

7/31/2026 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	12
Palm Valley - Family Complex	Modesto - 201 E. Coolidge Ave. - Units A1-A10, B1-B15, C1-C15	40	13
Pine Meadows - Family Complex	Modesto - 608 E. Granger Ave. Units 1-36	36	4
Meadow Glen (Youth after foster/homeless)	Modesto - 605 E. Coolidge Ave. Units 1-34 (#34 MGR)	33	6
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	2
Town Center - Family Complex	Modesto - 2313 Bellingham Wy. Units 1-20	20	2
Miller Pointe Apartments (Shelter Plus Care)	Modesto - 2520 Miller Ave. Units 1-17 (#9 MGR)	16	0
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	1
Brighton - Family Complex	Modesto - 608 Brighton Ave. Units 1-11	11	4
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	0
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	1
Grischott Bunkhouse	Westley--Livingston Circle	11	0
Birchwood Turlock	Turlock--573 & 591 Birchwood	2	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	1
Kestrel Ridge (BHRS-Shelter Plus Care)	401 E. Coolidge #1-8	8	1
Walker Pointe (BHRS-Shelter Plus Care)	6764 & 6768 Walker Lane (20 units)	20	2
Total		471	58

Migrant Developments

Empire Migrant Center	5132 South Ave.	92	0
Westley Migrant Center	Wildemuth Cir.	84	0
Patterson Migrant Center	Franquette Ct.	40	0
Arturo Ochoa Migrant Center	901 Arizona Cir. Gilroy	100	0
Buena Vista Migrant Center	113 Tierra Alta Dr. Watsonville	104	0
Total		420	0

Rural Housing

Modesto Farm Labor	1540 W. Hatch Rd 1-34, 1601 Boise Ave. 1-31, 201 Algen Ave. 1-26	91	6
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	5
Patterson Farm Labor	Multiple Units (Hartley, Franquette, Chase, Payne, Mayette)	76	1
Total		356	16

Public Housing

Oakdale Public Housing	D, E, 9th , 10th St.	26	2
Turlock Public Housing	Farr St. Castor St. Lane St. Spruce St.	30	2
Modesto Public Housing	Multitple street addresses	432	32
Ceres Public Housing	6th,8th,9th,10th,Holly,Lawrence,Kay,Park,Hackett,Pleasant,Roeding	48	4
Newman Public Housing	Multiple Units on Merced St.	16	1
Patterson Public Housing	Walnut, Eureka, Hartley, Mayette St.	30	4
Westley Public Housing	Walt Ave.	20	2
Hughson Public Housing	2nd, 3rd, 4th, 5th, 6th, 7th, Tully Rd., Palmer	45	0
Total		647	47

Project Based Section 8

Valley Manor Apartments	Newman - 719 Driskell Ave. Units 1-48 (#5 MGR)	48	10
Total		48	10

Kansas House

Kansas House	Modesto--722 Kansas Ave Units A101-D254 (A109 MGR)	103	13
Total		103	13

6/30/2026 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	14
Palm Valley - Family Complex	Modesto - 201 E. Coolidge Ave. - Units A1-A10, B1-B15, C1-C15	40	17
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	5
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	2
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	1
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	1
Brighton - Family Complex	Modesto - 608 Brighton Ave. Units 1-11	11	5
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	0
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	1
Grischott Bunkhouse	Westley--Livingston Circle	11	0
Birchwood Turlock	Turlock--573 & 591 Birchwood	2	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	0

Central Valley Homes	King Kennedy Cottages	23	1
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	6
Total		471	65

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Westley Farm Labor	Multiple Units (Beall, Haidlen, Walt, Deforest, Livingston Cir.)	85	5
Patterson Farm Labor	Multiple Units (Hartley, Franquette, Chase, Payne, Mayette)	76	3
Total		356	18

Public Housing

Oakdale Public Housing	D, E, 9th , 10th St.	26	2
Turlock Public Housing	Farr St. Castor St. Lane St. Spruce St.	30	2
Modesto Public Housing	Multitple street addresses	432	28
Ceres Public Housing	6th,8th,9th,10th,Holly,Lawrence,Kay,Park,Hackett,Pleasant,Roeding	48	4
Newman Public Housing	Multiple Units on Merced St.	16	1
Patterson Public Housing	Walnut, Eureka, Hartley, Mayette St.	30	4
Westley Public Housing	Walt Ave.	20	2
Hughson Public Housing	2nd, 3rd, 4th, 5th, 6th, 7th, Tully Rd., Palmer	45	1
Total		647	44

Project Based Section 8

Valley Manor Apartments	Newman - 719 Driskell Ave. Units 1-48 (#5 MGR)	48	10
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Kansas House	Modesto--722 Kansas Ave Units A101-D254 (A109 MGR)	103	11
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