

## **Development Activity**

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

Staff continues to meet weekly with Visionary Home Builders and other project partners. As announced at the Special Meeting on March 4, 2019 the construction bids received were higher than budgeted. The development team has worked with the general contractor to reduce the proposed budget and both the Housing Authority and Visionary Home Builders have contributed additional funds and/or loan guarantees to balance the project budget. An extension request, due to the Federal Government shutdown, has been submitted to the Tax Credit Allocation Committee (TCAC) that will provide an additional 60 days to complete final closing and TCAC documents. Further updates will be provided at the next Board of Commissions meeting.

### **Westley Bunkhouse (Single Room Occupancy) – Westley Development**

Construction on the unit has started. Housing Authority Staff is continuing to work with County Planning Officials to work through the issue. The Contractor is preparing the construction plans for an over the counter review by the County Planning Department. Construction should resume upon County approval.

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

Pearson and Atlantic properties are occupied .The three (3) units at Benson are progressing on schedule and should be completed in about 60 days weather permitting.

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

The final plans have been submitted to the City of Modest Planning Department for review. Final approval is expected int eh next several weeks. Bids for the General Contractor will follow within a week of final approval. The Modular units are expected to be completed by the end of May, 2019.

### **Bentley Estates - 13601 Bentley St., Waterford CA**

Final development design plans are still in review with the City of Waterford Planning Department. Bids for the General Contractor will follow within a week of final approval with construction to begin 30 days after selection of contractor.

### **King Kennedy Cottages and Helen White Court – Vine Street Property**

The No Place Like Home Application for the Phase I 20 Veterans units and four (4) Behavioral Health units on Vine Street has passed the first round of reviews and is in the final review stage. Results are expected to be released by the end of the week of March 4, 2019. The City of Modesto has continued to pledge to the Housing Authority approximately \$480,000 in HOME funds for the development. The Housing Authority's Architect will be preparing the site plans for the Phase I portion of the project.

### **Tuolumne Hill -241 Hospital Rd, Sonora, Tuolumne County**

The property is still in escrow while final inspections are completed. The Housing Authority is completing a Phase I Environmental Review which was required as part of the loan closing due diligence process. Escrow is expected to close by the end of March 2019.

### **Calaveras Court - Gold Strike Rd, San Andreas, Calaveras County**

The Purchase has been finalized and the property is now in the Housing Authority's name. The Housing Authority's Architect, HMR Architects, is developing the site plan and unit placement for the property. Staff will be working with the Calaveras County Planning department to complete any needed environmental reviews.

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

The Housing Authority Architect, HMR Architects, is currently working on the site plan and development cost estimates for the development. The first plan review has been submitted for review. The Invitation for Bid (IFB) for the first two units is scheduled to be released in April 2019 with an estimated construction start date of May 1, 2019.

### **Foothill Terrace – 9,10 &11 Foothill Terrace, San Andreas, Calaveras County**

The Housing Authority's Contracted Architect, HMR Architects, has started work on the site plan and has worked in conjunction with Cal AHA to development the cost estimate and financing options for the community. Construction is scheduled to begin in late July or early August 2019.

**Modernization Activity**

**Palm Valley -201 E Coolidge**

The contractor is actively working on the on the rehabilitation work and is on scheduled to complete two of the three buildings by March 2019. The remaining building should be completed within the following two months pending transfers of existing tenants.

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