

Development Activity

Oakleaf Meadows (1135 J St., Oakdale CA) 56 Affordable Units

The development of Oakleaf Meadows is on schedule, as construction is progressing at a standard pace. Staff will continue to hold bi-weekly meetings with the contractors and Oak Leaf Meadows Partnership Team to ensure progress.

Westley Bunkhouse (Westley Development)

Previous 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. Due to some material delays the estimated completion of the units is the week of July 29, 2019.

Kestrel Ridge (416 E. Coolidge Ave, Modesto CA)

Bid opening was completed on June 17th, 2019. The bids came in over the cost analysis. Housing Authority staff is reviewing to determine how to lower cost.

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 July 15, 2019 and remain open for 30 days. Staff continues to work 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)

Staff is in negotiations with a new contractor after receiving notification from RBG Construction that their subcontractors did not want to give pricing due to Davis Bacon Wages being part of contract. Pricing from new contractor will be submitted by the week of July 15, 2019.

**King Kennedy Cottages and Helen White Court (400 Vine Street in Modesto)
Central Valley Homes includes King Kennedy Cottages Phase 1 (23 units), Palm
Cottages in Turlock (4 units) and Park Cottages 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 received notification that they were awarded funds for this development.

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 continues to work with the Calaveras County Planning department to complete any needed environmental reviews. Staff has received notification that they were awarded funds for this development.

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 develop 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 Ave, Modesto CA)

The contractor is actively working on the rehabilitation work of the last building. Work will be completed the week of July 29, 2019. Housing Authority staff is working on turning the units and working with partner agencies to house the new tenants.

NPLH Round 2

Calaveras County - Valley Springs, Eight (8) NPLH and two (2) Veterans Housing Small Home Units

Stanislaus – Researching sites