



Stanislaus Regional Housing Authority

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MONO | STANISLAUS | TUOLUMNE COUNTIES

Date: January 12, 2023
To: Board of Commissioners
From: Jim Kruse, Executive Director
Subject: ACTION ITEM #7 - Resolution approving Stanislaus Regional Housing Authority to apply for and accept the U.S. Dept. of Housing Urban Development (HUD) Community Project Funding (CPF) grant for the development and improvements for the Parque Rio Development.

Resolution No. 22-23-16

BACKGROUND:

Stanislaus Regional Housing Authority (Housing Authority) Staff became aware that Congress made the CPF grant available through the “grants for the Economic Development Initiative for the purposes of Community Project Funding/Congressionally Directed Spending” in the Consolidated Appropriations Act, 2022. These CPF awards are administered by HUD. Staff submitted the initial request to HUD for consideration and Housing Authority received notification that the CPF grant was awarded in December 2022. The next steps to accept and receive the appropriation is to execute the grant agreement and related HUD documents.

The CPF grant was awarded and predicated on a conceptual new construction development to be known as the Parque Rio Development.

Housing Authority and the City of Modesto have been collaborating on the new construction development. The proposed project concept would consist of two separate housing complexes with ~~96-units~~ **92-units**. The proposed development encompasses 4 acres of land situated on the south side off the 1500 Block of Robertson Road, Modesto California.

The first complex to consist of 70 one and two-bedroom which will serve for workforce housing and families. The second complex will provide 22 one-bedroom senior residences. Both complexes will include in-unit laundry, community rooms, manager’s office, playground, and BBQ areas. The unit sizes would be approximately 664 to 788 square feet. Parque Rio will provide much needed affordable workforce and senior housing options up to 120% of AMI.

The existing neighborhood consist of residential and multifamily housing along the North and West sides and City of Modesto Waste Water Treatment Facilities on the East and South side. The Authority also maintains a property management office across the street from the proposed complex.

Because the property consists of 28 acres, this project will require a lot line adjustment to allow the purchase of 4 acres as well as other city entitlement approvals. The Housing Authority is working through this process with the respective agencies.

Please note that the described project is a conceptual idea as currently planned. Because the project is in the early planning stages, the project concept may change as it moves forward in the design and respective agency approval stages.



The Authority was awarded \$3,000,000 of CPF funds for the Parque Rio Development.

RECOMMENDATION

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

FISCAL IMPACT

Potential grant funding in the amount of \$3,000,000

ATTACHMENTS:

CPF Award Letter

Resolution No. 22-23-16



OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WASHINGTON, D.C. 20410-1000

December 12, 2022

Ms. Theresa Kinney
Authorized Representative
Stanislaus Regional Housing Authority
1701 Robertson Road
Modesto, CA 95351
Email: tkinney@stancoha.org

Dear Ms. Kinney:

The Department of Housing and Urban Development (HUD) is pleased to announce the approval of your project narrative and budget for the purposes of issuing a grant agreement for the following FY2022 Economic Development Initiative, Community Project Funding/congressionally directed spending grant (hereafter, CPF grant), as funded by the Congress in the Consolidated Appropriations Act, 2022 (PL 117-103) (the Act) and as described in the Explanatory Statement accompanying the Act.

Grantee: Stanislaus Regional Housing Authority
Project Description: Parque Rio Development
Grant Amount: \$3,000,000
Grant Number.: B-22-CP-CA-0036

This letter transmits the following documents and guidance that you will need to activate and administer your FY 2022 CPF grant.

Grant Agreement for this Award: The Grant Agreement references the provisions, regulations, and requirements for this award. Please read this Grant Agreement carefully and note any attachments which have appendices or special conditions that apply to this grant. The Authorized Representative for grantee must sign and date the Grant Agreement. Please retain a “copy” (either electronic and/or printed) of the signed and dated document for your records pending receipt of the countersigned copy from HUD.

Assistance Award/Amendment - HUD Form 1044: The HUD Form 1044 is used to collect and communicate certain grantee and HUD specific information. Please read the HUD Form 1044 carefully, noting the reference to the HUD Government Technical Representative in block 9 (your Grant Officer). The Authorized Representative (Official) for grantee must sign and date the form. Please retain a “copy” (either electronic and/or printed) of the signed document for your records pending receipt of the countersigned copy from HUD.

Direct Deposit Sign-Up Form - Standard Form 1199A: This form is used to collect the information necessary to establish an account for the grantee in HUD’s financial system. The form is to be completed by you and your financial institution.

Grant Award Instructions: This document will provide guidance and instructions for administering your CPF grant. HUD's Congressional Grants Division uses the Disaster Recovery Grants Reporting (DRGR) system for the financial management of these grant funds and periodic reporting of project status and accomplishments for this grant. The Grant Award Instructions provide guidance for various grant administration related actions. Please refer to this document as it includes important information and forms for accessing DRGR, as well as other information concerning reporting requirements.

Please ensure that following forms are complete. Return them together as noted below:

1. Signed and dated Grant Agreement;
2. Signed and dated Assistance Award/Amendment Form HUD 1044;
3. Completed Direct Deposit Sign-Up Form Standard Form SF1199A (to be completed by you and your financial institution);
4. Evidence of the ABA number for your depository account, such as a VOIDED blank check, a deposit slip or similar documentation.

You will be able to draw down funds upon completion of the following actions:

1. HUD has processed all grant award documents;
2. HUD has forwarded you the DRGR Access Instructions; and
3. After the required certifications and environmental review have been accepted by HUD for the project portion of your grant. Although funds for planning and management development or administration costs may be available prior in advance of a completed environmental review.

Please forward these documents, within 60 days from receipt of this letter, to Njeri Santana-Carter , who is the Government Technical Representative serving as the Grant Officer for this grant. These documents must be sent to your Grant Officer via the CPFGrants@hud.gov mailbox, with a "cc" to the Grant Officer's email address. **Please review the Grant Award Instructions for guidance on how to encrypt and send this sensitive information.**

Please be sure that the email subject line reads as follows:

Grant Number: Grantee Name: FY2022 Community Project Funding Grant: Grant Award Materials

If you have any questions regarding these documents or procedures, please contact Njeri Santana-Carter , in the CPD Congressional Grants Division at Njeri.A.Santana@hud.gov.

The Department of Housing and Urban Development looks forward to working with you on this project.

Sincerely,



Robin J. Keegan
Deputy Assistant Secretary
Economic Development

ATTACHMENTS:

Grant Agreement
HUD Form 1044
Standard Form 1199A
FY2022 CPF Grant Award Instructions



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

RESOLUTION NO. 22-23-16

RESOLUTION APPROVING STANISLAUS REGIONAL HOUSING AUTHORITY TO APPLY FOR AND ACCEPT THE U.S. DEPT. OF HOUSING URBAN DEVELOPMENT (HUD) COMMUNITY PROJECT FUNDING (CPF) GRANT FOR THE DEVELOPMENT AND IMPROVEMENTS FOR THE PARQUE RIO DEVELOPMENT

WHEREAS, the Stanislaus Regional Housing Authority (the Authority) has determined that a need exists and desires to construct a proposed ~~96-unit~~ **92-unit** two complex development that will consist of approximately ~~72~~ **70** affordable single-family units and a separate ~~24-unit~~ **22-unit** complex(s) for Senior residents on the proposed site located on the south side of the 1500 Block of Robertson Road, Modesto.

WHEREAS, the Authority desires to receive the HUD CPF grant funding for development and improvements and will require the Authority to enter into agreements with HUD; 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 HUD, in the amount up to \$3,000,000 for development and improvement activities at the 1500 Block of Robertson Road in Modesto.
2. The Executive Director is authorized, after legal review, to sign all necessary documents and take all necessary actions to execute any grant 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