

2/28/2026 Month End- Housing Vacancy Report

Development	Address	Total # of units	Vacant Units
Conant Place Senior Apartments	Modesto - 3109 Conant Ave. - Units 1-81 (#1,#80 MGR)	81	6
Palm Valley - Family Complex	Modesto - 201 E. Coolidge Ave. - Units A1-A10, B1-B15, C1-C15	40	15
Pine Meadows - Family Complex	Modesto - 608 E. Granger Ave. Units 1-36	36	3
Meadow Glen (Youth after foster/homeless)	Modesto - 605 E. Coolidge Ave. Units 1-34 (#34 MGR)	33	4
Las Palmas Senior Complex	Patterson - 1075 W. Las Palmas Ave. Units 1-24 (#1 MGR)	23	1
Randazzo Ave Family Units	Modesto - Multiple duplex units on Randazzo Ave.	24	3
Town Center - Family Complex	Modesto - 2313 Bellingham Wy. Units 1-20	20	1
Miller Pointe Apartments (Shelter Plus Care)	Modesto - 2520 Miller Ave. Units 1-17 (#9 MGR)	16	2
Paramont Apartments - Family Complex	Modesto - 1901 Paramont Wy. Units 1-12	12	2
Downey Terrace Senior Apartments	Modesto - 416 Downey Ave. Units 1-11	11	0
Brighton - Family Complex	Modesto - 608 Brighton Ave. Units 1-11	11	3
Edith Kirk Richards - Senior Complex	Waterford - 408 F St. Units 1-5	5	0
Porsche Strasse - Family Units	Turlock - 2609, 2611, 2613 Porsche Strasse Wy.	3	1
623 Leon Ave	Modesto - 623 Leon Ave. Units A & B	2	1
2430 Glendale Ave. -Veteran Housing	Modesto - 2430 Glendale Ave. Units 1,2,3,4	4	0
Glendale Annex	Modesto - 1312-1316 Pearson, 1722 Atlantic, 525 Benson #1-3	6	2
Modesto/Salida NSP	Modesto/Salida- Multiple Units	13	0
Ceres NSP	Ceres-Multiple Units	11	0
Waterford NSP	Waterford- 117 Center St.	1	0
Patterson NSP	Patterson-1446 Berrandas St. / 152 Charbay Ct.	2	0
Newman NSP	Newman-2225 Orchard Creek Dr./1614 Brookhaven Wy./2112 Hidden Canyon Wy.	3	0
Grayson NSP	Grayson- 8504 River Rd.	1	0
Empire NSP	Empire -5017 Estates Dr.	1	0
Keyes NSP	Keyes - 4916 Audra Ct.	1	1
Tuolumne Hills Apts	Sonora - 241 Hospital Rd.	10	1
Westley Estates (mobile homes)	Westley - Beall Ci.	21	0
Grischott Bunkhouse	Westley--Livingston Circle	11	0
TurPark	1143 Park Street	1	0
Central Valley Homes	Turlock - Park Street	3	0
Central Valley Homes	Helen White Court (1 MGR Unit)	12	1
Central Valley Homes	King Kennedy Cottages	23	2
Kestrel Ridge (BHRS-Shelter Plus Care)	401 E. Coolidge #1-8	8	0

Walker Pointe (BHRS-Shelter Plus Care)	6764 & 6768 Walker Lane (20 units)	20	4
<b>Total</b>		469	53

**Migrant Developments**

Empire Migrant Center	5132 South Ave.	92	92
Westley Migrant Center	Wildemuth Cir.	84	84
Patterson Migrant Center	Franquette Ct.	40	40
Arturo Ochoa Migrant Center	901 Arizona Cir. Gilroy	100	100
Buena Vista Migrant Center	113 Tierra Alta Dr. Watsonville	104	104
<b>Total</b>		420	420

**Rural Housing**

Modesto Farm Labor	1540 W. Hatch Rd 1-34, 1601 Boise Ave. 1-31, 201 Algen Ave. 1-26	91	5
Ceres Farm Labor	Multiple units (Glenda Wy. Dona Wy. Freda Wy. Linda Wy.)	104	4
Westley Farm Labor	Multiple Units (Beall, Haidlen, Walt, Deforest, Livingston Cir.)	85	3
Patterson Farm Labor	Multiple Units (Hartley, Franquette, Chase, Payne, Mayette)	76	3
<b>Total</b>		356	15

**Public Housing**

Oakdale Public Housing	D, E, 9th , 10th St.	26	1
Turlock Public Housing	Farr St. Castor St. Lane St. Spruce St.	30	1
Modesto Public Housing	Multitple street addresses	432	24
Ceres Public Housing	6th,8th,9th,10th,Holly,Lawrence,Kay,Park,Hackett,Pleasant,Roeding	48	3
Newman Public Housing	Multiple Units on Merced St.	16	1
Patterson Public Housing	Walnut, Eureka, Hartley, Mayette St.	30	0
Westley Public Housing	Walt Ave.	20	1
Hughson Public Housing	2nd, 3rd, 4th, 5th, 6th, 7th, Tully Rd., Palmer	45	3
<b>Total</b>		647	34

**Project Based Section 8**

Valley Manor Apartments	Newman - 719 Driskell Ave. Units 1-48 (#5 MGR)	48	9
<b>Total</b>		48	9

**Kansas House**

Kansas House	Modesto--722 Kansas Ave Units A101-D254 (A109 MGR)	103	12
<b>Total</b>		103	12

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Empire NSP	Empire -5017 Estates Dr.	1	0
Keyes NSP	Keyes - 4916 Audra Ct.	1	1
Tuolumne Hills Apts	Sonora - 241 Hospital Rd.	10	1
Westley Estates (mobile homes)	Westley - Beall Ci.	21	1
Grischott Bunkhouse	Westley--Livingston Circle	11	0
Birchwood Turlock	Turlock--573 & 591 Birchwood	2	1
TurPark	1143 Park Street	1	0
Central Valley Homes	Turlock - Park Street	3	0
Central Valley Homes	Helen White Court (1 MGR Unit)	12	0
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<b>Total</b>		<b>471</b>	<b>62</b>

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