

Greenfield Commons II



Greenfield Commons II is part of a two-phase development offering 110 units of permanently affordable rental housing for families tied to the local agriculture sector and veterans referred through the Veterans Administration. The proposed development is consistent with the City of Greenfield's Housing Element and with EAH goal to create community by developing, managing, and promoting quality affordable housing in the Salinas Valley.

Located on 11 acres in the southern Salinas Valley, this new development will feature garden-style apartments, a community building, a recreation and play area, indoor and outdoor common areas, and a community garden. The project is pursuing LEED Gold Certification and is designed to offset 100% of the property's energy consumption with on-site renewable sources.

Apartment Features:

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

Resident Services:

- Resource Coordinator
- Wellness programs

Community Amenities:

- Community room
- Courtyard
- On-site laundry
- On-site parking
- On-site management office

Property Information

Address	41206 Walnut Avenue, Greenfield, CA 93927
Housing Type	Family, Farmworker, Veterans
No of Units	110
Unit Sizes	1-BR (618 Sqft) 42 2-BR (819 Sqft) 39 3-BR (1147 Sqft) 28
Total Acreage	5.45
Total SqFt	125,526
Density	20 DU/acre
Parking Spaces	165
No. of Floors:	2
Affordability	20%-70% AMI
Manager Unit	Yes

Development Information

Developer	EAH Housing
Architect	HED
Gen. Contractor	Swinerton
Total Dev. Cost	\$62,412,006
Financing Participants	• HCD - Joe Serna, Jr., Farmworker Housing Grant • HCD - VHHP
Notice to Proceed	TBD
Estimated Start	2024
Estimated Completion	2026
Sustainability	Targeting LEED Gold

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