November 13, 2014

City Of Davis
Danielle Foster
Housing & Human Services Superintendent

PROJECT PROPOSAL FOR THE WOODBRIDGE HOUSING SITE

Introduction: Applicant principle is Fouts Landscape, a CA Corp., DBA Fouts Construction. Don Fouts is the president of Fouts Landscape and has been a small Davis homebuilder since 1990.

Proposal Summary: Applicant has determined that building an affordable housing project on the Woodbridge site, whether for sale or for rent is not feasible based on the Cities parameters regardless if the land is purchased for $1. Applicant therefore proposes to purchase the Woodbridge site outright and build a market rate 12-unit project. The funds generated from the sale of this site could be used by the City to help fund the construction of affordable housing projects elsewhere within the City as the Counsel determines.

Envisioned project:

-12 single family attached homes (6 split lot duplex’s)
- Mix of 2 bedroom, 2 bath one car and 3 bedroom, 2 ½ bath two car garage homes, see attached floor plan example
- The attention to design and the quality of construction, which the applicant has built his reputation on for over 25 years is what will separate this project from others and ensure the seamless integration of these new homes into the harmony of the existing neighborhood.
- Each home will provide 2 or 4 parking spaces depending on home size
- Mix of single story and two story homes
- Designed around a 25’ wide common access driveway entering off of La Paz/Hackberry
- Project provides an additional 11 on-site guest-parking spaces, visual impact of guest parking is minimized by the nature of its location, see proposed site plan
- Bungalow/Craftsman architectural style (see attached rendering)
- Setbacks and building heights TBD but preliminary site plan submittals provides a representation of proposed setbacks.
- All homes will be both accessible and visitable (at least one bedroom on the first floor)
- All homes would provide PV system, system size TBD
- There would be no City funding required/proposed for this project
- ALL on-site affordable requirements would be met by the purchase of the property and no affordable units would be required to be built as part of the proposed project

**Proposed purchase price:** $1,100,000.00

Terms of a Purchase and Sales Agreement, (PSA), to be mutually negotiated. Applicant's intent would be to precede through the public comment and approval process as timely as possible with the goal of finalizing a Development Agreement within 6 months, close the purchase of the property immediately thereafter and start construction of the project bring homes to the market within one year from initial submittal.

Respectfully submitted,

Fouts Construction

Don Fouts
President
Not the actual elevation for the attached sample floor plan. This is a representation of the proposed architectural style.
SECOND FLOOR

SCALE: 1/8" = 1'-0"

485 sq ft