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### **ADDENDUM 2025-1**

Addendum 2025-1, Chanticleer Avenue, is being issued in connection with the Housing Authority of the County of Santa Cruz (HACSC) and its affiliate, New Horizon's Request for Qualifications (RFQ) for Co-Development Partnerships. New Horizons seeks experienced developers to partner in the planning, development, and management of 2021-2031 Chanticleer Avenue. For Developers interested in partnering with New Horizons on this project, please refer to the Co-Development Partnership RFQ for minimum qualifications and submission requirements.

Addendum 2025-1 will remain open until closed, and submissions will be considered on a rolling basis until closed. New Horizons anticipates Addendum 2025-1 will close upon execution of a joint-development partnership with a selected developer.

#### **Background:**

New Horizons Affordable Housing and Development (New Horizons) is a California nonprofit public benefit corporation organized exclusively to benefit and support the Housing Authority's mission. New Horizons' role as an affiliate to the Housing Authority is to acquire, provide, develop, finance, rehabilitate, own, and operate affordable housing for low-income families throughout Santa Cruz County. New Horizons is the owner and operator of 17 properties which consists of 294 units.

New Horizons has executed an Option Agreement to acquire 2021-2031 Chanticleer Avenue, APN 029-071-03 from the current owner. New Horizons is currently engaged in due diligence activities which includes site feasibility, ESA, and NEPA. New Horizons is expected to close escrow and acquire the property no later than August 22, 2025. New Horizons anticipates the property acquisition to occur shortly after the NEPA review has concluded.

New Horizons plans to use the property to develop a 100% affordable rental housing project to assist low-income families.

New Horizons has prepared initial schematic designs for the project with Hochhauser Blatter Architects & Planning Inc. (HBA). The schematic designs are included as **Attachment A**. These plans were developed to evaluate the property's development potential and to conduct the NEPA process. New Horizons is in general agreement with the current conceptual layout of the development and has issued a separate RFQ for Architectural Services for an Architecture Firm. The selected Architectural Firm will be responsible for preparing entitlement and construction plans and drawings for the project.

#### **Property Description:**

The affordable housing project is located on 2021-2031 Chanticleer Ave., 2.6 miles east of downtown

Santa Cruz and within the jurisdiction of Santa Cruz County. The 1.01 acre-site is immediately north of and contiguous with Chanticleer Ave. County Park. The site was cleared of all structures in 2023.

The design will consist of a single 3 story structure over a semi-subterranean parking garage with 50-78 parking spaces. Elevator access is provided to all levels. The site is an east-west oriented rectangle which facilitates ideal visual aspect and southern orientation to the adjacent park.

The project is proposed to include between 46 and 54 rental units including one manager's unit. The proposed unit mix will include 50% 2- and 3- bedroom units, with the remaining units to include studios and 1-bedrooms. They will be restricted to occupancy by low-income households with incomes at or below 80% of the Santa Cruz County area median income (AMI).

The project will consist of the 3-story residential building and all necessary infrastructure including, but not limited to, curb, gutter, sidewalks, lighting water, sewer and electrical connections (including undergrounding if applicable), water drains, parking spaces and drive aisle, landscaping and off-site improvements as required.

The project will include at least one community room that may include a kitchen, community laundry rooms, and outside playground area. The project will be designed for energy efficiency and will include rated appliances consistent with the California Energy Code (Title 24).

**Role of New Horizons:**

New Horizons will fund the full cost of the land acquisition through a loan from the Housing Authority. New Horizons anticipates the award of Project Based Voucher (PBV) through the Housing Authority, however, it is not expected that 100% of the units at the project will be assisted through PBVs. New Horizons intends to maintain site control and a majority ownership stake of the property.

**Role of Co-Developer Partner:**

New Horizons is seeking a Co-Development partner to optimize the project financing and fully capitalize on funding opportunities. These funding sources may include but are not limited to equity investments, and support with applications for LIHTC, the HOME program, CDBG, and other federal, state and local funding sources. New Horizons is specifically interested in a partner that can provide the necessary LIHTC experience to ensure maximum points in submitting a TCAC application. New Horizons is also interested in a partner that can offer a range of technical assistance and project management services to ensure the project meets its goals and objectives.



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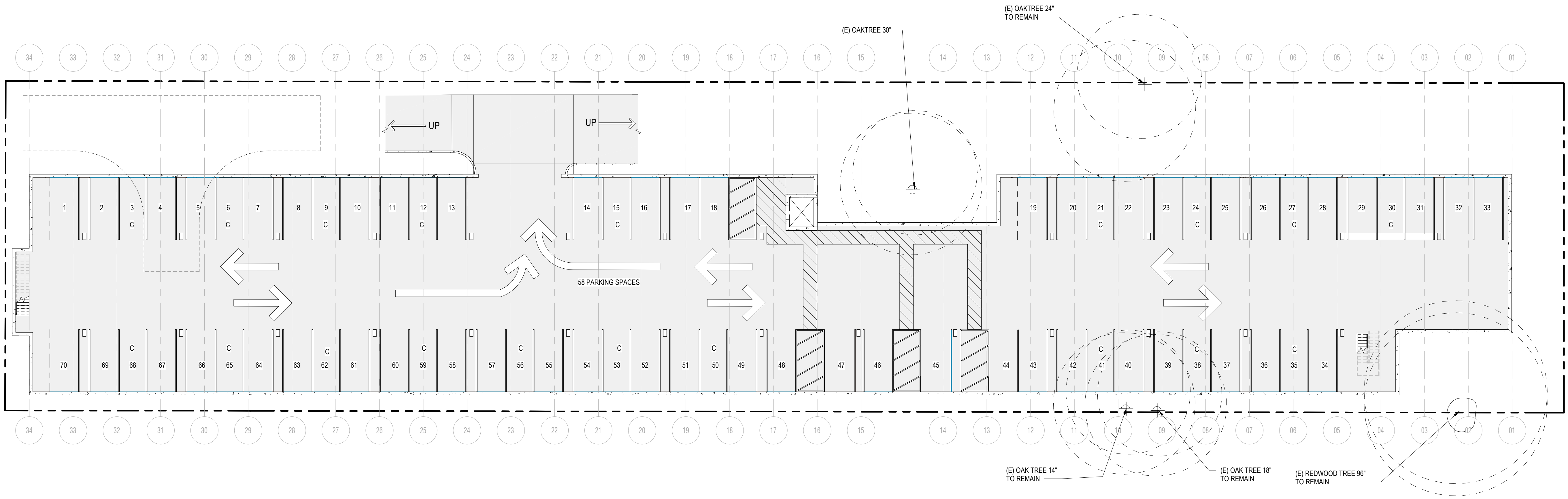
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SHEET CONTENTS  
FLOOR PLANS

PROJECT NO: Project Number

SHEET  
**A2.0**



**SUBTERRANEAN LEVEL - PARKING**

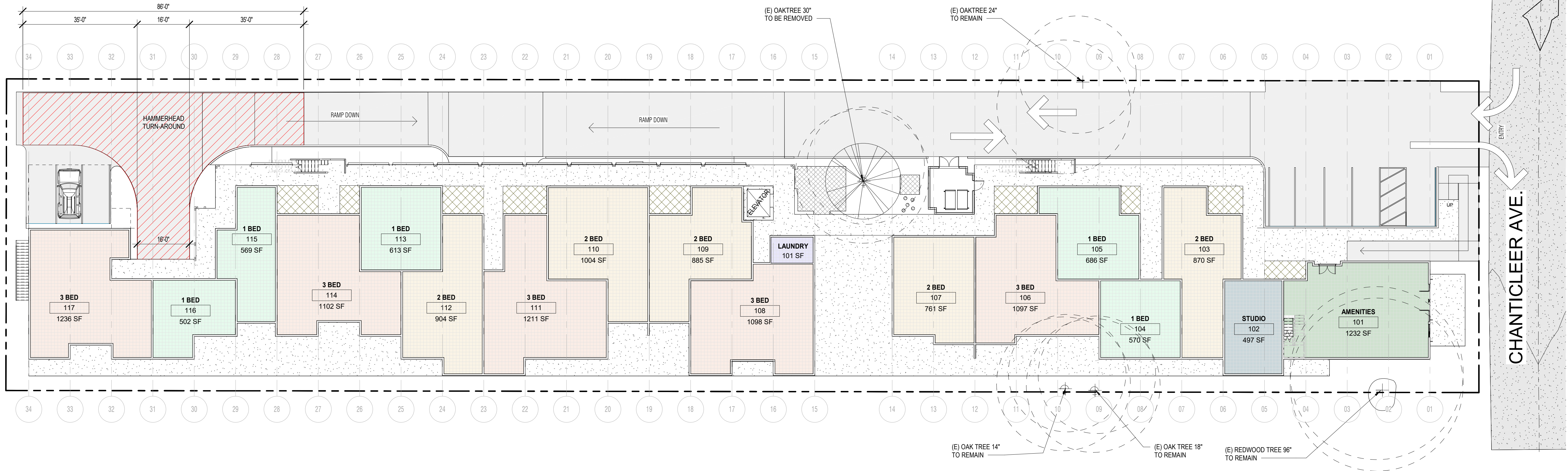
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SHEET CONTENTS  
FLOOR PLANS  
PROJECT NO: Project Number

SHEET  
**A2.1**



FIRST FLOOR LEVEL

1ST FLOOR AREA	
Name	Area
1 BED	570 SF
1 BED	686 SF
1 BED	569 SF
1 BED	502 SF
1 BED	613 SF
2 BED	870 SF
2 BED	761 SF
2 BED	885 SF
2 BED	1004 SF
2 BED	904 SF
3 BED	1097 SF
3 BED	1098 SF
3 BED	1211 SF
3 BED	1102 SF
3 BED	1236 SF
STUDIO	497 SF
16	

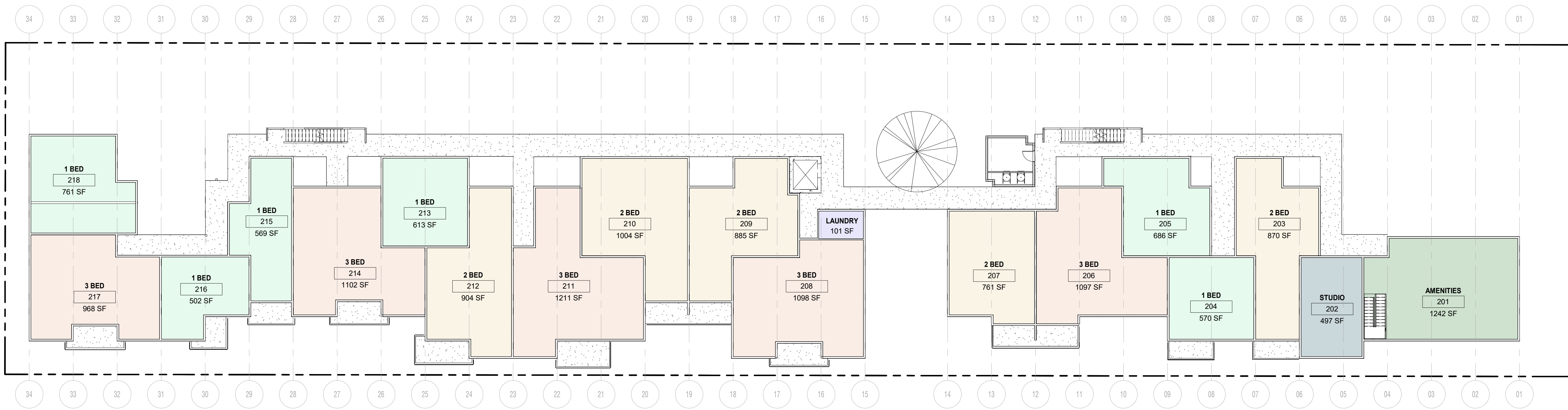
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SHEET CONTENTS  
FLOOR PLANS  
PROJECT NO: Project Number

SHEET  
**A2.2**



**SECOND FLOOR LEVEL**

2ND FLOOR AREA	
Name	Area
1 BED	570 SF
1 BED	686 SF
1 BED	569 SF
1 BED	502 SF
1 BED	613 SF
1 BED	761 SF
2 BED	870 SF
2 BED	761 SF
2 BED	885 SF
2 BED	1004 SF
2 BED	904 SF
3 BED	1097 SF
3 BED	1098 SF
3 BED	1211 SF
3 BED	1102 SF
3 BED	968 SF
STUDIO	497 SF
AMENITIES	1242 SF
LAUNDRY	101 SF
STUDIO	497 SF

17

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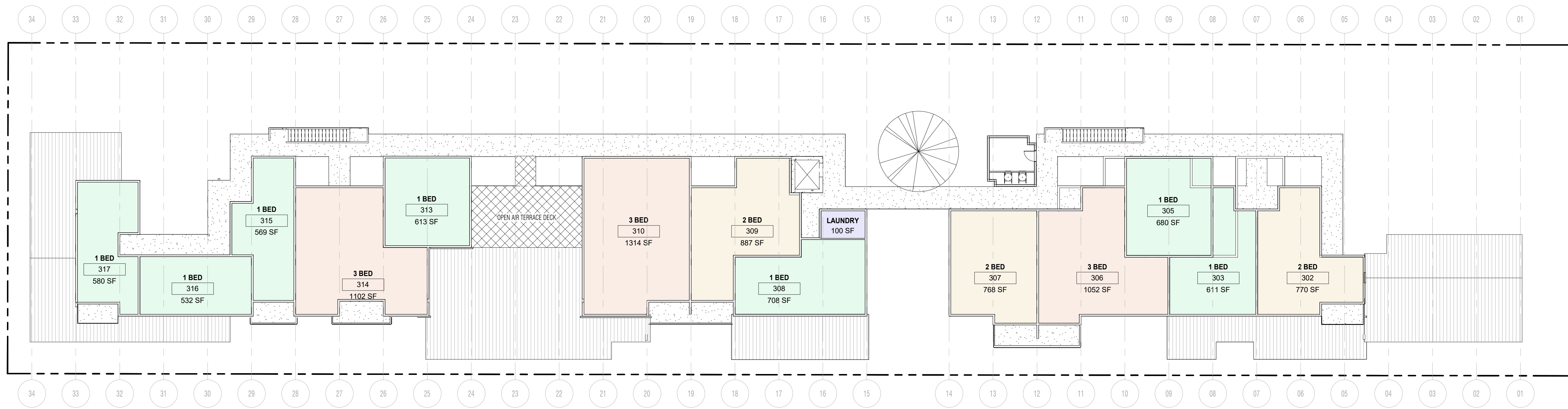
SHEET CONTENTS

FLOOR PLANS

PROJECT NO: Project Number

SHEET

**A2.3**



**THIRD FLOOR LEVEL**

3RD FLOOR AREA	
Name	Area
1 BED	580 SF
1 BED	532 SF
1 BED	569 SF
1 BED	613 SF
1 BED	708 SF
1 BED	680 SF
1 BED	611 SF
2 BED	887 SF
2 BED	768 SF
2 BED	770 SF
3 BED	1102 SF
3 BED	1314 SF
3 BED	1052 SF
LAUNDRY	100 SF
	13

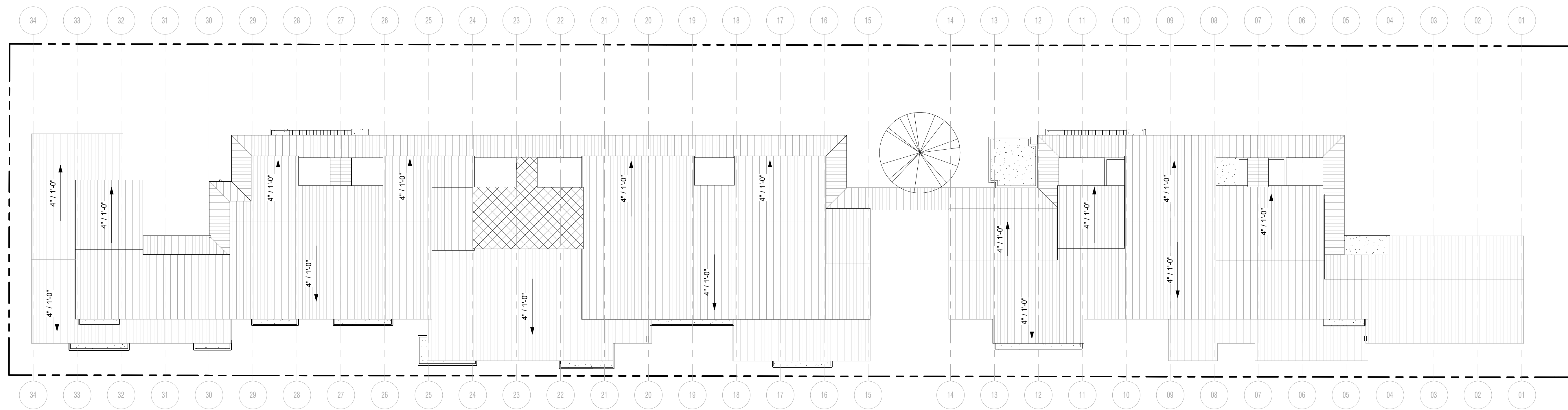
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SHEET CONTENTS  
ROOF PLAN  
PROJECT NO: Project Number

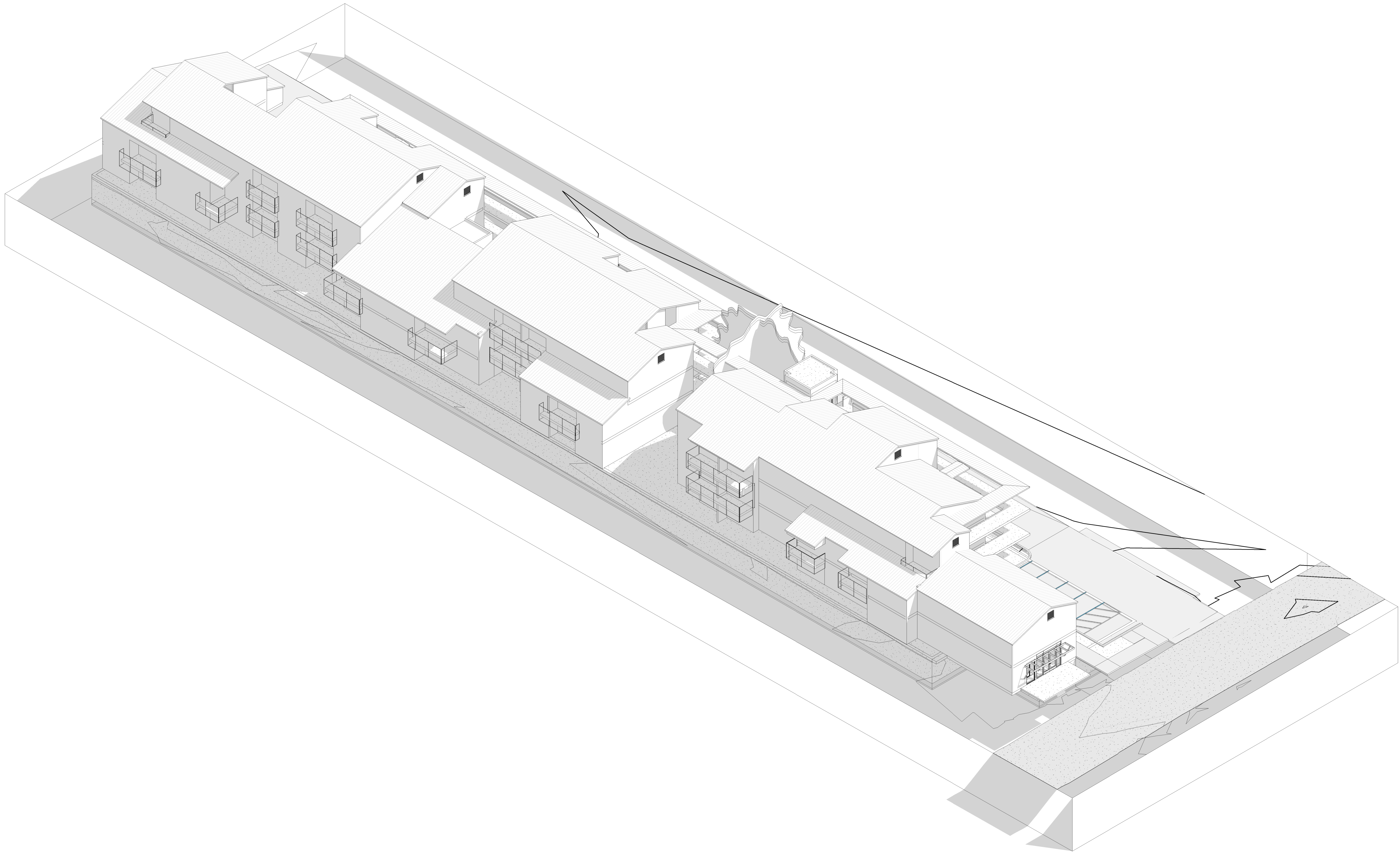
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**A2.4**



ROOF PLAN



122 E. ARRELAGA  
 SANTA BARBARA  
 CALIFORNIA 93101  
 805 962 2746



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SHEET CONTENTS  
 ELEVATIONS

PROJECT NO: Project Number

SHEET  
**A3.1**