

Development Activity

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

Staff continues to hold bi-weekly meetings with the contractors and Oak Leaf Meadows Partnership Team. The project is on schedule.

Westley Bunkhouse (Westley Development)

The fire sprinkler vendor is working on the plans and then will start installing. The installation of fire sprinklers will take about 3 weeks. The contractor estimates 45 days for completion after the fire sprinklers are installed.

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

The site work bid has been re-posted and will close on October 30, 2019.

Bentley Estates (13601 Bentley St., Waterford CA)

The Construction Bid for the 13 homeownership units has been released and the closing date has been extended to November 7, 2019 to ensure that sufficient time is provided to the contractors for bidding.

Edwards Estates at Village One (2313 Bellingham Way, Modesto CA)

Construction has started on both single-family homes. The units are projected to be completed in the next 4-6 months. The Architect is working on the site plans and unit designs for the remaining 33 units.

Central Valley Homes includes King Kennedy Cottages Phase 1 (400 Vine Street in Modesto) (23 units), Palm Cottages in Turlock (4 units) and Park Cottages in Turlock (11 units) total of 38 units

Architect is working on the plans for these developments. The Architect should have the initial plans ready to be submitted to the respective cities by early November.

Calaveras Court (Gold Strike Rd, San Andreas, Calaveras County)

The Authority has received notification from Housing and Community Development (HCD) that the No Place Like Home (NPLH) project application was approved for funding. The purchase of the property 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.

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 December 2019 or January 2020.

Kansas House (722 Kansas Avenue, Modesto CA)

The Housing Authority has received \$2,500,000 in CDBG funding from the City of Modesto and will receive a Bridge Loan from the Stanislaus County General Fund for \$2,100,000 to be used toward the purchase of the property. The purchase price is \$5,100,000 The remaining \$600,000 required for the purchase will provide through the Stanislaus County Behavioral Health and Recovery Services Mental Health Services Act (MHSA) funding. Th property requires two Phases of rehabilitation. The First Phase will encompass the minimum upgrades to convert the units to permanent supportive housing and obtain an Occupancy Permit. The First Phase will be funded by a \$2,100,000 loan through F&M Bank. The Second Phase of the rehabilitation will be included exterior upgrades such as fencing, signage, exterior paint, railing repair and paint, landscaping upgrades, and parking lot repairs. The Second Phase will be funded through No Place Like Home (NPLH) grant funding if received. Stanislaus County will be applying for a NPLH Grant as the Lead Agency and the Housing Authority will be the Developer. The application will be submitted in Mid-November although the application deadline is not until mid-January of 2020. By submitting the application early all work initiated on the project after the application submittal is eligible for the NPLH expense reimbursement. This will allow work to begin on the project and still retain the grant funding reimbursement.