



**CITY OF MODESTO
CITIZEN'S HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE
AGENDA**

**Thursday, January 12, 2023, at 12:00 PM
1010 TENTH STREET – MODESTO, CA
Room 3772**

**THIS MEETING WILL BE PHYSICALLY OPEN TO THE PUBLIC AND BY ZOOM VIDEO
CONFERRING**

In order to minimize the spread of the COVID-19 virus, this meeting will be conducted pursuant to the provisions of the Governor's Executive Orders N-29-20, which suspended certain requirements of the Brown Act. To participate in this meeting, you may observe virtually by Zoom Video Conferencing and Telephone.

Joining the Citizen's Housing and Community Development Committee meeting via Zoom

The City of Modesto is now offering the ability to view and participate in Citizen's Housing and Community Development Committee meetings via telephonic conferencing via "Zoom" video conferencing computer technology. The meeting may be accessed through the use of Zoom using one of the following options:

Enter the following link into an Internet Browser

<https://us02web.zoom.us/j/81806504607?pwd=ZllhN3dkcW14bXkwS0l0YzQzOW9WUT09>

Enter the following link into an Internet Browser <https://zoom.us/> and using the Webinar ID **818 0650 4607** Passcode **495450**

- To use Zoom, please visit: <https://zoom.us/> and either sign-up for a free Zoom account or continue as a guest. Once you have downloaded the app onto your mobile device, joined from your web browser, or downloaded the Zoom software on your computer you will be ready for the upcoming Committee meeting.

Joining the Citizen's Housing and Community Development Committee meeting via Telephone

If you don't have a smart phone or computer to access the meeting via Zoom, you can participate by phone, by calling 1-877-853-5257 (Toll Free) or 1-888-475-4499 (Toll Free) and enter the Webinar ID **818 0650 4607** and passcode **495450**.

Providing Public Comment on Zoom and by Telephone

The Citizen's Housing and Community Development Committee Chair will open each public hearing item for public comment Once the Chair has announced the public comment period, please do one of the following.

USING A COMPUTER OR SMART PHONE APP:

- Click on the "Raise Hand" feature in the webinar controls. This will notify City staff that you have raised your hand.
- City staff will unmute your microphone when it is your turn to provide public comment.
- A prompt will appear to confirm if you would like to be unmuted and then you will be able to provide your comments.
- Once your public comment has ended, you will be muted again.

If you wish to submit a public comment in writing, please submit your comment, to the Recording Secretary at housing@modestogov.com prior to the start of the meeting. All comments will be shared with the Committee and placed in the record. Every effort will be made to read your comment into the record, but some comments may not be read due to time limitations.

Please Note: In order to respond to COVID-19 the City will hold this meeting via teleconference pursuant to the Governor's Executive Order N-29-20. Committee members may be calling in.

I. ROLL CALL

II. CONFLICT OF INTEREST DECLARATION

III. PUBLIC COMMENT PERIOD

Only interested persons in the audience may present these matters. Under State law, the Citizen's Housing and Community Development Committee may respond to matters being presented under the item only as follows:

- a) Briefly respond to statements made or questions raised.
- b) Ask a question for clarification
- c) Provide a reference to staff or other resources for factual information.
- d) Request staff to report back at a subsequent meeting.
- e) Finally, a Committee member or the Committee itself may take action to direct staff to place a matter of business on a future agenda.

IV. CONSENT ITEMS – Unless withdrawn from consent, items are approved at one time

Item 1 Consider approving minutes for the December 8, 2022 meeting.

V. NEW BUSINESS

Item 1 Consider approval of the sale of approximately four acres of property located at 1500 Robertson Road, Modesto CA to Stanislaus Regional Housing Authority to be used for construction of Parque Rio, a 92-unit multi-family development.

Presentation Public Services Presentation

VI. COMMENTS AND COMMITTEE REPORTS

VII. MATTERS TOO LATE FOR THE AGENDA

These may be presented by members of the Committee and staff, upon determination by a majority vote that an emergency exists, as defined by State law, or by a 2/3 vote that: 1) there is a need to take immediate action, and 2) that the need for action came to the City's attention after the agenda was posted.

VIII. ADJOURNMENT

Copies of the agenda are on file in the office of the Community Development Division, Third Floor, 1010 Tenth Street, Modesto, California, and online at: <https://www.modestogov.com/800/Citizens-Housing-Community-Development-C>

ADA Access

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact City of Modesto at 209.577.5211. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. In accordance with the requirements of Title II of the Americans with Disabilities Act ("ADA") of 1990, the Fair Employment & Housing Act ("FEHA"), the Rehabilitation Act of 1973 (as amended), Government Code section 11135 and other applicable codes, the City of Modesto ("City") will not discriminate against individuals on the basis of disability in the City's services, programs, or activities. For more information, please visit the City of Modesto website at <https://www.modestogov.com/865/Americans-with-Disabilities-Act-ADA>

Equal Housing Opportunities

The City of Modesto encourages and supports an affirmative encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.

Language Translation

If you require a translator, please contact the Community Development Division office by email or 209-577-5211, no fewer than two business days prior to the meeting to make the necessary arrangements.

Las copias de la agenda están archivadas en la oficina de la División de Desarrollo Comunitario, Tercer Piso, 1010 Tenth Street, Modesto, California, y en el sitio web: <https://www.modestogov.com/800/Citizens-Housing-Community-Development-C>

Acceso ADA

En conformidad con la Ley de Estadounidenses con Discapacidades, si necesita asistencia especial para participar en esta reunión, comuníquese con el la Ciduad de Modesto al 209-577-5211. Se requiere notificación 48 horas antes de la reunión permitirá a la Ciudad hacer arreglos razonables para garantizar la accesibilidad a esta reunion.De conformidad con los requisitos del Título II de la Ley de Estadounidenses con Discapacidades ("ADA") de 1990, la Ley de Equidad en el Empleo y la Vivienda ("FEHA"), la Ley de Rehabilitación de 1973 (enmendada)la sección 11135 del Código de Gobierno y otros códigos aplicables, la Ciudad de Modesto ("Ciudad") no discriminará a las personas por discapacidad en los servicios, programas o actividades de la Ciudad. Para obtener más información, visite el sitio web de la Ciudad de Modesto en: <https://www.modestogov.com/862/Americans-with-Disabilities-Act-ADA>

Igualdad de oportunidades de Vivienda

La Ciudad de Modesto fomenta y apoya un programa afirmativo de publicidad y márketing en el que no hay barreras para obtener vivienda debido a raza, color, religión, sexo, discapacidad, estado familiar o origen nacional.

Traducción

Si necesita un traductor, por favor comuníquese con la oficina de la Division de Desarrollo Comunitario en housing@modestogov.com o llame al (209) 577-5211, no menos de dos días hábiles antes del taller para hacer los arreglos necesarios.

Posted pursuant to Government Code Section 54954.2 on 1/9/2023 at 10:45am
by: Cynthia Formosa on the bulletin board at Tenth Street Place.



MEETING MINUTES

City of Modesto CITIZENS' HOUSING & COMMUNITY DEVELOPMENT COMMITTEE

1010 10th Street, Modesto, CA 95354,
Modesto, California
Room 2001 and Zoom

Thursday, December 08, 2022, at 12:00 P.M.

The Committee meeting was called to order by Councilmember Ricci at 12:01 p.m.

ROLL CALL

Members Present: **By Zoom -**
Councilmember Ricci
Omar Silva
Jose Vasquez
Julie Scherer
Sonja Hurst
Anthony Drobnick
Dewey Bedford,
In Person – None

Members Absent: Kyle Fliflet, Councilmember Wright, Douglas Parman

Staff Present: Heather Jones, Erica Hunt, Cynthia Formosa, Blanca Ramirez, Trena Ochoa, Kristi Rush, Patty Estrada, Leslie Danhoff, Edgar Garcia (In Person)
Jessica Hill (via Zoom)

Public Attendance: Frank Ploof – member of the public
Steve Madison – Stanislaus County Affordable Housing Corporation
Susan - member of the public

DECLARATION OF CONFLICT OF INTEREST

None

PUBLIC COMMENT PERIOD

None

CONSENT ITEMS – UNLESS WITHDRAWN FROM CONSENT, ITEMS ARE APPROVED AT ONE TIME.

1. Consider approving minutes for the November 10, 2022, meeting.

ACTION: Motion (Vasquez/Bedford; 6-0-1; Scherer abstained) approving minutes for the November 10, 2022, meeting.

NEW BUSINESS

1. Consider approving the First Amendment to the Housing Tools LLC. (Housing Tools) agreement increasing the contract amount for consultant services related to grant assistance, labor compliance and regulatory contract monitoring by \$150,000 from \$45,000 to a new total amount of \$195,000.

ACTION: Motion (Vasquez/Bedford; 7-0) approving the First Amendment to the Housing Tools LLC. (Housing Tools) agreement increasing the contract amount for consultant services related to grant assistance, labor compliance and regulatory contract monitoring by \$150,000 from \$45,000 to a new total amount of \$195,000.

2. Consider approving a Community Development Block Grant CARES Act (CDBG-CV) grant to Stanislaus County Affordable Housing Corporation (STANCO), in an amount not to exceed \$450,428 and \$25,000 in activity delivery costs for the acquisition and rehabilitation of the property located at 319 Laurel Street, Modesto.

ACTION: Motion (Vasquez/Drobnick; 7-0) approving a Community Development Block Grant CARES Act (CDBG-CV) grant to Stanislaus County Affordable Housing Corporation (STANCO), in an amount not to exceed \$450,428 and \$25,000 in activity delivery costs for the acquisition and rehabilitation of the property located at 319 Laurel Street, Modesto.

3. Presentation Community Development Division Program and Project Update
4. Presentation Affordable Housing Notice of Funding Availability (NOFA)

COMMITTEE COMMENTS & REPORTS

- Committee members would like staff to provide the presentations on the dashboard; Staff will provide presentations online after the meetings
- Committee members request updates on former government buildings and their potential for future housing development.

MATTERS TOO LATE FOR THE AGENDA

These may be presented by members of the Citizens' Housing and Community Development Committee and staff upon determination by a majority vote that an emergency


exists, as defined by State Law, or by a 2/3 vote that (1) there is a need to take immediate action, and (2) that the need for action came to the City's attention after the agenda was posted.

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:05 p.m. by Chairperson Councilmember Ricci.

Respectfully submitted and approved by,
Jessica Hill, Community Development Manager

Community and Economic Development Department

 <p>CITY OF MODESTO CALIFORNIA</p>	<p>CITY OF MODESTO</p> <p>COMMITTEE AGENDA REPORT</p>	<p>DATE OF MEETING:</p> <p>January 12, 2023</p>
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Date: December 16, 2022

TO: Citizens' Housing & Community Development Committee

FROM Jessica Hill, Community Development Manager

SUBJECT: 1500 Robertson Road – Sale of property to Stanislaus Regional Housing Authority

CONTACT: Blanca Ramirez, Administrative Analyst
bramirez@modestogov.com, 577-5337

DESCRIPTION:

Consider approval of the sale of approximately four acres of property located at 1500 Robertson Road, Modesto CA to Stanislaus Regional Housing Authority to be used for construction of Parque Rio, a 92-unit multi-family development. (Funding Source: TRRP JPA funds)

BACKGROUND:

The availability of affordable housing is extremely limited in Modesto. To assist with this shortage, local jurisdictions partner with affordable housing developers to acquire, renovate, and/or develop affordable housing units, using a variety of funding sources including but not limited to local, State, and Federal funds with the goal of supplementing the affordable housing inventory within the community.

The Stanislaus Regional Housing Authority (Housing Authority) is a local affordable housing developer with vast experience in the development and management of affordable housing units and is the largest landlord of multifamily and senior housing for low- and moderate-income populations within Stanislaus County and other areas in the region. The Housing Authority owns and manages approximately 1,800 rental units in Modesto and manages 4,800 Housing Choice Vouchers. Over the years, the Housing Authority has had a successful track record of working with local jurisdictions within Stanislaus County in the development of affordable housing projects providing safe and decent housing for low-and-moderate income individuals and families within the region.

The Stanislaus Regional Housing Authority is requesting approval of a purchase and sale agreement to acquire approximately four acres of land of the subject property for the construction of 92 affordable housing units. The subject property is located at 1500 Robertson Road and is owned by the Tuolumne River Regional Park (TRRP) JPA, which is comprised of the County of Stanislaus, City of Ceres, and the City of Modesto. The property is 28 acres of open space and is located on the south side of Robertson Road, west of Sutter Avenue, in the southwesterly portion of the City of Modesto, with APN 037-023-002.

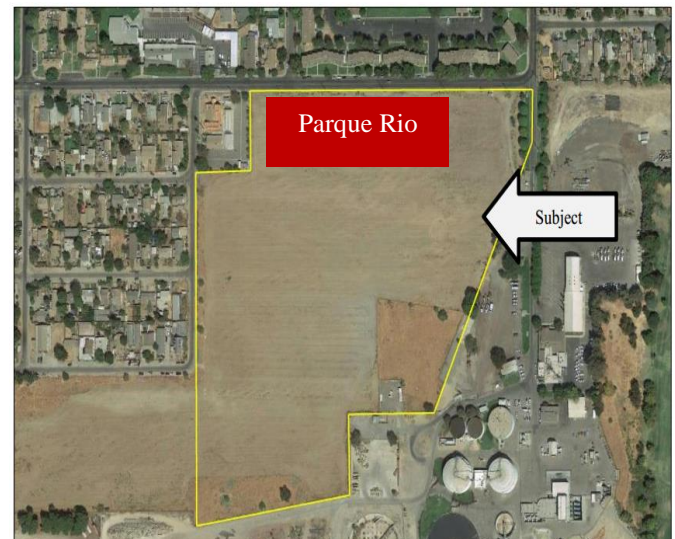
The property is under the jurisdiction of the City of Modesto and has a zoning designation of R-1, Single Family Residential. The property is within the Tuolumne River Comprehensive Planning District of the General Plan and has a General Plan designation of Open Space (OS). The surrounding properties to the north and west also have R-1 zoning.

DISCUSSION:

The Housing Authority has expressed interest in purchasing a portion of the property located at 1500 Robertson Road to develop 92 affordable housing units. On March 17, 2021, the Housing Authority presented a conceptual project proposal to the TRRP Citizens Advisory Committee (CAC) for the acquisition of a portion of the parcel located at 1500 Robertson Road. The proposal described the purchase/acquisition of approximately 4 acres of the subject property to be used for the development of the subject affordable housing project. The Tuolumne River Regional Park JPA Commission gave approval on May 5, 2021, to move forward conceptually to get an appraisal to move forward with the sale.

The graphic shown on the right represents the portion of the parcel to be acquired which consists of the northerly portion of the parcel:

This section of the property is currently planned for a soccer complex. Upon approval of this land sale, the property would be impacted by the loss of one full soccer field (from 12 fields to 11 fields total), the reduction in size of one additional soccer field, and a potential reduction in parking of about 104 spaces (from 777 spaces to 673 spaces total). However, it is possible that the other parking lots could be redesigned to make up for a portion of the reduction in parking.



The proposed project concept would consist of a new construction development to be known as the Parque Rio development and would consist of two separate housing complexes totaling 92 housing units. The first complex will consist of 70 one and two-bedroom housing units which will serve low-income families and the second complex will provide 22 one-bedroom units for seniors. Both complexes will include in-unit laundry, community rooms, playgrounds, BBQ areas, and an office for the property manager. The second complex will provide 22 accessible and an adaptable one bedroom, one bath unit for senior housing. The proposed project concept for this site would include elements to create an environmentally balanced site that would provide a sense of security and community and a tranquil atmosphere.

The Parque Rio project will provide much needed affordable workforce and senior housing options for households with incomes of up to 120% of the area median income (AMI). The existing neighborhood consists of residential and multifamily housing along the north and west sides and City of Modesto Wastewater Treatment Facilities on the east and south side. The Housing Authority also maintains a property management office across the street from the proposed housing development.

FISCAL IMPACT:

Subject to property appraisal and sale price, the proceeds generated through the sale would generate revenue for the TRRP in the amount of \$470,000 based on the sale price of the property.

CEQA/NEPA REQUIREMENTS:

The initial project was determined to be Categorical Exempt under CEQA: Section 21080.13 Public Resources Code. Prior to construction, the project will be reviewed to determine if there are any changes requiring further environmental documentation.

RECOMMENDED COMMITTEE ACTION:

Staff Recommendations:

Motion to approve the sale of approximately four acres of property located at 1500 Robertson Road, Modesto CA to Stanislaus Regional Housing Authority to be used for construction of a new 92-unit development known as Parque Rio and forwarding to Council for approval.

Prepared By: Blanca Ramirez
Blanca Ramirez, Administrative Analyst

Approved By: Jessica Hill
Jessica Hill, Community Development Manager



CITIZEN'S HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE

Jessica Hill
Community Development Manager
January 12, 2023



AGENDA ITEMS

- **CONSENT ITEMS**

- Item 1 - Consider approving minutes for the December 8, 2022 meeting.

- **NEW BUSINESS**

- Item 1 - Consider approval of the sale of approximately four acres of property located at 1500 Robertson Road, Modesto CA to Stanislaus Regional Housing Authority to be used for construction of Parque Rio, a 92-unit multi-family development.
 - Presentation – Public Service Presentation
-



1500 ROBERTSON ROAD- PARQUE RIO

Blanca Ramirez
Administrative Analyst
January 12, 2023



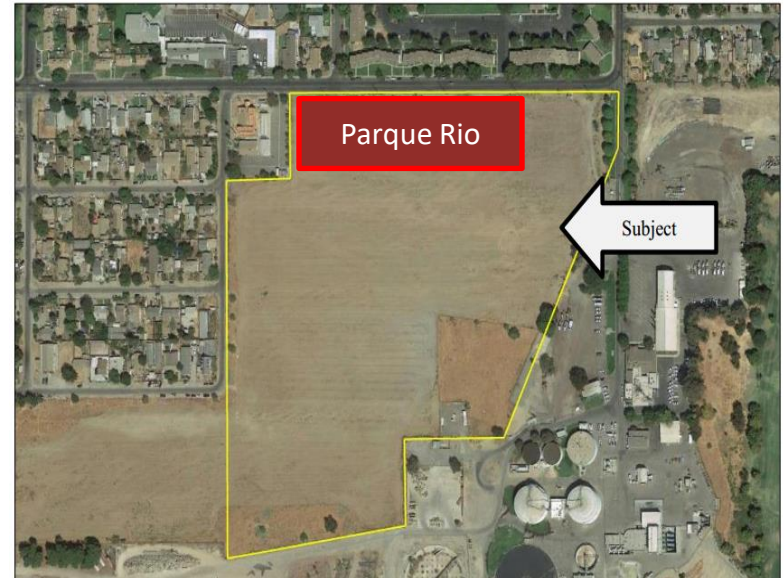
PROJECT BACKGROUND – PARQUE RIO

Prior Approvals

- The sale was conceptually approved on May 5, 2021, by Tuolumne River Regional Park JPA Commission and by the Tuolumne River Regional Park Citizen’s Advisory Committee March 17, 2021

Project Details

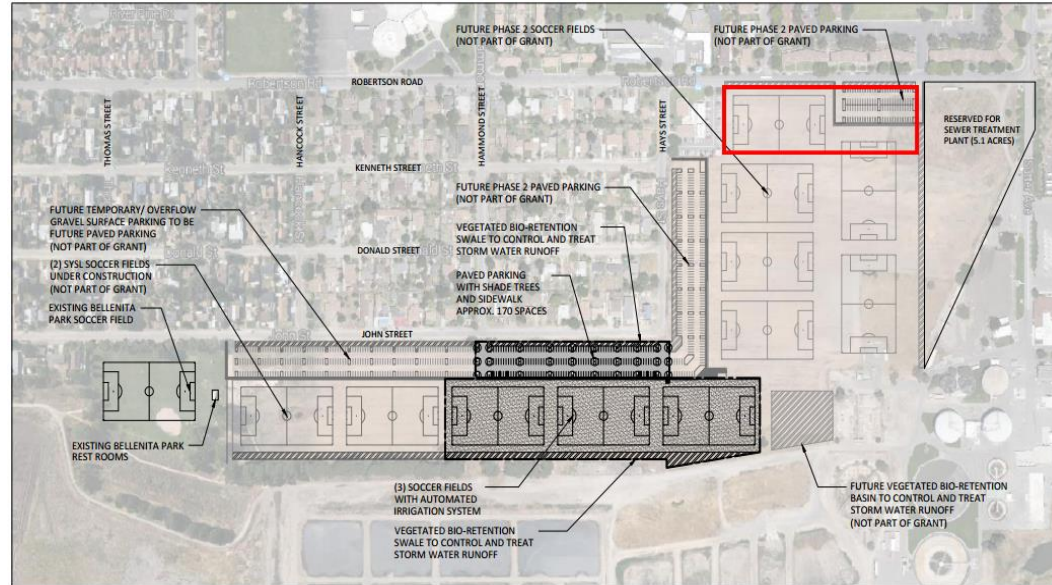
- Property located at 1500 Robertson Road is owned by TRRP Joint Powers Authority and consists of 28 acres of open space
- Located on the south side of Robertson Road, west of Sutter Avenue, southwesterly portion of City of Modesto
- Stanislaus Regional Housing Authority is the largest affordable housing developer/landlord in Stanislaus County
- Housing Authority would like to purchase 4 acres of the property at 1500 Robertson Road to build 92-unit multi-family development





PLANNED USE OF PARQUE RIO

- This portion of the property is part of a planned soccer complex
- Upon approval of this land sale, the planned soccer complex would be reduced from 12 soccer fields to 11, reduction in size of one other soccer field, and potential reduction in parking spaces from 777 to 673
- Redesign of other parking lots may make up for a portion of the parking reduction





PARQUE RIO – FAMILY HOUSING COMPLEX

- Concept: 70 one- and two-bedroom units in 10 buildings
- To include elements of family-oriented environment including playground, green areas, accessible units, and community center
- Unit sizes approximately 664 to 788 square feet
- Access from Robertson Road would be through a gate and driveway leading to the parking area





PARQUE RIO – SENIOR HOUSING COMPLEX

- Concept: 22 accessible one bedroom, one bath units in four blocks of housing
- The proposed development is intended to create an environmentally balanced site with sense of security & sense of neighborhood
 - Access from Robertson Road would be through a gate and lead into parking area
 - For security, the entrance will be gated and fenced along Robertson Rd
 - Center of complex will be a courtyard with a large garden area
 - Unit sizes approx. 650 to 700 square feet





FISCAL IMPACT

- The property was appraised on March 16, 2022 and it analyzed legal and physical features of the subject including site size, improvement size, flood zone, seismic zone, site zoning, easements, encumbrances, site access and site exposure.
 - Proceeds from the sale would generate revenue for TRRP in the amount of \$470,000 based on the sale price of the property.
-



Questions?



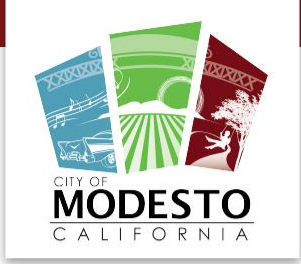
COMMITTEE RECOMMENDATION

Motion to approve the sale of approximately four acres of property located at 1500 Robertson Road, Modesto CA to Stanislaus Regional Housing Authority to be used for construction of a new 92-unit development known as Parque Rio and forwarding to Council for approval.



PUBLIC SERVICE NOFA FY 23-24 OVERVIEW

January 12, 2023



BACKGROUND

- Every year, HUD allocates the City of Modesto CDBG and ESG funding
- Estimated amounts for Fiscal Year 2023-2024:

CDBG	ESG
\$250,000	\$200,000

- Draft NOFA Guidelines with amounts and requirements
-



PROCESS

- **Early February:** Release Notice of Funding Availability and solicit program proposals for CDBG and ESG funds
 - **Mid-February:** Technical Workshop
 - **Mid-February:** Application period opens for submissions
 - **Early March:** Submission Deadline
 - **Early March:** City staff conducts risk assessment and technical review
 - Applications with a passing score move on to present their proposal to the Application Review Committee
 - **Late March:** Application Review Committee convenes to evaluate proposals (1-to-2-day commitment)
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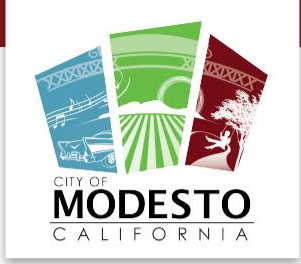
APPLICATION REVIEW COMMITTEE

- The committee consists of combined Stanislaus Community System of Care (SCSOC) and CH&CDC representatives with no conflict of interest.
 - Technical review and scoring results will be presented to the Application Review Committee.
 - Committee will have the ability to adjust staff scores up or down by 2 or 5 points depending on the category not to exceed the maximum allowable points after hearing the applicant presentations.
-



COMMITTEE ACTIONS – NEXT STEPS

- Request 3 members of the committee to serve on the Application Review Committee.
 - Presentations will be March 30th and 31st and may require an all-day commitment based on the number of applications received.
 - Presentations will be held in-person
 - Application Review Committee Recommendations will return to the CH&CDC committee for a vote with the Draft Annual Action Plan.
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Questions?





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