



CLARK ROAD Apartments – PARADISE, CALIFORNIA

In early 2023 Butte County opened the Section 8 affordable housing waitlist, and over a 2-week period, the county received 8,638 applications. The County used a lottery system to add 1,500 of those applicants to the waitlist, meeting less than a quarter of the need in the area. In response to the great need for affordable, replacement housing, Zen Development LLC (ZD) and Kingdom Development (KD) are working with the Town of Paradise to develop a new apartment complex in Paradise called Clark Road Apartments.



CLARK ROAD APARTMENTS

Clark Road Apartments will consist of 72 newly constructed 1-, 2- and 3- bedroom affordable housing units targeting families earning between 30%-60% of the Area Median Income (“AMI”) with ample community gathering space and outdoor recreational amenities.

Tenant Income Limits:

AMI (%)	1 person	2 people	3 people	4 people	5 people	6+ people
30%	\$16,350	\$18,700	\$21,050	\$23,350	\$25,250	\$27,100
50%	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200
60%	\$32,760	\$37,440	\$42,120	\$46,740	\$50,520	\$54,240

Affordable Rents:

AMI (%)	1 bedroom	2 bedroom	3 bedroom
30%	\$438	\$526	\$607
50%	\$731	\$877	\$1,013
60%	\$877	\$1,053	\$1,215
80%	\$1,170	\$1,404	\$1,621

FEATURES AND AMENITIES

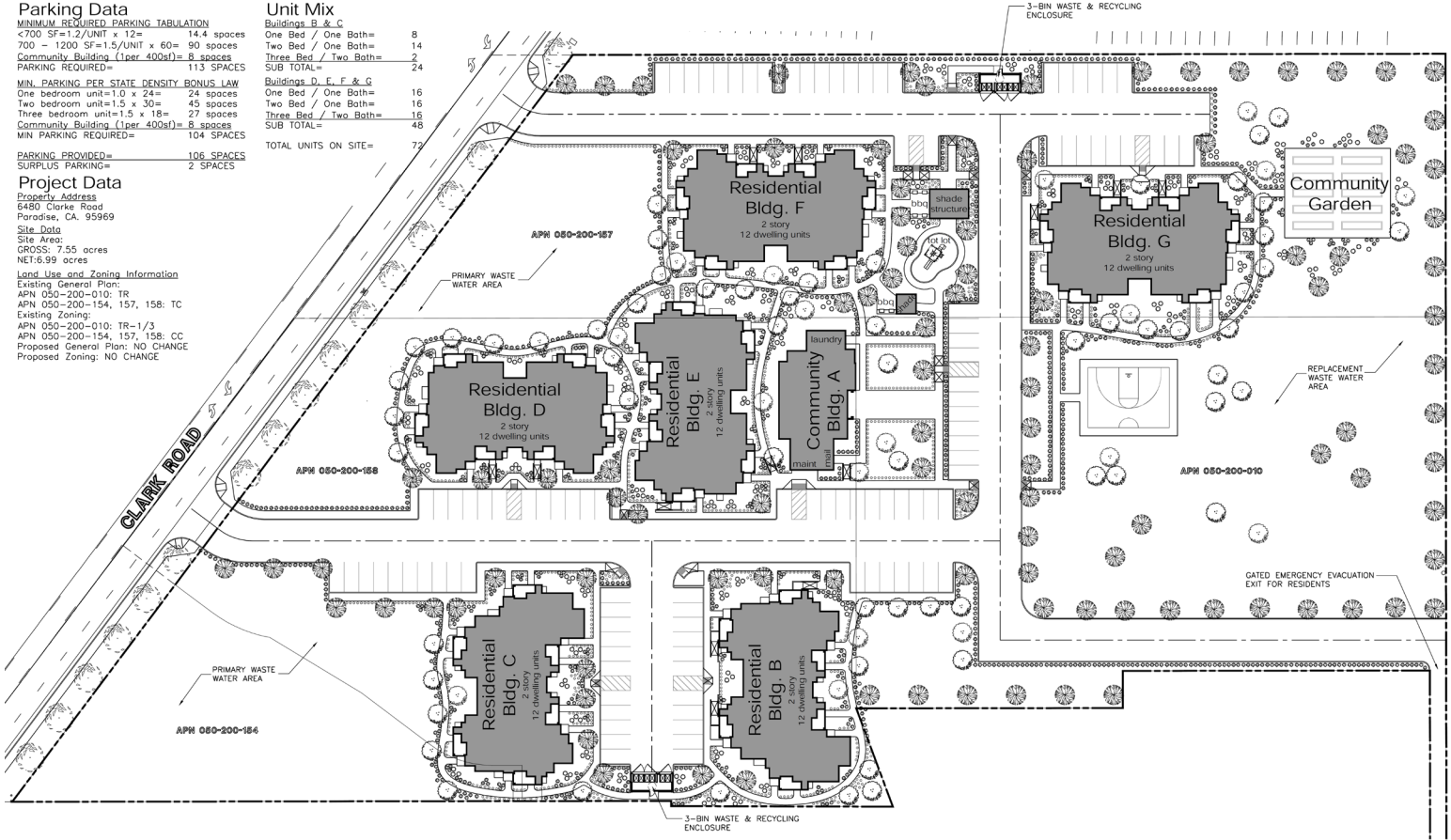
- Convenient to public transit and Town amenities
- Larger than average units w/ private entrances
- Patios or front porches on each unit
- Community Center
- Playground
- BBQ/picnic areas
- Ample parking
- ½ Basketball Court
- On-site Property Management
- Plentiful open green space
- Community Garden
- Ample parking

Parking Data
 MINIMUM REQUIRED PARKING TABULATION
 <700 SF=1.2/UNIT x 12= 14.4 spaces
 700 - 1200 SF=1.5/UNIT x 60= 90 spaces
 Community Building (1per 400sf)= 8 spaces
 PARKING REQUIRED= 113 SPACES
 MIN. PARKING PER STATE DENSITY BONUS LAW
 One bedroom unit=1.0 x 24= 24 spaces
 Two bedroom unit=1.5 x 30= 45 spaces
 Three bedroom unit=1.5 x 18= 27 spaces
 Community Building (1per 400sf)= 8 spaces
 MIN PARKING REQUIRED= 104 SPACES
 PARKING PROVIDED= 106 SPACES
 SURPLUS PARKING= 2 SPACES

Unit Mix
 Buildings B & C
 One Bed / One Bath= 8
 Two Bed / One Bath= 14
 Three Bed / Two Bath= 2
 SUB TOTAL= 24
 Buildings D, E, F & G
 One Bed / One Bath= 16
 Two Bed / One Bath= 16
 Three Bed / Two Bath= 16
 SUB TOTAL= 48
 TOTAL UNITS ON SITE= 72

Project Data

Property Address
 6450 Clark Road
 Paradise, CA. 95969
 Site Area:
 GROSS: 7.55 acres
 NET: 6.99 acres
 Land Use and Zoning Information
 Existing General Plan:
 APN 050-200-010: TR
 APN 050-200-154, 157, 158: TC
 Existing Zoning:
 APN 050-200-010: TR-1/3
 APN 050-200-154, 157, 158: CC
 Proposed General Plan: NO CHANGE
 Proposed Zoning: NO CHANGE



ABOUT ZEN DEVELOPMENT

Founded in 2011 by principal Zen Sawyer, Zen Development (“ZD”) is a consulting and development firm with 10 consultants on staff. ZD specializes in managing new construction and occupied rehabilitation using Low Income Housing Tax Credits and other subsidized financing sources. ZD staff boasts an impressive history of successful development activity statewide. Reflective of the group’s name, Zen and his team embrace a company ethos of focus, honesty, calmness, and compassion. ZD believes we can build a better world, with a more attractive, more inclusive, more sustainable, and more affordable built environment.

Project Manager: Alice Salinas
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Phone: 323-528-3683

ABOUT KINGDOM DEVELOPMENT

Founded in 2015, Kingdom Development, Inc. (“Kingdom”) is an affordable housing developer and financial advisor. Our primary objective is to increase the amount of affordable housing available for disadvantaged youth and families. Kingdom has had the opportunity to create affordable housing units by developing projects, providing financial advisory services to non-profit and for-profit developers, and by working with state policy makers to reshape the industry.

Project Manager: Taryn Peppito
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Phone: 951-403-8649

FREQUENTLY ASKED QUESTIONS

Who is behind the new development? Zen Development and Kingdom Development are working together as co-developers. Domus Management will provide on-site property management. The Town of Paradise is providing funding for the project through CDBG-DR.

What is being developed? 72 units of family apartments. Plans are subject to change pending final approval.

Who will benefit from the developments? Families earning between 30%-60% of the Area Median Income (“AMI”).

AMI - Butte County	1 person	2 people	3 people	4 people	5 people	6+ people
30%	\$16,350	\$18,700	\$21,050	\$23,350	\$25,250	\$27,100
50%	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200
60%	\$32,760	\$37,440	\$42,120	\$46,740	\$50,520	\$54,240

What will the rents be?

AMI (%)	1 Bedroom	2 Bedroom	3 Bedroom
30%	\$ 438	\$ 526	\$ 607
50%	\$ 731	\$ 877	\$ 1,013
60%	\$ 877	\$ 1,053	\$ 1,215

What will the developments look like? Clark Road Apartments will consist of 72 1-, 2-, and 3-bedroom units in six 2-story buildings, and will include 106 surface parking spaces, a spacious community center, playground, ½ basketball court, shaded BBQ and picnic areas, community garden, and plentiful green space.

What fire safety and environmental considerations are being made? This project will be in compliance with CBC Chapter 7A for projects located in severe fire zones. The California Green Buildings Standards Code (CALGreen) will be adopted to promote Green Building Sustainability, and Energy Efficiency in the proposed project. The proposed project will also be designed to incorporate principles of sustainability, including PV power, water and energy efficiency, resilience, and mitigating the impact of future disasters.