

1808 N. Parsons Avenue | Merced, CA 95341

APN # 061-390-027-000

Project Summary | 2021-10-20

Visionary Home Builders of California, Inc. (VHB) is a 501(c)(3) non-profit organization with a mission to create and advocate for healthy, vibrant, safe communities through the development of affordable housing and educational opportunities for families, seniors, and individuals of low and moderate income. VHB has built more than 700 single-family homes and developed more than 1,200 units of affordable rental housing over the last 30 years. VHB, along with their community partners, have identified a local need for support of a community that struggles with housing instability. Specifically, families and individuals, who struggle to afford adequate housing with their current incomes. VHB has identified a site to house individuals and families alike, who are struggling with the high cost of living within California. The site is located close to schools, shopping, transit, and other community resources. With public funds, the project would target households and individuals earning 30-80% area median income.

VHB, a long-time Stockton based affordable housing developer, intends to develop a multi-family apartment complex proposed on 4.72 acres of vacant land located at 1808 Parsons Avenue in Merced, CA. The preliminary site and building plan includes one-, two-, three-, and four- bedroom units within two- and three-story buildings on the rectangular parcel. The project will consist of 108 residential units, a community room, and offer on-site residential services along with a Head Start Center. An integral part of VHB's mission is to promote school readiness of children from low-income families, which supports the development of the whole child.

Additionally, there are numerous amenities surrounding the undeveloped parcel that future residents will benefit from. The parcel itself is directly connected to a park, and across the street there is a market, Rancho San Miguel, where residents can shop for groceries. In addition, there are multiple bus stops surrounding the parcel on several sides of the block that Parsons Avenue runs along, as well as some along East Child's Avenue, the street south of the parcel, and one off of Highway 140 as well, which is north of the parcel. There is also a church located nearby, which is across the street from the parcel's location and across the street from Highway 140. Lastly, a CVS Pharmacy is located directly across from the parcel, where there is access to needed medications and/or other necessities 24 hours a day for residents.

Off-site Amenities:

Transit: The Bus, Merced's Regional Transit System, has a stop across the street located on Parsons Street at Yosemite Parkway/Rancho San Miguel, 0.1 miles from the site.



Park: Joe Herb Park is located on the south side of the property on Parsons Avenue within 0.2 miles.

Medical: Mercy Medical Center is located at 2740 M Street and is 2.8 miles from the property.

Grocery: Rancho San Miguel is located across the street within 600 ft walking distance.

Pharmacy: CVS Pharmacy is located across the street with a walking distance within 500 ft.

School: Golden Valley High School is located at 2121 E. Childs Avenue on the south side of Parsons Avenue within 0.8 miles.