

Development Activity

Oakleaf Meadows – 1135 J St., Oakdale CA

Staff continues weekly meetings with the Visionary Home Builders team and the City of Oakdale staff. The Oakdale City Council Public Hearing is scheduled for January 16, 2017 and the Oakdale City Council 2nd (and final) reading of Rezone Ordinance will be held on February 5, 2017. The Housing Authority staff is confident that the project will move forward as planned however staff is also developing a secondary development plan to utilizing the currently committed Stanislaus County development funds.

Westley Bunkhouse (Single Room Occupancy) – Westley Migrant Center

Housing Authority staff has reviewed designs and spoken with local farm labor organizations to determine the need for a Single Room Occupancy (SRO) bunkhouse product in the Westley area. After our discussions staff is confident that the facility will have full year-round occupancy and generate sufficient income to support both the operation and debt service.

Staff has also continued to work with the Stanislaus Department of Education (SCOE) to complete the transfer of the smaller double wide modular that was used as an infant daycare center and hopes to convert the unit into a similar bunkhouse.

Glendale Annex – 525 Benson, 1312 Pearson and 1022 Atlantic St., Modesto CA

Construction contracts for the Benson and Pearson properties have been signed. Plans for the Benson, Pearson and Atlantic properties have been approved by the Planning Department. Staff will be meeting with the contractors to develop the construction timelines with an estimated start date for Pearson and Atlantic in January 2018. The Benson Street property requires a rezoning by the county and should be ready for construction in April of 2018.

Kestrel Ridge - 416 E. Coolidge, Modesto CA

Staff is finalizing the MHSA Loan Agreements and associated attachments with Behavioral Health and Recovery Services (BHRS) for the \$250,000 contribution. The Housing Authority's contracted Architect is finalizing the site plan, scope of work and cost estimate for the project. Staff has reviewed the final modular designs and is awaiting the construction site plans, scope of work and cost estimate so that the procurement for the General Contractor can begin.

Waterford Property – 13601 Bentley St., Waterford CA

The Housing Authority's contracted Architect is currently working on the street and utility infrastructure designs. The Housing Authority expects to begin construction on this portion of the work in the first quarter of 2018. Discussions continue with California Affordable Housing Association (CalAHA) and Farmers and Merchants (F&M) Bank to develop financing options for the project. The comprehensive Memorandum of Understanding with CalAHA to provide development consulting services is ready for signature. The City of Waterford continues to be supportive of the idea for the construction of a housing development based on San Pedro/San Juan designs.

Mobile Home Purchase – 328 Beall Ct., Westley CA

Staff has provided the planning department with the requested site plans and is working with County Planning officials to obtain final permits.

Edwards Estates at Village One – 2313 Bellingham Way, Modesto CA

Staff meet with the General Counsel and Financial Consultant for California Affordable Housing Association (CalAHA) to discuss the land trust concept as well as providing development and financing options for the development. Staff is continuing to research and develop conceptual development options for the property.

Hotel Purchase/Redevelopment – 1525 McHenry Ave, Modesto CA

The Housing Authority and the City of Modesto are exploring the option of applying for an Affordable Housing Sustainability Communities Grant (AHSC) in the next application round.

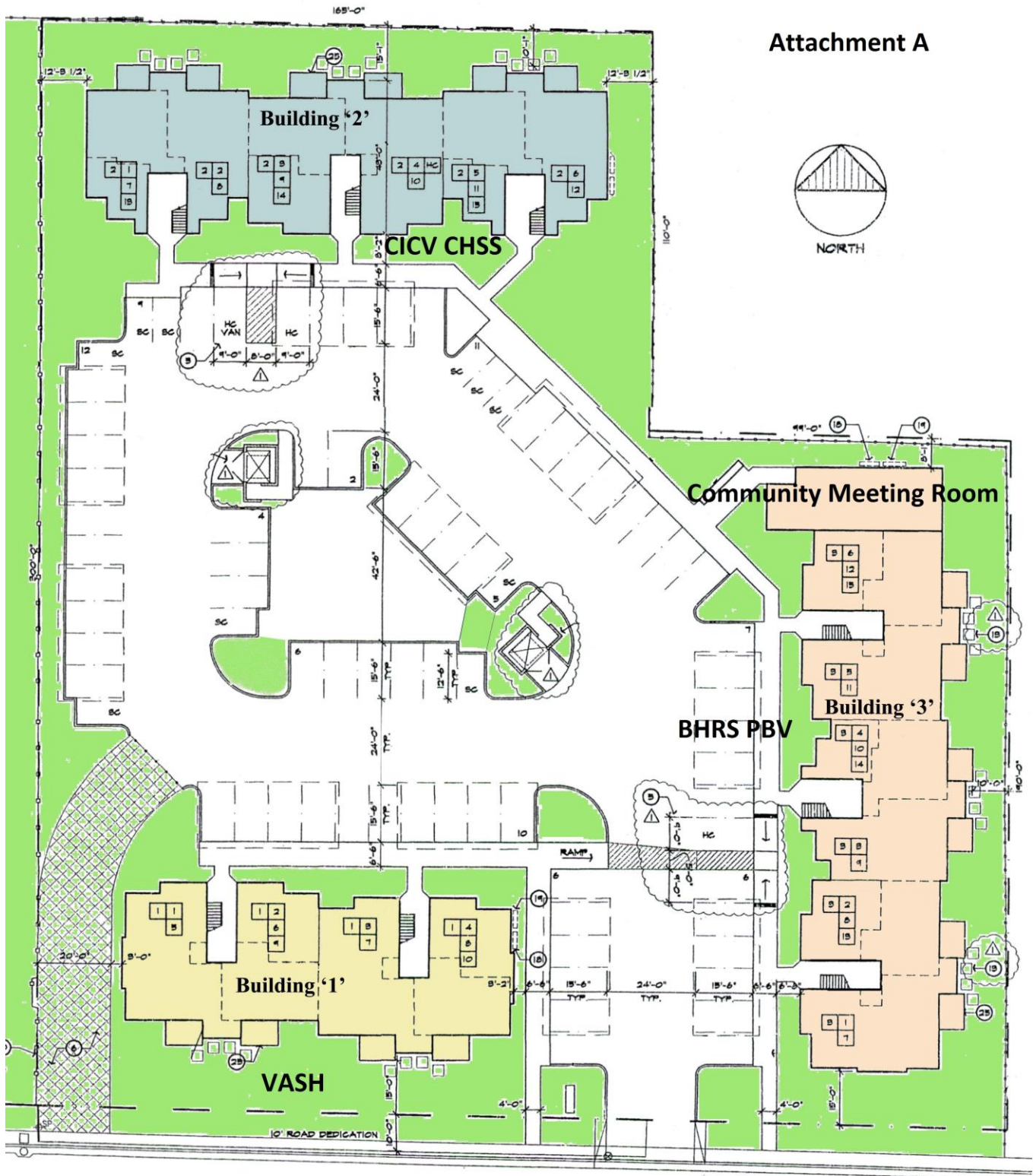
Modernization Activity

201 E Coolidge (Palm Valley)

Staff is currently negotiating with BHRS, the City of Modesto and the County Stanislaus staff to secure funding for the needed repairs. In recent meetings the County, BHRS and other groups are supportive of the idea to use the complex as a true Housing First Model. The Authority has an initial conceptual plan which envisions using one (1) 10-unit complex (Building 1) for homeless veterans through its Veterans Affairs Supportive Housing (VASH) Vouchers, one (1) 10-unit complex (Building 2) for master leases to community housing and supportive services organizations such as Community Impact Central Valley (CICV) and Community Housing and Shelter Services (CHSS), and one (1) 15-unit complex (Building 3) to include seven (7) units for Behavioral Health and Rehabilitation Services (BHRS) and eight (8) units as Project Based Vouchers (PBV) for persons who are homeless or at risk of homelessness. (Attachment A Site Map)

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Attachment A



EAST COOLIDGE AVENUE