

**Mayor**  
John Murray  
**Mayor Pro Tem**  
John Grego  
**Council Members**  
Mary Hornsby  
Ed Martin  
Willard Rodarmel



**Redevelopment  
Division**

119 Fox Street  
Lemoore • CA 93245  
Phone • (559) 924-6701  
FAX • (559) 924-9003

**Staff Report**

**ITEM  
NO.**            21

**To:**            Lemoore Redevelopment Agency Board  
**From:**        Brooke Austin, Housing Specialist and  
                  Judy Holwell, Redevelopment Project Manager  
**Date:**        November 25, 2008  
**Subject:**     Affordable Housing Project – SW Corner of Bush Street  
                  and Acacia Drive

**Discussion:**

Staff has been approached by Tom Davis of Davco Communities regarding a potential affordable housing development on the southwest corner of Bush Street and Acacia Drive. Davco Communities has an option to purchase the property from Richard Wills of Wills Trucking and is using this due diligence period to see if a project is feasible. The project being proposed is an 81-unit multi-family complex called Village at Acacia, which consists of 24 two-bedroom units, 40 three-bedroom units, 16 four-bedroom units, and one (1) three-bedroom manager's unit. The developer has estimated that the project will cost approximately \$15,651,622 and that he would need \$1,850,000 in financial assistance to make the project feasible, which equates to \$23,125 per "affordable unit".

The Agency has provided financial commitments to two similar projects. The Montgomery Crossing Apartment Community is a 57-unit complex which is beginning construction on 19<sup>th</sup> Avenue and Tammy Lane. The Agency provided assistance of \$21,428.57 per "affordable unit" for a total of \$1,200,000. The project will restrict 20 units for very-low income residents and 36 units to low-moderate income residents for 55 years. In addition, the Agency purchased land at the corner of "D" Street and Smith Avenue for the construction of the Oleander Terrace Apartments. This complex will consist of 66 units with 32 units restricted for very-low income residents and 33 units restricted for low-moderate income residents. The Agency committed a total of \$1,750,000 (including the land purchase), which is equal to \$26,923.08 per "affordable unit". This project is not expected to start construction until all financing is secured, which is projected to be October 2009.

The Agency currently has a deficit of 79 very-low income units in its Housing Production Requirement. The two previously approved projects will provide 52 units countable toward this income category; however, we will still have a shortage of 27 units and this

requirement increases annually as new homes are built. The Davco project will provide an additional 39 very-low income units and 41 units would count as low-moderate.

This fiscal year \$3,550,000 was budgeted for property acquisition; \$2,950,000 for the Montgomery Crossing and Oleander Terrace projects and an additional \$600,000 for homes affected by the 19<sup>th</sup> Avenue Interchange Project. There are eight homes that will have to be removed when the Interchange is constructed. The RDA has purchased four of these homes and plans to purchase the remaining homes as they become available for sale. Of the amounts budgeted for the two multi-family projects only \$2,077,000 is expected to be spent this fiscal year. The remaining \$873,000 committed for the Oleander Terrace Project will not be needed until construction begins. In addition, no homes affected by the Interchange have been purchased thus far this fiscal year. The 2008-2009 RDA Budget indicates that the Low-Moderate Income Housing Fund has an estimated ending balance of \$756,953. This balance plus the balance remaining from property acquisition, for a total of \$2,229,953, represents an estimate of the funds available. The Low-Moderate Income Housing Fund has estimated annual net revenue of approximately 1.7 million dollars and estimated annual expenses for ongoing programs of approximately one million dollars; therefore, there is approximately \$700,000 available for projects each year. The Board does have the ability to " earmark" future funds.

In addition to the two approved projects, the Board has previously been presented information regarding the development of an affordable complex at the corner of Fox Street and Cinnamon Drive, across from the Police Station. Staff has also recently begun discussions with West Hills College regarding the development of student housing near the campus. Each of these projects will not only be seeking Redevelopment support, but will also apply for 9% tax credits. Montgomery Crossing has already received a tax credit award for 2008 and is expected to complete construction by December of 2009. Village at Acacia is anticipating applying for tax credits in March of 2009 and Oleander Terrace is anticipating applying for tax credits in July of 2009. The California Tax Credit Allocation Committee (CTCAC) can only award one project per jurisdiction per year; therefore, if Village at Acacia receives an award in the first round of 2009, Oleander Terrace and any other projects, will be unable to apply for funding until 2010. CTCAC will also require a market study to show that there is a need for additional housing.

The Village at Acacia is desirable as it will eliminate a blighted area that the Agency has been working to improve the aesthetics of for a number of years. A project at this location will help to beautify the area as an entryway to the City from Highway 41. However, this site does produce challenges that the other sites have not. The site currently contains six rental homes and the tenants of those homes will be eligible for relocation assistance if RDA funds are contributed.

The developer will be in attendance Tuesday night to provide you with a PowerPoint presentation regarding his development experience and an overview of the proposed project and financing plans for the site. He will also address the cost involved with relocation and how he plans to address this issue. At the conclusion of the discussion, the developer seeks input as to whether the Redevelopment Agency Board is interested

in supporting this project. If the Board is in favor of moving forward, the item will be brought back at a future meeting for action.

In addition to the Staff Report, you have the following attachments: 1) a Project Summary, 2) a list of projects completed and under development, 3) pictures of the site in its current condition and 4) the Site Plan for Village at Acacia.

**Budget Impact:**

None at this time; however, a potential impact to the RDA Low-Moderate Income Housing Fund of \$1,850,000.

**Recommendation:**

This presentation is provided as an opportunity for the Board to review Davco Communities proposed affordable multi-family housing project and provide direction to staff and the developer on the proposal.











PROJECT: THE VILLAGE AT ACACIA  
 LEMMON, CALIFORNIA  
 FOR: DAVCO COMMUNITIES, LLC  
 THE P.C.B.

**SITE DEVELOPMENT STATISTICS**

**LEGAL DESCRIPTION:**

SITE ADDRESS: SOUTH WEST CORNER OF BUSH STREET & ACACIA DRIVE  
 AREA: N/A

**SITE STATISTICS:**

- TOTAL GROSS SITE AREA AND DEVELOPMENT: 277,031 S.F. = 6.36 ACRES
- TOTAL NET SITE AREA AND DEVELOPMENT: 270,234 S.F. = 6.20 ACRES
- ZONING DISTRICT: R-2.5
- PERMITTED DENSITY: 10 UNITS PER ACRE
- ALLOWABLE RESIDENTS: 270,234 S.F. = 6.20 ACRES
- RESIDENTS PROVIDED: 81 UNITS = 1208 UNITS PER ACRE (1 UNIT/12.08 SF)

DATE AND LOCATION OF PREVIOUS BUILDING CONSTRUCTION TYPE: N/A

REQUIRED SETBACKS: N/A

SETBACKS: N/A

REAR YARD SETBACK: N/A

FRONT YARD SETBACK: N/A

REAR YARD SETBACK: N/A

**GENERAL STATISTICS**

UNIT TYPE/DESCRIPTION	QUANTITY	TOTAL AREA (S.F.)	PERCENTAGE OF TOTAL GROSS AREA
1-BEDROOM UNIT	8 UNITS	14,930 S.F.	5.4%
2-BEDROOM UNIT	16 UNITS	29,860 S.F.	10.8%
3-BEDROOM UNIT	8 UNITS	14,930 S.F.	5.4%
4-BEDROOM UNIT	18 UNITS	32,274 S.F.	11.6%
5-BEDROOM UNIT	11 UNITS	20,261 S.F.	7.3%
6-BEDROOM UNIT	8 UNITS	14,930 S.F.	5.4%
7-BEDROOM UNIT	8 UNITS	14,930 S.F.	5.4%
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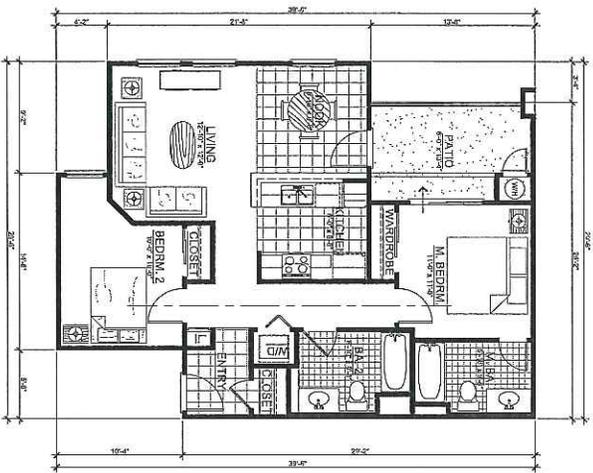
PROJECT:  
 THE VILLAGE AT  
 ACACIA  
 LEBRON  
 CALIFORNIA

FOR:  
 DAVCO  
 COMMONWEALTH, LLC  
 THE

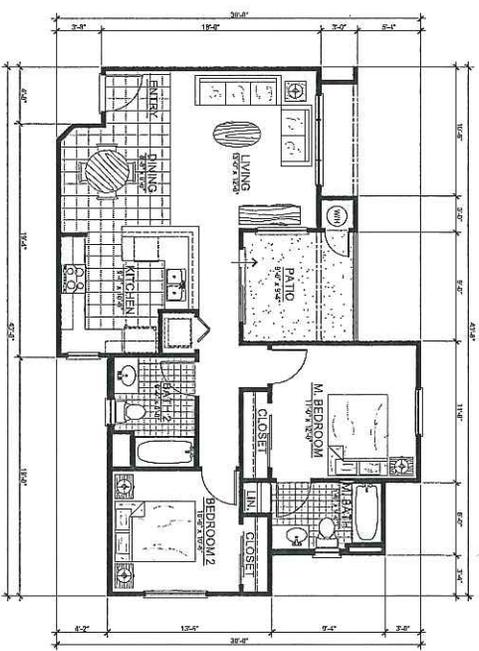
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DATE: FEBRUARY 6, 2014

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**UNIT A1 - FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 LIVING AREA: 111 S.F.  
 KITCHEN AREA: 31 S.F.  
 BATH AREA: 5 S.F.  
 TOTAL AREA: 147 S.F.

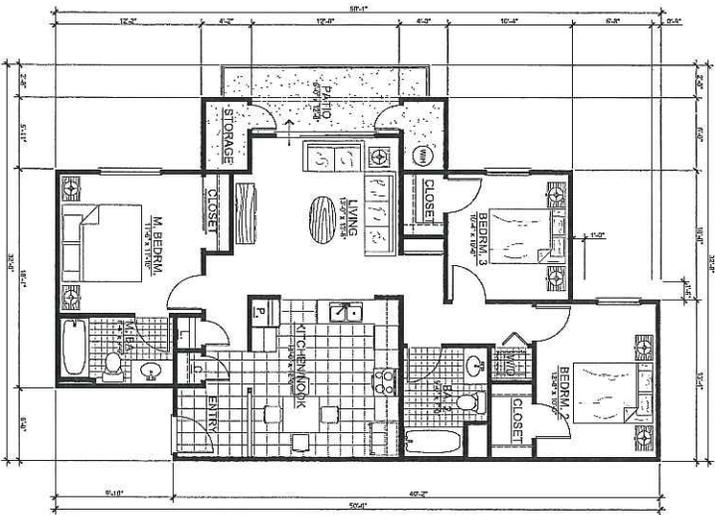


**UNIT A - FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 LIVING AREA: 102 S.F.  
 KITCHEN AREA: 14 S.F.  
 BATH AREA: 5 S.F.  
 TOTAL AREA: 121 S.F.

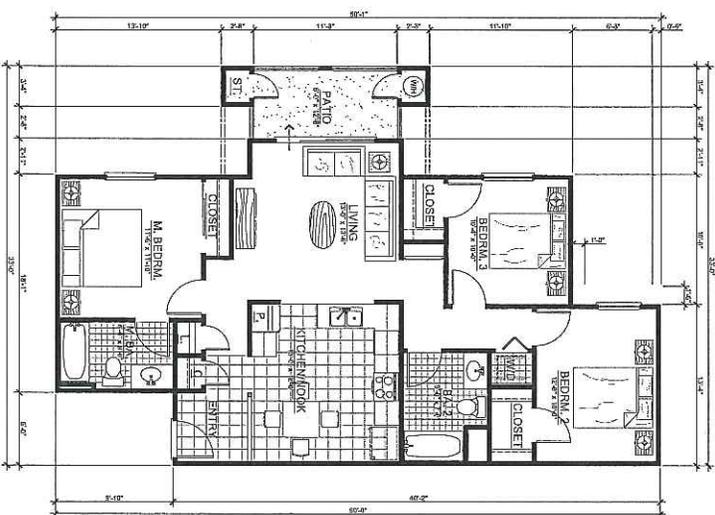


PROJECT:  
**THE VILLAGE AT  
 ACACIA**  
 LENORE,  
 CALIFORNIA

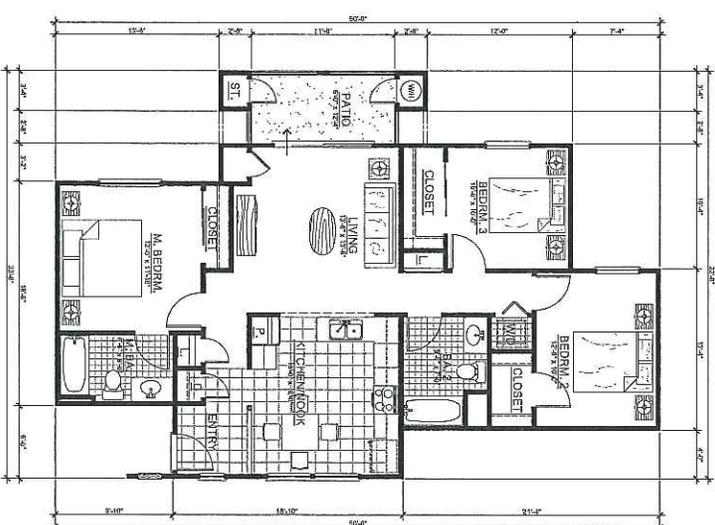
FOR:  
**DAVCO  
 COMMUNITIES, LLC**  
 THE



**UNIT B2 - FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 3 BR / 2 BA  
 UNIT AREA: 1,311 S.F.  
 FINED/DECK AREA: 81 S.F.  
 MEDIA/STORAGE: 47 S.F.



**UNIT B1 - FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 3 BR / 2 BA  
 UNIT AREA: 1,141 S.F.  
 FINED/DECK AREA: 72 S.F.  
 MEDIA/STORAGE: 18 S.F.



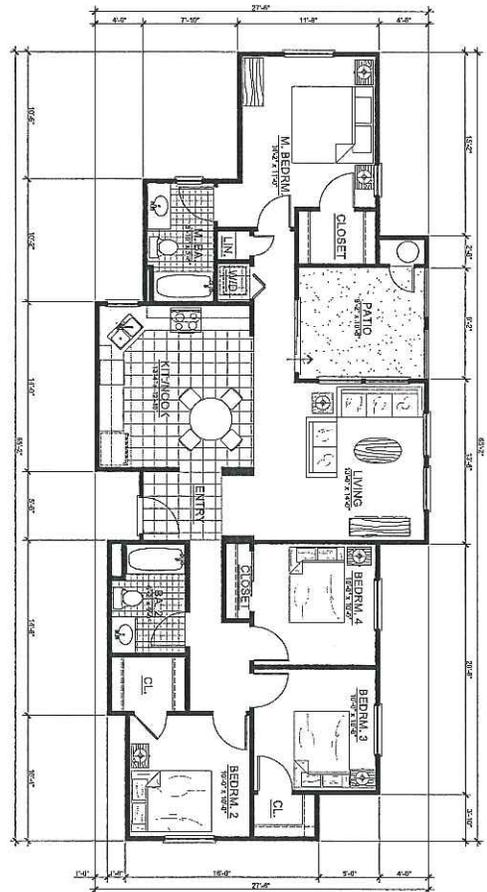
**UNIT B - FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 3 BR / 2 BA  
 UNIT AREA: 1,185 S.F.  
 FINED/DECK AREA: 71 S.F.  
 MEDIA/STORAGE: 18 S.F.

<p>© 2008 R.L. Davidson, Inc.          DATE: 08/26/08          DRAWN BY: [Name]          CHECKED BY: [Name]          PROJECT NO.: 0823</p>	<p><b>P-2.1</b></p>
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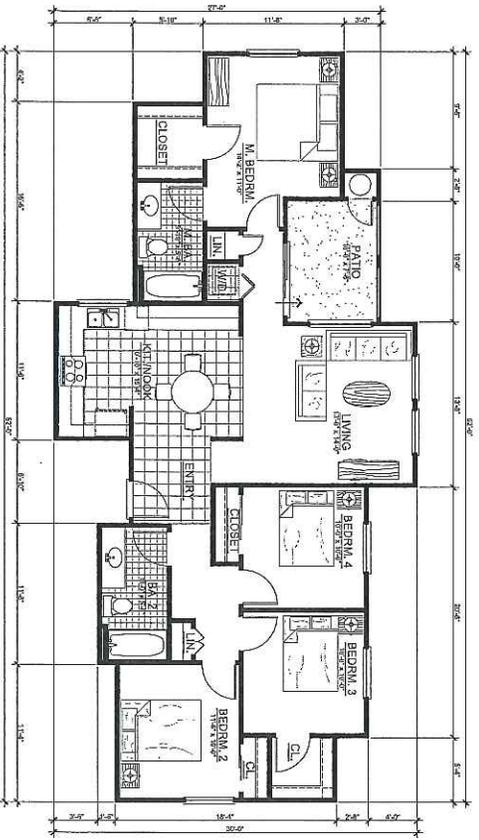
PROJECT:  
 THE VILLAGE AT  
 ACACIA  
 LANSFORD  
 CALIFORNIA

FOR:  
 DAVCO  
 COMMUNITY, LLC  
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 G.



**UNIT C - FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 4 UNIT 23A

LIVING AREA: 1,200 S.F.  
 MASTER BEDROOM: 641 S.F.  
 MECH./STORAGE: 11 S.F.



**UNIT C1 - FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 4 UNIT 23A

LIVING AREA: 1,200 S.F.  
 MASTER BEDROOM: 641 S.F.  
 MECH./STORAGE: 11 S.F.

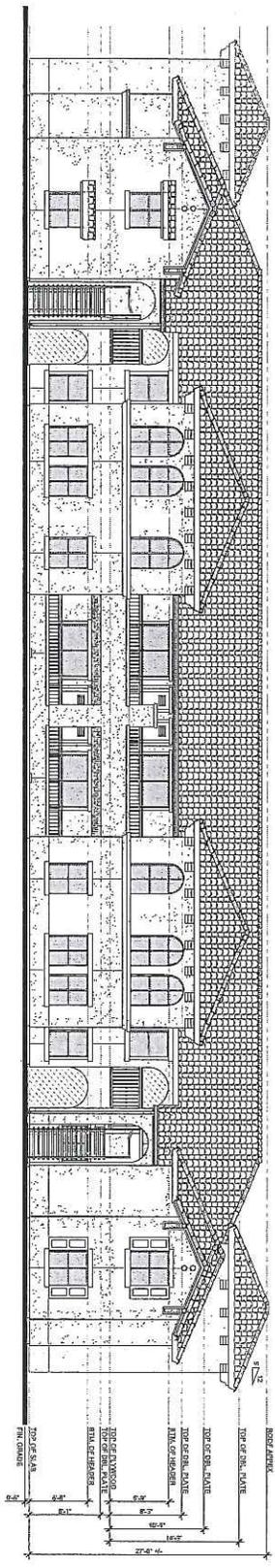




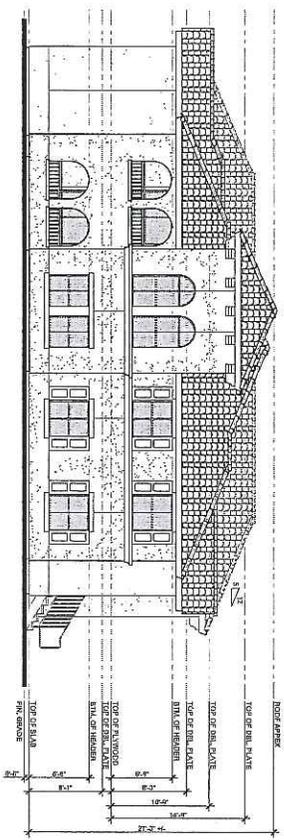
PROJECT:  
**THE VILLAGE AT  
 ACHACA  
 LENDORE,  
 CALIFORNIA**

FOR:  
**THE COMMUNITY, LLC**

DATE: 11/11/10



**BUILDING TYPE 1  
 EXTERIOR ELEVATION #1**  
 SCALE: 1/8" = 1'-0"  
 (OPPOSITE SIDE SHOWN)



**BUILDING TYPE 1  
 EXTERIOR ELEVATION #2**  
 SCALE: 1/8" = 1'-0"  
 (OPPOSITE SIDE SHOWN)







