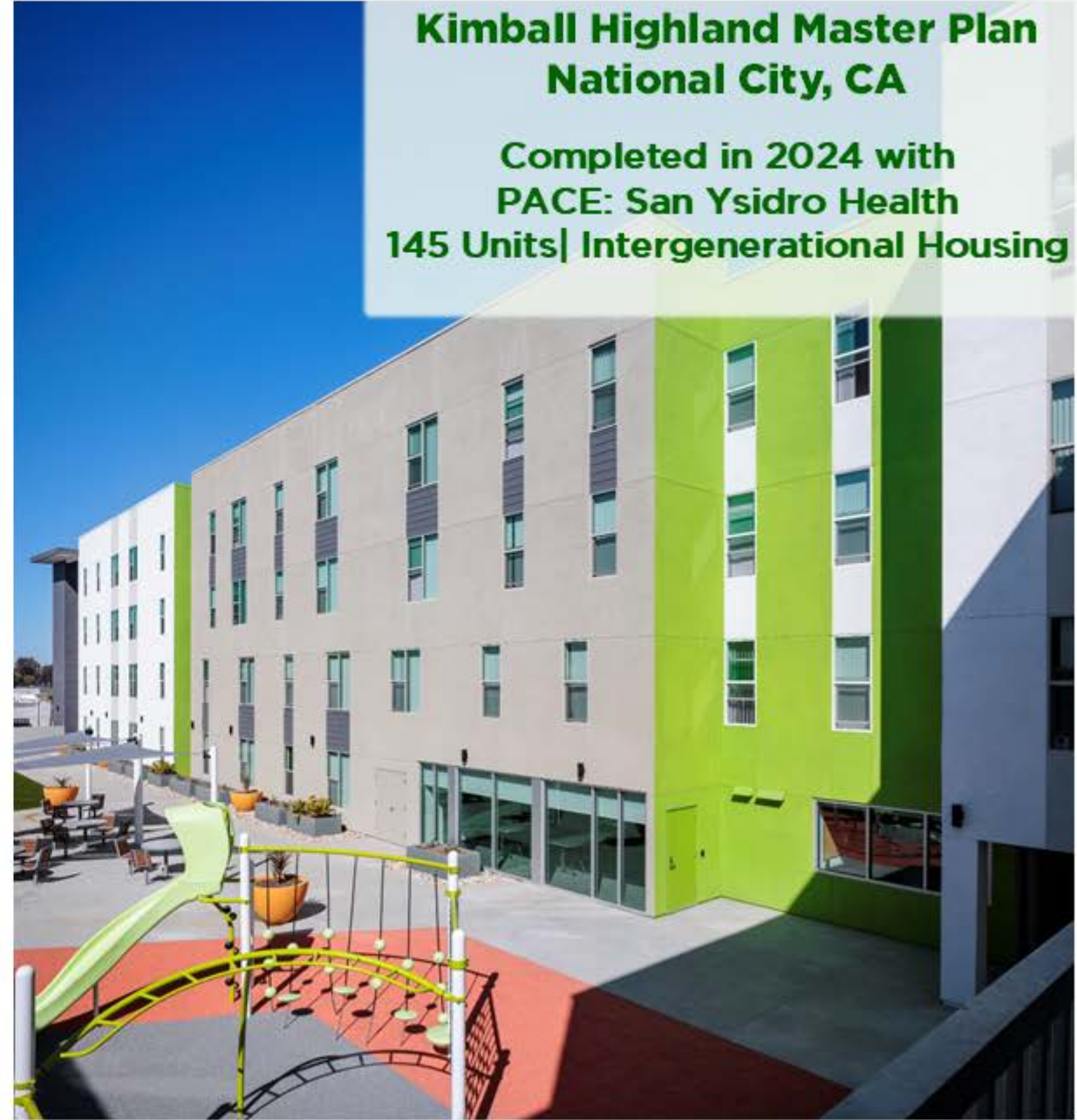
Sunridge Apartments Concord, CA

Completed in 2018
Acquisition Rehabilitation
198 Units | Family Housing



**Salvator Apartments
Sacramento, CA**
Completed in 2023
Transit-oriented Development
120 Units | Family Housing





Kimball Highland Master Plan National City, CA

Completed in 2024 with
PACE: San Ysidro Health
145 Units| Intergenerational Housing



**Portola Seniors
Lake Forest, CA**
Completed in 2024
New Construction
58 Units | Senior Housing



Bayline

**107 Units
1-, 2-, and 3-
bedroom units**





Affordability

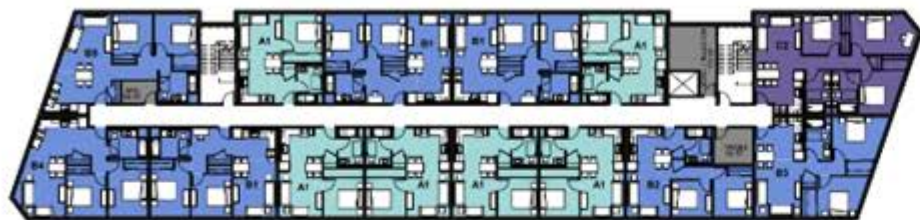
30% - 80% AMI



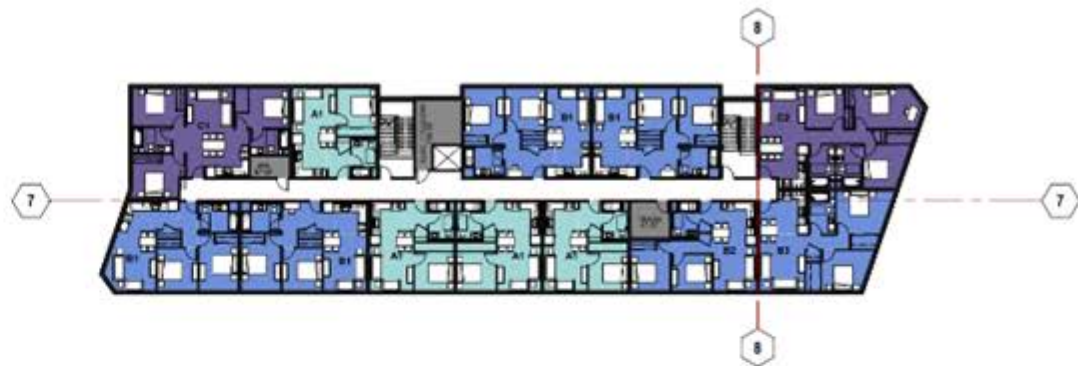
Tentative Timeline

Breaking Ground 2026
Construction Complete
2028

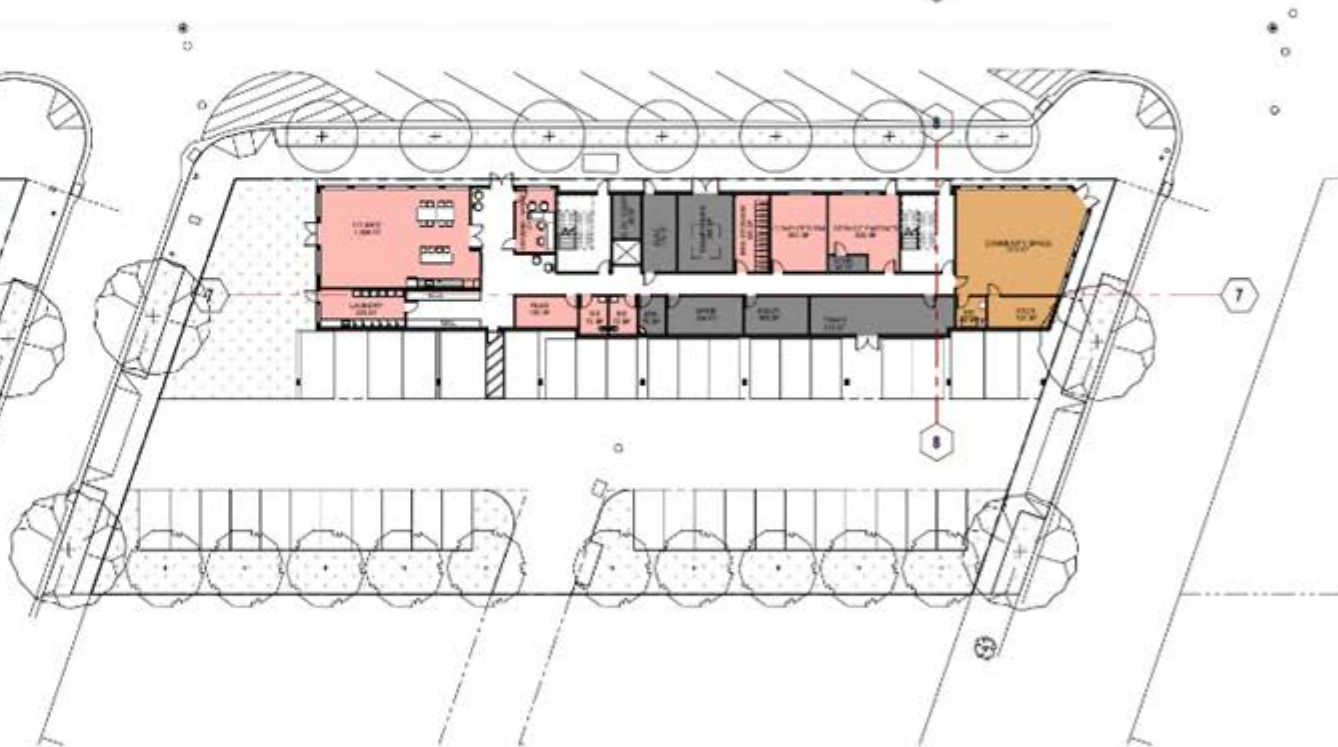




2ND, 3RD & 4TH FLOOR



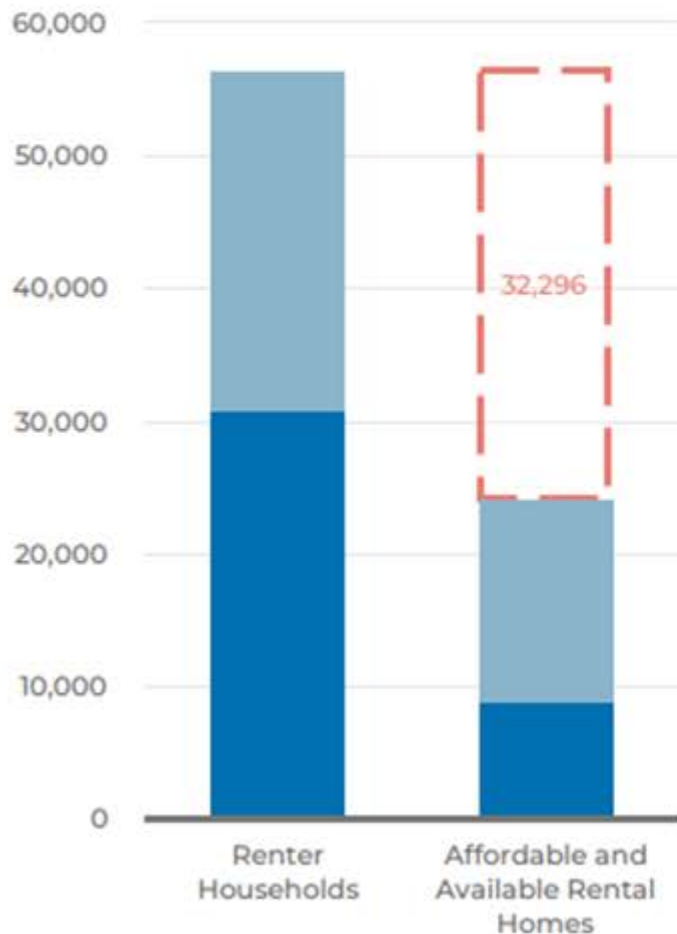
SITE & 1ST FLOOR



AFFORDABLE RENTAL HOMES

32,296 low-income renter households in Contra Costa County do not have access to an affordable home (2023).

Shortfall Very Low-Income Extremely Low-Income

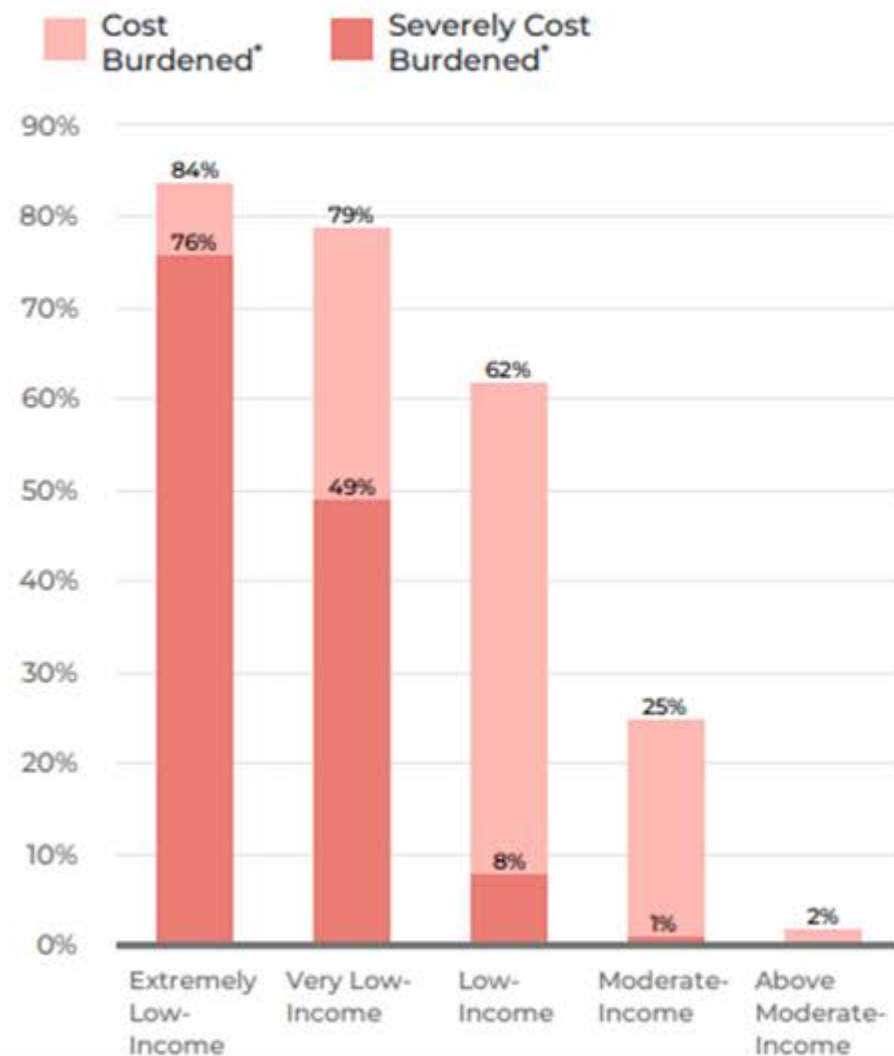


Contra Costa County Affordable Housing Needs

- The average monthly asking rent of an apartment in Contra Costa County is **\$2,366**
- To afford that apartment, you need to earn **\$45.50 per hour**
- That is **2.6x** the City of Richmond Minimum wage of **\$17.77 per hour**

Source: [CHPC.NET/HOUSINGNEEDS](https://chpc.net/housingneeds)

76% of ELI households in Contra Costa County are paying more than half of their income on housing costs compared to 1% of moderate-income households (2023).



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Source: CHPC.NET/HOUSINGNEEDS

Who will live here?

- **100% of units will have rents affordable to low-to-middle-income families**
- **This means the property could serve:**
 - **First responders**
 - **Teachers**
 - **Retail workers**
 - **Health Care workers**
 - **Child Care workers**

Questions/Comments



Thank You

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