

CC915 Merced, Inc.

73 S. R Street



Site Background

- This site is 1 of 10 sites currently being surplussed by the Housing Successor Agency
- April 2021 – CC915 answered our Request for Proposals for Affordable Housing Development Partners
- The project involves using container homes to house approximately 20 unsheltered veterans with permanent supportive services assisted by the Veterans Administration and the Merced Rescue Mission
- In October 2021, the City Council authorized an Exclusive Negotiation Agreement with CC915
- In 2022, we were awarded a Homekey Grant of \$4.2 Million as partners with CC915 for this project
- Disposition of this property involves a Public Hearing, 33433 report, approving the sale and Disposition Development agreement by Resolution

Project Details



- 4 Apartment Units and Future Accessory Dwelling Unit
- One on-site Manager's Unit (but with separate office)
- Total of 22 beds/22 baths
- Would be affordable to individuals with an income that does not exceed 30% of the Area Median Income (AMI).
- Targeting unsheltered veterans
- Would remain affordable for at least 55 years.

Density Bonus

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.

Concessions & Waivers

Parking Requirement – reduced from 7 parking stalls to 6 parking stalls.

Lot Area –Density normally 1 unit per 6,000 s.f. Proposed is 1 unit per 5,103 s.f.

Maximum Units on R-1-6 Zone Lot – Normally maximum is 3 units per lot. Proposed is maximum of 4 units on lot.

Duplex on R-1-6 Zone Lot - Normally requires at least 2 street frontages. Proposed subject site has 1 street frontage.

Justifications

Cost savings in infrastructure cost with reduced parking lot.

Savings in building duplexes instead of stand-alone units (consolidating construction on foundations, roofs, utility tap-ins).

Cost savings on 4 units and future Accessory Dwelling Unit on one lot instead of having to do a lot split and paying parcel map fees and separate utility connection fees.



City Council Requested Actions

Hold a Public Hearing & Consider a Resolution

- 1. 33433 Report**
- 2. Approving the sale of 73 S. R Street**
- 3. Disposition & Development Agreement**

Adopt a motion

- 1. Environmental Review #22-26 (Categorical Exemption)**
- 2. Regulatory Agreement – Containing Covenants**
- 3. Density Bonus #22-02**

Questions...

