



May 30, 2019

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Ms. Megan Greve
General Services Director

County of Solano

675 Texas Street

Fairfield, CA 94533

VIA ELECTRONIC AND REGULAR MAIL

Dear Ms. Greve:

Solano-Napa Habitat for Humanity (Habitat) is respectfully requesting the Board of Supervisors consider a grant of not-to-exceed two hundred fifty thousand dollars (\$250,000) of housing funds for Site Development costs associated with the Rio Vista Veterans Project (outlined below). We are requesting a "not-to-exceed" amount because the costs to actually do the work cannot be determined until certain studies are completed; and the costs of these studies are included in the funds requested.

As you are well-aware, the Board of Supervisors has given preliminary approval for Habitat to proceed with planning efforts to construct an approximately 2,500 square foot, six-bedroom, three-bath house ("Rio Vista Veterans Residence") on a County-owned parcel of land in the City of Rio Vista. The build site, Habitat believes, never has been improved and thus its topography is not in a condition to easily accommodate a building. In addition, the condition of the soils is unknown though, again, Habitat believes, the soils do not contain hazardous materials or conditions which would preclude development. The situation, though, means significant costs will be incurred to prepare a buildable lot, including a geotechnical investigation, grading & site compaction, potential retaining wall construction, potential perimeter trench drain installation, and trenching for utilities, and sewer lines. Depending on the findings of the geotechnical investigation, a "pier & grade beam," raised floor foundation system may be required, in lieu of the typical slab on grade.

In addition to the topography and soils, Habitat's initial investigation into site development has determined that the best location of the Rio Vista Veterans

Residence on the parcel is approximately two-thirds off the front property line. At this location, the topography provides the best, though not ideal, construction opportunity. This will mean higher costs related to utility trenching and installation. Habitat normally can raise funds to build a house. Raising funds for Grading and Utility work, however, is difficult. We therefore are asking for funds from the County's affordable housing program to fund Site Development costs supporting the Rio Vista Veterans Residence.

The Rio Vista Veterans Residence, which will, upon completion, be sold to Berkeley Food & Housing Project, will offer permanent housing for six qualified, low-income veterans. Some of these veterans may be homeless at the time they move into the house. All of the veterans, however, would face the real possibility of becoming homeless, but for the Rio Vista Veterans Residence.

As you know, with County assistance, Habitat is building the Dixon Veterans Residence, also providing permanent housing for six homeless or potentially homeless veterans. The Rio Vista Veterans Residence will continue what Habitat knows is a nationally recognized, unique approach to providing veterans housing.

Habitat looks forward to its continuing partnership with the Board of Supervisors in providing veterans housing.

Sincerely,



Gerry Raycraft, Board President
Solano-Napa Habitat for Humanity

CC: Andrew Killeen, Executive Director
Nancy Nelson, OAG Architects/Board Member
Mark Baides, Construction Manager