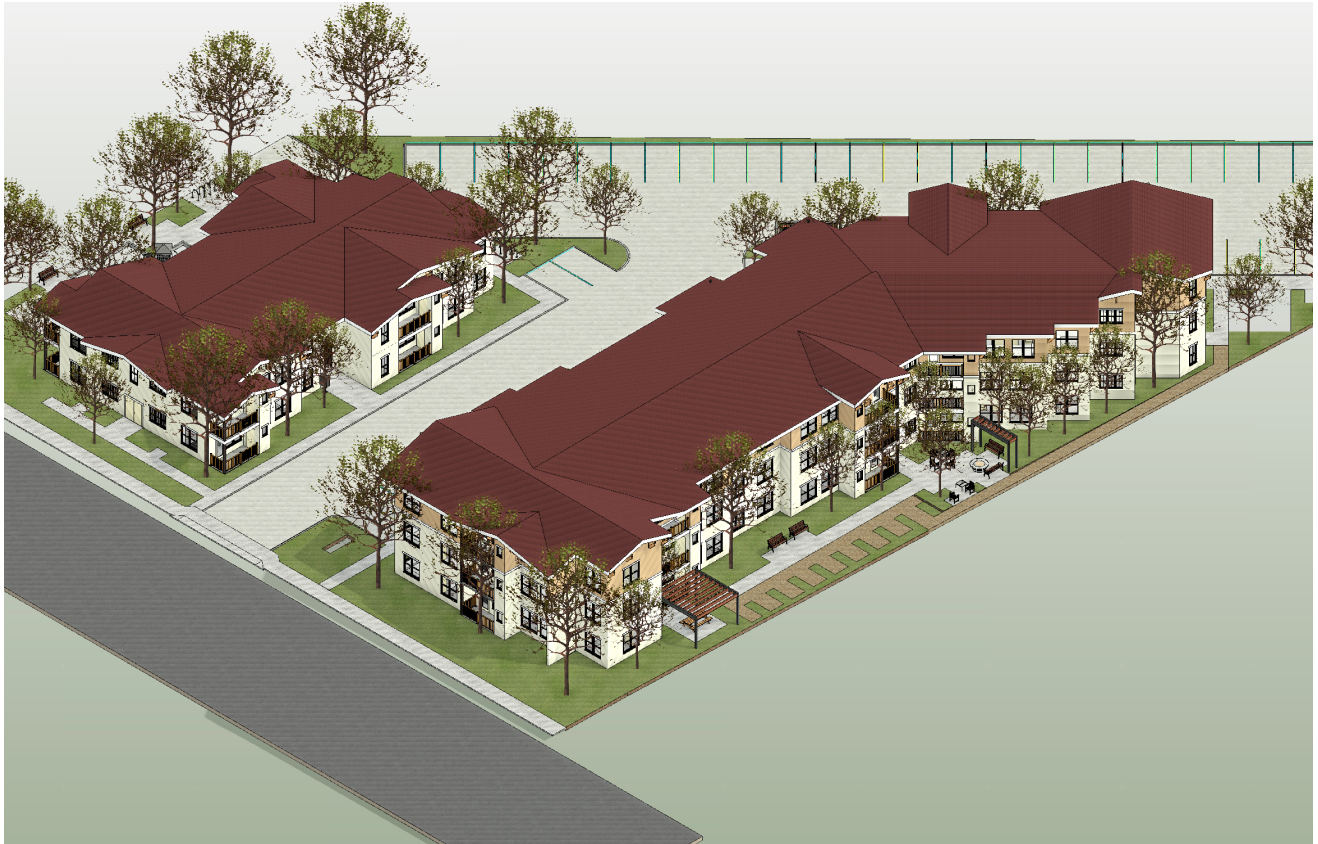


Ortiz Plaza II – 5340 Old Redwood Highway, Santa Rosa, CA



History Of Project

The name of Ortiz Plaza is in honor of one of the founding fathers and the long-time executive directors of California Human Development, George L Ortiz. California Human Development had been incorporated in 1967 originally as North Bay Human Development, providing job training and other employment services to this area's low-income farmworkers and other disadvantaged populations. CHD now provides a wide variety of human services, including affordable housing for migrant and permanent farmworkers, seniors and disabled, developmental disabilities jobs training, other workforce development services, outpatient and residential drug treatment, immigration and citizenship assistance and other services and programs that meet the "hand up" vision of the original founders. Sadly, Mr. Ortiz passed away on January 22, 2020. But his legacy continues with CHD's commitment to the low-income communities throughout Northern California.

Ortiz Plaza II will provide 38 units of affordable housing for farmworker families in the Sonoma Valley. The project is the second phase following the adjacent existing 30-unit Ortiz Plaza farmworker housing development. Both apartment communities will be jointly managed and operated by Volunteers of America National Services and California Human Development. While the existing Ortiz Plaza comprises only two bedroom units and provides housing for a resident population of Very Low Income families, Ortiz Plaza II provides a broad range of unit sizes to meet the needs of both small and large families, and families in a wider range of income levels.

Project Description

The project consists of one 2- story and one 3- story building. Ortiz II is will share with the existing Ortiz Plaza Apartments the existing Community Center facilities and support services, situated within the Ortiz Plaza development. Both vehicular and pedestrian access between Ortiz I and II are linked.

The mix of unit types at Ortiz II is 9- one bedroom units, 6- two bedroom units and 23- three bedroom units. 63 parking stalls are provided, with solar panel hosting canopies over half of the stalls, laundry facilities on each floor and a tot lot, pet area, and raised planter beds for a residents' community garden.

Further, Ortiz Plaza will serve residents making a range of incomes from 30% to 60% of AMI with an average affordability of about 53%. For a family of four, this equates to an average rent of \$1,050 per month for a family earning no more than \$61,639 per year. Ortiz Plaza II is located in the Larkfield-Wikiup neighborhood north of Santa Rosa, close to vineyards and farms that provide employment to the local farmworker population.

The development is currently securing entitlements and environmental clearances with the goal of acquiring planning approvals in late summer/early fall of 2021.

Project Construction

Although the project site is not in a Wildlife Urban Interface (WUI) area, as a mitigation measure to reduce risk from wildfires, Ortiz Plaza II will incorporate ignition-resistant materials and methods approved by Cal Fire for new construction in WUI areas. Further, Ortiz Plaza II will be Cal Green Tier 1 compliant, incorporating sustainable building measures to conserve energy and water, be low maintenance over its lifetime, and to maintain high indoor air quality. The project provides 100% of its energy needs at common use areas in a solar array at canopies shading 30 parking stalls. The project is all electric and will also meet Enterprise Green Communities criteria for certification.

Construction will be wood frame, one hour fire resistive, fully sprinkled, on concrete slabs, low sloped gabled roofs with deep eaves, composite wood architectural elements and stucco cladding, Class A asphalt shingle roofs and energy efficient double paned windows. Photo-voltaic panels will be utilized to offset common area utility costs.

Site improvements feature native and drought tolerant landscaping, including trees and arbor structures for shading, site lighting, site sidewalks connecting the residential buildings to the community center, each other, and site amenities, a covered trash, recycling and composting enclosure, covered parking for 30 residents, additional uncovered parking for residents and visitors, and a loop road through the property that links the two phases of the Ortiz development and provides two means of access for emergency vehicles.

A photometric analysis of the site lighting plan demonstrates dark sky friendly design. A six foot high good neighbor fence incorporates a solid plywood core to reduce noise transfer across the parcel's boundaries. Both buildings are located at least 75 feet away from the east project boundary, where the parcel adjoins

existing single family residential development. The project is designed as two buildings to reduce their apparent mass from Old Redwood Highway and to be consistent with the scale of existing development adjacent to it.

Each of the units is furnished with a full kitchen with energy efficient appliances, including range, hood, sink, garbage disposal, refrigerator and dishwasher. The ground floor units will each have a private patio while the upper level units will each have a balcony. Secure bicycle storage is provided in a closet at each patio/balcony. Interior finishes include low VOC paint at walls, carpet in the living room, hallway and bedrooms and solid surface flooring in the dining area, kitchen and bathrooms. Heating and cooling will be with wall mounted fan-coil units in each room, with one condensing unit per apartment that is to be located at grade or on the roof. Water heating will be with one heat-pump water heater in each apartment.

In the 2-story building, two ground floor units will be fully accessible and the remaining ground floor units will be adaptable. One additional unit in this building will be adapted for persons with sensory impairments. In the 3 story building, all units will be designed to be accessible, with 2 constructed as fully accessible, and 2 adapted for persons with sensory impairments.

Sources of Financing

First Mortgage	\$3,063,000
Sonoma County CDC	\$1,650,000
Joe Serna, Jr.	\$7,846,601
Tax Credit Equity	\$8,016,747
Total	\$20,576,348

Timeline:

Secure entitlements	Sept 2021
Sonoma CDC Funds Award	Feb 2022
Joe Serna Jr. Funds Award	Feb 2022
LITHC/CDLAC Awards	July 2022
Financing Closes/Construction Starts	Sept 2022
Construction Completion	December 2023
Lease Up Complete	April 2024