

## Apartments ready by December

### Applications for Valley Oaks will be available in around 2 months

By Luis Hernandez  
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June 27, 2007

Construction is expected to be completed in December on the first phase of the Valley Oaks Apartment Homes complex.

By then, 81 units — 20 two-bedroom, 40 three-bedroom, 20 four-bedroom units plus a manager's unit — are scheduled to be built, said J.D. Thompson, director of construction for Payne Development.



Workers at the Valley Oaks apartment complex walk on top of a two-story building roof. Phase I, which calls for building 81 units, is expected to be completed by December.

Located west of West Street and south of Cross Avenue and the Santa Fe trail, Valley Oaks Phase II calls for 71 more units and, by the time it's completed, 209 new units would have been built. Thompson said a start date for Phase II has not been decided.

Applications for the new apartments will be available in late August or early September, Thompson said.

Valley Oaks will also feature a community pool, picnic areas, courtyards with barbecue and a recreation room. Those amenities go right along with this type of project, Thompson said.

"When you have a very tight budget," he said, "there's only so much fancy stuff you can do."

However, low-income housing doesn't mean shoddy craftsmanship and bottom-of-the-rung components, Thompson said.

"You don't want to put in the cheap stuff," he said. "You'll spend a lot of money in repairs. We don't want to cut corners."

Payne Development and **Las Palmas Foundation**, both based in Southern California, will keep Valley Oaks ownership. WRMC, Inc., an East Coast-based firm, will act as manager.

The development company is no stranger to the Valley. Thompson said Payne Development recently completed a project in Cutler, while another one is expected to be completed by November in Fresno. The company will also complete projects in Corcoran and Arvin.

Valley Oaks is not the only high-density housing project in the works in Tulare, city Senior Planner Rob Hunt said.

Construction is expected to begin soon on the Mission Trail, a project that calls for a 100-unit complex at Prosperity Avenue and A Street. The parcel size is 4.73 acres.

The Tulare Planning Commission approved the project as it was requested earlier this month, and there are no updates to the project yet, Hunt said.

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