
Development Activity

1612 (1612 Sisk Road, Modesto, CA)

Work continues on the administrative offices, including framing, painting, plumbing and electrical. The Maintenance Facility's exterior walls and roof have been completed and work continues on the interior walls. The Maintenance Facility is expected to be completed early May 2022.

King Kennedy Cottages (23 units) and Helen White Court (12 Units) (400 Vine Street in Modesto)

Staff continues to meet with Stanislaus County officials to discuss options for additional funding to bridge the development budget shortfall. The City of Modesto has provided an additional \$500,000 from the City's Permanent Local Housing Allocation (PHLA) for the Helen White Development and is working to provide additional HOME funding to the development.

Park Cottages in Turlock (11 units - 1143-1145 Park Street, Turlock)

The Palm Street property has been removed from the development report due to the City of Turlock's decision not to transfer the Palm Street Property to the Housing Authority. The funding for the 4 units, originally earmarked for Palm Street, has been re-allocated to the King Kennedy Cottages Development in Modesto. An Invitation for Bid (IFB) is expected to be issued following the completion of the final Park Street plan review.

Grischott II (Westley Development)

Staff is working on design plans to rehabilitate the existing vacant modular daycare building located adjacent to Grischott Bunkhouse to provide 4 to 5 shared housing units for women with children. At this time the Modesto Gospel Mission is interested in master leasing the units for its clients to compliment the Grischott Bunkhouse senior women's housing units in the same complex.

Kestrel Ridge (416 E. Coolidge Ave, Modesto CA)

A&P Construction continues with the underground site work and preparation of the individual homesites. Benjamin Homes is the manufacture home contractor securing the manufactured homes for the project. Manufacturing delivery times have been delayed due to high demand and production of the homes are projected to start in late May.

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

The Invitation for Bid (IFB) for a General Contractor for the Edwards Estates II Development and closed on March 22, 2022. The staff recommended contract is presented for the Board of Commissioner consideration as Action Item #3 of this Agenda.

Foothill Terrace (22-25 units – Foothill Ct. San Andreas CA)

County of Calaveras has approved the plans for the Foothill Terrace Development. Staff will work to issue the Invitation for Bid (IFB) before the end of the month.