

Development Activity

1612 (1612 Sisk Road, Modesto, CA)

The 1612 construction work continues on the administration and staff offices. The work includes the exterior stucco, exterior painting, interior ballroom ceiling and lighting, window installation, interior drywall, HVAC and electrical installations. The civil work is schedule to begin mid-September, which includes underground site improvements such as storm water control, water lines, and underground power, and parking lot repairs.

The 1612 Phase II Workforce housing plans were submitted to the Modesto City Planning Department for review in June 2022. The first-round of comments from city engineers have been received. The staff architect is currently working on responses and estimates the plans will be through the review process in the next 30-60 days.

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

Staff is working with the City of Modesto and Stanislaus County on the grant and loan approval process for HOME, Permanent Local Housing Allocation (PLHA), Community Development Block Grant (CDBG) and Mental Health Services Act (MHSA) programs. Staff is also reviewing other construction financing options. Any resolutions for the acceptance of loan funds will be included in the October Board of Commissioners Agenda.

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

The Invitation for Bid (IFB) issued in May 2022 did not receive any offers by bid closing. After review of the procurement policy and consideration of time to secure grant funding for the project, Staff moved forward with an informal bid process. Bids were received August 16th and are currently under review by Staff.

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

All eight modular homes have been delivered to the site. Seven of the eight units have been set on foundations and the final foundation is in process. The Contractor is concurrently working on the remaining site work as well as the installation of the flooring and HVAC systems in the new units. Construction is expected to be completed in the about 60-90 days.

Edwards Estates at Village One (33 SFR - 2313 Bellingham Way, Modesto CA)

The contractor's bid was approved by Board of Commissioners on April 14th. Staff continues to work on the construction documents and schedule. Staff is also reviewing construction financing options.

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

The bids received through the IFB issued in May 2022, exceeded the projects funding sources. Staff is reconsidering options.

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 22 one-bedroom senior units. The approval request, for the sale of the property, is expected to go to the board of Tuolumne River Regional Park Joint Powers Authority (TRRP) in mid-September. Staff is working on the HUD requirements needed for the submission to secure the appropriation funding awarded in March 2022.