Development Activity

Oakleaf Meadows – 1135 J St., Oakdale CA

Staff has been holding weekly meetings with Visionary Home Builders and our other project partners to finalize documents for the expected closing date of Wednesday May 15, 2019. Initial construction is on schedule to begin the week of May 20, 2019 and will be completed within 18 months.

Westley Bunkhouse (Single Room Occupancy) – Westley Development

The planning issues have been resolved and the General Contractor has resumed work on the Bunkhouse. The contractor estimates 60-75 days for completion. Staff is outreaching to area farm labor organizations and businesses to develop a list of potential Master Lease

Glendale Annex – 525 Benson Ave, Modesto CA

The three (3) units at Benson are progressing. Stanislaus County Fire requirements delayed the work for approximate 3 weeks due to fire hydrant pressure and location concerns. These concerns have now been addressed and General Contractor is continuing with the completion of the units. The estimated completion date is the week of June 24, 2019.

Kestrel Ridge - 416 E. Coolidge, Modesto CA

The Housing Authority's contracted Architect, TPH Architects, is completing the project Bid package which will be posted the week of May 13, 2019. The Bid will be open for 3 weeks with work expected to begin the following week. The Modular units are in que at the manufacturing facility and will be ready for delivery in late June. The foundation site work is expected to be completed by the end of June in time for the placement of the modular units. Final street, sidewalk lighting, parking and landscaping will follow. The development is expected to be completed in late August.

Bentley Estates - 13601 Bentley St., Waterford CA

Final development design plans were submitted and approved by the City of Waterford Planning Department by the Housing Authority's Architect, TPH Architects. The Construction Bid will be released the week of May 13, 2019 and remain open for 30 days. While the construction Bid is open staff will be working with MID and the City of Waterford to address an irrigation line relocation issue. The irrigation line currently runs through the construction site and is a privately-owned line. Staff will contact the owner(s) of the line and work with the MID and City of Waterford staff to record any easements that may be needed.

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

The Bid (IFB) for the first two units were due on May 2, 2019. There were no bids submitted at that time. Due to no Bids being submitted Housing Authority Staff will move forward with CFR 200.320 (f 4) Methods of procurement to be followed "Procurement by noncompetitive proposals. Procurement by noncompetitive proposals is procurement through solicitation of a proposal from only one source and may be used only when one or more of the following circumstances apply:

(4) After solicitation of a number of sources, competition is determined inadequate."

Staff will be negotiating with Jenson Construction who was the only Contractor to attend on time the Pre bid Meeting on April 17, 2019. The City of Modesto staff have been advised and approve of the negotiations with Jenson Construction.

King Kennedy Cottages and Helen White Court – Vine Street Property in Modesto

Central Valley Homes includes Vine Street Phase 1 (23 units), Palm St. in Turlock (4 units) and Park St. In Turlock (11 units) total of 38 units

The property purchase has been completed and is now in the name of the Housing Authority. The No Place Like Home (NPLH) application that incorporated Phase I of the development is included in the application. The City of Modesto is allocating $480,000 in HOME funds to Phase I portion of the development. Staff has had phone conferences with Housing and Community Development (HCD) to answer any project feasibility questions and is confident that the proposed development will be awarded. NPLH award announcements are expected in June 2019. HCD has not provided information on when funds would be released.

Tuolumne Hill -241 Hospital Rd, Sonora, Tuolumne County

The property is now in the Housing Authority's name. Staff has worked to transfer the existing tenants to the Housing Authority Leases and has performed full unit inspections. Modernization work will be conducted in the next 30-60 days and will include replacement of windows, roof, and rear stairwell as well as the installation of split system heating and air conditioning systems in each unit.

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. Staff has had conference calls with HCD to discuss project feasibility questions. Staff is confident that this development will be funded when NPLH award announcements are made in June 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 rehabilitation work of the last building. Work will be completed in 45-60 days. Housing Authority staff is working on turning the units and working with partner agencies to house the new tenants.

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