

Executive Director's Report

DEVELOPMENT UPDATE APRIL 13, 2017

1. **Glendale Quarters**

Permits have been pulled and construction has begun.

2. **Oakleaf Meadows**

Staff continues with weekly meetings with the Visionary Home Builders team. Work is continuing on the re-zoning of the property to meet the target date for submission of the tax-credit application in June 2017.

3. **Westley Bunkhouse (Single room Occupancy)**

A site meeting is scheduled on April 11, 2017 with the architect to determine feasibility and design options. A proposal will be submitted afterwards which will include estimated construction costs.

4. **Glendale Annex**

The initial concept for this development was to provide three, 2 bedroom units on the three in-fill lots. However, after review of the needs of the population the Authority desires to assist with this development and zoning requirements with County planning staff, the concept was altered to provide seven, 1 bedroom units on these three sites. The architect is currently working on revising the plans for the units designed for the Glendale Quarters development to fit on the these three in-fill lots to serve chronically homeless veterans.

5. **Waterford Property & Edwards Estates at Village One**

A meeting was held with the General Counsel for California Affordable Housing Association (CalAHA) to discuss the land trust concept. The concept is gaining support from other agencies and further meetings will be scheduled with specialists to discuss development of a program which would be beneficial for the HACS and other CalAHA members as well.

6. **Hotel Purchase/Redevelopment**

Staff and the Board Chair from the HACS toured the property on February 27, 2017 and is currently negotiating with the property owner on a purchase price. Talks with City of Modesto and Stanislaus County officials are continuing on funding for the purchase and rehab of the development.

7. **Mobile Home Purchase**

The procurement process to purchase a two-bedroom mobile home for the empty space at the Westley development was completed however the project was delayed while obtaining permits since the space does not have a street address in the County's records. Staff is currently working with the County to resolve this issue.

8. **416 E. Coolidge Development**

Verbal status update