

Development Activity

Oakleaf Meadows – 1135 J St., Oakdale CA

The Tax Credit Allocation Committee (TCAC) did not accept the submitted appeal letter so the Oakleaf Tax Credit Application will be resubmitted by July 2, 2018. The Development Partners, Great Valley Housing Development Corporation (GVHDC) and Visionary Home Builders (VHB) met to discuss and update the application to meet the requirements as provided in the TCAC response letter and feel that the minor issues have been addressed for the next application. Staff and the Development Partner's will also be working on the remaining organization documents during the next several months to ensure that we are ready to proceed with the project when the next application is approved.

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. The IFB for the project is out for Bid and will close on May 31, 2018. Staff plans to present the recommendation for the award at the June Board of Commissioners meeting.

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

Construction on both Atlantic and Pearson continues. The septic tank has been removed and the plumbing inspection has been completed. The surveyor has submitted the lot line pin location to the county for approval and recording. Construction will resume when the recording is completed. The County has signed off on the building permits for Benson however we are still awaiting the completion of the new County sewer line connections.

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. City of Modesto staff are finalizing the grant and loan documents which are expected to be available by late July 2018.

Waterford Property – 13601 Bentley St., Waterford CA

The Housing Authority's contracted Architect continues to work on the street and utility infrastructure designs. Final development design plans will be submitted 30 days following the approval of the updated Development Plan. Site work is expected to start by August 1, 2018.

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)

No significant developments on this project at this time. 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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