

WESTSIDE VILLAGE

**850 ALMAR AVE
SANTA CRUZ, CA**

**MAY 7, 2024
INFORMATIONAL COMMUNITY PRESENTATION**



**CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT**

CRP
AFFORDABLE
HOUSING AND
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DEVELOPMENT



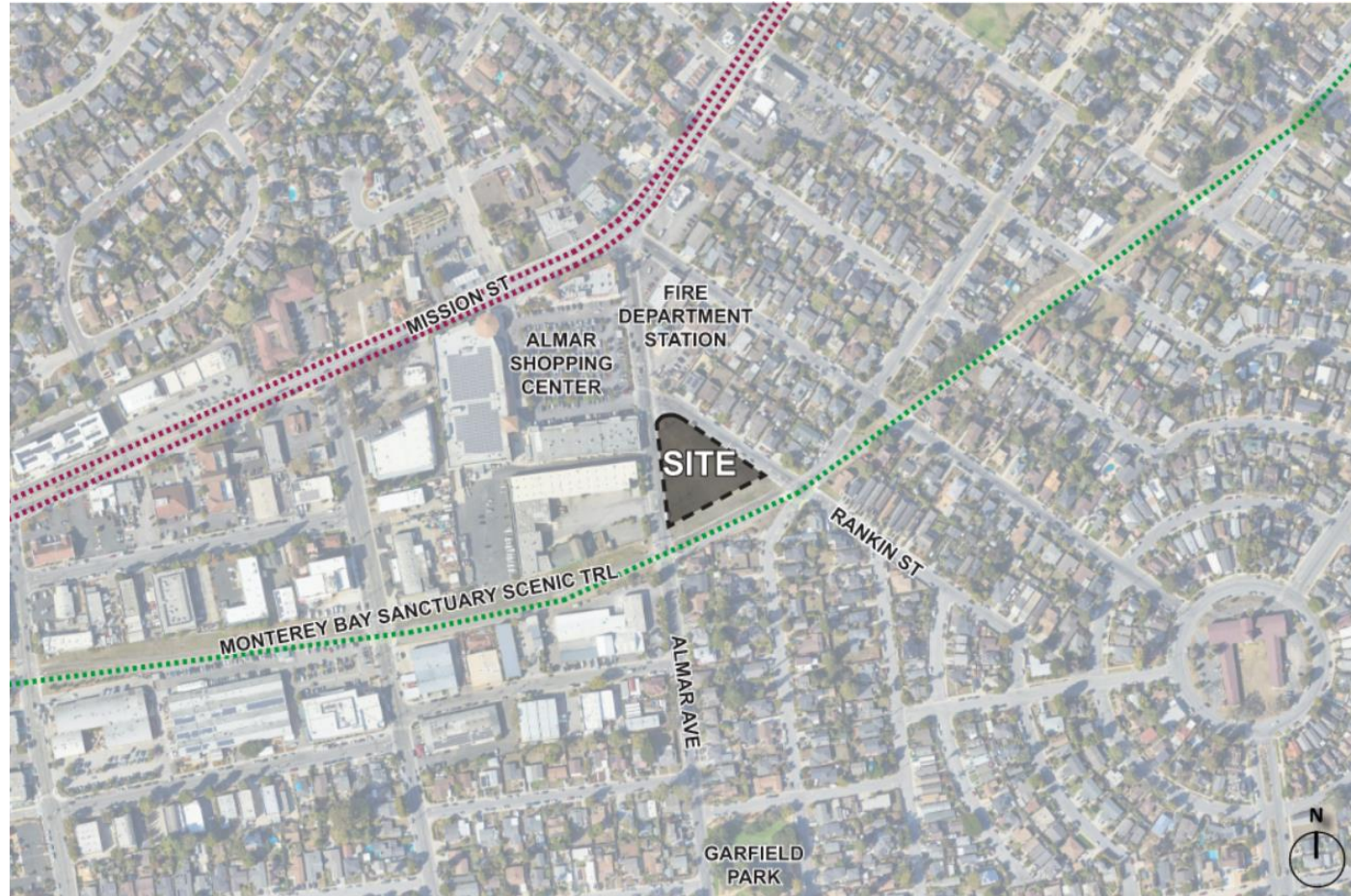
- **Founded with the principles of providing quality affordable housing and strengthening communities.**
- **Full-service, vertically integrated real estate firm with significant experience in multifamily acquisition/rehabilitation, ground-up development, and property management.**
- **Founders of CRP Affordable have owned, operated, developed, and managed over 2,500 rent-restricted units.**
- **Sustainable development is at the heart of CRP's affordable housing projects.**
- **Significant experience providing housing to at-risk, special needs, seniors, and other vulnerable populations.**
- **CRP Affordable has successfully partnered with non-profit, government, and community organizations to support individuals and families in need.**
- **We are committed to our projects, and have a 55 year commitment to manage and take care to the property.**

PROJECT PROCESSING

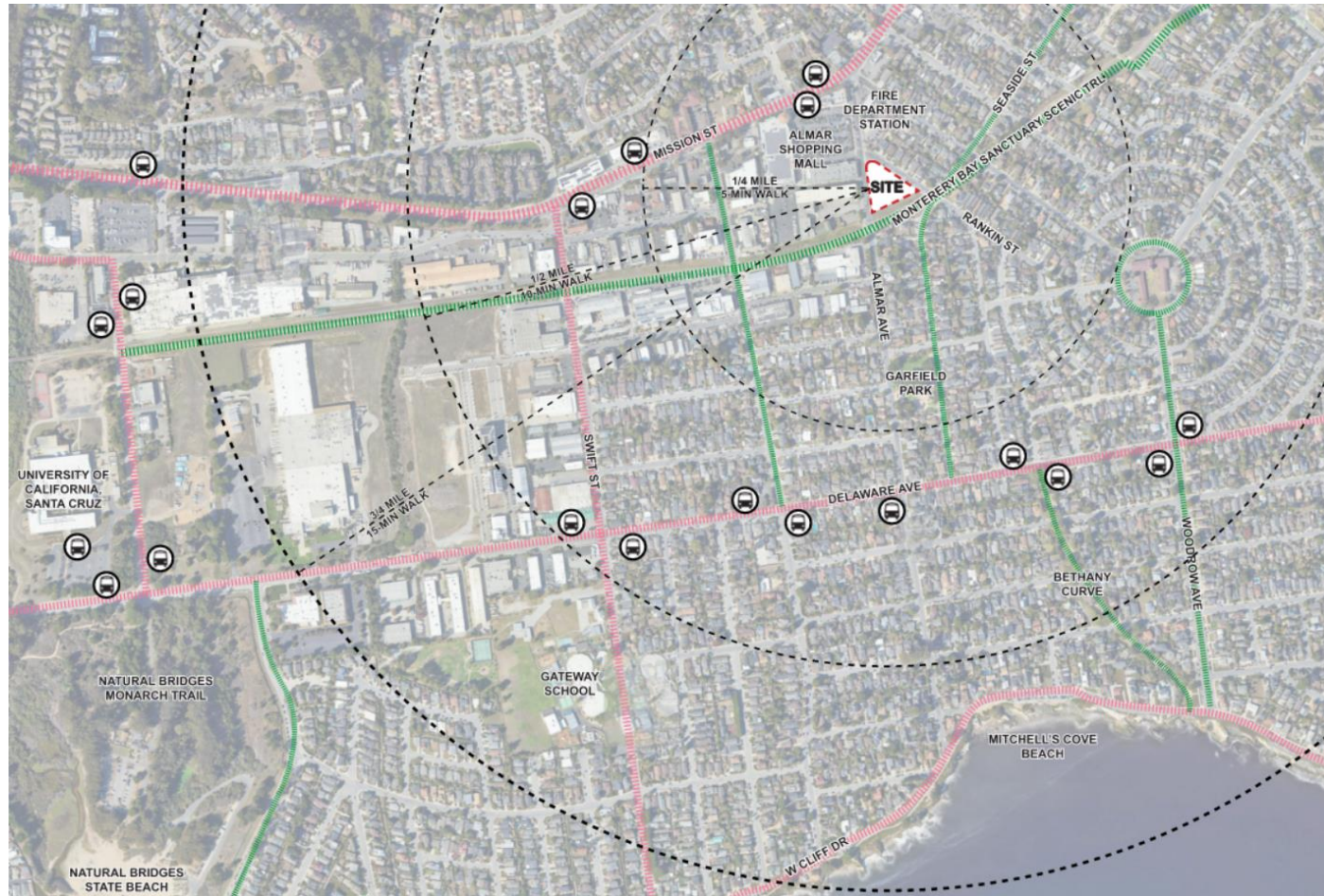
- **Processing under SB 330**
 - R-L/CZ-O
- **Lot Line Adjustment**
 - To combine three parcels into 1 parcel
- **Design Permit and Density Bonus**
 - Construct a 38 Unit, 100% affordable rental apartment building
 - Previous project iteration was submitted with 42 units. Design revision will be lowering unit quantity down to 38 units.
- **Overall Project Description**
 - 0.91 AC / 39,656 SF lot
 - 41.7 DU/AC density
 - 36 FT Height, 3-Story
 - Ground floor units are designed to be accessible or adaptable for persons with disabilities
 - The facade design, characterized by vertical breaks and plane changes, introduce smaller elements to assist overall massing.
- **Presentation today is to provide insight into the design, and to welcome community feedback.**



PROJECT SITE



COMMUNITY CONTEXT



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PROPOSED PROJECT

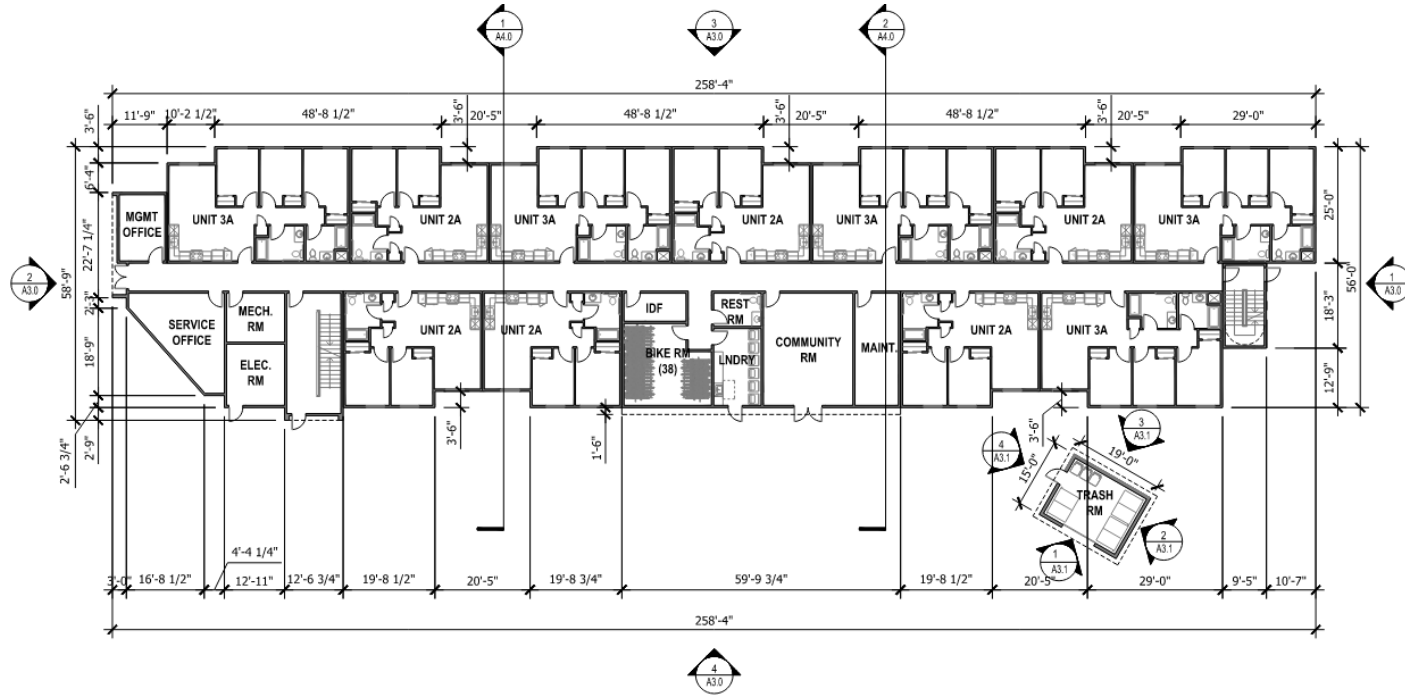
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PROPOSED PROJECT

850 ALMAR



- **38 Affordable Multifamily Residential Units**
 - 20 - 2 Bedrooms
 - 18 - 3 Bedrooms
- **Unit Size: 720SF – 950SF**
- **Rent Restricted to Residents Making Between 30%-80% AMI For 55 Years**
- **Sustainable Design**
 - 100% Electric Building
 - E-Bike parking and long term bike storage.
 - Maximizing solar exposure on roof.
- **Parking**
 - On-site at 1:1 ratio to reduce impact on local neighborhood



PROPOSED PROJECT LANDSCAPE

850 ALMAR

- A landscaped exterior plaza with a dedicated children's play area is adjacent to the community room and laundry room, fostering an integrated indoor-outdoor environment for residents.
- Landscaped 1:1 parking along Almar provides a buffer to existing retail and warehouses to the west, as well as provides relief to overall community parking impacts.
- Landscaping setback and tree lines along Rankin give visual and acoustical buffer to neighboring single family homes.



PRELIMINARY PROJECT RENDERING



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VIEW A - VIEW OF THE PROPOSED BUILDING FACING RANKIN ST



VIEW B - VIEW OF THE PROPOSED BUILDING FACING ALMAR AVE

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THANK YOU!

QUESTION AND FEEDBACK PERIOD



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