

Development Activity

The 1612 (1612 Sisk Road, Modesto, CA)

At The 1612, construction continues in the administration offices and progress has been made in the interior drywall, restroom facilities, painting, plumbing, I.T. wiring and electrical work. The exterior civil work continues and includes storm water control, water lines, underground power, and parking lot repairs. The contractor expects work to be completed towards the end of December depending on materials delivery. The switch gear, which supplies the main electricity supply to the administrative building, is anticipated to arrive towards the end of November. Depending on the actual delivery date of the switch gear, the completion date of the administration and staff offices could potentially be delayed 30 to 60 days.

King Kennedy Cottages (23 units) & Helen White Court (12 Units) (413 Vine Street in Modesto) - Part of Central Valley Homes Development – Modesto Units

Staff is continuing to make progress on the development. The City of Modesto approved their funding contributions at the October 25th City Council Meeting and Stanislaus County Behavioral Health and Recovery Services approved their funding contributions at the October 4th Board of Supervisors Board meeting. Staff continues to work with both, the City and County, on the documentation and funding process.

Park Cottages (3 units – 1143-1145 Park Street, Turlock) – Part of Central Valley Homes Development – Turlock Units

The three (3) existing units at Park Street are part of the Central Valley Homes Development that includes King Kennedy Cottages and Helen White Court. Staff continues to work on the grant and loan funding process, and work with the bank on financing.

Kestrel Ridge (8 units – 416 E. Coolidge Avenue, Modesto, CA)

Construction continues at Kestrel Ridge. The underground fire lines, sewer and water lines are in and electrical infrastructure will be starting soon. Progress continues with the installation of the flooring and HVAC in the units. Kestrel Ridge completion date may be pushed out towards the end of December due to lack of available contractors to move forward as schedule.

Edwards Estates at Village One (33 SFR – 2313 Bellingham way, Modesto, CA)

Staff continues to work on finalizing the construction finance documents in effort to begin construction in December 2022.

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

The approval request for the sale of the property is moving through the entitlement and lot split process and will then move through the Board approval processes. Tuolumne River Regional Park Joint Powers Authority (TRRP) Citizen Advisory Committee meeting has been scheduled for January 18th followed by the Commission Meeting on February 8th. Housing Authority Staff has submitted the funding request to Housing and Urban Development (HUD) to release the \$3,000,000 appropriations funding allocated in the 2022 federal budget.