

# Housing Authority of the



City of Riverbank

*Burney Villa Homes • Henrietta F. Rossi Apts. • Fred W. Scheala Apts*

DATE: February 27, 2023  
TO: Board of Commissioners  
FROM: Jim Kruse, Executive Director  
SUBJECT: Action Item #2: Consider Approving the purchase of property from the City of Riverbank for the purpose of developing a Public Housing Community Center.

RESOLUTION NO: 22-23-02

## **RECOMMENDATION:**

Staff recommends approving the purchase of the property from the City of Riverbank for the purpose of developing a Public Housing Community Center.

## **BACKGROUND**

The current Housing Authority Administrative Office located at 3309 Stanislaus St. Riverbank, CA is listed as an official HUD Public Housing Inventory. The property has been subject to Annual Contributions Contract Requirements, Real Estate Assessment Center Inspections, and all other Public Housing requirements. The Administrative Office serves as the principal location for all Housing Authority programs, public contacts, the main location for file storage, is the primary maintenance facility for all Housing Authority assets and has been recognized as a Public Housing asset since its inception in 1947.

The existing Riverbank Housing Authority Administrative Offices consist of a small office area and a small maintenance facility in the rear of the building. The current office and maintenance facility size is inadequate to meet the operating needs of the development. The small maintenance shop does not accommodate parking for the Housing Authority vehicle inside the garage when the agency offices are closed and creates theft and vandalism opportunity. The lack of secured parking results in lost productivity due to the need to move maintenance supplies and tools in and out of the vehicle at the beginning and end of each shift.

The current office doesn't have a separate confidential meeting area for tenants to meet with Housing Authority staff nor does it provide adequate seating for public Board of Commissioners meetings or resident activities. The current Board of Commissioners room is approximately 10x 15.

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The Housing Authority desires to utilize Operating Reserve funds for the acquisition of the property directly adjacent to the West of the current Housing Authority offices. The immediate need is to purchase the property and provide a community building that allows for adequate space for Public Housing resident activities and to afford the public the ability to attend Board of Commissioners meetings in person that meet the COVID 19 social distancing requirements.

Housing Authority Staff has negotiated with the City of Riverbank for the purchase of the property and the City of Riverbank has approved the purchase. The Housing Authority architect has initiated the design and permit approvals process and staff is ready to finalize the HUD acquisition documents. Staff requires a board resolution authorizing the purchase to finalize the HUD acquisition process.

The property is located at the NE Corner of Third Street and Stanislaus Street, Riverbank CA APN 132-012-024

**Fiscal Impact:** Minimal recording fees.

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## RESOLUTION NO. 22-23-02

### RESOLUTION APPROVING THE PURCHASE OF PROPERTY FROM THE CITY OF RIVERBANK FOR THE PURPOSE OF DEVELOPING A PUBLIC HOUSING COMMUNITY CENTER AND AUTHORIZATION TO USE OPERATING RESERVE FUNDS FOR THE CONSTRUCTION OF THE CENTER

**WHEREAS**, The Housing Authority of the City of Riverbank has need of increased Public Housing Facility space for the use of its Public Housing Residents and to conduct Public Housing Commissioners Public Meetings; and

**WHEREAS**, The Housing Authority of the City of Riverbank has sufficient operating reserve funds to utilize for the acquisition of the property and the development of the Public Housing Community Center; and

**WHEREAS**, It is in the best interest of the Housing Authority of the City of Riverbank Public Housing Tenants; and

**WHEREAS**, The City of Riverbank has approved the sale of the property located at the NE Corner of Third Street and Stanislaus Street, Riverbank CA APN 132-012-024; and

**NOW THEREFORE BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the City of Riverbank, that:

1. The Executive Director is authorized to execute all documents required on behalf of the Housing Authority in connection with the acquisition of property located at the NE Corner of Third Street and Stanislaus Street, Riverbank CA APN 132-012-024.
2. The Executive Director is authorized to utilize any operating reserve funds exceeding the maximum level of reserves allowed by HUD.
3. This Resolution shall take effect immediately.

**DULY AND REGULARLY ADOPTED** by the Board of Commissioners of the City of Riverbank Housing Authority this 27th day of February, 2023. On motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and on the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Approved: \_\_\_\_\_  
Chairperson

Attest: \_\_\_\_\_  
Secretary