FROM GOD'S HOME TO PEOPLE'S HOMES

MAKING SB4 A REALITY - ARCHITECT'S PERSPECTIVE

ELAINE UANG, ARCHITECT & ASSOCIATE

JANUARY 24, 2024

VAN METER WILLIAMS POLLACK LLP

FROM GOD'S HOME TO PEOPLE'S HOMES

01 **ANALYZE THE SITE**
What options can you build?

02 **DESIGN A CONCEPT (OR 10 OR 20)**
What works and what would it look like?

03 **ASSESS FINANCIAL FEASIBILITY**
How the heck does one pay for it?

04 **IMPLEMENTATION PHASE**
What does really take to build homes?

VAN METER WILLIAMS POLLACK LLP

ANALYZE THE SITE

CODE REQUIREMENTS		
R-MD - Mulitple-Family Medim Density Residential Zone		
Relevant Allowed Uses		
Multi-Family Dwellings		
Supportive Housing		
Transitional Housing		
Cultural Institutions		Conditional Use Permit
Public Assembly/Meeting Facilities		Conditional Use Permit
Parcel Minimum Dimensions for NEWLY CREATED parcel		
	R-MD	**Notes**
Area	5,000 sf	Using density bonus to get to 60 units
Width	50 ft	
Depth	100ft	
Density	R-MD-1: 12 to 15 du/acre	
	R-MD-2: 12 to 22 du/acre	
Setbacks*		Setbacks to count towards Common Open Space calc. / Setback reduction?
Front	20 ft	
Side/Street side	10 ft	
Rear	1st story: 20ft	
	2nd story: 30ft	
Site Coverage	60%	
FAR	0.65	
Height	R-MD-1: 2.5 stories or 30ft	
	R-MD-2: 3 stories or 36ft	
Common Open Space	250 sqft/unit	Common and Private Open Space may be aggregated in accordance with Article 5
Private Open Space	GF Units: 200 sqft/unit	
	Upper Units: 100 sqft/unit	
* Structures above 18 ft in height shall increase front and side setback by one foot for each two feet of structure height in excess of 18 feet.		
Off-street parking requirements (9ft x 18ft - 24ft aile)		
	R-MD	**Notes**
Public Assembly	1 sp per 5 fixed seats or 1 sp per 20 sf used for assembly purposes	
Residential, Multiple-Unit Dwelling	Studio: 1 sp/unit	Reduction to 0.5 sp / unit due to proximity to transit Reduction to 0 sp / unit for suportive housing
	1 bdr: 1.5 sp/unit	
	2 bdr: 1.8 sp/unit	
	3 bdr: 2 sp/unit	
	Guest: 0.2 sp/unit	
Office - General	1 sp per 300sf	
Up to 40% may consist of compact spaces (16ft x 8ft)		
For Affordable housing upt to 50% may consist of compact spaces		
Director may reduce parking requirements due to a loss for ADA spaces		
Reduced parking demand: requirement may be reduced with approval with sufficient data including a parking study		

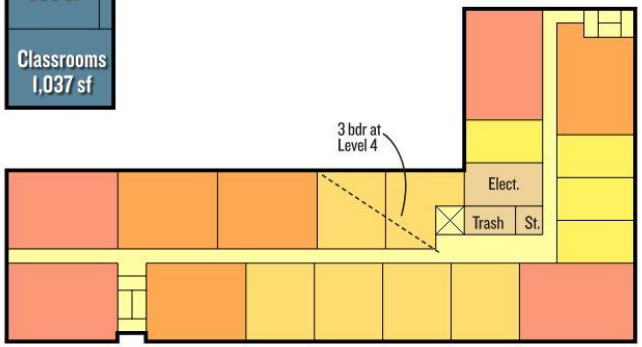
VAN METER WILLIAMS POLLACK LLP

PREPARE CONCEPT DRAWINGS

Site Plan/ Ground Floor

Church Upper Level

Housing Levels 2 to 4



Statistics

SITE STATS						
Zone	Site Area (sf)	Site Area (ac)	FAR	Units	Density	
R-MD-2 (1)	65,484	1.50	1.83	60	40	dua

BUILDING AREAS							
Gross Area	Residential	Circ./Serv.	Common	Open Space (REQ: 250sf/u = 15,000 sf)	Setbacks/ walkways	Church (REQ: Sanctuary 4,750 sf | Other uses 6,250sf)	Parking
66,254	6,353	2,739	1,270	16,737	10,944	7,548	20,664
20,308	13,770	2,839	-	-	-	3,699	-
16,609	13,770	2,839	-	-	-	-	-
16,609	13,770	2,839	-	-	-	-	-
119,779	47,661	11,256	1,270	16,737	10,944	11,247	20,664

PARKING SUMMARY		PARKING REQUIREMENTS	
Church	Spaces		
Surface parking (20 compact spaces)	51	Sanctuary (1sp / 5 seats)	
		Allows for 250 congregants. Additional parking accommodated off-site	
		Other uses (1sp / 300sf)	Spaces to be shared with assembly use
Housing			
Garage parking (8 compact spaces)	21	Supportive Hsg 0 sp /unit, Affordable Hsg .5 sp / unit	
TOTAL	**72**		

VAN METER WILLIAMS POLLACK LLP

FINANCIAL FEASIBILITY

Draft Estimate of Development Costs
Sweet Home Church Affordable Housing

	$/GSF	$/Unit	Total	%Directs	% Total
Gross SF	60,188	60			
Net SF	47,376				
Acquisition					
Estimated Land Acquisition[1]	$39.54	$39,662	$2,379,748	8.2%	5%
Directs					
Offsites	$0	$0	$0	0.0%	0%
Demolition	$0	$0	$0	0.0%	0%
Sitework	$23	$23,088	$1,385,252	4.8%	3%
Residential Structures	$366	$366,946	$22,016,770	75.6%	49%
Garage (21 spaces)	$21	$21,000	$1,260,000	4.3%	3%
General Requirements	$24	$24,333	$1,459,992	5.0%	3%
Contractor Overhead and Profit	$14	$14,386	$863,171	3.0%	2%
General Liability Insurance & bond	$3	$2,795	$167,702	0.6%	0%
Contractor's Contingency	$12	$12,331	$739,861	2.5%	2%
Owner's Contingency	$20	$20,552	$1,233,101	4.2%	3%
Total Directs	$484	$485,431	$29,125,848	100.0%	65%
Indirects					
A&E	$19	$19,417	$1,165,034	4.0%	3%
Fees & Permits	$44	$44,398	$2,663,889	9.1%	6%
Legal	$1	$1,456	$87,378	0.3%	0%
Marketing	$1	$1,500	$90,000	0.3%	0%
Furnishings	$1	$1,030	$61,800	0.2%	0%
Market Study and Appraisal	$0	$250	$15,000	0.1%	0%
Other consultant and professional services	$1	$1,400	$84,000	0.3%	0%
Reserves	$4	$4,493	$269,596	0.9%	1%
Builders Insurance	$5	$4,854	$291,258	1.0%	1%
Contingency	$4	$3,940	$236,398	0.8%	1%
Developer Fee	$92	$92,475	$5,548,474	19.1%	12%
Total Indirects	$175	$175,214	$10,512,826	36.1%	24%
Financing					
TCAC Fees	$1	$825	$49,500	0.2%	0%
Construction Loan Interest	$31	$31,177	$1,870,614	6.4%	4%
Construction Loan Fees	$8	$8,351	$501,057	1.7%	1%
Perm. Loan Fees	$2	$2,135	$128,071	0.4%	0%
Total Financing	$42	$42,487	$2,549,242	8.8%	6%
Total Development Costs	$740	$742,794	$44,567,664	153.0%	100%

Permanent Sources of Funds
Sweet Home Church Affordable Housing

	$/Unit	Total	%Total
	60		
Private Funds & Tax Credits			
Permanent Loan	$142,301	$8,538,060	19.2%
Tax Credit Proceeds (4% Tax Credit)	$329,066	$19,743,945	44.3%
FHLB AHP	$8,800	$528,000	1.2%
Deferred Developer Fee / GP Equity	$50,808	$3,048,474	6.8%
Subtotal	$530,975	$31,858,479	71.5%
Total Costs		$44,567,664	
Estimated Funds before Local and State		$31,858,479	
Gap to be Funded by State and Local Sources		**$12,709,185**	
Estimated HCD MHP or AHSC Funds (15% of costs)		$6,685,000	
Gap to be Funded by Local Sources		**$6,024,185**	

$2,379,748 LAND VALUE

$44,467,664 PROJECT COST!
~$500,000 PER UNIT

VAN METER WILLIAMS POLLACK LLP

IMPLEMENTATION PHASE

PLANNING DEPT
"ENTITLEMENT"

BUILDING DEPT APPROVALS
OFTEN 3-4
REVISIONS

BUILDING DESIGN TEAM

ARCHITECT, SURVEYOR, GEOTECH, CIVIL,
LANDSCAPE ARCHITECT, STRUCTURAL,
MECHANICAL/PLUMBING/ELECTRICAL,
ACOUSTICS, TRASH, WATERPROOFING

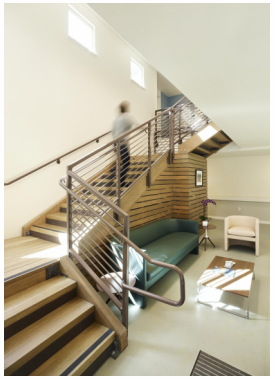
BIDDING & NEGOTIATION

FIRE DEPT
FIRE ALARM, SPRINKLERS,
FIRE DEPT ACCESS

UTILITIES
SEWER, WATER
STORM, PG&E

PUBLIC WORKS
STREET
SIDEWALKS
BIKE LANES

IMPLEMENTATION CASE STUDY: FAIRFAX VICTORY VILLAGE



VAN METER WILLIAMS POLLACK LLP

THANK YOU!

Do you have any questions?
Follow the project updates

elaine@vmwp.com
415.974.5352
https://www.vmwp.com/

CREDITS: This presentation template was based on a template by **Slidesgo**, including icons by **Flaticon**, and infographics & images by **Freepik**

Please keep this slide for attribution