

## CITY OF MERCED AFFORDABLE HOUSING PROJECTS

**Twelve Thirteen V Street – Homekey Round 2.** This project is updating and refreshing an older hotel into 95 units (+1 for manager) of permanent supportive housing for homeless individuals and families. The project is under construction, due to be completed in 2023.



**CC915, 73 South R Street – Homekey Round 2.** This modular shipping container project has 20 studio units (+ 1 for manager) of permanent supportive housing for homeless veterans at or below 30 percent Area Medium Income (AMI). These container homes are due to be completed in winter 2023.



Containers are under construction in Texas, then will be shipped out to California in October.



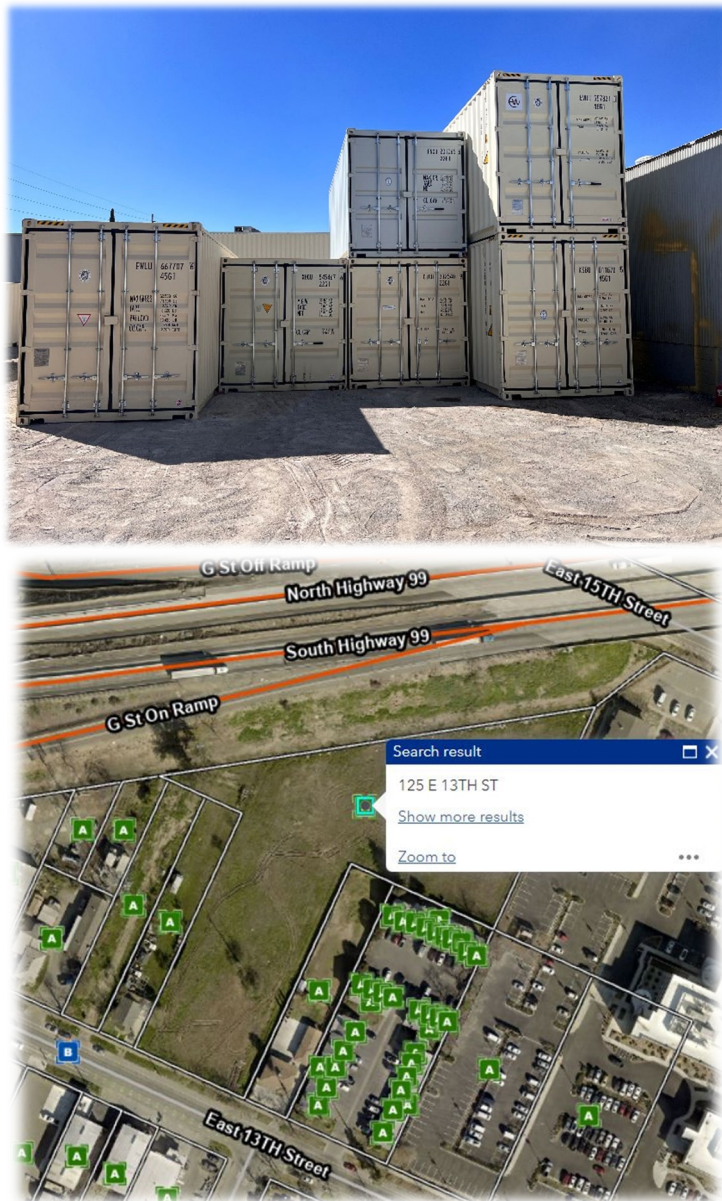


**The Retreat, 1137 B Street.** This location opened in 2022 and is fully occupied. The complex includes 119 1-, 2-, and 3-bedroom apartments, which qualify as 100 percent affordable, with 30 units reserved for permanent supportive housing.



### Homekey Round 3 Applicants:

CC915 Merced II, 125 E 13th Street - A modular development comprised of 10 - 12' x 40' shipping containers including 55 units (studios, 1- and 2-bedrooms) for homeless individuals (+1 for manager). Along with the living units, the development will have a community room, management office, and indoor and outdoor common areas. This development will require roughly 2.5 acres of vacant land at 125 E.13th St., Merced, California. The goal of Homekey CC915 Merced is to establish a new model of micro subdivision, or pocket village, to rapidly deploy modular affordable housing that addresses the scale of rising homelessness.





**Step Up in Merced, a Shangri-La Community, 1983 E. Childs Avenue.** This project is to acquire and convert an existing Motel 6 into an 80-unit permanent supportive housing development for chronically homeless and homeless individuals. The property features neighborhood amenities such as proximity to affordable transportation, grocery stores, healthcare, and recreational activities that help create a stable and supportive environment for residents. Rehab will include kitchenettes, hard surface flooring, repainting, and refreshed water-efficient landscaping. Safety design elements will have perimeter fencing, an entrance rolling gate, security cameras with remote web-based monitoring, electronic access control systems, Bluetooth smart locks at each unit, and upgraded fire life safety systems with a fully sprinklered structure. It will also include green elements such as low-flow plumbing fixtures, LED lighting, and an energy-efficient HVAC system. This project is in predevelopment.

**Bella Vista, 1808 Parsons Avenue:** This project is in predevelopment. This complex will include 108 2-, 3-, & 4-bedroom apartments. 100 percent affordable housing up to 60 percent AMI. Awarded \$21 million from HCD and \$3.5 million in City committed ARPA funds. They are applying for tax credits in February, expecting construction to begin in 2024.



FRONT ELEVATION



PERSPECTIVE

**Mercy Village, 3015 Park Ave:** Tax credit applications have been submitted for this project. Additionally, the Housing Authority has committed 65 project-based vouchers. The developer closed escrow on this property in early 2023. This company is also developing the 1213 V Street project. The City committed Permanent Local Housing Allocation (PLHA) funding to this project, and draft agreements are being prepared to go to Housing and Community Development (HCD) for approval.







**Devonwood Dr** – This project will be 156 affordable housing units for residents earning up to 70 percent AMI. The development was awarded \$6.5 Million from HCD and \$1.3 million in ARPA funding from the City, as well as loans and grants totaling \$6.5 million in City support. The City is working with the developer to draft loan documents, development agreements, and the National Environmental Policy Act (NEPA) process. The developer recently expressed interest in designing a Density Bonus without balconies.



FRONT ELEVATION



PERSPECTIVE



RIGHT ELEVATION

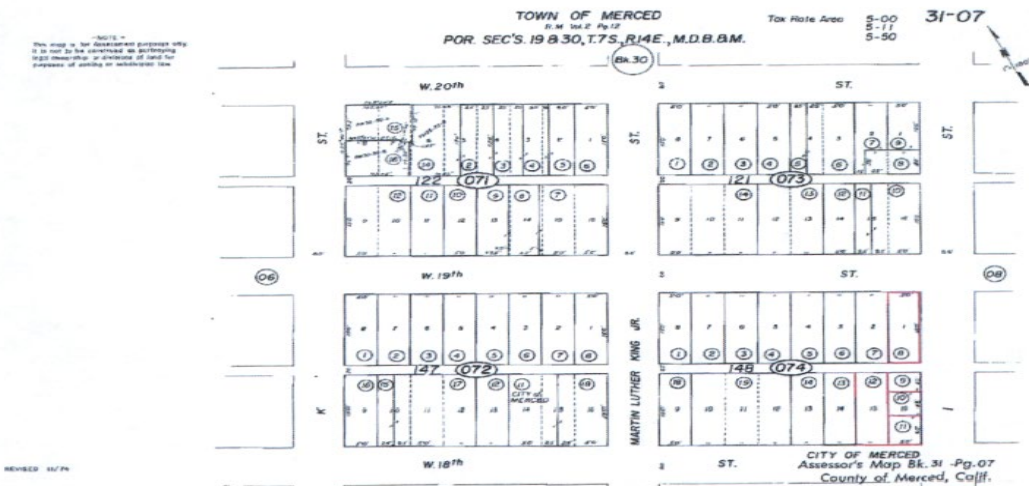
### Linc Housing – 1823 I Street -

Linc Housing is acquiring surplus city land owned by the Housing Successor Agency, the former Redevelopment Agency. The City Attorney is finalizing Disposition Development Agreements. HCD is reviewing the grant agreement for their approval of the City’s PLHA grant commitment to the development. Once approved, all documents will go to the City Council for approval. This project will be new construction of a 53-unit multifamily complex (+ 1 for the manager). Twenty-two units are reserved for those earning only 30 - 60 percent of AMI. The rest will be affordable at the most restrictive financing level awarded. Linc is seeking tax credits and other affordable housing funding.



#### Description of Property

Assessor Parcel: 031-074-008  
 031-074-009  
 031-074-010  
 031-074-011  
 031-074-012



Fuller Center –Four former Redevelopment Agency, now Housing Successor Agency properties in Downtown Merced, has closed escrow with this nonprofit developer. The project will use the City’s 1190 square foot pre-approved, 3-bedroom, two-bath master plans. Properties will be sold to pre-qualified low-income families assisting with home-building. Fuller Center is working with design professionals to add solar fire sprinklers and modify the plans to be ADA-fully accessible.

