

**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,
FEBRUARY 11, 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, February 11, 2026, at 2 p.m.**

Commissioners: Raju Jassar, Carlos Baldovinos, Jessica Janssen, Carter Beardsley, Maurice Preston
Absent: Ingrid Lake, Jerry Winkle
Legal Counsel: Alan Peake
HA Staff: Stephen Pelz, Patty Fernandez, Diana Elliott Isabel Moreno, Mardi Sharples, Maria Guzman, Jackeline Soto
Guests: MaryAnn Rodriguez, Freda Banks, Maria Cuellar

2. ADOPTION OF AGENDA

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

3. PUBLIC COMMENTS

MaryAnn Rodriguez, a tenant at Plaza Towers Annex, raised questions regarding lease violation notice.

Freda Banks, a tenant at Plaza Towers Annex, raised concerns regarding alleged illegal activity and ongoing elevator issues, emphasizing the hardship this creates for residents, particularly those with mobility impairments. She also expressed concerns about the building's glass entry doors during high winds and about security personnel performance, inconsistent monitoring and alleging that some guards remain in vehicles rather than actively patrolling the property.

S. Pelz reported that they have been actively following up with the elevator company to expedite repairs to the inoperable elevator. A required part has been ordered; however, an estimated time of arrival has not yet been provided.

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

Commissioner Baldovinos reported on the annual Point-in-Time Count, approximately 300 volunteers participated over three days, covering sheltered, unsheltered, and outlying areas. He expressed hope that results will show a continued decrease in the unsheltered population. Final numbers are expected within the next two to three months.

5. CONSENT AGENDA

- A. Approval of the Minutes of the Regular Meeting of **January 14, 2026**, held at 2 p.m.
- B. Claims
- C. Personnel Transactions
- D. **Resolution No. 2665**, Fixing the Employer Contribution at an Equal Amount for Employees Under the Public Employees Medical and Hospital Care Act (**PERS**)

A motion was made to Approve the Consent Agenda item 5(A) to 5(D) by Commissioner Baldovinos and seconded by Commissioner Janssen. It was carried by R. Jassar, and C. Beardsley. Absent: I. Lake, and J. Winkle. Abstain: M. Preston.

6. EXECUTIVE DIRECTOR

A. Report on **Government Funding Changes**

S. Pelz, provided a report on potential changes in government funding and their impact on the Agency, outlining federal, state, and local funding sources. He noted that federal funding remains stable for 2026. The Continuum of Care program is expected to be renewed following litigation that preserved prior-year funding levels. Although the Public Housing Operating Fund experienced a 14% reduction, the impact on the Agency will be minimal due to RAD conversions and available reserves. The Capital Fund remains level funded. The Housing Choice Voucher Program reflects an 8.8% increase, and while final allocations are pending, no significant impact is anticipated. Overall, the Agency expects funding levels to remain stable for 2026.

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

B. Report on Social **Media Efforts**

Lizbeth Worley, Landlord Liaison, provided an update on the Agency's social media presence. She reported significant growth since November, with February totals reaching 2,889 followers, 688 interactions, and 145,621 views. Compared to November, views increased by 538%, interactions by 191.5%, and followers by 4.7%. Recruitment posts generated the highest engagement. Lizbeth noted that the increased online presence has strengthened connections with residents, landlords, and community partners, and supports the Agency's efforts to share information and resources effectively. Lizbeth noted that the Agency generally posts the same content on both Facebook and Instagram, as the accounts are connected. However, she reported that Facebook generates higher engagement and interaction compared to Instagram.

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

C. Authorization to Approved the Formation of a Scholarship Selection Committee for the Agency's **2026 Max Bacerra Scholarship Awards Program**

Mardi Sharples, Housing Administrator, reported on the annual Scholarship Program for Section 8 participants and public housing residents. Applications are being promoted through staff communications, with a submission deadline of May 1, 2026. She requested Board authorization to appoint two Commissioners to serve on the Scholarship Committee to review and score applications. Scholarship awards are anticipated to be presented in June.

Chairman Jassar nominated Carter Beardsley and Jessica Janssen to be part of the Committee.

A motion was made to Approve the Appointment of Carter Beardsley and Jessica Janssen to serve on the Scholarship Selection Committee by Commissioner Baldovinos and seconded by Commissioner Preston. It was carried by R. Jassar, J. Janssen, and C. Beardsley. Absent: I. Lake, and J. Winkle. There were no abstentions.

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 – 24th Street, Bakersfield, Ca.

8. 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, February 11, 2026, at 2:00 p.m., by Commissioner Beardsley and seconded by Commissioner Janssen. It was carried by R. Jassar, C. Baldovinos and M. Preston. Absent: I. Lake, and J. Winkle. There were no abstentions.

ATTEST:



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



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