8TH WAVE

DATE: November 9, 2026

TO: Mary Gourley| City Manager
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SUBJECT: Gravenstein Commons Construction Completion Report

PROJECT SCHEDULE UPDATE

- Construction Complete: Temporary Certificate of Occupancy issued on 10/28/2026

PROJECT DESCRIPTION

Gravenstein is a 22-unit new construction project with 21 studios, 1 studio manager's unit, and a private conference room. The Project will serve 21 chronically homeless individuals and will provide permanent supportive housing for households with incomes equal to or less than 30% of Area Median Income (AMI). Four of the units will exceed federal and state accessibility requirements for persons with mobility disabilities; and 3 units will include features accessible to persons with hearing or vision disabilities. Each unit will include a kitchenette and a bedroom/living area. All units will also be outfitted with a stove/oven, refrigerator, microwave, and hot water heater. Additionally, all units will be fully furnished including bed, dresser, table/desk, and chair.

The Project will consist of 3 one-story buildings that include a common area at the center of the site, a secure bicycle storage area, and an electric car charging station. Off-site amenities, located within a half mile of the project include a grocery and public park. Located within 2 miles of the project include a pharmacy, public library, community center and a qualifying medical clinic.

BACKGROUND

On February 21, 2024 Housing and Community Development (HCD) provided conditional approval for a Homekey 3 grant for Gravenstein Commons. On May 16, 2023, the City Council approved a resolution authorizing the joint submission application with affordable housing developer St. Vincent de Paul (SVdP). and subsequent resolution was signed by City Council on June 18, 2024. The Council resolution approving the application for this project noted that "St. Vincent de Paul will be responsible for the construction and operation of the project." The staff report noted that "The City would develop an agreement with St. Vincent de Paul should the grant be awarded to ensure all project costs are paid by St. Vincent de Paul."

REGIONAL HOUSING NEEDS ALLOCATION (RHNA) REQUIREMENTS

The State requires cities to plan for all types of housing based on allocations they receive from the RHNA process. Additionally, cities must submit annual progress reports demonstrating their compliance with their Housing Element. Some of the risks of non-compliance are maintaining local control, Regional Housing Needs Assessment (RHNA) carryover, and eligibility for grant funds. In addition, the certified housing element protects the city from the 'builder's remedy.'
Gravenstein Commons will help meet RHNA requirements by adding 22 units in the Very Low-income (VLI) category.

HOMEKEY COMPLIANCE (HCD) UPDATE

- Labor compliance 98% complete
- HCD Construction Completion Form submitted on time on 10/28/2026
- HCD Annual Reporting period is 5-years, annual reports will need to be filed through March 31, 2031

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Completed Project Photo



