

# Seventh Street Village Project - Visionary Home Builders



Visionary Home Builders is partnering with the City of Modesto and the San Joaquin Regional Rail Commission (SJRRRC) on the Seventh Street Village Project – a six-story, high-density, affordable housing project in downtown Modesto just two blocks west of the Modesto Transit Center. Visionary Homes is a Stockton-based nonprofit that has been building affordable housing for 40 years, and SJRRRC is the owner/operator of the Altamont Corridor Express (ACE) commuter rail service.

## Seventh Street Village Project:

- ♦ 79 Multifamily Units
  - 12 - 1 Bedrooms
  - 34 - 2 Bedrooms
  - 32 - 3 Bedrooms
- ♦ 113 Parking Stalls
  - 8 ADA
  - 105 Standard
- ♦ Total Floor Area = 166,295 ft<sup>2</sup>
- ♦ Commercial 4,000 ft<sup>2</sup>
- ♦ Leasing Office & Computer Lab 1,290 ft<sup>2</sup>
- ♦ Head Start School 2,590 ft<sup>2</sup>
- ♦ Community Center 2,145 ft<sup>2</sup>
- ♦ Multipurpose Room 1,865 ft<sup>2</sup>
- ♦ Residential 100,350 ft<sup>2</sup>
- ♦ Outdoor 11,865 ft<sup>2</sup>
- ♦ Parking 42,190 ft<sup>2</sup>



Seventh Street Village will be located on Seventh Street between I and J streets. This project consists of 79 one-, two- and three-bedroom apartments. The ground level will have 2,590 square feet for a Head Start program, community center and leasing office. The goal is to attract a small grocery in an additional 4,000 square feet on the ground-level as part of the project. Parking will be on the ground level and second floor. The project is next to the Old St. Stanislaus Catholic Church and near the heart of downtown – just a few minutes walk to the Modesto Transit Center where residents can use local and regional transit for trips throughout Modesto and Stanislaus County and will be able to take ACE to the Bay Area, San Joaquin County, and Sacramento Region (including Sacramento Airport via the Natomas Station).

The City of Modesto has committed \$7 million of the city's affordable housing money to the project. Visionary Home Builders has applied in partnership with the City of Modesto and SJRRRC for a \$50 million grant from California's Affordable Housing and Sustainability (AHSC) Program. Of this funding, \$9 million would be for downtown infrastructure which will support better connectivity to the Modesto Transit Center and the core downtown area, including sidewalks and bike lanes with shade trees and an upgrade of the bus route that passes by the project. Another \$6 million of the funding will be used to convert an ACE diesel locomotive into a zero-emission locomotive. ACE will start operating service to the Bay Area from Ceres and Modesto in 2026, with additional trains to Sacramento in 2027. Partnering with new ACE service from Modesto greatly enhances the score of the Seventh Street Village AHSC application by substantially increasing the project's greenhouse gas reductions – which is essential for competing with other parts of the state for AHSC funding.

Seventh Street Village is anticipated to be home for about 300 people. The apartments are for households that make 30% to 80% of the area's median income, with 16 apartments are for households making 30%, 18 for households at 40%, 17 at 50%, 14 at 60%, 12 for households making 80% of area median income, and 2 apartments for live-in managers. For a family of four, the range is from \$23,910 annually at 30% of the area median income to \$63,760 at 80% of the area median income. Seventh Street Village Project is envisioned as "workforce housing" since the majority of households will have members who are working. The rents are subsidized through state and federal programs and tenants typically pay 30% of their income for rent.

The Seventh Street Village Project will help provide desperately needed affordable housing in downtown Modesto. It is hoped that construction will start in spring 2024 after all funding for the project is secured and will take 18 months. Seventh Street Village, along with the newly revitalized Modesto Transit Center, and new ACE commuter rail service from the Modesto Transit Center will be a catalyst for more high-density housing (both affordable and market rate housing) and other transit-oriented development in downtown Modesto. The result will be a more vibrant, thriving downtown Modesto which helps meet local, regional, and statewide sustainability goals.



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