

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

Construction is in process and the four (4) buildings will be completed by August 6, 2017. The landscaping and parking lot construction was delayed due to extended PG&E and MID utility hookup scheduling; however, the contractor plans to have these items completed by mid-August.

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

Staff continues with weekly meetings with the Visionary Home Builders team and the City of Oakdale staff. The City of Oakdale planner expects to have all environmental studies and other entitlements completed in August 2017 with Planning Commission and City Council meeting presentations in following thereafter. In discussions with the County of Stanislaus the funds pledged to this project are being reallocated into next year's budget in anticipation of the March 2018 tax credit application approval.

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 that should be completed by August 18th. (The Authority has several architectural projects that have taken priority)

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

Plans for the Benson and Pearson properties were provided to the Modesto City Planning Department for approval. The 3 bedroom/2 bath single family home plans for Atlantic will be provided to the City Planning Department for review in mid-August. Upon approval of the plans an Invitation for Bid (IFB) will be posted with an estimated construction start date in September 2017.

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

Discussions continue with California Affordable Housing Association (CalAHA) to develop a comprehensive Memorandum of Understanding for the Development of the 3-acre Waterford parcel. 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**

Staff is working with Behavioral Health Resource Services (BHRS) to complete the required documents for the \$250,000 contribution for the project. 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.

**10. 623 ½ Leon, Modesto CA**

The Housing Authority has completed the purchase of the duplex unit located at 623 ½ Leon St, Modesto CA. Staff is developing the scope of work for the rehabilitation of the units and should go out for quotes in the next several weeks. One of the units is currently occupied so the rehabilitation will start with the roof replacement and the vacant unit.

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