

### **Sunflower Hill Family Meeting**

July 22, 2018





- Welcome to SFH Communities Project Update meeting
- Introductions



### Future Site of Sunflower Hill at Irby Ranch

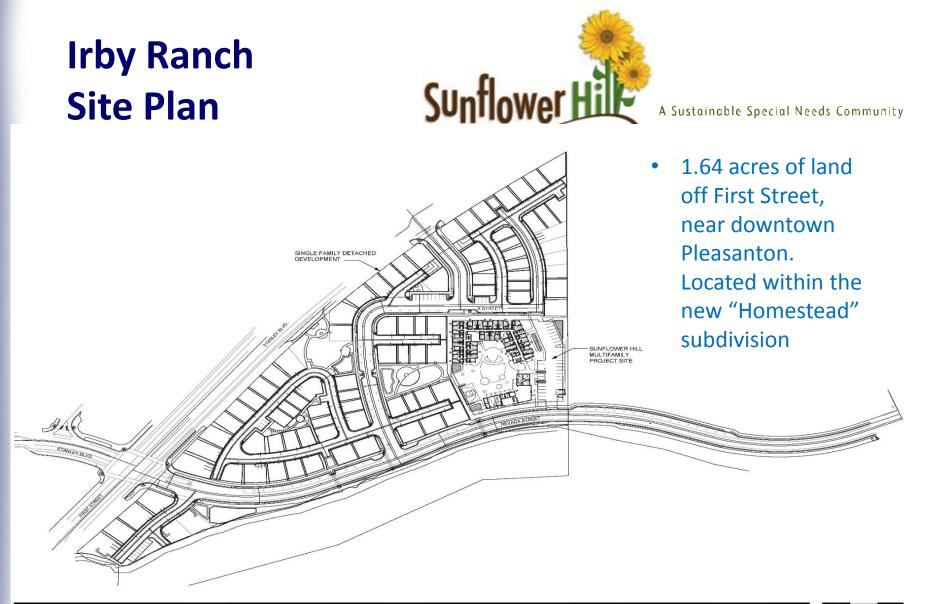
A Residential Community for Individuals with Special Needs



Housing & Community Des

Setting the standard for energy-efficient homes"

www.sunflowerhill.org



#### IRBY RANCH DEVELOPMENT OVERALL SITE PLAN

Image: State of the s

SUNFLOWER HILL AT IRBY RANCH - PLEASANTON, CA - SATELLITE AFFORDABLE HOUSING ASSOCIATES

20231622\_0001\_A251\_F9y506.0000\_1000016-326.01 AM 3/2601

### The Homestead at Irby Ranch





### The Homestead at Irby Ranch





### Site Grading Progress Irby Ranch





# SFH at Irby Ranch Concept Design



A Sustainable Special Needs Community



KEY PLAN



VIEW FROM SOUTHEAST

RESIDENTIAL BUILDING PERSPECTIVE

SUNFLOWER HILL AT IRBY RANCH - PLEASANTON, CA



### **First Street View**



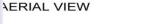


### SFH at Irby Ranch Site Layout



A Sustainable Special Needs Community







SUNFLOWER HILL AT IRBY RANCH - PLEASANTON, CA - SATELLITE AFFORDABLE HOUSING ASSOCIATES

11003\_0306\_306\_Aerai.dwg\_1652010-0.36.52.4M\_aeace

# SFH at Irby Ranch Concept Design

- 2 story units
- 22 one-bedroom units, 8 two-bedroom units, 1 studio unit
- 4,800 sq ft community center with commercial kitchen, exercise room, multi-purpose room, offices, etc.

A Suctainable Special Needs Community



**KEY PLAN** 



VIEW FROM SOUTHWEST CORNER

OVERALL PERSPECTIVE

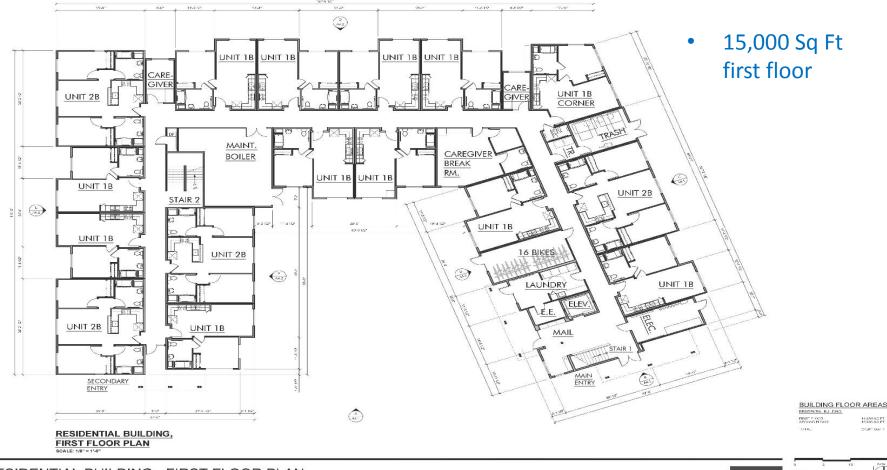


SUNFLOWER HILL AT IRBY RANCH - PLEASANTON, CA

### SFH at Irby Ranch Residential Building



A Sustainable Special Needs Community



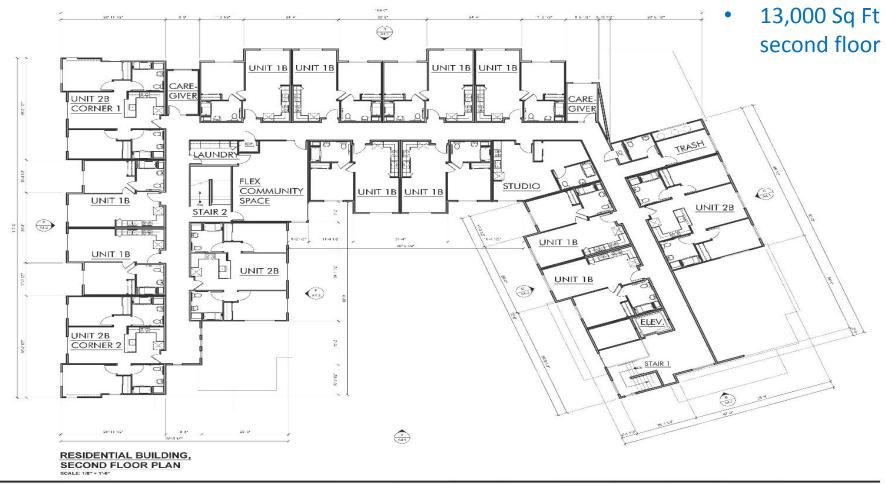
#### RESIDENTIAL BUILDING - FIRST FLOOR PLAN

SUNFLOWER HILL AT IRBY RANCH - PLEASANTON, CA - SATELLITE AFFORDABLE HOUSING ASSOCIATES

### SFH at Irby Ranch Residential Building



A Sustainable Special Needs Community



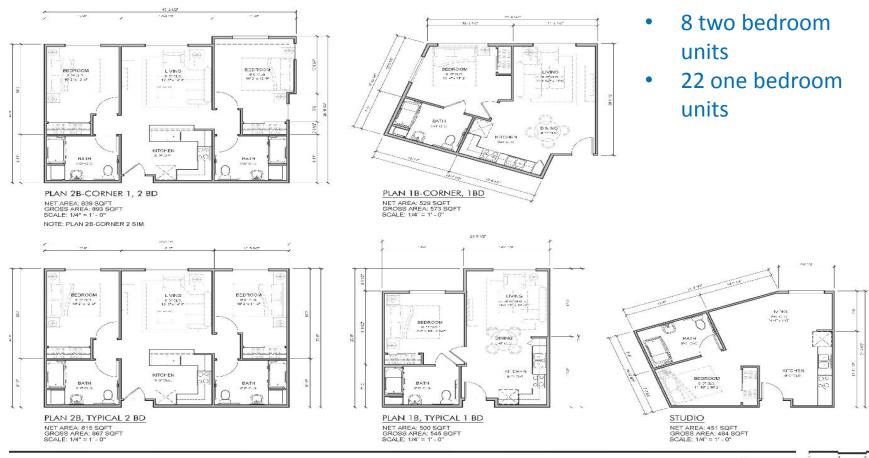
#### **ESIDENTIAL BUILDING - SECOND FLOOR PLAN**

UNFLOWER HILL AT IRBY RANCH - PLEASANTON, CA - SATELLITE AFFORDABLE HOUSING ASSOCIATES

002\_0215\_A212\_FP2\_R.org 16/2013 10/025 AM. 60x8

# SFH at Irby Ranch Living Unit schematics

A Sustainable Special Needs Community



#### DENTIAL BUILDING - TYPICAL UNIT PLANS

OWER HILL AT IRBY RANCH - PLEASANTON, CA - SATELLITE AFFORDABLE HOUSING ASSOCIATES

JOB NO.

5895 Owens Drive Plossanton, CA 94500 925 251 7200

DAHLIN

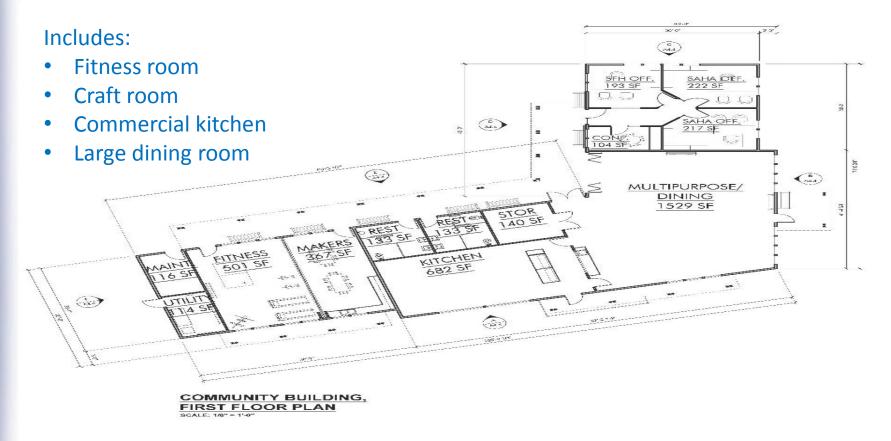
01-08-201

681 003

### SFH at Irby Ranch Community Room Schematic



A Sustainable Special Needs Community



- FIRST FLOOR PLAN

**CH - PLEASANTON, CA - SATELLITE AFFORDABLE HOUSING ASSOCIATES** 

### SFH at Irby Ranch Project Timeline



A Sustainable Special Needs Community

- July 19, 2018 95% Design Draw
- July 27, 2018 100% Projected Design Draw Completion
- July October 2018 Construction Design Phase
- January/February 2019 Groundbreaking
- February/March 2019 Construction slated to begin
- Summer 2019 Tenant Application Process
- Mid 2020 Residents begin to move-in

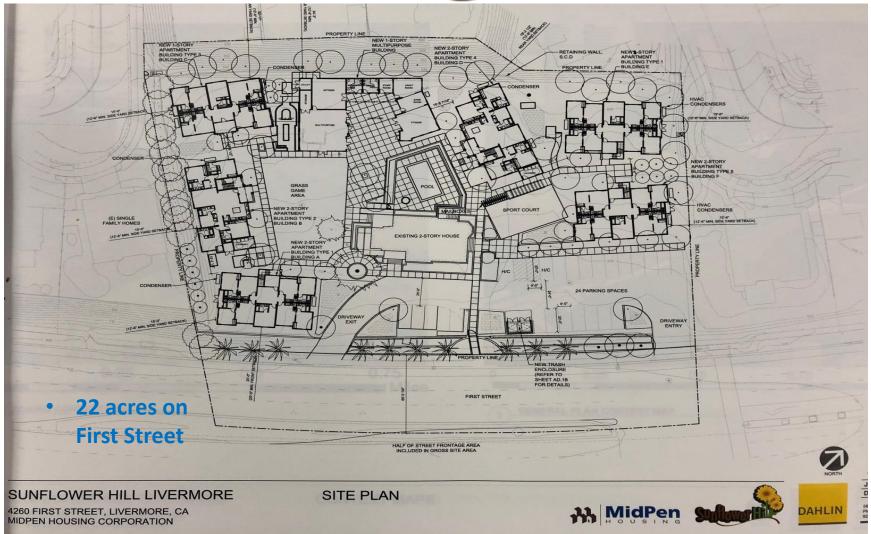
Please note that this is a construction project so the above dates are an approximate timeline





- Approved by City Council on March 13, 2017
- Community for 44 individuals with Special Needs
- Working with city and MidPen on funding and design issues

# Sunflower Hill -Livermore Site Plan Sunflower Hill



### SFH - Livermore



A Sustainable Special Needs Community

- One and two story homes with community center building to include dining hall, fitness room, game room, craft room
- Outdoor pool



#### **AERIAL LOOKING INTO SITE**

dPen

5865 Owens Drive Pleasanton, CA 94588 925-251-7200



Sunflower Hi

### SFH - Livermore Design Concept



A Sustainable Special Needs Community

• Original home on site which defines the architecture for the community



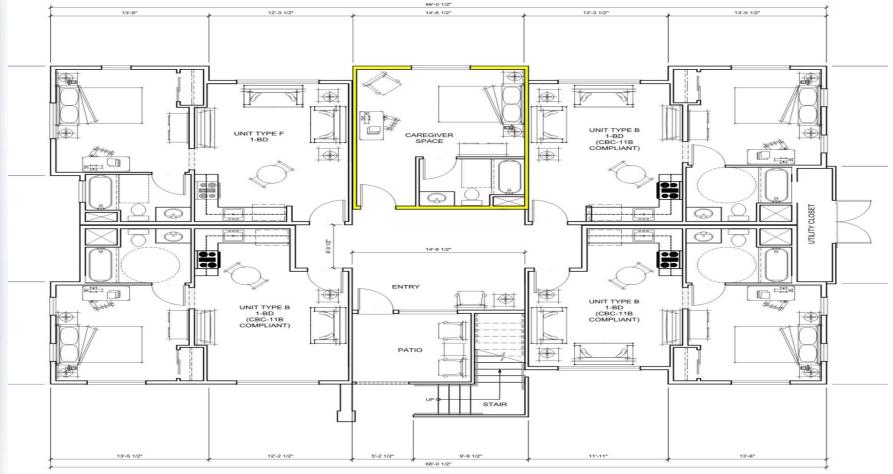
#### **EXISTING RESIDENCE**



4260 FIRST STREET LIVERMORE, CA

### SFH – Livermore Buildings A, C, E, F One bedrooms/Studios

A Sustainable Special Needs Community

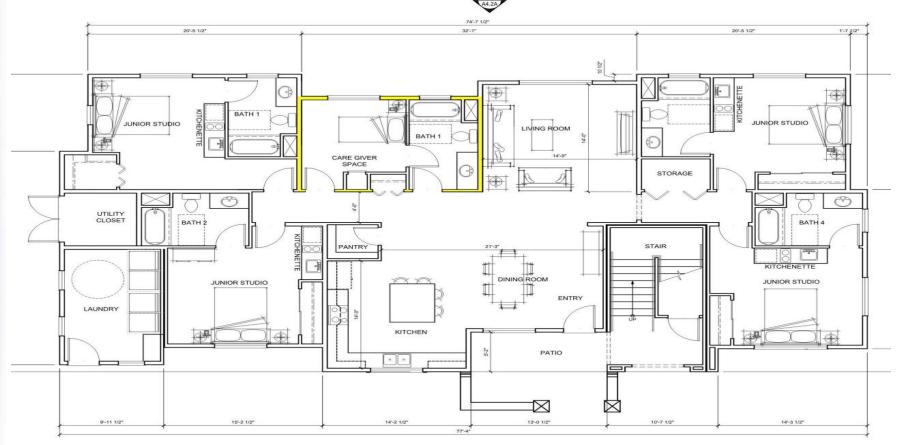


BUILDING TYPE 1 - FIRST FLOOR

### SFH – Livermore Buildings B and D "Family Units"



A Sustainable Special Needs Community



C A4.2B

**BUILDING TYPE 2 - FIRST FLOOR** 

### SFH – Livermore New Design



A Sustainable Special Needs Community

- Design change from 4 Family/'Master Suites' on each floor to two 2 bedroom units – i.e. like 2 apartments
  - Each 2 bedroom unit would include 2 separate bedrooms plus a shared master bathroom, living room and kitchen
  - Reduces total number of kitchens and bathrooms on each floor, reducing overall costs for construction and ongoing operating costs
  - Provides interactive 'family' feel of the family unit design
  - Waiting for financial analysis from MidPen to determine impact with TCAC 'tests' and scores
- Tenants apply as a household (meaning roommates apply together as a single entity)

Survey to be sent to our Interest List to get feedback on the new two bedroom design concept.

### SFH – Livermore Project Timeline



- March 2017 Project approved by Livermore City Council
- May 2017 SFH participated in Value Engineering with MidPen to review costs and alternatives for providing value at lower cost
- October 2017 Project put on hold pending construction cost re-estimates, as well as waiting for new TCAC adjusted basis limits
- January 2018 TCAC new adjusted basis limits published increasing the limits to our favor, in addition to reducing square footage requirements for 1 bedroom unit yielding a potential to change studios to 1 bedroom units
- January 25, 2018 New project Proforma prepared by MidPen finance consultant
- February 2018 Continued design and funding discussions based on new Proforma
- July 2018 Discussion of new design concept; financial analysis in progress



### Thank you for your time and interest.