

Development Activity

1612 Apartments (144 units - 1612 Sisk Road, Modesto CA):

Construction is complete and Certificate of Occupancy received. Lease up is in progress.

1612 Phase III (12-unit Senior Complex - 1612 Sisk Road, Modesto):

Phase III is a proposed 12-unit complex for Seniors and will be the final phase of the 1612 property. The project is currently in the design and planning stage.

The project site is located on the north portion of the Sisk Road property, near WinCo, and currently includes the basketball court, tennis court, and grassy area. Staff is working on funding options to support the development.

Edwards Estates at Village One (33 SFR - 2313 Bellingham Way, Modesto CA)

Construction is progressing well on the first 5 lots of the project. These homes are currently in various stages of construction including sheet rock installation, exterior stucco preparation, and door and trim installation. The General Contractor anticipates the completion of these initial homes around August.

Staff is currently planning the construction start for the next 2-5 homes.

Parque Rio Development – (72-unit family apartment complex/30-unit senior complex - 1500 Robertson Rd. Modesto CA)

The Parque Rio project is currently in the design and planning stage. The project received an allocation of CPP (Community Project Funding) from Congress that provided funding for the acquisition costs and are also currently being used for predevelopment expenses. Staff continues to explore various funding options for the construction stage such as Tax Credit Financing, Conventional Financing and Public Housing Conversion funding.

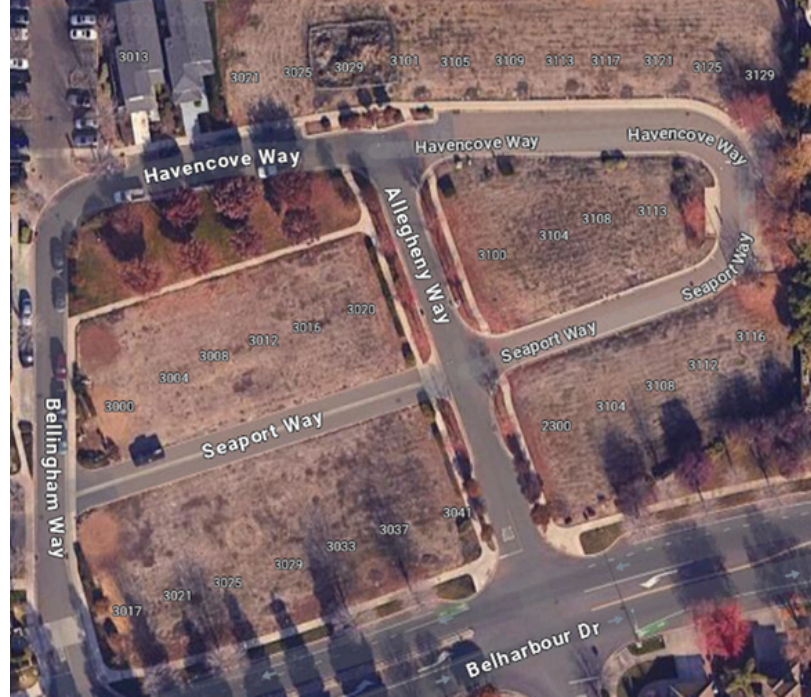
Great Valley Housing Development Partnership Projects:

- **Grischott II (4-unit SRO in Westley CA)** – The project is a proposed renovation of an existing modular building into a 4-bedroom Single Room Occupancy housing with shared bathroom and kitchen facilities for women with children. Staff is currently working on securing the funding to start construction on the project. Construction is anticipated to start in the next 30 to 60 days.

- **Foothill Terrace (26 homes in San Andreas CA)** – The project is a proposed 26-unit development of one-bedroom homes for individuals and families. Staff is currently working on securing funding to start construction. A portion of funding will come from REAP 2.0 (Regional Early Action Planning) funds provided by Calaveras County. The funding approval is being presented to the Board of Commissioners under Resolution 24-25-19 at the June 26, 2025 Board of Commissioners meeting. The REAP funding will cover acquisition costs and a portion of predevelopment expenses. For the remaining project financing staff is reviewing construction loan financing options.
- **Valley Dale – (56-unit Apartment Complex in Sonora CA)** – The project site is located at the end of Peaceful Valley Road in Tuolumne County on a wedge-shape parcel, approximately 4.5 acres, bordered by HWY 108 to the North and Mono Way to the South.
The proposed project is new construction multifamily apartment buildings comprised of 56 residential units, a community room, community kitchen, computer room, management office, playground and laundry facilities. The apartments are a mix of studio; and one, two and three-bedroom units.
Site Development Permit approval was received from the Tuolumne County Board of Supervisors on March 18, 2025. Coordination with County staff is ongoing to finalize infrastructure, access, and fire safety requirements.
The project is a joint development between Better Opportunities Builder, Inc. (BOB), Great Valley Housing Development Corporation (GVHDC), and Stanislaus Regional Housing Authority. The Development team is currently working to secure funding for the project.
- **1701 Connie Way (Single family Home in Modesto CA)** – Connie Way is a proposed single lot infill project. The site did have a home on it; however, all that remains is a foundation and driveway. The proposed plan involves developing the lot to accommodate a manufactured home, specifically one that was awarded to the Housing Authority at a housing conference a few years ago. Staff is working with the City of Modesto to secure funding for the purchase of the lot.
- **625 Benson Ave (3 homes in Modesto CA)** – Benson Ave is a proposed infill lot project that will consist of three one-bedroom homes for families. The Housing Authority owns a similar sized parcel a block or so away at 525 Benson that provides a preliminary blueprint for the 625 Benson project. Staff is working with the City of Modesto to secure funding for the purchase of the lot.

Report prepared by Kim Ryan, Deputy Executive Director







Lot 2



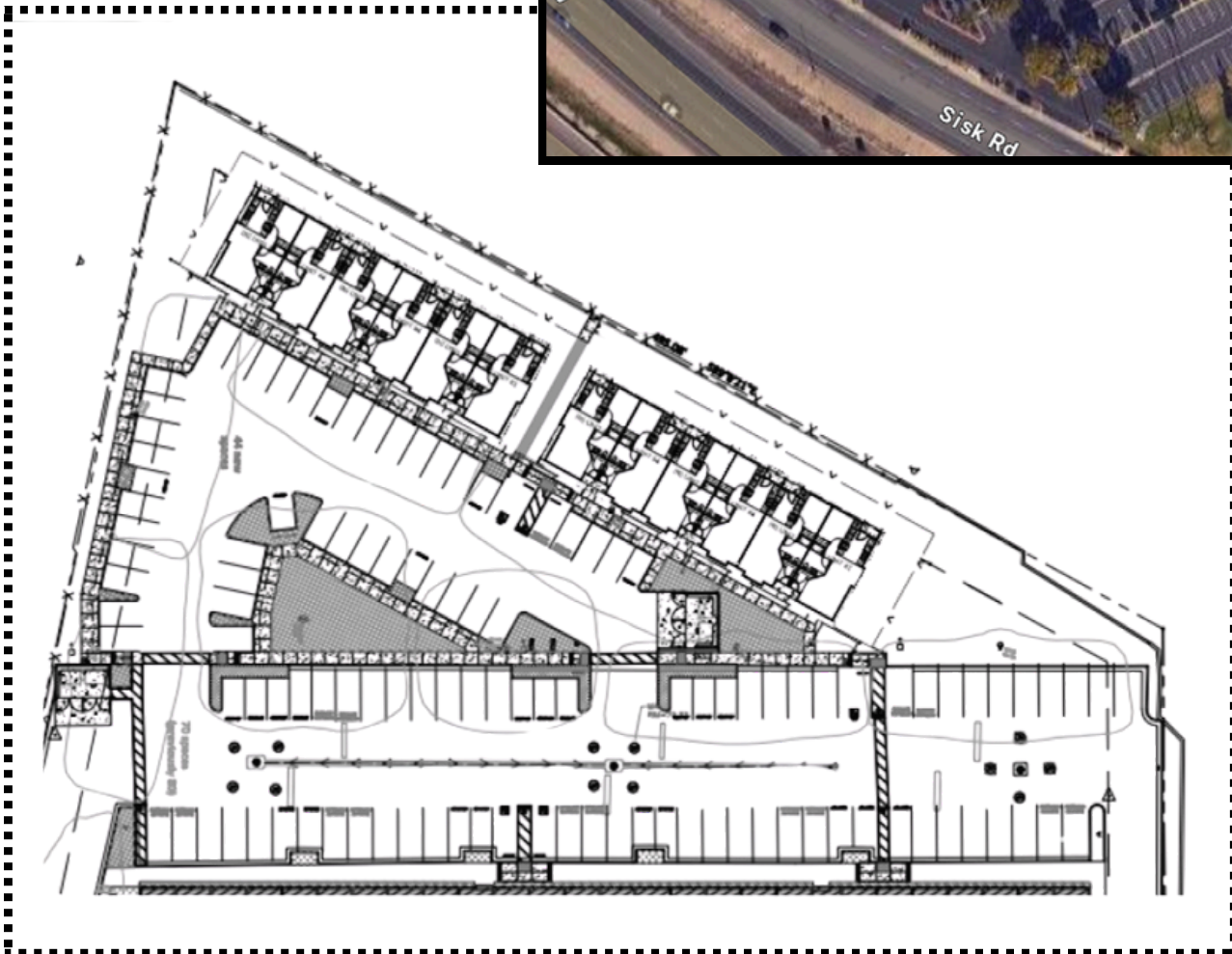
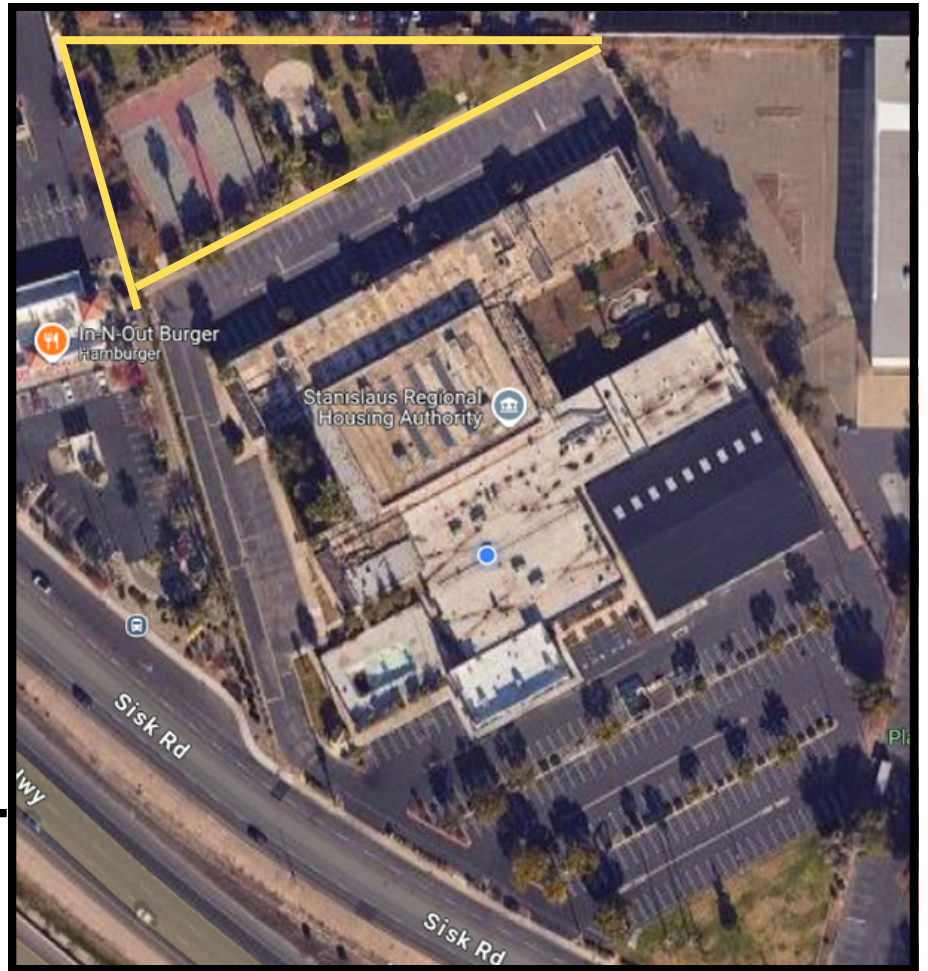


Lot 2



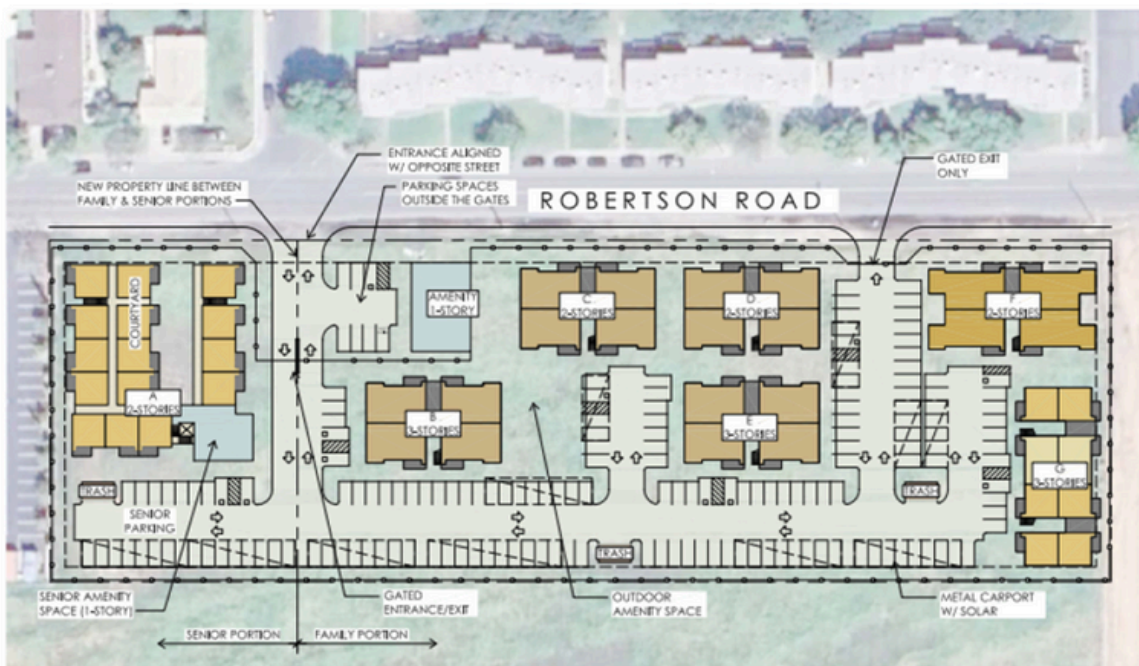
1612 Phase III- 12 One-Bedroom Senior Housing Complex

- Proposed Site Plan



Parque Rio Development- Proposed 72- unit apartment complex for families/30-unit apartment complex for Seniors

- Proposed Site Plan

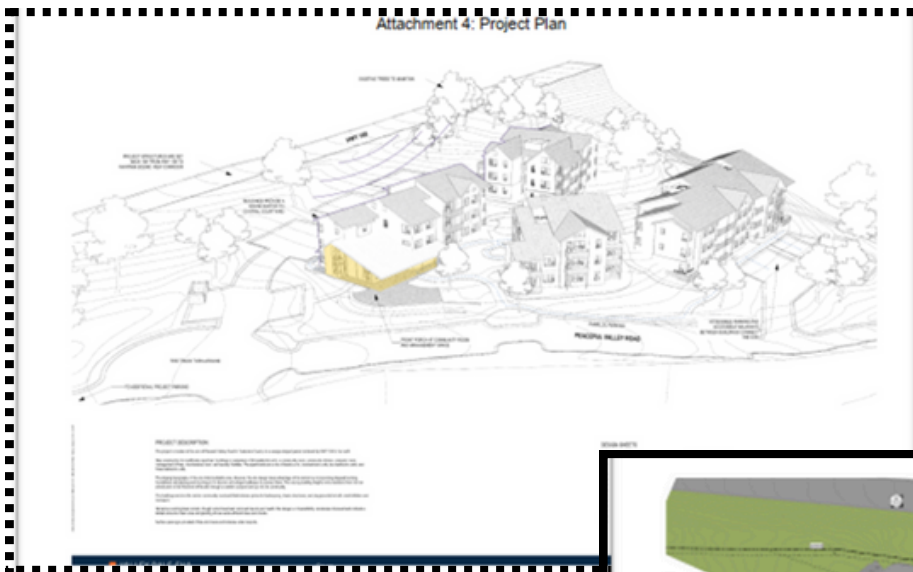


PROPOSED SITE PLAN

SITE DATA	
SITE AREA:	
FAMILY PORTION:	2.91 ACRI
SENIOR PORTION:	0.88 ACRI
OVERALL SITE AREA:	3.79 ACRI
PROPOSED DENSITY	
FAMILY (72 UNITS / 2.91 ACRES):	24.7 UNITS/ACI
SENIOR (30 UNIT / 0.88 ACRES):	34.1 UNITS/ACI
UNIT DATA	
FAMILY PORTION	
1 BEDROOM UNITS (500 SF):	18 UNITS (25)
2 BEDROOM UNITS (730 SF):	6 UNITS (8T)
3 BEDROOM UNITS (1,000 SF):	40 UNITS (56)
4 BEDROOM UNITS (1,150 SF):	8 UNITS (11)
TOTAL UNITS:	72 UNITS
AMENITY SPACE:	2,400 SF
SENIOR PORTION	
1 BEDROOM UNITS (500 SF):	30 UNITS
AMENITY SPACE:	2,000 SF
PARKING DATA	
PARKING REQUESTED	
(18) 1-BED UNITS @ 1 SPACE/UNIT:	18 SPACI
(6) 2-BED UNITS @ 2 SPACES/UNIT:	12 SPACI
(40) 3-BED UNITS @ 2 SPACES/UNIT:	80 SPACI
(8) 4-BED UNITS @ 2 SPACES/UNIT:	16 SPACI
GUESTS (72) UNITS @ 0.25 SPACES/UNIT:	18 SPACI
30 SENIOR UNITS @ 0.5 SPACES/UNIT:	15 SPACI
TOTAL REQUESTED:	159 SPACI
PARKING PROVIDED	
BEHIND THE GATES:	165 SPACI
OUTSIDE THE GATES:	7 SPACI
TOTAL PROVIDED:	172 SPACI

Valley Dale, Tuolumne County- Proposed 56-unit mixed unit apartment complex.

- ## • Proposed Site Plan and Elevation Concept



625 Benson Ave, Modesto- Proposed 3 one-bedroom homes

- Proposed site plan



1701 Connie Way, Modesto- Proposed 1 Single Family Home

- Proposed site plan



**Manufacture Home
Concept**

