

Development Activity

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

Tenants are signing leases and moving in this week.

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 has provided an updated timeline for the City of Oakdale approval: Planning Commission Public Hearing December 6, 2017, City Council Public Hearing January 2017, City Council 2nd reading of Rezone Ordinance February 5, 2017. The Housing Authority staff is still confident that the project will move forward as planned however staff is also developing a secondary development plan to utilizing the currently committed Stanislaus County development funds.

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

Housing Authority staff is reviewing the design options and is in the process of developing a project feasibility study. Preliminary estimates look at a project cost of approximately \$300,000 for bunkhouse 10 units.

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

Plans for the Benson, Pearson and Atlantic properties were approved by the Planning Department and the projects are currently out to Bid and will close the Wednesday October 10, 2017. Construction is expected to start within 30 days of Bid closing.

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

The Housing Authority's contracted Architect is currently working on the street and utility infrastructure designs. The Housing Authority expects to begin construction on this portion of the work by the end of the year. 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**

Stanislaus County requested another concept and financing package for the project for potential funding. Staff is awaiting the County's response on the proposal.

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 Mobile Home Development was completed. A draftsman will be completing the site drawings for the city's review. As soon as the permits are obtained the manufacturer will construct and deliver the mobile home.

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 has provided the Behavioral Health Resource Services (BHRS) documents for the \$250,000 contribution for the project and is waiting for BHRS approval. 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. The contractor is beginning the rehabilitation work on the unit the week of September 10, 2017 and is expected to be completed within 2-3 weeks. One of the units is currently occupied and the other is expected to be occupied a few weeks after the renovation work has been completed.

Modernization Activity

201 E Coolidge (Palm Valley)

The property received approximately \$280,000 from the City of Modesto for the mitigation of dryrot and mold issues related to water leaks that had developed due to construction flaws in the original building design of the stairwells. There are three (3) three story buildings with a total of eight (8) stairwells. Upon inspection of the first stairwell it appears that the water damage has been pervasive and has caused severe damage to the staircase landings, bridges and support headers. Staff has authorized the contractor to repair the first stairwell at a cost of approximately \$180,000. While it is not possible to determine without extensive deconstruction of the surrounding walls if each of the other stairwells is as damaged as the first, after consultation with the Housing Authority Architect and Attorney, staff has authorized additional bracing to be installed at each of the stairway headers as a precautionary measure. Staff is reviewing options for the full inspection the remaining stairwells and potential funding sources to mitigate any issues on the remaining stairwells. The Housing Authority has requested additional funds from the City of Modesto for the repairs.

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