

Greenfield Commons I



Greenfield Commons I is part of a two-phase development offering 100 units of permanently affordable rental housing for families tied to the local agriculture sector. 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. Forty-three units are subject to a regulatory agreement under the Joe Serna Jr. program with the CA Dept. of Housing and Community Development. 27 of the 43 Joe Serna Jr. units will have Project Based Vouchers (PBV).

Located on 5.45 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
No of Units	100
Unit Sizes	1-BR (618 Sqft) 32 2-BR (819 Sqft) 43 3-BR (1147 Sqft) 24
Total Acreage	5.45
Total SqFt	108,675
Density	18 DU/acre
Parking Spaces	165
No. of Floors:	2
Affordability	30%-70% AMI
Manager Unit	Yes

Development Information

Developer	EAH Housing
Architect	HED
Gen. Contractor	Swinerton
Type of Const.	Modular
Total Dev. Cost	\$84,864,641
Financing Participants	<ul style="list-style-type: none">• California Energy Commission: BUILD Grant• County of Monterey LHTF Loan• County of Monterey CDBG Loan• HCD - Accelerator, FWHG• KeyBank
Notice to Proceed	06/27/2023
Const. Start	2023
Estimated Completion	2025
Sustainability	Targeting LEED Gold

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