



SUCCESSFUL DEVELOPING

BELLFLOWER, CALIFORNIA, THE PALM VISTA PROJECT

Take a visit to 9921 Flora Vista Street, Bellflower, California, and check out this development consisting of fifteen new two-story townhouse style homes with common area BBQ and benches, children's area and off street visitor parking.

This project was revitalization of an old dilapidated trailer park with the use of two-story manufactured homes on permanent foundations set amid attractive landscaping.

The City of Bellflower used \$500,000 in H.O.M.E. Funding from HUD to create an "Ownership Community" in which buyers buy the home but lease the land. The selling price, \$379,500 for the 1200 square foot, 3 bedroom, 2 bath homes with garages include a pre-paid 99 year lease.

Palm Vista demonstrates the flexibility of Manufactured Housing when used for in-fill projects and small lot developments. In particular, this project showed how to deal with a "Small Footprint" lot. There are hundreds more of these opportunities throughout California waiting for the right developer.

LOMA LINDA, CALIFORNIA, NORTH CENTRAL NEIGHBORHOOD

The Affordable Housing Program under the direction of the Loma Linda Redevelopment Agency identified three vacant lots in the North Central Area, and acquired them for Redevelopment. The challenge was to build new, affordable, quality homes that were compatible to the architectural design of the neighborhood.

Enter manufactured homes. Three homes were completed, garages built, fences put on, and landscaped in less than 90 days after delivery to the site. The homes valued at over \$300,000 sold to the new homeowners for \$160,000. Challenge or opportunity?