

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.

Site work is progressing on the next 6 lots. Trenching and underground installation of plumbing and electrical infrastructure are complete for three lots, with foundation pours expected within the next two weeks. The next three lots will Work on underground utilities will begin for the next 3 lots for the underground utilities for the next three lots while framing starts on the initial lots to maintain momentum.

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.

In support of the project, the Stanislaus County Planning and Community Development Department (the County) has awarded \$1,664,392 in HOME funding. The County is currently preparing the HOME agreement documents.

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

The proposed project involves acquiring a .96-acre parcel with four existing homes and the constructing five additional two-bedroom units.

The project was 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) – The project proposes 26 homes for sale, consisting of a mix of two-bedroom and one-bedroom homes.

Funding update:

A REAP 2.0 funding request was submitted to the County of Calaveras on March 26th. The County expects to announce the results of the request for proposals by the end of April. These funds, if awarded, can be used for predevelopment costs, including permits, architectural, and engineering expenses.

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 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.

In March, the development partners submitted applications for the Federal Home Loan Bank's Affordable Housing Program (AHP) and the HOME funding NOFO. Award results are expected late June 2026 for the AHP loan and in July or August 2026 for the HOME NOFO.

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

The project site is an infill lot owned by the City of Modesto.

The project concept has shifted from a rental to homeownership. With existing utilities in place, the lot is well-suited for a 2-to-3-bedroom modular home for a family.

Staff is currently preparing the project scope and budget for the homeownership approach to submit to the City of Modesto for review and consideration.

Report prepared by Kim Ryan, Deputy Executive Director