

Community Development File



10630 Town Center Dr., Suite 130
Rancho Cucamonga, CA 91730
(909)987-2599

PALM VISTA... A Renaissance in Bellflower

by Jess Maxcy and Billie Tribbett

Developer

Pacific Real Estate Investment Group, Inc.
David Gough
4820 E. Second Street, #5
Long Beach, CA 90803
562-434-1031

Manufacturer

Fleetwood Homes
Michael Espinosa
7007 Jurupa Avenue
Riverside, CA 92514
951-688-5353

Project Consultant

The Home Team
Steve Hullibarger
3920 Ridge Street
Fair Oaks, CA 95628
916-965-5153

Home Sales Office

Prudential California Realty
16911 Bellflower Blvd.
Bellflower, CA 90706
562-461-0233

PALM VISTA Bellflower, California	
At a Glance	
Type...	Single-family Town Homes
Model...	Fleetwood Chestnut Manor 6443T
Home Size...	1,125 Sq.Ft.
Two-story - attached garage	
Bedrooms...	three
Baths...	two
Construction Cost...	\$88.43 per Sq. Ft.*
*Home Only F.O.B. Factory @ Manufacturer's suggested retail price	

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THE CHALLENGE

Cities throughout California are seeking ways to encourage affordable housing and renovate blighted areas in their city centers. In addition, cities are concerned with maximizing density as they redevelop these lots.

There are literally thousands of lots zoned for residential usage that are either vacant or currently occupied by substandard dwellings. These lots can be zoned for single-family detached housing or for multi-resident occupancy. Either way these lots have much in common:

- They are where affordable

housing is needed.

- Many are owned by the city.
- They are not producing sufficient tax revenue for the city.
- They are often smaller, long, narrow lots.
- Site builders won't or can't economically build on them.
- They are perfect for manufactured housing!

The City of Bellflower, through its Community Development Department in search of ways to redevelop a blighted area, worked in concert with the California Manufactured Housing Institute (CMHI), Pacific Real Estate Investment Group, Inc. and The Home Team on the Palm Vista project.



Old Flora Vista Trailer Court



Demolition and the Renaissance begins!

THE OPPORTUNITY

A former dilapidated trailer park on Flora Vista Street in Bellflower has been transformed into an innovative housing development thanks to creative planning and federal funding. Palm Vista, which features two-story manufactured homes set amid attractive landscaping, was unveiled on September 14, 2005. The project developer was Pacific Real Estate Investment Group, Inc. of Long Beach.

The City used \$500,000 in H.O.M.E. funding from the Department of Housing and Urban Development (HUD) to create an “ownership community” in which buyers own the home but lease the land. Each of the homes includes three parking spaces, small porch area and upstairs view window. The site development also includes a curb and gutter, sidewalk and play area for children.

“Palm Vista is innovative because we eliminated a poorly maintained and overcrowded site in a struggling area of the City, and replace it with a community of attractive, affordable homes,”

said Brian Lee, Bellflower’s Director of Community Development. “This type of development could very well provide at least a partial solution to the lack of affordable housing in California.”

THE PROJECT

Developer David Gough, Pacific Real Estate Investment Group, Inc., worked with consultant Steve Hullibarger, The Home Team, and Michael Espinosa, Fleetwood Homes on the Palm Vista project to create and design the revitalization of this old trailer court.

In February of 2003, David Gough, President of Pacific Real Estate Investment Group, Inc. purchased a very aged Flora Vista Trailer Park and a much needed metamorphose began.

With the aid of a \$500,000 grant from the City of Bellflower, 22 obsolete trailers and 4 bungalows were removed from the blighted park. The new development, renamed Palm Vista, consists of 15 two-story homes manufactured by Fleetwood Homes in Riverside. Three of the homes are to be sold

in accordance with the city’s affordable housing program (buyers who earn no more than 80% of the area’s median income).

The selling price, \$379,500 for the 1200 S.F., 3 bedroom, 2 bath homes with garages will include a pre-paid 99 year lease. The price is attractive for those wishing to live close to the city center

Each home is attached to one other home at the garage, thus allowing efficient land use and satisfying the desire to increase housing density. The use of the land is consistent with the neighborhood, which consists primarily of apartment complexes, senior housing and condominium projects.

THE PROCESS

Construction of manufactured housing on in-fill lots is basically a two-part, off-site and on-site, process.

Off-site, the home is constructed in a factory to construction standards established by the U.S. Department of Housing and Urban Development for fac-

tory constructed housing. Once completed at the factory, the home is transported to the site for installation.

On-site work consists of grading and excavation, foundation and flat work, home installation, construction of the garage and landscaping.

This bifurcated process allows simultaneous construction of the home and foundation, which leads to quicker project completion, thereby reducing carrying costs for the developer. Additionally, because homes are routinely installed and secured in one day, opportunities for vandalism and theft are reduced. Each step in the process is focused on speed to



Home delivery and installation in process...

project completion, thereby reducing neighborhood disruption and improving affordability for the homebuyer.

WHY MANUFACTURED HOUSING?

Increased reliance on factory production has resulted in major changes in the efficiency of housing construction. Builders today routinely use prefabricated wall panels, trusses, cabinets, etc.

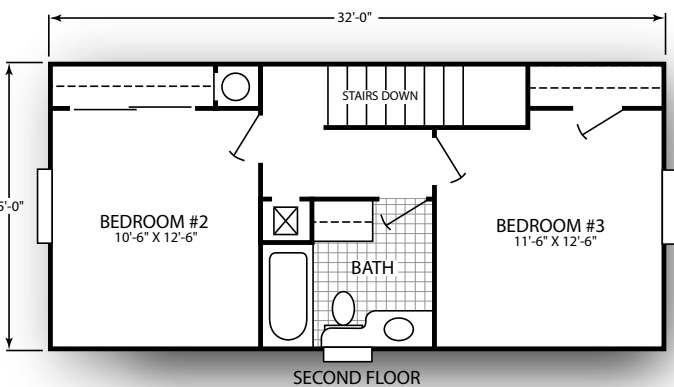
Advantages of factory construction include better control of building and financing costs, more efficient control of inventory and the ability to better control the quality and performance of products.

These advantages increase value for homebuyers and make affordability more than just a dream! Almost all California homes today include some factory-produced components.

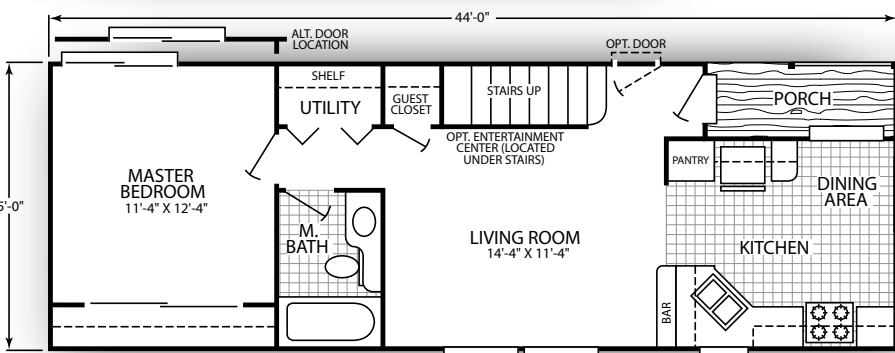
REGULATORY APPROVALS

Since June 1976, all manufactured homes in the United States have been built to the National Manufactured Home Construction and Safety Standards (the HUD Code). Adoption of the Code, which under federal law satisfies all local building codes, has validated these high quality single-family dwellings. The HUD label certifies that the home has been factory constructed, tested and inspected to comply with stringent, uniform federal standards.

The HUD Code, administered by the Department of Housing and Urban Development, is the counterpart to national model codes for site-built housing. These model codes include the Uniform Building Code of the International Conference of Building Officials, upon which California local governments base their building codes.



SECOND FLOOR



FIRST FLOOR



The Chestnut Manor...ready for homeownership!

To ensure quality, design and construction are monitored by both HUD and the National Conference of States on Building Codes and Standards (NCSBCS).

Many manufactured homes are indistinguishable from their site-built counterparts in construction and appearance. In California, approximately 70 percent of new manufactured homes sold are sited on lots in urban, suburban or rural neighborhoods. Facilitating this opportunity are state laws (Government Code Sections 65852.3 and 65852.4) which allow manufactured homes to be sited on any residential lot, providing the home meets specified local development standards.



The Vision

Also, covenants, conditions and restrictions adopted on or after January 1, 1988, cannot forbid the siting of a manufactured home on a residential lot, if the home can meet the same architectural standards as site-built homes in the neighborhood. (California Civil Code Section 714.5)

THE RENAISSANCE

Palm Vista demonstrates the flexibility of manufactured housing when used for in-fill projects and small lot developments. In particular, the project maximized density, yet provided attractive, affordable housing in Bellflower.

So, challenge or opportunity?

If Palm Vista represents opportunity, then there are hundreds more throughout California that can become part of the **RENAISSANCE** taking place in older neighborhoods.