

Development Activity

Oakleaf Meadows – 1135 J St., Oakdale CA

The Oakleaf Tax Credit Application was submitted on February 28, 2018. The Tax Credit Allocation Committee application reviewer (TCAC) responded with a letter which indicated that TCAC had deducted seven (7) points from the application for incomplete documentation. The Development Partners, Great Valley Housing Development Corporation (GVHDC) and Visionary Home Builders (VHB), meet to discuss the letter and formulate an appeal letter. Staff and the Development Partner's believe that all documents and information were presented in the application as required and the appeal letter reflects this position. Staff will await TCAC's response in the coming weeks and report back to the board of the decision.

Westley Bunkhouse (Single Room Occupancy) – Westley Migrant Center

Housing Authority staff has prepared an Invitation for Bid (IFB) to convert the vacant Westley Child Care Center into an 11 room Single Room Occupancy (SRO) bunkhouse product. Staff has negotiated an unsecured loan for the construction and ongoing financing for the project. The IFB for the project is out for Bid and will close on May 7, 2018.

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

Construction on both Atlantic and Pearson continues. The Pearson Project will have a slight delay due to the county records office having no available records for an existing septic tank on the property. The Atlantic Project also has a slight delay due to the property pins not being placed or recorded for the property lines. A survey needs to be completed and paperwork filed with the County before further work can be completed. The Benson Street property is awaiting installation of the new County sewer line connections. The contract for the construction is completed and work on this site will begin once the Housing Authority receives notice that the sewer lines are completed.

Kestrel Ridge - 416 E. Coolidge, Modesto CA

Staff has finalized 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 has submitted the Development Plan to the City of Modesto for planning review and is awaiting a response. Staff has reviewed the final modular designs and has approved them for construction.

Waterford Property – 13601 Bentley St., Waterford CA

The Housing Authority's contracted Architect is currently working on the street and utility infrastructure designs and should have the updated Development Plan to the City of Waterford Planning Department in the next few months. Final development design plans will be submitted 30 days following the approval of the updated Development Plan. Staff attended the Waterford Planning Commission meeting in support of the application for time extension for the project. The Planning Commission approved the time extension for two years and remains very supportive of the project.

Mobile Home Purchase – 328 Beall Ct., Westley CA

Housing Authority staff has received the permit for the mobile home and has delivered all document to 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.

Administrative Offices

Staff is reviewing options for upgrading and restructuring the Administrative Offices located at 1701 Robertson Rd. The current buildings are in need of planned deferred maintenance including interior and exterior painting, roof replacements, flooring repair and replacement, HVAC system replacements, and window replacements. Office additions and configurations are also being reviewed to accommodate the needs of the agency's workforce and services. Under consideration are the additions of additional parking structures and a modular office building.

PREPARED BY: Jim Kruse, Deputy Director with input from: Mary Ramirez