

Development Activity

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

The 1612 Apartment units are in various stages of completion. A portion of units are in the process of drywall and texture stage while other units are in the first phase of electrical and plumbing installation. The new roof installation has been completed and HVAC system installation has started on the roof. Crews continue to prep the building for exterior paint and have started painting the building. The rehabilitation is moving along quickly and the Contractor is predicting that construction will be completed earlier than the August 2025 completion date.

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)

Construction of the Vine Street development is complete and the property has received Certificate of Occupancy. Tenant screening has been ongoing for several months and staff are in the process of finalizing the application process for move in.

At Park Street, the rehab of the last unit is in process. The rehab project includes replacing the existing perimeter fence around the property. The General Contractor is waiting for plan approval from the City of Turlock to start construction on 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.

Financing is in place to support the start of construction. Staff is finalizing predevelopment details and construction is expected to begin in the next 30 days.

Report prepared by Kim Ryan, Deputy Executive Director