

Development Activity

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

Construction continues on the 144-unit apartment complex. Crews have completed the framing and the first phase of electrical and plumbing in the units. Once inspections are cleared for the completed work, drywall is scheduled to start. Repaving of the parking lot has been completed. The striping of the parking lot and signage installation will be done towards the end of project. Roof repairs have been ongoing over the past few months. The application of the new roof is scheduled to start the first week of October and be completed towards the end of the month. Project completion is projected to be completed in August of 2025.

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)

At Vine Street, there are a few remaining items to complete that include landscape, some minor concrete work and final installation of the street light pedestals. Per discussion with the Contractor, there is a manufacturing delay for the street light pedestals that provide power to the lights. The pedestals are expected to be delivered the end of September. This delay pushed out project completion to the beginning of October.

The rehab of the three Park Street units in Turlock are in process. The General Contractor ran into a delay with completion of the CMU wall due to missing property line markers. A Surveyor is in the process of verifying the property lines before permit can be issued for construction of the fence.

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

Edwards Estates is a proposed 33-unit single family home development with a ground lease structure where the Housing Authority remains the land property owner.

Staff is working with Valley First Credit Union to close the approved Commercial Real Estate Equity Line of Credit which will be used to start construction on the homes. Construction is expected to commence towards the end of November.

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

Escrow to purchase the 4-acre parcel on Robertson Road has closed. Staff is reviewing possible financing options for the project.

Report prepared by Kim Ryan, Deputy Executive Director