



Stanislaus Regional Housing Authority

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Date: January 12, 2023
To: Board of Commissioners
From: Jim Kruse, Executive Director
Subject: ACTION ITEM #2 - Resolution approving Stanislaus Regional Housing Authority to apply for and accept the Stanislaus County various funding allocations for development and improvements at the Central Valley Homes Development.

Resolution No. 22-23-11

BACKGROUND:

Stanislaus Regional Housing Authority, Stanislaus County Behavioral Health and Recovery Services (BHRS), Stanislaus County Planning & Community Development (County), California Department of Housing and Community Development (HCD) and the City of Modesto (City) have been collaborating on the development of the Central Valley Homes permanent supportive housing development located at the 400 Block of Vine Street in Modesto and 1143 Park Street in Turlock. The Vine Street development consists of 23 detached units for Veterans and BHRS recipients; and a 12-unit affordable Senior complex. The Park Street location consists of three (3) existing units that will be renovated and designated for BHRS recipients.

Since the acquisition of the properties in 2019, the Stanislaus Regional Housing Authority has been further developing the scope of the project and securing funding. This project is in partnership with County BHRS No Place Like Homes (NPLH) funds and Mental Health Services Act (MHSA) funds; the County Permanent Local Housing Allocation (PLHA) funds; the City of Modesto Permanent Local Housing Allocation (PLHA) funds, HOME Investment Partnership (HOME) funds, Community Housing Development Organization (CHDO) funds and Community Development Block Grant (CDBG) funds; and with the F&M Bank construction loan, will bring the full scope of this project into realization.

The County is the direct recipient of several funding sources that are dedicated to the development of affordable housing within Stanislaus County. The County BHRS and County Planning & Community Development have, together, committed to provide \$2,100,000 in funding for the development. The proposed funding allocations are approximately \$1,097,233 in PLHA grant funds and \$1,002,767 in MHSA loan funds.

RECOMMENDATION

Following review and discussion, staff recommends the Board of Commissioners approve and authorize the Executive Director to execute grant and loan documents for the development.



FISCAL IMPACT

Potential grant funding in the amount of \$1,097,233 PLHA

Potential loan funding in the amount of \$1,002,767 MHSA

ATTACHMENTS:

Resolution No. 22-23-11



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RESOLUTION NO. 22-23-11

RESOLUTION APPROVING THE STANISLAUS REGIONAL HOUSING AUTHORITY TO APPLY FOR AND ACCEPT THE STANISLAUS COUNTY VARIOUS FUNDING ALLOCATIONS FOR DEVELOPMENT AND IMPROVEMENTS AT THE CENTRAL VALLEY HOMES DEVELOPMENTS

WHEREAS, the Stanislaus Regional Housing Authority (the Authority) has determined that a need exists and desires to construct 23 affordable single-family homes for Veterans and BHRS recipients at the 400 Block of Vine Street in Modesto; and rehabilitation of a triplex at 1143 Park Street in Turlock; and

WHEREAS, the Authority desires to apply for the Stanislaus County (the County) Permanent Local Housing Allocation (PLHA) grant and the Mental Health Services Act (MHSA) loan funding for the development and improvements, and will require the Authority to enter into agreements with the County; and

WHEREAS, the Executive Director will review and approve any funding documents for compliance with Housing Authority policies; and

WHEREAS, the Executive Director will have legal review and approval of any funding documents; and

WHEREAS, the Executive Director is authorized to take all necessary action to execute funding related agreements; and

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Stanislaus Regional Housing Authority, that:

1. The Executive Director is authorized to apply for and accept any available funding with Stanislaus County Planning & Community Development and Behavior Health & Recovery Service, in the amount up to \$2,100,000 for development and improvement activities at the 400 Block of Vine Street in Modesto and 1143 Park Street in Turlock.
2. The Executive Director is authorized, after legal review, to sign all necessary documents and take all necessary actions to execute any grant and loan documents and any other funding related documents. This Resolution shall take effect immediately.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of Stanislaus Regional Housing Authority this 12th Day of January, 2023. On motion of Commissioner _____, seconded by Commissioner _____, and on the following roll call vote:



AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved: _____
Chairperson

Attest: _____
Secretary