
Development Activity

1612 (1612 Sisk Road, Modesto, CA)

At The 1612, construction continues in the administration and staff offices and progress has been made in the interior on drywall touchups, tile and painting, and electrical work. The exterior civil work, that includes the storm water control, water lines, underground power, and parking lot repairs, started in mid-September and is tentatively expected to be completed towards the end of December.

Staff received an update that the main switch gear delivery date has been delayed due to material shortages. The switch gear is now expected to arrive towards the end of November and construction completion date of the administration building may be pushed out 30 to 60 days depending on the actual delivery date of the switch gear.

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

Staff is continuing to work on this development and with the City of Modesto and Stanislaus County on funding contributions. Both the City and County are processing the committed funds through their respective boards. Resolutions for acceptance of the funds will be presented at the November 10, 2022 Board of Commissioners Meeting.

Park Cottages in Turlock (3 units - 1143-1145 Park Street, Turlock)

The bid request for Park Cottages was cancelled due to bids exceeding the project funding sources. In consideration of grant funding and timelines, the scope of work has been reduced to include only the rehabilitation of the three existing units. This modification will allow the larger project, known as Central Valley Homes Development that includes King Kennedy and Helen White, to move forward and meet grant funding deadlines. The construction of the new eight units on the site will be on hold, for now, as Staff continues to look for additional funding options.

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

All eight manufactured homes have been delivered to the site and set on respective homesites. The Contractor is concurrently working on the remaining site work and installation of the flooring and HVAC in the units. The construction industry continues to experience labor and material shortages causing delays. Staff received notice from the General Contractor that the completion date for Kestrel Ridge may be delayed due to lack of available contractors and the project for a completion towards the end of December.

Edwards Estates at Town Center (33 SFR - 2313 Bellingham Way, Modesto CA)

Staff continues to work on the construction documents, schedule and reviewing financing options.

Parque Rio (92-96 units - 1500 Robertson Road, Modesto CA)

The approval request, for the sale of the property, is in process and Tuolumne River Regional Park Joint Powers Authority (TRRP) completes the entitlement process. Staff has submitted the requested documentation to secure the HUD appropriation funding.