Sierra Meadows
Visalia, Calif., Christian Church Homes

Opened in March 2011, Sierra Meadows began through a collaboration between Christian Church Homes (CCH), Visalia Senior Housing and City of Visalia. Sierra Meadows is exemplary of CCH’s extensive experience in developing affordable, durable, cost-efficient, green properties.

Each apartment in Sierra Meadows features universal design and accessibility elements to accommodate changes in mobility, hearing or vision. CCH’s staffing strategy integrates service coordinators, property managers, compliance, and administrative staff all under one umbrella, which allows staff to share knowledge across divisions and deliver resident-centered care.

The first LEED Gold certified HUD 202 property in California, Sierra Meadows boasts a number of green features, with an emphasis on indoor air quality since many seniors have respiratory challenges. The location of the property – on an underdeveloped tract of land within the city – serves the daily needs of seniors, with access to public transit and retail centers.

At-a-Glance

Project type: 43 affordable, senior apartments in a two-story building

Key funding sources: HUD 202, augmented with some public and private local funding

Resident profile: 62 years and older adults earning up to 60 percent of area median income; nearly 90 percent below 30 percent of area median income

Green features include: LEED gold certified building with radiant barrier on roof sheathing, sun shades on south facade, dual pane windows, carbon monoxide monitors, native and drought tolerant landscaping, high efficiency irrigation system, and environmentally friendly finishes, flooring and site furnishings

Health and social services include: Individual resident assessments and resident care plans as blueprints for health, onsite social service coordination, coordinated transportation, financial management assistance, community gardens

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MetLife Foundation was established in 1976 to continue MetLife’s long tradition of corporate contributions and community involvement. The Foundation is committed to building a secure future for individuals and communities worldwide which is reflected in its new focus on financial inclusion. MetLife Foundation supports innovative approaches to help low income people acquire the financial tools and capabilities to dramatically improve their lives. Since it was established, it has provided more than $570 million in grants and $100 million in program-related investments to nonprofit organizations.

Enterprise works with partners nationwide to build opportunity. We create and advocate for affordable homes in thriving communities linked to jobs, good schools, health care and transportation. We lend funds, finance development and manage and build affordable housing, while shaping new strategies, solutions and policy. Over more than 30 years, Enterprise has created 300,000 homes, invested nearly $14 billion and touched millions of lives. Join us at www.EnterpriseCommunity.com or www.EnterpriseCommunity.org.