

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE
COUNTY OF KERN, LOCATED AT: 601
24TH STREET, BAKERSFIELD,
CALIFORNIA, HELD ON WEDNESDAY,
JANUARY 14, 2026, AT: 2:00 P.M.**

1. CALL TO ORDER, ROLL CALL, AND INTRODUCTION OF GUESTS

Chairman Jassar called to order the regular meeting of the Board of Commissioners of the Housing Authority of the County of Kern, held in the Board Room of the Administration Building, located at: 601 24th Street, Bakersfield, California, **Wednesday, January 14, 2026, at 2 p.m.**

Commissioners: Raju Jassar, Carlos Baldovinos, Jerry Winkle, Jessica Janssen, Ingrid Lake, Carter Beardsley
Absent: Maurice Preston
Legal Counsel: Alan Peake
HA Staff: Stephen Pelz, Heather Kimmel, Diana Elliott Isabel Moreno, Mardi Sharples, Marcus Patel, Laura Shears, Cristobal Baeza
Guests: Shirly Marzett, Amabely Pulido, June Adeboye Holford, Theodore Meadows

2. ADOPTION OF AGENDA

A motion was made to Approve the Agenda by Commissioner Beardsley and seconded by Commissioner Winkle. It was carried by R. Jassar, I. Lake, C. Baldovinos, and J. Janssen. Absent: M. Preston. There were no abstentions.

3. PUBLIC COMMENTS

Amabely Pulido, a tenant at Plaza Towers Annex, commented on emergency maintenance and staff returning calls promptly.

June Jeffries Adeboy, a tenant at Plaza Towers Annex, raised questions regarding basic cable charges, inquired whether the Board had received photographs previously submitted, and expressed concerns about a potential relocation to Arvin.

4. REPORTS FROM COMMISSIONERS AND/OR OFFICERS OF THE BOARD

Commissioner Beardsley noted that the Housing Authority has been invited to participate in Continuum of Care (CoC) Board meetings but has not been in attendance, and that the lack of participation has created some challenges in navigating related matters.

S. Pelz explained that the county's Continuum of Care operates through the local collaborative, formerly known as the Kern County Collaborative. He noted that the Housing Authority is highly engaged, including prior executive board service and leadership roles, with staff attending meetings and participating in relevant committees.

H. Kimmel reported attendance has been confirmed for applicable subcommittees, with limited non-participation where activities do not align with the agency's scope. She offered to follow up if needed after the meeting.

5. CONSENT AGENDA

- A. Approval of the Minutes of the Regular Meeting of **December 10, 2025**, held at 2 p.m.
- B. Claims
- C. Personnel Transactions
- D. Housing & Opportunity Foundation of Kern **FY 2024-2025 Annual Report**
- E. Authorization to Approve Revisions to **Chapter Three** of the Administrative Plan to Update **Subsidy Standards Guidance & Definitions**
- F. Authorization to Approve revisions to Exhibits B and K of the Personnel Policy to create **Supportive Housing Manager I and Supportive Housing Manager II, including Option II for Live On-Site positions**
- G. **Resolution No. 2661** to Replace Marco Mora and Add Diana Elliott as Approved Signer on all Housing Authority Owned or Managed Bank Accounts

A motion was made to Approve the Consent Agenda item 5(A) to 5(G) by Commissioner Janssen and seconded by Commissioner Lake. It was carried by R. Jassar, J. Winkle, C. Beardsley, and C. Baldovinos. Absent: M. Preston. There were no abstentions.

6. PUBLIC HEARING – 2:00 p.m.

- A. Public Hearing to Receive Comments Regarding the Proposed Revisions to the **2025/26 MTW Supplemental Plan, 2025/26 Annual Plan, and an Amendment to the 2025/29 Five-Year Plan**

S. Pelz reported on proposed amendments to the MTW Supplemental Plan, Annual Plan, and Five-Year Plan, including implementation of a new minimum rent effective April 1, 2026. The proposal would increase the minimum rent from \$50 to \$105 per month, reflecting inflation since 1996, with annual adjustments thereafter based on the Consumer Price Index. Households participating in the Step Rent Administration study would be excluded until the study concludes. The purpose of the increase is to encourage participation among extremely low-income households with zero income.

No Board action was requested, as the item was presented solely for public comment.

2:16 p.m., Chairman Jassar opened the public hearing.

There were no comments.

2:20 p.m., Chairman Jassar closed the public hearing.

- B. **Resolution No. 2662** Adopting the Revisions to the Housing Authority’s 2025/26 Annual Plan, Amendment to the 2025/29 Five-Year Plan, and Moving to Work Supplement for Fiscal Year Beginning July 1, 2025 and Approving Submission of the Plans to HUD as Required by the Quality Housing & Work Responsibility Act of 1998

A motion was made to Approve Resolution No. 2662 by Commissioner Janssen and seconded by Commissioner Baldovinos. It was carried by R. Jassar, J. Winkle, C. Beardsley, and I. Lake. Absent: M. Preston. There were no abstentions.

7. EXECUTIVE DIRECTOR

A. Quarterly Update on **Development Activity**

S. Pelz, provided a development update highlighting recent progress on several projects. He reported that the Delano RAD project has completed rehabilitation, is fully occupied, and has successfully converted from construction to permanent financing. A similar conversion to permanent financing for Maganda Park RAD is occurring, with additional projects expected to convert by mid-February. CityServe is now fully leased and operating. Renaissance at Baker is expected to close permanent financing next week, eliminating construction loan interest. He noted that Healy Housing is performing well, South Baker recently opened and held a grand opening, and work is ongoing to close permanent financing. He also reported 4th Steet Apartments is nearing completion pending installation of PG&E meters. Lastly, he addressed delays at Letzring and Niles.

The item was presented for informational purposes, and no Board action was requested.

B. Authorization to **Reschedule November 11, 2026**, Regular Meeting of the Board of Commissioners Due to a Federal Holiday

S. Pelz requested Board direction on rescheduling the November meeting, proposing November 10, 2026, or November 12, 2026, as alternative dates. Board decided to move the meeting to November 12th.

A motion was made to Approve the rescheduling of the Regular Meeting to November 12, 2026, by Commissioner Beardsley and seconded by Commissioner Winkle. It was carried by R. Jassar, I. Lake, J. Janssen, and C. Baldovinos. Absent: M. Preston. There were no abstentions.

C. **Resolution No. 2663** of the Housing Authority of the County of Kern Approving the Formation of a Limited Partnership, Acquisition, Financing, Syndication, Guarantor and Contracting Activity for the RAD Conversion and Rehabilitation for the **Baker Street Village** Development, Under the New Development Name of **Baker Street Village RAD**

S. Pelz explained that the item consists of standard authorizing resolutions related to the Baker Street Village RAD project, a proposed conversion of an existing 37-unit public housing development. He noted that applications for tax credit financing are planned for early February and that the resolutions would authorize formation of partnership entities, submission of funding applications, and other actions necessary to advance the development.

A motion was made to Approve Resolution No. 2663 by Commissioner Winkle and seconded by Commissioner Baldovinos. It was carried by R. Jassar, I. Lake, J. Janssen, and C. Beardsley. Absent: M. Preston. There were no abstentions.

- D. **Resolution No. 2664** of the Housing Authority of the County of Kern approving the formation of a Limited Partnership, Acquisition, Financing, Syndication, Guarantor and Contracting Activity for the RAD Conversion and Rehabilitation for the **Terra Vista** Development, under the new development name of **Terra Vista RAD**

S. Pelz reported on Terra Vista RAD proposal for a 35-unit public housing development in Shafter, originally built in the early 1950s, which will require extensive modernization. He noted that tenant relocation may be challenging due to limited vacancies. Resident meetings for both Baker Street Village and Terra Vista were held and were well received, with residents expressing enthusiasm about the planned improvements.

A motion was made to Approve Resolution No. 2664 by Commissioner Janssen and seconded by Commissioner Lake. It was carried by R. Jassar, C. Baldovinos, J. Winkle, and C. Beardsley. Absent: M. Preston. There were no abstentions.

- E. **Potential Sale of Real Property**, APN# 189-220-49, at 8701 Sunset Blvd., Bakersfield, CA Relative to Price, Terms, & Other Conditions of the Sale, Pursuant to Government Code, Section 54956.8

Item was opened for public comments. There were no comments.

A motion was made to go into closed session by Commissioner Beardsley and seconded by Commissioner Winkle. It was carried by R. Jassar, I. Lake, J. Janssen, and C. Baldovinos. Absent: M. Preston. There were no abstentions.

8. CLOSED SESSION

- A. Conference with Real Property Negotiators, Stephen M. Pelz and Alan J. Peake Regarding the Potential Sale of Property Located near 8701 Sunset Blvd. Bakersfield, CA 93307 (APN #189-220-49) relative to price, terms & other conditions of sale, Pursuant to Government Code Section 54956.8
- B. Performance Evaluation: Executive Director, Pursuant to Government Code, Section 54957

A motion was made to go into open session by Commissioner Janssen and seconded by Commissioner Lake. It was carried by R. Jassar, C. Baldovinos, C. Beardsley, and J. Winkle. Absent: M. Preston. There were no abstentions.

Upon returning to Open Session, Legal Counsel Peake reported under item 8(A) and 8(B) information was provided, and by unanimous consent direction was given.

9. NEXT MEETING

The next Regular Meeting of the Board of Commissioners of the Housing Authority of the County of Kern will be held on **Wednesday, February 11, 2026, at 2 p.m.**, in the Housing Authority's Central Office Board Room, located at: 601 – 24th Street, Bakersfield, Ca.


10. ADJOURNMENT

A motion was made to Adjourn the Regular Meeting of the Board of Commissioners of the Housing Authority of the County of Kern, held on Wednesday, January 14, 2026, at 2:00 p.m., by Commissioner Beardsley and seconded by Commissioner Winkle. It was carried by R. Jassar, I. Lake, J. Winkle, and C. Baldovinos. Absent: M. Preston. There were no abstentions.

ATTEST:



**Raju Jassar, Chairman of the Board
of Commissioners of the
Housing Authority of the County off Kern**



**Stephen M. Pelz, Secretary of
the Board of Commissioners
of the Housing Authority of the County of Kern**