



Central California Land Trust P.U.D. W/Willow Ave; N/Jensen Ave.

Habitat for Humanity, Fresno County, in partnership with the newly created Central California Land Trust, propose to develop a 10.23 ac site with mixed density residential development, neighborhood gathering space, walking trails and green space. 60 proposed dwelling units (6.8 DU/AC) will be constructed for the low and moderate income markets. As a current affordable housing builder Habitat Fresno is in a unique position incubate the first Community Land Trust (CLT) resident to the Central Valley. Through the unique nature of the CLT, homes built will remain affordable in perpetuity simultaneously serving families while relieving government burden.

A mix of lot sizes ranging from 3500 s.f. to 5100 s.f. will support mixed income owner occupied homes designed for families seeking an interactive neighborhood and outdoor lifestyle. Two, three and four bedroom homes, some with detached accessory units, will provide options for neighbors to remain nearby even as family size may change. Complementing the proposed 46 single story homes will be 14 multistory townhome units for busy lifestyles and carefree maintenance. The option for a detached accessory unit will also be offered on at least 8 lots.

The development will include city streets provide public services, with narrower motor court and pedestrian ways leading to attractive street fronts. Care will be taken to provide adequate vehicle access and storage, without garage structure dominating the facades.

A community gathering center is planned for family and neighborhood celebrations, meetings, and a central identity. Bicycle parking, electric car charging, and access to nearby public transit will link new homeowners to the existing area and beyond. A potential community garden, walking trails and open green space will promote healthy living for families of all sizes.

Through both public and private investment and participation, the proposed project will be catalytic our region paving the way through many like projects - to serve many families for years to come.

Building Together,

**Matthew S. Grundy**  
Executive Director  
Central California Land Trust