

# **ATTACHMENT 12 – Construction and Design Description**

## **New Haven Court, Yuba City, Sutter County, California**

### **Location**

The site for the proposed project, New Haven Court, is on approximately 0.67 +/- acres of land identified as APNs 53-443-008 and 53-470-053 (a portion of). The site is situated on the southeast corner of Garden Highway and Miles Avenue in the City of Yuba City, Sutter County. The subject property is currently improved by a vacant office building at the end of its economic life. The abandoned office building once served as the administrative offices for the Public Housing Authority. The Housing Authority has since relocated their administrative offices and the vacant building will be demolished during site preparation.

### **Housing Type**

New Haven Court will be a newly constructed residential community that will provide permanent supporting housing to homeless individuals and/or families. Residents will have access to onsite supportive services provided by the County and contracted support staff, including: case management, peer support activities, mental health care, substance use services, benefits counseling and advocacy, and basic housing retention skills. The program uses a Housing First philosophy by recognizing that a homeless person must first be able to access a decent, safe place to live that does not limit their length of stay (permanent housing) before stabilizing, improving health, reducing harmful behaviors, or increasing income.

The project will benefit from 39 units (100% of low-income units) of committed Project-Based Section 8 Housing Choice Vouchers from the Regional Housing Authority. The proposed special needs housing development will provide a valuable housing option for those who are most vulnerable in the community, while simultaneously addressing the service needs of the residents.

The proposed development will be a 40-unit rental new construction project. With a mix of 20 studio units (approximately 435 square feet), 18 one-bedroom units (approximately 607 square feet) and 2 two-bedroom units (approximately 799 square feet), New Haven Court will provide affordable housing for special needs individuals earning up to 50% of the area median income (AMI) for Sutter County. New Haven Court will address two major community needs: the need for an increased supply of affordable housing and housing that is specifically designed to combat long-term homelessness of the mentally ill through a low-barrier, Housing First model that offers comprehensive supportive services to promote stable, independent living.

### **Construction Design & Project Description**

The project will consist of one (1) three-story elevator serviced residential building. The type of construction will be wood frame supported by a perimeter foundation with concrete slab flooring. This type of construction will allow the building to conform to the natural terrain with only minor amounts of grading. The exterior of the building will incorporate various materials, including vertical and horizontal siding, stucco, and CMU. Minimum construction standards will be adhered to in order to assure that a quality development is provided.

Various amenities will be provided at New Haven Court. A community center (approximately 1,250 square feet) complete with a lounge, kitchen, and business center will be located on the first floor.

Within this same space there will be two case management offices in which individualized supportive services will be provided to the residents with the intent of helping them restore their lives. Other onsite amenities include laundry facilities, an outdoor space with a picnic table, BBQ, and pergola, and a concrete pad for a future bus shelter.

The unit mix will be as follows:

Number of Units	Bedrooms	Unit Size	AMI
20	Studio	435 sq. ft. (approximate)	30%, 40%, 50%
18	1	607 sq. ft. (approximate)	30%, 40%, 50%
1	2	799 sq. ft. (approximate)	30%
1 (Manager's Unit)	2	799 sq. ft. (approximate)	-

Within the units, residents will enjoy standard features such as refrigerators, exhaust fans, dishwashers, disposals, and ranges with ovens. The development will include many green and sustainable features and will be developed and constructed in accordance with the minimum requirements of the GreenPoint Rated Program. The design of these apartments will adhere to all necessary requirements to satisfy Section 504 as well as any additional mandates that the local jurisdiction deems appropriate.

### **Unit Amenities**

All units will feature:

- Refrigerators
- Exhaust fans
- Dishwashers
- Garbage disposals
- Ranges with ovens

### **Project Amenities**

Project amenities include:

- Approximately 1,250 sq. ft. community center
- Community room with kitchen
- Two case management offices
- Elevator
- On-site laundry facilities (2<sup>nd</sup> and 3<sup>rd</sup> floors)
- Covered picnic area

### **Development Schedule and Offsite Improvements**

The community will be developed in one phase. The anticipated construction phase will be approximately twelve (12) months, beginning March 2020 and ending March 2021.

The development budget includes \$210,397 in offsite work. The Conditions of Approval require the Developer to provide for offsite improvements that will directly benefit the project. Improvements are to consist of curb, gutter, sidewalks, paving improvements, relocation of power pole, and concrete pad for future bus stop, all immediately bordering the property. These offsite costs are included in the

eligible basis calculation. An engineer's estimate of costs and scope of work for the offsite improvements is attached.

### **Basis Related to Parking Spaces for 9% New Construction Projects**

Per the approved site plan located within Tab 12 of the application, a total of 19 parking spaces are being provided for the project. This includes 14 on-site parking spaces, coupled with five on-street parking spaces. The applicable ratios for parking spaces for special needs projects is 0.3 spaces per unit, which would result in 12 allowed spaces for the project per TCAC regulations. \$17,500 (\$2,500 per parking space) is excluded from basis to account for the seven (7) parking spaces in excess of 0.3 parking spaces per unit for special needs projects.

**Preliminary Engineer's Opinion Of Costs  
Offsite Improvements - New Haven Court - Yuba City, CA**

Item	Quantity	Unit	Unit Price	Total
Demolition	1	ls	\$15,000	\$15,000
Site Layout	1	ls	\$3,000	\$3,000
Mobilization	1	ls	\$18,000	\$18,000
Saw Cut Pavement	390	lf	\$3	\$1,170
Asphalt Concrete	25	tons	\$180	\$4,500
Aggregate Base	60	tons	\$50	\$3,000
Driveway Approach	1	ea	\$5,000	\$5,000
6" Curb & Gutter	390	lf	\$15	\$5,850
Concrete Sidewalk	1950	sf	\$6	\$11,700
Bus Stop Pad	1	ea	\$5,000	\$5,000
Connect to Ex. SD	1	ea	\$2,500	\$2,500
Storm Drain Drop Inlet	1	ea	\$4,000	\$4,000
10" SD Pipe	12	ea	\$50	\$600
Connect to Ex. SS	1	ea	\$2,500	\$2,500
6" Sanitary Sewer Pipe	30	lf	\$35	\$1,050
hot tap to Ex. Water	1	ea	\$2,500	\$2,500
3" Water Domestic Water	30	lf	\$30	\$900
Relocate Ex. Power Pole and Guy Wire	3	ea	\$27,500	\$82,500
Add power pole	1	ea	\$22,500	\$22,500
			Subtotal	\$191,270
			Contingencies (10%)	\$19,127
			<b>Total</b>	<b>\$210,397</b>

Estimate does not include utility connection fees, impact fees, landscaping, or irrigation.



6/10/2019