

# Stanislaus Regional Housing Authority

*Alpine ■ Amador ■ Calaveras ■ Inyo ■ Mariposa ■ Mono ■ Stanislaus ■ Tuolumne Counties*

Date: July 24, 2018  
To: Board of Commissioners  
From: Barbara S. Kauss, Executive Director  
Subject: **ACTION ITEM 11** - Resolution approving rehabilitation projects at the 201 E. Coolidge Apartment Complex (Palm Valley) and acceptance of any City of Modesto Community Development Block Grant (CDBG) or HOME Funds for the rehabilitation projects subject to the Executive Directors review and approval.

Resolution No.17-18-32

## **RECOMMENDATION**

Following review and discussion, staff recommends the Commission approve the rehabilitant projects at the 201 E. Coolidge Apartment Complex and the acceptance of any City of Modesto CDBG or Home Funds for the rehabilitant project.

## **BACKGROUND**

The Housing Authority of the County Stanislaus (Authority) currently owns and operates an apartment complex, commonly known as Palm Valley Apartments, located at 201 E. Coolidge, Modesto California. In February of 2017 the Authority became aware of a water leak in one of the tenant units. Upon inspection, the Authority discovered extensive water damage and dry rot to the existing outer walls along the stairwell corridor and to the stairwell headers. The damage was caused by the incorrect installation of the flashing at the stair landings which caused water to leak between the stairwells and into the walls. The Authority engaged its contracted Architectural firm to conduct an examination of the damage and to recommend actions for remediation. Based on TPH's recommendation the Authority authorized the procurement of a General Contractor to perform the necessary work to mitigate the existing damage and to ensure that further water damage was halted. Because of the nature of the leak the full extent of the damage was unknown without extensive deconstruction to the surrounding stairwell walls. The cost for repairs of the first stairwell was approximately \$180, 000 which included the staircase landings, bridges and support headers. Based discussions with the General Contractor and after investigation of the remaining stairwells the Authority estimates the cost to do the remaining stairwell repairs may range from \$500,000 - \$1,200,000, depending on what is found when we completely open up each wall and stairwell. We are hoping that it will be closer to \$500,000 as the exposure of some landings is less open to rain.



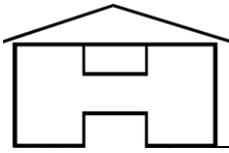
The property budget cannot bear the cost of the reconstruction so staff requested additional funding from Stanislaus County and from the City of Modesto to mitigate any issues on the remaining stairwells. The Housing Authority proposed dedicating this property to service supported housing to work in conjunction with the Community System of Care and could be a referral only program from agencies who provide supportive services and case management providing a complete apartment building, with subsidized rents and dedicated to homeless persons.

The Authority has an initial conceptual plan which envisions using one (1) 10-unit complex (Building 1) for homeless veterans through its Veterans Affairs Supportive Housing (VASH) Vouchers, one (1) 15-unit complex (Building 2) for master leases to community housing and supportive services organizations such as Community Impact Central Valley (CICV) and Community Housing and Shelter Services (CHSS), and one (1) 15-unit complex (Building 3) to include ten (10) units for Behavioral Health and Rehabilitation Services (BHRS) and five (5) units for Shelter Plus Care Voucher for persons who are homeless or at risk of homelessness.

In an effort to support the vision for the property the City of Modesto has pledged funds in the amount of \$450,000.00 toward the project and requires a Board Resolution authorizing the project in order for it to be presented to the Citizens Housing and Community Development Committee (CH&CDC) and the City Council for funding approval.

### **FISCAL IMPACT**

Potential grant or loan funding in the amount of \$450,000.00



# Stanislaus Regional Housing Authority

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## RESOLUTION NO. 17-18-32

### **RESOLUTION APPROVING REHABILITATION PROJECTS AT THE 201 E. COOLDIGE APARTMENT COMPLEX (PALM VALLEY) AND ACCEPTANCE OF ANY CITY OF MODESTO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) OR HOME FUNDS FOR THE REHABILITATION PROJECTS SUBJECT TO THE EXECUTIVE DIRECTORS REVIEW AND APPROVAL.**

**WHEREAS**, the Housing Authority of the County of Stanislaus desires to complete the needed rehabilitation work at 201 E. Coolidge Apartments; and

**WHEREAS**, the work to be completed is the rehabilitation work on seven (7) stairwells at 201 E. Coolidge, and

**WHEREAS**, the City of Modesto has committed \$450,000.00 for the completion of the work; and

**WHEREAS**, the rehabilitant work and the committed funding is in the best interest of the Housing; and

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

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

1. The Board of Commissioners of the Housing Authority of the County of Stanislaus authorizes the rehabilitation work at the 201 E. Coolidge Apartment Complex, and
2. The Executive Director is authorized to execute any funding agreement on behalf of the Housing Authority for the City of Modesto, and
3. This resolution shall take effect immediately.

**DULY AND REGULARLY ADOPTED** by the Board of Commissioners of the Housing Authority of the County of Stanislaus this 24th day of July 2018.



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

AYES:

NAYS:

ABSENT:

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

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