

Development Activity

Oakleaf Meadows – 1135 J St., Oakdale CA

The Oakleaf Tax Credit application was accepted and awarded funding. Staff has been holding weekly meetings with visionary Home Builders and our other project partners to be ready when funding is released. The Housing Authority is finalizing the NSP funding agreement with Stanislaus County which should be completed in the next week. This agreement is being constructed in conjunction with the Housing Authority of the County of Stanislaus funding agreement with the Oakleaf Meadows Partnership. Construction will begin in mid-March 2019 and must be completed within 18 months.

Westley Bunkhouse (Single Room Occupancy) – Westley Development

Construction on the unit has started. There are some delays due to County Planning wanting full architectural drawings. Housing Authority Staff will be working with County Planning Officials to work through the issue.

Glendale Annex – 525 Benson, 1312 Pearson and 1022 Atlantic St., Modesto CA

Construction on the three units on the Benson property has commenced and foundation forms will be completed this week. The contractor constructing the three-bedroom two bath unit on Atlantic is behind schedule and is incurring a \$150 per day penalty. The unit is expected to be completed by the end of the week. Housing Authority Staff received and paid PG&E invoices for the gas line and meter installation at the Pearson Street property and are awaiting an installation date. Once the gas service is connected the units will be ready for occupancy. Tenants are ready to move into the Atlantic and Pearson properties as soon as the units receive their occupancy permits.

Kestrel Ridge - 416 E. Coolidge, Modesto CA

The MHSA Loan Agreements and associated attachments with Behavioral Health and Recovery Services (BHRS) for the \$250,000 contribution have been approved and executed. The Housing Authority's contracted Architect will submit final site plans to the City of Modesto Planning department the week of December 10, 2018. Once approved the scope of work and Invitation For Bid (IFB) will be released. Staff has reviewed the final modular designs and has approved them for construction. The City of Modesto \$800,000 Home Loan documents have been executed.

Bentley Estates - 13601 Bentley St., Waterford CA

The Housing Authority's contracted Architect continues to work on the street and utility infrastructure designs. Final development design plans were submitted to the City of Waterford Planning Department on December 1, 2018. The Invitation For Bid (IFB) will be released following final plan approval with construction to begin 30 days after selection of contractor.

Edwards Estates at Village One – 2313 Bellingham Way, Modesto CA

Great Valley Housing Development Corporation was awarded \$488,657 for the construction of two (2) initial units at the Edwards Estates Development. The Housing Authority Architect is currently working on the site plan and development cost estimates for the development.

King Kennedy Veterans Cottages and Helen White Court – Vine Street Property

The Property is in escrow and will close in 45 days. The City of Modesto CDBG grant documents should be completed this week.

Tuolumne Hill -241 Hospital Rd, Sonora, Tuolumne County

Offer for the purchase of the property was accepted and approval to purchase is before the Board tonight.

Calaveras Court - Gold Strike Rd, San Andreas, Calaveras County

Offer for the purchase of the property was accepted and approval to purchase is before the Board tonight.

Foothill Terrace – 9,10 &11 Foothill Terrace, San Andreas, Calaveras County

The Housing Authority's Contracted Architect HMR Architects has started work on the site plan and development cost estimate for the community.

Modernization Activity

Palm Valley -201 E Coolidge

The \$450,000 BHRS and \$550,000 City of Modesto CDBG grant agreements have been executed. The Contractor is scheduled to begin the rehabilitation work this week.

PREPARED BY: Jim Kruse, Deputy Director with input from: Mary Ramirez