

Covell Village Housing Mix - **Preliminary** Staff Estimates

	Number of units	Estimated value	Estimated income level	Notes
Single-family / Ownership housing				
Senior housing	100	400,000	Above middle	
Senior housing (HT)	41		Middle	
Senior housing (HT)	22		Moderate	
Senior housing (HT)	22		Low	
Lots 2,400-2,599 sf (HT)	14	??	Middle	
Lots 2,400-2,599 sf (HT)	25		Moderate	
Lots 2,400-2,599 sf (HT)	11		Low	
Lots 2,600-4,699 sf	142	350,000	Middle	
Lots 2,600-4,699 sf (HT)	78		Middle	
Lots 4,700-5,699 sf	82	450,000	Above middle	
Lots 5,700-6,699 sf	285	687,000	Above middle	
Lots 6,700-7,699 sf	94	770,000	Above middle	
Lots 7,700-9,499 sf	95	925,000	Above middle	
Lots 9,500-10,500 sf	67	960,000	Above middle	
Cohousing (HT)	19	450,000	Moderate	
Cohousing (HT)	11		Low	
Total single-family	1,108			
Multifamily housing				
High density - market units	124	Moderate		
High density - affordable units	34	Low		
High density - affordable units	15	Very-Low		
Land dedication	58	Low		
Land dedication	58	Very-Low		
Sixplexes	24	Moderate		
Lofts above commercial	60	Moderate		
Live-work units	34	Middle		
Total Multifamily	407			
Total units	1,515			

Assumptions

The Trust-assisted units will be provided loans as necessary to enable the targeted households to purchase the units.

Calculation of affordable units in high density area includes 14 live-work market units

Summary

Very-Low	73	5%
Low	136	9%
Moderate	274	18%
Middle	309	20%
Above	723	48%

Sources

Number of units and lot sizes: Covell Village Partners
 Total number of Housing Trust units: CV Partners
 Estimated market values: Bay Area Economics

Multifamily affordable units, estimated income level and distribution of Housing Trust units among lot types: City of Davis staff. Covell Village Partners has not reviewed or endorsed the allocation of Housing Trust units