



Stanislaus Regional Housing Authority

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

Board of Commissioner's Meeting

1612 Sisk Road
Modesto, CA 95350

SPECIAL MEETING AGENDA

Thursday, September 28, 2023 – 5:30 P.M.

CALIFORNIA STATE ASSEMBLY BILL 361 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 COMMISSIONERS BOARD MEETINGS WILL BE HELD AS HYBRID MEETINGS WITH THE OPTION TO ATTEND BY TELECONFERENCE/VIDEO CONFERENCE OR IN PERSON. MEMBERS OF THE PUBLIC THAT WISH TO ATTEND AND/OR PARTICIPATE IN A MEETING MAY DO SO IN PERSON AT 1612 SISK ROAD, MODESTO, CA, 95350, OR BY JOINING THE ZOOM MEETING BY CLICKING THE LINK BELOW. PUBLIC COMMENTS WILL BE ACCEPTED BOTH IN PERSON AND VIA ZOOM MEETING.

ZOOM

<https://us02web.zoom.us/j/87859615362?pwd=RjRXcjR1b1VqWEFwTUZ2dUpLUnlHZz09>

CALL-IN Number: 1-669-444-9171
Meeting I.D.: 878 5961 5362
Passcode: 691892

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**

1612 Sisk Road, Modesto, CA 95350-2501 ■ P.O. Box 581918, Modesto, CA 95358-0033
TDD 711 ■ www.stanregionalha.org ■ Phone: (209) 557-2000 ■ Fax: (209) 557-2011



3. Action Agenda – Ensure One Action Item:

1. **Resolution No. 22-23-52** Resolution Approving the continuance of Teleconference and/or Virtual Meetings as per state of California Assembly Bill 361

4. Elections

5. 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.

6. Minutes

1. Approval of the Minutes from the August 10, 2023 Board of Commissioners Meeting.

7. Executive Director Report

1. Program Activity and Occupancy Statistics
2. Development Updates
3. Customer Service Improvements Project
4. Operations Standardization and Security Project
5. Development Report
6. Information Technology Report
7. Human Resources Report
8. Vacancy Report

8. Information/Discussion Items

1. Stanislaus Regional Housing Authority Presentation

9. Consent Calendar

1. Financial Report
2. Check Register

10. Written Correspondence

1. None

11. Action Agenda Continued

2. **Resolution 22-23-53** Consider Approving the Award of Contract for the Replacement of Water Well #1 at the Westley Migrant Center
3. **Resolution 22-23-54** Consider Approving the Award of Contract for Waste Water System Repairs at the Buena Vista Migrant Center in Watsonville, CA.
4. **Resolution 22-23-56** Consider Approving Stanislaus Regional Housing Authority Write-Off of the Uncollectible Accounts From Tenants Vacating From Conventional Public Housing.

5. **Resolution 22-23-57** Consider Approving Stanislaus Regional Housing Authority Write-Off of the Uncollectable Accounts From Tenants Vacating From Farm Labor Program Ceres, Patterson, Westley and Modesto
6. **Resolution 22-23-58** Consider Approving Stanislaus Regional Housing Authority Write-Off of the Uncollectable Accounts From Tenants Vacated From Conant Place.
7. **Resolution 22-23-59** Consider Approving Stanislaus Regional Housing Authority Write-Off of the Uncollectable Accounts From Tenants Vacating From Valley Manor
8. **Resolution 22-23-60** Consider Approving Stanislaus Regional Housing Authority Write-Off of the Uncollectable Accounts From Tenants Vacating From Kansas House, Palm Valley and Tuolumne Hill
9. **Resolution 22-23-13** Consider Amending Resolution 22-23-13 approving Stanislaus Regional Housing Authority to apply for and accept F&M Bank's construction financing for the scattered site development known as Central Valley Homes

12. Closed Session

1. None

13. 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.