



# City of Hesperia

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Gateway to the High Desert

EAGLE HESPERIA 55 LLC c/o

Eagle Real Estate Group  
1500 Quail Street, Suite 120  
Newport Beach, CA 92660

Attention: **Randall J. Friend, Esq.**, Founder

RE: **Site Plan Review SPR16-00004 and DA16-00002, Development of a 96-unit affordable senior apartment complex located at 13552 Avenal Avenue, Hesperia, CA**

To Whom It May Concern:

On behalf of the City of Hesperia we wish to provide this 'letter of support' for the senior housing project referenced above, The Villas, Eagle Hesperia 55 LLC.

In 2015 the City and Eagle Hesperia 55 LLC jointly pursued a strategy and financing structure to develop the initial Phase of a 192-unit affordable senior housing community. The project was well received by the Mayor and City Council committed to provide needed housing and new construction with professional management for the needs of Hesperia's seniors.

The initial phase of development was delivered at a cost of less than \$200,000 per door and completed in one year from start of construction to delivery of the units for occupancy. Occupancy occurred within a few months after opening and today there is a waiting list with over 200 interested needful tenants.

The City of Hesperia has highlighted 'The Villa's' development as a watermark for any new multi-family development looking to come into our City. The quality of construction, amenities and professional management of this facility is a bold testament that affordable housing projects can be both attractive, well designed, and constructed at reasonable costs of construction. This is a primary reason why seeing the construction of Phase II of this senior's community should be funded over other projects that are in the San Bernardino County HOME and PLHA consortium.

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*Larry Bird, Mayor*  
*Cameron Gregg, Mayor Pro Tem*  
*Bill Holland, Council Member*  
*Rebekah Swanson, Council Member*  
*Brigit Bennington, Council Member*

*Nils Bentsen, City Manager*

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The City of Hesperia has induced the opportunity to see Phase II proceed ahead with their initial investment of financial resources aiding to the delivery of a successful project (Phase 1, 96-units w/ clubhouse). Phase I was well received by the community and surrounding High Desert Region. The City would like to see the construction of Phase 2 and take advantage of the groundwork in place in the form of infrastructure and other improvements completed at the time of Phase I. Continuing with additional improvements and infrastructure upgrades will benefit the residents of both 'phases' as well as the adjacent single-family neighborhood.

Phase II has entitlements in place and upon requesting permits for construction the city is ready to issue all permits needed to construct the project subject to those conditions and requirements contained in the adopted conditions of approval.

In closing, I want to mention that in the twenty-three years of providing economic development services to communities, The Villa's constructed by Eagle Real Estate Group is the best senior project I have seen. It is the quality product that seniors in our community are very fortunate to have access to. In addition to developing quality projects, Eagle Real Estate Group is an exemplary company with the highest of standards.

Please feel free to contact me at (760) 947-1907 if there is anything further the City can assist with in support of advancing the completion of this development.

Sincerely,



Rod Yahnke, EDFP  
Economic Development Manager/Real Estate Manager  
City of Hesperia

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