

THE FOOTHILLS SUN-GAZETTE

Self-Help begins 50-unit complex in Lindsay

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Lindsay — Construction crews have begun preparing the site for a new 50-unit affordable apartment rental community on the southeast corner of Hermosa Street and Westwood Avenue in Lindsay. The rental project, known as Palm Terrace, is being built by Self-Help Enterprises and is projected to be completed by fall 2018.

Palm Terrace is a highly energy efficient and transit-friendly project. Sustainable features include solar PV, graywater recycling system, water conservation measures, and a vanpool program in partnership with the California Vanpool Authority that will transport residents from Palm Terrace and the surrounding community to and from work. The project's solar PV system will offset the power used in the common area, residential loads, and community center, making Palm Terrace a grid neutral Zero Net Energy project. This will result in reduced utility bills for residents and the property, while also reducing greenhouse gas emissions and air pollution.

"With a project like this, everybody wins," said Bill Zigler, Lindsay City Manager.

In addition to securing \$4.4 million of Cap and Trade Affordable Housing and Sustainable Communities (AHSC) funding for the housing project, Self-Help Enterprises secured \$1.4 million in grant funding for the City of Lindsay to construct a roundabout, sidewalks, and bike lanes at the intersection of Westwood Avenue and Hermosa Street. The roundabout will calm traffic and improve the safety for students accessing Jefferson Elementary School, located north of the site. This intersection is a documented safety concern in the community, and the improvements will promote non-motorized transit to access the school, shopping center and bus stop, which are all located within a quarter mile of the site.

"This project will provide high quality affordable housing, while creating a safe environment for families to walk and bike to school and other essential services," said Tom Collishaw, President/Chief Executive Officer of Self-Help Enterprises.

Lindsay is a community with many families working in the fields and packing plants. Many of these families currently live in over-crowded conditions and in substandard housing, not earning enough to afford market-rate housing. Palm Terrace will supply much-needed affordable housing to these hardworking families.

"Palm Terrace will provide its residents and the city of Lindsay with energy-efficient affordable housing, safer streets for bicycles and pedestrians, and access to clean and shared transportation options that reduce greenhouse gas emissions," said Randall Winston, Executive Director of the Strategic Grow7th Council. "This development is an excellent example of the local innovation that the Affordable Housing and Sustainable Communities Program strives to support."

More than just a roof over the head, Palm Terrace will include one-, two- and three-bedroom units, with a community building, laundry facility, playground, community garden, and open space for residents. The community building will include a computer lab, which will be available to adults and children for schoolwork and educational activities. Resident service programs will also be offered to enhance the everyday lives and futures of the residents. These programs include financial fitness classes, computer literacy classes, nutrition classes, English as a second language (ESL) classes, and adult fitness classes.

Monthly net rents, ranging from \$310 to \$720, are determined based on unit size and income. By offering low monthly rents to working families at or below 50% of Area Median Income, Self-Help Enterprises is providing an affordable housing opportunity that will serve the needs of these families.

Palm Terrace is financed through a combination of AHSC program funds, Multifamily Housing Program (MHP) funding, low-income housing tax credits, and Affordable Housing Program (AHP) funds through the San Francisco Federal Home Loan Bank, sponsored by Wells Fargo Bank. The AHSC program is administered through a partnership between the Strategic Growth Council and the Housing and Community Development Department (HCD) and is funded by Cap-and-Trade proceeds. Construction loan financing is provided by JP Morgan Chase. Tax credit equity is being provided through the National Equity Fund, with Morgan Stanley as the primary investor.

Palm Terrace is the first affordable rental community built by Self-Help Enterprises in the city of Lindsay. In addition to the construction of Palm Terrace, the second phase of the project will include a 54-unit affordable apartment rental expected to be completed in the fall of 2019. The project will include Energy-star appliances, a playground, community room, computer lab, and resident services.