

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 and preparing for final inspection of the first five homes.

Planning is also underway for the next phase of construction, which is expected to include two to five additional homes.

Park Cottages II (3-unit complex and a 5-unit complex – 1145 Park Street, Turlock CA)

The project proposes adding a three-unit and a five-unit complex to the Park Street property, which already includes a three-unit complex and a three-bedroom home.

The project plans were reviewed by the City of Turlock several years ago; however, funding was not available at that time to move the project forward. Staff is currently evaluating the next steps to update the plans and resubmit them for review.

Funding update:

Stanislaus County Planning Department issued a Request for Proposal for HOME and PLHA funding, and staff submitted the Park Cottage II project for consideration. On December 16th, the Board of Supervisors approved to allocation of HOME funds in the amount of \$1,664,392.

Abbie Street project (4 existing units plus 5 new units 100 Abbie St., Empire CA)

The proposed project is the acquisition of a .96-acre parcel containing four existing homes and the construction of five additional two-bedroom units on the property.

Staff is in the process of initiating an appraisal to evaluate the property.

Funding update:

Stanislaus County Planning Department issued a Request for Proposal for HOME and PLHA funding, and staff submitted the Abbie Street project for consideration. On December 16th, the Board of Supervisors approved to allocation of HOME funds in the amount of \$1,262,970.

Great Valley Housing Development Partnership Projects:

- **Grischott II (4-unit SRO in Westley CA) –**
Project has been completed and lease up is underway.

- **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.
- **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.

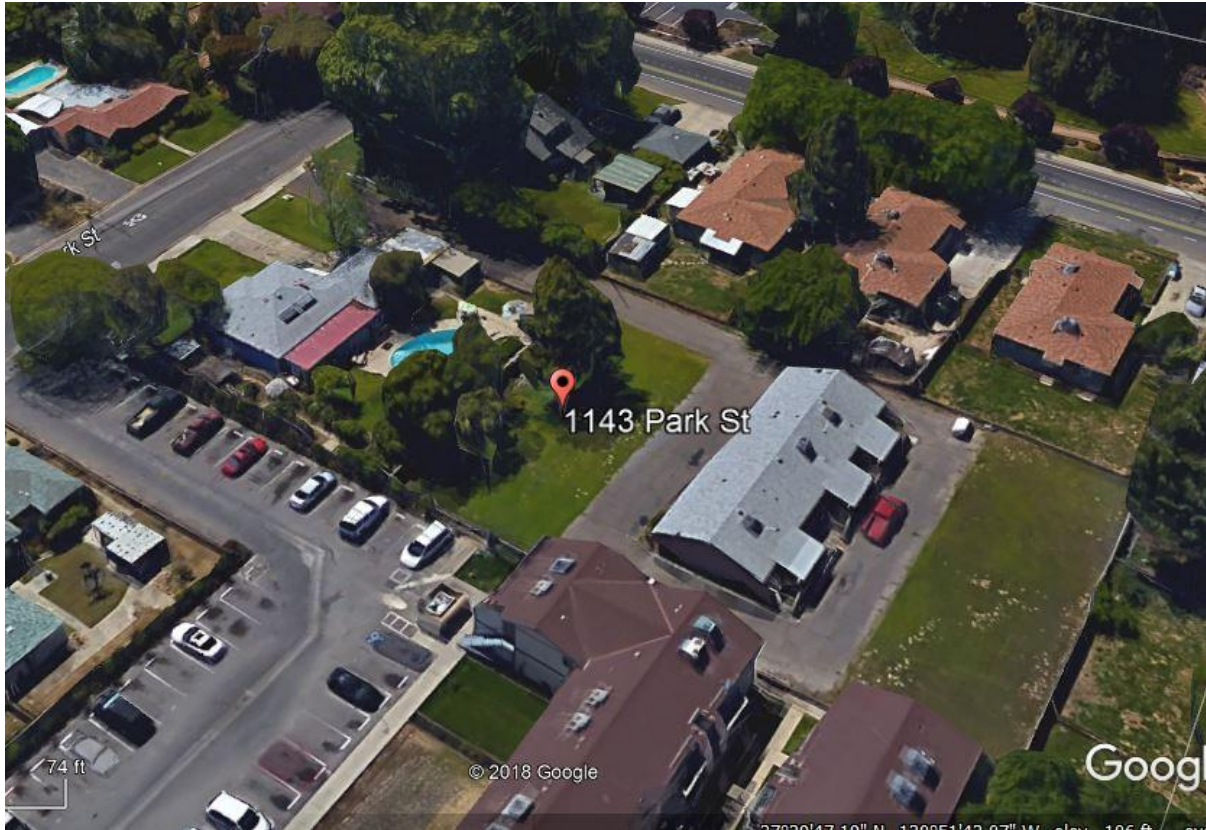
- **1701 Connie Way (Single family Home in Modesto CA)** – The Connie Way infill lot has resurfaced as a possible project. The current concept is to place a modular home on the lot. The lot is already equipped with utilities, making it well-suited for the addition of a modular home, with the potential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

The proposed concept has been submitted to the City of Modesto for consideration.

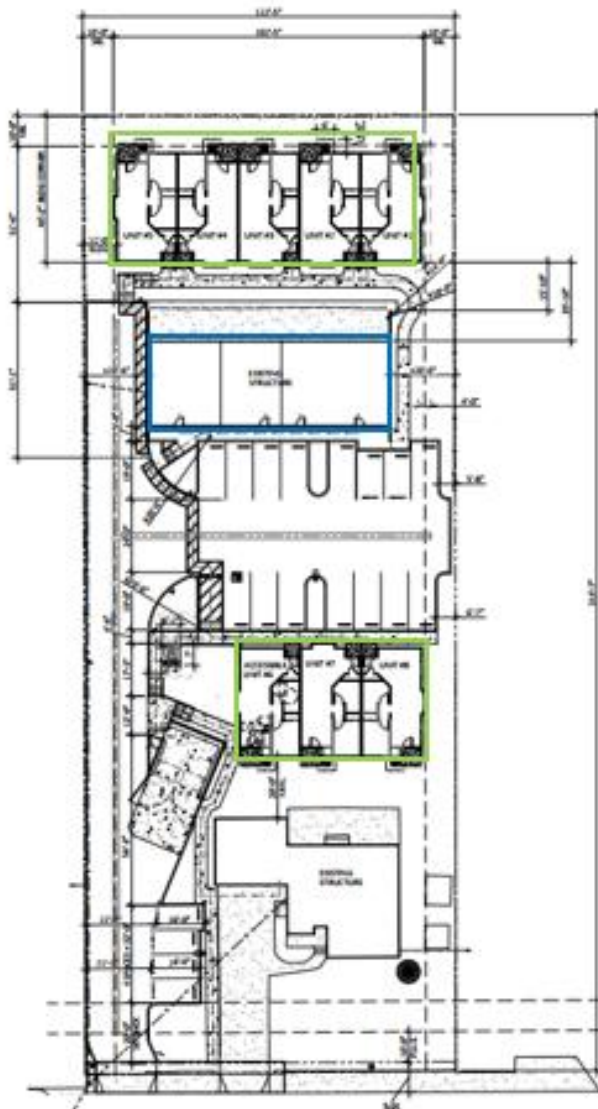
Report prepared by Kim Ryan, Deputy Executive Director

Park Street Development Phase II

1145 Park Street Turlock CA



Site Plans:



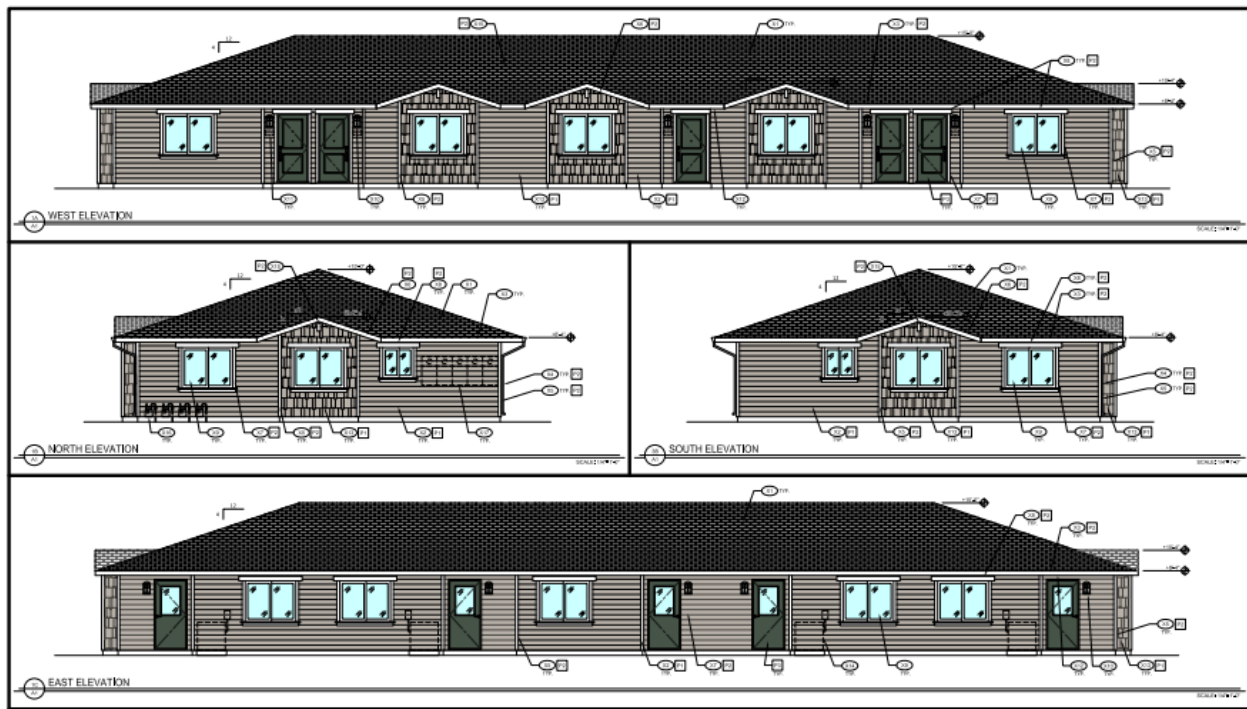
Park Street



Park Street

Architectural Elevations

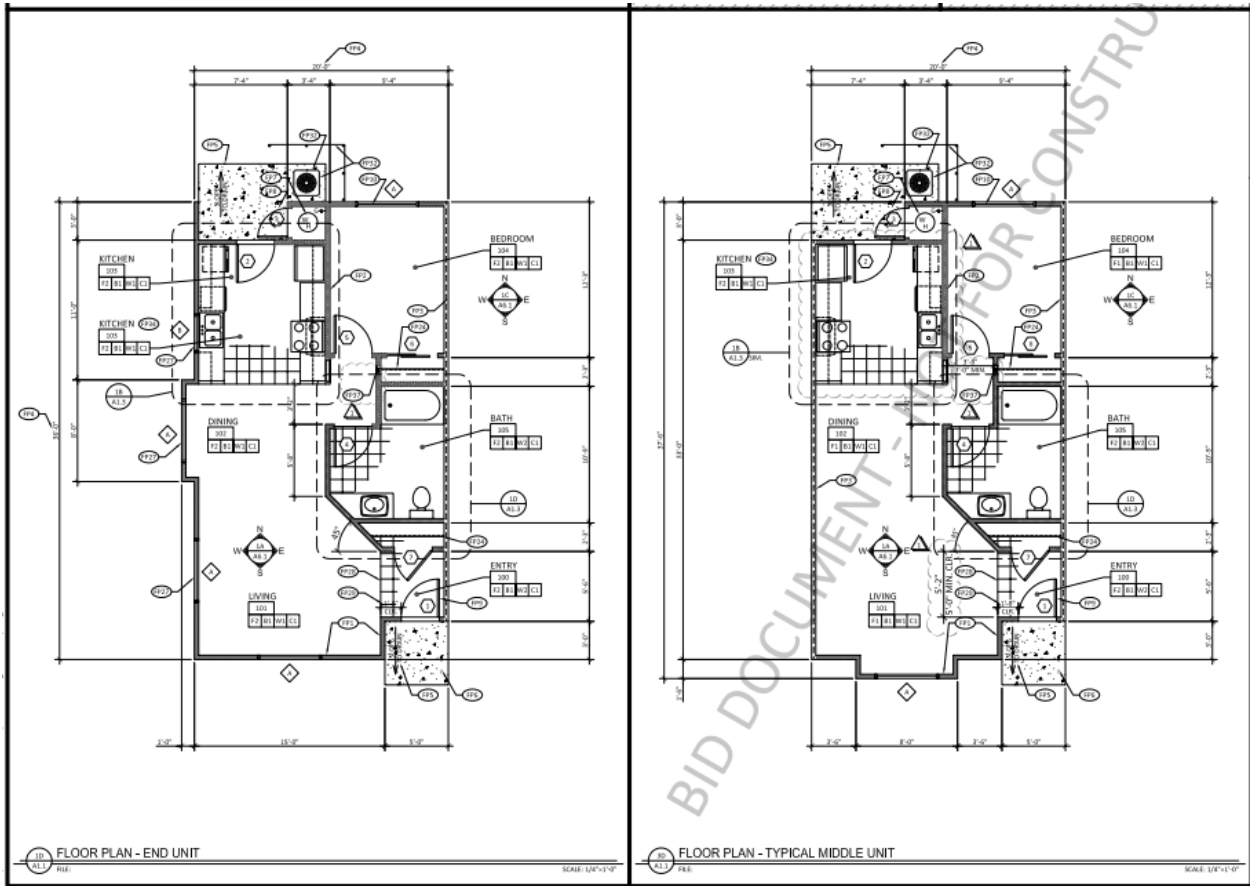
5-unit complex



Plaster's self-education is not unusual; what is surprising is that he never takes a course in the history of the novel.



Architectural Floor plans

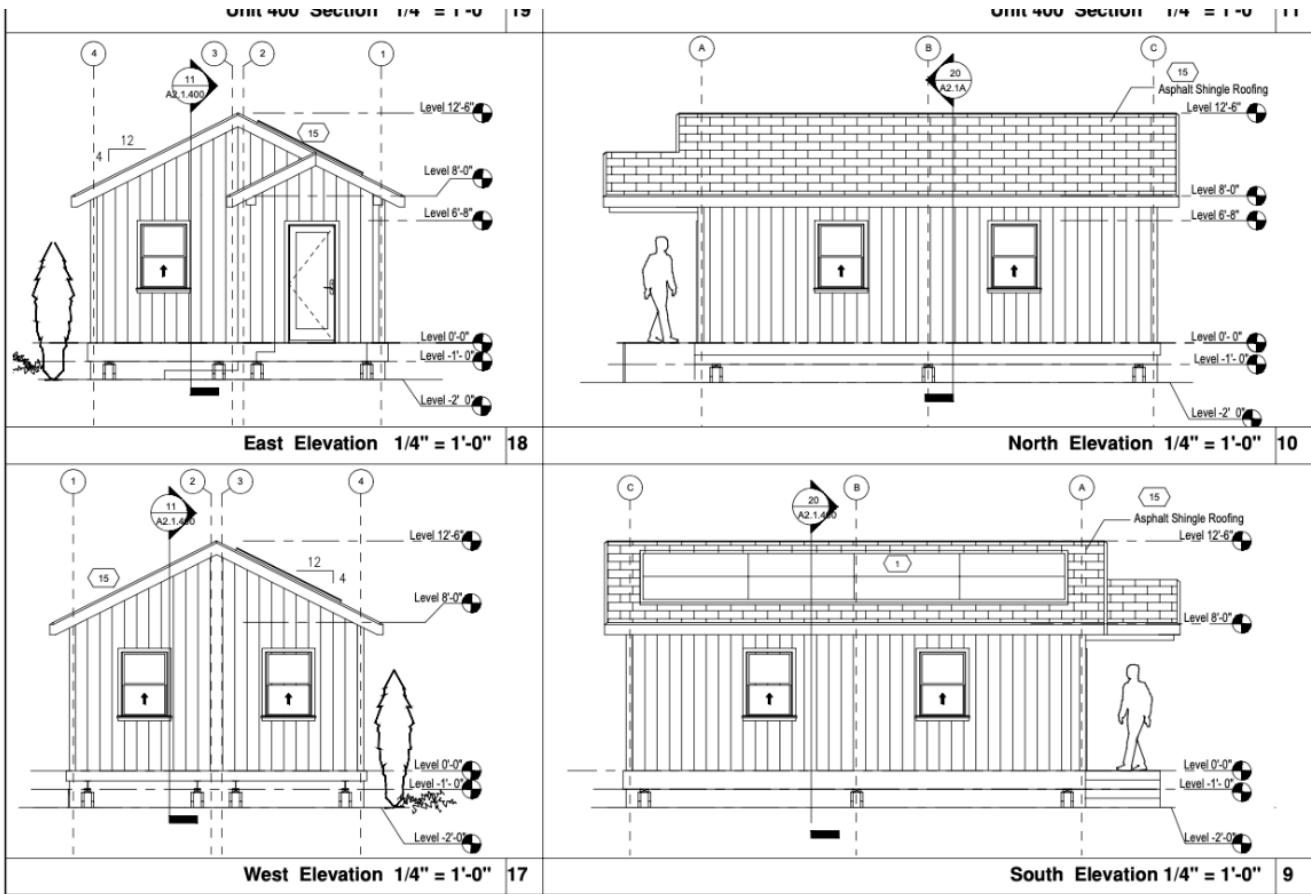


Abbie Street property

Conceptual site plan



Conceptual Elevations



Conceptual Floor Plans

