

Affordable Housing Plan

900 High Street, Santa Cruz
Envision I, LLC

For any additional information, please contact sibley@envisionhousing.us and belal@workbenchbuilt.com

Below are each of the required sections of the Affordable Housing Plan required under 24.16.265 (3):

- a. Site plan showing total number of units, number and location of affordable units, and number and location of proposed density bonus units.

The unit layout for each level of the building is attached to this document. The table below indicates which units (by unit number shown on the plans) are restricted as low-income affordable (yellow) and very low income affordable (green). The affordable units that qualify the project for density bonus law are all of the very low income affordable units (green). There are no bonus units proposed in the project.

Peace Village - Proposed Development								
Unit Mix & Affordable Unit Designation								
<i>Unit #</i>	<i>Bedrooms</i>	<i>SF</i>	<i>Unit #</i>	<i>Bedrooms</i>	<i>SF</i>	Affordable Units Committed		
Level 1			Level 4			Unit Type	Very Low	Low
1	4 BR	987	22	3 BR	916	Studio	2/11	1/11
2	4 BR	1000	23	2 BR	628	2 BR	1/15	3/15
3	4 BR	1002	24	3 BR	925	3 BR	1/4	1/4
Level 2			25	2 BR	628	<i>Unit #</i>	<i>Unit type</i>	<i>SF</i>
4	4 BR	987	26	3 BR	938	19	Studio	316
5	4 BR	1000	27	2 BR	646	33	Studio	316
6	4 BR	1002	28	1 BR	397	10	Studio	317
7	5 BR	1345	29	Studio	317	35	2 BR	657
Level 3			30	2 BR	656	12	2 BR	660
8	2 BR	644	31	Studio	317	30	2 BR	656
9	Studio	317	32	2 BR	657	34	2 BR	881
10	Studio	317	33	Studio	316	16	3 BR	1015
11	Studio	317	34	2 BR	646	22	3 BR	916
12	2 BR	660	Level 5-6					
13	Studio	318	35	2 BR	657			
14	Studio	318	36	2 BR	889			
15	Studio	319	37	2 BR	881			
16	3 BR	1015	38	2 BR	889			
17	2 BR	647	39	2 BR	881			
18	1 BR	398	40	1 BR	533			
19	Studio	316						
20	2 BR	657						
21	Studio	307						

- b. A description of any requested density bonuses, incentives, concessions, waivers or modifications of development standards, modified parking standards, or commercial development bonus.

The project does qualify for density bonus law, which is being used in the following three ways:

- Density. The proposed density is more than that allowed under the parcel’s current zoning but less than that allowed on the site under the general plan. Therefore the project is a) using density bonus law to propose more units than allowed under zoning but b) is not including any bonus units, as it is proposing a total number of units that is less than the base density allowed under density bonus law per the general plan.
 - Concession Requested: The proposed project is eligible for two concessions under density bonus law. However, the only proposed concession is a height concession. Most of the proposed building is 4-stories (44’) and the remaining portion is 3-stories. The zoning district has a height limit of 2.5 stories (30’).
 - Parking: We have calculated the parking requirement of 63 spaces using density bonus law parking requirements, as shown below in the parking section. No use of a concession related to parking is proposed.
- c. Summary table showing the maximum number of units permitted by the zoning and general plan excluding any density bonus units, affordable units qualifying the project for a density bonus, level of affordability of all affordable units, proposed bonus percentage, number of density bonus units proposed, and total number of dwelling units proposed on the site.

Max # Units Permitted by Zoning	24 (rounded down from 24.38)
Max # Units Permitted by GP under DBL	56 (rounded up from 55.98)
Units VLI Affordable	4 (10% units, 8.2% of bedrooms)
Additional Units LI Affordable	5 (12.5% units, 11.8% bedrooms)
Total Units Lower Income Affordable	9 (22.5% units, 20.0% bedrooms)
Proposed Bonus %	0%
Number of Density Bonus Units Proposed	0
Total Dwelling Units Proposed	40

- d. Tenure (rental versus for-sale) of target units and proposals for ensuring affordability.

This is entirely a rental housing project. The affordable units listed herein are going to be deed restricted.

- e. A description of all dwelling units existing on the site in the five-year period preceding the date of submittal of the application and identification of any units rented in the five-year period. If dwelling units on the site are currently rented, income and household size, if known, of all residents of currently occupied units. If any dwelling units on the site were rented in the five-year period but are not currently rented, the income and household size, if known, of residents occupying dwelling units when the site contained the maximum number of dwelling units.

No dwelling units have existed on the proposed new project parcel. On the church parcel, there is one unit. This unit is not being disturbed or altered in any way by the proposed project. The current tenant is a single individual who holds a Housing Authority rental subsidy voucher. This is the only tenant who has been in the unit since it was permitted for renovation in 2021, subsequent to a zoning permit in 2020 to enact a use change to a rental unit. Prior to that, the unit was used by the church as housing for its custodian. If more information is required on this, please contact us.

- f. Description of any recorded covenant, ordinance, or law applicable to the site that restricted rents to levels affordable to very-low- or lower-income households in the five-year period preceding the date of submittal of the application.

No dwelling units have existed on the proposed new project parcel. The single unit that is on the church parcel is not and has not been rent restricted.

- g. For all incentives and concessions except those listed in Section [24.16.255\(2\)](#), a pro forma demonstrating that the requested incentives and concessions result in identifiable and actual cost reductions and evidence that the cost reduction allows the applicant to provide affordable rents or affordable ownership costs. If a mixed-use building or project is proposed as an incentive, the applicant shall also provide evidence that nonresidential land uses will reduce the cost of the residential project and that the nonresidential land uses are compatible with the residential project and the existing or planned surrounding development.

State density bonus law pre-empts this requirement.

- h. Any pro forma submitted to comply with subsection (2)(g) may not include the lost opportunity cost of any affordable units (i.e., the revenue that would have been generated had the units been rented or sold at market rate) and may include as an

additional cost only those additional expenses that are required solely because of the proposed construction of the affordable units. The cost of reviewing any required pro forma data submitted in support of a request for a concession or incentive, including but not limited to the cost to the city of hiring a consultant to review the pro forma, shall be borne by the applicant. The pro forma shall also include: (1) the actual cost reduction achieved through the incentive or concession; and (2) evidence that the cost reduction allows the developer to provide affordable rents or affordable sales prices.

State density bonus law pre-empts this requirement.

- i. For waivers or modifications of development standards: the application shall provide evidence that each development standard for which the waiver is requested will have the effect of physically precluding the construction of the housing development at the densities or with the incentives or concessions permitted by this Part 3.

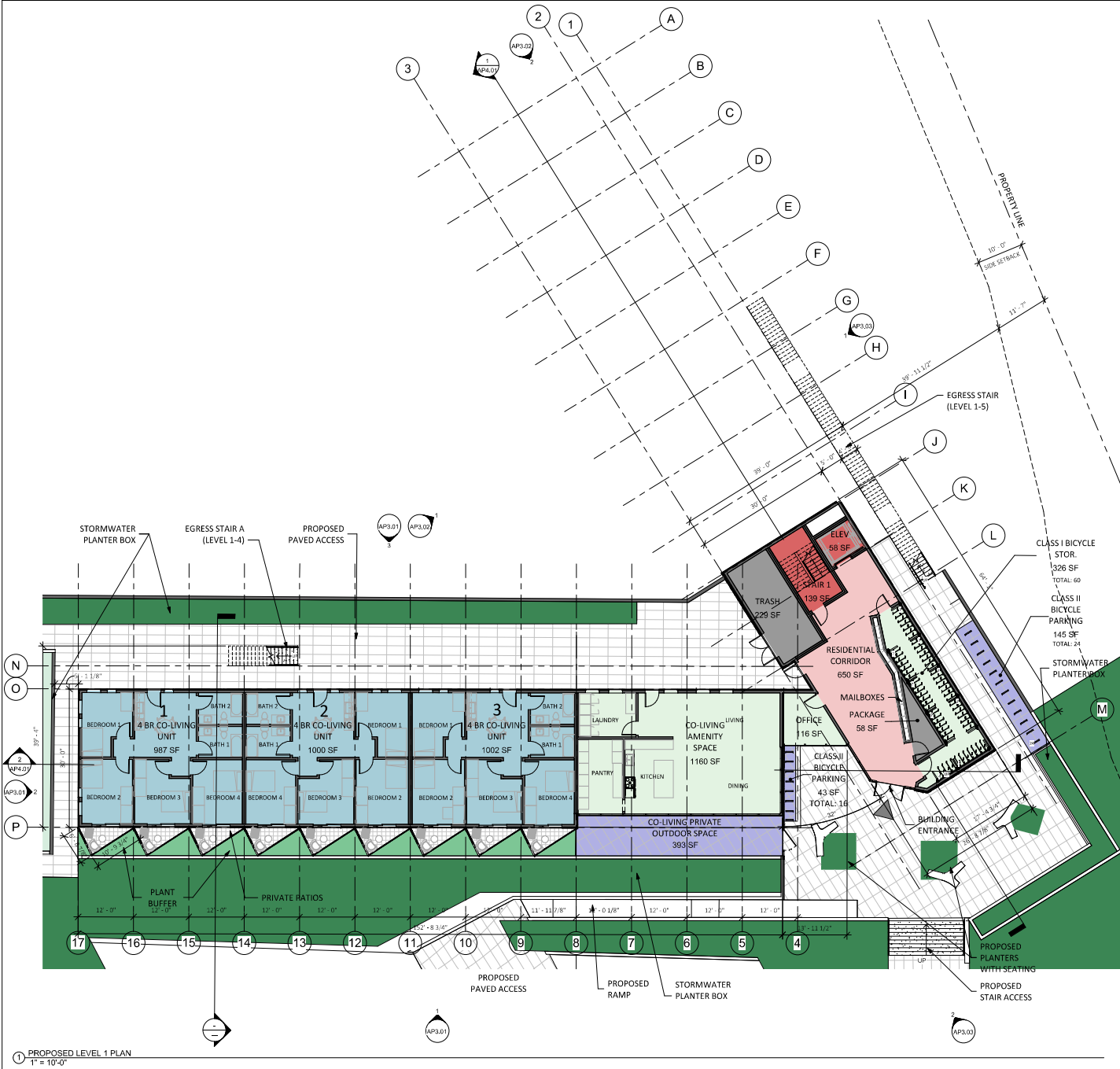
No waivers are requested.

- j. If a parking modification is requested, a table showing parking required by the zoning ordinance and proposed parking. If a parking reduction provided by Section [24.16.256\(2\)](#) is requested, evidence that the project is eligible for the requested parking reduction.

The project is not requiring a parking reduction under Section [24.16.256\(2\)](#).

Parking is being provided at the maximum level that can be required by the city under density bonus law. The calculation of this requirement is shown below. Under AB1851, this can be provided out of the religious use parking on Peace United Church’s site. The full information showing the qualification for and application of this state law to this project is provided in the Planned Development Supplemental Information document submitted with the project’s application.

<i>Unit Type</i>	<i>Parking Requirement/Unit, Bonus Density Law</i>	<i># Units</i>	<i>Required Spaces</i>
<i>studio</i>	1	11	11
<i>1-bdrm</i>	1	3	3
<i>2-bdrm</i>	1.5	15	22.5
<i>3-bdrm</i>	1.5	4	6
<i>4-bdrm</i>	2.5	6	15
<i>5-bdrm</i>	2.5	1	2.5
<i>Total Requirement</i>			60



FLOOR PLAN NOTES

- SEE SHEET GP.01-GP.05 FOR GENERAL NOTES AND PROJECT INFORMATION

UNIT MIX

UNIT - STUDIO	11
UNIT - JR 1 BED	2
UNIT - 1 BED	1
UNIT - 2 BED	15
UNIT - 3 BED	4
UNIT - 4 BED	6
UNIT - 5 BED	1
TOTAL	40

FLOOR PLAN KEYED NOTES

FLOOR PLAN KEYED NOTES	
KEYNOTE	MATERIAL



189 WALNUT AVENUE
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PEACE VILLAGE
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 SANTA CRUZ, CA 95060



ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE
0	PLANNING APPLICATION	11.01.2022

APN Number: 001-022-40
 Project Number: 22133
 Print Date: 11.01.2022
 Drawn by: JP / QH
 Checked by: EB
 Scale: As indicated

All drawings and written reports prepared by Workbench have been reviewed and approved by the State Architect. This approval is not a guarantee of the accuracy of the information provided. Workbench is not responsible for any errors or omissions without written consent of Workbench, Inc.

PROPOSED FIRST LEVEL PLAN
AP1.01

1 PROPOSED LEVEL 1 PLAN
 1" = 10'-0"



FLOOR PLAN NOTES

1. SEE SHEET GP-01-GP-05 FOR GENERAL NOTES AND PROJECT INFORMATION

UNIT MIX

UNIT - STUDIO	11
UNIT - JR 1 BED	2
UNIT - 1 BED	1
UNIT - 2 BED	15
UNIT - 3 BED	4
UNIT - 4 BED	6
UNIT - 5 BED	1
TOTAL	40

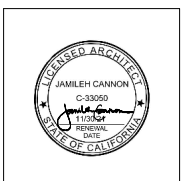
FLOOR PLAN KEYED NOTES

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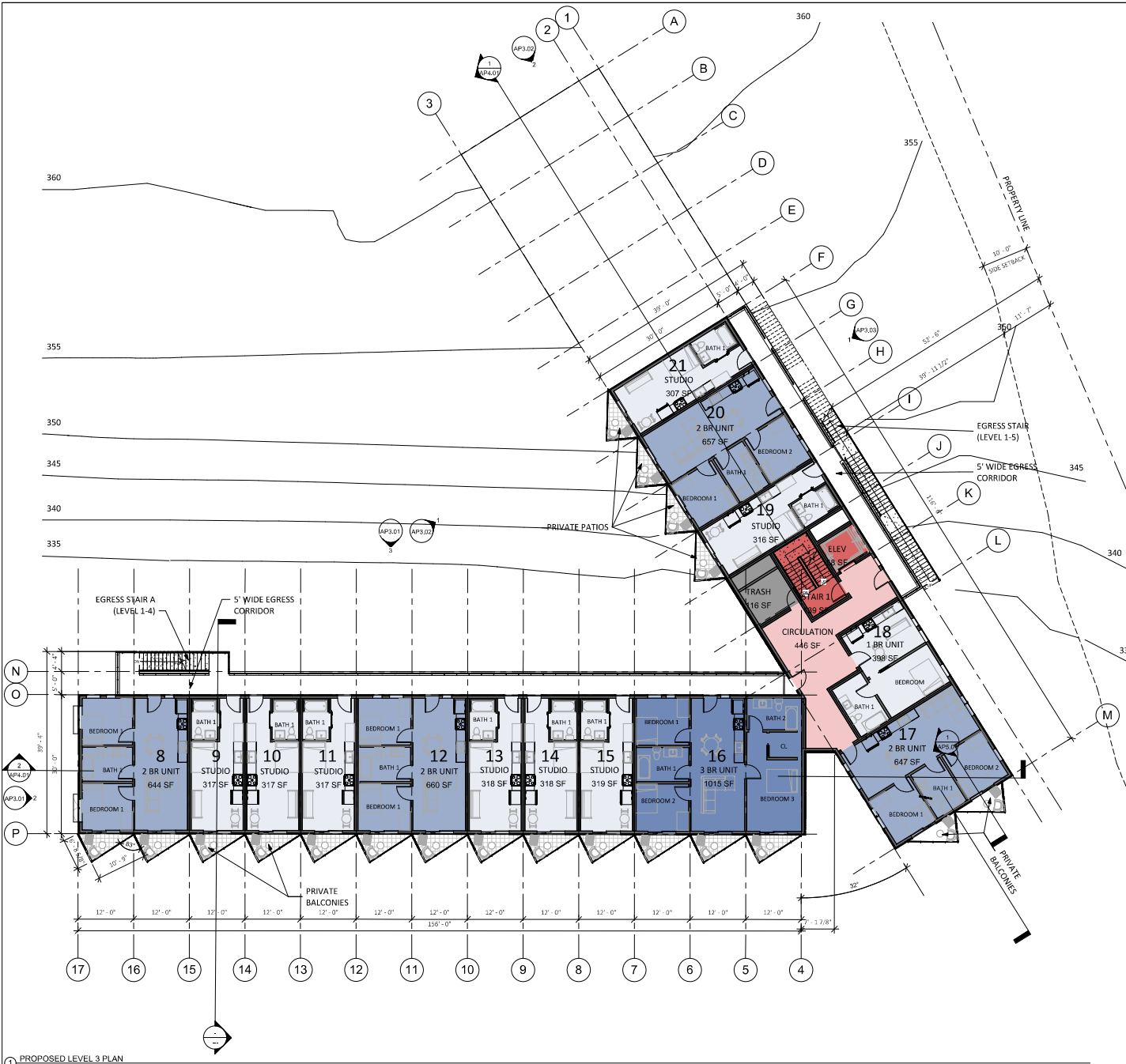
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All drawings and written reports prepared by or for the undersigned are to be used only for the project and site specified herein and for no other purpose without the written consent of the undersigned.

PROPOSED SECOND LEVEL PLAN
AP1.02

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1. PROPOSED LEVEL 2 PLAN
1" = 10'-0"



FLOOR PLAN NOTES

1. SEE SHEET GPO.01-GPO.05 FOR GENERAL NOTES AND PROJECT INFORMATION

UNIT MIX

UNIT - STUDIO	11
UNIT - JR 1 BED	2
UNIT - 1 BED	1
UNIT - 2 BED	15
UNIT - 3 BED	4
UNIT - 4 BED	6
UNIT - 5 BED	1
TOTAL	40

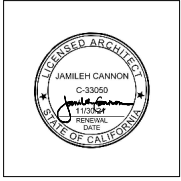
FLOOR PLAN KEYED NOTES

FLOOR PLAN KEYED NOTES	
KEYNOTE	MATERIAL



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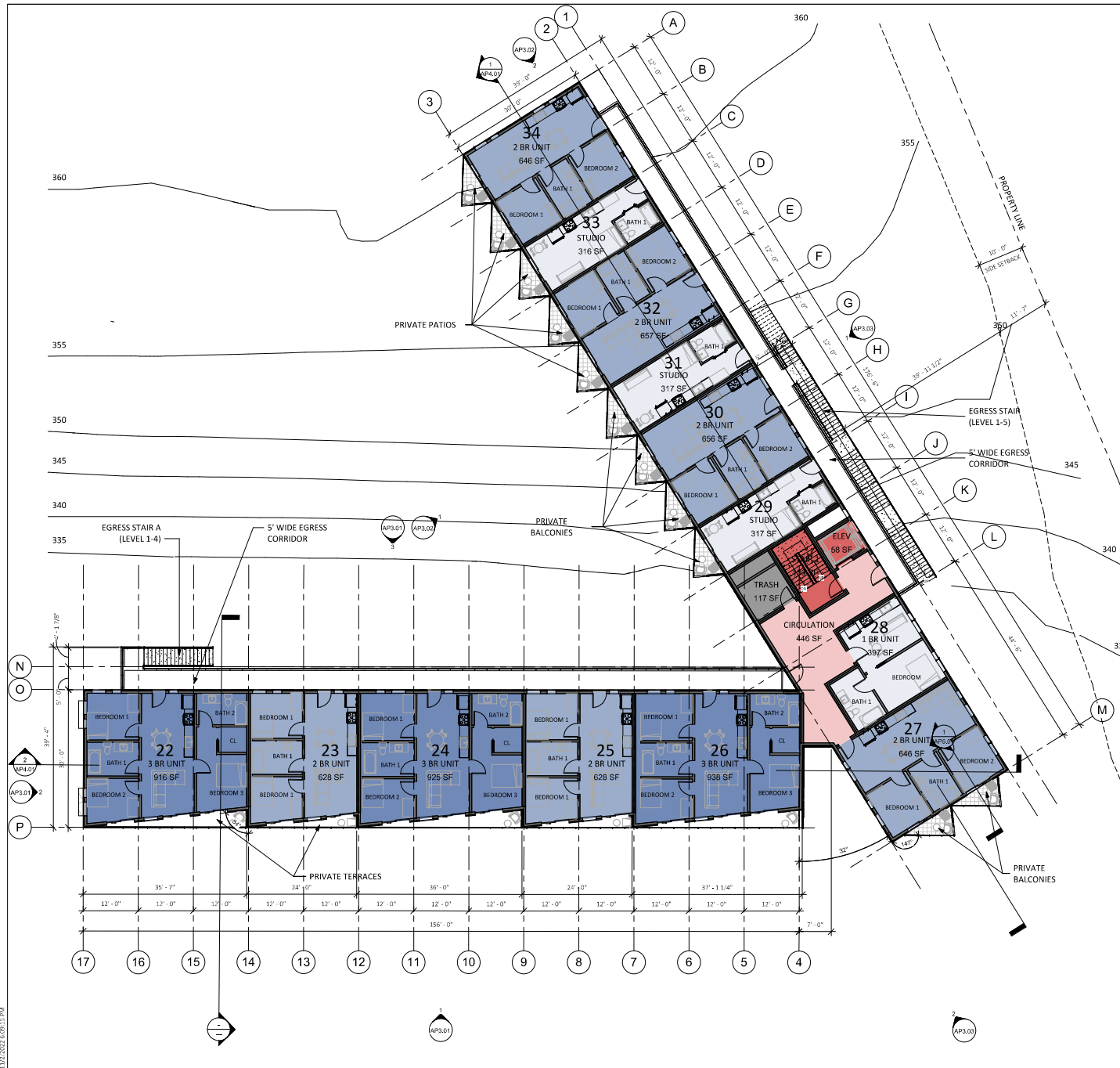
APN Number: 001-022-40
Project Number: 22133
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1. PROPOSED LEVEL 3 PLAN
1" = 10'-0"



PROPOSED THIRD LEVEL PLAN
AP1.03



FLOOR PLAN NOTES

1. SEE SHEET GP.01-GP.05 FOR GENERAL NOTES AND PROJECT INFORMATION

UNIT MIX

UNIT - STUDIO	11
UNIT - JR 1 BED	2
UNIT - 1 BED	1
UNIT - 2 BED	15
UNIT - 3 BED	4
UNIT - 4 BED	6
UNIT - 5 BED	1
TOTAL	40

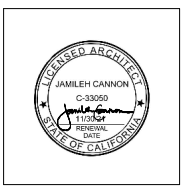
FLOOR PLAN KEYED NOTES

FLOOR PLAN KEYED NOTES	
KEYNOTE	MATERIAL



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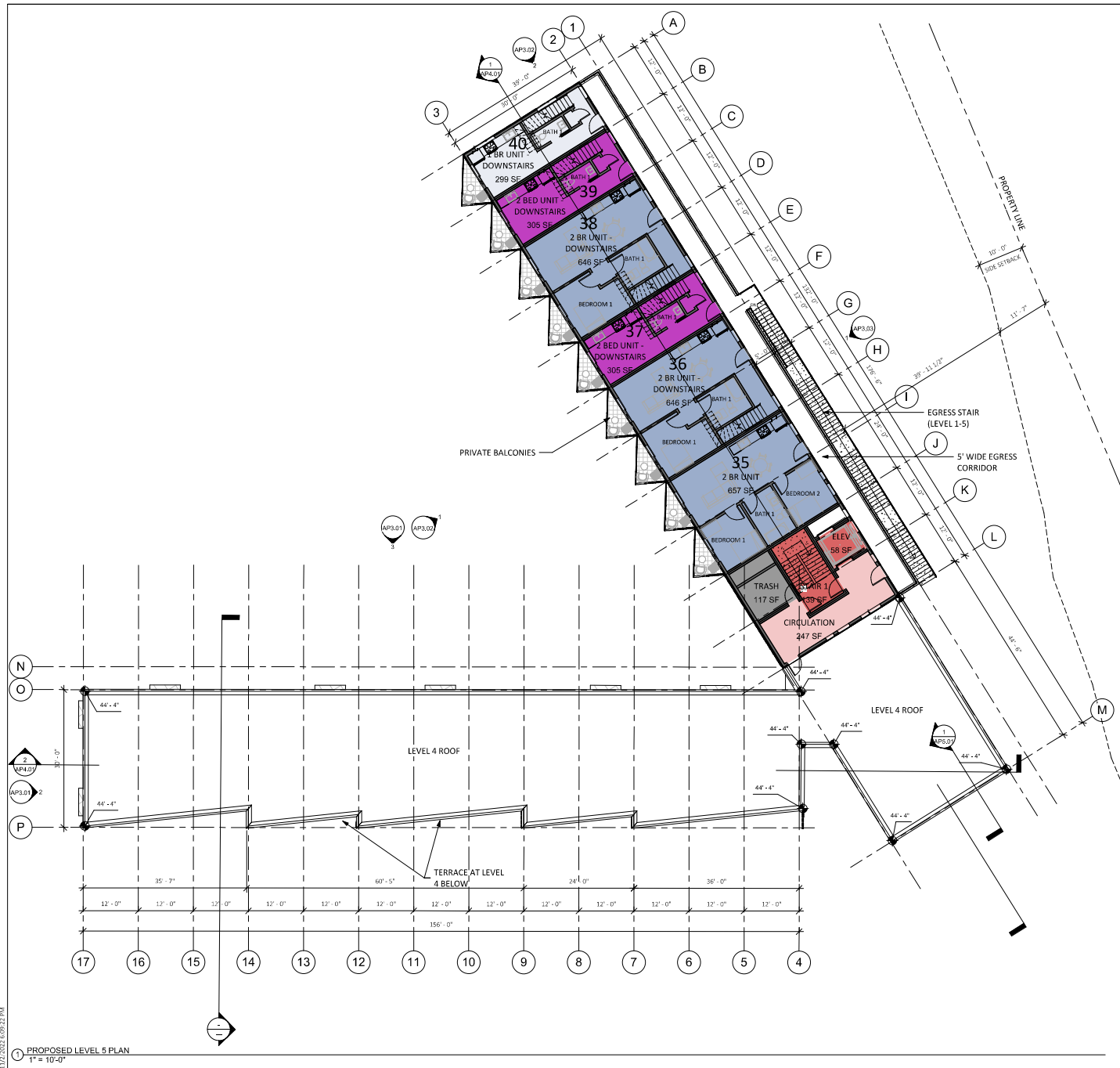
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 Checked by: EB
 Scale: As indicated

All drawings and system requirements have been reviewed and approved by the architect. The architect is not responsible for any errors or omissions on the part of the contractor or any other party. The architect is not responsible for any errors or omissions on the part of the contractor or any other party.

PROPOSED FOURTH LEVEL PLAN
AP1.04

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FLOOR PLAN NOTES

1. SEE SHEET GP-01-GP-05 FOR GENERAL NOTES AND PROJECT INFORMATION

UNIT MIX

UNIT - STUDIO	11
UNIT - JR 1 BED	2
UNIT - 1 BED	1
UNIT - 2 BED	15
UNIT - 3 BED	4
UNIT - 4 BED	6
UNIT - 5 BED	1
TOTAL	40

FLOOR PLAN KEYED NOTES

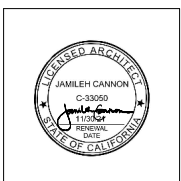
FLOOR PLAN KEYED NOTES	
KEYNOTE	MATERIAL

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 1 PROPOSED LEVEL 5 PLAN
 1" = 10'-0"



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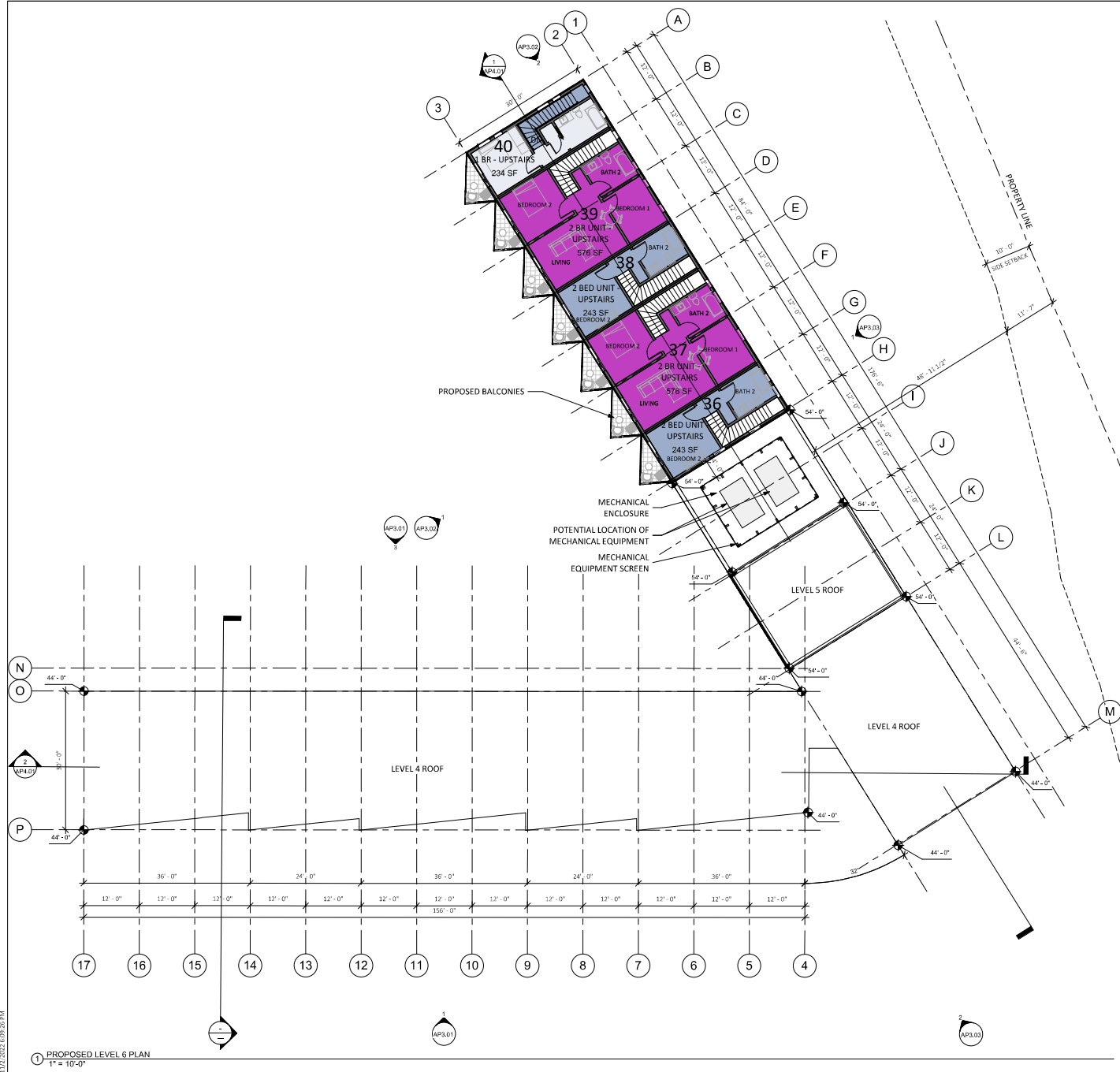
ISSUES/ REVISIONS

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PROPOSED FIFTH LEVEL PLAN
AP1.05





FLOOR PLAN NOTES

1. SEE SHEET GPO.01-GPO.05 FOR GENERAL NOTES AND PROJECT INFORMATION

UNIT MIX

UNIT - STUDIO	11
UNIT - JR 1 BED	2
UNIT - 1 BED	1
UNIT - 2 BED	15
UNIT - 3 BED	4
UNIT - 4 BED	6
UNIT - 5 BED	1
TOTAL	40

FLOOR PLAN KEYED NOTES

FLOOR PLAN KEYED NOTES	
KEYNOTE	MATERIAL

1 PROPOSED LEVEL 6 PLAN
1" = 10'-0"



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ISSUES/ REVISIONS

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Scale: As indicated

PROPOSED SIXTH
LEVEL PLAN
AP1.06

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