

## **Development Activity**

### **1612 (1612 Sisk Road, Modesto, CA)**

The 1612 construction continues on the Administration and Staff Offices. Crews have been working on the exterior stucco, window installation, interior drywall, HVAC and electrical installations.

The Maintenance Facility's is essentially complete. The final connection of gas and electrical utilities will occur when the main Switch Gear is received in September.

The Phase II Workforce housing plans were submitted to the Modesto City Planning Department for review in June 2022 and are currently under review. The first palm review is expected to be completed within 30 to 60 days.

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

Staff is working with the City of Modesto and Stanislaus County to prepare for respective review and approval of the following funding sources: HOME Program, PLHA (Permanent Local Housing Allocation) CDBG (Community Development Block Grant) and MHSA (Mental Health Services Act) funding. Any required resolutions for the acceptance of the funding will be included in the August Board of Commissioners Agenda.

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

Staff issued an Invitation for Bid (IFB) on May 2<sup>nd</sup> and closed on June 23<sup>rd</sup>. There were no bids received by bid closing. Staff is performing due diligence and contacting the Contractors who showed interest in the project to determine the reason why no bid was provided. Staff is also reviewing procurement options to engage a general contractor for the project.

### **Kestrel Ridge (8 units - 416 E. Coolidge Ave, Modesto CA)**

Three units have been placed on foundations and two additional units have been delivered and should be placed in the two to three weeks. The final three units are expected to be delivered over the next three weeks.

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

The contractor's contract was approved at the April 14<sup>th</sup> Board of Commissioner's meeting. Staff continues to work with the contractor on the construction schedule and to secure the construction loan financing for the development.

### **Foothill Terrace (26 units – Foothill Ct., San Andreas CA)**

Staff issued an Invitation for Bid (IFB) on April 28<sup>th</sup> and closed June 22<sup>nd</sup>. There was one bid received that far exceeded the Authority's cost estimate for the project and resulted in the cancellation of the procurement. Cost projections utilized the most current costs from similar units used in the Central Valley Homes development. Staff is also reviewing procurement options to engage a general contractor for the project.

### **Parque Rio (92 units - 1500 Robertson Road, Modesto CA)**

Proposed development of 92 newly constructed units consisting of 70 one- and two-bedroom workforce family units and a separate complex with 20 one-bedroom senior units. The proposed complexes will have in-unit laundry, community center, manager's office, playground, and BBQ areas. The Tuolumne River Regional Park Joint Powers Authority will be moving forward with the board approvals needed for the sale of the property to Housing Authority and Staff is working with HUD to access the appropriations funding.