

# Veterans and Family Housing



## PROJECT DESCRIPTION

Downtown Madera Veterans and Family Housing is a proposed 48-unit affordable housing development for extremely-low to low-income households earning between 30% and 60% of the area median income. The project is located in Downtown Madera at the intersections of C and 5th Streets, on two publicly owned sites. The project will include seven units as supportive housing and utilize services from Madera County Behavioral Health. The project will encourage cycling and walking by making improvements to sidewalks, bicycle routes and connections to transit between the project site and key destinations in Madera. The affordable housing development itself includes two (2) three-story buildings with a diverse unit mix of 18 studios, 10 one-bedrooms, 12 two-bedrooms, and 8 three-bedrooms. The project will provide much needed housing, transportation amenities, and on-site services for the residents of the housing development as well as the surrounding community. MORES, the non-profit of the Madera Housing Authority, is the developer, and the City of Madera is the co-applicant. The \$24M project is seeking approximately \$11M in State cap-and-trade funding through the Affordable Housing and Sustainable Communities program.

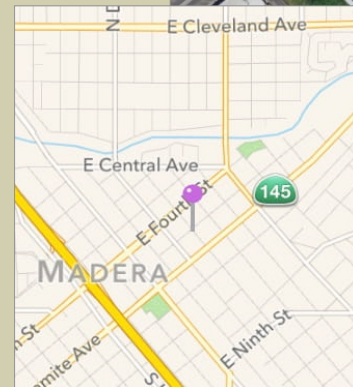
### Sources of Funds\*

Affordable Housing & Sustainable Communities Grant .....	\$11,074,460
Land Donation .....	\$215,000
City .....	\$742,956
Redevelopment Successor Agency .....	\$300,000
Madera County Behavioral Health Services.....	\$500,000
Tax Credit Equity.....	\$7,707,884
Loans .....	\$1,838,000
Other.....	\$2,311,879
<b>TOTAL .....</b>	<b>\$24,690,179</b>

### Uses of Funds\*

Land .....	\$215,000
Affordable Housing Development.....	\$15,176,024
Housing Related Infrastructure .....	\$750,000
Sustainable Transportation Infrastructure .....	\$2,780,000
Transportation-Related Amenities .....	\$550,000
Program .....	\$160,480
Soft Costs/Other .....	\$5,058,675
<b>TOTAL .....</b>	<b>\$24,690,179</b>

## PROJECT LOCATION



\*These numbers are preliminary estimates and may be subject to change.

### Project Partners



## PROPOSED VETERANS HOUSING



Alley Elevation  
(not to scale)



C Street Exterior Elevation  
(not to scale)



Parking Lot Elevation  
(not to scale)



5th Street Exterior Elevation

### Overall Building Data

21,368 gross sf

(1) three-story building

(10) 1-bedroom units: 500-520 sf each

(18) studio units: 450-475 sf each

(2) offices: 120 sf each

(1) community room: 700 sf

(1) lobby: 425 sf

(1) bicycle storage: 14 stalls

(1) outdoor space: 560 sf

## PROPOSED FAMILY HOUSING



Alley Elevation  
(not to scale)



C Street Exterior Elevation  
(not to scale)



Courtyard Elevation  
(not to scale)



5th Street Exterior Elevation

### Overall Building Data

24,600 gross sf

(1) three-story building

(12) 2-bedroom units: 765-820 sf each

(8) 3-bedroom units: 1,000-1,050 sf each

(1) community room: 730 sf

(1) lobby: 390 sf

(1) bicycle storage: 10 stalls

(1) outdoor space: 2,050 sf

(1) playground area: 1,110 sf

## SURROUNDING PUBLIC IMPROVEMENTS

- Enhancements at the Madera Intermodal Center
- Over two miles of additional bike lanes connecting to key destinations in Madera
- Over 3,000 feet of sidewalk improvements
- Landscaping and irrigation improvements at Sunrise Rotary Park
- Addition of one new bus stop in the project area
- Installation of bike racks and lockers at approximately 6-8 locations
- Improve the visibility, aesthetics, and functionality of bus stop signs within the project area
- Safety enhancements at Washington Elementary School