

## **Development Activity**

### **Grischott Bunkhouse (Westley Development)**

Master lease efforts have been temporarily suspended due to COVID -19 restrictions and social distancing requirements.

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

A separate report is provided with this agenda.

### **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. There are two applicants working with Trio to get through the qualification process. Initial plans for the remaining 33 units have been submitted to the City for comments.

### **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 has approved the initial plans for the Palm Street development and is continuing the reviewing of the Park Street application. HMR continues preparing the lot line adjustment requested by the City of Modesto to clearly designate the King Kennedy Cottages project and the Helen White Court Development. The City of Modesto is exploring the option of funding the King Kennedy Commons, Helen White Court and Vine Street repaving projects as one large project rather than providing funding over series of funding cycles. This would enable the Housing Authority to construct the full development at the same time and shorten the overall construction period of the project.

### **Phase II Helen White Court (11 Affordable Senior Housing Units)**

The Housing Authority Architect (HMR) is preparing the Architectural Plans for the 11-unit complex. Housing Authority Staff is meeting with the city planning departments to review the initial design plans and integration with the King Kennedy and Vine St repair projects.

**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)**

All buildings have been granted conditional occupancy. Units will be filled as the punch list is completed. Contractors will continue to work on the non-residential components of the property such as the wrought iron fencing replacement, parking area seal coat and restriping, courtyard and playground construction and the completion of the community services room.

**St Andrews Chalets (Mariposa)**

The Housing Authority is working with the County of Mariposa to complete the property transfer for the six (6) No Place Like Home (NPLH) Behavioral Health units. The development is called St. Andrews Chalet and will consist of three small house duplex units in the following configuration; five (5) 1-bedroom units and one (1) 2-bedroom unit. The Housing Authority Architect (HMR) is conducting the required site surveys and preparing the initial design plan sets for Mariposa County Planning Department review.

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

Staff has responded to the concerns raised by the NCECI and to the related Department of Industrial Relations request for information to determine Public Works Project status.