

Development Activity

Westley Bunkhouse (Westley Development)

The Housing Authority had intended to Master Lease 11 units to Modesto Junior College for Agricultural Student Housing. However, due to the COVID-19 epidemic all students have been sent home and all onsite classes have been canceled for the remainder of the year. Staff will continue to identify other interested agencies that would like to master lease the units and explore other leasing opportunities.

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

Although the COVID-19 Shelter in Place order has slowed the progress, negotiations are continuing with the contractor and the City of Modesto to reduce the overall cost of the site work at Kestrel Ridge. The project has been classified by the City of Modesto planning department to be a Commercial Multi Family Residential Community project, as previously reported. The reclassification from Residential Housing to Commercial Multi Family Residential has resulted in an increased project cost of approximately \$750,000. The increase is largely due to the additional water basin storage requirements that require the onsite storage of the total amount of water that the property receives during a 100-year flood event. Staff will continue to work with the Contractor and the City of Modesto to explore options for reducing the increased project costs.

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

Staff continues to work with California Affordable Housing Association and the TRIO program to find qualified homeowners for the units. Architectural plans for the remaining 33 units are being completed by the architect and are expected to be submitted for plan review in the next 30 days.

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

The Housing Authority Architect (HMR) continues to work with City planning departments on the plans for these developments. The City of Turlock is finalizing the property transfer documentation for the Palm and Park Street properties. HMR continues work on the required plan revisions to conform to the Housing Authority's recently procured modular unit designs and to address the additional requirements required by the Commercial Multi Family Residential designation. Plans should be submitted for review by mid-May 2020 for initial review.

**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. Staff is reviewing the updated site design. The Housing Authority and California Affordable Housing Association staff meeting with the Calaveras Planning Director was cancelled and documents will be provided electronically for planning review. Once the plans are approved CalAHA staff will begin reviewing options for procurement, financing and construction.

Kansas House (722 Kansas Avenue, Modesto CA)

The fire plan review has been completed and final plans have been approved. The Kansas House Project is progressing with the first building (23 units) to be completed in mid-April and the second building (32 units) by the end of April. The remaining two buildings will be completed in May.

Northern California Electrical Construction Industry (NCECI) request for information update:

NCECI continues to request additional information related to the Housing Authority's involvement in the development of the Bentley Estates Community. The Housing Authority General Counsel has provided information to NCECI however NCECI remains unconvinced that the project is not at Housing Authority project and that it should be designated as Public Works Project. Staff and General Counsel will be preparing a more comprehensive response to include HUD determinations, Department of Industrial Affairs opinions, and legal citations clarifying the Housing Authority's position on the matter.