

# AGENDA

## BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Special Meeting  
Tuesday, August 6, 2019  
10:00 a.m.

**Closed session immediately following**

Housing Authority of the County of Merced  
Administration Building  
405 "U" Street  
Board Room – Building B (Second Floor)  
Merced, CA 95341  
(209) 386-4139

Jack Jackson, Chairperson  
Hub Walsh, Vice-Chair  
Evelyn Dorsey  
Rick Osorio  
Margaret Pia  
Jose Resendez  
Rachel Torres

**All persons requesting disability related modifications or accommodations may contact the Housing Authority of the County of Merced at (209) 386-4139, 72 hours prior to the public meeting.**

All supporting documentation is available for public review in the office of the Clerk of the Board located in the Housing Authority Administration Building, Second Floor, 405 "U" Street, Merced, CA 95341 during regular business hours, 8:00 a.m. – 5:00 p.m., Monday through Friday.

The Agenda is available online at [www.merced-pha.com](http://www.merced-pha.com)

**Use of cell phones, pagers, and other communication devices is prohibited while the Board Meeting is in session. Please turn all devices off or place on silent alert and leave the room to use.**

- I. **CALL TO ORDER AND ROLL**
- II. **UNSCHEDULED ORAL COMMUNICATION**

### **NOTICE TO THE PUBLIC**

This portion of the meeting is set aside for members of the public to comment on any item within the jurisdiction of the Commission, but not appearing on the agenda. Items presented under public comment may not be discussed or acted upon by the Commission at this time.

For items appearing on the agenda, the public is invited to comment at the time the item is called for consideration by the Commission. Any person addressing the Commission under Public Comment will be limited to a 5-minute presentation.

All persons addressing the Commission are requested to state their name and address for the record.

- III. **COMMISSIONER and/or AGENCY ADDITIONS/DELETIONS TO THE AGENDA**

(M/S/C): \_\_\_\_/\_\_\_\_/\_\_\_\_



**IV. APPROVAL OF THE FOLLOWING MEETING MINUTES:**

None

(M/S/C): \_\_\_/\_\_\_/\_\_\_

**V. CONSENT CALENDAR:**

None

(M/S/C): \_\_\_/\_\_\_/\_\_\_

**VI. INFORMATION/DISCUSSION ITEM(S)**

None

**VII. EXECUTIVE DIRECTOR REPORT**

None

**VIII. WRITTEN CORRESPONDENCE**

None

**IX. RESOLUTION ITEM(S)**

1. **Resolution No. 2019-16:** Authorizing and approving the new development of Assessor's Parcel Number 031-323-002 by the Central Valley Coalition for Affordable Housing and further authorizing the Executive Director to take all necessary actions to proceed with the development of the said parcel.

(M/S/C): \_\_\_/\_\_\_/\_\_\_

**X. ACTION ITEM(S)**

None

**XI. COMMISSIONER'S COMMENTS**

**XII. CLOSED SESSION ITEM(S)**

None

**XIII. ADJOURNMENT**



## STAFF REPORT

**TO:** Board of Commissioners,  
Housing Authority of the County of Merced

**FROM:** Rosa Vazquez, Executive Director

**DATE:** August 6, 2019

**SUBJECT:** Recommendation to adopt **Resolution No. 2019-16**, Authorizing and approving the new development of Assessor's Parcel Number 031-323-002 by the Central Valley Coalition for Affordable Housing and further authorizing the Executive Director to take all necessary actions to proceed with the development of the said parcel.

The Board of Commissioners of the Housing Authority of the County of Merced (Authority) passed Resolution No. 2008-19, dated September 25, 2008, which authorized the sale and transfer of two property parcels (Assessor's Parcel Number 032-170-007 and 031-323-002) to the Central Valley Coalition for Affordable Housing (CVCAH) for the purpose of the development of affordable housing units, known as Gateway Terrace.

It was later determined that for funding purposes, it would be beneficial to split the development of the parcels into two separate construction projects known as Phase I and Phase II. The Board of Commissioners, On October 30, 2013, passed Resolution 2013-13 in which the Board of Commissioners provided approval for the development of twenty-eight (28) units in Phase II. However, after review of feasibility, the CVCAH and the Authority have determined that the development of fifty (50) units is of most benefit to the community.

the CVCAH is ready to proceed with the development fifty (50) units of Assessor's Parcel Number 031-323-002 on the corner of 13th and K Street in the City of Merced for the purposes of Phase II of the Gateway Terrace Project.

### **RECOMMENDATION**

I recommend that the Board of Commissioners of the Housing Authority of the County of Merced adopt **Resolution No. 2019-16**, Authorizing and approving the new development of Assessor's Parcel Number 031-323-002 by the Central Valley Coalition for Affordable Housing and further authorizing the Executive Director to take all necessary actions to proceed with the development of the said parcel.

## **RESOLUTION 2019-16**

### **AUTHORIZING AND APPROVING THE NEW DEVELOPMENT OF ASSESSOR'S PARCEL NUMBER 031-323-002 BY THE CENTRAL VALLEY COALITION FOR AFFORDABLE HOUSING AND FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL NECESSARY ACTIONS TO PROCEED WITH THE DEVELOPMENT OF THE SAID PARCEL**

**WHEREAS**, the Board of Commissioners of the Housing Authority of the County of Merced (Authority) passed Resolution No. 2008-19, dated September 25, 2008, which authorized the sale and transfer of two property parcels (Assessor's Parcel Number 032-170-007 and 031-323-002) to the Central Valley Coalition for Affordable Housing (CVCAH) for the purpose of the development of affordable housing units, known as Gateway Terrace and;

**WHEREAS**, it was later determined that for funding purposes, it would be beneficial to split the development of the parcels into two separate construction projects known as Phase I and Phase II; CVCAH took ownership of Assessor's Parcel Number 032-170-007, which is encompassed by Leshar Drive, West 5<sup>th</sup> Street, "T" Street and W. 4<sup>th</sup> Street in the City of Merced, for the construction of sixty-six (66) units as Phase I of the Gateway Terrace Project. Phase I of the project has been completed and;

**WHEREAS**, the Board of Commissioners, On October 30, 2013, passed Resolution 2013-13 in which the Board of Commissioners provided approval for the development of twenty-eight (28) units in Phase II. However, after review of feasibility, the CVCAH and the Authority have determined that the development of fifty (50) units is of most benefit to the community and;

**WHEREAS**, the CVCAH is ready to proceed with the development fifty (50) units of Assessor's Parcel Number 031-323-002 on the corner of 13<sup>th</sup> and K Street in the City of Merced for the purposes of Phase II of the Gateway Terrace Project and;

**THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Authority does hereby authorize and approve the development of Assessor's Parcel Number 031-323-002 to the Central Valley Coalition for Affordable Housing and further directs the Executive Director to take any necessary and appropriate actions to facilitate the new development, including, but not limited, to required HUD documents and execution of any and all addendums for the development of fifty (50) units as needed.

The foregoing resolution was introduced at the August 6, 2019 Board meeting of the Board of Commissioners of the Housing Authority of the County of Merced and adopted by the following vote:

Motion:

Second:

Ayes:

Nays:

Absent:

Abstain:

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Chairperson, Board of Commissioners  
Housing Authority of the County of Merced

Dated: August 6, 2019