

Development Activity

Oakleaf Meadows (1135 J St., Oakdale CA) 56 Affordable Units

Staff continues to hold bi-weekly meetings with the contractors and Oak Leaf Meadows Partnership Team. The project is on schedule.

Westley Bunkhouse (Westley Development)

The fire sprinkler vendor is working on the plans and then will start installing. The installation of fire sprinklers will take about 3 weeks. The contractor estimates 45 days for completion after the fire sprinklers are installed.

Glendale Annex (525 Benson Ave, Modesto CA)

The three (3) units at Benson are completed. The Grand Opening was held on September 25, 2019.

Kestrel Ridge (416 E. Coolidge Ave, Modesto CA)

Th site work bid has been re-posted and will close on October 30, 2019.

Bentley Estates (13601 Bentley St., Waterford CA)

The Construction Bid for the 13 homeownership units has been released and will close on October 30, 2019.

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

Construction has started on both single-family homes. The units are projected to be completed in the next 4-6 months. The Architect is working on the site plans and unit designs for the remaining 33 units.

King Kennedy Cottages and Helen White Court (400 Vine Street in Modesto)

Central Valley Homes includes King Kennedy Cottages Phase 1 (23 units), Palm Cottages in Turlock (4 units) and Park Cottages in Turlock (11 units) total of 38 units

Architect is working on the plans for these developments. The Architect should have the initial plans ready to be submitted to the respective cities by early November.

Tuolumne Hill (241 Hospital Rd, Sonora, Tuolumne County)

The property is now in the Housing Authority's name. Staff has worked to transfer the existing tenants to the Housing Authority Leases and has performed full unit inspections. Modernization work will be conducted in the next 30-60 days and will include replacement of windows, roof, and rear stairwell as well as the installation of split system heating and air conditioning systems in each unit.

Calaveras Court (Gold Strike Rd, San Andreas, Calaveras County)

The Authority has received notification from Housing and Community Development (HCD) that the No Place Like Home (NPLH) project application was approved for funding. The purchase of the property has been finalized and the property is now in the Housing Authority's name. The Housing Authority's Architect, HMR Architects, is developing the site plan and unit placement for the property. Staff continues to work with the Calaveras County Planning department to complete any needed environmental reviews.

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 has worked in conjunction with Cal AHA to development the cost estimate and financing options for the community. Construction is scheduled to begin in December 2019 or January 2020.

Modernization Activity

Palm Valley (201 E Coolidge Ave, Modesto CA)

The contractor has completed the rehabilitation and staff is working to fill the units.