

### **Development Activity**

#### **Oakleaf Meadows – 1135 J St., Oakdale CA**

Staff continues to work with Visionary Home Builders and will resubmit the Oakleaf Tax Credit Application by the application deadline of July 2, 2018. Staff has also been working on the remaining organization documents which are being reviewed by the Housing Authority's General Counsel.

#### **Westley Bunkhouse (Single Room Occupancy) – Westley Migrant Center**

The Invitation for Bid (IFB) to convert the vacant Westley Child Care Center into an 11 room Single Room Occupancy (SRO) bunkhouse has been reopened. No bids were received during the initial procurement. After discussion with several of the contractors that participated in the site bid walk it was determined that the contractors did not have sufficient time to complete the required plans and documentation for the design build portion of the project. The new procurement process will provide the additional time necessary for contractors to submit competitive bids.

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

Construction on both Atlantic and Pearson continues. The foundation, framing, roofs and some electrical are completed at the Pearson location. On the Atlantic site the foundation has been completed and framing will follow. 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 which is expected in late July or early August according the County Planning Department.

#### **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 in the next few months.

**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 pending City Planning Department approval.

**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**

This project will continue following the completion of the Bentley Estates Project in Waterford.

**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.

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