

## **Development Activity**

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

The Oakleaf Tax Credit application has been submitted. Preliminary scoring indicates that the project is in a competitive position to be funded. Staff should begin receiving correspondence from the Tax Credit Allocation Committee regarding the application within the next several weeks. Final determination will be announced sometime in September 2018. Staff continues to work with general counsel to develop the partnership agreements that will be need for the project.

### **Westley Bunkhouse (Single Room Occupancy) – Westley Development**

The Invitation for Bid (IFB) to convert the vacant Westley Child Care Center into an 11 room Single Room Occupancy (SRO) bunkhouse has been closed and a recommendation to award a construction contract is before the Board today. If approved the construction will begin within 30 days and should be completed within 120 days.

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

Construction on both Atlantic and Pearson continues. The Pearson Ave project contractor is waiting for the fire sprinklers plans to be approved by Stanislaus Fire. Stanislaus County is behind schedule in providing the plan reviews and this has caused some delay in the project. The Atlantic project has completed the framing and roof and is now starting on the plumbing and electrical systems. Construction for Benson will start at the beginning of August.

### **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 loan is scheduled to be presented at the July 31, 2018 Board of Supervisors Meeting for approval. Signatures will follow upon approval. The Housing Authority's contracted Architect has submitted the revised Development Plan to the City of Modesto for planning review and is awaiting a final response, once approved the scope of work and IFB will be initiated. 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 September 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**

Great Valley Housing Development Corporation was awarded \$488,657 for the construction of two (2) initial units at the Edwards Estates Development.

**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 which is scheduled to be presented at the July 31, 2018 Board of Supervisors Meeting for approval. The City of Modesto's \$450,000 contribution is expected to be presented to the Community Housing & Community Development Committee in August 2018. 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**