

Development Activity

1612 (Administration and Staff Offices - 1612 Sisk Road, Modesto, CA)

The contractor has completed the exterior painting, metal paneling installation, the main power connection to the building the landscaping and irrigation system installation. Paint crews will return to do final touch up towards the end of construction. Final touch up work on the concrete and asphalt is in progress. On the interior, electricians continue to install the remaining electrical system throughout the administration offices. The Staff offices have working lights, working heating and air conditioning, and flooring installation is complete. The flooring installation is in progress in the administration offices, hallway and restaurant. In the Ballroom, demo of the existing T-bar ceiling and chandeliers are set to begin next week along with the wallpaper installation. Installation of the new T-bar ceiling and new chandeliers the following week. Final carpet installation will begin once the ceiling and chandeliers work has been completed. The Contractor is projecting the completion of the staff offices and admin building towards the end of May and completion of the Ballroom in the first part of June. Staff will be working during the interim period to set up offices for full staff return to the new 1612 offices.

1612 Workforce Housing (144 units - 1612 Sisk Road, Modesto CA):

Phase II of the 1612 development is renovating 144 hotel rooms into residential apartment units. The plans are in the final review, the first phase of project funding has been approved by California Housing Finance Agency (CalHFA), and an application for the remaining project financing will be submitted by May 22nd. Staff will be working with development partners for the next several months to review value engineering costs options for the project. The project is anticipated to begin construction in November 2023 and complete the project in 12-15 months.

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)

Grading started the middle of April after the rainy weather subsided. Contractor is working on the underground utilities for domestic water, sewer, fire lines and storm water. The work will take 2 to 3 weeks to complete. Concurrently the contractor will begin the replacement and repair work on the portion of Vine St. that runs along the property to the North.

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

The property was inspected and determined to comply with all HOME requirements. The project received a Certificate of Completion. Staff is working to obtain the Certificate of Occupancy the week of May 7th. Staff and BHRS have established a waiting list of eligible tenants and will be ready to begin moving in tenants within a few weeks of the closing date.

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

Staff continues to work on finalizing the construction finance documents. Construction is projected to start in the next 30 days.

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

Parque Rio Development Plans are continuing to move through the entitlement and lot split process and will move forward with respective agencies/councils for approval.

Walker Pointe (20 units – 6768/6764 Walker Ave, Hughson CA)

At the final property inspection, the seller/developer had minor conditions to address before the final certificate of occupancy permit could be issued and has requested a two-week extension on the closing date. Staff and BHRS have established a waiting list of eligible tenants and will be ready to begin moving in tenants within a few weeks of the closing date.