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May 23, 2022

Thomas J. Collishaw  
President / CEO  
Self-Help Enterprises  
8445 W. Elwin Ct.  
Visalia, CA 93290

**Re: Letter of Confirmation: Consistency with Madera County 2018 Regional Transportation Plan and Sustainable Communities Strategy (SCS) - River Grove**

Dear Mr. Collishaw,

On behalf of the Madera County Transportation Commission, this letter confirms that the **River Grove** project is consistent with the policies and development pattern contained within the Madera County 2018 Regional Transportation Plan and Sustainable Communities Strategy (SCS). The project supports the implementation of the SCS that the California Air Resources Board has determined to achieve the region's greenhouse gas emissions target.

**Project Description**

River Grove is a 120-unit affordable rental housing community in Oakhurst (Madera County), and the first phase is 70 units. The project includes an approximately 3,000 square foot community center which will provide office space for the full-time on-site manager and resident services staff. The community center will be available for family gatherings and community workshops. It will also provide space for the after-school program and various resident services, including STEM programs for youth, computer lab and classes, financial literacy and budgeting, and various health and wellness activities such as Zumba, health screenings, and obesity prevention. River Grove will serve residents earning 30-60% of the area median income, and rents will range from \$300-\$900 per month. This housing opportunity allows families to pay affordable rent, allowing them to achieve housing stability and pursue other financial goals such as attending school or saving for homeownership. River Grove will be an all-electric project that includes renewable solar PV to offset 100% of the residential and common area electrical loads, resulting in an affordable project to operate and zero net energy. Self-Help Enterprises will also incorporate extensive water conservation measures, including highly efficient drip irrigation systems, thoughtful hardscapes, and low water use landscaping. The

project is over 20 units/acre and includes the construction of bike lanes, sidewalks, and electric vehicle charging infrastructure.

**Implementation of SCS:**

River Grove implements the SCS as follows:

- Maximizes land use through high-density development.
- Incorporation of sidewalks and bike lanes to promote non-motorized transit.
- Zero net energy development supported by on-site renewable energy.
- Installation of electric vehicle charging infrastructure.

For the reasons cited above, the Madera County Transportation Commission considers the River Grove project consistent with the policies, development pattern, and commitment to active transportation as contained in the Madera County Sustainable Communities Strategy. Should you have any questions, please contact me at [patricia@maderactc.org](mailto:patricia@maderactc.org) or (559) 675-0721.

Sincerely,



Patricia Taylor  
Executive Director  
Madera County Transportation Commission