BURBANK HOUSING DEVELOPMENT CORPORATION
790 Sonoma Avenue • Santa Rosa, CA 95404 • bhdc@burbankhousing.org
(707) 526-9782 • Fax (707) 526-9811

February 13, 2020

Tina Wallis
Law Offices of Tina Wallis, Inc.
3581 Westwind Boulevard
Santa Rosa, CA 95403

Re: Caritas Village – Project Alternative 2

Dear Ms. Wallis,

This letter is to explain why Burbank Housing's Alternative 2 to the Caritas Village Project ("Project") is infeasible for Burbank Housing, a project applicant. I will also explain Burbank Housing's justifications for the density bonus concessions they have asked that the City grant for the Project.

Alternative 2

Alternative 2 in the Draft EIR, referred to as the "Site Redesign – Two Buildings/Reduced Footprint/Higher Density", would change the Project site to omit the parcels along Morgan Street, and change the Project from three buildings (Caritas Center and Caritas Homes Phases 1 & 2) into two buildings (Caritas Center and Caritas Homes) that have an acreage of 0.75 each, but would be taller than the proposed Project. This *may* reduce the housing available at Caritas Homes by 75% of the proposed Project. (Draft EIR p. 5-11.) The grant money that Catholic Charities used when it purchased these parcels requires that an emergency shelter operate on the property for 55 years, therefore Alternative 2 requires Caritas Center be constructed before Caritas Homes can be constructed. Thus, Caritas Center would need to be fully operational before the General Hospital (where the existing emergency shelter is located) can be demolished to begin construction of Caritas Homes. The proposed Project was deliberately designed to overlap construction of Caritas Center and Phase 1 of Caritas Homes.

The Draft EIR estimates the construction schedule for Caritas Center as taking 16 months from start to finish. (Draft EIR p. 2-42.) A 16-month delay before Burbank Housing begins construction of Caritas Homes is an unreasonable delay that prevents Caritas Homes from being completed in a reasonable time because the delay would jeopardize Burbank Housing's ability to maintain existing Project funding awards. Burbank Housing currently has over thirteen million dollars of funding, committed in four awards for the Project. One is from the state and three are from the County of Sonoma. Significant delays, such as waiting to start construction of Caritas Homes until after Caritas Center is operational, jeopardizes these funds and creates the risk of the commitments being rescinded by the funding source for lack of timely performance.

Additionally, Burbank Housing must still obtain additional funding, and many investors require Burbank Housing have "site control" and certainty when applying for funding, which

would be delayed until after Caritas Center is completed. The sheer passage of time that Alternative 2 would cause, an 18-24 month delay, jeopardizes existing funding commitments, reduces future funding opportunities, thus preventing the Caritas Homes portion of the Project from being completed in a successful manner in a reasonable period of time.

Furthermore, Burbank's architects, Pyatok Architects, prepared a concept drawing of the building layout for Alternative 2. Because providing more affordable housing is a Project objective and an extremely high priority for Burbank Housing and Catholic Charities, Pyatok's design for Caritas Homes keeps the 128 units in the proposed Project. This increased the height of Caritas Homes to six stories, doubled the height of the podium parking, and requires mechanical stackers in order to fit 56 parking spaces for the building's residents. A copy of this design is Attachment 1 to this letter.

The concept design for Alternative 2 shows that Caritas Homes would be 70 feet at the parapet, which is 22 feet taller than the proposed Project. Although the alternative design reduces the building height along Seventh Street, the building would still be 60 feet tall on Seventh Street which is 28 feet higher than the Project. The neighborhood on the north side of Seventh Street is one and two-story homes, and even the tallest nearby buildings, the mall parking structures, are only 3-4 stories in comparison. The additional floors and mechanical stackers would make this design much more expensive to build. Theresa Ballard of Pyatok Architects also prepared a shadow study of this proposal to show the shadows this building would cast over the surrounding area. Ms. Ballard's shadow study is Attachment 2 to this letter. The Shadow Study shows that the shadows cast by this alternative would inherently be longer than the ones cast by the proposed Project. Most notably the shadows cast at 9 A.M. and noon on December 21st and September 21st are longer. Regardless of whether the concept design is prohibitively expensive, a six-story apartment building would tower over the rest of the neighborhood, including the Saint Rose Church, a former school that is now an office building, and the former Post Office that is now the Sonoma County Museum. A structure this high would not be compatible with the character of the historic district, or the other structures in it.

Additionally, taller buildings require cranes for construction, unlike the proposed Project. Without the parcels along Morgan Street as part of the Project site, there will not be space to stage the necessary construction equipment and trailers for Alternative 2. Even closing Seventh Street will not provide enough additional space. The full Project site is necessary in order to have adequate space for staging each phase of construction. A reduced Project site will present logistical and operational barriers to construction and therefore, completing Alternative 2.

Density Bonus Concessions

This Project includes a density bonus under Government Code section 65915 and Santa Rosa City Code section 20-31-030(A), which allows up to a 35% density bonus pursuant to state law. Because the Project is 100% affordable housing, with 71% of the Phase 1 units "very low

income" and 28% of the Phase 1 units "low income," this project is eligible for three incentives or concessions. The concessions requested are:

No.	Source	Requirement	Project
1	Specific Plan p. 5-9	Shop Front Street Type: Buildings shall step back a minimum of 6 feet above the third floor.	The facades for Caritas Homes and Caritas Village are flat and do not step back on any floor.
2	Specific Plan p. 5-10 and City Code § 20-28.060 (E)(1)(e)(b)	Shop Front Street Type: At the ground floor, no parking shall be allowed within 20 feet of the frontage.	The Project does not meet this standard.
3	Table 2-15, note (1)	Building Placement: At least 80% of the street frontage must be located at the property line.	The Project does not meet this standard because of PG&E's Public Utility Easements.

Concession 1

Concession 1 is an exception to the Downtown Station Area Specific Plan Policy that says that buildings must step back six feet at minimum above the third floor. The proposed Project has buildings that are more than three stories tall and do not feature a step back.

Pyatok states there is no way to design the residential buildings to comply with the step back policy. Because the units are designed efficiently, there is no place to remove six feet from the upper floor units for a step back and still have the same number of units. Instead, a step back could only be achieved by making the buildings six feet wider on the lower floors. This would eliminate the open spaces between Phases 1 and 2, making the Project inconsistent with the City's open space and walkability requirements. Eliminating the open space areas would make this Project less appealing to investors, making it more difficult to obtain funding. This would affect our ability to fund this Project so that the housing units can be provided at an affordable rate. Closer buildings would also have specific fire safety concerns and fire ladder rescues might be infeasible. Assuming that there were a way to make this feasible, the added safety measures to offset this issue would affect the ability to provide affordable housing due to cost. It physically isn't possible for the Project to conform with this policy. Given this impossibility, this concession is needed to make Caritas Housing possible at any price point.

Concession 2

Concession 2 is relief from the Downtown Area Specific Plan Policy and City Ordinance 20-28.060 (E)(1)(b), that says that "…at the ground floor, no parking shall be permitted within 20 feet of the street frontage or back of sidewalk, whichever is greater."

Any incompatibility between this Project and the Parking Ordinance seems to come from the location of the parking entrances. The only place the parking entrances could be placed and comply with this policy is along Seventh Street. Seventh Street is designated for future conversion to pedestrian-only in the Northern Downtown Pedestrian Linkages Study, so placing the parking entrance on that street would be incompatible with that Plan. (Northern Downtown Pedestrian Linkages Study, p. 28-29.)

If the issue isn't with the parking entrances, but the parking spaces proximity to the occupied frontage, there is no way to arrange the parking spaces so that they are further than 20 feet from the occupied frontage without resorting to mechanical stackers. Mechanical stackers would increase the cost of building this Project, making it far more difficult to provide affordable housing.

Concession 3

Concession 3 is relief from the requirement that at least 80% of the street frontage must be on the property line.

This requirement contradicts PG&E's requirement that the Project provide a 7-foot dry utilities easement across the street-facing property lines. The costs of getting PG&E to agree to relieve Burbank Housing from this easement would increase the costs of this project and cause unnecessary delays, affecting the feasibility of getting funding for this affordable housing Project. Visually, building on the property line would make the four-story buildings more ominous to the neighborhood. Structurally, building along the property line would eliminate an opportunity for storm-water collection. Storm-water collection would instead need to occur within the building envelope and below the foundation, requiring expensive and complicated equipment, and there is a higher potential for failure, relative to the proposed design. Logistically, the property line is an irregular shape. If the buildings followed the property line, they would be trapezoidal in shape, causing poor use of the build space and increasing construction costs.

I ask that this information be taken into consideration when determining the feasibility of Alternative 2, and approving the concessions Burbank Housing has requested for this Project.

Sincerely,

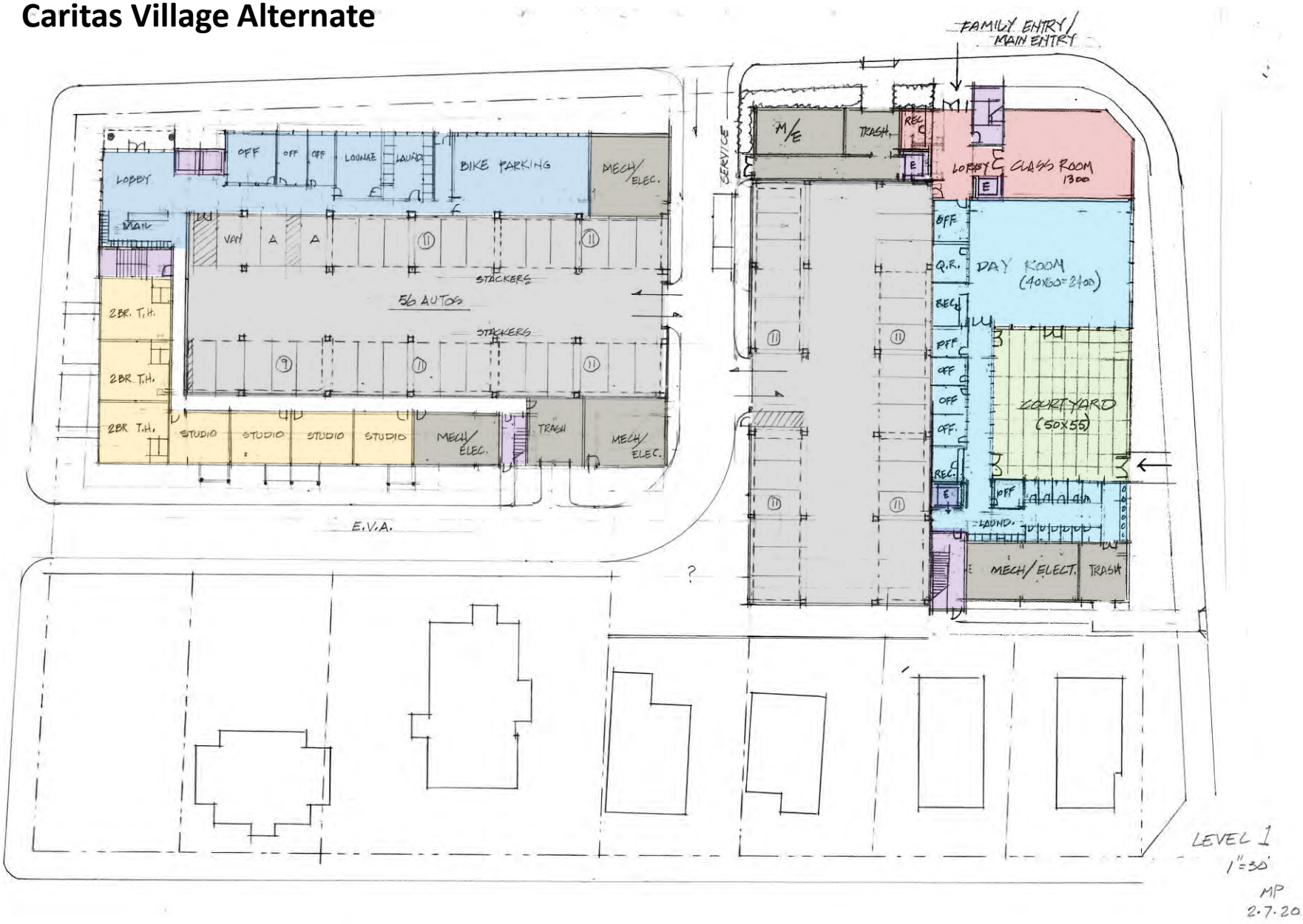
Mark Krug
Business Development Manager
Burbank Housing Development Corporation

Attachment:

1. Caritas Alternative 2 Architect's Concept Plans
2. Caritas Alternative 2 Shadow Study

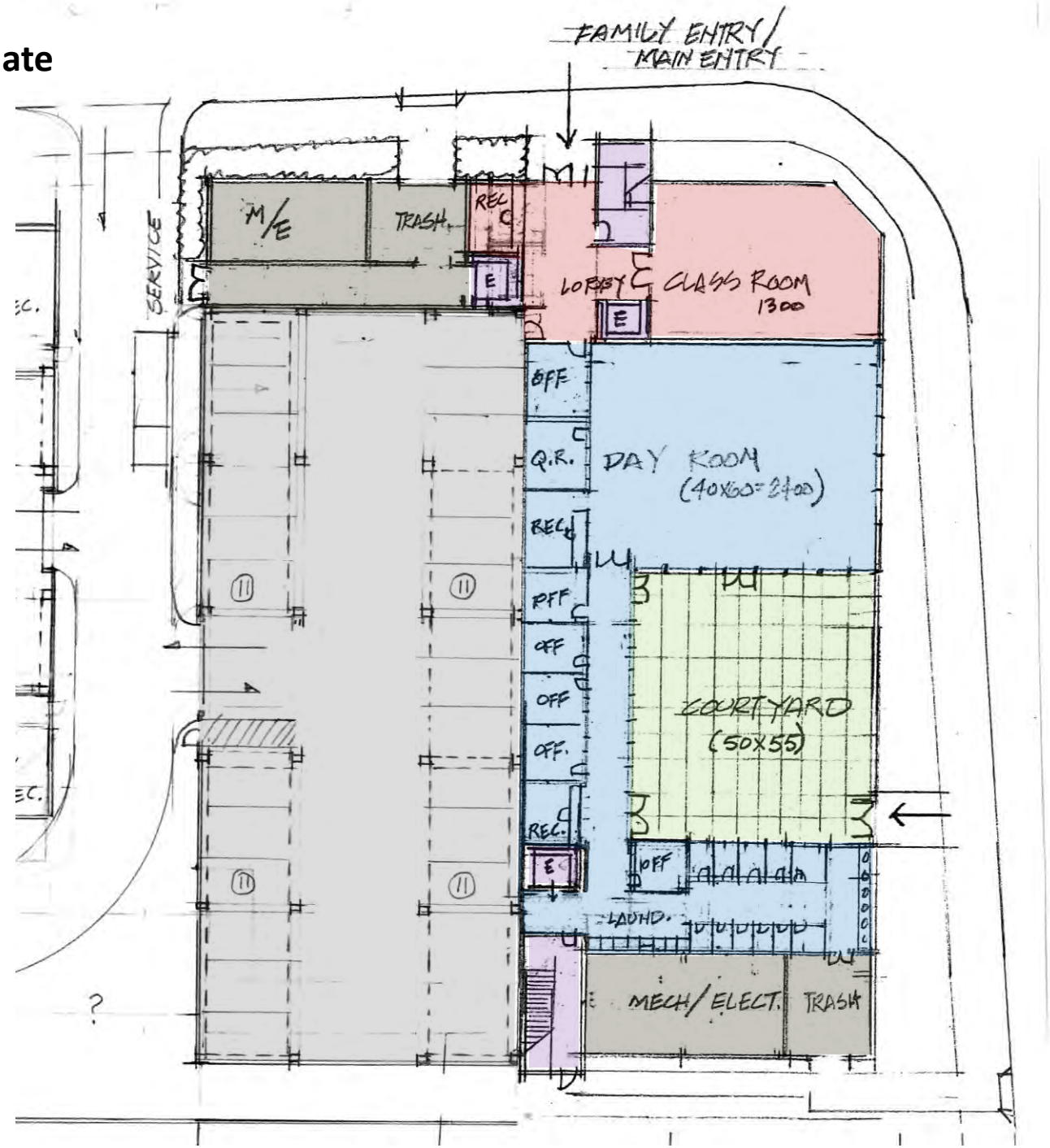
ATTACHMENT 1

Caritas Village Alternate

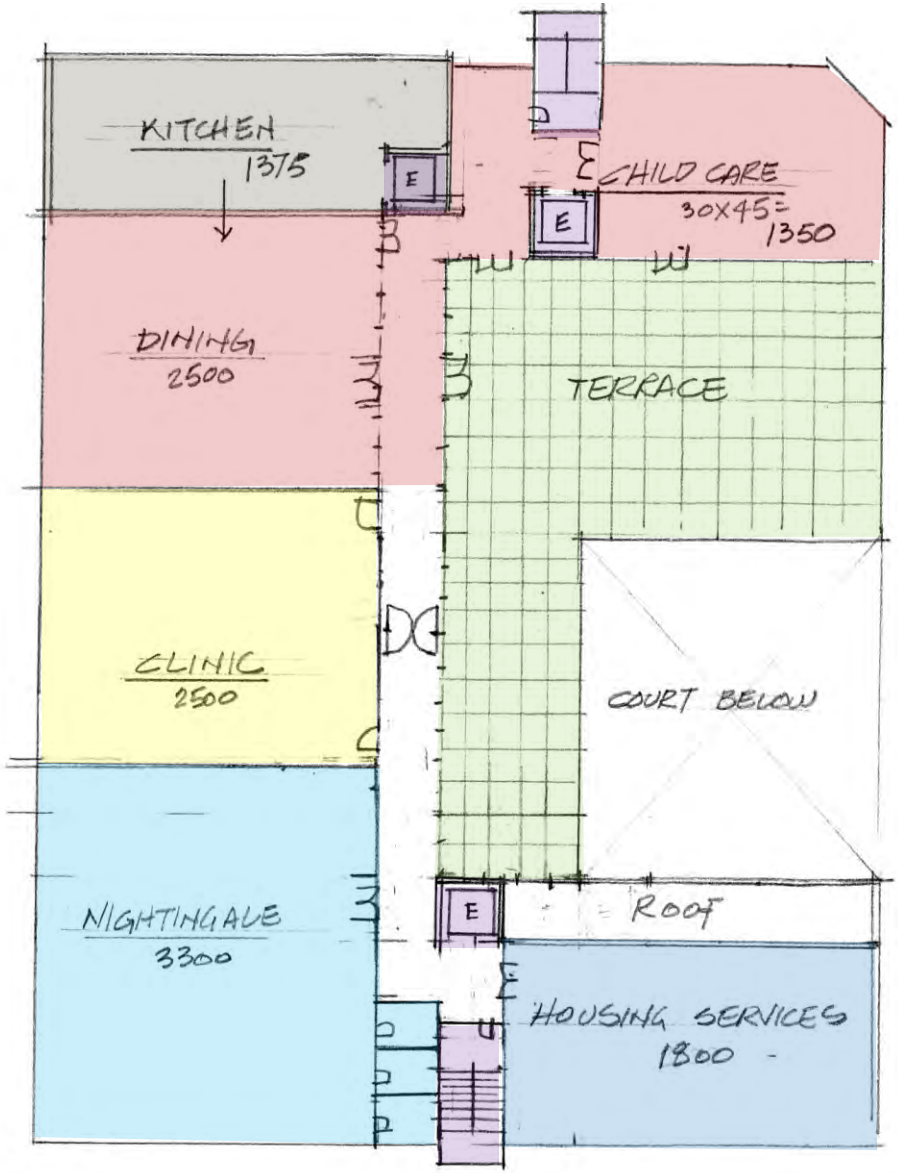


Caritas Center Alternate

Level 1



Caritas Center Alternate
Level 2



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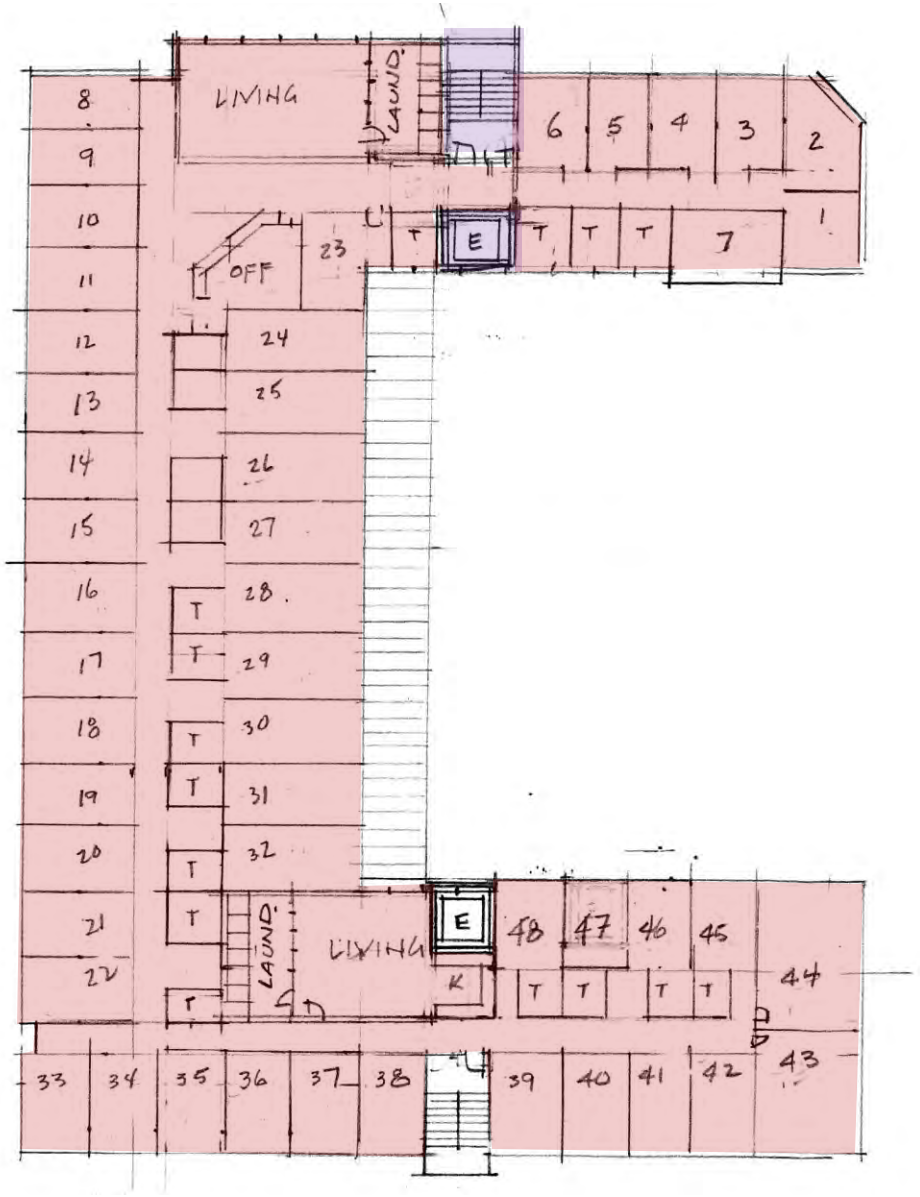

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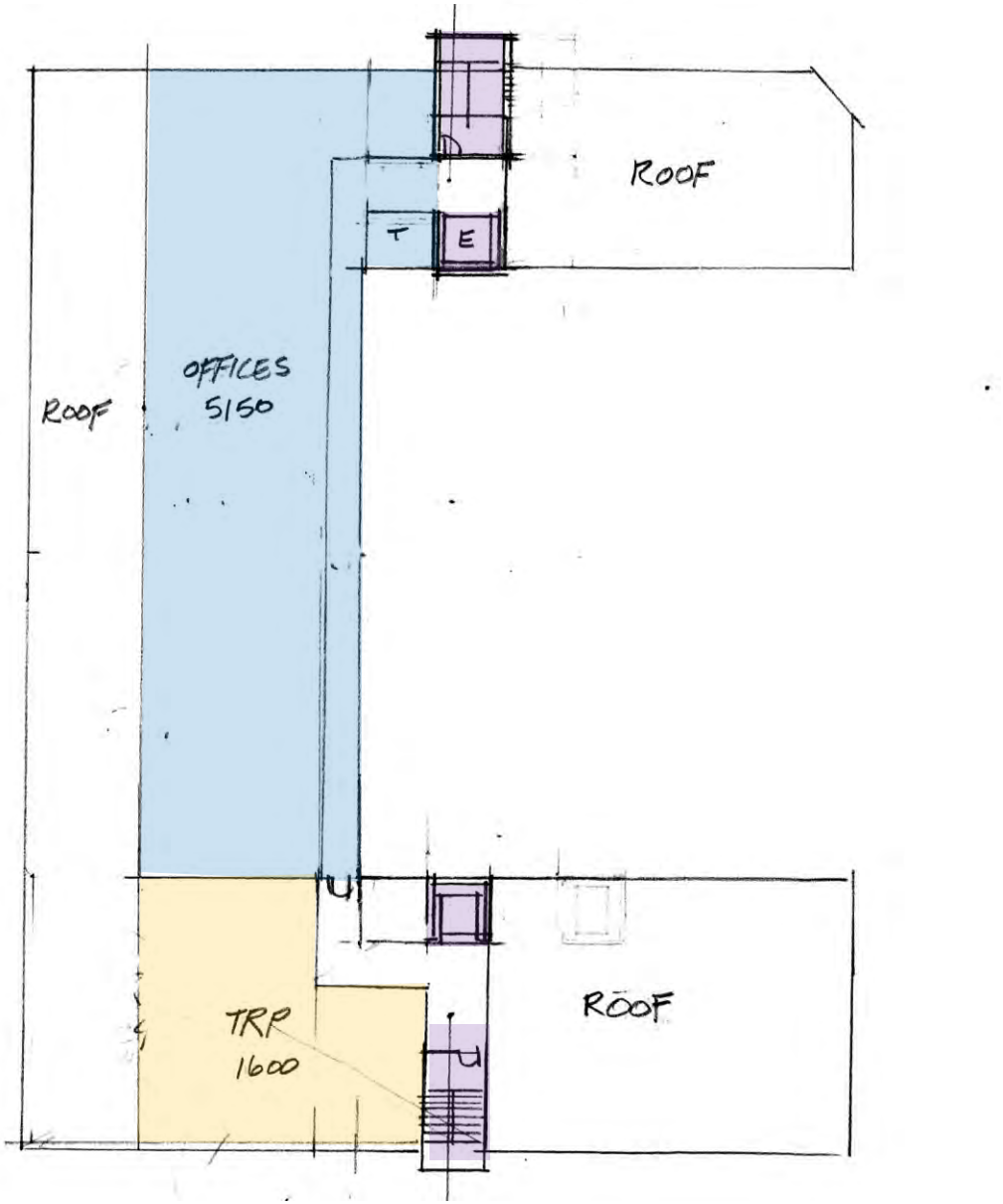
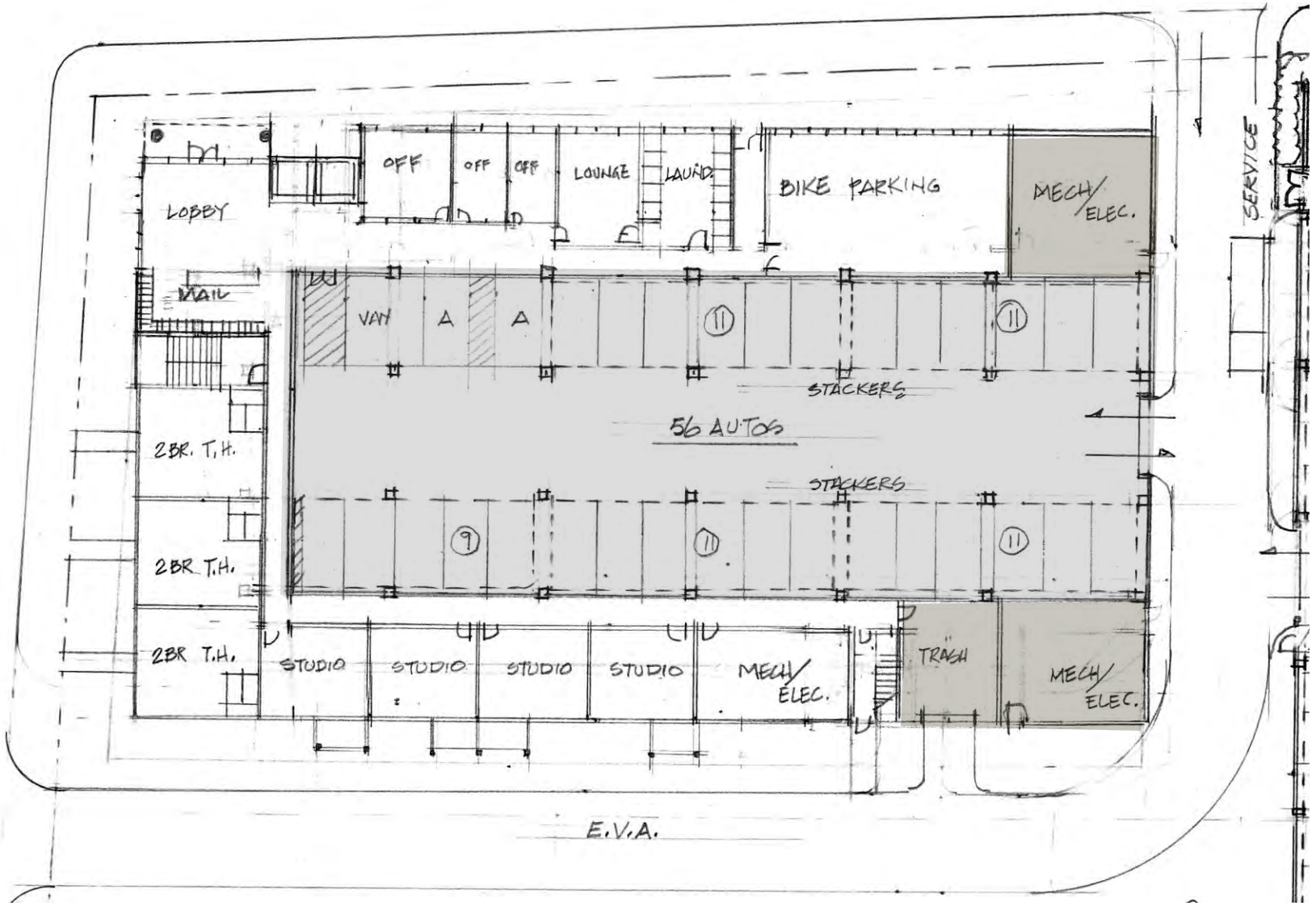


Caritas Homes Alternate

Level 1



Caritas Homes Alternate

Level 2

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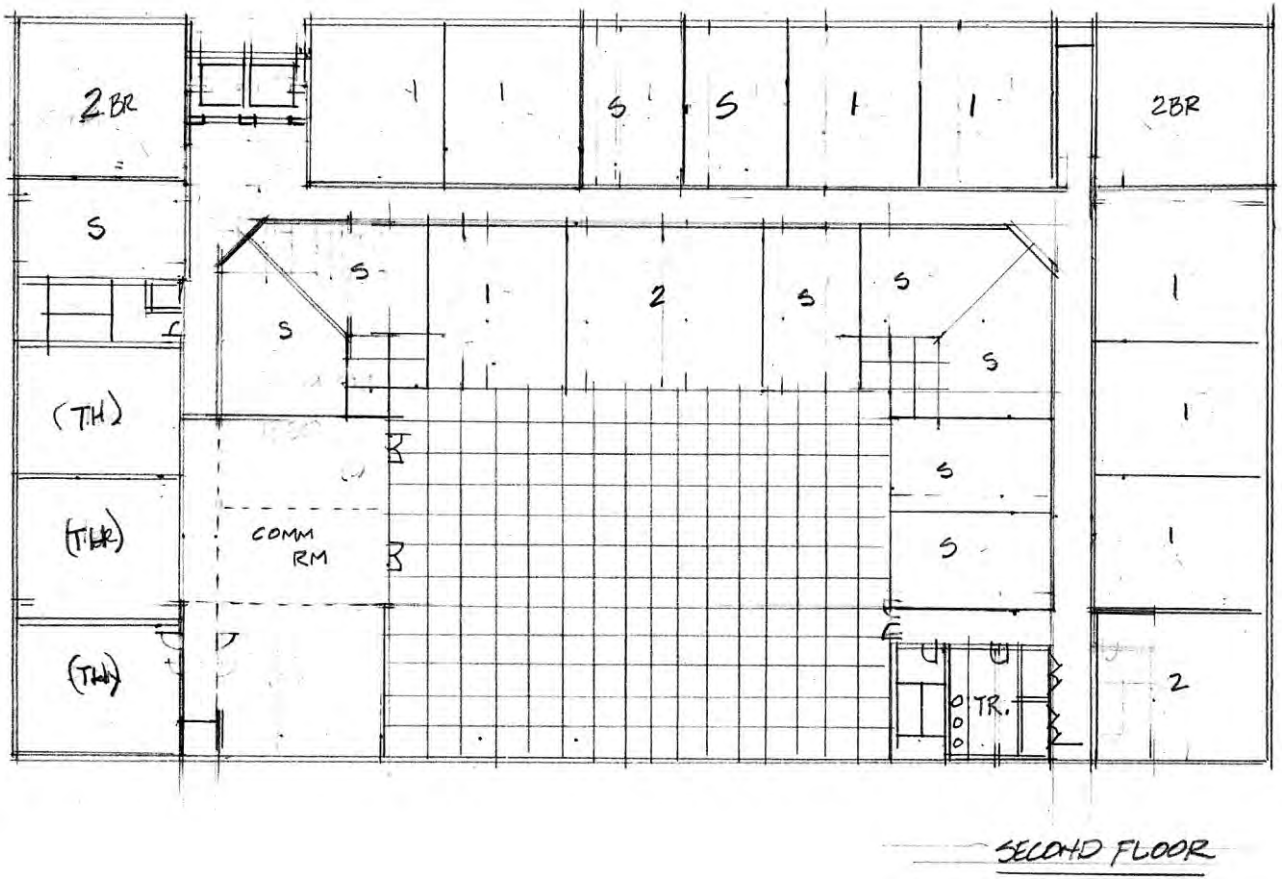
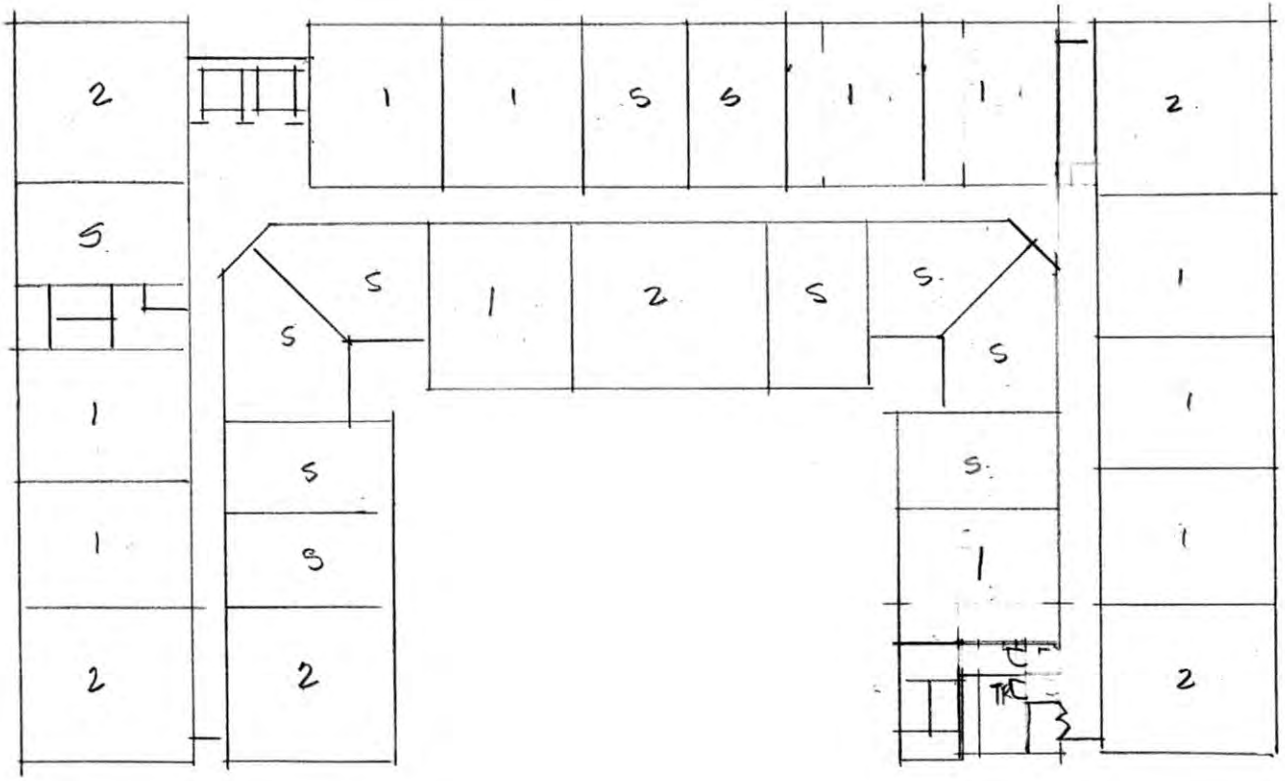
2	10	8	4	22
3	11	11	6	28
4	11	11	6	28
5	14	11	3	28
6	8	6	1	15
T	55	47	26	128

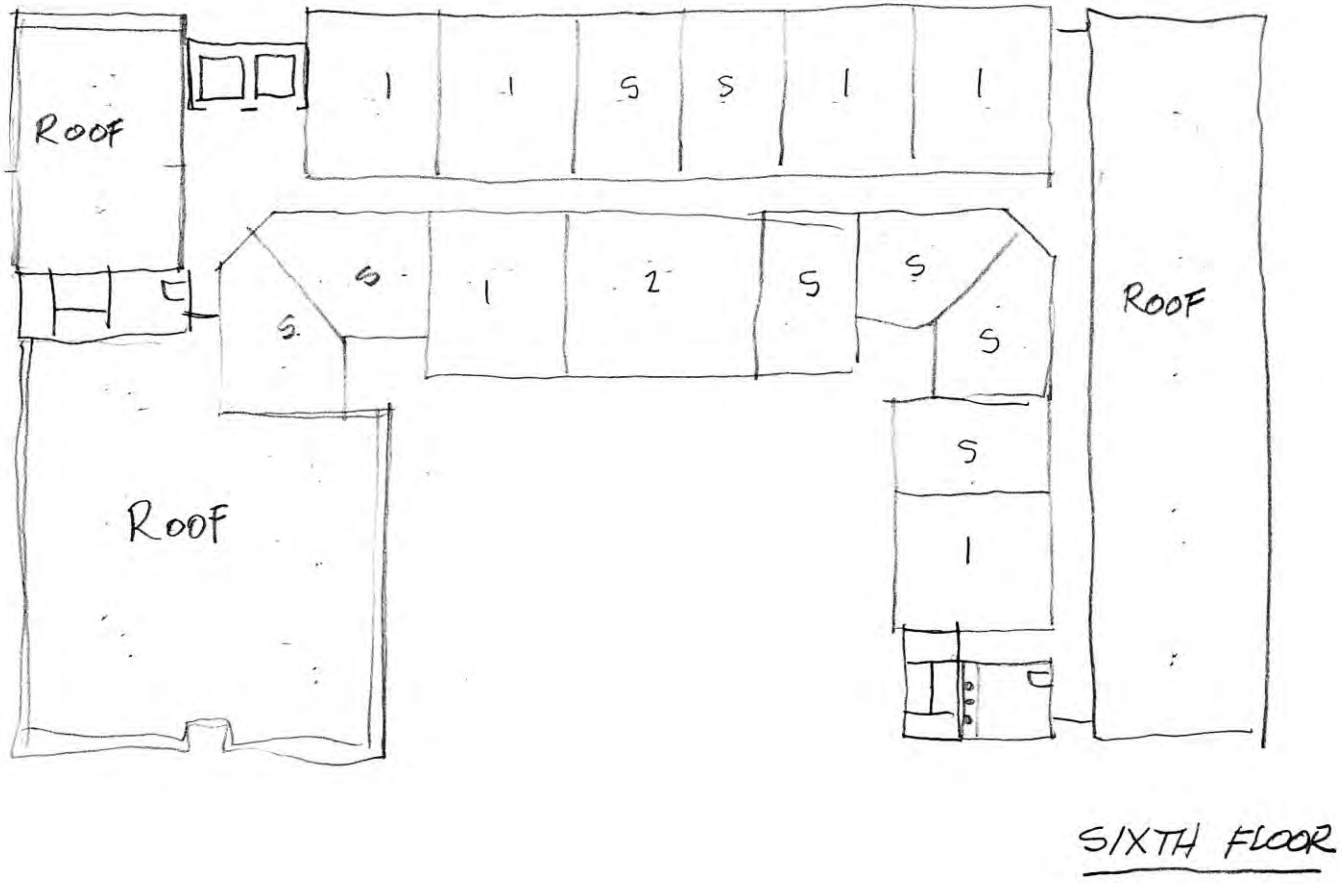


Caritas Homes Alternate

Levels 3, 4, 5



Caritas Homes Alternate
Level 6



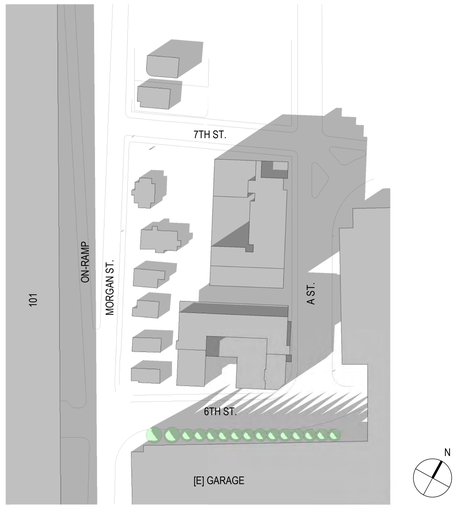
ATTACHMENT 2

DECEMBER 21

SEPTEMBER 21

JUNE 21

3 PM



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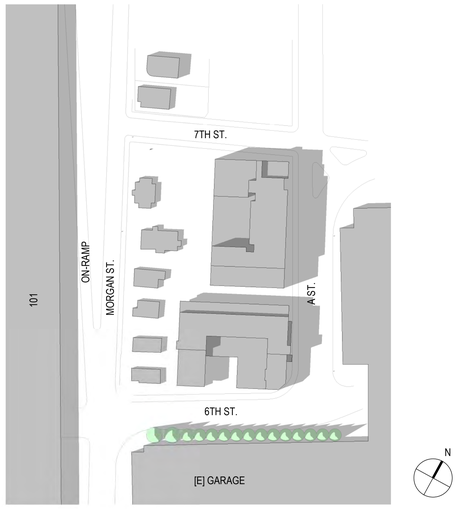

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SHADOW STUDY - JUNE 21ST, 3PM 3
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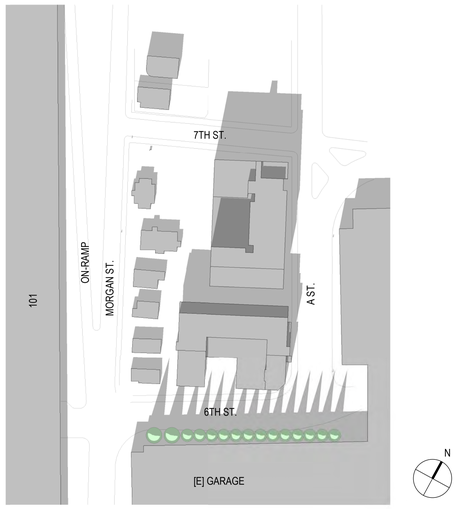
12 PM



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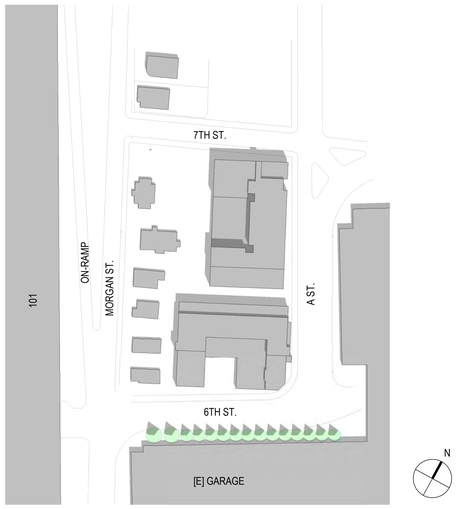

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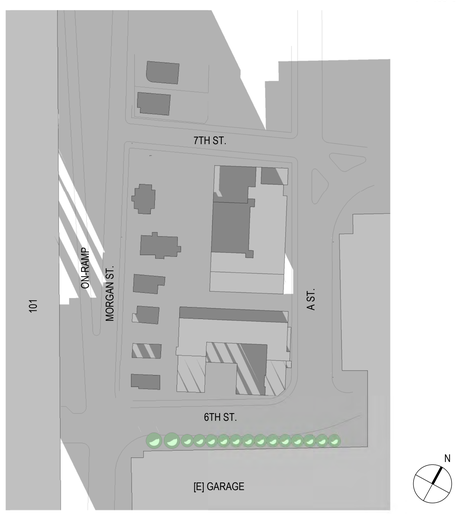
9 AM



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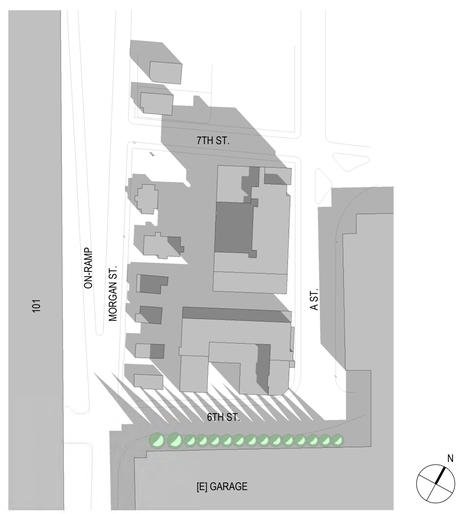

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SHADOW STUDY - JUNE 21ST, 9AM 1
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2/10/2020 2:40:47 PM

PYATOK
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www.pyatok.com

Catholic Charities of the Diocese of Santa Rosa

BURBANK HOUSING

CARITAS VILLAGE

CARITAS VILLAGE, SANTA ROSA CA

STAMP:

B	PLANNING RESUBMITTAL UPDATE	07/22/19
A	PLANNING RESUBMITTAL	10/31/18

JOB NUMBER:	1815
DRAWN BY:	KS
CHECKED BY:	TB
DATE:	7/22/19
SCALE:	1" = 100'-0"

TITLE:

SHADOW STUDIES

SHEET:

A0.04

PRELIMINARY - Not for Construction -

© 2017 PYATOK ARCHITECTURE & URBAN DESIGN

BCGroup

Bangsberg Consulting Group

1809 Bella Vista Way, Santa Rosa, CA 95403 Telephone: (707) 528-9991, Fax: (707) 528-9994

Bert C. Bangsberg
Principal

February 13, 2020

Kristinae Toomians
Planning & Economic Development
City of Santa Rosa
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

Sent via U.S. Mail
and email - KToomians@srcity.org

RE: Caritas Village EIR – Alternative 3

Dear Ms. Toomians:

The purpose of this letter is to provide additional information about why Alternative 3 is not feasible for the project applicants. As you know, I am the Project Manager for the Caritas Village Project; this includes both the entitlement process and the subsequent construction. I have a Bachelor of Architecture from UC Berkeley, and over 40 years of experience managing large public and private development projects. A copy of my CV is attached to this letter, as Attachment 1. As the Caritas Center Project Manager, I have access to and personal knowledge of the costs associated with the entitlement process and am responsible for the construction schedule and construction budget for Caritas Center. As the Project Manager, I regularly meet with consultants, such as architects, engineers, general contractors, and construction estimators.

Alternative 3 in the Draft EIR for the Caritas Village project would require the applicants to move two existing structures located at 512 and 520 Morgan Street to the parcels at 501 and 507 A Street.

Moving these two houses would delay construction of Caritas Center by an estimated 15 months, (without any extraordinary and costly acceleration measures), which will in turn delay construction of Caritas Homes. The delay has three deleterious primary impacts: (1) jeopardizing an extraordinary funding opportunity for Caritas Homes; (2) construction costs are increasing at a rate of 4% per year; and (3) delays will reduce the amount of New Market Tax Credits available to one of the applicants, Catholic Charities. It would also have the secondary deleterious impact of further delaying construction because the applicants must replace the money spent on additional soft costs, find additional revenue to pay for the increased construction costs, and find other ways to replace expenditures that will be excluded from the New Market Tax credits because of the primary delays. Even more importantly, delayed construction will delay providing essential services to people experiencing homelessness and delay the ability to provide 64 permanently affordable housing units, while the City is

experiencing a housing crisis and a homeless emergency crisis. Finally, it is estimated that moving the two houses would cost about $750,000.

I coordinated with Mark Krug, Burbank Housing's Project Manager for Caritas Homes, to prepare this letter. Mr. Krug stated that because of material changes to the Low Income Housing Tax Credit program in California in recent months, Caritas Homes Phase 1 is now being modeled to use new disaster recovery-related 9% tax credits. These are tax credits included in the recently adopted federal fiscal year budget, specifically $1 billion worth of credits for California only to address communities impacted by 2017 and 2018 natural disasters, primarily wildfires. Because these are 9% tax credits rather than 4% tax credits, the resulting investment equity from an award will cover roughly two-thirds of the total development budget of a project and therefore, Burbank feels it is imperative that it take all measures to secure this "once-in-a-lifetime" funding opportunity for Caritas Homes and other Burbank projects. Burbank plans to apply for these tax credits in July of 2020 and if awarded, under existing tax credit rules, Burbank must initiate construction by February of 2021. If Alternative 3 was approved, and the two houses along Morgan Street must be moved, the 15 month delay precludes Burbank from starting construction by February 2021. This delay jeopardizes Burbank's funding for Caritas Homes and further, again under existing tax credit rules, Burbank would earn "negative points" for future Burbank tax credit applications causing financial hardship beyond this year's tax credit funding cycle.

Construction costs are increasing at a minimum rate of 4% per year. The current estimated construction costs for Caritas Center are approximately $25 million. Thus, a 4% annual increase, results in an average of $83,000 of additional cost for each month of delay. Additionally, soft costs (loan interest, overhead, architectural, engineering, pre-construction cost, and value engineering services and similar consultant costs) are and will be ongoing until construction is completed. Based on my personal review of the construction budget and my knowledge of soft costs incurred so far in the entitlement process, I estimate that each and every month of delay before construction begins will cost approximately $17,000 in soft costs. *These amounts are solely attributable to delay.* The combined soft costs and increased construction costs are a minimum of $100,000/month for each month of delay.

As the Project Manager, I reviewed the Caritas Center schedule for the proposed Project and created a separate schedule for Alternative 3 that requires moving two existing structures. The schedule for Alternative 3 is attached to this letter as Attachment 2. Every item (except the testing for and the removal/abatement of lead and asbestos) in the attached schedule is attributable solely to Alternative 3 and would not occur if the proposed project is approved. If Catholic Charities were required to move these two houses, it would delay construction of Caritas Center for a minimum of 15 months at a monthly cost of $100,000, totaling $1,500,000 in additional costs. It is important to consider this amount in the context of this project. Catholic Charities is a nonprofit entity that has undertaken a capital campaign to entitle and construct Caritas Center. Project delays and increased construction costs will only divert revenues from the timely project construction.

In addition to its capital campaign, Catholic Charities anticipates using New Market Tax Credits (NMTC) to help fund construction. New Market Tax Credits allow investors to provide capital to Community Development Entities. In exchange for the capital, the investors receive a federal tax credit. The NMTC program requires Catholic Charities to set a base expenditure for the project; however, the program is restricted to expenditures made during a two-year window prior to the NMTC Loan closing. Thus, Catholic Charities will not be able to include any expenditure that occurred more than two years before setting the base expenditure amount. Delay of the project caused by the required moving of the two structures will delay the NMTC Loan closing. Just one example of the significant impact this two year limit will have on the project is Catholic Charities loss in tax credit basis for the May 29, 2019 purchase of 512 Morgan Street in the amount of $675,000. Catholic Charities needed to purchase this property so that it owned the entire project site. Catholic Charities must start construction before May 29, 2021, or it will not be able to include this purchase amount in its New Market Tax Credits base expenditure.

The money used to pay the increased cost of delay attributable to escalating construction costs and soft costs must be replaced. Likewise, any revenue lost due to a lower base expenditure for New Market Tax Credits must be replaced. Based on information available to me now, the minimum costs attributable to the delay caused by Alternative 3 would be $1,500,000. Finally, and in addition to the delay, the added cost of moving the houses, approximately $750,000, bringing the total cost of the delay caused by Alternative 3 to at least $2,250,000.

Please let me know if you have any questions about this letter or its attachment.

Sincerely,

Bert C. Bangsberg
Project Manager

Read and Agreed:

Mark Krug
Business Development Manager
Burbank Housing Development Corporation

Attachments:

1. CV – Bangsberg, Bert
2. Schedule - EIR Alternative 3

ATTACHMENT 1

Mr. Bert C. Bangsberg

Mr. Bert C. Bangsberg is a cum laude graduate of the University of California, Berkeley, with a five-year degree in Architecture. Bert has over 40 years of experience in private and public sector real estate development – Multi-use Projects, Redevelopment, Homebuilding and Commercial development. After nineteen years in the public sector, Bert held various positions with private sector development firms before starting his own consulting business in 1996. He has been an active member of the Urban Land Institute and has served on non-profit Boards.

Bert directed, during the latter part of 19 years with the Oakland Redevelopment Agency, project planning and day-to-day operations of all public commercial and industrial real estate development in the City of Oakland. He supervised a staff of project managers, planners, architects and engineers responsible for land acquisition, site preparation, design, financing and construction of major projects including City Center, Convention Center – Hyatt Regency, Chinatown – Trans Pacific Center and Victorian Row.

In 1984 Bert joined Santa Fe Pacific Realty, now Catellus Development, as Director of Development where he focused on entitlements for large politically and environmentally sensitive real estate assets. He directed all pre-development activities for 5.2 million square feet of mixed-use product for major shoreline projects, created the plan for the eventual East Bay Bridge Project in Emeryville and gained approvals for a mixed-use master plan on 300 acres in Sparks, Nevada.

In 1991 Mr. Bangsberg joined California Homes – a 200 home per year production builder – as Vice President in charge of land acquisition and land development. He oversaw the approval process for the six-phase 515 single-family home Skyhawk Ranch development in Santa Rosa and conducted all land development activities for subdivisions in Contra Costa County. From 1994 to 1996 he served as Vice President with PG&E Properties where he led the entitlement process on the 18,000-acre Conaway Ranch Project and similar Sacramento area raw land assets.

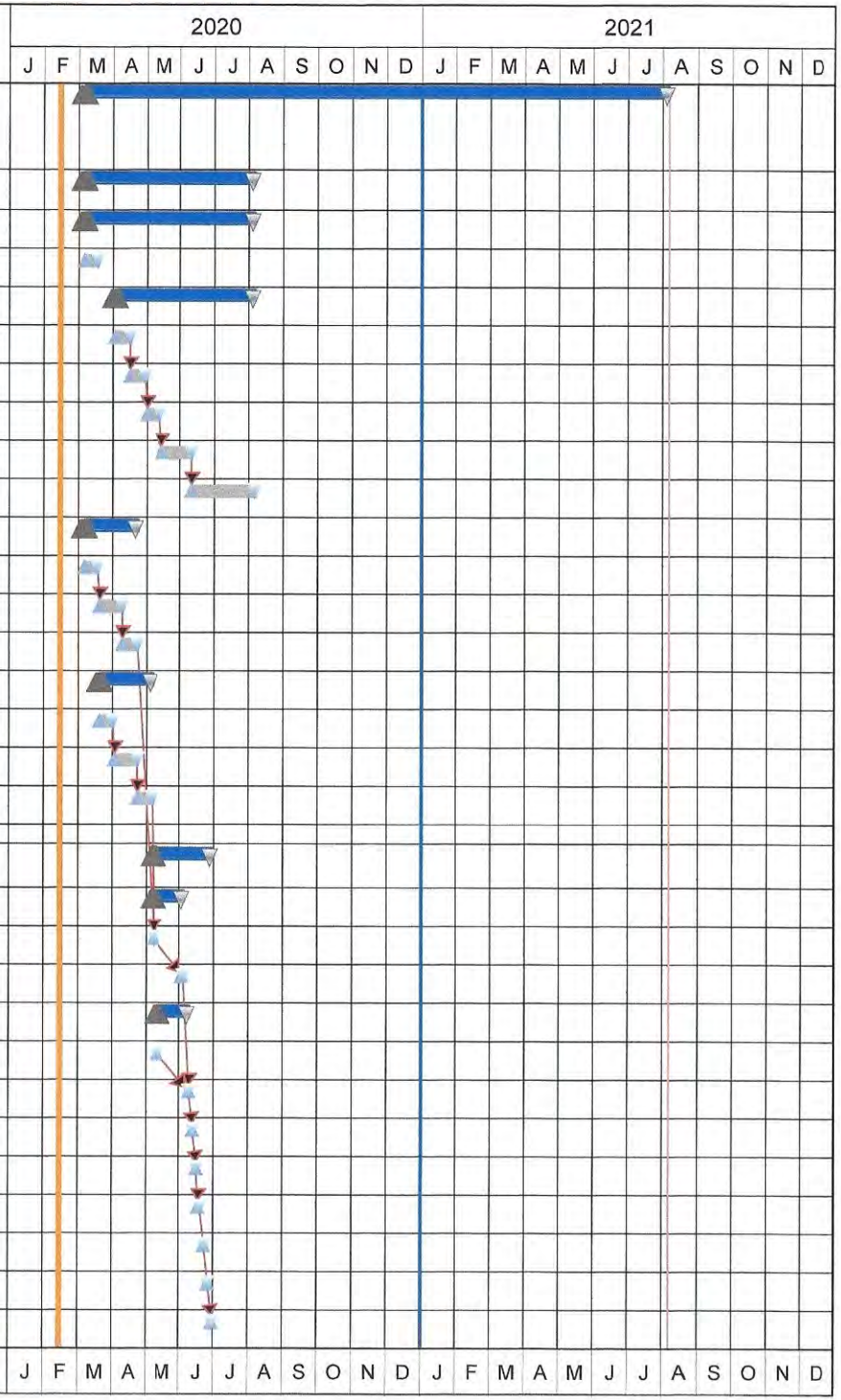
In 1996, Mr. Bangsberg formed his own business to accept consulting assignments from North Bay development interests. From 1996 through 1998 his major focus was on the building of the $20 million Yardbirds Home Center development. As an owner's representative he provided Project Management services throughout construction, gained entitlements, performed consultant team management and community relations activities. Bert is currently the Property Manager for the 27 acre site that now contains 170,000 square feet of improvements. Since 1998 Bert has focused his efforts in Sonoma County where he has provided entitlement and development management services to numerous residential and commercial development entities.

In August of 2011 Bert became the Project Manager for the $3 million Mary's Garden and Science & Imagination Gallery Project for the Children's Museum of Sonoma County; in November of 2012 Bert accepted the position of Project Manager for the $6.5 million SAY Dream Center in Santa Rosa; both projects are now completed. In June 2016 Bert accepted the position of Project Manager for the $35 million Catholic Charities Caritas Center Project; Predevelopment work is underway.

ATTACHMENT 2

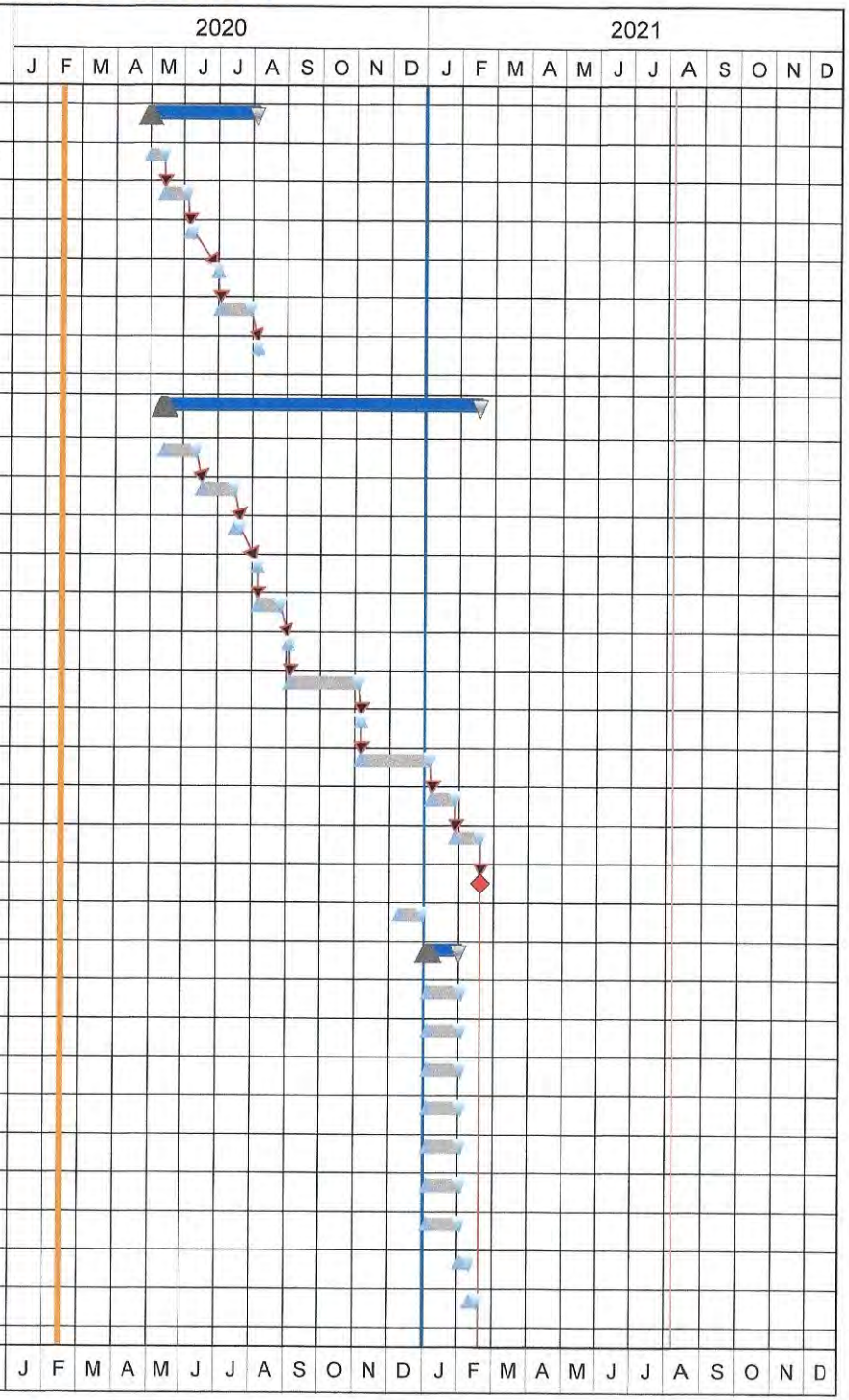
CARITAS VILLAGE - House Move Schedule

	Activity Name	Duration (Days)	Start Date	Finish Date
1	**A. Caritas Village: House Move Process, Reference DEIR Alternative 3**	**371.00**	**3/5/20**	**8/5/21**
2	**1. Pre-Development: Environmental, Architects**	**110.00**	**3/5/20**	**8/5/20**
3	*A. Identify & Select Consultant Team*	**110.00**	**3/5/20**	**8/5/20**
4	1. Research Potential Candidates / Firms	10.00	3/5/20	3/18/20
5	2. Environmental Consultant (Lead & Asbestos)	**90.00**	**4/2/20**	**8/5/20**
6	*a. Prepare Scope of Work & RFP*	10.00	4/2/20	4/15/20
7	*b. Solicit Proposals*	10.00	4/16/20	4/29/20
8	*c. Negotiate & Sign Contract*	10.00	4/30/20	5/13/20
9	*d. Contractor test and analyze samples*	20.00	5/14/20	6/10/20
10	*e. Contractor remove Lead & Asbestos*	40.00	6/11/20	8/5/20
11	3. Architectural Historian	**35.00**	**3/5/20**	**4/22/20**
12	*a. Prepare Scope of Work & RFP*	10.00	3/5/20	3/18/20
13	*b. Solicit /Receive Proposals*	15.00	3/19/20	4/8/20
14	*c. Negotiate, Approve & Sign Contract*	10.00	4/9/20	4/22/20
15	4. Architect	**35.00**	**3/19/20**	**5/6/20**
16	*a. Prepare Scope of Work & RFP*	10.00	3/19/20	4/1/20
17	*b. Solicit /Receive Proposals*	15.00	4/2/20	4/22/20
18	*c. Negotiate, Approve & Sign Contract*	10.00	4/23/20	5/6/20
19				
20	**2. Pre-Development, Consultations**	**38.00**	**5/7/20**	**6/29/20**
21	*A. Cultural Heritage Board (CHB)*	**20.00**	**5/7/20**	**6/3/20**
22	1. Apply for CHB Consultation	1.00	5/7/20	5/7/20
23	2. Meet with CHB	1.00	6/3/20	6/3/20
24	*B. City Departments*	**22.00**	**5/11/20**	**6/9/20**
25	1. Apply for Pre-application meeting with City	1.00	5/11/20	5/11/20
26	2. Meet with selected City Departments	1.00	6/9/20	6/9/20
27	*C. City building code specialist re: House Moves*	1.00	6/12/20	6/12/20
28	*D. City Traffic Eng. - Street closure permits & process*	1.00	6/15/20	6/15/20
29	*E. PG&E - Powerline relocation permits & process*	1.00	6/18/20	6/18/20
30	*F. AT&T - Phoneline relocation permits & process*	1.00	6/22/20	6/22/20
31	*G. Cable - Communication line relocation p & p*	1.00	6/25/20	6/25/20
32	*H. Caltrans - Determine permits & process*	1.00	6/29/20	6/29/20



CARITAS VILLAGE - House Move Schedule

	Activity Name	Duration (Days)	Start Date	Finish Date
33				
34	**3. Architectural Historian**	**69.00**	**5/1/20**	**8/5/20**
35	*A. Analyze structures*	10.00	5/1/20	5/14/20
36	*B. Prepare historical doc's.- Consult with Architect*	15.00	5/15/20	6/4/20
37	*C. Prepare & submit Landmark Alteration Applications*	3.00	6/5/20	6/9/20
38	*D. Meet with CHB - receive advice & direction*	1.00	7/1/20	7/1/20
39	*E. Revise & Resubmit to CHB*	21.00	7/2/20	7/30/20
40	*F. 2nd Meeting with CHB*	1.00	8/5/20	8/5/20
41				
42	**4. Architect**	**199.00**	**5/15/20**	**2/17/21**
43	*A. Analyze structures - Consult w/Arch. Historian*	21.00	5/15/20	6/12/20
44	*B. Prepare Schematic Drawings*	22.00	6/17/20	7/16/20
45	*C. Prepare and submit Design Review Application*	3.00	7/17/20	7/21/20
46	*D. Meet with CHB & DRB - receive advice & direction*	1.00	8/5/20	8/5/20
47	*E. Revise & Resubmit to DRB*	15.00	8/6/20	8/26/20
48	*F. 2nd Meeting with DRB*	1.00	9/3/20	9/3/20
49	*G. Prepare Construction Documents (Dwgs & Specs)*	44.00	9/4/20	11/4/20
50	*H. Submit House Move/Bldg Permit App's. to city*	1.00	11/5/20	11/5/20
51	*I. City Plan Check - issue required revisions*	44.00	11/6/20	1/6/21
52	*J. Architect make revisions to drawings & resubmit*	15.00	1/7/21	1/27/21
53	*K. City conduct 2nd plan check*	15.00	1/28/21	2/17/21
54	***L. City issue Building Permit - (pay all fees)***	0.00	2/17/21	2/17/21
55	*M. Prepare Bid Documents*	15.00	12/10/20	12/30/20
56	*N. Solicit Bids for:*	**22.00**	**1/4/21**	**2/2/21**
57	1. Site Prep: Grading, soil off haul & compaction	22.00	1/4/21	2/2/21
58	2. Installation of dry & wet utilities	22.00	1/4/21	2/2/21
59	3. Construction of foundations	22.00	1/4/21	2/2/21
60	4. Moving & re-siting of house structure	22.00	1/4/21	2/2/21
61	5. Mechanical, Electrical & Plumbing	22.00	1/4/21	2/2/21
62	6. Interior work & finishes	22.00	1/4/21	2/2/21
63	7. Flatwork & landscaping	22.00	1/4/21	2/2/21
64	*O. Evaluate bids & recommend Contractors to Owner*	5.00	2/3/21	2/9/21
65	*P. Owner approve & sign contracts*	5.00	2/10/21	2/16/21
66				



CARITAS VILLAGE - House Move Schedule

	Activity Name	Duration (Days)	Start Date	Finish Date
67	**5. Construction**	**121.00**	**2/18/21**	**8/5/21**
68	*A. Grade Site, Install Foundations & Utilities*	55.00	2/18/21	5/5/21
69	*B. PG&E Temporarily Remove Power LInes*	1.00	5/5/21	5/5/21
70	***C. Move the house(s)***	0.00	5/5/21	5/5/21
71	*D. Install MEP & interior finishes*	44.00	5/6/21	7/6/21
72	*E. Install flatwork, fencing & landscaping*	22.00	7/7/21	8/5/21
73	*F. Receive Certificate of Occupancy*	1.00	8/5/21	8/5/21
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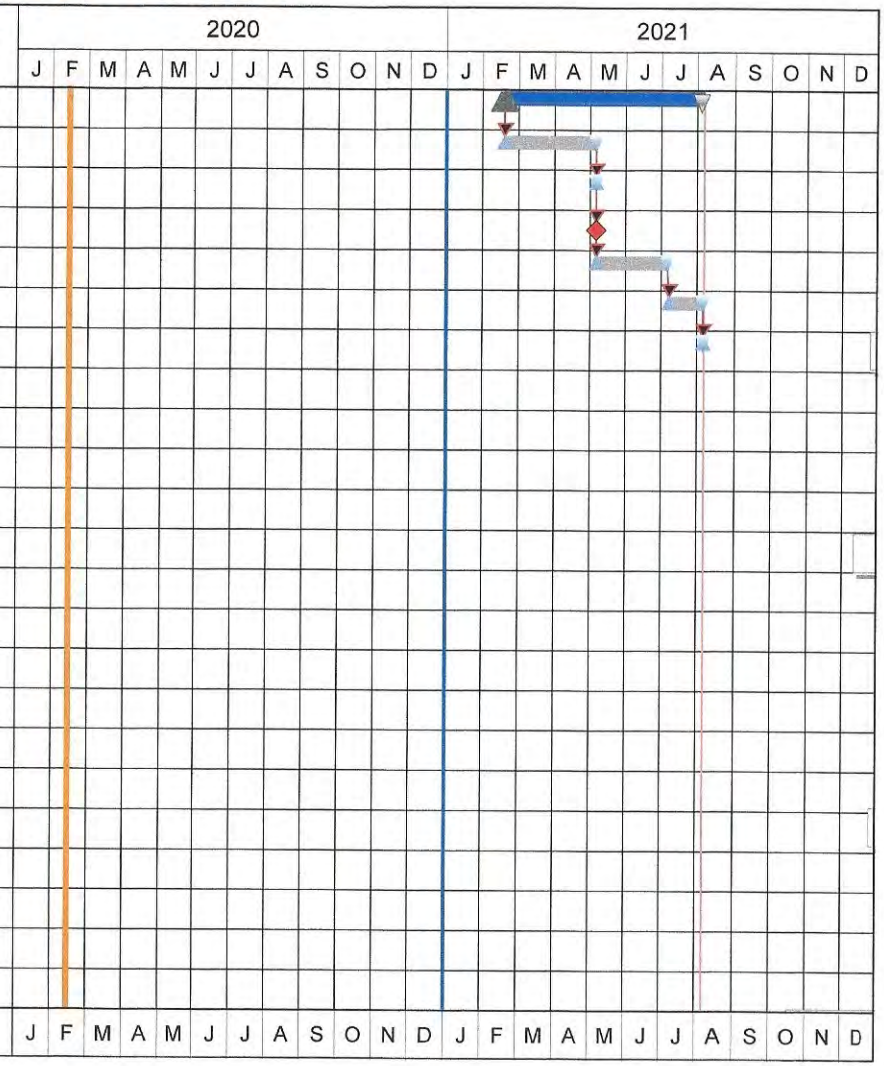

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May 14, 2019

Catholic Charities
987 Airway Ct.
Santa Rosa, CA 95402
c/o Bert Bangsberg
bcgroup@earthlink.net

Subject: Visual Structural Review of Buildings
located at 512; 520; and 608 Morgan St.

Bert,

Consistent with your request, our office has performed a visual structural review of the above noted properties.

This review is to address the following questions:

- Are the structures on these three properties structurally sound enough to be moved?
- Can the facade on the front of 608 Morgan St. be removed, transported offsite to a new location, attached and integrated as the facade of a new building?

Moving existing structures such as these to new locations can often be accomplished by qualified contractors specializing in the removal and relocation of buildings. Relocating structures can pose logistical challenges including clearing access paths from the existing locations to the new locations; repairing and remediation of the structural, plumbing, mechanical, and electrical systems; and repairing and remediation of the interior and exterior architectural finishes, which are subject to damage during the removal and transportation process. The relocated structures may also be subject to building code upgrades based upon the current edition of codes adopted by the City. The scope of our review was limited to the structural integrity of the existing construction to help in determining the feasibility of relocating any or all of these buildings.

To prepare this report our staff has performed a visual, non-invasive site review of the interior and exterior of these three buildings. Noted below is a summary of our findings and opinions for each building.

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512 Morgan Street

This approximately 1100 square-foot, currently occupied, single-family Craftsman style residence, was built in 1918. It has typical wood frame construction utilizing materials common during the period of original construction. This type of construction uses repetitive dimensional lumber for floor joists, headers, wall studs, roof rafters and ceiling joists. The exterior siding consists of cementitious shingles placed over older wood lap siding. The front porch integrates red brick columns and veneer with a wood-framed roof. This small footprint structure appears to be in good shape for its age, reflecting regular maintenance and upkeep. There is minimal evidence of dry rot, moisture infiltration, substantial settlement, subsidence or other structural compromise. The small size of the structure footprint allows for movement to another site in one piece.

We believe this structure is of sufficient structural integrity to be moved to another location. Porch elements including the deck, roof, brick columns and veneer will need to be removed prior to transportation and re-installed (consistent with current CBC requirements) at the new site. Some movement of the wood structural elements is anticipated during transportation such that interior wall coverings, doors, windows, flooring, cabinets or other architectural elements might suffer minor damage including cracking, doors/windows sticking or uneven finishes.

520 Morgan Street

This small, currently occupied single-family Victorian-Queen Anne style residence was built in 1903 and moved to its present location in 1946. Its construction utilized typical wood framing techniques and materials common during the period of original construction. The exterior siding consists of wood lap siding. The front porch is constructed of wood decking with a wood-framed roof. Decorative wood columns support the roof and railing structure. There is a small addition at the rear added sometime after the original construction. This small footprint structure appears to be in weathered but reasonable shape for its age. There is minimal evidence of dry rot, moisture infiltration, significant settlement, subsidence or other structural compromise. The small size of the structure footprint allows for movement to another site in one piece.

In our opinion this structure is of sufficient structural integrity to be moved to another location. Porch elements including the deck, roof, and decorative columns will need to be removed prior to transportation and re-installed (consistent with current CBC requirements) at the new site. Some movement of the wood structural elements is anticipated during transportation such that interior wall coverings, doors, windows, flooring, cabinets or other architectural elements might suffer minor damage such as cracking, sticking or uneven finishes.

608 Morgan Street

This unoccupied four-unit apartment building, designed in the Mission-style, was originally built about 1920. This moderate sized structure was built using typical wood frame construction techniques and materials common during the period of original construction. This two-story square structure has a flat main roof with a parapet. There is a very small concrete single story, arched front entry porch with a sloping roof, that may have been added at a later date. The building exterior wall covering is stucco with embedded 2X dimensional window and door trim. There is half-height mortared, stone veneer on the front facade elevation, that also appears to have been added at a later date. There is a wood-framed, covered

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exterior exit stair at the northeast corner of the building that also appears to have been added at a later date.

Observation of the building exterior revealed significant signs of weathering and deterioration of the exterior surfaces. Evidence of differential settlement around the perimeter included stucco cracking in many areas and crumbling in a few locations, especially at window and door corners. Mold and/or substantial long-term moisture infiltration at and near exterior window and door trim was noticed around all sides of the structure. Exterior wood trim had severe cracking, splitting with substantial peeling and erosion of the paint covering the trim. There was also evidence of significant termite tailings in some locations. The exterior exit stair reflected a minimally designed and constructed element that has suffered significant decay and deterioration. This exit stair is substantially deficient in structural capacity as required in the current Building Code, and likely poses a severe hazard for occupants attempting to exit the upper floor.

Observation of the building interior showed noticeable discoloration, cracking and tearing in the wall coverings. Substantial discoloration indicating moisture infiltration within the walls was seen in some locations. Some of the doors and windows were noticeably "racked" with some sticking and/or "frozen in place" and others were unable to properly close. There was noticeable floor slope in some areas, all suggesting differential settlement of the structure. A substantial odor was detected within the units. We suggest a mold review be performed.

Based upon our experience with other wood-framed structures, where substantial moisture infiltration had occurred, we believe the long-term moisture infiltration into wall and ceiling spaces within this structure likely indicates significant decay of structural and non-structural wall, floor, and roof elements. We expect this decay has substantially compromised the capacity of these wood structural support elements. This reduced capacity of structural elements considerably diminishes the structure's ability to survive a relocation process.

Due to the larger footprint size of this structure, relocation would likely require the building be separated into two parts and transported individually. Due to the likely significant compromise of the vertical and lateral capacity of the structural frame due to moisture induced decay, we believe separation of the structure into two parts would cause further compromise of the overall integrity of the structural frame, further diminishing the structure's ability to survive a relocation process.

The rear exit stair and front entry porch would need to be removed prior to transportation. Due to the highly compromised condition of these elements, we believe they would likely suffer complete collapse upon removal, requiring replacement with new elements designed and constructed consistent with the current Building Code. The front stone veneer would also need to be removed prior to transportation.

In our opinion, relocation of this structure is not viable considering all the variables discussed above.

Front Facade

The front exterior wall (facade) of this building is a primary part of the structural frame system, and as such is integral to the system that provides vertical (gravity) and lateral (wind and seismic) support for this structure. Typical wood frame construction of the type used to build this facade is not a single continuous wall from foundation to roof. This front (facade) wall requires interconnection between the floor, the roof,

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and the upper and lower wall elements. The lower portion of the wall was constructed first, a floor added above the wall, the upper wall is then added above the floor, and lastly the roof was connected to the top of the upper wall. The connecting floor and roof framing, in addition to perpendicular interior wall elements, provide necessary lateral support for this discontinuous front (facade) wall. Removal of these supporting wall, floor, and roof elements would create a "hinge" condition at the second-floor level that would likely result in collapse of the upper floor level at this wall.

As noted above, the building exterior showed significant signs of weathering and deterioration. Evidence of mold and/or substantial moisture infiltration at and near exterior window and door trim was noticed at the front facade. Exterior wood trim had severe cracking, splitting with substantial peeling and erosion of the paint covering the trim. We believe the long-term moisture infiltration into wall and ceiling spaces within this facade likely indicates significant decay of structural and non-structural wall and floor elements supporting this facade. We expect this decay has substantially compromised the capacity of the wood structural elements within and supporting this facade. We believe this reduced capacity of structural elements points to a likely collapse of the facade upon separation from the building.

In our opinion, separation and relocation of this front facade is not viable considering the variables discussed above.

In summary, it is our opinion that the structures located at 512 and 520 Morgan are structurally sound and can be relocated. Relocation of the four-unit Apartment building at 608 Morgan is not viable. Separation and relocation of the front (facade) wall of 608 Morgan is also not viable.

Sincerely,

MKM & ASSOCIATES
A California Corporation

John Merle Cook, S.E.

JMC/am
LH20190514JMC Relocation Review