

Development Activity

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

Five homes have been completed and are ready for sale. Open house hours are currently scheduled from 4:00 p.m. to 6:00 p.m. on Wednesdays and Thursdays for the next several weeks, and from 1:00 p.m. to 4:00 p.m. on Saturdays and Sundays.

Construction on the next six homes is underway. Trenching and underground installation of plumbing and electrical infrastructure have been completed, and foundations have been poured for all six lots. Framing and sheeting have started on the first three homes, while the remaining three homes are currently at the foundation stage.

Windows and exterior doors are scheduled for delivery next week. Plumbing, electrical and HVAC are expected to begin on the first three homes by the middle of next week.

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 working on the HOME agreement documents. Part of the requirement for receiving the funding is to provide a 25% matching of the HOME Award. This item will be presented to the board tonight in the Action item Agenda.

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 and preparation of the HOME agreement documents by the County. Part of the requirement for receiving the funding is to provide a 25% matching of the HOME Award. This item will be presented to the board tonight in the Action item Agenda.

Great Valley Housing Development Partnership Projects:

Foothill Terrace (26 homes in San Andreas CA) – A proposal for the project was resubmitted for REAP 2.0 funding after a prior award was terminated. In the second review cycle, the project was ranked first by reviewers; however, the Calaveras County Board of Supervisors ultimately voted to award the funding to another project.

Without this funding, the project is not currently feasible. The project scope is being reconsidered, and alternative options are being reviewed to determine a path forward.

Valley Dale – (56-unit Apartment Complex in Sonora CA) –

The proposed project consists of new construction multifamily apartment buildings with 56 residential units, along with a community room, community kitchen, computer room, management office, playground, and laundry facilities.

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 in 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 property 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

[Edwards Estates at Village One Construction pictures:](#)



