



FORT ORD REUSE AUTHORITY

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MEDIA RELEASE

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Preston Park Apartments Renovated and Affordable

The Preston Park Apartment Complex is a 352-unit townhouse style multi-family housing community located near the intersection of Reservation Road and Imjin Road in the City of Marina. Preston Park was built in 1989 by the U.S. Army and housed military families until 1994 Fort Ord closure. The complex provides 51 affordable rental units and 301 market or slightly below market rental units, all larger than average for the market area. FORA began its oversight of the Preston Park Apartment Complex in 1997 under a lease from the US Army and acquired Preston Park from the U.S. Government in June 2000. Since that time, under terms of State Law, FORA has shared Preston Park net rental revenue 50/50 with the City of Marina.

The FY 2014/15 Preston Park Budget proposes a 2.4% rent increase, derived from applying the Consumer Price Index to the current and prospective Preston Park unit rents. The overall budget sustains the formulas for setting annual market rents approved by the FORA Board in June 2010. Rental housing prices have risen 9% or more since May 2013. Monterey County Median Income is \$68,700 based on a four person household. The average household spends thirty-three (33%) percent of their income or \$1,889 a month for housing. By this measure, 89% of Preston Park Rentals will be below \$1,889 after the 2.4% rental increase.

The complex has enjoyed consistently high occupancy rates (currently at 100%) and rental rates remain 18% lower than market rate units in the area. Vacancy rates have been consistently lower than 1%, as the pricing, care, low density, and size of units remain popular with tenants.

In keeping with FORA's policy of sustaining complex and unit quality, in 2013 the FORA Board approved a prioritized program of needed Capital Improvement projects for Preston Park totaling \$3 million. FORA has attempted to balance costs to perform renovations and repairs while keeping the rents affordable to working families. The following current improvements are now nearing completion:

Reroof

Reroof construction was completed June 15, 2014. This upgrade/repair uncovered limited sheathing damage, primarily in eaves and roof-to-wall intersections, and some fascia has been replaced on upper roofs - gutter repairs will occur later. Satellite dish relocations - to allow repairs - are now complete.

Door and Window Replacement

Replacement of exterior door leaves/window sashes is scheduled for July/August 2014 with a construction duration of (8) weeks. Detailed specifications are being developed, to encourage competitive bidding.

Parking and Entry Lighting

Lighting is being installed by maintenance staff after the roofing contractor has completed each building.

Termite Remediation

Termite remediation is nearly complete at affected locations throughout the community. A three year warranty will be in effect.

Fire Extinguishers

All units have been equipped with single-use multi-purpose fire extinguishers.