



Stanislaus Regional Housing Authority

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

DATE: September 10, 2026
TO: Board of Commissioners
FROM: Jim Kruse, CEO
SUBJECT: Action Item #1
Resolution Authorizing the Acquisition of Property Located at 100 S. Abbie Street, Modesto, California.

PREPARED BY: Kim Ryan, Deputy Executive Director

RESOLUTION NO: 25-26-43

HISTORY:

On October 9, 2025 Resolution 25-26-05 approving the Housing Authority to Apply for and Accept the Stanislaus County PLHA and HOME funding Allocations to Construct, Acquire and/or Rehabilitate Affordable Rental Housing and on May 14, 2026 Resolution 25-26-19 Approving the Required Match Contribution for the Abbie Street Project were approved by the Board of Commissioners. The Housing Authority must finalize the purchase of the Abbie St property to begin the development and construction portion of the project. The proposed Abbie Street project includes the acquisition of an approximately 1-acre lot that includes four existing two-bedroom single-family units. The Housing Authority proposes to add five additional two-bedroom units to the site during Phase I, with plans to develop the remainder of the property as funding becomes available.

RECOMMENDATION:

Staff is requesting that the Board of Commissioners approve the acquisition of the property located at 100 S. Abbie Street, Empire, CA 95319, for a purchase price of \$750,000, plus applicable closing costs, for the development of affordable housing.

FISCAL IMPACT

The fiscal impact associated with the proposed action is the purchase price of \$750,000, plus applicable closing costs. The acquisition will be funded with Housing Authority funds received from the Riverbank Commons bond transaction. Staff will also pursue alternative funding opportunities, such as SB-1, MHSA, federal appropriations, and any other available funding sources to supplement the project.

ATTACHMENTS:

Resolution No. 25-26-43
Purchase & Sales Agreement

RESOLUTION NO. 25-26-43

**RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTY LOCATED AT
100 S. ABBIE STREET IN MODESTO, CA, FOR THE DEVELOPMENT OF
AFFORDABLE HOUSING**

WHEREAS, the Stanislaus Regional Housing Authority (Housing Authority) seeks to acquire the property located at 100 S. Abbie Street, Empire, CA 95319 (Property), APN 133-017-004, for the development of affordable housing; and

WHEREAS, the Property consists of approximately 1 acre and is currently improved with four existing two-bedroom single-family units; the proposed Abbie Street project includes the addition of five new two-bedroom units during Phase I, with plans for future development of the remainder of the Property as funding becomes available; and

WHEREAS, the Housing Authority proposes to acquire the Property for a purchase price of \$750,000, plus applicable closing costs; and

WHEREAS, acquisition of the Property will facilitate the development of additional affordable housing and further the Housing Authority's mission to provide and preserve affordable housing opportunities within the community; and

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners that:

1. The CEO is authorized to proceed with the purchase of the property not to exceed the amount of \$750,000 plus any closing costs associated with the sale; and
2. The CEO is authorized, after legal review, to sign all necessary documents and take all necessary actions to complete the purchase the property.
3. This Resolution shall take place immediately.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of the Stanislaus Regional Housing Authority this 10th day of September, 2026.

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

AYES: .

NAYS:

ABSTAIN:

ABSENT:

Attest: _____
Secretary

Approved: _____
Chairperson