

Walker Pointe Apartments, 6764 Walker Ln. Hughson CA 95326

Lead Agency: Stanislaus Regional Housing Authority in partnership with Stanislaus County Behavioral Health and Recovery Services

Project Description: Walker Pointe Apartments complex consisting of 20 one (1) bedroom/one (1) bath units. The project is scheduled to be completed in mid-March 2023 and should receive occupancy permits at that time. Stanislaus Regional Housing Authority (Housing Authority) provides rental assistance to Stanislaus County Behavioral Health and Recover Services (BHRS) clients through various sources included Continuum of Care Vouchers (formerly Shelter Plus Care). The Housing Authority currently has a Memorandum of Understanding in place to provide housing support for clients by referred BHRS and has challenges meeting the demand due to a lack of housing stock in Stanislaus County. The proposed project would provide 19 new 1 bedroom/1 bath units for BHRS clients who are in desperate need of housing. Each unit will contain a kitchen, living/dining room, bathroom, and they are appropriate for single or family occupancy.

All 19 units will be dedicated to persons diagnosed with a serious mental illness (SMI) and one unit will be dedicated to an onsite manager. A variety of supportive services will be provided to tenants, such as case management, peer support activities, mental health and substance use services, benefits counseling and advocacy, housing retention skills, recreational and social activities, education services, employment services, and linkage to other community resources.

Walker Pointe is a collaborative effort involving the Stanislaus Regional Housing Authority and Stanislaus County Behavioral Health and Recovery Services (BHRS). The Partners are working together with their respective missions, to provide safe affordable housing for persons who are homeless or at risk of homelessness.

Resource Gap:

The Housing Authority and BHRS have been exploring funding options to meet project funding gaps sufficient to meet the financial needs of the project including the purchase price of \$4,100,000, purchase fees, taxes and associated sales costs, and installation of a drive way gate. The Housing Authority will secure \$2,000,000 in financing for the project and is requesting a \$2,300,000 contribution from in HHIP gap funding to secure the complex.

Purchase Price: \$4,100,000

Associated Sales Costs: \$20,000

Installation of entrance gate and rear fire access gate: \$180,000

Project Completion Date:

Construction of the 20 units is scheduled to be completed in March 2023 with a Certificate of Occupancy issued at the time. BHRS and the Housing Authority have a current waiting list of residents that are available to move into the units in April 2023.

Pictures of the proposed Walker Pointe Apartments

