

TAB 12

Site and Project Information

Construction and design description

Provide evidence of eligibility and include:

ATTACHMENT 12: Construction and Design Description

Include an explanation of any required demolition and off-site improvements, as well as a detailed cost breakdown of these expenses. Off-site improvement costs must be separated out into the following two categories: (1) project-specific costs qualifying under Reg. Section 10325(c)(1)(C) and (2) all other off-site costs. For off-site costs permitted under Reg. Section 10325(c)(1)(C) as well as for other off-site costs included in the project budget, include sufficient detail in the cost breakdown. Include a description of each off-site type and the corresponding cost. Each cost should also be identified as included or excluded from eligible basis.

The grand total of the costs and basis must be consistent with the total shown in the Sources and Uses Budget.

ATTACHMENT 12
Construction and Design Description
Devonshire Apartments
Regulation 10322(h)(11)

OVERVIEW

Central California Housing Corporation (CCHC) and Building Better Partnerships, Inc. propose to rehabilitate a multi-family apartment complex, known as Devonshire Apartments, consisting of the following unit mix:

Unit Type	Current Number of Units	Proposed Number of Units
1BD/1BA	10	8
2BD/1BA	14	13
3BD/1BA	6	7
TOTALS	30	28

The rehabilitation of Devonshire Apartments will include a substantial capital investment to preserve 28 units of multi-family apartment units consisting of eight one bedroom units, thirteen two bedroom units, and seven three bedroom unit. Our target population is existing and future income qualified families in Colusa and the surrounding areas. 100% of the units will be restricted to households earning 30, 40, 50, and 60 percent of the area median income (AMI) or below with the exception of a non-revenue employee unit.

Number of buildings: Two 2-story apartment buildings
One 1-story apartment building

Units per building: 6-16
Total square feet: Approximately 22,059 square feet
Number of stories: Two (no elevator)
Levels of parking: 44 surface parking spaces
Site area: Approximately 2 acres

Offsite Improvements and Demolition

Devonshire Apartments will not include any offsite improvements or demolition of buildings.

Description of Existing Structures and Planned Rehabilitation

The buildings were constructed in 1972 and consist of concrete foundations and slab with traditional wood framed walls. Exterior walls have recently been updated with Hardi-plank lap siding. The roofs are flat BUR with mansard siding. Windows have been upgraded to dual pane vinyl windows and unit entrance doors are a mixture of steel clad slab and six panel exteriors with wood frames and some have metal security screens.

Interior renovations will consist of replacing kitchen appliances, cabinet doors and hardware, light fixtures, and vinyl plank/carpet flooring. Exterior renovations will include replacing all furnace/cooling units, improving landscaping, and adding a picnic area and playground. Additionally, a two-bedroom unit and a one-bedroom unit will be combined to create a three-bedroom unit; further, another one-bedroom unit will be converted into a community room. This will reduce the number of units from 30 to 28. A full renovation scope of work is included in the addenda.

How the site location serves the targeted population

Devonshire Apartments is located within ¼ mile from C.D. Semple Park, a City maintained Public Park on 1.2 acres with an open grass area that includes a children's play area, basketball court, restrooms, picnic tables, and BBQ facilities. The property is within ½ mile of Sav Mor Foods, a full scale grocery store, and Rite Aid pharmacy. Devonshire is also within 1 mile from Colusa High School, and Colusa Medical Center which is open 24 hours and accepts Medicare insurance. The property is also serviced by a dial a ride program provided by Colusa County Transit Agency.