

Joe Neves, Chairman
Richard Fagundes, Vice-Chairman

Richard Valle
Doug Verboon
Craig Pedersen

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Hanford, California 93230
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Corcoran, California 93212
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SPECIAL BOARD OF COMMISSIONERS' MEETING

JANUARY 24, 2023

AGENDA

**LOCATION: 680 N. DOUTY STREET
HANFORD, CALIFORNIA**

1:30 P.M.

**THIS MEETING IS CONDUCTED IN ACCORDANCE WITH THE
REQUIREMENTS OF THE GOVERNOR'S EXECUTIVE ORDER N-33-20
NO PUBLIC MEMEBERS WILL BE ALLOWED IN THE MEETING
THE MEETING WILL BE HELD BY TELECONFERENCE AT THE ABOVE LOCATION.**

MEMBERS OF THE PUBLIC MAY DIAL IN.

United States: [+1 \(408\) 650-3123](tel:+14086503123)

Access Code: 331-605-093

- 1) Roll Call
- 2) **Unscheduled Appearances**

Any person may address this Board at this time on any item on the agenda, or on any other item of interest to the public, that is within the subject matter jurisdiction of the Board. Three (3) minutes are allowed for each item.
- 3) **Appointment of Officers for 2023 Calendar Year (Chairman and Vice Chairman)**
- 4) **Review and Approval of September 21, 2022 Special Board Meeting Minutes** **Pages 1-2**
- 5) **Review and Approval of November 10, 2022 Special Board Meeting Minutes** **Pages 3-4**
- 6) **Unfinished Business:**
 - A. None
- 7) **New Business:**
 - A. Appointment filling vacancy on the Kings County Management & Development Corporation Board.
- 8) **Correspondence:**
 - A. Letter providing scoring information for Housing Authority of Kings County Section 8 Management Assessment Program (SEMAP) for fiscal year ending September 30, 2022 is 96% and designation is high. **Pages 5-6**
- 9) **Management**
 - A. Current Status of Program Operations **Page 7**
- 10) **Close Session**
 - A. Regarding Litigation (None)
 - B. Regarding Employee Relations (None)
- 11) **Open Session**
- 12) **Commissioners' Items**
- 13) **Adjournment**

Any Late Documents relating to an agenda item that are distributed to the Commissioners less than 72 hours prior to the scheduled meeting are available for public inspection, at the time they are distributed to the Commissioners, at the Administrative Office as addressed below.

THE 733RD MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE COUNTY OF KINGS CALIFORNIA

The Special Meeting of the Board of Commissioners of the Housing Authority of the County of Kings was called to order September 21, 2022 at 10:07 a.m. by Chairman Neves

The Meeting was conducted via Teleconference

1) ROLL CALL

Secretary Sandra Jackson-Bobo called the roll:

PRESENT: Joe Neves
Craig Pedersen
Richard Valle
ABSENT: Richard Fagundes
Doug Verboon

Also present were the following:

Sandra Jackson-Bobo - HAKC Executive Director
Michele Rodrigues - HAKC Finance Manager
Robert Gin - HAKC Attorney

2) UNSCHEDULED APPEARANCES

NONE

3) REVIEW AND APPROVAL OF JULY 27, 2022 SPECIAL BOARD MEETING MINUTES

A motion was presented by Commissioner Pedersen to approve the minutes for the Special Board Meeting for July 27, 2022. Commissioner Neves seconded the motion and the minutes were approved by the following votes: Ayes- Neves and Pedersen. Noes-None. Absent-Fagundes and Verboon Abstentions - Valle.

4) UNFINISHED BUSINESS:

NONE

5) NEW BUSINESS

A. REVIEW AND APPROVAL BY RESOLUTION CHANGES TO HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN TO REFLECT CHANGES IN THE PAYMENT STANDARD. RESOLUTION #22-07

A motion to approve was presented by Commissioner Pedersen for the approval of the changes to the Housing Choice Voucher Administrative Plan for the Payment Standard. Commissioner Neves seconded the motion and it was approved by the following votes: Ayes- Neves, Valles and Pedersen. Noes-None. Absent-Fagundes and Verboon Abstentions - None.

B. REVIEW AND APPROVAL OF CHANGES TO FFS ACTION PLAN

A motion to approve was presented by Commissioner Pedersen for the approval of changes made to the FFS Action Plan. Commissioner Valle seconded the motion and it was approved by the following votes: Ayes- Neves, Valles and Pedersen. Noes-None. Absent-Fagundes and Verboon Abstentions - None.

6) CORRESPONDENCE

NONE

7) MANAGEMENT

A. Current Status of Program Operations

8) CLOSED SESSION

A. Regarding Litigation (NONE)

B. Regarding Employee Relations (NONE)

9) OPEN SESSION

NONE

10) COMMISSIONER'S ITEMS

NONE

11) ADJOURNMENT

There being no further business, the meeting was adjourned at 10:20 a.m.

Secretary

THE 734TH MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE COUNTY OF KINGS CALIFORNIA

The Special Meeting of the Board of Commissioners of the Housing Authority of the County of Kings was called to order November 10, 2022 at 9:04 a.m. by Chairman Fagundes

The Meeting was conducted via Teleconference

1) ROLL CALL

Secretary Sandra Jackson-Bobo called the roll:

PRESENT: Richard Fagundes
Doug Verboon
Richard Valle
ABSENT: Joe Neves
Craig Pedersen

Also present were the following:

Sandra Jackson-Bobo - HAKC Executive Director
Michele Rodrigues - HAKC Finance Manager
Robert Gin - HAKC Attorney

2) UNSCHEDULED APPEARANCES

NONE

3) REVIEW AND APPROVAL OF SEPTEMBER 21, 2022 SPECIAL BOARD MEETING MINUTES

The matter was tabled as only one (1) Board member who was present at the September 21, 2022 Special Board Meeting was in attendance at this meeting.

4) UNFINISHED BUSINESS:

NONE

5) NEW BUSINESS

A. REVIEW AND APPROVAL OF THE SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP) FOR THE FISCAL YEAR ENDING SEPTMBER 30, 2022. RESOLUTION #22-08

A motion to approve was presented by Commissioner Verboon for the approval of the Section Eight Management Assessment Program (SEMAP). Commissioner Valle seconded the motion and it was approved by the following votes: Ayes- Fagundes, Valle and Verboon. Noes-None. Absent- Neves and Pedersen Abstentions - None.

6) CORRESPONDENCE

NONE

7) MANAGEMENT

A. Current Status of Program Operations

8) CLOSED SESSION

A. Regarding Litigation (NONE)

Name of case: Galvez Sanchez v. Housing Authority if the County of Kings

HUD File No: 09-22-1318-8

The Board went into closed session at 9: 08a.m. to discuss with legal counsel the case Galvez Sanchez v. Housing Authority of the County of Kings HUD File No. 09-22-1318-8. The Board reconvened from close session at 9:12 a.m. Bob Gin reported out no action was taken in closed session.

B. Regarding Employee Relations (NONE)

9) OPEN SESSION

NONE

10) COMMISSIONER'S ITEMS

NONE

11) ADJOURNMENT

There being no further business, the meeting was adjourned at 9:13 a.m.

Secretary



U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
600 Harrison Street
San Francisco, California 94107-1387
www.hud.gov
espanol.hud.gov

January 9, 2023

Sandra Jackson-Bobo
Executive Director
Housing Authority of Kings County
680 N Douty Street
Hanford, CA 93230

Dear Ms. Jackson-Bobo,

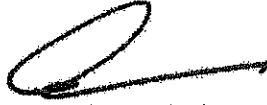
This letter provides the scoring information for the **Housing Authority of Kings County** Section 8 Management Assessment Program (SEMAP) for fiscal year ending **September 30, 2022**. SEMAP enables HUD to better manage the Housing Choice Voucher (HCV) program by identifying PHA capabilities and deficiencies related the administration of the HCV program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The **Housing Authority for Kings County** final score for fiscal year ending **September 30, 2022**, is **96%**. The Housing Authority's overall designation is **High**. The following are the scores for each indicator:

Indicator	1	Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a)	15
Indicator	2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507	20
Indicator	3	Determination of Adjusted Income (24 CFR Part 5, Subpart F and 24 CFR 982.516)	20
Indicator	4	Utility Allowance Schedule (24 CFR 982.517)	5
Indicator	5	HQS Quality Control (24 CFR 982.405(b))	5
Indicator	6	HQS Enforcement (24 CFR 982.404)	10
Indicator	7	Expanding Housing Opportunities (24 CFR 982.54(d)(5), 982.301(a) 982.301(b)(4), 982.301(b)(12))	5
Indicator	8	Payment Standards (24 CFR 982.503)	5
Indicator	9	Timely Annual Reexaminations (24 CFR 5.617)	10
Indicator	10	Correct Tenant Rent Calculations (24 CFR 982 Subpart K	5
Indicator	11	Pre-Contract HQS Inspections (24 CFR 982.305)	5
Indicator	12	Annual HQS Inspections (24 CFR 982.405(a))	10
Indicator	13	Lease-up	15
Indicator	14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	N/A
Indicator	15	Deconcentration Bonus	0

Thank you for cooperation with the SEMAP process. Should you have any questions concerning your scores or required corrective actions you may contact Sapna Talati, Portfolio Management Specialist, at Sapna.A.Talati@hud.gov or (415) 489-6457.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gerard R. Windt', with a long horizontal stroke extending to the right.

Gerard R. Windt
Director
Office of Public Housing



MANAGEMENT REPORT

Prepared for the Board of Commissioners Special Meeting
 January 24, 2023

1) The Occupancy Rates are as follows:

Section 8	526 1 Port In
53-1 Hanford	7 Vacancies, 1 Scheduled Move-in
53-2 Corcoran	2 Vacancies
53-4 Armona	100% Occupied
KC1 Armona	100% Occupied
KC2 Hanford	100% Occupied
Kettleman City	100% Occupied
Admin	1 Vacancy
Cameron Commons	2 Vacancies, 1 Scheduled Move-in
Corcoran Station	3 Vacancies
Anchors	5 Vacancies, 2 Scheduled Move-ins
Lem / 198	100% Occupied
Basil Home	100% Occupied
Lemoore Meyers Home	1 Vacancy

2) Progress Report – Capital Fund Program