

Covell Village
Fact Sheet #2
Housing Types and Costs

The Covell Village applications were approved by the City Council on June 21, 2005. The project will not be built unless the approval is ratified by the voters in November. If approved, development will occur over a ten-year period, likely beginning in 2007.

Covell Village is proposed to contain approximately 1,864 housing units. Approximately 42 percent will be subject to price or rent restrictions.

Market-priced

- 750 Ownership units (single-family attached and detached), including 150 senior-only homes
- 30 Cohousing townhouses
- 34 Work-live units
- 262 Market apartments, including 50 in the Village Center. Some of these units may be built as condominiums, or converted after construction

Price- and rent-restricted

- 400 Middle-income ownership units, including 85 senior units
- 144 Low-mod affordable for sale units
- 244 Low-income apartments, including 21 reserved for clients of Yolo Community Care Continuum

The City will have regulatory restrictions on the prices of the middle-income and low-moderate affordable housing (See Fact Sheet #1, Affordable Housing). Prices of the non-restricted units will depend on the size of the parcel and of the unit, and on market conditions at the time of sale. Average lot sizes will be smaller than those in other recent subdivisions. Zoning restrictions, and details on how the live-work, cohousing, and Village Center housing will be developed, will be established in the zoning documents for Covell Village.

The above breakdown of residential units does not include the estimated 130 beds in the senior core facility and 16 beds in the hospice. They also do not include accessory dwelling units ("granny flats") that may be permitted in conjunction with development of homes on the single-family lots.