

Development Activity

1. Glendale Quarters – 2430 Glendale Avenue, Modesto CA

The landscaping work and final inspection are expected to be completed the week of November 20, 2017. Three units are occupied and the fourth is awaiting Veterans Administration staff placement.

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. The Bid for Benson and Pearson closed on Wednesday October 10, 2017. The Bid closing date for Atlantic was extended an additional two weeks to accommodate design modifications for new ADA requirements.

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. The Housing Authority and the City of Modesto are exploring the option of applying for an Affordable Housing Sustainability Communities Grant (AHSC).

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 draftsperson 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

Renovations of the property will be completed by the end of the month. Additional roof repairs and water damage repair were required to pass building inspection.

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.

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