

# Affordable housing in Foothill Farms set for renovations

More than two decades after Mutual Housing made a Foothill Farms property into affordable housing, it's time for an upgrade.

By year's end, if tax credits and bonding come through, a 98-unit property will be in the middle of getting new features inside and out, said Vanessa Guerra of Mutual Housing.

"There's been a lot of new changes in products and technologies," she said, noting Mutual Housing took over property management in 1993. "This is the time to take advantage of opportunities."

The units themselves are from the 1970s, said Guerra, a project manager with Mutual Housing's housing development department. As a result, they lag in energy efficiency and features to be fully compliant with the Americans with Disabilities Act, Guerra said.

As well, water distribution lines under the building slabs have corroded and also need to be addressed because they're causing leaks in some units. The full scope of work is \$12.3 million, with Mutual Housing submitting for state bond and tax credits next week.

While work is being done, residents will be cycled out to live in single-family homes rented nearby, Guerra said. The entire project should get underway by fall and take about a year to complete.

