

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
June 8, 2017

The meeting was called to order by Chairperson Estacio at 5:30 P.M.

ROLL CALL:

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

ABSENT: Commissioner Ploof

OFFICERS: Barbara Kauss, Executive Director
Philip B. Avila, General Counsel
Jim Kruse, Clerk of the Board/Deputy Director

MOMENT OF SILENCE FOR ADI RANDOLPH

Chairperson Estacio requested a moment of silence in remembrance of long time employee Adi Randolph

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 April 13, 2017

Approval of the Minutes of the regular meeting of April 13, 2017 was made by Commissioner Haile and seconded by Commissioner Hoek and unanimously approved.

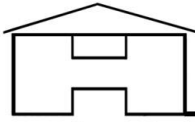
EXECUTIVE DIRECTOR REPORT

The Housing Choice Voucher (“HCV”) Program assisted 4365 households, is at 92.73% Year to Date lease up and has utilized 100.2% of the Annual Budget Authority through the end of April 2017.

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

The Housing Choice Voucher (“HCV”) Program assisted 4328 households, is at 92.43% Year to Date lease up and has utilized 100.1% of the Annual Budget Authority through the end of May 2017.

The occupancy rate for the Public Housing (“PH”) units was at 99% and occupancy rate for the



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Farm Labor Housing program was 99% occupancy through the end of May 2017.

National NAHRO Conference

Commissioners interested in attending the National NARHO Conference were requested to contact the Clerk of the Board for registration.

Development Report:

Jim Kruse, Deputy Director presented the Development Report.

Information Technology Report:

Eric Arguello, Director of IT presented the Information Technology Report.

PUBLIC COMMENT PERIOD

At 5:43pm Chairperson Estacio re-opened the Public Comment Period to allow a member of the public to address the Board of Commissioners.

INFORMATION ITEMS

The Housing Authority purchased a parcel located at 623 Leon St.

CONSENT CALENDAR

Financial Report

Michelle Gonzales, Director of HCVP, presented to the Housing Choice Voucher Financial Report and Linh Luong, Director of Finance presented the Conventional Public Housing Financial Report.

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

ACTION AGENDA

Action Items 1 and 2 were taken together

1. Consider Approving Resolution No. 16-17-13 Awarding Contract for the Housing Authority's Public Housing Landscaping Services.

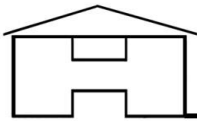
Chairperson Estacio invited Public Comment, hearing none, moved to ask for Board discussion and vote.

On a motion by Commissioner Degele and a second by Commissioner Haile Resolution No. 16-17-13 was approved by the following roll call vote:

Ayes: Commissioner Degele, Commissioner Haile, Commissioner Cheeseman, Commissioner Griggs, Vice Chair Hoek, and Chairperson Estacio.

Abstain: None

Nays: None



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Absent: Commissioner Ploof

2. Consider Approving Resolution No. 16-17-14 Awarding Contract for the Housing Authority's Non-Public Housing Properties Landscaping Services.

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 Commissioner Haile Resolution No. 16-17-14 was approved by the following roll call vote:

Ayes: Commissioner Degele, Commissioner Haile, Commissioner Cheeseman, Commissioner Griggs, Vice Chair Hoek, and Chairperson Estacio.

Abstain: None

Nays: None

Absent: Commissioner Ploof

Action Items 3 and 4 were taken together

3. Consider Approving Resolution No. 16-17-15 Authorizing the Executive Director to enter into the Migrant Center 2017/2018 Fiscal Year Operation and Maintenance Contracts between the State of California Department of Housing and Community Development and the Housing Authority of the County of Stanislaus Contract # Housing Authority-OMS-051.

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 Commissioner Haile Resolution No. 16-17-15 was approved by the following roll call vote:

Ayes: Commissioner Degele, Commissioner Haile, Commissioner Cheeseman, Commissioner Griggs, Vice Chair Hoek, and Chairperson Estacio

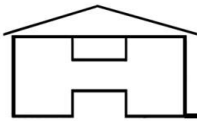
Abstain: None

Nays: None

Absent: Commissioner Ploof

4. Consider Approving Resolution No. 16-17-16 Authorizing the Executive Director to enter into the Migrant Center 2017/2018 Fiscal Year Operation and Maintenance Contracts between the State of California Department of Housing and Community Development and the Housing Authority of the County of Stanislaus Contract # Housing Authority-OMS-050.

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



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

Ayes: Commissioner Degele, Commissioner Haile, Commissioner Cheeseman, Commissioner Griggs, Vice Chair Hoek, and Chairperson Estacio

Abstain: None

Nays: None

Absent: Commissioner Ploof

Action Items 5 and 6 were taken together

5. Consider Approving Resolution No. 16-17-17 Authorizing the Executive Director to enter into negotiations and subsequent Memorandum of Understanding with California Affordable Housing Agency (CalAHA) for Development and Finance Service options for the Housing Authority's Public Housing Portfolio.

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. 16-17-17 was approved by the following roll call vote:

Ayes: Commissioner Degele, Commissioner Haile, Commissioner Cheeseman, Commissioner Griggs, Vice Chair Hoek, and Chairperson Estacio

Abstain: None

Nays: None

Absent: Commissioner Ploof

6. Consider Approving Resolution No. 16-17-18 Authorizing the Executive Director to enter into negotiations and subsequent Memorandum of Understanding with California Affordable Housing Agency (CalAHA) for Development and Finance Service options for the Housing Authority's Development Portfolio.

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

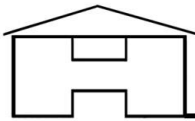
On a motion by Commissioner Degele and a second by Vice Chair Hoek Resolution No. 16-17-18 was approved by the following roll call vote:

Ayes: Commissioner Degele, Commissioner Haile, Commissioner Cheeseman, Commissioner Griggs, Vice Chair Hoek, and Chairperson Estacio

Abstain: None

Nays: None

Absent: Commissioner Ploof



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7. Consideration of Resolution No. 16-17-19 Approving the Intergovernmental Services Agreement Between Housing Authority of the County of Stanislaus and the Housing Authority of the City of Riverbank.

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. 16-17-19 was approved by the following roll call vote:

Ayes: Commissioner Degele, Commissioner Haile, Commissioner Cheeseman, Commissioner Griggs, Vice Chair Hoek, and Chairperson Estacio

Abstain: None

Nays: None

Absent: Commissioner Ploof

WRITTEN CORRESPONDENCE:

HUD Acceptance of Capital Fund Audit letter was provided.

MATTERS TOO LATE FOR AGENDA:

No Items

COMMISSIONERS COMMENTS:

Vice Chair Hoek requested an update at the next meeting on Conant Place Resident Council.

ADJOURNMENT TO CLOSED SESSION:

Being no further business, on a motion by Commissioner Hoek and seconded by Commissioner Haile the Regular meeting adjourned to go into Closed Session at 6:34p.m.

CLOSED SESSION:

Motion to adjourn was made by Vice Chair Hoek and seconded by commissioner Cheeseman and unanimously approved. Meeting was adjourned at 6:56 p.m.

CLOSED SESSION REPORTABLE ACTIONS:

During the Closed Session, the Board of Commissions authorized the Executive Director to purchase Property: Assessor's Parcel Numbers 042-046-001, 042-046-002, 042-046-003, 042-046-004, 042-046-005, 042-046-006, 042-046-007, 042-046-008, 042-046-009, 042-046-010, 042-046-011, on a Motion from Commissioner Degele and Seconded by Commissioner Cheeseman and unanimously approved.