

# YIELD PRO

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## Self Help Enterprises Celebrates Grand Opening of New Affordable Housing Community Guardian Village Near Fresno

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By: Yield Pro Contributor



[Self-Help Enterprises](#) (SHE) celebrated the grand opening of [Guardian Village](#), a vital new affordable housing development in Reedley that addresses the critical housing shortage for farmworkers and low-income families in the region.

“Guardian Village demonstrates that a team effort can result in answers to addressing the critical need for affordable housing in Reedley and the surrounding area,” said Tom Collishaw, President and CEO of Self-Help Enterprises. “Working closely with both private sector and public partners at the city, county, and state government, we are proud to provide new opportunities for farmworkers and local families, and grateful for the collaboration that brought this shared vision to fruition.”

“Self-Help Enterprises has proven to be excellent partners offering affordable living in the City of Reedley,” said Matthew Tuttle, Mayor of Reedley. “These 48 units are modern state-of-the-art living spaces many families will enjoy.”

The development includes a mix of one, two, and three-bedroom apartments across five residential buildings. The community features a range of amenities, including a community center with an enclosed kitchen, picnic tables with BBQ setups, and a central playground for families to enjoy together. A Health Action Plan (HAP) was also developed for the community, and it includes the identification of health concerns in the area, and targeted outcomes for improvement. On-site services will be dedicated to helping residents achieve their health goals. The HAP and ongoing services are being funded through a \$1.4 million contribution (\$100,000 annually) by UnitedHealth Group.

“Today marks a major milestone for our farmworker community and their families. Our farmworkers and farmers are the backbone of the Central Valley and our nation. Together, they put food on America’s dinner tables every night. Increasing the production of affordable housing must remain a priority for those who put food on Americans’ dinner plates. Thanks to Self-Help Enterprises, UnitedHealth Group, the County of Fresno, and the City of Reedley, we have a successful project that has produced 48 housing units. Those who live here have safe housing for their families, which positively impacts their lives. It’s the right thing to do.” said Congressman Jim Costa.

The event included a ribbon-cutting ceremony by the main building, officially marking the grand opening of Guardian Village. A flag-raising ceremony was also held to honor the site’s historical significance, as the original building on site was previously used by local members of Reedley American Legion Post 35.

In addition, a resident of Guardian Village shared her personal story of moving into the community, reflecting on how this new home has positively impacted her family’s life. “I am so grateful to be living in Guardian Village,” says Cindy Vidal, a new resident of the community. “After searching for an affordable home for so long, finding a place like this feels like such a blessing, especially with how hard it is to find affordable housing these days. My kids were thrilled when we found out we’d be moving here, and it’s such a relief knowing we’re so close to the schools. The extra space, the safer environment, and the playground right here in the community have made a huge difference for us.”

Guardian Village has been made possible through the generous support of key private sector partners as well, including UnitedHealth Group, which invested \$14.4 million in equity through a Low-Income Housing Tax Credit (LIHTC) partnership with [Enterprise Community Partners](#)’ (Enterprise) Housing Credits Investments business.

“At UnitedHealth Group, we recognize that access to safe, affordable housing has a strong correlation with improved health and quality of life and community vitality,” said Steve Cain, CEO of UnitedHealthcare of California, part of UnitedHealth Group, which has invested more than \$1 billion since 2011 to build new affordable housing communities in more than 31 states, including more than \$105.5 million in California. “Our contribution for ongoing health services for residents, in addition to our \$14.4 million equity investment in Guardian Village, underscores our long-standing commitment to increasing affordable housing opportunities that also drive better health outcomes for underserved populations in California.”

“Guardian Village brings critically needed affordable homes to the Reedley community,” said Claire Parisa, director of acquisitions, Enterprise Housing Credits Investment. “We’re so proud that our partnership with Self-Help Enterprises and UnitedHealth Group has culminated in this high-impact project.”

Guardian Village was developed on a state surplus site made available through Executive Order N-06-19 issued by Governor Gavin Newsom to repurpose unused state-owned land for sustainable, affordable housing projects. The State of California provided over \$6 million in grants and loans for

Guardian Village through the Department of Housing and Community Development (HCD). Additionally, HCD and the Department of General Services (DGS) facilitated a 99-year lease of the 2-acre site for the development, valued at \$700,000.

“Governor Newsom’s excess sites order has inspired the creative reuse of properties like these former armories to help meet California’s critical housing need,” said HCD Director Gustavo Velasquez. “As cities and counties follow the state’s example and identify their usable surplus land, opportunities to develop affordable housing multiply, furthering our mission to ensure safe, quality housing for Californians at all income levels.”

Support also came from the County of Fresno, which contributed more than \$2.5 million in HOME and Permanent Local Housing Allocation (PLHA) funds. Various private and public entities also played a crucial role in making the project a success.

The development team for Guardian Village included Self-Help Enterprises as the developer, California Housing Partnership Corporation as the financial consultant, Quiring General as the general contractor, and Mogavero Architects as the architectural design firm. AWI Management Corporation will serve as the property manager.