



Published on SAHA (<https://www.sahahomes.org>)

Home > Modesto breaks ground on senior apartments downtown



- [View Article Gallery](#) [1]
- [Print This Page](#) [2]

Modesto breaks ground on senior apartments downtown

Posted On: April 1st, 2015

The Modesto Bee - March 31, 2015 - By Kevin Valine

City officials, affordable housing advocates and others gathered Tuesday morning in downtown Modesto for the groundbreaking ceremony of Tower Park Senior Housing, a nearly \$13.7 million apartment complex for low-income seniors.

Construction already has started on the three-story, 50-unit complex, being built at the site of

the former city park at 17th and G streets. The complex should open to tenants in about a year, according to Susan Friedland, executive director of Satellite Affordable Housing Associates. Satellite and Beacon Communities are the project's developers.

With today's groundbreaking, Modesto once again is trumpeting the message that we care about our low-income, aging population," said Councilman Tony Madrigal, whose district includes downtown.

This is the first major housing project in downtown since the 11-story Ralston Tower senior apartments opened in 1974. Tower Park Senior Housing also is another piece in Modesto's effort to revitalize its downtown. The apartment complex replaces a shabby park that had become a draw for the homeless.

Tower Park's financing comes from federal money administered by Modesto, state tax credits, Wells Fargo Bank and the Federal Home Loan Bank. Huff Construction is the general contractor, and the Dahlin Group is the architect.

The complex will consist of 49 one-bedroom units for tenants and one two-bedroom unit for the on-site manager. The complex will be fenced on three sides and have an elevator, and its amenities will include a community room, lounge, fitness center and vegetable garden. The complex will incorporate green building features.

Prospective tenants need to earn 30 percent to 60 percent of the area's median income to qualify for the complex. An official with American Baptist Homes of the West — the parent of Beacon Communities — said in July that worked out to an annual income of \$11,760 to \$23,520 for a single senior and \$13,440 to \$26,880 for a couple. Rents are expected to be \$250 to \$820 per month.

Tenants need to be at least 55 years old to live in the complex.

Seniors interested in Tower Park Senior Housing are asked not to contact the developers and the city. Friedland said that in six to eight months, the developers will publicize how seniors can apply to become tenants.

Bee staff writer Kevin Valine can be reached at kvaline@modbee.com [3] or (209) 578-2316.

[Read original article here](#) [4].

Related



[5]

Property

[Tower Park Apartments](#) [5]

701 17th Street

Source URL: <https://www.sahahomes.org/news/04-01-2015/modesto-breaks-ground-senior-apartments-downtown>

Links

[1] <https://www.sahahomes.org/%3Finline%3Dtrue%26scrollbars%3Dno%23node-images-lightbox>

[2] <https://www.sahahomes.org/printpdf/506>

[3] <mailto:kvaline@modbee.com>

[4] <http://www.modbee.com/news/local/article17051075.html>

[5] <https://www.sahahomes.org/properties/tower-park-apartments>