



SCOTT MACDONALD/THE SALINAS CALIFORNIAN

Construction continues at CHISPA's Vineyard Green development in Greenfield, across from Patriot Park on 13th Street.

Greenfield growth won't slow

Big developers drawn to city

By **SUNITA VIJAYAN**
The Salinas Californian

Like most of the small towns nestled between the picturesque Gabilan and Santa Lucia mountain ranges, Greenfield has seen its fair share of new housing developments over the past five years.

More than 900 homes have been built in the city since 2001, and growth continues to accelerate.

Greenfield officials forecast another 700 to 1,000 homes in and around the city within the next five years, said Mark McClain, the city's building official and planning manager.

"We've got the capacity in both our sewage and water system, and we can thank John Alves for that," he said.

Alves, the city's former public works director, retired in March.

"He knew that the city would undergo a massive growth long before it did," McClain said, "so he made sure the city was prepared to handle that."

The new homes go to both local residents and buyers from the Silicon Valley area, he said — some coming from as far as Fremont.

"They're living here and commuting out of the area to get to work, which is why the City Council has adopted policies and goals to create more jobs," McClain said. "We want people

who live in Greenfield to at least have the option to work (here), too."

Nino likes what he sees

Hollister-based Nino Homes started building in the city four years ago. It has four developments either completed or pending.

Its largest project, the 96-unit Terra Verde development, sits on 20 acres along Second Street between Oak and Apple avenues. Sixteen of its homes remain to be sold.

When he first came to Greenfield, developer Mike Nino said, he immediately liked the lay of its agriculture-surrounded land and decided right away to build there.

"I just like the feel of the place," Nino said. "I think that city leaders, including their planning department, are quite forward-thinking in allowing me to do things that are creative with my projects."

Influenced by cottage and Spanish-style designs, the houses in the development are larger than most, with minimum 6,000-square-foot lots. They have three to six bedrooms, with the smallest house starting at about \$460,000.

Nino Homes' three other developments are called Cambria, Mariposa and Magnolia Place. Cambria's single-family dwellings are going through the city's approval process. Construction has begun on the Mariposa subdivision. Magnolia Place still awaits city approval. Nino said Mariposa will have a much higher densi-

AT A GLANCE

Details about some upcoming developments in Greenfield:

n VINTAGE MEADOWS:

Developer is Santa Clara-based Award Homes; 110 units of single-family detached homes, 1,400 square feet to 2,600 square feet. Construction has just begun.

n CAMBRIA:

Developer is Hollister-based Nino Homes; 38-unit combination of homes and apartments. Construction has just begun.

n MARIPOSA:

Developer is Hollister-based Nino Homes; 40 single-family homes, ranging from 1,152 to 2,460 square feet. First model homes to be completed in November.

ty of houses and is unique in that he borrowed design ideas from homes in Willow Glen, a California community known for its old-fashioned architecture, to create a "classic and timeless neighborhood."

Both Mariposa and Terra Verde include parks.

"We've put a lot of money into these parks because we wanted people who live there to take pride in their neighborhoods," Nino said.

Big developers attracted

In the past few years, the city has also attracted the attention of major developers. Irvine-based Standard Pacific Homes has completed 95 percent of a planned 206 units in its Seville and Casa del Sol developments. Salinas-based Creekbridge

Homes will have a total of 458 units in its Traditions, Lexington Square and St. Charles Place developments.

Affordable housing builder Community Housing Improvement Systems and Planning Association, which has built homes throughout Monterey County for the past 20 years, is also no stranger to Greenfield.

One of the group's projects, the 78-unit Walnut Place, will be completed in December for low- and very-low-income families, said Dana Cleary, project manager for Salinas-based CHISPA. Cleary said the project was built with some assistance from the city.

"We're not a for-profit developer," Cleary said. "We look for places where we can get land at an affordable price, and Greenfield did that for us."

Another project CHISPA has in the works is the 95-unit Vineyard Green subdivision at the corner of 13th Street and Oak Avenue. The project is in its initial phases of construction, with construction expected to start in late fall.

Because CHISPA is a non-profit group, Cleary said both development projects rely on families to perform some of the labor themselves, with help from CHISPA subcontractors.

"We're not building market-rate homes down there because we think it's a good investment," she said. "We build for those with low income who can't afford it (otherwise)."

Contact Sunita Vijayan
at svijayan@thecalifornian.com.