

City of Calistoga
Memorandum

TO: Honorable Mayor and City Council
FROM: Susan Sneddon, City Clerk
SUBJECT: Presentation by Calistoga Affordable Housing, Inc.
DATE: November 5, 2008

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The Calistoga Affordable Housing will present an update on the Solage Workforce Housing Project.



## Solage Workforce Housing Apartments Progress Report September 29, 2008

This is the fourth of a series of reports required by City of Calistoga Resolution No. 2007-056 intended to keep the staff, Planning Commission and City Council advised of the progress on development of the Solage Workforce Housing Apartment Complex. This report specifically addresses the August 1, 2008 milestones in the Affordable Housing Security Agreement:

- Detail of work completed to date
- Construction schedule
- Success at meeting construction schedule

### Summary

The project continues to progress smoothly toward project completion and occupancy in April 2009. Midstate's attached construction schedule shows construction proceeding slightly ahead of schedule.

At this time all funding sources have been secured and all construction sources have funded.

### General Progress

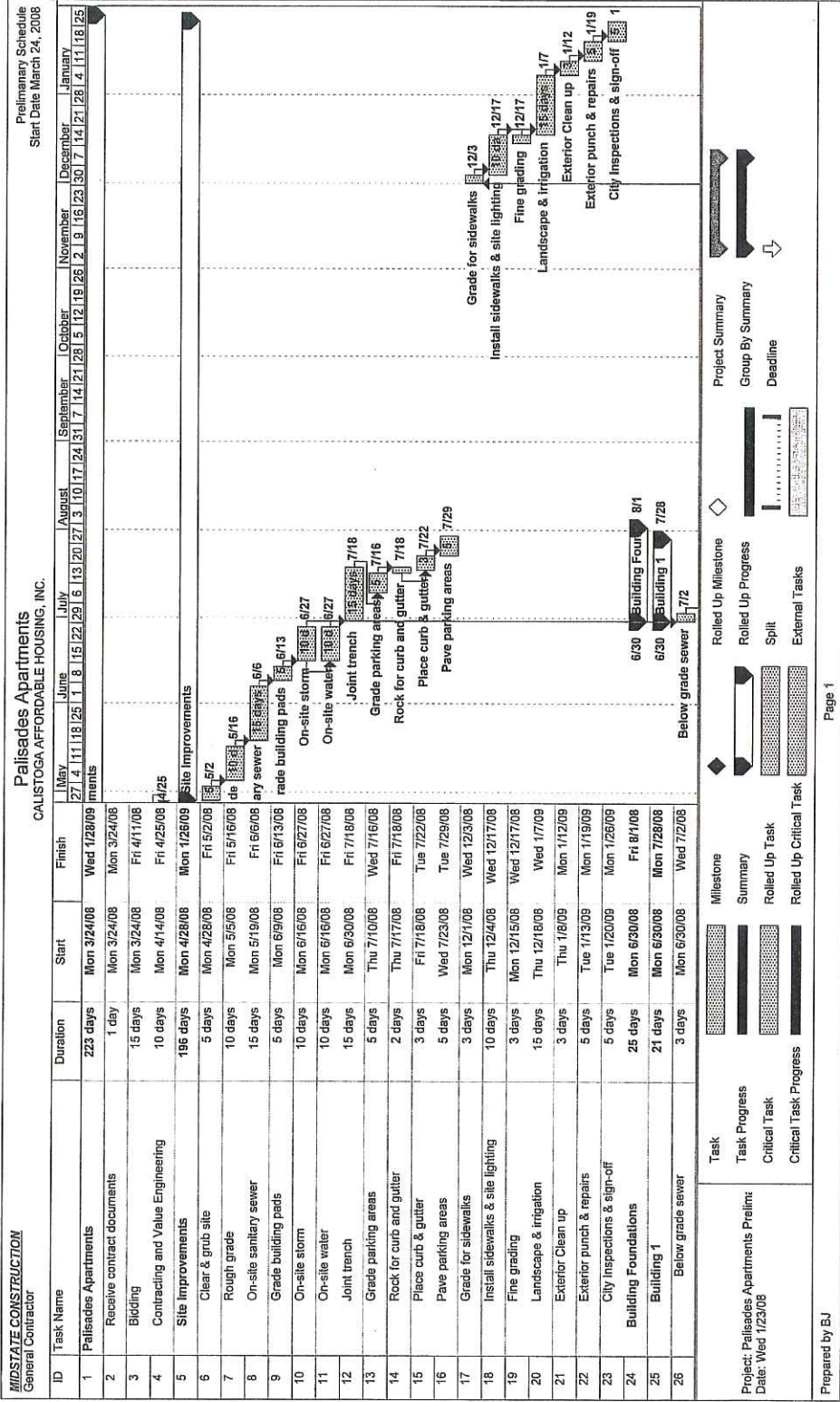
- **Rent-up planning.** Burbank and CAH have begun assembling the rent-up and management team for Palisades and are expecting to have applications ready in the beginning of 2009. At this time we are hearing from one to two families every day who are interested in living at Palisades. We anticipate strong rental demand.
- **Security.** Maverick Security Services has been engaged to provide additional site security during evenings and weekends to avoid any delays that theft or vandalism could cause.

### Construction Progress

- **Buildings.** Exteriors of both buildings are substantially complete with siding, roofing and windows and doors installed. Current interior work includes insulation and drywall.
- **Site Work.** All drainage and underground work is complete. Curbs and sidewalks are being poured this last week of September and pavement is scheduled for next week, well before the rains are expected.

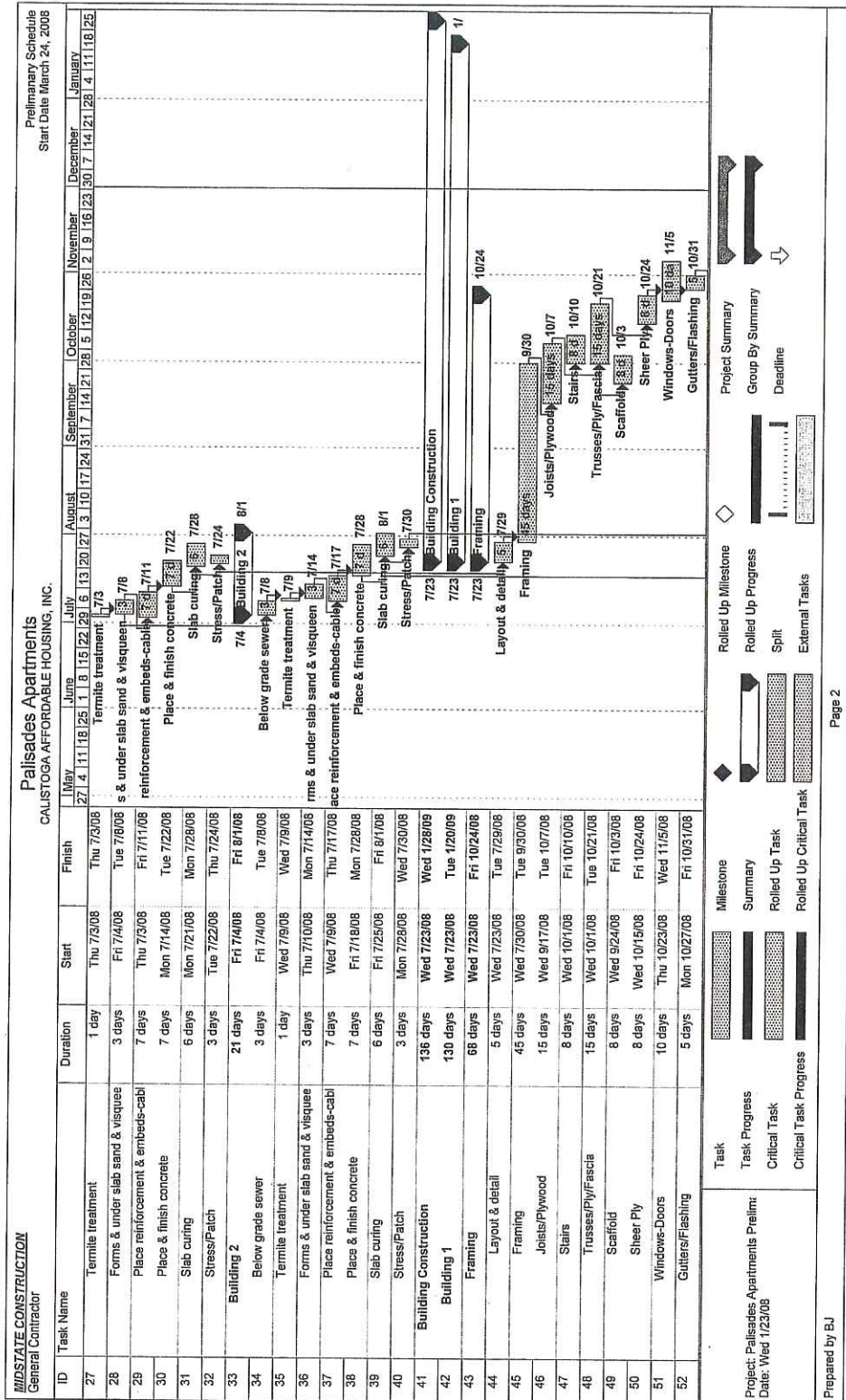
- **Erosion Control.** Erosion control measures are being installed as recommended along the bioswale on the resort property as well as on the Palisades Apartments property. These measures along with completion of paving and sidewalks before October rains will prevent any sediment from entering local streams.

# Construction Schedule – Page 1

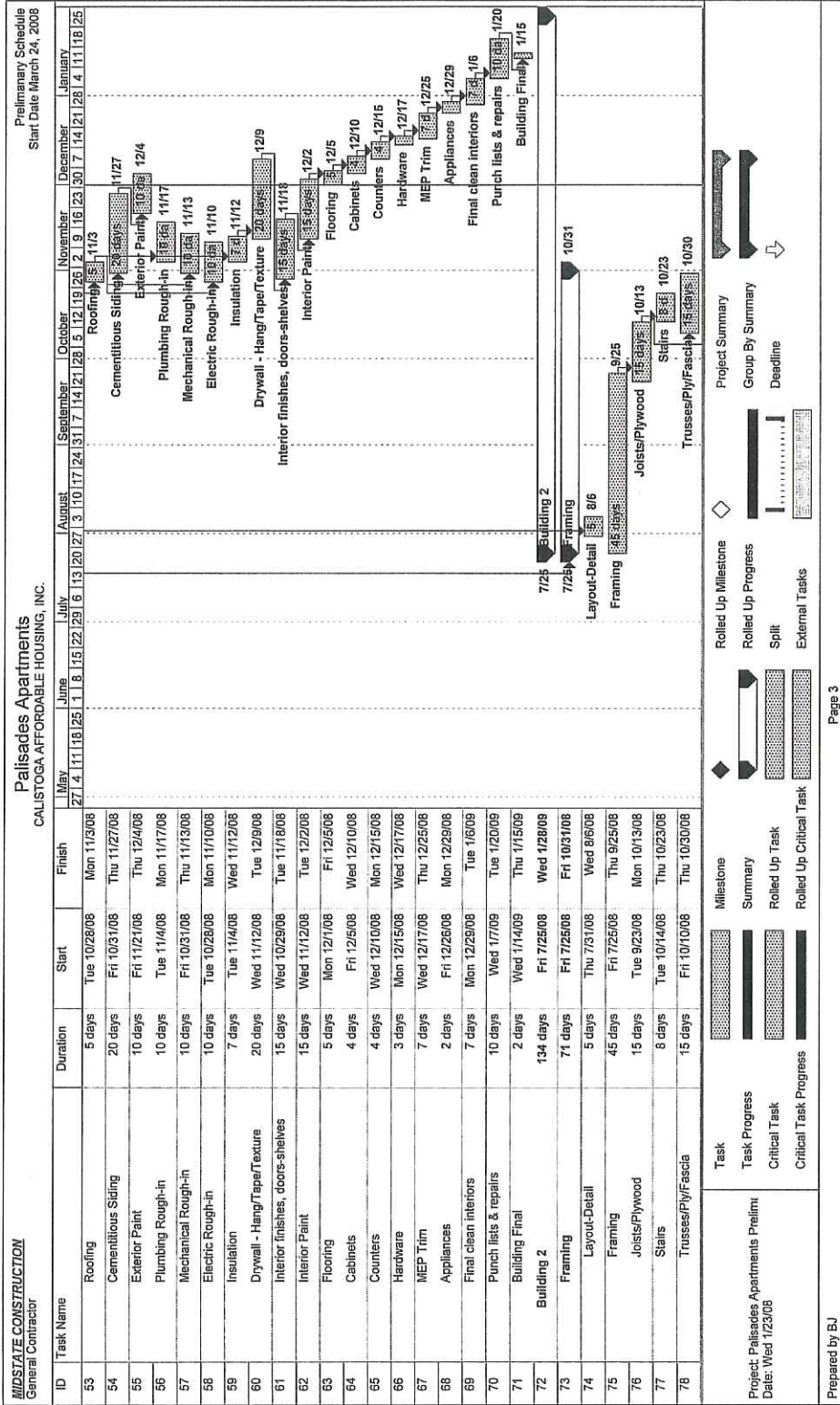




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