

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 work is being completed and the general contractor will begin the final interior work within the next few weeks. The project is expected to be completed by the end of December 2019.

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

The procurement process has been closed and Bids are being reviewed. Staff anticipates presenting the recommendation for contract award for the Kestrel Ridge site work at the December 2019 Board of Commissions meeting.

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. Staff received a letter from the Counsel to the Northern California Electrical Construction Industry (NCECI) requesting information regarding the relationship between the Housing Authority of the County of Stanislaus and the Great Valley Housing Development Corporation (GVHDC). NCECI is asserting that GVHDC is a public entity by virtue of its ancillary relationship to the Housing Authority and that the projects developed through GVHDC should be prevailing wage projects. Staff will be working with the Housing Authority General Counsel to provide a response.

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

Construction has started on both single-family homes. The project is on schedule and should be completed by April 2020. The HMR (the Housing Authority's contracted Architectural Firm) continues to work 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

HMR is working on the plans for these developments. HMR should have the initial plans ready to be submitted to the respective cities by early January and will be working on preparing the Bid documents for publication in February 2020.

Foothill Terrace (9,10 &11 Foothill Terrace, San Andreas, Calaveras County)
Foothill Terrace II (Gold Strike Rd, San Andreas, Calaveras County)

HMR is incorporating the previous Calaveras Court site design into the Foothill Terrace project adding an additional 4 units to the overall project. County planning staff are requiring an updated geotechnical survey on the Foothill Terrace site as the previous study submitted to the County by the previous developer cannot be located. This will add approximately 1-2 months to the project timeline. During this time HMR and CalAHA staff will work towards preparing and submitting final plan designs and Project Bid documents.

Kansas House (722 Kansas Avenue, Modesto CA)

The Housing Authority has completed purchase of the Kansas Hotel on October 31, 2019 and is in the process of conducting a room by room inventory and inspection. Staff plans to remove the existing furniture, light fixtures and carpeting during the week of November 11, 2019. Contractors, HMR staff and Housing Authority staff meet at the site on Tuesday November 12, 2019 to review the project and determine a streamlined rehabilitation schedule.

Staff is finalizing the No Place Like Home Application and is anticipating submission of the application the week of November 18, 2019. Once the application has been filed the major rehabilitation work will begin. The NPLH funding will reimburse project costs associated with the Kansas House rehabilitation for any expenses that are incurred following the submission of the NPLH application.