

Cashin's Field Proposed Development

170 Gold Flat Road
Nevada City

Development Summary

Central California Housing Corporation (CCHC) and Regional Housing Authority (RHA) are proposing to develop a multi-family apartment community, located on Ridge Road and Zion, historically known as Cashin's Field, which is approximately 4.59 acres located in central Nevada City. The development is proposed to be up to 56 units of low-income affordable housing serving income qualified residents in Nevada City and the surrounding areas. The proposed development will include 11 one-bedroom, 30 two-bedroom, and 15 three-bedroom units as well as a manager's unit. Also included on site is a community building with managerial/leasing offices, multi-purpose lounge, kitchenette, and outdoor gathering spaces. 100% of the units will be rent restricted for qualified residents with income ranging from 30% to 60% of the area medium income for a 55-year affordability period.

Site Design Concept

The design objectives for the project will be:

1. To provide a community form that is supportive of the families that will live there and assist in creating supportive relationships amongst them.
2. Substantially preserve the existing ecological context of the site including maintenance of much of the existing forest and stormwater patterns.
3. Provide an architecture that is consistent with the mining heritage of Nevada City and is reflective of our current construction systems and aesthetics.

The project design will include:

1. 2 and 3 story wood frame buildings with pitched metal roofs and fiber cement lap siding with 8 to 10 residences in each building
2. The unit floor plan designs will be efficient and livable with a strong emphasis placed on energy-efficient units.
3. Parking that is substantially "tucked under" the buildings. The balance of the parking will be behind buildings so as not to be visible from the streets or imposing upon the community character.
4. Exterior finishes are proposed to be a variety of materials using durable and environmentally friendly building materials in a variety of colors throughout the development. All aspects of building construction will comply with quality construction standards to ensure longevity and safety of these high-quality structures.
5. Improvements and maintenance of the existing forest to provide defense against wildfire.
6. Community facilities within buildings and on the site that will accommodate gatherings of residents and the provision of life enhancing support services for the residents. This will include a community "green".

Seamless Addition to the Neighborhood

The Cashin's Field development will ultimately become a great community that will blend with the neighborhood context, and provide energy-efficient and much-needed affordable housing to the region of Nevada City. The project has been designed to incorporate many of the City's design standards. The community will be designed with "walkability" in mind. Interior sidewalks will have a direct connection to the public sidewalk and interior routes of travel are easily defined with sufficient access to common open space and parking for visitors and residents. The property is conveniently located within proximity of the below mentioned services:

- Within one-third (1/3) mile of Bus Route 1 to provide residents access to public transportation located on the corner of Nevada City Hwy at Gold Flat Rd, Nevada City, CA.
- Within one-half (1/2) mile of the public elementary school, Deer Creek Elementary, located on Hoover Lane, Nevada City, CA.
- Within one (1) mile from a public park, Pioneer Park, located at 421 Nimrod Street, Nevada City, CA.
- Within one-half (1/2) mile from a pharmacy, Dokimos Nevada City Pharmacy, located at 737 Zion St., Nevada City, CA.
- Within one-half (1/2) mile from a full-scale grocery store, SPD Market, located at 735 Zion St., Nevada City, CA.

The Development Team

With over 70 successfully completed developments, **Central California Housing Corporation (CCHC)** (<http://ahdcinc.com/>) has exceptional knowledge of equity and debt financing, as well as fully understanding and implementing the design, planning, entitlement, and construction processes. CCHC has a solid history of completed projects that were delivered on time and within budget, have consistently exceeded city and resident expectations, and have maintained standards of excellence through the years because of continued hands-on involvement and management.

Central California Housing Corporation has completed several new construction projects in Northern California including Palm Terrace in Auburn consisting of 80 units, and Harvest Park and Parkside Terrace located in Chico and consisting of 90 units each. Additionally, CCHC completed Juniper Terrace in Yreka, which was an acquisition and rehabilitation of 55 units targeted to seniors. Recently, CCHC and the Regional Housing Authority acquired Devonshire Apartments in Colusa and are in the process of rehabbing the property's 28 units. All of the aforementioned projects utilized Low-Income Housing Tax Credits (LIHTC) in conjunction with additional financing sources.

The **Regional Housing Authority (RHA)** (<http://regionalha.org/>) strives collectively to meet the need for low-income housing and support the aspirations of low-income

households as they move toward greater stability and self-sufficiency. It is their mission to enhance communities by creating and sustaining decent, safe and affordable living environments that foster stability and increase self-sufficiency for people with lower incomes. The Agency was formed in 1946 and continues strong today, its member cities and counties are Yuba City, Live Oak, Colusa, Sutter County, Nevada County, Yuba County and Colusa County. RHA has partnered as developer on three additional housing developments to construct desperately needed housing in the County.

Truckee Artist Lofts:

In partnership with CFY Development, Inc., and Egis Group, Inc., is a project under construction in Truckee that will result in 77 units of affordable workforce housing. Construction broke ground in October 2019, and we are expected to complete construction in December 2020 (weather and COVID-19 dependent).

Lone Oak Senior Apartments:

In partnership with Pacific West Communities, Inc., is a project starting construction in April 2020 in Penn Valley that will result in 31 units of affordable housing for seniors. Expected to complete construction by March 2021 (weather and COVID-19 dependent).

Brunswick Commons:

In partnership with Pacific West Communities, Inc. is a project currently being reviewed for financing by the California Tax-Credit Allocation Committee, that if funded will result in 41 units of affordable permanent supportive housing in Grass Valley targeting the homeless, and the homeless with mental illness. If successfully financed, construction may start as early as July 2020 and be complete by July 2021 (weather and COVID-19 dependent).

The Design Team

For more than twenty years, **Mogavero Architects** (<https://mogaveroarchitects.com/>) has designed buildings, planned sites and created master plans with the goal of building livable communities that inspire sustainability and create places with meaning. Their award winning architecture, planning and urban design services have been provided to clients throughout California in small towns as well as in intensely urban settings. They offer clients multi-disciplinary capabilities with an extensive background in architecture, planning, landscape architecture, urban design, and development services.

Mogavero Architects is committed to the community design process and to building consensus among user groups and stakeholders. As skilled facilitators and outreach consultants, they can assist clients in project communications and approvals, gain support for controversial projects, and let community thought inform their designs.

Mogavero Architects' LEED accredited professionals assess project characteristics that can affect outcomes on many levels: the context of the building on its site and with its neighbors, its contribution to the built environment, what purpose it serves now or what it can possibly serve in the future, and how it is constructed. Materials, methods, and

technologies are constantly evaluated and reconsidered with an eye towards enduring value, efficiency and acclaimed design.

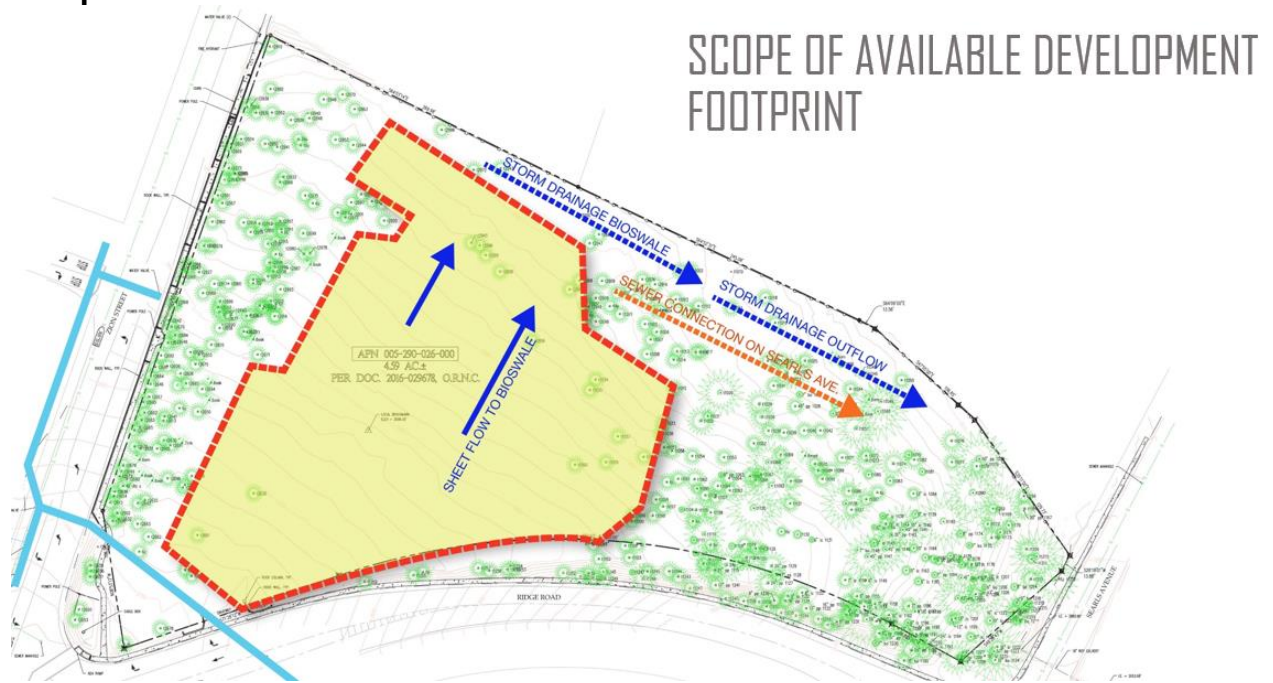
SCO Planning, Engineering & Surveying, Inc. (<https://www.scopeinc.net/>) is a full service multi-disciplinary firm that has been providing Civil Engineering, Surveying and Land Planning services to the Sierra foothills and mountain regions since 1965 with offices in Grass Valley and Truckee. Our experience and professional commitment extend beyond traditional standards. A thorough understanding of a community's identity and regulatory environment together with extensive planning, civil design and surveying experience is the basis for our success.

In addition to commercial and light industrial design, SCO also specializes in a variety of residential projects including single family, multi-family, and various affordable housing and workforce housing developments, providing entitlement processing, civil design, surveying, and construction management services.

Parcel View



Footprint



Elevation A



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

Elevation B



FRONT ELEVATION



RIGHT ELEVATION