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FOR IMMEDIATE RELEASE

City of Modesto Awarded \$33 Million for Affordable Housing Project

MODESTO, CA – In August 2023, it was announced that the City of Modesto has been awarded \$33 million for the development of Seventh Street Village from the State of California's Affordable Housing and Sustainable Communities Grant. Seventh Street Village is a mixed-use development offering 5,000 square feet of commercial and office space, and 79 affordable housing units.

In March of 2023, the City Council met and approved a joint submission between the City of Modesto and Visionary Home Builders of California, Inc. for the State of California's Affordable Housing and Sustainable Communities Grant. On August 30, 2023, the Strategic Growth Council (SGC) voted to award the Seventh Street Village project a total of \$33,010,880 including affordable housing construction, a program that promotes sustainability for tenants, and transportation-related improvements.

The Seventh Street Village is a mixed-use affordable housing project located at 7th St. and J St. in Downtown Modesto. The project comprises 5,000 square feet of commercial and office spaces and 79 affordable housing units with a mix of 1-bedroom one-bath, 2-bedroom one-bath, and three-bedroom 2-bath units.

"There can be no doubt about our City's commitment to providing affordable housing solutions for the residents of Modesto," said Modesto Mayor Sue Zwahlen. "Projects like this reaffirm that Modesto is a great place for everyone to live, work, and play."

Once complete, The Seventh Street Village will boast numerous amenities including a Head Start and daycare facility, a computer and technology lab, and 2 playgrounds. Seventh Street Village's energy-efficient assets are designed to achieve Green Point Rating Certification. The project's proximity to the Modesto Transit Center and other public transportation resources made the application to the State of California's Affordable Housing and Sustainable Communities Grant very competitive.

"The City of Modesto is excited to bring this mixed-use development to Downtown Modesto. We are hoping that this housing project will serve as a catalyst for Downtown and encourage the development of more housing," said Jessica Hill, Community and Economic Development Director.

In addition to the housing development, the grant will pay for transportation improvements including sidewalk and bike lane improvements. StanRTA's Route 21 will see a reconfiguration as well as additional amenities such as shelters and bulb-outs along the route. The funds will also be used for the acquisition of an Altamont Corridor Express (ACE) engine that is expected to begin service in Modesto in 2026.

"The Rail Commission is very pleased to be partners with Visionary Homes and the City of Modesto on the Seventh Street Village Project," states Stacey Mortensen, Executive Director of the San Joaquin Regional Rail Commission. "Just a short walk from our future ACE Station at the Modesto Transit Center – the Seventh Street Village is a great example of sustainable, transit-oriented development in the heart of Downtown Modesto. We are happy that ACE is helping to bring benefits to Stanislaus County in advance of the new ACE service and look forward to residents joining us onboard in the near future."

The total project cost of approximately \$56.9 million is being funded with a mix of federal, state, and local dollars. The project is scheduled to break ground by the Fall of 2024.

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