
Development Activity

1612 (1612 Sisk Road, Modesto, CA):

Construction continues in the administration and staff offices. There has been progress made on interior drywall, painting, restroom facilities, plumbing, IT wiring and electrical work. The exterior civil work, which includes storm water control, water lines, underground power, and parking lot repairs are in process. Exterior painting prep and concrete work will continue once the ground has dried enough to allow equipment to operate safely. The switch gear, which supplies the main electricity supply to the administrative building, has been delivered and placed. The electricians are working to complete the installation. The recent rain storms did cause some flooding and ground saturation which has delayed work on the exterior of the building and the underground civil work. The Contractor has projected the full completion of the Phase I project towards the end of March. Staff will be working during this interim period to set up offices for full staff return to the new 1612 offices.

1612 Workforce Housing (1612 Sisk Road, Modesto CA):

Phase II of the 1612 project is the conversion of 144 hotel rooms into residential apartment units. The project includes filling in the pool in the atrium area to reclaim the space for a common area and additional micro enterprise activities. The vision for the common area is to have space for various types of Kiosks, such as cell phone repair, essential items, laundry pick up services, etc. and communal sitting areas for tenants and their guest. The Plans have been resubmitted to the City of Modesto for the 2nd review. The review process may take several weeks for larger projects such as this.

Central Valley Homes Development

King Kennedy Cottages (23 units) & Helen White Court (12 Units), at Vine Street in Modesto; and, Park Cottages in Turlock (3-units at 1143-1145 Park Street):

The Notice to Proceed has been executed and the Contractor is in process of mobilizing to start construction. The City's Permanent Local Housing Allocation (PLHA) fundings is in place and the other committed City and County funding sources are in various stages of the documentation process and Staff is working with F&M Bank on the final document signing for construction financing. An additional Gap funding allocation for Health Net will be presented for the Board consideration at tonight meeting. Construction is expected to start the week of February 13th.

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

Construction continues at Kestrel Ridge. The underground fire, sewer, water, and electrical infrastructure is complete. Interior unit touchup and flooring has been completed. Parking lot, sidewalks and gutters are under construction. Due to the recent rain storms the site work construction was delayed and the completion date is pushed out to the end of March. An additional Gap funding allocation from Health Net will be presented tonight for the Board's consideration.

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

Staff continues to work on finalizing the construction finance documents and constitution mobilization with begin as soon as the final funding documents are signed. Staff has been meeting with potential affordable housing finance agencies interested in assistant prospective buyers with their purchase of the units. The Trio Program has committed to purchasing some presale units to kick start the marketing program and the newly formed STEP team is eager to assist new homeowners.

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 has started to move through the various Board approval processes. The property sale was approved by the Tuolumne River Regional Park Joint Powers Authority (TRRP), meeting January 18th and will now proceed through the City of Ceres, City of Modesto and Stanislaus County approval processes. TPH Architects, the Housing Authority's contracted architect on this project is beginning the initial design phase of the workforce housing and senior housing designs as well as working with the City of Modesto Planning Department on the zoning changes. The \$3,000,000 Congressional appropriations funding has been approved to release the allocation.