

Development Activity

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

The Housing Authority received a temporary occupancy permit allowing the occupancy of staff in the new office building. Staff returned to the building in phases over the past several weeks and all employees have now returned to the office. The General Contractor continues to address the few remaining inspection items that are pending sign off by the City's building inspector before Final Certificate of Occupancy is approved which is expected to be received in the next 30 days. A grand opening event will be planned after final Certificate of Occupancy has been received.

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 project team submitted an application and has been awarded funding through the California Tax Credit Allocation Committee (CTCAC) for the project. Staff is continuing to work with the development partners in the next phase of the project to secure the finance and investor partners required for the project to begin construction. Staff also continues to work with the development partners and contractors to keep the development cost of the project to within the approved budget amount submitted in the CTAC application. This has been challenging as prices, economic conditions and building standards continue to drive costs up. At this time the project construction is estimated to begin January or February of 2024.

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 General Contractor has completed the majority of the roofs on the King Kennedy units and are in the process of installing the siding and trim on the exterior of the units. Crews have started installing insulation and drywall in the interior of the units. The Helen White foundation is in the process of being formed this week and then crews will start on the installation of the underground utilities for the complex. The housing project is estimated to be completed in April 2024 pending delivery of electrical equipment.

The Vine Street Road Repair is under construction and repaving is schedule to start in the next 30 to 45 days.

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

The sale of the parcel to the Housing Authority, is expected to be considered for approval at the County Board of Supervisors meeting towards the end of September. The approval is expected to be the last approval needed from the partners of the TRRP (Tuolumne River Regional Park Joint Powers Authority) to move forward with the sale. The project was awarded federal appropriations last year, and a portion of the grant will be utilized for the purchase.

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

The Contractor is working on the final items called out on the fire inspection and the work is expected to be completed next week. The property owner is expecting to have the Certificate of Occupancy towards the end of September and prepared to close.