



Overview of LOI's Submitted to SCUSD

Entity	Site	Project Proposal	Finance Options	Proposed Method of Acquisition/Ownership	Incentives to SCUSD
The Alpine Companies, LLC	16th & N	Create a mixed use Class A building with retail/restaurant on the ground floor, office 2nd floor, community meeting room	Private financing	Purchase, deposit of \$25,000	SCUSD may utilize community room free of charge
Sacramento Labor and Nonprofit Incubator, Inc.	Old Marshall	The Grantland Johnson Nonprofit and Labor Center at the Old Marshall School - Rehabilitate and sublease smaller spaces to labor and nonprofit groups. Use apprenticeship program to increase training opportunities for community members	Grants, donations, private investments, tax credits, private loans	Prefer purchasing, open to long term lease and joint occupancy	
Vrilakas/Groen Architects	Old Marshall	Mixed income residential development of 60 units, construct two new buildings and use existing	tax credit, bond financing, loans, grants, SHRA	Long term lease	Lease preference given to SCUSD staff
Bardis Homes; Mogavero Architects	Old Marshall	Renovate existing building and develop two new adjacent structures into 35-50 senior co-housing development units	form LLC, local bank financing	Land transfer of choice or property purchase	Exchange for land (not currently identified)
Capitol INDIE Collective, Inc.	Old Marshall	INDIEhaus will be a hotel/hostel/loft space/ mixed with education/entertainment/workspaces inspiring co-living, co-working, arts education, community engagement	tax credits, local, state, and federal funding	99 year lease, with one dollar lease	edutainment/edutourism curriculum opportunities for SCUSD
Cresleigh Homes	16th & N	Mixed use residential, street level retail, with restaurants, offices, meeting facility. Upper floor would be residential. construct new buildings at corners of 16th & 17th Streets	Private financing	Property exchange for 7050 San Joaquin	Property exchange, SCUSD could be involved in the design process. Designated meeting space inside and outside.
Immanuel Housing; partnership with Community Architecture, Inc. and Cowan Construction Services	16th & N	Semi-independent housing to emancipated foster youth and veterans with an educational component. Basketball court	Public funding, fundraising	99 year lease; exchange of land for central kitchen	Exchange for land (not currently identified)
Immanuel Housing; partnership with Community Architecture, Inc. and Cowan construction Services	Old Marshall	Transitional housing for emancipated foster youth and veterans, victims of domestic violence. Classrooms/meeting rooms, 16 condo units for first time homebuyers (split parcel into three)	Fundraising plan, public financing	99 year lease	Priority given to veterans and teachers; meeting room available to SCUSD
Grapevine Development (Late)	Old Marshall	Residential use, 40 residences, studios, 1-2 bedrooms, lofts. Including community kitchen, business and meeting rooms, lounge area	Private financing	99 year lease	