

ALUSTIZA FUNDING OPPORTUNITY – HOUSING FOR 118 PEOPLE

Phase 1: \$500,000 Estimate **FUNDED! COMPLETED!**

Hazardous material removed asbestos & pigeon feces. **Gifted in-kind by RB Environmental.**

Phase 2: \$500,000 Estimate **Completed!**

Demolition of walls leaving floors with structural beams allows for redesign of the building to maximize room & future unknown expenses. Main cost is dumpster/material removal & dump fees. **Gifted in-kind by RB Environmental**, scheduled to be completed by 4/12/18.

Phase 3: Preliminary Planning & Design Work **FUNDED! Completed!**

Perform preliminary planning & design to remodel the 3 story building to include:
Legal code basement height, building to code for seismic reinforcement, fire & HVAC to code,
1st floor: Four 1 bedroom & one studio apartment will be 100% ADA. 2nd & 3rd Floors will have 9 rooms on each floor with common bathroom facilities.

Phase funded by a \$50,000 San Joaquin County Community Development Block Grant.

Phase 4: \$400,000 Estimate: **FUNDED!**

- Dig out the basement to obtain the required 8 foot ceiling clearance for legal livable/usable basement. The cost is material removal & dump fees.
- Additional basement footings & new floor & add additional building structural support.
- Further reinforce the 2nd & 3rd floors with exterior to interior brackets.
- Building Plans are finalized.

As of 3/30/2020 we estimate 30 days from COMPLETION!



Phase 5: New Construction: \$1,800,000 Estimate
(Federal Home Bank Grant Application for \$1,350,000 and private funding for \$100,000 obtained.)

\$500,000 Estimated Balance Remaining!

- Includes new street sidewalks, fire escapes & furnishings & fixtures.
- 5 apartments and 20 bed bay on ground floor.
- 18 (4-10 person) rooms on 2nd & 3rd floors.

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