



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 VIDEO AND TELEPHONIC CONFERENCE CALL.

<https://us02web.zoom.us/j/89548399151>

CALL-IN NUMBER 1-669-900-6833 ~ ACCESS CODE: 895 4839 9151

REGULAR MEETING AGENDA

Thursday, June 11, 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
- COVID-19 Update
- Policy and Procedure Update
- Oak Leaf Meadows 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. Resolution No. 19-20-24 Approving the Housing Authority of the County of Stanislaus to apply for and accept the City of Modesto's HOME Funds for the development of Phase II, Helen White Court located at 400 Block Vine Street, Modesto, CA
2. Resolution No. 19-20-25 Approving the Housing Authority of The County of Stanislaus to apply for and accept the City of Modesto's Community Development Block Grant (CDBG) Funding Allocation for improvements to the 400 Block of Vine Street, Modesto, CA
3. Resolution No. 19-20-26 Approving the Housing Authority of The County of Stanislaus to Apply for and Accept the City of Modesto's Community Development Block Grant (CDBG) Funding Allocation for the development of a Modular Home At 1704 Oregon Drive, Modesto, CA
4. Resolution No. 19-20-27 a Resolution of the Housing Authority of the County of Stanislaus authorizing entering into a mortgage loan for the purpose of financing the acquisition and rehabilitation of property located at 1612 Sisk Road in Modesto, California, authorizing the execution and delivery of a loan agreement, a regulatory agreement, and a deed of trust, and authorizing the execution and delivery of and approving other related documents and approving other related actions in connection therewith

10. Closed Session

- 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
- 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
- 3. 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

4. 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

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

6. 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.

