



2550 FOURTEENTH STREET DISPOSITION AND DEVELOPMENT

Office of Homeless Solutions

City Council & Housing Authority Board
December 15, 2020

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2550 FOURTEENTH STREET

In 2006, the former Redevelopment Agency purchased a 5,532 sq. ft. property with Housing set-aside funds. Property was transferred to the Housing Authority in 2012 when Redevelopment was dissolved.



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PROJECT PARTNERSHIP

1. Mayor's Love Your Neighbor Initiative
 - a) Path of Life Ministries, Inc.
 - b) Harvest Church
 - c) K&S Construction
 - d) Housing Authority

2. Goal: Permanent Supportive Housing for very low income individuals



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PROJECT SITE



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FINANCING

Uses of Funds		Sources of Funds	
Land Acquisition and Closing Costs	\$3,500	Housing Authority Land Purchase	\$1
Construction (950 Sq. Ft. @ \$95 Sq. Ft.) (w/ 20% prevailing)	\$108,300	Measure Z Impact Fees	\$60,000
Onsite/Offsite (6970 Sq. Ft. @ \$17)	\$78,421	Harvest Church	\$100,000
Professional Fees/Soft Costs (@4.5%)	\$4,873	Community Donations	\$72,517
School Fees (952 Sq. Ft. x \$4.10)	\$3,895		
Permit Fees	\$19,450	Total Development Cost	\$232,518
Contingency (@ 5% of Hard Costs)	\$5,415		
Contractor Fee (@8% of hard costs)	\$8,664		
Total Development Cost	\$232,518		



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ASSEMBLY BILL 1486

1. March 11, 2020: Issued a Notice of Availability of excess housing land inventory
2. Housing Authority received four proposals
3. June 2, 2020: Housing Authority Board approved the AB 1486 disposition process, allowing the currently contemplated project to move forward



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RECOMMENDATIONS

That the Housing Authority:

1. Conduct a public hearing in accordance with the California Health and Safety Code Section 34312.3 for the conveyance of 2550 Fourteenth Street to Path of Life Ministries, Inc., for the sum of \$1;
2. Approve a Disposition and Development Agreement with Path of Life Ministries, Inc. for the sale of Housing Authority property located at 2550 Fourteenth Street for \$1 for the development of a single-family cottage home and an accessory dwelling unit; and
3. Authorize the Executive Director, or his designee, to execute the Disposition and Development Agreement with Path of Life Ministries, Inc., including making minor and non-substantive changes.



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RECOMMENDATIONS

That the City Council:

1. Approve an Agreement for the Payment of Development and Regional Impact Fees for the Construction of Permanent Supportive Housing with Path of Life Ministries to provide \$60,000 of Measure Z funds to cover impact fees;
2. Authorize the City Manager, or his designee, to execute the Agreement for the Payment of Development and Regional Impact Fees for the Construction of Permanent Supportive Housing with Path of Life Ministries, Inc., including make non-substantive changes; and
3. Authorize the expenditure of up to \$60,000 from Measure Z Fund CD-Homeless Services Professional Services Account No. 8002001-421000 to cover impact fees related to the development of a single-family house and accessory dwelling unit located at 2550 Fourteenth Street.



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