

## HIP COMMITTEE UPDATE - PEACE VILLAGE PROJECT - NOVEMBER 14, 2022

A lot more stuff has been going on!

Sibley Simon and his Workbench team have completed the Peace Village development plan documents, and our application package has been formally submitted to the City of Santa Cruz ahead of our contractual "Submission Deadline Date."

All of the project submission documents will soon be available to the general public on the city's housing development webpage. Here is a link to a Dropbox download that can put the folder on your desktop. <https://www.dropbox.com/sh/mkbrekc0pwlxj27/AADBo-9b9jM-no1x0EDnUZxWa?dl=0>. (If you want this, download soon - the link will expire.)

To summarize: The project proposal is for 40 units - 11 studios; 3 one-bedroom units (two of them "Junior" one-bedroom units; 15 two-bedroom units; 4 three-bedroom units; 6 four-bedroom co-living units; and 1 five-bedroom co-living unit.

9 units are designated as "affordable" inclusionary units - three studios (2 very low-income, 1 low-income); four 2-bedroom units (3 low-income, 1 very low-income; and two 3-bedroom units (1 low-income, 1 very low-income).

The units are relatively small - eleven studios about 319 square feet; two Junior 1-bedroom units about 398 square feet; one 1-bedroom unit about 533 square feet; fifteen 2-bedroom units 628 to 657 and 881 to 889 square feet; four 3-bedroom units 916, 935, 938 and 1016 square feet; six 4-bedroom co-living units each about 1,000 square feet; and one five-bedroom co-living unit about 1345 square feet.

Next steps include completing a parking plan to account for use of parking spaces during construction and afterward; organizing a large community engagement meeting early in 2023 to present our Peace Village project plans to the public and receive feedback; public hearings; and possibly some further design revisions before we obtain final approval - which we hope for by this time next year, if not sooner.

Our developer team has estimated that, in a best-case scenario, Peace Village construction could be complete by sometime late in 2025.

Our developer team leader is Sibley Simon, who is the managing director of Envision I LLC, a nonprofit investment funding vehicle for affordable housing development. Sibley is also a principal in Workbench, which is a Santa Cruz-based for-profit "concept-to-completion" building collaborative capable of managing development, architectural design, general contracting, and construction management ([workbenchbuilt.com](http://workbenchbuilt.com)).

Authorized church representatives working directly with our developer team are Bill Walton, John Hall, and Jim Weller. In addition, our Housing Implementation Project (HIP) committee

members include Cathy Sarto, Lisa Johnson, and Darrell Johnson. Our HIP committee legal counsel is Steve Cassidy.

Lots of opportunities for participation in the Peace Village project are coming up soon!

Bill and John and I will be glad to review any detailed project information we have with any congregation members who ask.

Stay tuned!

Jim Weller