

Housing Authority of the County of Stanislaus

...also serving Alpine ▪ Amador ▪ Calaveras ▪ Inyo ▪ Mariposa ▪ Mono ▪ Tuolumne Counties.

MINUTES

HOUSING AUTHORITY OF THE COUNTY OF STANISLAUS

Special Board of Commissioners Meeting of
December 8, 2016

The meeting was called to order by Chairperson Estacio at 5:31 P.M.

ROLL CALL:

PRESENT: Chairperson Estacio, Vice Chair Hoek, Commissioner Ploof, Commissioner Haile,
Commissioner Cheeseman

ABSENT: Commissioner Degele (Arrived at 5:42pm)

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

INTRODUCTION TO COMMISSIONER CHEESEMAN

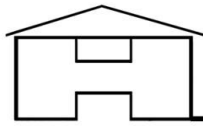
Chairman Estacio introduced Kenneth Cheeseman as a new Commissioner.

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 OF THE SPECIAL MEETING OF SEPTEMBER 27, 2016 AND NOVEMBER 10, 2016

Approval of the Minutes of the special meeting September 27, 2016 and November 10, 2016 was made by Chairperson Estacio and seconded by Commissioner Haile and unanimously approved.



Housing Authority of the County of Stanislaus

...also serving Alpine ▪ Amador ▪ Calaveras ▪ Inyo ▪ Mariposa ▪ Mono ▪ Tuolumne Counties.

EXECUTIVE DIRECTOR REPORT

The Housing Choice Voucher (“HCV”) program assisted 4,538 households, at 94.68% Year to Date lease up and has utilized 103.9% of the Annual Budget Authority through the end of November 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 November 2016.

Barbara Kauss mentioned the upcoming NAHRO meetings scheduled in January and March of 2017 and invited interested Commissioners to attend.

Barbara Kauss informed the Board the Housing Authority received Most Innovative Safety Award from California Housing Workers Compensation Authority (CHWCA) for the Healthy U workplace wellness program resulting in a monetary award of \$6,000.

Development Report:

The Authority was contacted by Stanislaus County and requested a proposal for the Westley Single Room Occupancy Bunkhouse. Staff is preparing a proposal for submission to the County.

The Glendale Annex project is designed for chronically homeless veterans. Staff is coordinating the specification development for the construction of two and three bedroom units on three in-fill lots.

The Authority staff is working on a land trust concept for a lot of 25 homes to be constructed and sold while the Authority retains ownership of the land. With few existing agreement models, available, the plans are being reviewed to determine the best agreement development method most suitable for the market and first time home buyers.

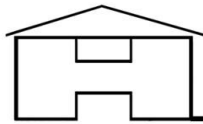
The Authority is currently awaiting bids and pricing to proceed with the Bunk House project.

Little Libraries

The Authority has established “Little Libraries” at Village One Community Center and West View Gardens Community Center to promote literacy for children and families. The Little Library provides free books for residents to take and read and return when completed.

FINANCIAL REPORT

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



Housing Authority of the County of Stanislaus

...also serving Alpine ▪ Amador ▪ Calaveras ▪ Inyo ▪ Mariposa ▪ Mono ▪ Tuolumne Counties.

The motion to approve the Financial Report and Check Register was made by Commissioner Haile and seconded by Commissioner Degele and unanimously approved.

Action Agenda

1. Consideration of Resolution No. 16-17-02 – Resolution Proposed Records Retention Policy.

Chairperson Estacio invited Public Comment, hearing none, moved to ask for Board discussion and vote.

On a motion by Vice Chair Hoek and a second by Commissioner Degele Resolution No. 16-17-02 was approved by the following roll call vote:

Ayes:	Commissioner Ploof, Commissioner Haile, Commissioner Cheeseman and Chairperson Estacio
Abstain:	None
Nays:	None
Absent:	None

2. Consideration of Resolution No. 16-17-03 – Resolution Proposed Approval of Side letter to the Memorandum of Understanding with AFSCME Local 10.

Chairperson Estacio invited Public Comment, hearing none, moved to ask for Board discussion and vote.

On a motion by Commissioner Haile and a second by Commissioner Degele Resolution No. 16-17-03 was approved by the following roll call vote:

Ayes:	Commissioner Ploof, Commissioner Cheeseman, Vice Chair Hoek and Chairperson Estacio
Abstain:	None
Nays:	None
Absent:	None

Adjournment to Closed Session:

Meeting was adjourned at 6:09pm.

Closed Session:

No reportable action was taken. Motion to adjourn was made by commissioner Hoek and second by commissioner Ploof and unanimously approved. Meeting was adjourned at 6:30pm.