

GV WIRE

Thanks to Team Effort, Affordable Housing for Farmworkers Takes Root in Reedley

May 3, 2023

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Ground has broken on the \$25 million Guardian Village affordable housing community in Reedley. Completion is expected in summer 2024. (Rendering/Mogavero Architects)

A new \$25 million development underway in the heart of Reedley illuminates the importance of teamwork when building affordable housing.

When completed in summer 2024, Guardian Village will offer 48 apartment-style homes — 30% of which will be reserved for farmworker families struggling to put a roof over their heads.

In addition, the Self-Help Enterprise project will offer close access to medical services, grocery and retail stores, public schools, transportation, churches, bank services, and parks.

“This new community will provide many residents of Reedley, particularly farmworkers, with new housing opportunities with onsite supportive services,” said Reedley Mayor Anita Betancourt in a news release. “Guardian Village fills a critical affordability void in the region and opens the door for greater opportunities.”

Undoubtedly tears will flow and hugs will be shared when families get the keys to their units.

Guardian Village Being Built on Excess State Land

Construction is on excess state land made available through an executive order signed by Gov. Gavin Newsom in early 2019. That order was among Newsom's first efforts to address California's housing crisis.

"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 Ana Lasso, who is the director of the state's Department of Government Services.

"The state has ambitious goals to continue this approach in areas across California that desperately need affordable housing, always taking into consideration the unique needs of each community."

But the story of everything that had to come together to make Guardian Village possible is worth sharing, too.

A Coalition of Funding Partners

In all, the state is investing nearly \$7 million in the community. UnitedHealth Group is providing \$14.4 million in equity through a Low-Income Housing Tax Credit partnership with Enterprise Housing Credits Investments. And, Fresno County is delivering more than \$2.5 million in housing funds. Other local public and private groups are contributing, too.

"We are proud to work together with so many partners to provide opportunities to so many for generations to come," said Tom Collishaw, president and CEO of Self-Help Enterprises, which develops affordable housing throughout the San Joaquin Valley.

The village's apartments will have one, two, and three bedrooms. To qualify for a subsidized unit, residents must earn between 15% and 60% of Fresno County's median income.

The general contractor is Quiring General, and the property manager will be AWI Management Corporation. The architect is Mogavero Architects.