



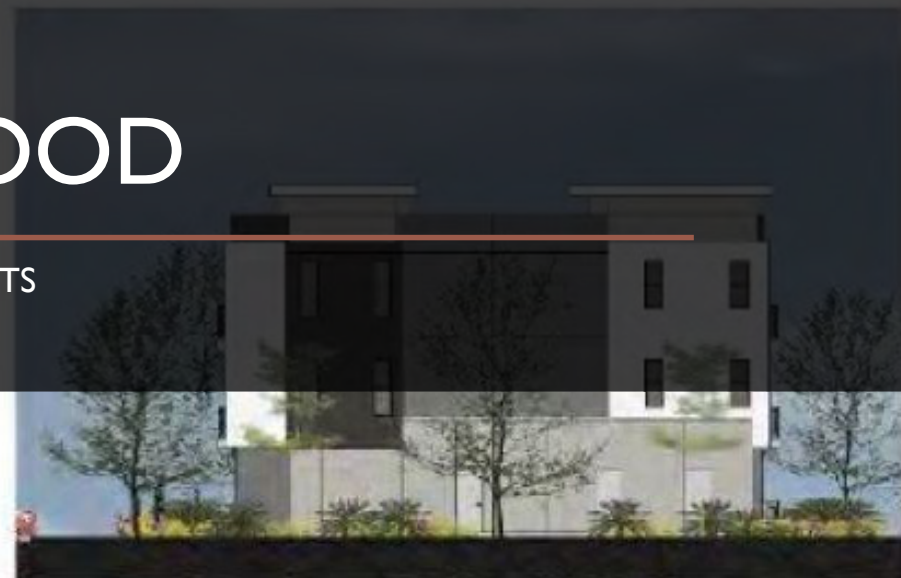
FRONT ELEVATION



PERSPECTIVE

DEVONWOOD

100% AFFORDABLE APARTMENTS



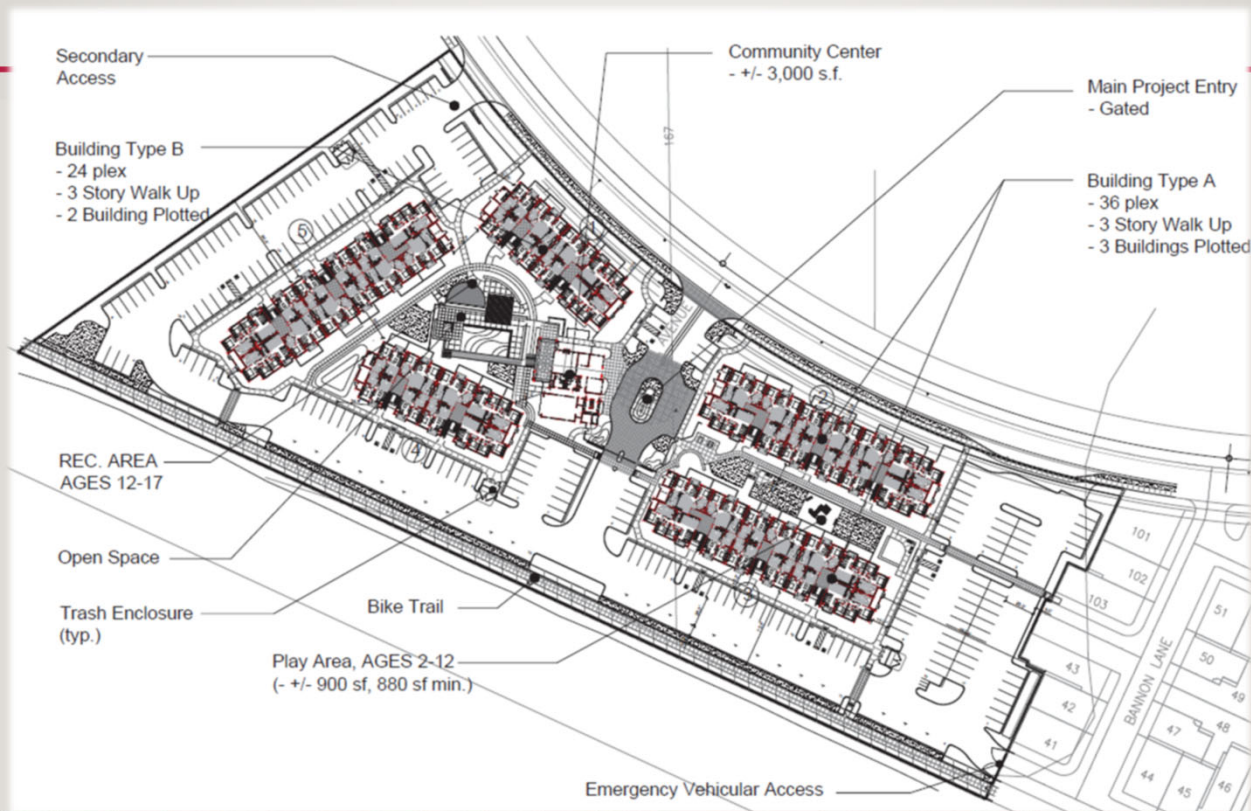
RIGHT ELEVATION

LOCATION

- 1535 Devonwood Dr
- Northwest Merced
- Just next door to Walmart
- South of the Lowe's Shopping Center
- Infill Opportunity Zone
- On the M1 Bus Line – Stops every half hour.



DEVONWOOD APARTMENTS SITE PLAN



DEVONWOOD APARTMENTS



FRONT ELEVATION



PERSPECTIVE



RIGHT ELEVATION

DENSITY BONUS

- CA Density Bonus Law adopted in 1976
- Intended to address CA growing affordable housing needs
- Law amended several times
- The City originally adopted the Density Bonus Ordinance in 1993
- Amended several times, most recently in 2023 to remain in agreement with state law
- A project that meets the requirements of state law for providing affordable housing is allowed an increase in density “by right.”
- Amount of the density bonus is determined based on % of affordable housing units provided at each income level.
- Increase in density may exceed what is allowed by the GP & Zoning designations for site.
- For projects providing 100% affordable housing, within 1/2 mile of a major transit stop, there are no restrictions on density.
- The City may require an agreement to memorialize affordability component or other incentives to assist project

If a project provides low-income housing and meets the requirements of the Density Bonus Law, the City is required to provide one or more “concessions” or “incentives” to a project that qualifies for a Density Bonus.

100% AFFORDABLE UNITS

Projects that provide 100% affordable units (other than the manager's unit) that are restricted to very low-, low- and moderate-income residents and are within one-half mile of a transit stop, are eligible for the following:

- Four Concessions/Incentives
- Unrestricted Max Density
- A height increase of up to an additional 3 stories or 33 ft.
- Relief from parking requirements



REQUIRED TO GRANT CONCESSIONS & INCENTIVES

The City is required to grant the concession or incentive proposed, unless it finds one of the following:

- No identifiable & actual cost reductions; or,
- Public health or safety problem; or,
- Environmental problem; or,
- Harm historical property; or,
- Unlawful

Requested Concessions:

- Relief from Providing Outdoor Private Space
- Allow Roof-Mounted Mechanical Equipment
- Reduction in Parking requirements (200 parking spaces)



The City has the burden of proof in the event it denies a requested concession. Financial incentives, fee waivers, and reductions in dedication requirements may be, but are not required to be granted by the City

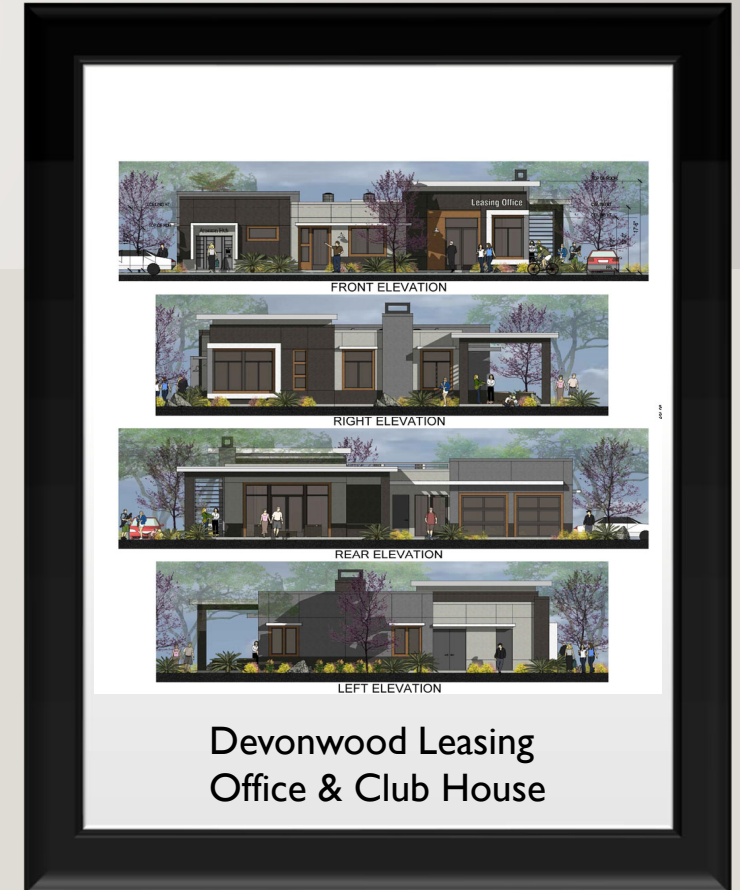
RESOLUTION IN SUPPORT

- Developer - proven track record in Merced – The Retreat
- Partnership between The Richmond Group and the local Central Valley Coalition for Affordable Housing
- City - funding commitment of \$6.5 M in 2022
- Cost increase & the City has a need to liquidate CDBG Funds
- Funding to assist with Acquisition of land and development of the 100% Affordable Apartment Complex
- 55 Year Affordability Covenants
- 17 Units Reserved for 30% of AMI
- All Units for those at or under 80% - Merced AMI



FINANCIAL ASSISTANCE

- ARPA Grant \$1,309,538
- PFFP Discount \$1,329,318
- Water/Sewer Loan \$1,311,592
- CHDO HOME LOAN \$3,845,734
- CDBG Loan \$2,375,314
- Total Assistance \$10,171,476





COUNCIL REQUESTED TO ADOPT A MOTION

- CEQA – Categorically Exempt
- Density Bonus – Regulatory Agreement
- Resolution - Approving Various Financing Transactions
 - ARPA Grant
 - PFFP Discount
 - Water/Sewer Connection Fee Loan
 - CHDO HOME LOAN
 - CDBG Loan