

Development Activity

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

Since the last update, the ballroom ceiling and carpet have been completed. The building is going through final inspections and Staff is working with the Contractor and the City to ensure the inspections continue to move forward as fast as possible. The exterior doors will be delivered on August 14th and will take approximately one week to install. A temporary occupancy permit has been requested by the general contractor and Staff is waiting for a response from the City. Due to the delay in door delivery and inspection timing the expected completion date has been revised to middle to end of August.

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

Phase II of the 1612 development consist of the conversion of 144 hotel rooms into residential studio 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 this month. Staff continues to work with the development partners on the project details and finalizing the project plans for resubmittal to the City of Modesto Planning Department. The expected construction start date has been moved out to January/February 2024 to allow more time to finalize the plans and secure the finance and investor partners required for the project.

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 majority of the foundations for the King Kennedy units have been completed. Three foundations remain to be poured and should be completed in the next 2 weeks. Framing, Truss installation, mechanical, electrical, plumbing and sprinkler installation is underway. The framing and roof decking will be complete in the next 2 weeks and then roofing, siding and trim will follow.

Installation of the underground stormwater system is in progress and should be finished this week. The Helen White building pad is graded and ready for the start of foundation installation which will begin after the underground stormwater system is installed and backfilled.

The Vine Street existing roadway has been removed and replaced with a temporary gravel road. The final repaving of Vine Street is scheduled to take place in August.

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

Six tenants have moved in and Staff is working with BHRS on finalizing tenant eligibility for the remaining 2 units. A Grand Opening Ceremony is planned for August 18TH, 2023 at 1:30am.

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

Staff is looking at other financing options for the construction financing.

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. The final purchase approval for the parcel has been pulled from the August 18th Stanislaus Board of Supervisors Agenda and will be rescheduled for a future meeting. 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 property is going through final fire inspections and is expected to receive a Certificate of Occupancy in mid-August according to the property owners. The Housing Authority has notified the owners that all final City of Hughson inspection approvals and the Certificate of Occupancy are required for closing.