



## Stanislaus Regional Housing Authority

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

**Board of Commissioners Meeting  
1701 Robertson Road  
Modesto, California 95351**

**DUE TO COVID-19 and CHANGES TO THE BROWN ACT ISSUED BY EXECUTIVE ORDER N-29-20 FROM GOVERNOR GAVIN NEWSOM, THE BOARD OF COMMISSIONERS MEETING HAS BEEN CHANGED FROM MEETING AT 1701 Robertson Road, Modesto, CA to a CONFERENCE CALL.**

**CALL-IN NUMBER 1-669-900-6833 ~ ACCESS CODE: 840 9540 4531**

### **AMENDED REGULAR MEETING AGENDA**

**Thursday, May 14, 2020, 5:30 P.M.**

The Board of Commissioners welcomes and encourages public participation in the Commission meetings. Members of the public may be heard on any item on the Commission's agenda. A person addressing the Commission will be limited to 5 minutes unless the Chairperson grants a longer period of time. Comments by members of the public on any item on the agenda will only be allowed during consideration of the item by the Commission. Members of the public desiring to be heard on matters under jurisdiction of the Commission, but not on the agenda, may address the Commission during the General Public Comment period.

#### **1. Call Meeting to Order**

#### **2. Roll Call**

#### **3. General Public Comment Period and Recognition of Guests**

Members of the public desiring to be heard on matters under jurisdiction of the Commission, but not on the agenda, may address the Commission at this time. Comments will be limited to 5 minutes unless the Chairperson grants a longer period of time.

#### **4. Minutes**

#### **5. Executive Director Report**

- Program Activity and Occupancy Statistics
- Kansas House
- COVID-19 Update
- Development Report
- Information Technology Report
- Human Resource Report
- Vacancy Report



## 6. Information/Discussion Items

- None

## 7. Consent Calendar

1. Financial Report
2. Check Register

## 8. Written Correspondence

- None

## 9. Action Agenda

1. **Consideration of Resolution No. 19-20-15** Approving the Housing Authority of the County of Stanislaus Significant Amendment to the 2019 Annual Public Housing Agency (PHA) Plan.
2. **Consideration of Resolution No. 19-20-16** Approving the Housing Authority of the County of Stanislaus 2020-2025 5 Year and 2020 Annual Public Housing Authority (PHA) Plan Update, Housing Choice Voucher Administrative Plan, The Public Housing Admissions and Continued Occupancy Plan (ACCOP), and authorizing its submission to the Department of Housing and Urban Development.
3. **Consideration of Resolution No. 19-20-17** Approving the Housing Authority of the County of Stanislaus to Utilize Waivers as Allowed by the U.S. Department of Housing of Urban Development PIH Administrative Notice 20-05.
4. **Consideration of Resolution No. 19-20-18 (STAFF REPORT INCLUDES UPDATED VERSION)** Allowing the Housing Authority of the County of Stanislaus to make determinations with respect to the financing of the acquisition and rehabilitation of 1612 Sisk Road in the City of Modesto, declaring its intent to reimburse certain expenditures from proceeds of indebtedness, and authorizing related actions.
5. **Consideration of Resolution No. 19-20-19** Approving the Housing Authority of the County of Stanislaus authorizing the Authority to prepare and cause to be recorded a certificate of compliance permitting the 1612 Sisk Road, Modesto, California real property to be further subdivided into condominiums as necessary to facilitate United States Department of Housing and Urban Development approval for the Authority's financing of the public housing portion of the real property and acquisition of the real property and improvements and authorizing related actions. (Hand Out)
6. **Consideration of Resolution No. 19-20-20** Approving the Housing Authority of the County of Stanislaus authorizing the application for HUD approval under section 30 of the United States Housing Act of 1937 and to authorize the placement of a mortgage or other encumbrance on the public housing portion of the 1612 Sisk Road, Modesto, California property and authorizing related actions. (Hand Out)

7. **RESOLUTION NO. 19-20-21 WAS REMOVED BY CEO/EXECUTIVE DIRECTOR**

~~**Consideration of Resolution No. 19-20-21** Approving the Housing Authority of the County of Stanislaus authorizing the authority to negotiate, approve and execute a Declaration of Trust in favor of the United States Department of Housing and Urban Development to encumber the public housing portion of the property to be acquire and located at 1612 Sisk Road, Modesto, California and authorizing related actions. (Hand Out)~~

8. **Consideration of Resolution No. 19-20-22** Approving the Housing Authority of the County of Stanislaus authorizing the approval of the bank loan for the acquisition and rehabilitation of the non-public housing portion of the property located at 1612 Sisk road, Modesto, California and further authorizing the executive director, board chair and board secretary and/or designees to take all action necessary to execute documents and complete the acquisition and rehabilitation of the real property and improvements. (Hand Out)
9. **Consideration of Resolution No. 19-20-23** Consider Approving awarding contract for a Roof Replacement at Palm Valley 201 E. Coolidge Avenue, Modesto.

**10. Closed Session**

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)  
Property: 1612 Sisk Rd. Modesto, CA;  
Assessor's Parcel Number (APN):005-053-022  
Agency Negotiator: Barbara Kauss, Executive Director  
Negotiating Parties: Housing Authority of the County of Stanislaus and Khatri Brothers.  
Under Negotiation: Price and terms of payment
2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)  
Property: 1732 Miller Avenue, Modesto, CA;  
Assessor's Parcel Number (APN): 116-004-068-000  
Agency Negotiator: Barbara Kauss, Executive Director  
Negotiating Parties: Housing Authority of the County of Stanislaus  
Under Negotiation: Price and terms of payment
3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)  
Property: 637 Pedersen Rd, Oakdale, CA;  
Assessor's Parcel Number (APN): 064-022-066  
Agency Negotiator: Barbara Kauss, Executive Director  
Negotiating Parties: Housing Authority of the County of Stanislaus, Visionary Home Builders, Inc. and Douglas Hummer  
Under Negotiation: Price and terms of payment
4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)  
Property: 513 North Palm, Turlock, CA;  
Assessor's Parcel Number (APN): 061-023-041  
Agency Negotiator: Barbara Kauss, Executive Director

Negotiating Parties: Housing Authority of the County of Stanislaus and City of Turlock.

Under Negotiation: Price and terms of payment

5. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)

Property: Mariposa Property, CA;

Assessor's Parcel Number (APN):

Agency Negotiator: Barbara Kauss, Executive Director

Negotiating Parties: Housing Authority of the County of Stanislaus,

Visionary Home Builders, Inc. and Douglas Hummer

Under Negotiation: Price and terms of payment

6. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (Government Code Section 54956.9) (Two matters)

7. LABOR NEGOTIATIONS UPDATE

**11. Adjourn Meeting**

**Per Government Code Section 54954.2**, any person with a disability who requires an accommodation, including auxiliary aids or services, in order to participate in the meeting, please contact the Board Secretary during Agency business hours by calling at least 48 hours prior to the start of the meeting (209) 557-2002. Writings that are public records under subdivision (a) and that are distributed during a public meeting shall be made available for public inspection at the meeting if prepared by the local agency or a member of its legislative body, or after the meeting if prepared by some other person. (Government Code, Section 54957(b).

**Matters Too Late for The Agenda** - These may be presented by members of the Commission and Authority staff upon determination that an emergency exists, as defined by State Law or that the need to take action on the matter arose subsequent to the publishing of this agenda.

The Public is advised that the Board of Commissioners of the Housing Authority of the County of Stanislaus may not act on any item that is not on the Agenda unless (a) by a majority of vote of the Commissioners, they determine that an emergency situation exists. An emergency situation is defined as a work stoppage or other activity which severely impairs public health, safety or both, which is determined by majority of the Commissioners. An emergency situation can also be a crippling disaster which severely impairs public health, safety or both, as determined by the Commissioners; (b) the Commissioners by a two thirds (2/3) vote of all the Commissioners present, or by unanimous vote of those present if less than two thirds (2/3) of the total Commissioners are present, determines that the need to take action became apparent subsequent to the posting of the agenda; c) the particular time was posted for a prior meeting which occurred not more than five (5) Calendar days prior to the date action is actually taken on that item and at that prior meeting that item was continued to a meeting in which action is now being taken.

