

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

Five homes have been completed and are currently listed for sale, with construction actively underway on six additional homes.

Progress continues on schedule across the development. Lots 9, 10, and 11 have successfully passed framing and initial roof inspections. Roofing, drywall installation, interior plumbing, and initial solar work have been completed. Window installation is in progress, electrical work is underway, and HVAC and fire sprinkler installations are scheduled to begin next.

Lot 12 is expected to undergo framing and initial roof inspections this week. The remaining two homes under construction are expected to be ready for framing and initial roof inspections by mid-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 continues to prepare the HOME agreement documentation and is working through its review and approval process. Staff is currently coordinating with County representatives to provide updated project information and address any outstanding items needed to facilitate execution of the HOME agreement.

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 received a \$1,262,970 HOME funding allocation from the Stanislaus County Planning and Community Development Department. Next steps include completion of the NEPA environmental review and preparation of the HOME agreement documents by the County. Staff is currently working with County representatives to provide updated project budget and financing information required for agreement execution.

Great Valley Housing Development Partnership Projects:

Foothill Terrace (26 homes in San Andreas CA) –

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 involves a City of Modesto–owned infill lot identified for a homeownership development. With existing utilities in place, the site is suited for a 2–3-bedroom modular home. Staff has prepared a project scope and budget and submitted it to the City for review and consideration

Report prepared by Kim Ryan, Deputy Executive Director

Edwards Estates at Village One: Construction in Progress and Completed Home Photos:







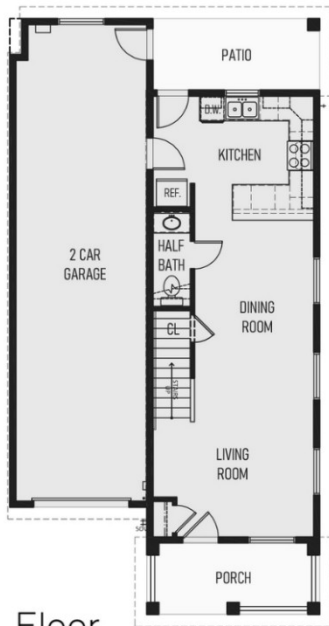
Current listing price \$509,950 2-bedroom 1.5 bath 1775 SF Plan D



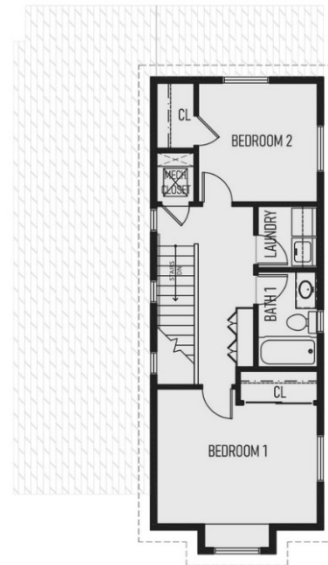
Current listing price \$509,950 2-bedroom 1.5 bath 1775 SF Plan D



Current listing price \$499,950 2-bedroom 1.5 bath 1775 SF Plan D



1st Floor



2nd Floor

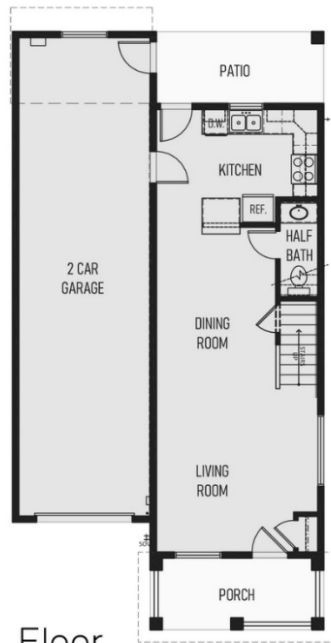
MODEL D

Current listing price \$579,950 3-bedroom 2.5 bath 2,239 SF Plan C

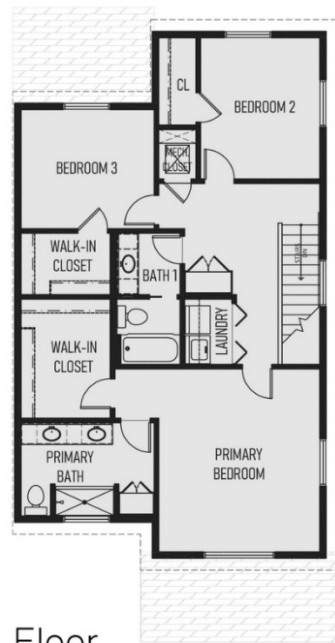


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1st Floor



2nd Floor

MODEL C