



## Stanislaus Regional Housing Authority

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

DATE: August 14, 2025  
TO: Board of Commissioners  
FROM: Jim Kruse, CEO  
SUBJECT: Action Item #5 Consider Approving awarding contract for Professional Property Management Services for Kansas House Apartments located at 722 Kansas Avenue, Modesto  
PREPARED BY: Jim Kruse, CEO  
RESOLUTION NO: **25-24-25**

### **RECOMMENDATION:**

Staff recommends awarding Contract No.1920-14 for Professional Property Management Services for the 103 Kansas House Apartments located at 722 Kansas Avenue, Modesto, to Stanislaus County Affordable Housing Corporation (STANCO). The compensation for the services will be \$10,560 per month/ \$126,720 per year for the initial year and subsequent years, if extended, will be increased at 3% or San Francisco Bay area CPI, which is higher. This contract will not exceed \$700,000 over the potential 5-year term. The contract term will be one (1) year with four (4) optional annual renewals.

### **SUMMARY**

The Housing Authority desires to enter into a contract with Stanislaus Affordable Housing Corporation (STANCO) as a Sole Source provider for the required specialty property management and social services needed for the Kansas House apartment complex. STANCO had been awarded the previous property management contract after the Housing Authority solicited for property management services for the Kansas House property. STANCO was the only respondent on the previous solicitation. Housing Authority staff reached out to various other potential service providers but was unable to find any providers that had the capacity or desire to add the project to their portfolios.

**Fiscal Impact:** Total Not to Exceed cost of \$700,000 to be paid through Kansas House Apartments approved operating budget.





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### RESOLUTION NO. 24-25-25

#### **RESOLUTION APPROVING THE AWARD OF CONTRACT FOR PROFESSIONAL PROPERTY MANAGEMENT SERVICES AT KANSAS HOUSE APARTMENTS LOCATED AT 722 KANSAS AVENUE, MODESTO**

**WHEREAS**, the Stanislaus Regional Housing Authority desires to award contract for Professional Property Management Services at Kansas House Apartments located at 722 Kansas Avenue, Modesto; and

**WHEREAS**, Professional Property Management Services contract are in compliance with the Stanislaus Regional Procurement Policy for Sole Source procurements; and

**WHEREAS**, the Professional Property Management Services are required for the effective management of Kansas House Apartments; and

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

1. The contract for Professional Property Management Services for Kansas House Apartments located at 722 Kansas Avenue, Modesto is awarded to Stanislaus County Affordable Housing Corporation (STANCO), for a not to exceed amount of \$700,000 (Seven Hundred Thousand Dollars and Zero Cents).
2. The Chief Executive Officer is designated as the Contract Officer and is authorized to execute the aforementioned contracts and associated documents and to act on behalf of the Authority during the administration of these contracts.
3. This Resolution shall take effect immediately.

**DULY AND REGULARLY ADOPTED** by the Board of Commissioners of the Stanislaus Regional Housing Authority this 14th day of August 2025.

vote: On motion of Commissioner \_\_\_\_\_, seconded by \_\_\_\_\_, and on the following roll call

AYES:

NAYS:

ABSTAIN

ABSENT:

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

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

