

**AGENDA OF THE SPECIAL MEETING OF  
THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE  
COUNTY OF KERN, LOCATED AT: 601  
24TH STREET, BAKERSFIELD,  
CALIFORNIA, TO BE HELD ON  
WEDNESDAY, FEBRUARY 11, 2026, AT:  
2:15 P.M.**

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

**2. ADOPTION OF AGENDA**

**3. PUBLIC COMMENTS** – The time allotted for Public Comments during the Regular Meeting shall be five (5) minutes for each person, with a maximum of fifteen (15) minutes in each subject area.

**4. EXECUTIVE DIRECTOR**

**A. Potential Purchase of Real Property**, APN# 009-401-06, 009-401-07, 009-403-22, 009-403-24, 009-403-10, 009-403-11, 009-403-12, at 530 4<sup>th</sup> Street., Bakersfield, CA Relative to Price, Terms, & Other Conditions of the Sale, Pursuant to Government Code, Section 54956.8

Presented by:  
Stephen Pelz  
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**B. Resolution No. 2666** Authorizing the Allocation of 153 Project Based Vouchers Through the Agency's use of Repositioning Strategies, including **Rental Assistance Demonstration (RAD)** and **Section 18**, or a combination thereof, to facilitate the proposed blend action and related financing activities for the Little Village RAD Development

Presented by:  
Stephen Pelz  
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**5. CLOSED SESSION**

A. Conference with Real Property Negotiators, Stephen M. Pelz, Maria Guzman and Alan J. Peake Regarding the Potential Purchase of Property Located near 530 4<sup>th</sup> Street, Bakersfield, CA 93304 (APN # 009-401-06, 009-401-07, 009-403-22, 009-403-24, 009-403-10, 009-403-11, 009-403-12) relative to price, terms & other conditions of sale, Pursuant to Government Code Section 54956.8

**6. Resolution No. 2667** Authorization to **Purchase & Lease Real Property Located at 530 4<sup>th</sup> Street, Bakersfield, CA 93304** (APN # 009-401-06, 009-401-07, 009-403-22, 009-403-24, 009-403-10, 009-403-11, 009-403-12) and Finding Project Is Categorically Exempt From CEQA

Presented by:  
Stephen Pelz  
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**7. 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, March 11, 2026, at: 2 p.m.**, in the Housing Authority's Central Office Board Room, located at: 601 – 24<sup>th</sup> Street, Bakersfield, CA.

**8. ADJOURNMENT**

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If you require **special assistance** to participate in this Meeting, please call: 661-631-8500, ext. 2002, to make reasonable arrangements to ensure accessibility to this Meeting. For the hearing impaired, requests can be made via the California Relay Service at the numbers below:

TTY: 1-800-735-2929  
Spanish: 1-866-734-2766  
Speech to Speech: 1-866-734-2305

Requests for assistance should be made at least two (2) days in advance whenever possible. This is to certify that this Agenda was posted at: the Housing Authority of the County on February 9, 2026. Board Agendas are also posted on the Housing Authority's website at: [www.kernha.org](http://www.kernha.org), including any changes to the original posting(s), subject to the staff's ability to post documents prior to the Board Meeting. Documents submitted to a majority of the Agency Members fewer than 72 hours prior to a public meeting are available for public inspection at the public counter of the Housing Authority's Central Office Reception area, located at: 601 –24<sup>th</sup> Street, Bakersfield, CA 93301, as soon as they are distributed to Agency Members.

*Joanna Maldonado*  
\_\_\_\_\_  
J. Maldonado

# AGENDA ITEM SUBMISSION SHEET

Date: February 11, 2026

**TITLE:** Potential **Purchase of Real Property**, APN# 009-401-06, 009-401-07, 009-403-22, 009-403-24, 009-403-10, 009-403-11, 009-403-12, at 530 4<sup>th</sup> Street., Bakersfield, CA Relative to Price, Terms, & Other Conditions of the Sale, Pursuant to Government Code, Section 54956.8

Stephen M. Pelz, Executive Director

**SUBMITTED BY:**

Stephen M. Pelz, Executive Director

**APPROVED BY:**

**SUPPORTING DATA:** None

**NARRATIVE:**

Open for public comments. This item will be discussed during Closed Session.

# AGENDA ITEM SUBMISSION SHEET

Date: February 11, 2026

**TITLE:** **Resolution No. 2666.** Authorizing the Allocation of 153 Project Based Vouchers Through the Agency's use of Repositioning Strategies, including **Rental Assistance Demonstration (RAD)** and **Section 18**, or a combination thereof, to facilitate the proposed blend action and related financing activities for the **Little Village RAD Development**

Tony Miranda, Planning and Dev Specialist  
**SUBMITTED BY:**

Stephen M. Pelz, Executive Director  
**APPROVED BY:**

**SUPPORTING DATA:** Resolution No. 2666

**NARRATIVE:**

On September 10, 2025, the Board of Commissioners of the Housing Authority of the County of Kern (the "Authority") adopted Resolution No. 2647, which authorized the allocation of 153 project-based vouchers for the Little Village RAD development. As part of the RAD conversion process utilizing a RAD/Section 18 Blend, the Authority is required to obtain written confirmation of support from the local municipality in which the development is located.

The County of Kern's letter of support was to be received prior to Board approval but the letter was received after the Board adopted Resolution No. 2647. This resolution serves to reaffirm and ratify the Board's approval and authorization to use both RAD and Section 18 strategies for Little Village RAD.

**RESOLUTION NO. 2666 AUTHORIZING THE ALLOCATION OF 153 PROJECT BASED VOUCHERS THROUGH THE AGENCY'S USE OF REPOSITIONING STRATEGIES, INCLUDING RENTAL ASSISTANCE DEMONSTRATION (RAD) AND SECTION 18, OR A COMBINATION THEREOF, TO FACILITATE THE PROPOSED BLEND ACTION FOR THE LITTLE VILLAGE RAD DEVELOPMENT**

I, Stephen Pelz, Secretary of the Board of Commissioners of the Housing Authority of the County of Kern, do hereby certify that the following Resolution, proposed by Commissioner \_\_\_\_\_, and seconded by Commissioner \_\_\_\_\_, was duly passed and adopted by said Board of Commissioners at an official Meeting thereof this 11<sup>th</sup> day of February, 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

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

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**RESOLUTION NO. 2666**

WHEREAS, on September 10, 2025, the Board of Commissioners adopted Resolution No. 2647 authorizing the Housing Authority of the County of Kern (the "Authority") to pursue repositioning strategies in accordance with its HUD-approved PHA Plan, including but not limited to Rental Assistance Demonstration ("RAD") conversion, Section 18 demolition and/or disposition, conversion, or any combination of such strategies, as permitted under applicable federal regulations and HUD guidance; and

WHEREAS, pursuant to the Authority's PHA Plan, the Authority is authorized to utilize all available repositioning tools, individually or in combination, in order to preserve affordable housing, improve long-term financial viability, and further the Authority's mission; and

WHEREAS, as part of the Section 18 disposition approval process under 24 CFR Part 970, written support from the local municipal government is required; and

WHEREAS, subsequent to adoption of Resolution No. 2647, the Authority received a formal Municipal Support Letter from the County of Kern expressing its support for the proposed RAD/Section 18 blended repositioning action; and

WHEREAS, the Board of Commissioners desires to formally acknowledge receipt of the Municipal Support Letter and to reaffirm and ratify its prior authorization in order to ensure a clear, complete, and accurate administrative record for submission to the U.S. Department of Housing and Urban Development (“HUD”);

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners confirms its continued authorization for the Authority to utilize all repositioning strategies authorized under its PHA Plan—including RAD conversion, Section 18 demolition and/or disposition, conversion, or any blended combination thereof—in furtherance of the approved repositioning action for Little Village RAD; and

BE IT FURTHER RESOLVED that the Board confirms its continued authorization for the Authority to proceed with the previously approved RAD/Section 18 blended repositioning strategy; and

BE IT FURTHER RESOLVED that the Executive Director, or designee, is authorized to submit this Resolution, and all related documentation to HUD, and to take such further actions as may be necessary or appropriate to carry out the intent of this Resolution.

# AGENDA ITEM SUBMISSION SHEET

Date: February 11, 2026

**TITLE:** **Resolution No. 2667** Authorization to **Purchase & Lease Real Property Located at 530 4<sup>th</sup> Street, Bakersfield, CA 93304** (APN # 009-401-06, 009-401-07, 009-403-22, 009-403-24, 009-403-10, 009-403-11, 009-403-12) and Finding Project Is Categorically Exempt From CEQA

Stephen M. Pelz, Executive Director

**SUBMITTED BY:**

Stephen M. Pelz, Executive Director

**APPROVED BY:**

**SUPPORTING DATA:** Resolution 2667

**NARRATIVE:**

The attached resolution authorizes the Housing Authority to purchase 530 4<sup>th</sup> Street from the Bakersfield Senior Center, Inc. (BSC) and lease the property back to BSC. The resolution further authorizes the Executive Director to execute all documents necessary to complete the purchase of the property and lease of the property back to BSC. The resolution also includes findings the purchase is categorically exempt from CEQA.

**RESOLUTION NO. 2667 AUTHORIZATION  
TO PURCHASE & LEASE REAL  
PROPERTY AT 530 4<sup>th</sup> STREET,  
BAKERSFIELD, CA 93304 (APN # 009-  
401-06, 009-401-07, 009-403-22, 009-403-  
24, 009-403-10, 009-403-11, 009-403-12)  
AND FINDING PROJECT IS  
CATEGORICALLY EXEMPT FROM CEQA**

I, Stephen Pelz, Secretary of the Board of Commissioners of the Housing Authority of the County of Kern (the "**Board**"), certify that the following Resolution, proposed by Commissioner \_\_\_\_\_, and seconded by Commissioner \_\_\_\_\_, was duly passed and adopted by the Board at an official Meeting of the Board on February 11, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

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

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**Resolution No. 2667**

WHEREAS, the Housing Authority of the County of Kern (the "**Authority**") is a duly formed housing authority of the State of California, and is vested with the responsibilities set forth in Division 24, Part 2, Article 4 (Sections 343310-34334) of the California Health and Safety Code, which include providing low and moderate income housing within its jurisdiction, and is governed by the Board;

WHEREAS, the Authority has the authority to provide such housing within the jurisdiction of the City of Bakersfield (the "**City**"), pursuant to a cooperative agreement between the City and the Authority;

WHEREAS, the Bakersfield Senior Center, Inc. (the "**BSC**") is the current owner of that certain real property located at 530 4<sup>th</sup> Street, Bakersfield, California (the "**Property**") and desires to convey the Property to the Authority pursuant to the terms of the Option Agreement dated July 24, 2023 between the BSC and the Authority ;

WHEREAS, it is in the best interest of the Authority to purchase the Property for \$1 and Lease it to the BSC for \$1 per month;

WHEREAS, the Authority and the BSC desire to enter into any and all documents, including but not limited to, a purchase and sale agreement, lease agreement, assignment agreements, a PCOR, and any other documents necessary to convey the Property from the BSC to the Authority and for the Authority to Lease the Property to the BSC ("**Transfer and Lease Documents**");

WHEREAS, the Purchase of the Property is exempt from CEQA pursuant to Class 32, Section 15332 of the CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED: That the Authority shall purchase the Property from the BSC, and the Authority shall lease the Property to the BSC, and the Authority shall enter into the Transfer and Lease Documents.

FURTHER RESOLVED: That Stephen M. Pelz, the Executive Director of the Authority (the "**Executive Director**"), with the advice and assistance of legal counsel, hereby is authorized, empowered and directed, acting alone on behalf of the Authority, to (i) execute any and all necessary documents listed in and/or contemplated by this resolution, and (ii) take any and all other actions contemplated by this resolution.

FURTHER RESOLVED: That the Executive Director, acting alone on behalf of the Authority, shall be authorized to execute and certify any other form of resolution required by any lender, investor, regulator or other third party involved in the transaction, so long as the Executive Director and counsel to the Authority determine that the substance of such resolution does not materially conflict with the substance of this resolution.

RESOLVED FURTHER: That to the extent that any actions authorized herein have already been performed, such actions are ratified and approved.

## **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, **March 11, 2026**, at 2:00 p.m. at the Housing Authority's Central Office Board Room, located at 601 24th Street, Bakersfield, California.