

Development Activity

Westley Bunkhouse (Westley Development)

Staff has been contacted by Modesto Junior College administrative staff who have expressed interest in master leasing the Bunkhouse for student housing. Staff will continue to follow up with this interested party and to identify other interested agencies that would like to master lease the units.

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

Staff continues to work with the Contractor and the City of Modesto to explore options for reducing the increased project costs. The City has expressed interest and a willingness in providing options that may reduce the overall cost of the site work on the project.

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.

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. The architect is reviewing the updated site design and preparing final plans for submission to Calaveras County planning department for approval. Once the plans are approved CalAHA staff will begin reviewing options for procurement, financing and construction.

Kansas House (722 Kansas Avenue, Modesto CA)

Final Construction Inspections were completed this morning on Building A. Final Fire Inspections will occur tomorrow morning on Building A. The contractors are confident that the inspection will go well and the Occupancy Permit should be issued early next week. The Kansas House Project is progressing and staff is working with the contractors to have the rest of the units open by the end of May.

Walker Place (Walker, Mono County)

Representatives from Mono County have contacted the Housing Authority stating that the County is now ready to move forward with construction of four (4) units in the City of Walker for the County's behavioral health clients.

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 and other Housing Authority projects. The Housing Authority staff will continue to provide responses to all concerns brought forward and will be soliciting for a professional Public Works and Labor Compliance specialist to assist in responding appropriately.