
Development Activity

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

The first five homes have been completed. Interested buyers can reach out for more information via the Edwards Estates website: edwardsestateshomes.com.

Construction on the next six lots is anticipated to begin in the next few weeks.

Park Street Cottages (3-unit complex & 5-unit complex – 1145 Park Street, Turlock CA)

The project consists of constructing a three-unit building and a five-unit building on the Park Street property. The site currently includes an existing three-unit complex and a single-family residence.

Project plans were approved in 2021; however, funding was not available at that time to proceed, and the approvals have since expired. The project was recently awarded a \$1,664,392 HOME allocation from the Stanislaus County Planning and Community Development Department.

Staff is preparing to move forward with the necessary steps to submit updated plans and the entitlement application.

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.

The project was recently awarded a \$1,262,970 allocation of HOME funding from Stanislaus County Planning and Community Development Department. Next step for the HOME allocation is completion of the NEPA environmental review, which must be done prior to executing the HOME loan agreement. This review will be prepared by the County.

Great Valley Housing Development Partnership Projects:

Foothill Terrace (26 homes in San Andreas CA) –

Funding update:

The County of Calaveras previously approved a REAP contract that would have provided approximately \$1.56 million to assist with a portion of the project's predevelopment costs. These funds were intended to support the development of affordable housing and help ensure that the homes could ultimately be sold at an affordable price.

During the implementation process, it was determined that the acquisition costs associated with the property did not fall within the eligible REAP funding expenditure dates. As a result, the

acquisition costs could not be reimbursed under the REAP contract as originally structured.

The California Department of Housing and Community Development (HCD) reviewed the situation and approved a potential solution presented by Stan Regional. The proposal involved the sale of the property to a partnership between Great Valley Housing Development and the Stanislaus Regional Housing Authority. Under this structure, the sale cost would have been eligible for reimbursement under the REAP contract. This approach would have helped maintain the financial feasibility of the project and supported the goal of delivering homes at an affordable price.

The County did not support proceeding with the proposed transaction structure. Following review and discussion, the County voted to terminate the REAP contract and intends to reissue a Request for Proposal (RFP) for the available REAP funding. Staff is currently preparing to resubmit a response to the RFP clearly indicating that the project is viable and provides a clear expenditure timeline for the potential funding.

Prior to termination of the contract, County staff approved reimbursement of certain predevelopment costs totaling \$119,007.11. These costs were determined to be eligible expenditures under the REAP program guidelines and included expenses related to permits and other qualifying predevelopment activities.

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. Staff is currently work with the development partner to apply for the Affordable Housing Program (AHP) administered by the Federal Home Loan Bank system. The funds can be used for new construction.

1701 Connie Way (Single family Home in Modesto CA) –

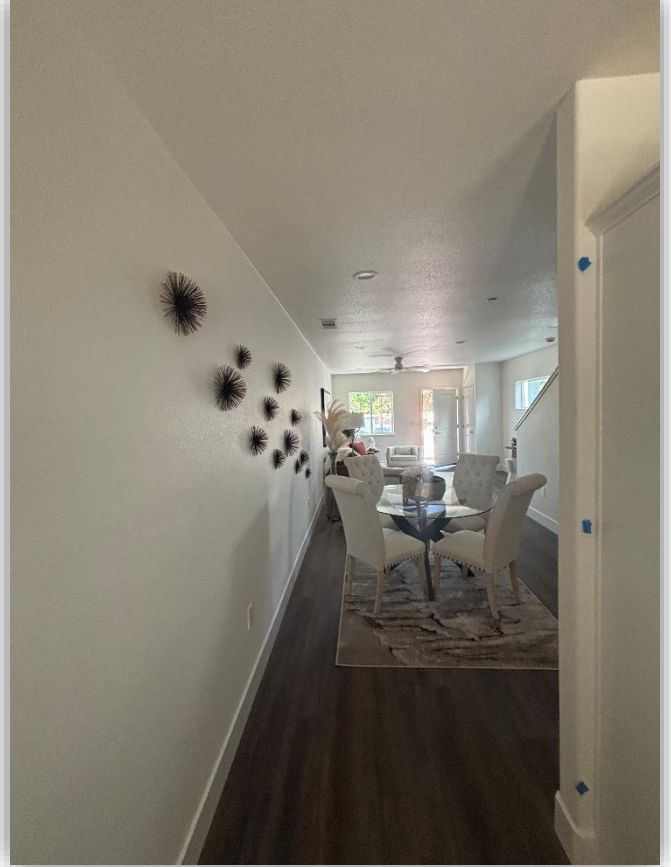
The Connie Way infill lot has resurfaced as a possible project. The current concept is to place a modular home on the lot. The lot is already equipped with utilities, making it well-suited for the addition of a modular home, with the potential for an ADU if entitlements and funding allow.

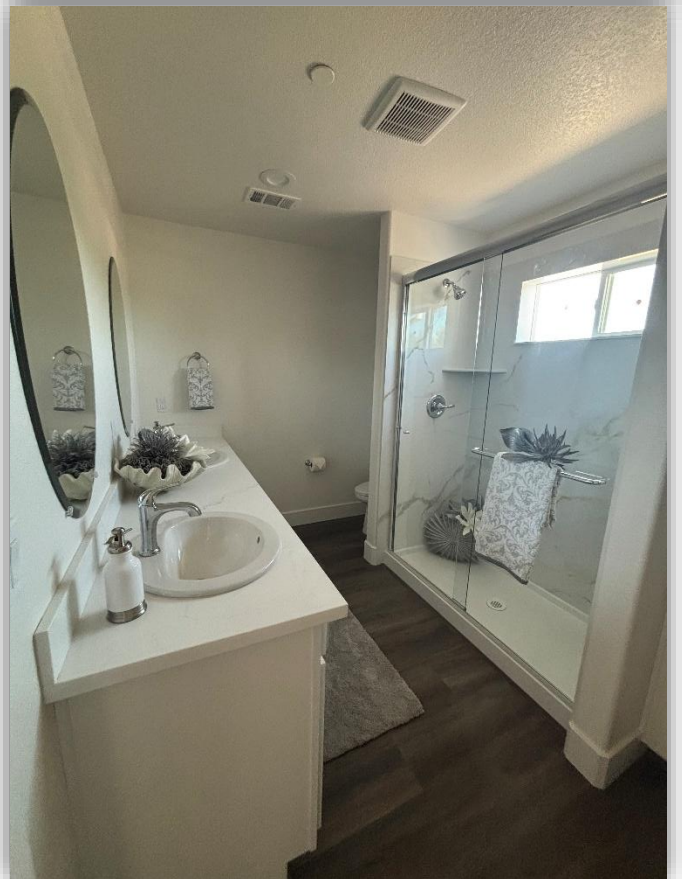
An initial project concept was submitted to the City for review. The next step is to submit a detailed application, including the project scope and budget, through the City's project portal.

Report prepared by Kim Ryan, Deputy Executive Director

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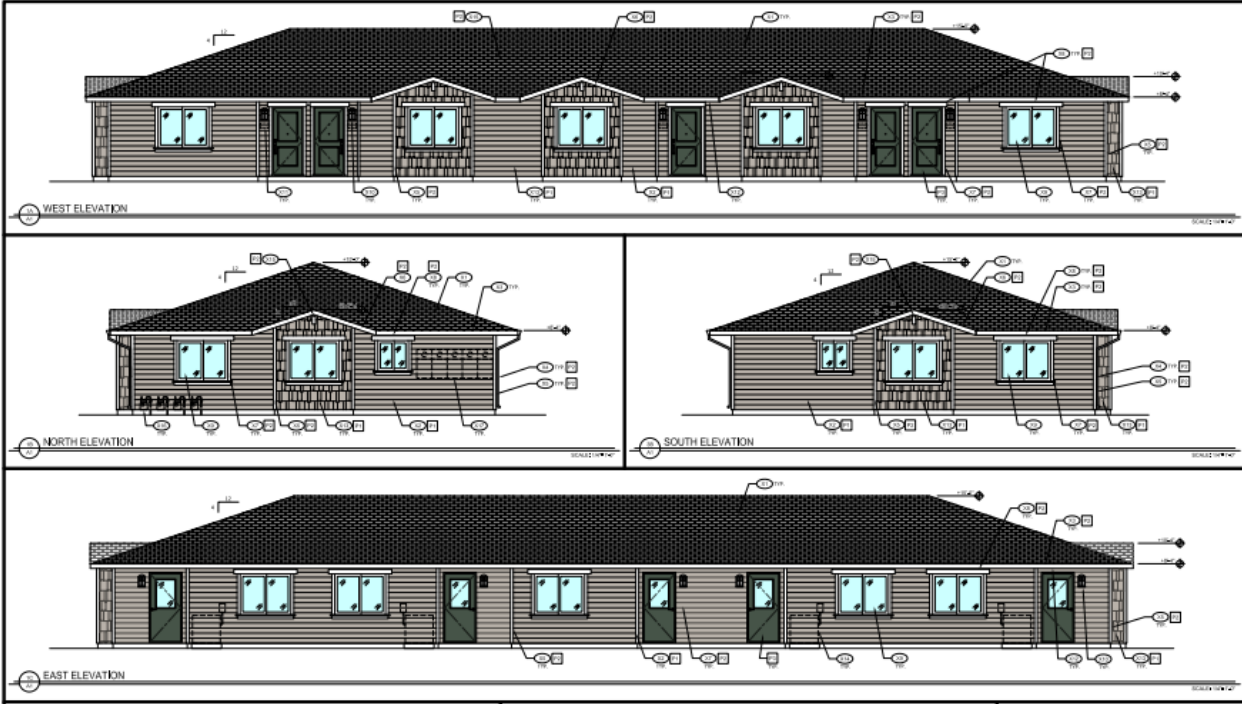
Park Street Development Phase II

1145 Park Street Turlock CA



Architectural Elevations

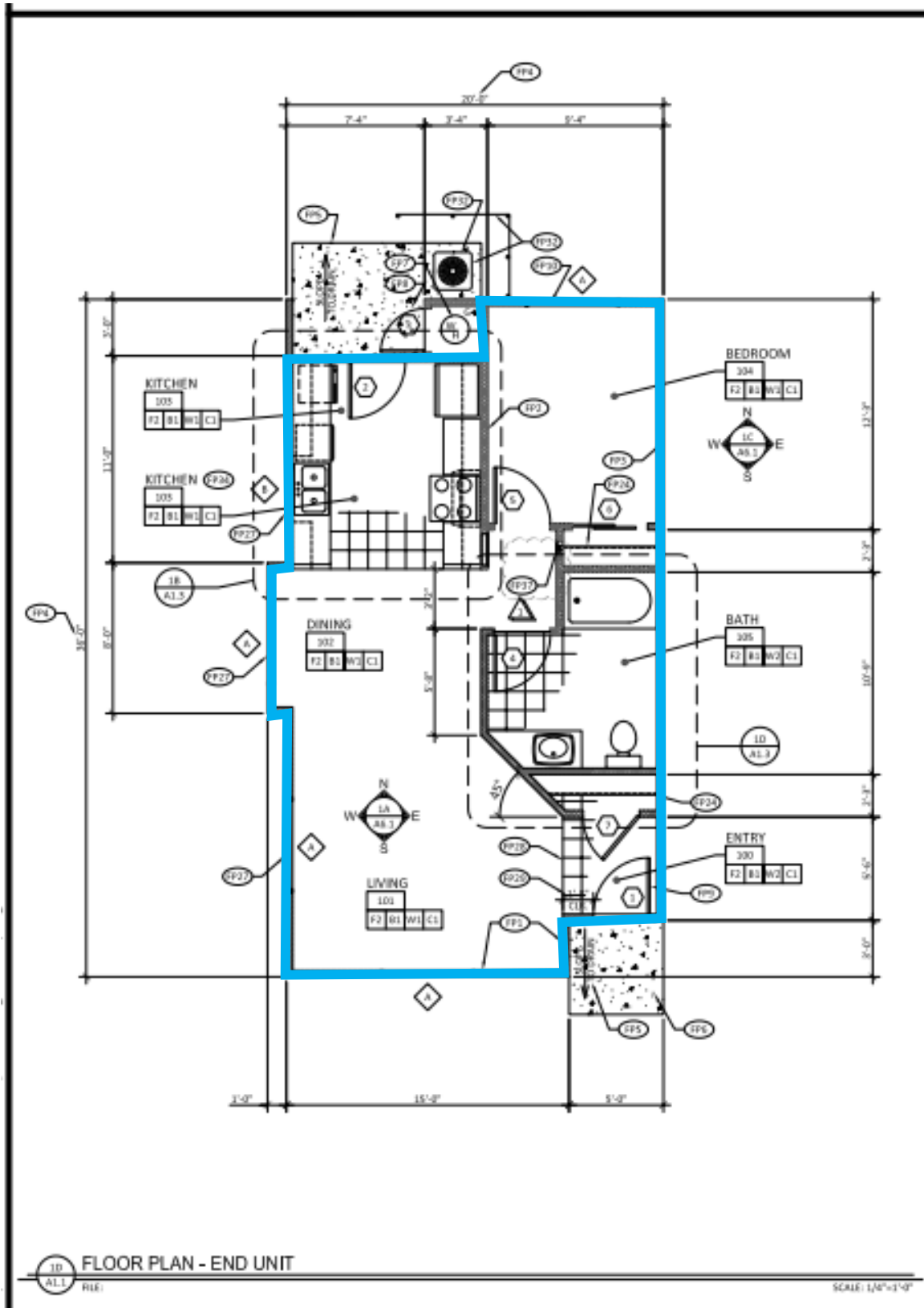
5-unit complex



3-unit complex



Architectural Floor plans



10 AL.1 FLOOR PLAN - END UNIT

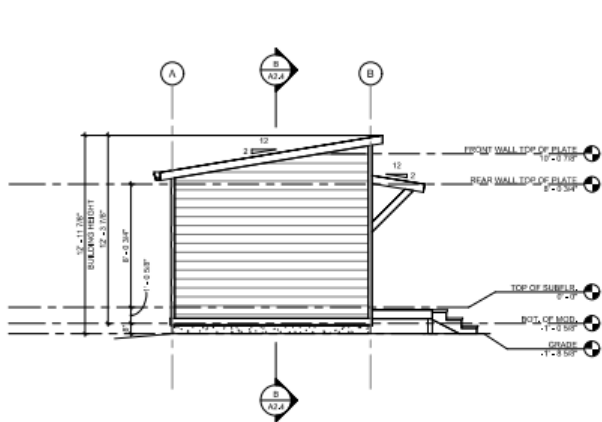
SCALE: 1/4"=1'-0"

Abbie Street property

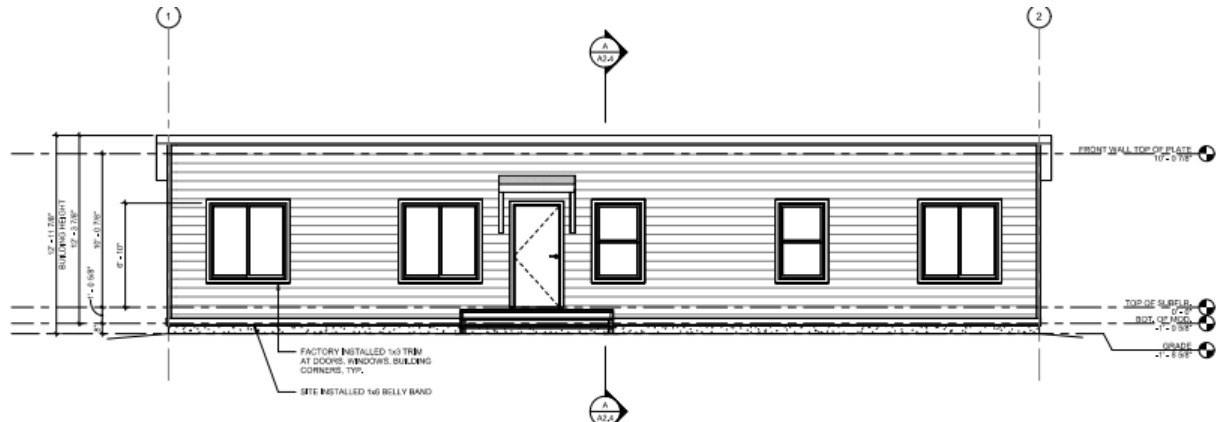
Conceptual site plan



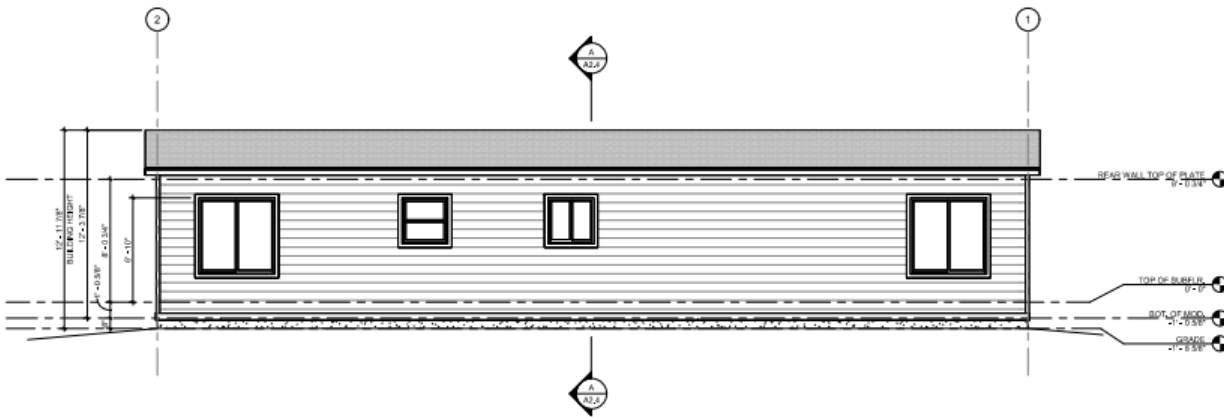
Conceptual Elevations



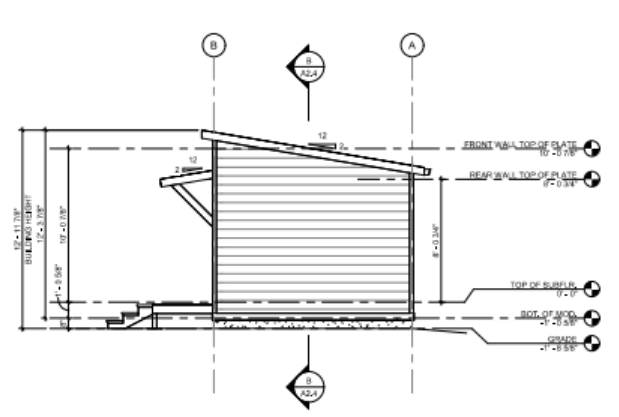
LEFT ELEVATION
 OPENING AREA: 0 SF
 WALL AREA: 118 SF
 OPENING %: 0%



FRONT ELEVATION
 OPENING AREA: 125 SF
 WALL AREA: 575 SF
 OPENING %: 21.7%



REAR ELEVATION
 OPENING AREA: 68 SF
 WALL AREA: 480 SF
 OPENING %: 14.8%



RIGHT ELEVATION
 OPENING AREA: 0 SF
 WALL AREA: 118 SF
 OPENING %: 0%

Conceptual Floor Plans

