

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

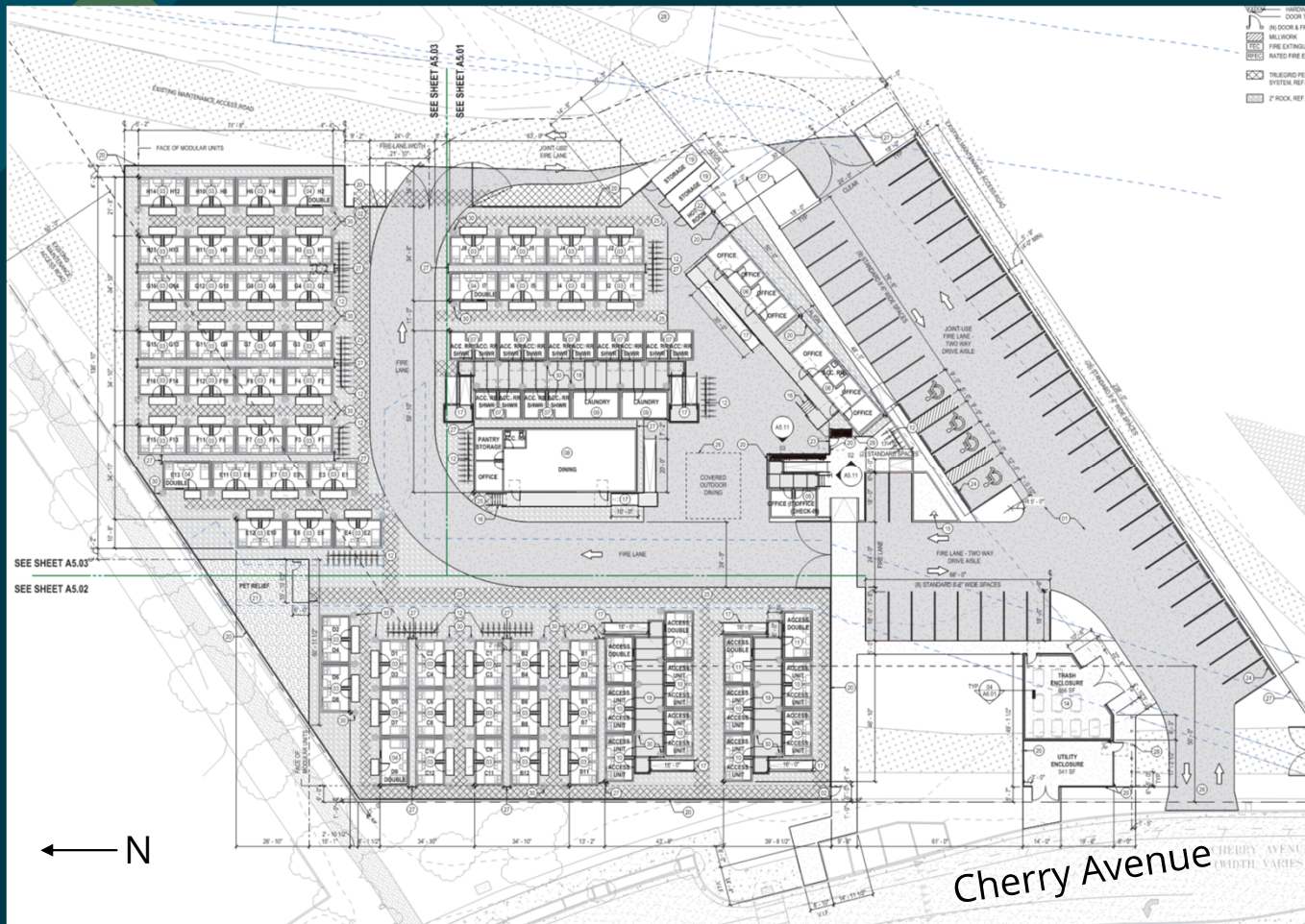
Property Owner: Valley Water

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 scene includes surrounding residential areas, green fields, and some trees. A semi-transparent blue overlay is placed over the center of the image, containing three rows of text and arrows. The text is white and black, and the arrows are blue.

Design

Finalize design: Winter 2025

Commence

Commence Construction: Winter 2025

Complete

Project Completion: Fall 2025

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