

Development Activity

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

The Phase III project is currently in the design and planning state. This project is a proposed 12-unit complex for Seniors.

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 on the first five lots of the project, with homes at various stages of completion. Painting, flooring, and countertops have been completed in all units, and appliance installation is currently underway. Ongoing construction activities include the installation of underground utilities, as well as the completion of sidewalks, landscaping, and fencing

Planning is underway for the construction of the next two to five homes

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

Parque Rio is in the early stages of design and planning. Current efforts are focused on initial tasks such as site layout, land surveying and geotechnical analysis.

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 the conversion of an existing modular building into a Single Room Occupancy (SRO) unit with shared bathroom and kitchen facilities for women with children.
- **Foothill Terrace (26 homes in San Andreas CA)** – The project is a proposed 26-unit development of one-bedroom homes for individuals and families. Efforts are currently underway to secure funding for construction costs.
- **Valley Dale – (56-unit Apartment Complex in Sonora CA)** – The project is in the early design and planning stages and is currently in the permitting process. 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 Development team is actively pursuing funding opportunities for the project.

- **1701 Connie Way (Single family Home in Modesto CA) –**
Connie Way is a City-owned property currently under consideration for an infill lot development. The proposed plan includes developing the site to accommodate a manufactured home. Staff is working with the City of Modesto to secure funding for the lot's acquisition
- **625 Benson Ave (3 homes in Modesto CA) –** This project is currently on hold pending further direction from the City

Report prepared by Kim Ryan, Deputy Executive Director