

Development Activity

1612 (1612 Sisk Road, Modesto, CA)

Construction continues in the administration offices. Progress has been made on interior drywall, restroom facilities, painting, plumbing, I.T. wiring and electrical work. The exterior civil work, which includes storm water control, water lines, underground power, and parking lot repairs are in process. The switch gear, which supplies the main electricity supply to the administrative building, is ready to be delivered. Due to ground saturation the concrete pad installation to place the equipment has been delayed. The full effect of the recent rain storms on the construction timeline is unknown at this time however the completion date could potentially be delayed 30 to 60 days. The contractor is working diligently on completing as much work as possible in between storms.

King Kennedy Cottages (23 units) & Helen White Court (12 Units) (400 Vine Street in Modesto) – Part of Central Valley Homes Development – Modesto Units and Park Cottages in Turlock (3 units – 1143-1145 Park Street, Turlock) – Central Valley Homes Development – Turlock Units

Staff continues to make progress on the development. Staff is working with the City and County to complete documentation and funding of the committed funds. The construction financing is also in process. Resolutions for the acceptance of construction financing, grant funding and loan funding will be presented in this, January 12th Board of Commissioners meeting. If approved construction is expected to start towards the end of January.

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

The underground fire lines, sewer and water lines are in and electrical infrastructure will be starting soon. Progress continues on the installation of the flooring, HVAC and all remaining utility hookups in each of the units. The contractor is working diligently in between rain storms and as the ground saturation permits, however, the completion date has been pushed out towards the end of January due to the current rain conditions.

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

Staff is finalizing the construction finance documents in efforts to begin construction in January 2023. A Resolution, for the acceptance of construction financing, will be presented in this, January 12th Board of Commissioners meeting.

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. A Resolution, for the acceptance of construction financing, will be presented in this, January 12th Board of Commissioners meeting.