**Manzanita Family Apartments Project Narrative – Jan 2017**

**Summary**

Manzanita Family Apartments presents a special opportunity to realize the City and County of Napa’s vision to create additional affordable housing opportunities proximate to jobs and amenities for families in the Napa area. Satellite Affordable Housing Associates (SAHA) proposes to develop 51 units of affordable family rental housing on a City of Napa-owned site located at 2951 Soscol Avenue. All units, with the exception of one manager’s unit, will be affordable to families with incomes of 60% of the area median area income or below. Residents will enjoy a beautifully landscaped community that incorporates the highest standards of green building and sustainable design as well as a robust selection of on-site services and activities to support family wellness and community engagement.

**Development Concept**

The proposed housing development is envisioned as a vibrant community that complements the character of the existing single-family and multi-family neighborhood while achieving a density that promotes financial feasibility and long-term operational sustainability. Throughout the design process, careful attention was paid to appropriate building scale and neighborhood-compatible architectural style, and SAHA actively engaged neighbors and local stakeholders throughout the design process to ensure that local input was incorporated into the project.

The development will be housed in a single three-story structure surrounding a central landscaped courtyard designed to foster positive resident community. The building’s style is contemporary and takes advantage of traditional building materials and a varied color scheme to ensure that the overall design blends in nicely with the surrounding neighborhood which consists of one to three-story multifamily apartments and single-family homes.

The building’s connection to the street is articulated through a defined main entrance with arched steps. The entrance is framed by rising curved stairs, aesthetically articulated with potted plants. Street trees will line the East side of the proposed development and accent trees will be placed at the main entrance to distinguish the entrance from the Soscol Ave-facing building façade.

Parking at the site includes 85 surface parking spaces. The site is designed with a loop driveway with two entrances that connect each end of the project to Soscol Avenue; the main entrance to the South aligns with Old Soscol Way to facilitate traffic flow on the busy Soscol Avenue corridor.

The central courtyard includes design elements tailored to varied resident activities. A combination of open space, outdoor seating, a children’s play area and raised garden beds combine to create gathering areas where every resident may engage in the project’s positive community atmosphere. Raised garden beds will foster community through gardening, while the children’s play area and shaded seating areas provide for passive and active resident activities. Finally, the courtyard’s orientation, with its sole opening facing to the West of the development, provides community members protection from the busy traffic corridor along Soscol Avenue to the East of the proposed development.

**Target Population**

Manzanita Family Apartments will provide 51 affordable housing units for families. Fifty (50) of the units will be restricted to residents with incomes at or below 60% of area median income, and one (1) unit will be a non-income restricted, three-bedroom manager’s unit. The unit mix includes 25 one-bedroom units (49.0%), 13 two-bedroom units (25.5%) and 13 three-bedroom units (25.5%).

**Financing Plan**

Manzanita Family Apartments will be financed using a mix of local and State funds as well as tax credit equity and conventional bank debt. Local commitments include a permanent loan from the City of Napa to fund acquisition and predevelopment activities as well as funds from Napa County.

In addition, the projected financing plan includes 4% tax credit equity, State HOME Investment Partnerships (HOME) Program funds, Affordable Housing and Sustainable Communities (AHSC) Program funds, Veterans Housing and Homelessness Prevention (VHHP) Program funds, the Federal Home Loan Bank’s Affordable Housing Program (AHP) funds and conventional bank debt. Total development costs for the project are anticipated to be approximately $26 million.

**Amenities & Property Management**

Amenities at the property will include a community room, upper floor outdoor terrace, indoor bicycle storage, community vegetable garden, children’s play area and shared laundry equipment. The property will be managed by Satellite Affordable Housing Associates Property Management (SAHA PM).

**Services**

As a housing provider for nearly two decades, SAHA has seen the tremendous impact that our services program has made in the lives of our residents. Sample services likely to be offered at the proposed development include:

* *Computer training.* Tutorials in using email, Skype, and browsing the web to be offered in the Project’s community room where computers will be available to residents.
* *Health Management and Preventative Screenings.* Health management and preventative screening, such as Diabetes screening, high blood pressure testing, and nutritional workshops, shall be provided to the Project’s residents. Residents shall also receive assistance with enrolling in available health insurance opportunities and staying current on program changes.
* *Gardening Club.* SAHA shall contribute funds annually to the on-site gardening club to pay for mulch, fertilizer, seeds/seedlings, and tools.
* *Disaster Preparedness.* SAHA will sponsor American Red Cross trainings at the site to educate and encourage residents to develop personal preparedness plans. Emergency plans and evacuation procedures will be posted in common areas and reviewed annually with residents.
* *Weekly Events.* SAHA will host social events such as movie nights, coffee hour, and weekly potlucks consistent with the current needs and interests of residents.