

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 has been completed and the project has been approved. The Tax Credit application will be submitted on February 28, 2018. The Housing Authority staff is confident that the project will move forward as planned however staff is also developing a secondary development plan utilizing the currently committed Stanislaus County development funds.

Westley Bunkhouse (Single Room Occupancy) – Westley Migrant Center

Housing Authority staff is preparing an Invitation for Bid (IFB) to convert the vacant Westley Child Care Center into an 11 room Single Room Occupancy (SRO) bunkhouse product. Staff is presenting as an Action Item on the February 26, 2018 Agenda seeking the approval to enter into a loan with F&M Bank to provide financing for the project. Staff has prepared and reviewed a performa for the project and is confident that the facility will have enough occupancy to generate sufficient income to support both the operation and debt service.

Staff has also continues 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. Work has started on the Atlantic lot and is scheduled to be completed in May 2018. Work will begin on the Pearson lot within the week and is expected to be completed within 90 to 120 days. The Benson Street property is awaiting installation of the new county sewer line connections. Work on this site will begin once the sewer lines are completed.

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 loan agreement is currently with the County Attorney's Office for review. 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. Staff has also recently meet with representatives from F&M Bank and Self Help Federal Credit Union to discuss a pilot financing program 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

County Planning staff have informed the Housing Authority that the provided site plans will be sufficient and County approval will be forthcoming. As soon as the approval permit is received Housing Authority staff will contact the mobile home manufacture to begin construction of the unit. Construction and delivery is expected to occur within 90 -120 days.

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

Staff continues to 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. If the Waterford financing option works well at the Bentley Estates Development it will be used to begin construction at Village One.

Modernization Activity

201 E Coolidge (Palm Valley)

Staff is currently finalizing a loan agreement with BHRS for approximately \$550,000 and in discussions with the City of Modesto for approximately \$450,000 to secure funding for the needed repairs. The Authority will be using one (1) 10-unit complex (Building 1) for homeless veterans through its Veterans Affairs Supportive Housing (VASH) Vouchers, one (1) of 15-unit complex 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 to include seven (7) units for Behavioral Health and Rehabilitation Services (BHRS) and eight (8) units as Project Based Vouchers (PBV) or Shelter Plus Care Vouchers for persons who are homeless or at risk of homelessness.

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