

Development Activity

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

The first phase of the Edwards Estates project is nearing completion. Gas meter installations are underway, landscaping is largely finished, and sidewalks have been installed and are pending inspection. The project is progressing toward final inspections, with completion of the first five homes anticipated within the next 30 to 60 days.

Planning is also underway to begin construction on the next phase of the development.

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.

The project is in the final stages of construction, with ongoing installation of appliances, bathroom fixtures, flooring, and completion of drywall touch-ups and painting over the past few weeks.

The project is expected to be completed within the next 30 days.

- **Foothill Terrace (26 homes in San Andreas CA)** – Plans have been approved for a 26-unit development of one-bedroom homes for individuals and families. The current focus is on predevelopment activities, including obtaining permits and verifying utility connections for the project.

The project has been awarded a REAP grant in the amount of \$1,558,296, by Calaveras County to cover predevelopment costs. The remaining project funding to be secured through conventional financing.

- **Valley Dale – (56-unit Apartment Complex in Sonora CA)** – 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 project is in the early design and planning stages and is currently in the permitting process. The team is working with construction consultants and engineers to finalized an accurate and detailed development budget, which will support upcoming funding applications for the project.

The Development team is actively evaluating all potential funding sources for the project, including federal, state and local grants and loans, tax credit financing and conventional lending.

- **1701 Connie Way (Single family Home in Modesto CA) –**
The Connie Way infill lot has resurfaced as a possible project. Staff is reviewing the current development concept, and will update if necessary, and prepare to submit to the City's review. The current concept is to place a modular home on the lot. The lot is already equipped with utilities, making it well-suited for the addition of a modular home, with the potential for an ADU if entitlements and funding allow.

Report prepared by Kim Ryan, Deputy Executive Director