

HOUSING



COGGINS SQUARE APARTMENTS

Size: 87 - one, two and three-bedroom units

Targeted Income: 100% affordable housing

Completed: Spring 2000

IRON HORSE LOFTS

Size: 54 – two and three-bedroom units

Targeted Income: Market Rate

Completed: Summer 2002



AVALON WALNUT CREEK

Size: 422 units

Targeted income: 80% market rate,
20% affordable housing

Completed: 2010

Contra Costa Centre Transit Village



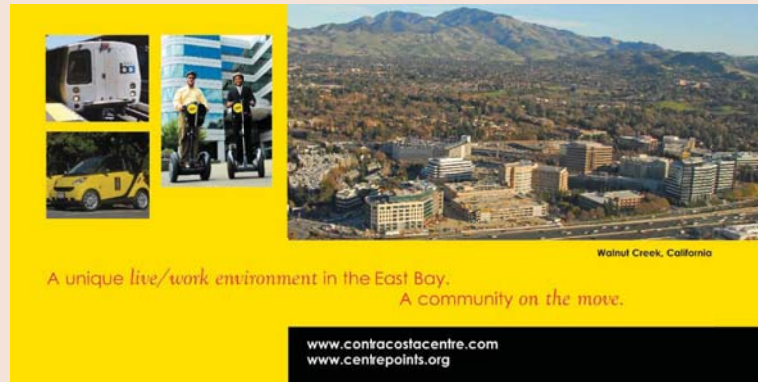
The Contra Costa Centre Transit Village successfully implements a Specific Plan for mixed-use, transit-oriented development in an infill setting. The 140-acre site combines appropriate land uses and a diversity of transportation modes, giving Contra Costa Centre unparalleled accessibility to BART for transit patrons, residents and employees.

The Transit Village illustrates how redevelopment can be used — in partnership with private investment — to achieve the public policy objectives of jobs-housing balance, transit-land use connectivity and affordable housing.

The 25-year on-going development underscores the value of long-term planning, patient implementation, political commitment and community-based planning.

Today the Transit Village – which is 90% built out – includes:

- 7,000 jobs and over 2.4 million square feet of office space,
- 2,700 high-density residential units with 6,000 residents,
- BART patronage of 6,000 daily riders,
- 423 rooms in two full-service hotels,
- A network of public spaces and 8 acres of green space,
- The Iron Horse Trail with access for bicyclists and pedestrians.



INFRASTRUCTURE FINANCING AND CONSTRUCTION

Working in partnership with the private sector, Contra Costa County and its Redevelopment Agency have implemented this model of smart growth.

The Redevelopment Agency was responsible for land assemblage, infrastructure financing, and project financing throughout the on-going implementation.



BART Parking Garage



Iron Horse Overcrossing

Public/Private Financing of Infrastructure Improvements:

- Nearly \$90 million in public infrastructure improvements using property-owner supported assessment and special tax bonds, and redevelopment tax increments, and
- The capacity to finance an additional \$30 million in improvements through development tax increments.