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Senior housing could open near Target in two years

By [Ross Farrow](#)
 News-Sentinel Staff Writer
 Updated: Tuesday, April 7, 2009 6:52 AM PDT
 Comments (5 comment(s))

If negotiations with the city of Lodi are successful, seniors 62 and older who make less than \$30,000 per year will be able to live in a special senior apartment complex near one of Lodi's busiest shopping areas.

City officials are beginning negotiations with Hayward-based Eden Housing, a nonprofit organization, to construct a complex of 50 to 80 units on Tienda Drive, next door to Target. The City Council authorized its staff to enter into negotiations with Eden last Wednesday.

Councilman Bob Johnson said that he and Community Development Director Rad Bartlam visited a similar Eden complex in Manteca built in two phases, and Johnson, for one, was impressed.

"Both phases were immaculately maintained," Johnson said at last week's council meeting. "People are very, very happy in there."

The city had previously considered a senior project on Lockeford Street across from the Lodi Grape Festival grounds, but negotiations with the property owner, Union Pacific Railroad, fell through last year due to money and other issues, according to city spokesman Jeff Hood.

Councilwoman JoAnne Mounce said on Monday that she's glad the city is looking at Tienda Drive instead of Lockeford Street.

"That's the worst possible location for a senior complex," Mounce said of the former Lockeford Street site. "There are no services, and it's in the highest crime in the city. "Why would you plop an affordable senior project in a location like that?"

The Tienda Drive location, Mounce said, is right next door to Target and close to a Safeway supermarket and other stores seniors could patronize.

"And by the way, the city already owns the property," she added.

Linda Mandolini, Eden's executive director, said that she became involved in the potential Lodi project through working with Farmers & Merchants Bank to lend Eden money for the housing project in Manteca. There she met former Lodi Mayor Keith Land, an F&M executive who introduced her to people at Lodi City Hall.

Tienda Drive complex at a glance

Location: 2246 Tienda Drive, Lodi.

Number of units: Between 50 and 80.

Cost: \$650,000 in Community Development Block Grant funds.

Requirements: Head of household must be 62, though most residents in similar Eden Housing complexes in other communities are single or widowed. They don't have to be completely independent. They can live at an Eden complex if they have home health services. Potential residents must make no more than about \$27,000 per year. Seniors would pay 30 percent of what they make in their job and social security for rent; the remainder would be paid by the U.S. Department of Housing and Urban Development.

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- Front doors of units would be different colors since seniors' vision and memory decline as they get older.
- Social programs to connect seniors with the community.
- Services brought to residents.
- Mini-gardens adjacent to each unit.
- Common living room and activity area so they can hang out with other people.
- City-owned Roget Park site with safety features next door to the proposed complex.

Source: Eden Housing, city of Lodi

Eden Housing at a glance

Eden Housing, based in Hayward, was founded in May of 1968 by six community activists concerned about the lack of affordable housing in Alameda County. Eden has created more than 5,000 housing units, including complexes in Manteca and Tracy.

In the mid-1990s, Eden added services and programs for its residents.

Linda Mandolini, Eden's executive director since 2001, oversees affordable housing production, resident support services and property management components of the organization, which has an operating budget of \$28 million. Eden Housing has developed 5,079 units.

Source: Eden Housing

News-Sentinel staff writer [Maggie Creamer](#) contributed to this report.

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