



# SONRISA

Downtown Sacramento, CA

Disclaimer: This presentation was developed by a third party and is not funded by WoodWorks or the Softwood Lumber Board.



## EXECUTIVE DEPARTMENT STATE OF CALIFORNIA

### EXECUTIVE ORDER N-06-19

**WHEREAS** California is experiencing an acute affordable housing crisis that stifles economic growth, contributes to the homelessness epidemic, consumes an ever-growing share of the paychecks of working families, and holds millions of households back from realizing the California Dream; and

**WHEREAS** nearly 50 percent of California's households cannot afford the cost of housing in their local market; and

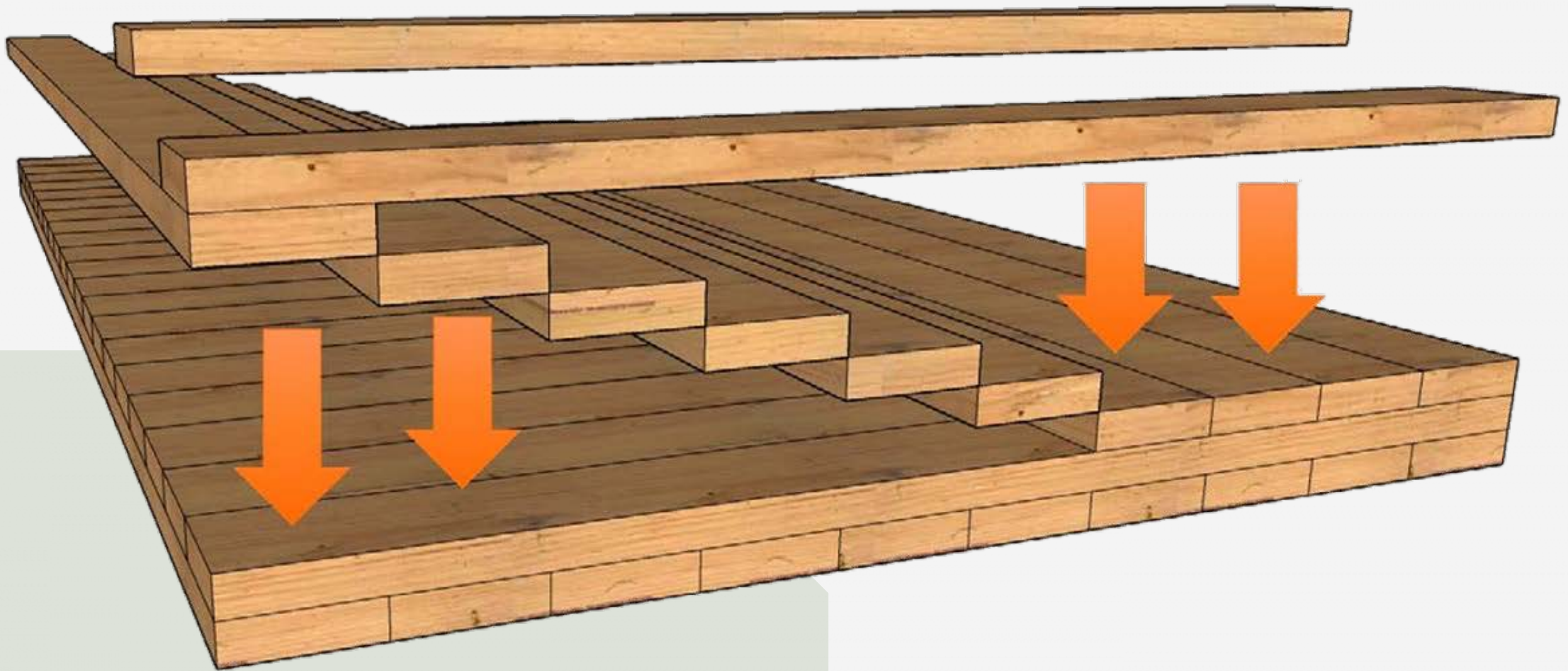
**WHEREAS** for decades, California has failed to build enough homes for its growing population at all income levels, ranking 49th in the country in housing production per capita in 2016; and

**WHEREAS** restrictive zoning and land-use policies at the local level are a major cause of the shortfall between California's housing needs and the available supply of housing; and

**WHEREAS** when communities do not build their fair share of housing, the surrounding region must absorb new residents who, as a consequence of a lack of access to affordable housing, suffer from higher rents and longer commutes; and

**WHEREAS** the high cost of land also significantly limits the development of affordable housing in areas with the greatest demand for new housing; and

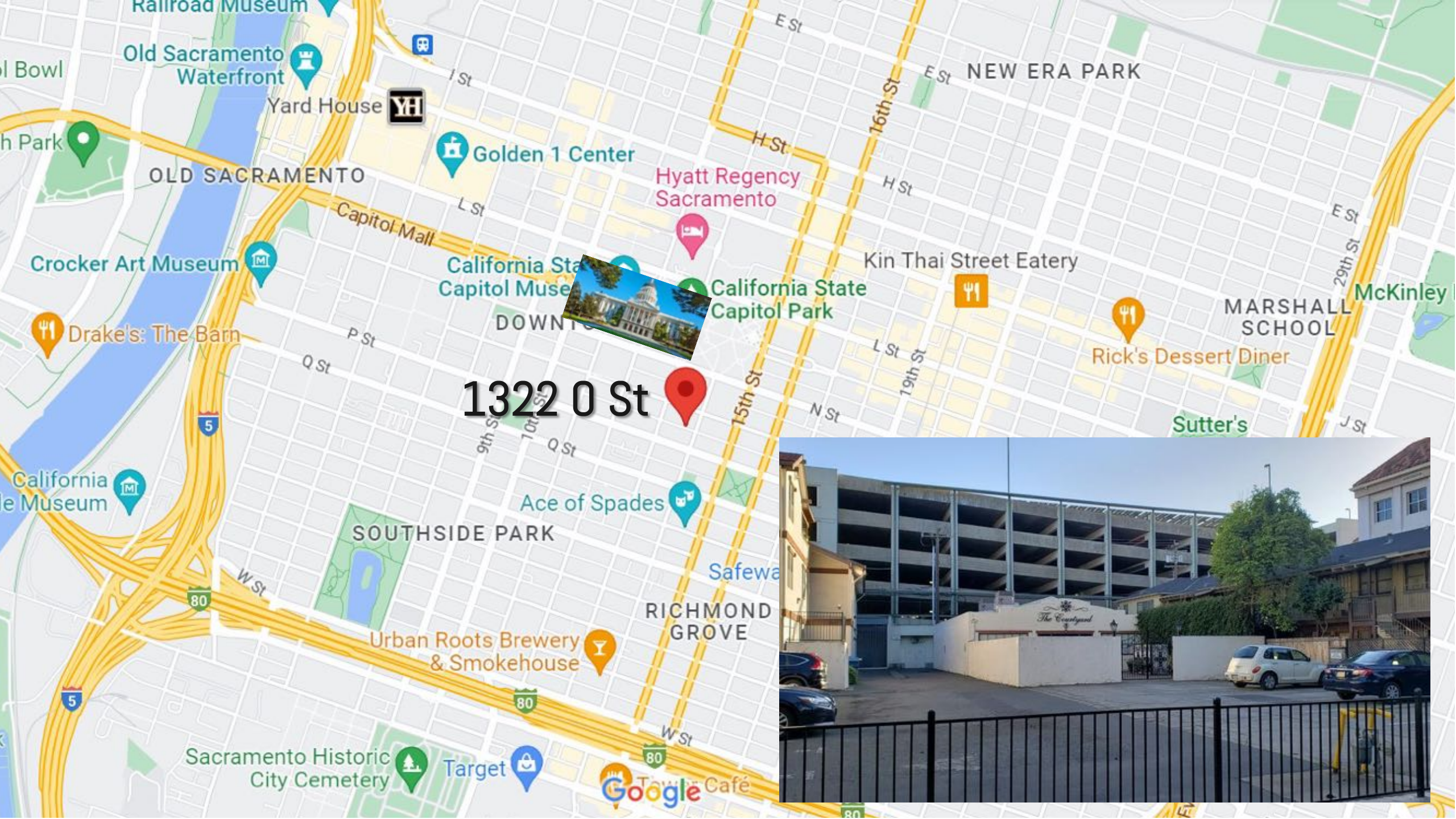
**WHEREAS** state agencies own thousands of parcels of land throughout the state, some of which exceed those agencies' foreseeable needs; and



What is cross-laminated timber (CLT)?

Location	1322 O St, Downtown Sacramento, CA
Construction	Type III-B over a Concrete Mat Slab
Stories	5
Units	58 apartments + 1,300 SF commercial space
Developer	Partnership between CADA/CACDC and CFY Development Sacramento, CA
Architect	19six Architects (previously Williams + Paddon) Sacramento, CA
Structural	Holmes Structures San Francisco, CA
Contractor	Tricorp Group Sacramento, CA
CLT Fabricator	Kalesnikoff Castlegar, BC, Canada

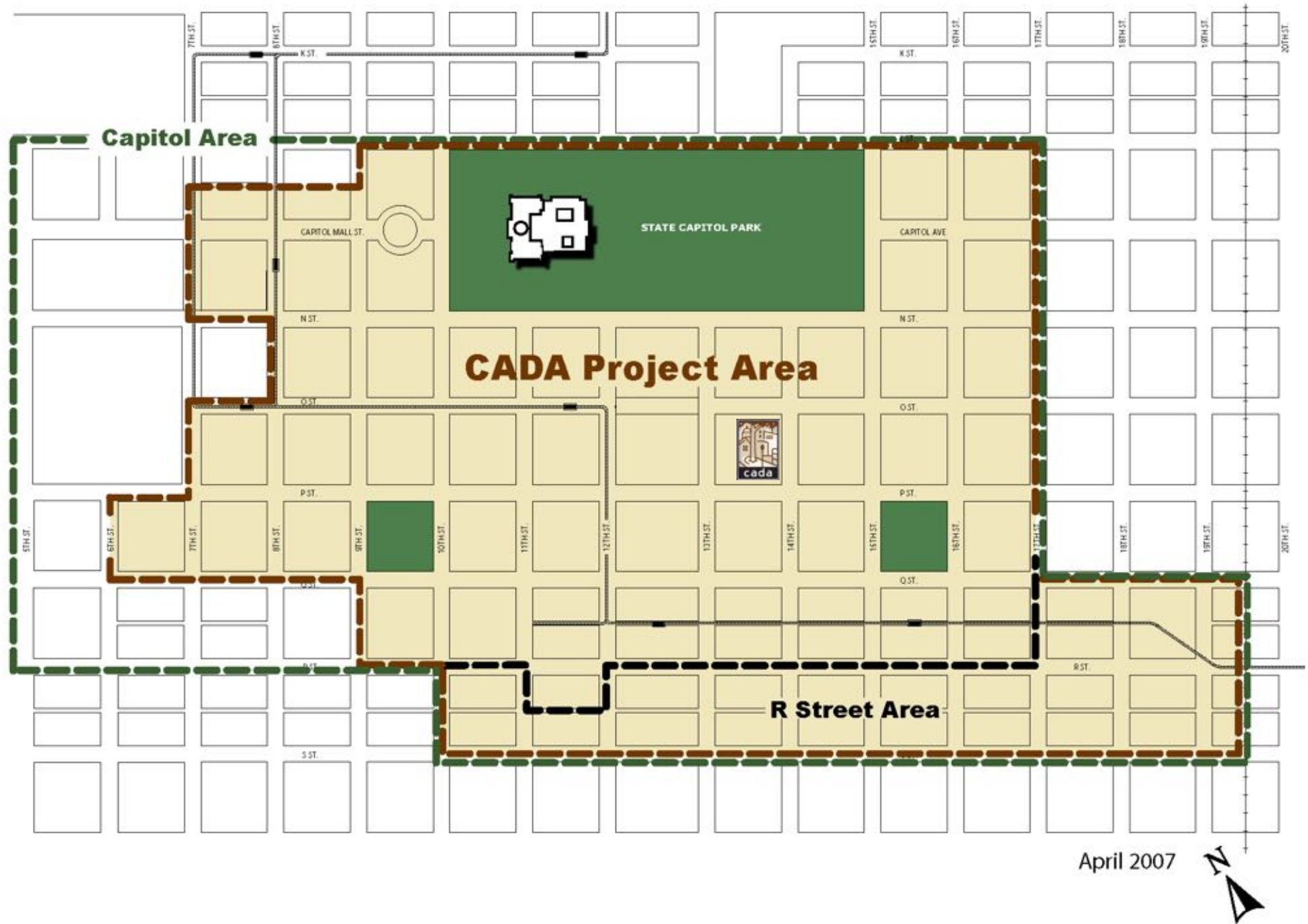




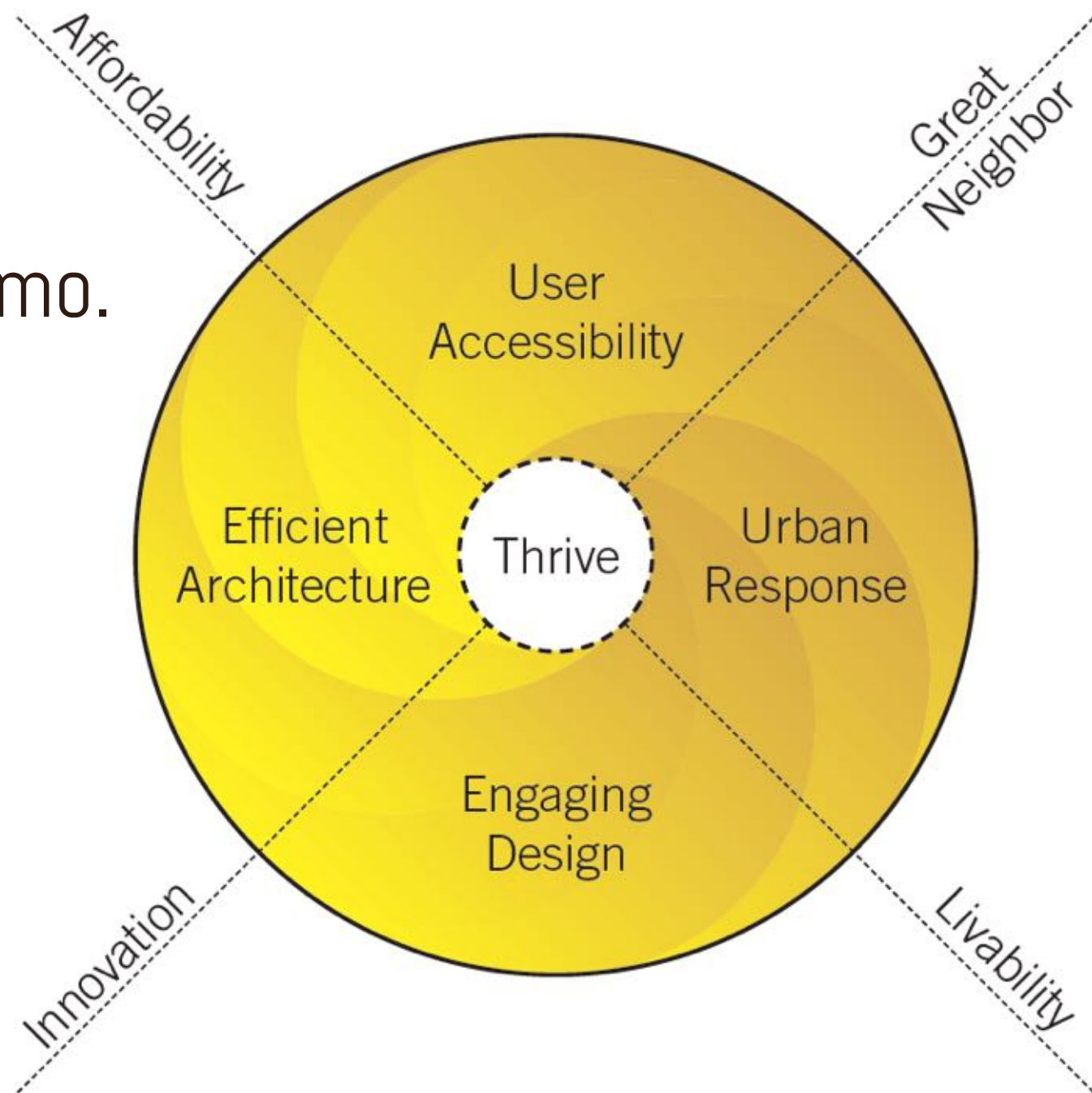
1322 O St







Apartment Rent:  
\$656 – \$1,011/mo.

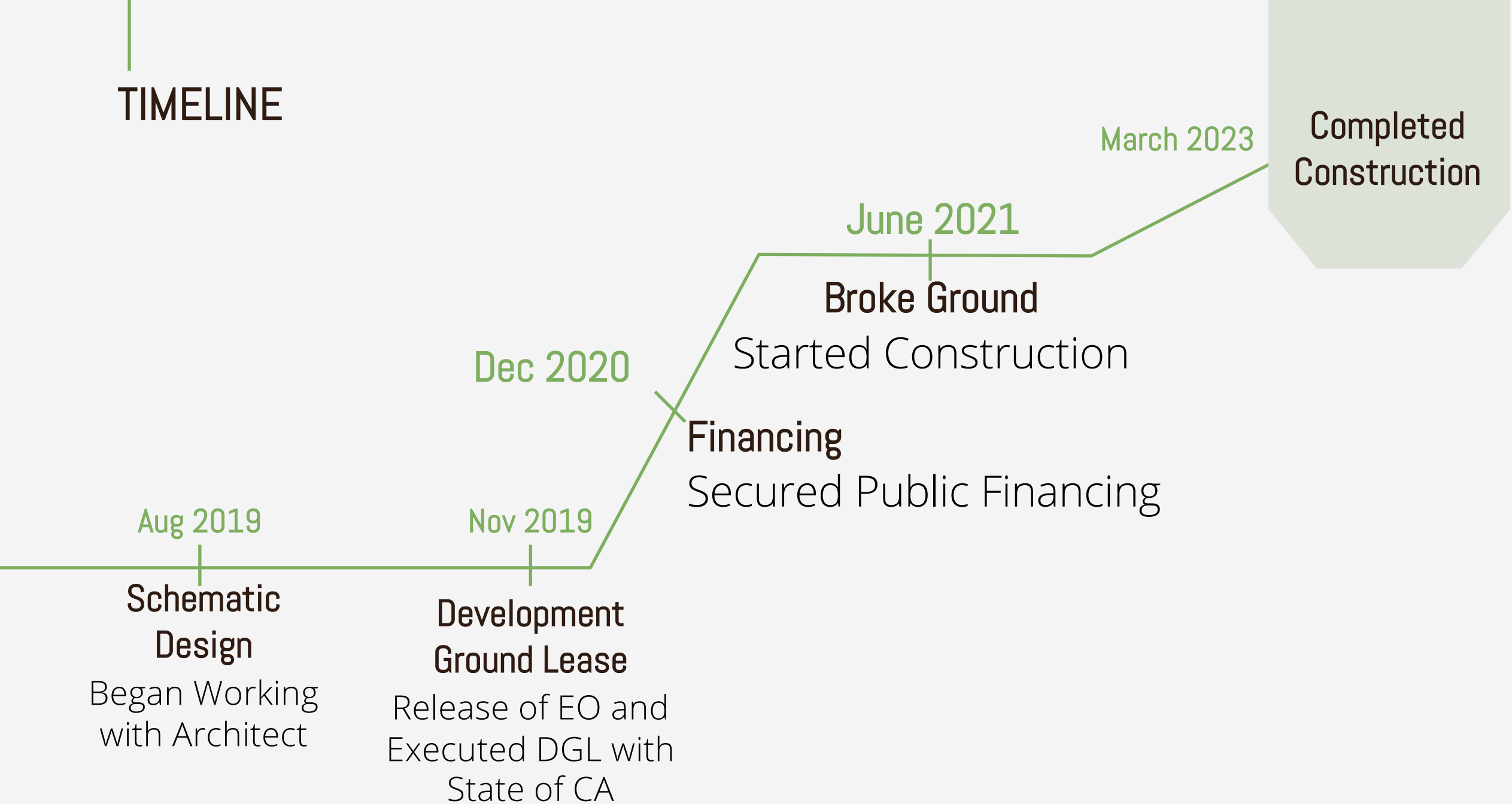


# TIMELINE





# TIMELINE



# CONSTRUCTION FINANCING

Tax-Exempt Bonds	\$11m
Taxable Bonds	\$5m
Tax Credits Equity (1 <sup>st</sup> pay-in)	\$1m
CADA Loans	\$2.5m
Deferred Developer Fee	\$3m
Deferred Reserves	\$500k
	<hr/>
	\$23m

Hard Cost

**\$585/SF**

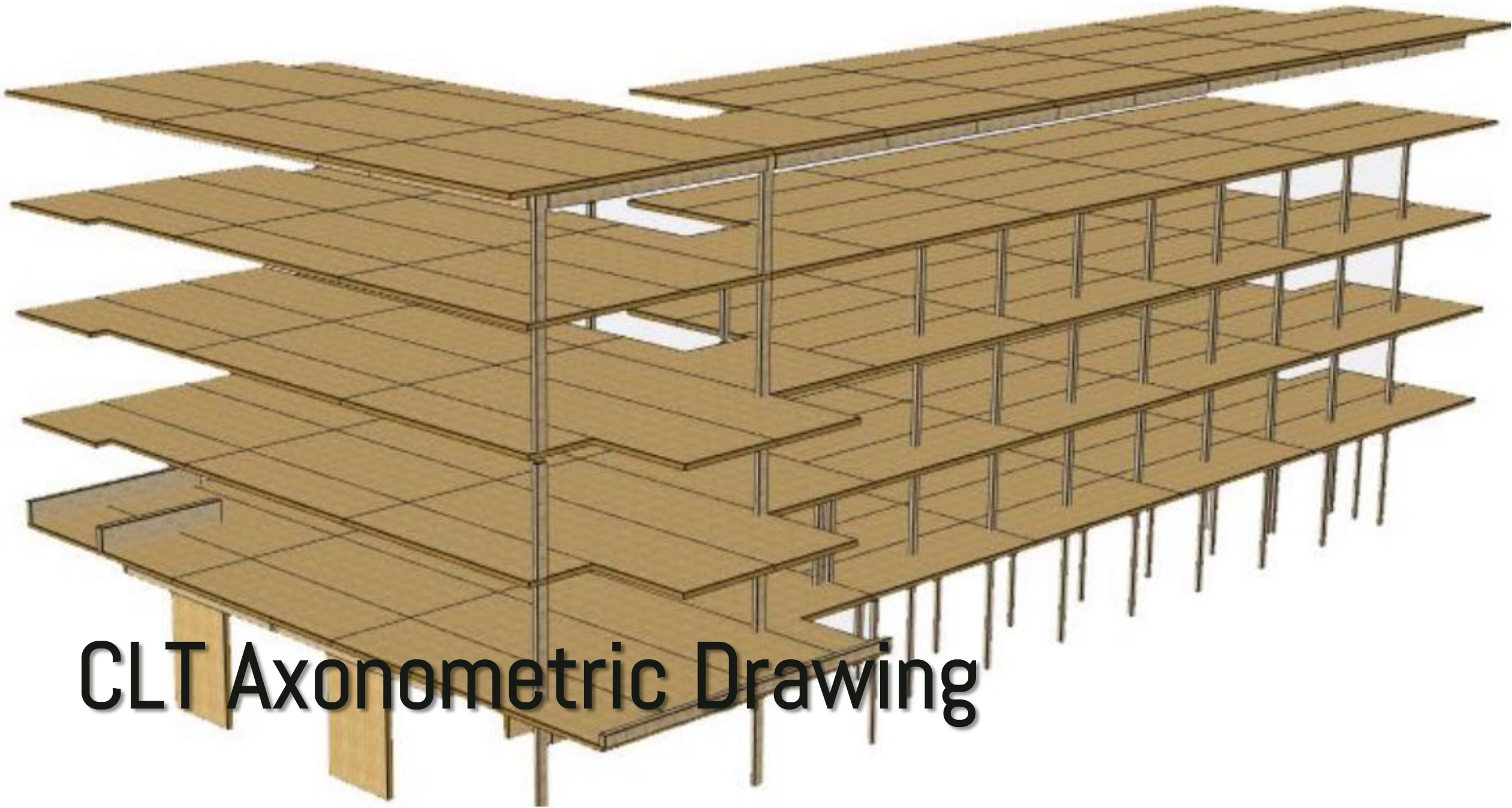
Includes  
Prevailing Wage





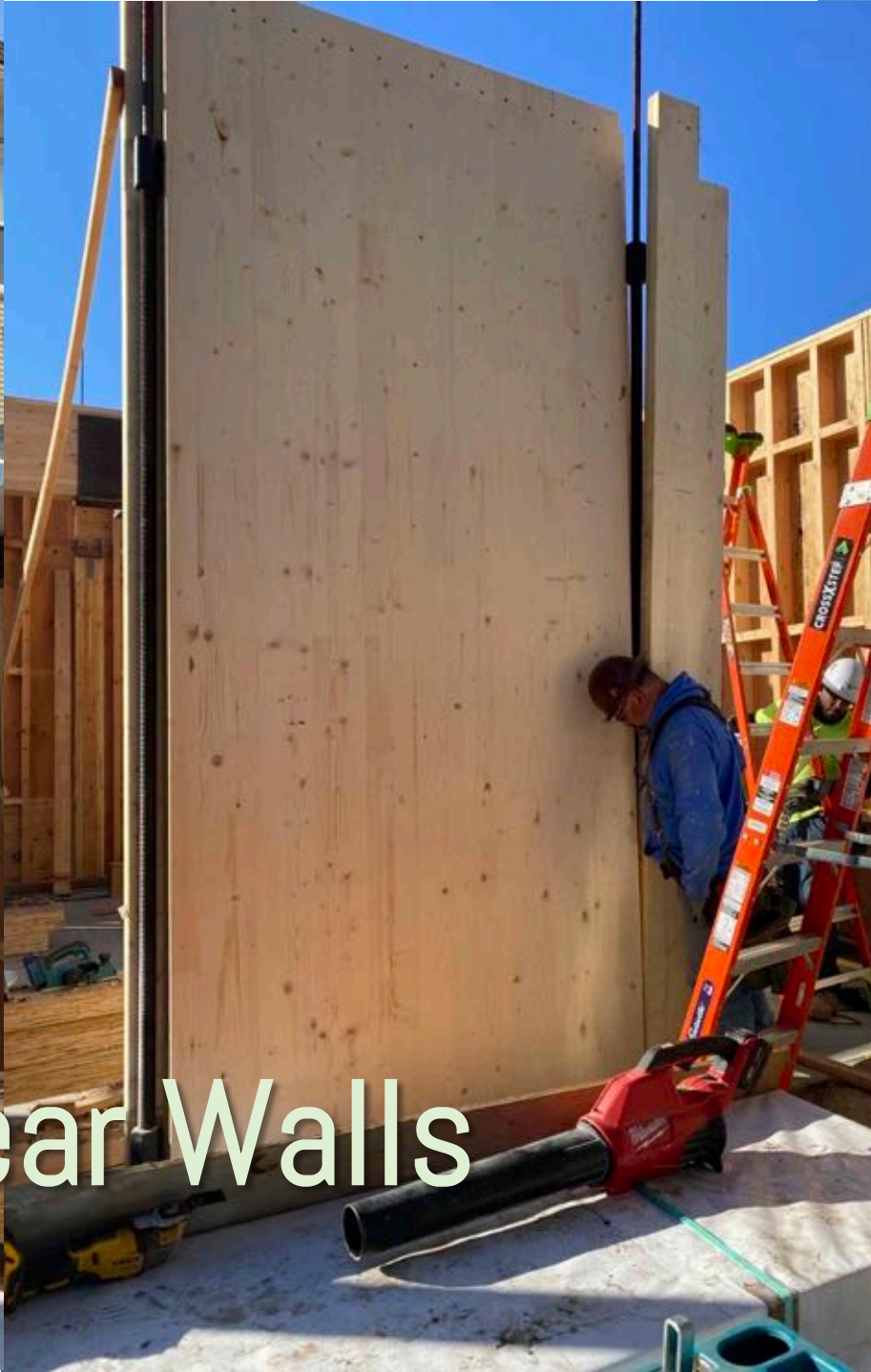
single layer of CLT floor/ceiling





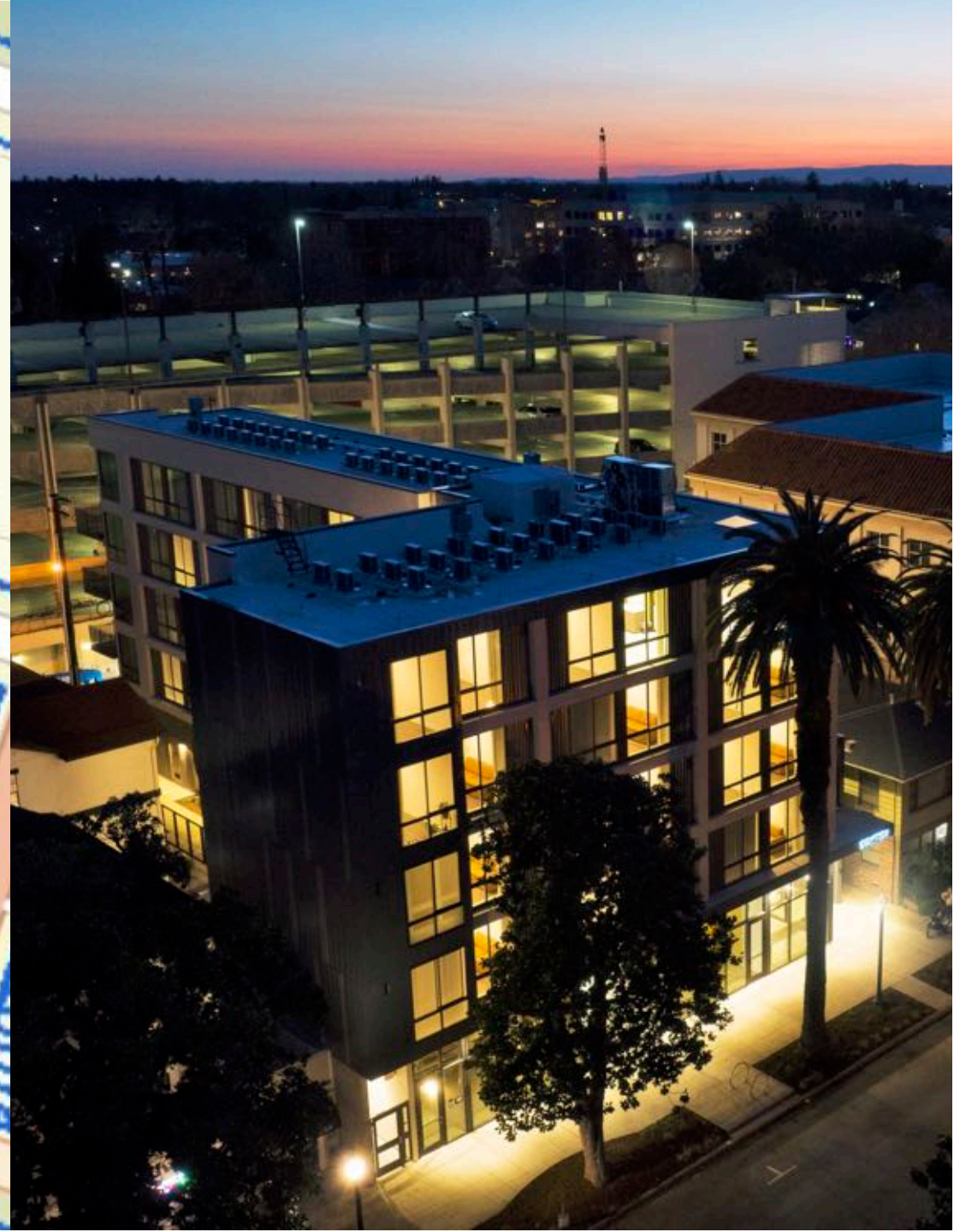
**CLT Axonometric Drawing**





CLT Shear Walls













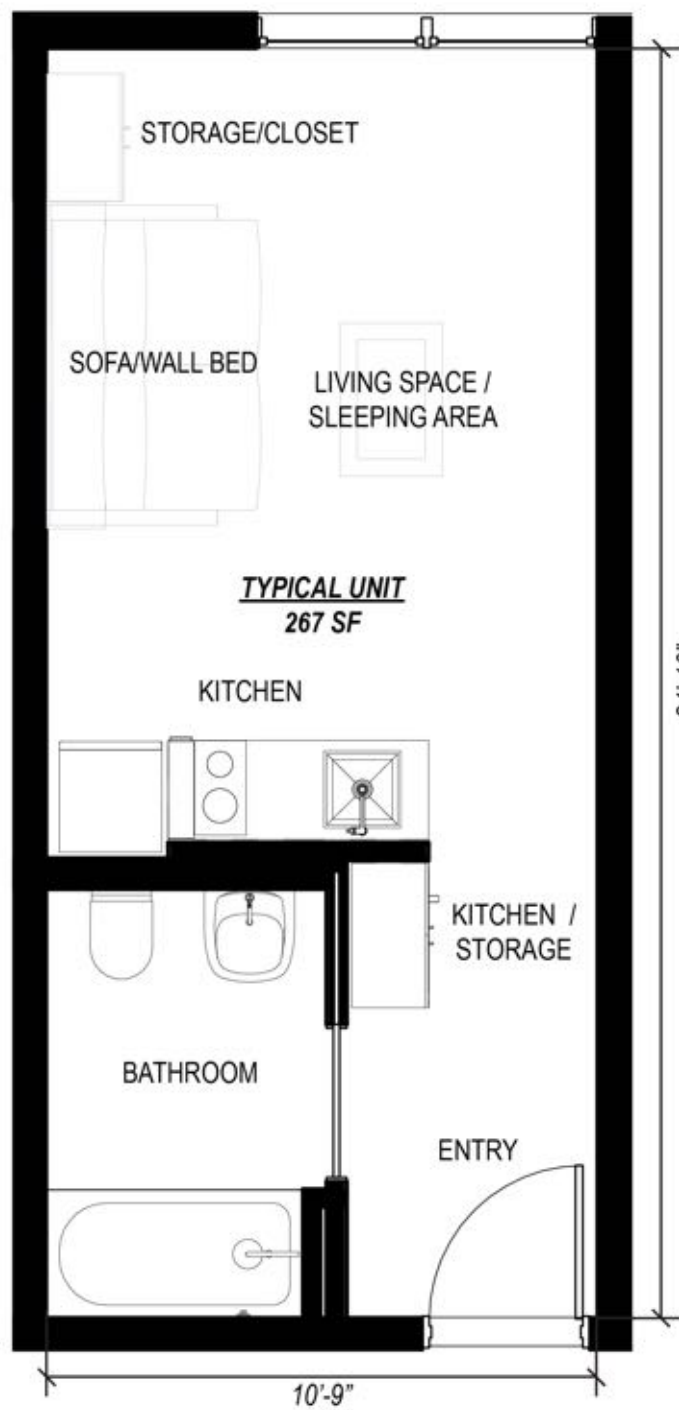
Limited laydown area















CLT panels are perfectly flat



59' 11" bldg.



With CLT:  
Floor to Ceiling in Units – 9'8"

With 11'-7/8" I-joists:  
Floor to Ceiling in Units – 9'-5/8"





Framing







CLT is heavy





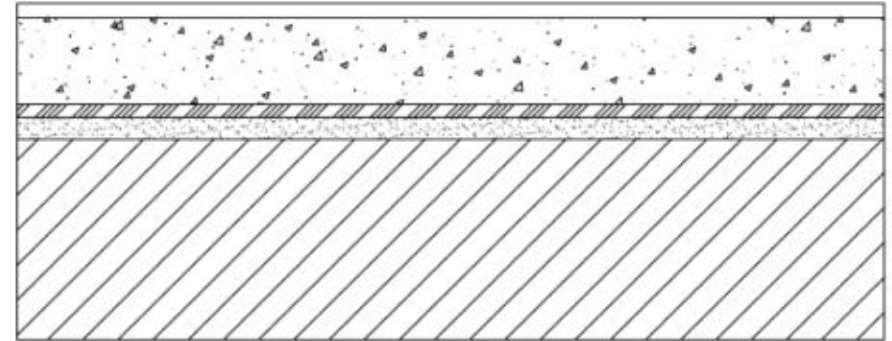








# commissioned an acoustical study



Finish	4 mm Daltille Langdon Click Luxury Vinyl Plank
Gypsum Topping	51 mm Maxxon Gyp-Crete
Underlayment	10 mm Maxxon Acousti-Mat® SBR
Sound Mat	12 mm Maxxon Acousti-Mat 3/8 Premium
Structure Type	191 mm KLH® 5-Ply CLT

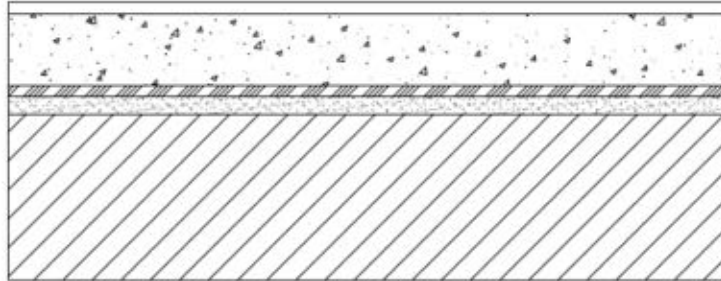


# Gypcrete Underlayment Section Comparison

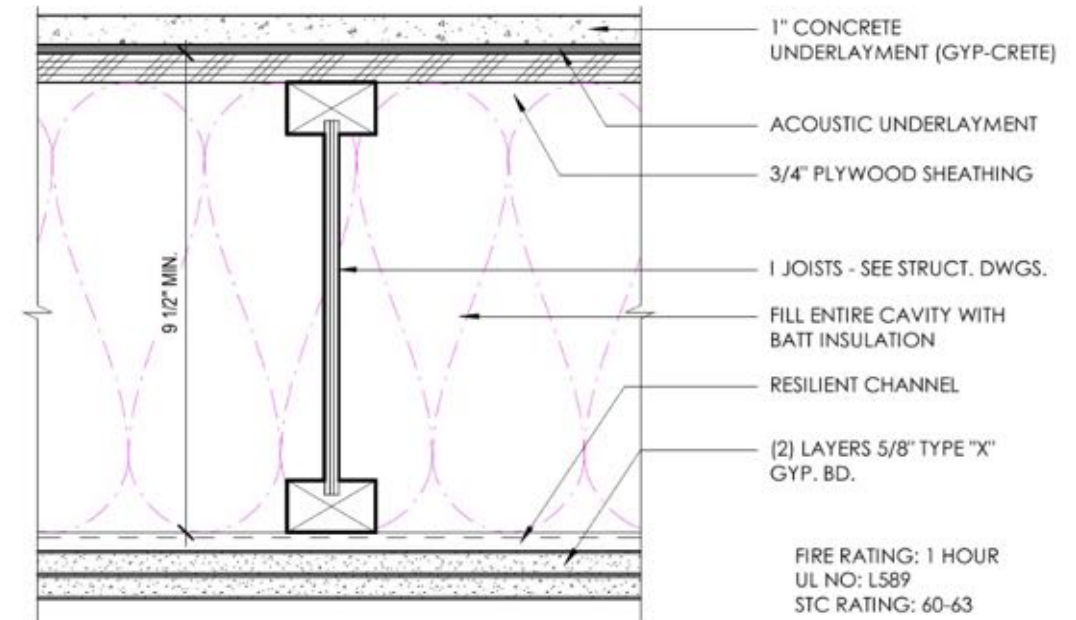
2-7/8" for CLT

vs.

1-3/8" for I-joist



Finish	4 mm Daltile Langdon Click Luxury Vinyl Plank
Gypsum Topping	51 mm Maxxon Gyp-Crete
Underlayment	10 mm Maxxon Acousti-Mat® SBR
Sound Mat	12 mm Maxxon Acousti-Mat 3/8 Premium
Structure Type	191 mm KLH® 5-Ply CLT







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This concludes The American Institute of Architects Continuing Education Systems Course