Stanislaus Regional Housing Authority
ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: November 3, 2026

TO: Board of Commissioners

FROM: Jim Kruse, Chief Executive Officer

SUBJECT: Action Item #6: Authorization to Establish a Pool of Pre-Qualified Firms for Legal Services

PREPARED BY: Dawn Bonsu, Director of Business Operations

RESOLUTION NO: 26-27-06

RECOMMENDATION:

Stanislaus Regional Housing Authority recommends the Board of Commissioners approve the selection of the law firms identified herein to provide professional legal services to the Stanislaus Regional Housing Authority (Authority), pursuant to Request for Proposals (RFP) #2526-32.

SUMMARY

The Authority's mission is to provide affordable housing and rental assistance programs throughout its jurisdictions, including the administration of federally subsidized housing programs, property management operations, and housing development activities. Given the complexity of federal and state housing regulations, public agency governance, labor and employment matters, litigation, and real estate transactions, the Authority requires access to experienced legal counsel with specialized expertise in representing public housing authorities and public agencies in California.

To meet these needs, the Authority issued RFP #2526-32, soliciting proposals from qualified law firms to provide legal services in one or more of the following six practice areas:

1. **General Counsel Services:** Public agency governance, Board advisory services, Brown Act and Public Records Act compliance, contracts, policies and risk management.
2. **Labor and Employment Law:** Collective bargaining, labor negotiations, personnel matters, disciplinary proceedings, grievances, and employment-related litigation.
3. **Litigation Defense:** Representation in administrative, civil, and appellate proceedings, including coordination with insurance carriers and third-party administrators.
4. **Unlawful Detainers and Landlord-Tenant Matters:** Eviction proceedings, lease enforcement, tenant compliance, fair housing and reasonable accommodation matters.
5. **Development and Real Estate**: Housing development, property acquisition and

disposition, financing, land use and related real estate transactions.

6. **Low-Income Housing Tax Credit (LIHTC) and Finance:** Tax credit transactions, regulatory agreements, partnership structures, financing documentation, and compliance with applicable tax credit requirements.

The RFP permitted firms to submit proposals for one, multiple, or all practice areas and expressly reserved the Authority's right to award contracts to multiple firms based on their respective areas of expertise.

Accordingly, Stanislaus Regional Housing Authority solicited the professional legal services RFP #2526-32 in Public Purchase, as required by the Authority's procurement policy.

The RFP progressed as follows:

Initial Attempt (RFP #: 2526-32):

- Posted: March 12, 2026
    - RFP was delivered to 799 vendors through Public Purchase.
    - 70 Vendors accessed the RFQ through Public Purchase.
- Closing Date: April 9, 2026 at 10:00 a.m.
- Number of Responses Received: Six (6)

Ranked List of Legal Firms:

Ranking	Firm Name	Firm Location
1	**Law Offices of Thomas E. Lewis**	**Merced, CA**
2	**Borton Petrini, LLP**	**Modesto, CA**
3	**Best, Best & Krieger**	**Sacramento, CA**
4	**Aleshire & Wynder**	**Fresno, CA**
5	**Mullen & Filippi LLP**	**Sacramento, CA**
6	**Renne Public Law Group**	**San Francisco, CA**

The evaluation committee reviewed all submissions and deemed that all respondents were responsible, responsive and met the specified qualifications as required in the RFP. Therefore, the committee recommends all respondents be approved and ranked in the group of pre-qualified legal firms to provide future legal services for an initial contract term of one (1) years, with four (4) additional one-year renewal options.

Based upon the evaluation results, each of the firms above demonstrated the qualifications, relevant experience, and technical capacity necessary to provide legal representation in their respective practice areas. The selection of specialized counsel will provide the Authority with access to appropriate legal expertise while allowing flexibility in assigning matters based on their nature and complexity.

Fiscal Impact:

There is no immediate fiscal impact; however, the work performed by the legal firms will be funded using various budgets related to the specific projects, and will conform with the Authority's procurement limits. Each professional services agreement will establish a not-

to-exceed amount of $500,000 for each firm, with expenditures charged to the Authority operating program, or development budgets, as appropriate.

Because legal services will be requested on an as-needed basis, actual expenditures will depend upon the volume and complexity of legal matters requiring representation.

ATTACHMENT:

Resolution No. 26-27-06

Stanislaus Regional Housing Authority
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RESOLUTION NO. 26-27-06

RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A POOL OF PRE-QUALIFIED LAW FIRMS TO PERFORM LEGAL SERVICES

WHEREAS, Stanislaus Regional Housing Authority has solicited qualifications of firms to provide legal services through a Request for Proposals process; and

WHEREAS, based on its review of the responses received to the Authority's Request for Qualifications, the Stanislaus Regional Housing Authority has determined that the legal firms have the experience and qualifications which best meet the Authority's selection criteria; and

WHEREAS, Stanislaus Regional Housing Authority desires to establish a pool of pre-qualified legal firms to provide the legal services required by the Authority.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of Stanislaus Regional Housing Authority, that

1. The legal firms of Law Offices of Thomas E. Lewis; Borton & Petrini; Best Best & Kreiger; Aleshire and Wynder; Mullen and Filippi, LLP; and Renee Public Law Group are approved as qualified to provide the legal services required by Stanislaus Regional Housing Authority.

2. The Chief Executive Officer is designated the Contract Officer and is authorized to execute the contracts and to act on behalf of the Authority during the administration of these contracts.

3. This Resolution shall take effect immediately.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of Stanislaus Regional Housing Authority this 3rd day of November 2026. On a motion by Commissioner ____, seconded by Commissioner____, and on the following roll call vote:

AYES:

NAYS

ABSENT:

ABSTAIN:

Approved:_____ Attest:_____
Chairperson Secretary

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