

Stanislaus Regional Housing Authority

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

DATE: December 13, 2018
TO: Board of Commissioners
FROM: Barbara S. Kauss, Executive Director
SUBJECT: **Action Item # 8-** Consider Approving the purchase of Lot #6, Gold Strike Road, San Andreas, California; APN 042-011-013 for the purpose of developing four to six affordable housing units.
PREPARED BY: Jim Kruse, Deputy Director/Clerk of the Board
RESOLUTION NO: 18-19-15

RECOMMENDTION:

Staff recommends approval to purchase Lot #6 Gold Strike Road, San Andreas, California; APN 042-011-013 for the purchase price of \$55,000.00 (Fifty-Five Thousand Dollars and No Cents).

Background

The Housing Authority has been working in partnership with the Calaveras County Behavioral Health and the Calaveras County Housing Departments to increase the number of affordable housing units in Calaveras County.

The State of California, Department of Housing and Community Development (“Department”) issued a Notice of Funding Availability, dated October 15, 2018 as amended on October 30, 2018 (“NOFA”) under the No Place Like Home Program (“NPLH” or “Program”) authorized by Government Code section 15463, Part 3.9 of Division 5 (commencing with Section 5849.1) of the Welfare and Institutions Code, and Welfare and Institutions Code section 5890.

The Housing Authority entered into an intergovernmental agreement with Calaveras County to act as the No Place Like Home Loan (NPLH) Developer for the purposes of applying for a NPLH Loan application in partnership with the County of Calaveras who will be the lead applicant.

The NPLH program provides a competitive process for requesting reimbursement funds for the rehabilitation or development of affordable housing units. The County of Calaveras selected lot #6 Gold Strike Rd. as a potential development site for the NPLH affordable housing development. Staff conducted a review of the property and made an initial offer of \$50,000 which the broker countered with \$55,000, the original list price was \$65,000. Staff believes that the \$55,000 counter for the .4-acre lot is still a good price for the property as it is already zoned R-3 and appropriate for the proposed 5 five-unit NPLH affordable housing project.



Property Location








FISCAL IMPACT

The land purchase price of \$55,000.

ATTACHMENTS

1. MLS Property Informatization Sheet

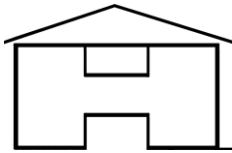
Customer Display

Lots and Acreage 1700018 Active		Gold Strike Road San Andreas, CA 95249		  (8)	DOM : 672	L\$55,000
	Area: 12 - 12 San and Calaveritas/Cir XX		Lot #/Unit #: 6			
	Subdivision: NON - None		Subdiv. Unit:			
	Apx Lot Size/Acreage: .400		Source: Tax Assessor			
	Sewer Type: Needs Hook-up		Elevation (ft): 1,200			
	PERCD: No		PERC IN LO: No			
	Lease: No		Landscaping: No			
	Road Frontage:		APN #: 042-011-013			
	Cross Street: Cemetery		Zoning: R-3			
	Special Owner: Private Owner					
	Previous Next					
Bond: No	Disclosure: Yes	Gas (Natural): No	Survey: No			
Cable: No	Electricity: No	Gas (Propane): No	Telephone: No			
Homeowner Dues: None	Homeowner Dues Amount: \$0	Homeowner Dues Frequency: None				
Sub HOA:						
FEATURES						
Driveway: None	School District: Calaveras					
Dues Pay For: None	Special Info.: Horses OK					
Fencing: Barb Wire	Terms Available: Cash, Seller Finance					
Lot Description: Corner	Terrain: Gentle-Down					
Road Type: County	Water Sources: Needs Meter					
Public Remarks:	This property is zoned R3 & can be used for apartments, condominiums, planned unit developments, townhouses and other high-density land use. Also perfect for spec or custom build. Walk to downtown San Andreas and all town amenities. City water and sewer available.					
Personal Items Included:						
Personal/Affixed Items Excluded:						
PREPARED BY						
	Kelly Kannel					
	CalBRE # : 01468859		Email : kelly@kellykannel.com			
	C-21 TRI DAM REALTY (ASSN&MLS)		Direct Ph# : (209) 772-1323			
#6 California St.		Other Ph# : (209) 663-8036				
VALLEY SPRINGS, CA 95252		Fax Ph# : (209) 772-9316				
http://www.kellykannelrealtor.com						
"Listing provided courtesy of Cindy Thein Pederson with C-21 TRI DAM REALTY (ASSN&MLS)"						
Based on information from the Calaveras County Association of REALTORS® All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. (Copyright 2018 11/13/2018 01:01 PM)						

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RESOLUTION NO.18-19-15

RESOLUTION APPROVING THE PURCHASE OF LOT #6, GOLD STRIKE ROAD, SAN ANDREAS, CALIFORNIA; APN 042-011-013 FOR THE PURPOSE OF DEVELOPING FOUR TO SIX AFFRODABLE HOUISNG UNITS

WHEREAS, the Housing Authority of the County of Stanislaus desires to increase the number of affordable housing units in Calaveras County and,

WHEREAS, offer has been accepted to purchase in the amount of \$55,000 contingent upon the Housing Authority Board of Commissioners approval;

WHEREAS, Calaveras County has agreed to partner with the Housing Authority for the purposes of applying for a No Place Like Home affordable housing development loan;

WHEREAS, the purchase of the property would allow the Housing Authority to acquire suitable land for affordable housing development; and

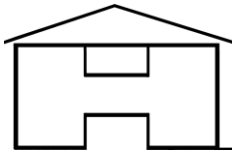
WHEREAS, the development of five (5) No Place Like Home units would meet an unmet community need and further the Housing Authority's mission;

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

1. The Executive Director is authorized to purchase Lot #6, Gold Strikes Road, San Andreas, California APN 042-011-013 for the sale price of \$55,000 (Fifty-Five Thousand and No Cents).
2. The Executive Director is authorized the develop Lot #6, Gold Strikes Road, San Andreas, California APN 042-011-013.
3. The Executive Director is authorized to accept any Community Development Block Grant (CDBG), No Place Like Home (NPLH), HOME Investment Partnership (HOME) or other Calaveras County funding.
4. 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 13th day of December 2018.





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RESOLUTION NO.18-19-16

~~RESOLUTION APPROVING THE PURCHASE OF THE VINE STREET PROPERTIES APN 03-010-042 AND APN 03-010-041 AND DEVELOPING THE KING KENNEDY VETERANS COTTAGES AND HELEN WHITE COURT AFFORDABLE HOUSING COMMUNITIES.~~

~~On motion of Vice Chair Hoek, seconded by Commissioner Degele, and on the following roll-call vote:~~

~~AYES: _____ Commissioner Ploof, Commissioner Degele, Commissioner Haile, Commissioner
Cheeseman, Commissioner Griggs, Vice Chair Hoek, and Chairperson Estacio~~

~~NAYS: _____ None~~

~~ABSTAIN: _____ None~~

~~ABSENT: _____ None~~

~~Attest: _____ Approved: _____
Secretary Chairperson~~

