

Case Study

Valley Vista Village

Beautiful, Affordable and Built for the Future



Tuolumne County, CA is witnessing what many are calling a transformational moment in its housing landscape. Valley Vista Village, in Jamestown in western Tuolumne County, is the largest residential development the area has seen in 20 to 30 years, and it is poised to reshape both the local market and the future of the community.

The project introduces a new generation of high-quality manufactured homes that promise value and long-term stability for homeowners, CrossMod® homes custom-designed for Valley Vista Village by Cavco Industries' Palm Harbor Homes in Millersburg, OR.

Designed For Today's Buyers

For years, rising housing costs have pushed local young people to seek opportunities elsewhere.

"Communities that can't keep their young people to come back and raise a family are communities that are going away, and I want my community to have a future."



Jaron Brandon

Chair of the Tuolumne County Board of Supervisors and Supervisor for Tuolumne County's Fifth District

Valley Vista Village was created in direct response to that concern—offering starter homes at prices local families can realistically afford.

Brad Waite, General Partner of Valley Vista Village, said that the price of site-built homes in the area are out of reach for most residents, which makes manufactured housing the only viable path to homeownership.



"No site-builder would build on this land because the price to build would be more than the price point that the local buyer could afford."



Brad Waite

General Partner, Valley Vista Village

Amenities Typically Found in Luxury Developments

Beyond affordability, what sets Valley Vista Village apart are its amenities: scenic view lots, natural topography, a pond, and a one-and-a-half-mile walking trail are all integrated into the design.



“When you look at the amenities that come with this house, a lot of these amenities come with much more expensive site-built homes. So a first-time home buyer is getting a tremendous value of a home plus great amenities.”

Ray Gritton

General Partner, Valley Vista Village



Scenic
View Lots



Natural
Topography



Pond



1.5-Mile
Walking Trail

The Economics: Value Without Sacrifice

In Tuolumne County, site-built homes cost at least \$300 per square foot, placing them squarely out of reach for most first-time buyers. Valley Vista Village was intentionally designed to break that barrier by offering high-quality homes at a fraction of that price.

By dramatically expanding the pool of residents who can afford to purchase a home, the development is positioned to attract new families, retain local talent, and strengthen the county's long-term economic health.



This gives you the ability to have a great product at a much more affordable price. I think it's going to have a big impact.

Ron Kopf

General Partner, Valley Vista Village

As the first families move into Valley Vista Village, the development stands as a compelling blueprint for other communities facing similar challenges: affordable, beautiful and built for the future.