

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.

Construction continues to progress on Lots 9–14, with drywall, painting, stucco, garage doors, and interior finishes advancing as scheduled.

Sales efforts remain active, with a realtor open house scheduled this weekend.

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.

Staff and the County are working together to finalize 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.

Staff and the County are working together to finalize the HOME agreement documents.

Great Valley Housing Development Partnership Projects:

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 applied for Federal Home Loan Bank's Affordable Housing Program (AHP) and HOME funding. While the project was not awarded AHP funds, HOME funding results are expected in August 2026.

1701 Connie Way (Single family Home in Modesto CA)

The project involves a City of Modesto–owned infill lot, which was previously evaluated for a homeownership project. The site has existing utilities in place and is suitable for residential construction.

Staff has been working closely with the City to evaluate development options and is now assessing the feasibility of developing the property as an affordable rental project.

Report prepared by Kim Ryan, Deputy Executive Director

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



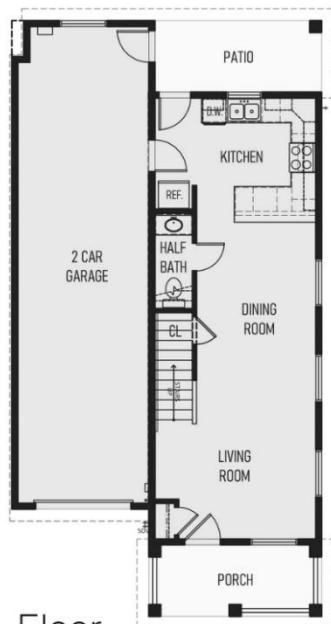
Current listing price \$489,950 2-bedroom 1.5 bath 1775 SF Plan D



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1st Floor



2nd Floor

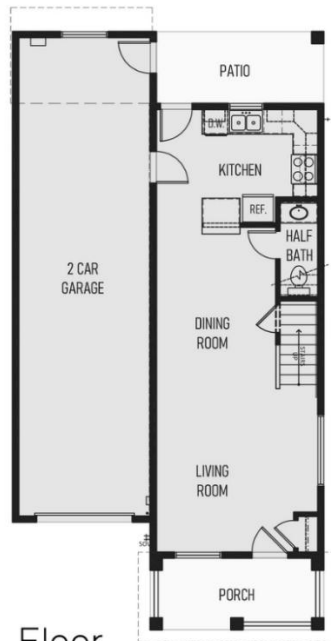
MODEL D

Current listing price \$549,950 3-bedroom 2.5 bath 2,239 SF Plan C

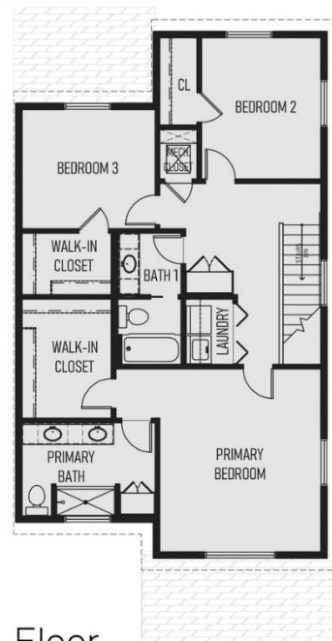


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1st Floor



2nd Floor

MODEL C