

Emergency Interim Housing Project at The Cherry Ave Site

Item 8.2 – December 3, 2024

Erik L. Soliván, Housing Director

Matt Loesch, Public Works Director

Katherine Brown, Assistant Public Works Director



Cherry Avenue Site

Council District: 9

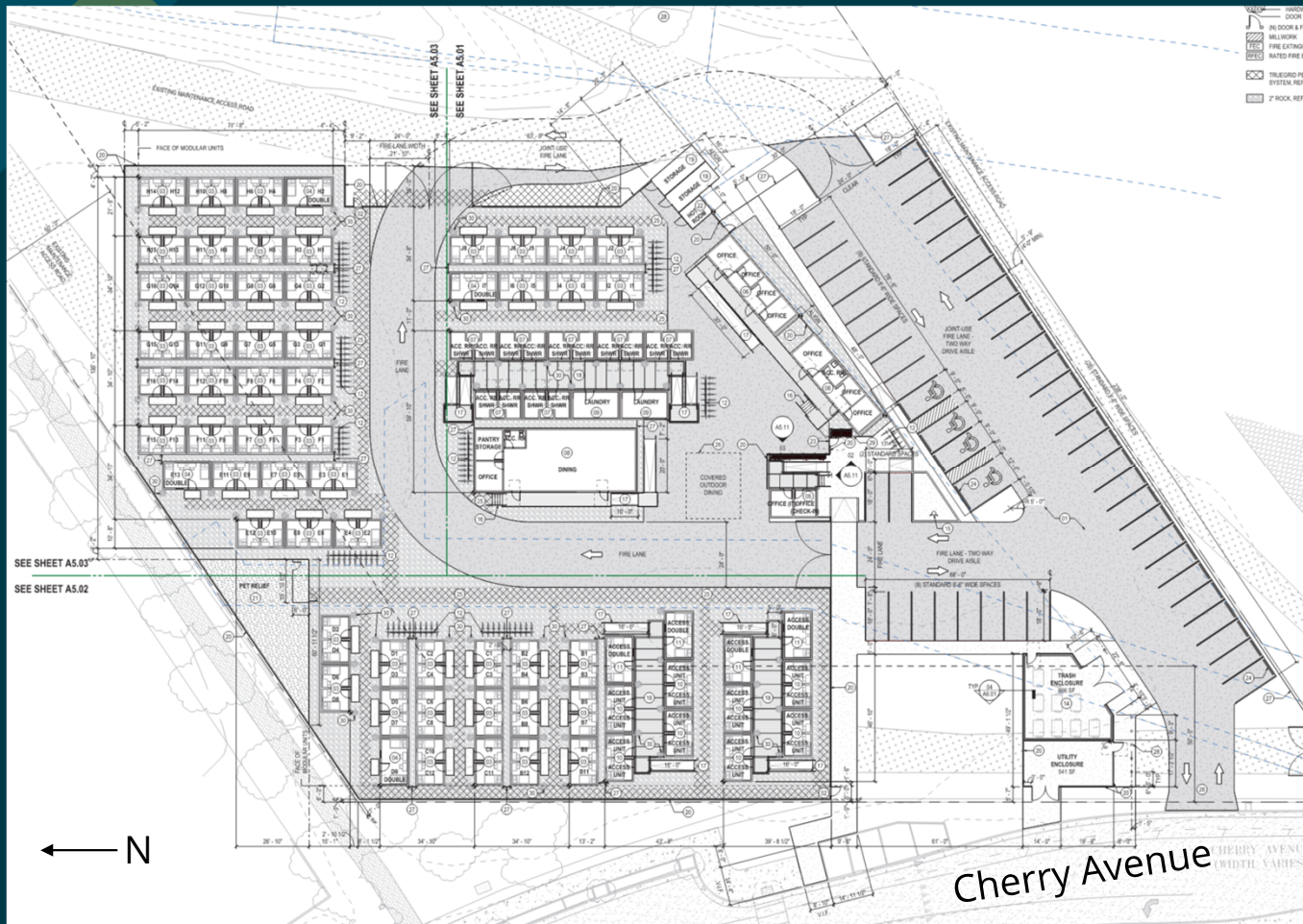
Property Owner: Valley Water

Location: East side of Cherry Ave, across from across from 5190 Cherry Ave.

Developable Area: 2 acres



Project Design



- ▶ 128 single & couple units providing up to 136 beds
- ▶ Perimeter fencing with secure entry/exit onto Cherry Ave with Security kiosk
- ▶ 52 parking spaces for staff and participants
- ▶ Central laundry building, individual private bathroom/shower facilities
- ▶ Office spaces for administrative, support services, case management, and security
- ▶ Kitchen, pantry storage and meal preparation building
- ▶ Outdoor picnic, shade, seating area, dog run, and smoking areas.

Project Partners & Cost Benefit Update

Property Owner

- Valley Water - Lease agreement executed September 19, 2024.
- Allowing City use until December 31, 2035, with an option to extend for an additional 5 years.

Project Organizer / Developer and Philanthropic Partner – DignityMoves

- DignityMoves – Development Partner
- Gensler Architects and Swinerton Construction – Design and Construction Partners
- State of California - \$9 million in Governor's Small Home Initiative grant funding

Cost Benefit Update

- Competitive cost per bed: roughly \$135K. In line with current and past projects
- Donations and Discount fees – Philanthropic Donations, Sleeping Units Furniture, Design Fees, Project Management Fees - Approaching \$2.4 million

Preliminary Cost Estimate

Cost Element	Estimated Cost
Total Estimated Construction Hard Cost	\$13,500,000
DignityMoves Planning, Design, and Project Management Fees	\$3,900,000
Philanthropic Donations, Fee Discounts	(\$2,400,000)
SUB-TOTAL	\$15,000,000
City Staff Project Delivery Costs	\$2,000,000
Estimated Project Contingency Cost	\$1,350,000
TOTAL ESTIMATED PROJECT COST	\$18,350,000

Thank You Donors!

Firm	Contribution
DignityMoves (and other partners)	\$353,000
Gensler (and subconsultants)	\$238,000
Swinerton	\$140,000
TOTAL	\$731,000

Name/Firm	Contribution
John A. Sobrato	\$1,000,000
Connie & Bob Lurie	\$500,000
Legacy Partners (Preston Butcher)	\$100,000
Joe Stockwell	\$50,000
Anonymous	\$20,000
TOTAL	\$1,670,000

Next Steps

An aerial photograph of a multi-lane highway interchange with several overpasses and ramps. The area is surrounded by green fields and some residential or commercial buildings in the distance. Overlaid on the image is a project timeline with three main steps: Design, Commence, and Complete. Each step is represented by a blue box on the left and a corresponding light blue box on the right. Arrows point downwards from the Design box to the Commence box, and from the Commence box to the Complete box.

Design

Finalize design: Winter 2025

Commence

Commence Construction: Winter 2025

Complete

Project Completion: Fall 2025

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