



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

Board of Commissioners Meeting of
February 9, 2017

The meeting was called to order by Vice Chair Hoek at 5:30 P.M.

ROLL CALL:

PRESENT: Commissioner Ploof, Commissioner Degele, Commissioner Cheeseman,
Commissioner Griggs, Vice Chair Hoek, Chairperson Estacio

ABSENT: Commissioner Haile

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

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 REGULAR MEETING OF JANUARY 12, 2017

Including correction to spelling of the word "December", approval of the Minutes of the regular meeting of January 12, 2017 was made by Commissioner Degele and seconded by Commissioner Griggs and unanimously approved.

EXECUTIVE DIRECTOR REPORT

The Housing Choice Voucher ("HCV") program assisted 4,436 households, at 93.73% Year to Date lease up and has utilized 101.8% of the Annual Budget Authority through the end of January 2017.

The occupancy rate for the Public Housing ("PH") units was at 100% and occupancy for the Farm Labor Housing program was 99% occupancy through the end of January 2017.



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Development Report:

Stanislaus County contacted the Authority requesting 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.

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

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

FINANCIAL REPORT

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

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

ACTION AGENDA

1. Consideration of Resolution No. 16-17-04 –Resolution Proposed Amendment to OMS Rehabilitation Contract for Wesley and Empire OMS Center

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

On a motion by Commissioner Degele and a second by Vice Chair Hoek Resolution No. 16-17-04 was approved by the following roll call vote:

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



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2. Consider Resolution No. 16-17-05- Resolution Proposed Approval of Memorandum of Understanding with AFSCME Local 10

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

On motion by Vice Chair Hoek and a seconded by Commissioner Degele Resolution No. 16-17-05 was approved by the following roll call vote:

Ayes:	Commissioner Ploof, Commissioner Degele, Commissioner Cheeseman, Commissioner Griggs, Vice Chair Hoek, Chairperson Estacio
Abstain:	None
Nays:	None
Absent:	Commissioner Haile

3. Consider Resolution No. 16-17-06- Resolution Proposed Revised and Updated Housing Authority Personnel Policy

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

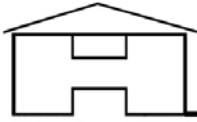
On motion by Vice Chair Hoek and a seconded by Commissioner Degele Resolution No. 16-17-06 was approved by the following roll call vote:

Ayes:	Commissioner Ploof, Commissioner Degele, Commissioner Cheeseman, Commissioner Griggs, Vice Chair Hoek, Chairperson Estacio
Abstain:	None
Nays:	None
Absent:	Commissioner Haile

4. Consider Resolution No. 16-17-07- Resolution Proposed Contract Architectural Services

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

On motion by Commissioner Degele and seconded by Vice Chair Hoek Resolution No. 16-17-07



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Ayes: Commissioner Ploof, Commissioner Degele, Commissioner Cheeseman,
Commissioner Griggs, Vice Chair Hoek, Chairperson Estacio
Abstain: None
Nays: None
Absent: Commissioner Haile

Adjournment to Closed Session:

Being no further business, on a motion by Vice Chair Hoek and seconded by Commissioner Degele the Regular meeting adjourned to go into Closed Session at 6:56 pm.

Closed Session:

No reportable action was taken. Motion to adjourn was made by Vice Chair Hoek and seconded by commissioner Degele and unanimously approved. Meeting was adjourned at 7:45pm.