

Development Activity

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

All units are now occupied.

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

The project was unanimously approved by the City of Oakdale Planning Commission at the December 6, 2017 Planning Commission Meeting. Staff continues weekly meetings with the Visionary Home Builders team and the City of Oakdale staff. The Oakdale City Council Public Hearing is scheduled for January 2017 and the Oakdale City Council 2nd (and final) reading of Rezone Ordinance will be held on February 5, 2017. The Housing Authority staff is 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 \$400,000 for the 10 bunkhouse units and site work. Staff has also worked with the Stanislaus Department of Education (SCOE) to acquire the smaller double wide modular that was used as an infant daycare center. Staff is exploring the possibility of transitioning the unit to provide an additional four (4) to five (5) work force housing units.

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

Construction contracts for the Benson and Pearson properties have been signed. The approval to enter into the construction contractor for Atlantic is before the Board this evening. Plans for the Benson, Pearson and Atlantic properties have been approved by the Planning Department and the environmental documentation has been completed by Stanislaus County. Staff will be meeting with the contractors to develop the construction timelines with an estimated start date for Pearson and Atlantic in January 2018. The Benson Street property requires a rezoning by the county and should be ready for construction in March or April of 2018.

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 in the first quarter of 2018. Discussions continue with California Affordable Housing Association (CalAHA) and Farmers and Merchants (F&M) Bank to develop financing options for the project. The comprehensive Memorandum of Understanding with CalAHA to provide development consulting services should be ready for signature by the end of December 2017. The City of Waterford continues to be supportive of the idea for the construction of a housing development based on San Pedro/San Juan designs.

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

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

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

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 options for the property.

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

Staff has will be providing the Behavioral Health Resource Services (BHRS) final loan documents for the \$250,000 contribution for the project within the next several weeks. The Housing Authority's contracted Architect is currently finalizing the site plan, scope of work and cost estimate for the project. Staff is reviewing the final modular designs, construction 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**

All units are now occupied. Final landscaping work will be completed within the next several weeks.

Modernization Activity

201 E Coolidge (Palm Valley)

Staff is currently negotiating with BHRS, the City of Modesto and the County Stanislaus staff to secure funding for the needed repairs. The property received approximately \$280,000 from the City of Modesto for the mitigation of dry rot 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.

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