

1. **Glendale Quarters – 2430 Glendale Avenue, Modesto CA**

Construction is in process and is scheduled to be completed by July 2017. A Ribbon Cutting Ceremony is expected to be scheduled in July 2017.

2. **Oakleaf Meadows – 1135 J St., Oakdale CA**

Staff continues with weekly meetings with the Visionary Home Builders team. The re-zoning of the property has been completed as well as the required traffic study. Visionary will be unable to meet the June 2017 tax Credit Application deadline due to the City of Oakdale's entitlement process. The project is expected to be presented to the Planning Commission at their August 2017 Meeting and subsequently presented to the City Council in September 2017. The next round for Tax Credit Applications will be March 2018. Elevations and site plans are provided with this report.

3. **Westley Bunkhouse (Single room Occupancy) – Westley Migrant Center**

A site meeting was held on April 11, 2017 with the architect to determine feasibility and design options. The Housing Authority's contracted architect is preparing design options and costs estimates. (The Authority has several architectural projects that have taken priority)

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

Plans are being finalized for the Benson and Pearson properties that will be identical to the Glendale Quarters units and contain two (2) units on each lot. The City of Modesto Planning Department has indicated that the Alexandria property can only support a single-family residence on the property. The Housing Authority will be using the same plan and design as the NSP 3 bedroom/2 bath single family homes built at San Juan and San Pedro Streets.

5. **Waterford Property – 13601 Bentley St., Waterford CA**

Staff meet with the General Counsel and Financial Consultant for California Affordable Housing Association (CalAHA) to discuss the land trust concept as well as providing development and financing options for the development. The City of Waterford continues to be supportive of the idea for the construction of a development based on San Pedro/San Juan designs.

**6. Hotel Purchase/Redevelopment – 1525 McHenry Ave, Modesto CA**

Staff continues the negotiation process with the property owner and has achieved a significant price reduction thus far. Staff has also attended several community meetings and has garnered considerable support from the City of Modesto, County of Stanislaus, community groups and local businesses. A concept for project financing and feasibility was informally provided to County Staff. A response is pending.

**7. Mobile Home Purchase – 328 Beall Ct., Westley CA**

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 has met all city requirements and is scheduling the placement of the unit.

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

Staff meet with the General Counsel and Financial Consultant for California Affordable Housing Association (CalAHA) to discuss the land trust concept as well as providing development and financing options for the development. Staff is continuing to research and develop conceptual development concepts for the property.

**9. Kestral Ridge - 416 E. Coolidge, Modesto CA**

The City of Modesto has completed its obligation approval for \$800,000 toward the project with an additional commitment of \$250,000 from Behavioral Health Resource Services (BHRS). The procurement of the modular units has been completed and the design mirrors those units that are under construction at the Glendale Quarters Development. The Housing Authority's contracted architect is currently preparing the site plans, scope of work and cost estimate for the General Contractor to provide the site work and utility connections for the modular homes.

**PREPARED BY: Jim Kruse, Deputy Director**

**With input from: Scott Fitzgerald and Mary Ramirez**