

LOS ARROYOS APARTMENTS ON IT'S WAY TO FARMERSVILLE / VISALIA TIMES DELTA

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By: Lauren Jennings

An affordable rental community is coming to Farmersville.

The 108-unit apartment complex will be built by Self-Help Enterprises near Walnut Avenue and Court Street, within walking distance of Mountain View Elementary School.

Roughly 26% of Farmersville residents live below the poverty line and many families are forced to double up in overcrowded conditions to pay the rent, Farmersville Mayor Paul Boyer said.

Monthly rents for Los Arroyos apartments will range from \$392 to \$906, depending on the unit size and income.

"Hard-working families need a decent and affordable place to live to have a stable environment for their children and to thrive," the mayor said.

The Los Arroyos apartments will be built in two phases: The first phase is scheduled to begin construction in November 2022 and be completed in November 2023, while the second phase will begin construction in April 2022 and be completed in April 2023.

Both phases of Los Arroyos feature one-, two- and three-bedroom units, as well as a 3,000 square-foot community building and playground for residents. The community building will house a computer lab, which will be available to adults and children for schoolwork and educational activities.

The first set of 54 units is being funded using a combination of Affordable Housing and Sustainable Communities program funds, Infill Infrastructure Grant Program, Competitive Permanent Local Housing Allocation funding, as well as private equity raised through the federal low-income housing tax credit program.

The second set of 54 units is being financed through a combination of funding, including a Rural Housing 514 loan, Joe Serna Jr. Farmworker Housing Grant Program, Non-Competitive Permanent Local Housing Allocation funds, and private equity raised through the federal low-income housing tax credit program.

Self-Help Enterprises, in partnership with the California Vanpool Authority, is also providing funds for the construction of a Multi-Modal Hub on Front Street, which will act as a transit center for Visalia Transit Bus lines running throughout the community.

The hub will also be a stop in the future Cross Valley Corridor.

"We are proud to be partnering with our friends at the city and county to make this project a reality," Self-Help Enterprises CEO Tom Collishaw said. "Los Arroyos will be a space where families can thrive, with access to opportunities for work, recreation, education, transportation and shopping."

On Friday, Self-Help Enterprises is hosting a groundbreaking of the Los Arroyos apartments at 135 E. Walnut Ave. in Farmersville.