

Development Activity

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

The Housing Authority received a temporary occupancy permit and staff has moved into the new office building at 1612. The building passed final inspection and Staff is working with the City of Modesto to obtain signoff and request the Certificate of Occupancy.

The grand opening ceremony 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 and Development Partners worked with the Contractors to bring the development cost of the project within the approved budget amount submitted in the application to CTCAC. Proposals that are within the range of the approved budget amount have been received and under review. At this time the project construction is estimated to begin January or February of 2024. In the coming months staff will be meeting regularly with the project investors, finance agencies and partners to meet the final closing deadline of February 15, 2024. It is expected that there will be several resolutions for the Board of Commissioners to consider during this process.

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 King Kennedy units are sided, roofed and in the process of exterior paint. In the interior of the unit's contractors are installing drywall and texture and crews have started installing cabinetry. The Helen White foundation and underground utilities are complete and framing and truss installation is in progress. The housing project is estimated to be completed in April 2024 pending delivery of electrical equipment.

The Vine Street Road Repair is under construction with crews working on the new curb and gutters along the Street.

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

The sale of the parcel to the Housing Authority has been approved by the partners of the TRRP (Tuolumne River Regional Park Joint Powers Authority) and a Purchase Agreement has been executed. The City of Modesto will take the lead role for TRRP and open escrow for the purchase of the property. The process is estimated to take 30-60 days. 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 Housing Authority closed escrow on the Walker Pointe apartments. There are a few punch list items that are in process of completion before tenants can move in. Staff is working with BHRS on tenant eligibility and move in. A grand opening ceremony will be scheduled for early December.