

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
March 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 Haile, Commissioner Cheeseman, Vice Chair Hoek,
ABSENT: Commissioner Griggs, Chairperson Estacio
OFFICERS: Barbara Kauss, Executive Director
Philip B. Avila, General Counsel
Kimberly Murdaugh, Temporary Clerk of the Board

PUBLIC COMMENT PERIOD AND RECOGNITION OF GUESTS

Vice Chair Hoek 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.

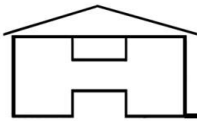
APPROVAL OF MINUTES OF THE REGULAR MEETING OF MARCH 9, 2017

Approval of the Minutes of the regular meeting of March 9, 2017 was made by Commissioner Degele and seconded by Commissioner Ploof and unanimously approved.

EXECUTIVE DIRECTOR REPORT

The Housing Choice Voucher (“HCV”) program assisted 4403 households, at 93.35% Year to Date lease up and has utilized 100.6% of the Annual Budget Authority through the end of February 2017.

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 February 2017.



Housing Authority of the County of Stanislaus

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

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 Commissioner Degele and seconded by Commissioner Haile and unanimously approved.

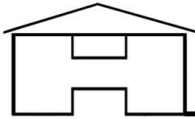
ACTION AGENDA

1. Consideration of Resolution No. 16-17-08- Resolution Proposed MOU between HACS and City of Riverbank

Vice Chair Hoek 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. 16-17-08 was approved by the following roll call vote:

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



Housing Authority of the County of Stanislaus

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

2. Consider Resolution No. 16-17-09- Resolution Proposed Purchase of a Phone System

Vice Chair Hoek invited Public Comment, hearing none, moved to ask for Board discussion and vote.

On motion by Commissioner Degele and a seconded by Commissioner Haile Resolution No. 16-17-09 was approved by the following roll call vote:

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

~~3. Consider Resolution No. 16-17-10- Resolution Proposed Loan to Great Valley Housing Development for Purchase of 18th Street Property~~

Action item 3 and the corresponding resolution were removed from the agenda prior to commencement of the meeting.

4. Consider Resolution No. 16-17-11- Resolution Proposed Approval to enter into contract with The City of Modesto for a grant under Community Development Block Grant (CDBG) for 201 E. Coolidge Ave, Modesto and 608 E. Granger Ave, Modesto

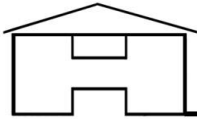
Vice Chair Hoek invited Public Comment, hearing none, moved to ask for Board discussion and vote.

On motion by Commissioner Haile and seconded by Commissioner Ploof Resolution No. 16-17-11 was approved by the following roll call vote:

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

Matters Too Late for Agenda:

1. Consider Resolution No. 16-17-10 Resolution Proposed Approving Negotiate and Purchase Land at 416 East Coolidge Modesto and Enter Agreement with the City of Modesto to Receive CDBG Funds and Expend up to \$250,000 in Housing Authority Funds.



Housing Authority of the County of Stanislaus

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

On motion by Commissioner Haile and a seconded by Commissioner Ploof Resolution, Resolution No. 16-17-10 was placed on the agenda.

Vice Chair Hoek invited Public Comment, hearing none, moved to ask for Board discussion and vote.

On motion by Commissioner Ploof and a seconded by Commissioner Cheeseman Resolution No. 16-17-10 was approved by the following roll call vote:

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

Adjournment to Closed Session:

Being no further business, on a motion by Commissioner Degele and seconded by Commissioner Haile the Regular meeting adjourned to go into Closed Session at 6:41 p.m.

Closed Session:

No reportable action was taken. Motion to adjourn was made by Commissioner Degele and seconded by commissioner Haile and unanimously approved. Meeting was adjourned at 7:40p.m.