

Housing Authority of the County of Stanislaus

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MINUTES

HOUSING AUTHORITY OF THE COUNTY OF STANISLAUS

Special Board of Commissioners Meeting of
November 10, 2016

The meeting was called to order by Chairperson Estacio at 5:45 P.M.

ROLL CALL:

PRESENT: Chairperson Estacio, Vice chair Hoek and commissioner Ploof

ABSENT: Commissioner Haile, Commissioners Degele

OFFICERS: Barbara Kauss, Executive Director
Philip B. Avila, General Counsel
Temporary Clerk of the Board

Election of Officers for Forthcoming Year- Chair and vice Chair

Vice Chair nominated Estacio for Chair and second by commissioner Ploof.

Nomination for the Vice chair was motioned by chairperson Estacio and second by commissioner Ploof.

GENERAL PUBLIC COMMENT PERIOD AND RECOGNITION OF GUESTS

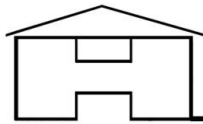
Chairperson Estacio welcomed guests and staff, opened the floor for Public Comment. The Public Comment period was closed when there were no requests to address the Board.

APPROVAL OF MINUTES

EXECUTIVE DIRECTOR REPORT

The Housing Choice Voucher (“HCV”) program assisted 4,531 households, at 94.53% Year to Date lease up and has utilized 104.3% of the Annual Budget Authority through the end of October 2016.

The occupancy rate for the Public Housing (“PH”) units was at 99% and occupancy for the Farm Labor Housing program was 99% occupancy through the end of October 2016.



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Barbara Kauss, the Executive Director some funds were used to catch up on entering the (“PH”) applications that were not entered in the system and were backed up. Changes to the policy will be made in regards to the application status process.

Development Report:

The Authority was contacted by the County and requested that a proposal for the Westley Bunkhouse Single Room Occupancy be submitted. Staff is working on a proposal to submit to the County for this project.

Glendale Annex is a project designed for chronically homeless veterans, staff is working on the development of specification to construct two and three bedroom units on the three in-fill lots.

The Authority staff is working on the concept of a land trust for 25 lots and the site where the homes would be constructed and sold. The Authority would retain ownership of the land. Since there are very few models of this type of agreement the plans are being reviewed to determine the best method to follow to develop an agreement which will be better suited for the market and first time home buyers.

Barbara Kauss, the Executive Director also spoke in regards to the 2300 square foot bunk house that the Housing Authority is looking into building. Currently waiting on bids and pricing to move forward with the project.

Little Libraries

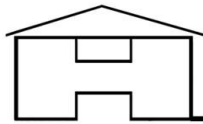
The Authority has established “Little Libraries” at the Village One Community Center and West View Gardens Community Center as a way to promote literacy for the children and families at the PH developments. The Little Library provides free books for residents to take and read. When those who have taken the books are done with them the book may be returned or replace the book with another book

FINANCIAL REPORT

The Finance Director, Linh Luong, presented to the BOC the Financial Report, the Annual Audit Year End and the Check Register.

Approval of the Financial Report and Check Register was made by Vice Chair Hoek and seconded by Commissioner Ploof.

Ayes: Chairperson Estacio



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Action Agenda

Item removed from the Agenda

- ~~1. Consider Resolution No.16-17-01 Resolution Proposed Accepting letter with Union to Modify Memorandum of Understanding of Pay schedule.~~

Adjournment to Closed Session:

Meeting was adjourned at 6:09pm.

Closed Session:

No reportable, the motion was made by commissioner Hoek and second by commissioner Ploof. Meeting was adjourned at 6:30pm.