



Stanislaus Regional Housing Authority

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

Board of Commissioner's Meeting

1701 Robertson Road
Modesto, CA 95351

REGULAR MEETING AGENDA Thursday, March 9, 2023 – 5:30 P.M.

DUE TO COVID-19 AND CALIFORNIA STATE ASSEMBLY BILL 361 THAT AMENDS THE RALPH M. BROWN ACT TO INCLUDE NEW AUTHORIZATION FOR REMOTE MEETINGS, INCLUDING REMOTE PUBLIC COMMENT FOR ALL LOCAL AGENCIES. CALIFORNIA STATE ASSEMBLY BILL 361 EXTENDS THE PROVISION OF GOVERNOR NEWSOM'S EXECUTIVE ORDER N-29-20 AND N-35-20 UNTIL JANUARY 2024. THE BOARD OF COMMISSIONERS MEETING HAS BEEN CHANGED FROM MEETING AT 1701 ROBERTSON ROAD, MODESTO, CA TO A VIRTUAL AND/OR TELEPHONIC CONFERENCE CALL.

ZOOM

<https://us02web.zoom.us/j/88167053195?pwd=OW1rM3lWSSs5bXNaMVhvK0toTml1Zz09>

CALL-IN Number: 1-669-900-6833

Meeting I.D.: 881 6705 3195

Passcode: 12345

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. Action Agenda – Ensure One Action Item:

- 1. Resolution No. 22-23-23** Resolution Approving the continuance of Teleconference and/or Virtual Meetings as per state of California Assembly Bill 361



4. 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.

5. Minutes from Regular Board Meeting held on February 9, 2023

6. Executive Director Report

1. Program Activity and Occupancy Statistics
2. Public Officials Meeting
3. Ground Breaking
4. Potential Projects
5. Development Report
6. Information Technology Report
7. Human Resources Report
8. Vacancy Report

7. Information/Discussion Items

1. None

8. Consent Calendar

1. Financial Report
2. Check Register
3. Authorizing the Executive Director to proceed with the tax credit/bond-based financing plans for the completion of The 1612 Sisk Road Workforce Housing Development and further authorizing the Executive Director to take the necessary actions to proceed with the tax credit application process and any necessary legal entity formations to facilitate the tax credit/bond financing for the project.

9. Written Correspondence

1. None

10. Closed Session

1. CONFERENCE WITH LEGAL COUNSEL – LITIGATION (Government Code Section 54956.9(a): (Magdaleno v. Stanislaus Regional Housing Authority, Stanislaus County Superior Court Case No. CV-21-004972)
2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (Government Code Section 54956.9(b): (One Matter)
3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)
Property: 2531 West Rumble Road, Modesto, CA
Assessor's Parcel Number: 076-042-007
Negotiating Parties: Stanislaus Regional Housing Authority and Aspen Real Estate Financial, LLC
Under Negotiations: Price and Terms of Payment



4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)
Property: 6768 Walker Ln Hughson, CA
Assessor's Parcel Number: 018-034-064
Negotiating Parties: Stanislaus Regional Housing Authority and Ulrich Real Estate.
Under Negotiations: Price and Terms of Payment

11. Action Agenda Continued

2. **Resolution 22-23-24** Consider Approving the purchase of the 20-unit apartment complex located at 6768 Walker Lane Hughson, CA APN 018-034-064.
3. **Resolution 22-23-25** Consider Approving Stanislaus Regional Housing to enter into a loan agreement with F&M Bank for the purchase of the property located at 6768 Walker Lane Hughson, CA APN 018-034-064.
4. **Resolution 22-23-26** Consider Approving Stanislaus Regional Housing Authority to apply for and accept the Health Plan of San Joaquin Housing and Homeless Incentive Program (HHIP) funding for the purchase of the property located at 6768 Walker Lane Hughson, CA APN 018-034-064.
5. **Resolution 22-23-27** Consider Approving Stanislaus Regional Housing to enter into a temporary loan agreement with Stanislaus Equity Partners (STEP) for short term financing for the purchase of the property located at 6768 Walker Lane Hughson, CA APN 018-034-064.

12. 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 Stanislaus Regional Housing Authority 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.