
Development Activity

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

The General Contractor is working on final drywall repairs and paint touch up throughout the admin building, staff offices and restaurant area. Clean up crews are on site to clean as construction wraps up in the offices and admin building. Installation of the drop ceiling continues in the ballroom, and fire sprinklers and electrical are awaiting final inspection sign off. After completion of the ceiling installation, the contractor can move forward with installing the ballroom carpet. Additionally, there are a few exterior doors that are required to be updated per code and replaced. Delivery of the exterior doors is a few weeks out and may potentially delayed occupancy of the offices. Staff continues to prepare for full staff return to the new 1612 offices toward the end of July.

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 first portion of project funding has been approved by California Housing Finance Agency (CalHFA), and the 2nd portion of the project financing application was submitted to CDLAC/TCAC for review in May and has initially scored high enough to receive funding. Official funding notification is expected to be issued in August of 2023. Staff has been working with development partners in reviewing the project plans, discussing value engineering options, confirming details and preparing for resubmittal of the project plans to the City of Modesto Planning Department. Construction is expected to begin November of 2023 and take 12-15 months to complete.

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)

Foundation and underground utilities work is underway for the King Kennedy units. Walls and trusses began the second week of July. The Contractor will concurrently replace and repair a portion of Vine St. that runs along the property to the North and work is scheduled to start the third week of July.

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

The 8 units are complete and have received Certificate of Occupancy. Staff is working with BHRS on finalizing tenant eligibility and preparing for tenant occupancy. Opening ceremony is being planned for early August 2023.

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)

The purchase of the parcel has moved through the City of Modesto and City of Ceres approval processes and is scheduled to be presented at the Stanislaus Board of Supervisor council in July for consideration. Once full approval has been received, the Housing Authority will finalize the purchase the property from TRRP (Tuolumne River Regional Park Joint Powers Authority). The Housing Authority will utilize funding from the federal appropriations for the purchase.

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

The Seller has been working to complete a few fire system related items found at final inspection and other minor punch list items found by Authority staff during a recent property walk through. The purchase of the apartments can be completed after final inspection approval and the Certificate of Occupancy is received expected to be the week of July 10, 2023. 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.