

Lightfighter Village



EAH Housing and the Veterans Transition Center (VTC) of Monterey have partnered on this development to provide permanent rental housing for veterans, with a specific priority for homeless veterans. The project site is located on the former Fort Ord Base, and VTC acquired ownership of the land through a quitclaim deed from the US Department of Health and Human Services. The community offers various resident amenities and will provide critical services that veterans and formerly homeless populations require. All residential units will house residents earning 30%-50% of the area median income (AMI).

Lightfighter Village is pursuing GreenPoint Gold certification, and project financing will consist of several sources. The project is positioned to be built and financed with a relatively small amount of permanent debt, allowing it to focus its revenues on providing veteran and homeless services to its tenants.

Apartment Features:

- Energy efficient appliances
- Window coverings
- Walk-in closet

Resident Services:

- Resource Coordinator
- Wellness programs

Community Amenities:

- Community room
- Community garden
- Bicycle parking
- On-site laundry
- On-site parking
- On-site management office
- Resident lounges

Property Information

Address	229-243 Hayes Circle Marina, CA 93933
Housing Type	Family, Veterans
No of Units	71
Unit Sizes	Studio (419 Sqft) 64 2-BR (858 Sqft) 7
Total Acreage	2.38
Total SqFt	55,374
Density	30 DU/acre
Parking Spaces	54
Commercial Unit/s	None
No. of Floors:	3
Affordability	30%-50% AMI
Service Partner/s	VHHP

Development Information

Developer	EAH Housing, VTC
Architect	HKIT Architects
Gen. Contractor	Huff Construction
Type of Const.	Type V
Total Dev. Cost	\$52,251,152
Financing Participants	<ul style="list-style-type: none"> • AHP • HCD - Accelerator, NPLH, NPLH COSR, VHHP • HUD Section 811 Capital Grant • National Equity Fund Grant • County of Monterey • Wells Fargo
Notice to Proceed	05/12/2023
Estimated Start	2023
Estimated Completion	2025
Sustainability	Targeting GreenPoint Gold Certification

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