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State no longer needed 2 acres in Reedley. Now it will be \$25M Affordable Apartments

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Construction on a new \$25 million affordable housing community in Reedley broke ground Thursday, a project that will include more than 30% of residences available to farmworkers and other families struggling with housing insecurity.

The project, named Guardian Village, was developed by Self-Help Enterprise and was made possible largely to grants of nearly \$7 million from the State of California and \$14.4 million from UnitedHealth Group.

“Guardian Village will bring much needed affordable housing to Reedley that will help individuals and families in need with safe, high quality affordable housing,” said Tom Collishaw, president and CEO of Self-Help Enterprises. “We are proud to work together with so many partners to provide opportunities to so many for generations to come.”

Featuring 48 apartments available to residents earning 15%-60% of Fresno County’s median income, the community features garden-style apartments as well as a recreation area and open space.

Guardian Village will boast five residential buildings on the 2-acre property, featuring 22 one-bedroom units, 14 two-bedroom units and 12 three-bedroom units, ranging in size from 584 to 1,290 square feet.

“This new community will provide many residents of Reedley, particularly farmworkers, with new housing opportunities with onsite supportive services,” said Reedley Mayor Anita Betancourt.

“Guardian Village fills a critically affordability void in the region and opens the door for greater opportunities.”

Investments in the project came from UnitedHealth Group (\$14.7 million), the Department of Housing and Community Development (more than \$6 million) and Fresno County (\$2.5M in HOME and PLHA funds), and local and other private entities.

The Department of General Services (DGS) will also provide a 99-year ground lease to Self-Help Enterprises, valued at \$700,000.

Guardian Village is located on a state excess site — previously the Reedley National Guard Armory — made available through an executive order signed by Governor Newsom to help identify and prioritize excess state-owned property to be converted into sustainable, innovative, cost-effective housing projects.

“Guardian Village is a perfect example of how an unused property can blossom into a fresh new development that will help alleviate a critical housing shortage while helping members of the community to flourish,” said DGS Director Ana M. Lasso. “The state has ambitious goals to continue this approach in areas across California that desperately need affordable housing.”

UnitedHealth Group will also provide \$100,000 annually to fund onsite support services for preventative health activities. The group will monitor health outcomes for residents who take part in the program.

The new community is expected to be completed in summer 2024. The general contractor is Quiring General in Fresno and the property manager will be AWI Management Corp. in Auburn. The architect is Mogavero Architects in Sacramento.