

AMENDED MINUTES

HOUSING AUTHORITY OF THE COUNTY OF STANISLAUS

Meeting of Tuesday, July 27, 2010

The rescheduled meeting was called to order by Vice Chairperson Haile

ROLL CALL:

PRESENT: Commissioners Hoek, Edwards, Stott and Haile

ABSENT: Commissioner Estacio and Kollmeyer

*STAFF: William Fagan, Executive Director/Secretary; *James Kroll, Housing Authority Legal Council; Scott Fitzgerald, Deputy Director of Asset Management; Michele Gonzales, Deputy Director of Section 8 Housing Assistance Programs; Dave Wilson, Property Manager; Chris Held, Property Manager; Janet Wilcox, Property Manager; Don Borgwardt, Housing Development and Construction Supervisor; Steve Falconer, Network Specialist; Maria Spencer, Section 8 Supervisor; and Tamra Losinski, Family Self Sufficiency Specialist*

APPROVAL OF MINUTES

Approval of the Minutes of the Regular Meeting of June 15, 2010 was made by Commissioner Hoek seconded by Commissioner Edwards and unanimously approved.

COMMUNICATIONS - None

**James Kroll, Legal Council for the Housing Authority, joined the meeting in progress.*

FINANCIAL REPORT

Approval of the current Financial Report, as presented by Bill Fagan, was made by Commissioner Hoek, seconded by Commissioner Edwards and unanimously accepted.

SECRETARY'S REPORT

Our Section 8 program for the month ending June 30, 2010 assisted 4023 households with a 97.24% year to date lease up. The occupancy rate in our Low Rent Program was at 99% for the month of June while our Farm Labor came in at 96%. Farm Labor is still holding 2% of the units for the upcoming rehab work.

Currently, the State of California does not have a budget. It would appear that passage of the State Budget could be many days away. Governor Schwarzenegger said he may not sign a budget before he leaves office in the fall.

The California Association of Housing Authorities (CAHA) will have its first State Legislative Conference on August 18th and 19th. Bill Fagan explained that this is the first time the Southern California and Northern California chapters have met to form one organization to work with state legislators on housing issues. He said that the previous director, Rich Chubon, had worked to make this happen and it's now finally going forward. The first day will be to appoint officers and on the 19th, they will visit with state legislators. The goal is to talk about housing issues with the focus not on financial issues due to the current state budget issues. Currently, there are bills that are very detrimental to housing authorities and the hope is that now we will have a "face" and be able to better communicate our needs to the legislators. Currently, we have seen a focus on special needs funding. Michele Gonzales has been working on a project that targets youth out of foster care. She has been working with agencies in the community to partner with them on this project which is moving forward.

Commissioner Haile and Hoek along with Mr. Fagan just returned from the NAHRO summer conference in Boston, all felt it was informative. Commissioner Hoek attended a session on the History of Public Housing and felt it was interesting as well as other speakers at the conference.

RECOGNITION OF GUESTS - Vice Chairman Haile welcomed Housing Authority staff, Tamra Losinski, the authority's Family Self Sufficiency Coordinator, Mary Gonzales and Miguel Donoso for their attendance. Mr. Donoso asked to address the Board during the Public Hearing.

At this time, Ms. Losinski presented a Certificate of Completion to Mary Gonzales for her successful participation of the Family Self Sufficiency Program and purchase of a home through the WISH program.

REVIEW OF PROGRAMS -

Farm Labor - The Ceres Farm Labor bid came in over budget. We have been working with the contractor and have been able to trim some of the costs. We eliminated the partitions on the car ports and the Housing Authority will do the painting of the units. We might need a special commissioner's meeting to approve the contract sometime in August.

NSP - We are currently working with the County and the City of Modesto to acquire foreclosed housing under the Neighborhood Stabilization Program. Currently, we have 7 units in escrow and have closed escrow on 70 units, plus three empty lots. We have offers out on additional units. There have been 17 properties sold and another 7 in escrow to sell. We have 29 rental units and 3 lots. We have currently obligated all the City of Modesto's NSP funds and we are within 2 or 3 additional units to have completed the purchases for the County. The City of Modesto has been awarded \$25 million in NSP II funding and \$6 million has been set aside for Youth out of Foster Care transitional housing for individuals that are 18 to 28 years of age.

Village One - We are still working on the development of single family units next to our Village One apartments. Due to funding, it looks like it will not start this summer, but perhaps next spring.

OMS - Plans have been finished on the accessibility units for Westley and Patterson Fram Labor center and are being submitted to USDA for approval. We are waiting for the season to close to start the project.

Utility Allowance - Bids were received and are currently being reviewed. We anticipate bringing the results back to the Commission in August.

Vacancies - local units - We have been experiencing excessive vacancies in our locally owned units. We are trying several things to fill these vacancies. The area median income has dropped and it's a tough market. We understand that banks are holding a large number of foreclosures so they don't flood the market, potentially driving the rental market even lower so we may have a harder time renting units in the future.

Low Rent - REAC inspections have been scheduled for all five of the AMPS. They will take place in September and October. Staff has been working hard addressing problems.

556 Brighton - Commissioners were given a copy of a Modesto Bee article about a neighbor's tree falling on our units located on Brighton Avenue. The tree was finally removed last week and we are waiting for estimates on the extensive repairs that will need to be completed. The Housing Authority provided emergency lodging for the two families and have since moved them into units on Randazzo Avenue.

NEW BUSINESS -

A. Consent Item -

1. Travel and Training

On a motion by Commissioner Edwards and seconded by Commissioner Hoek, the Travel and Training was approved by the following roll call vote:

Ayes: Commissioner Edwards, Hoek, Stott and Haile

Nays: None

Absent: Commissioner Estacio and Kollmeyer

B. PUBLIC HEARING

Vice Chairman Haile opened the meeting for a Public Hearing regarding the Housing Authority's Agency Plan for Fiscal Year 2010-2011. At this time Miguel Donoso addressed the Commission. Mr. Donoso spoke regarding his disappointment and complained about the accessibility to the Agency Plan which he received after he spoke to the Board at the meeting. Commissioner Hoek requested that Mr. Donoso write the Board a letter regarding his concerns and the Board would address them. Vice Chairman Haile closed the Public Hearing and returned to the Regular Meeting.

1. Consideration of Resolution No.09-10-44 - Resolution Approving the Housing Authority of the County of Stanislaus Agency Plan For Fiscal Year 2010-2011 and Authorizing its Submission to the Department of Housing and Urban Development

On a motion by Commissioner Edwards and seconded by Commissioner Hoek, Item B was approved by the following roll call vote:

Ayes: Commissioner Edwards, Hoek, Stott and Haile

Nays: None

Absent: Commissioner Estacio and Kollmeyer

C. Consideration of Resolution No. 09-10-45 - Resolution Approving Conventional Low Rent Operating Budget for Fiscal Year 2010 - 2011

E. Consideration of Resolution No. 09-10-47 - Resolution Approving Conant Place Operating Budget for Fiscal Year 2009-2010

F. Consideration of Resolution No. 09-10-48 - Resolution Approving the Small Program's Fiscal Year 2010 - 2011 Budgets for Brighton and Turlock Developments

On a motion by Commissioner Edwards and seconded by Commissioner Hoek, Items C, E and F were combined approved by the following roll call vote:

Ayes: Commissioner Edwards, Hoek, Stott and Haile

Nays: None

Absent: Commissioner Estacio and Kollmeyer

D. Consideration of Resolution No. 09-10-46 - Resolution Approving Authority's Housing Choice Voucher Program Operating Budget for Fiscal Year 2010 - 2011

On a motion by Commissioner Edwards and seconded by Commissioner Hoek, Item D was approved by the following roll call vote:

Ayes: Commissioner Edwards, Hoek and Haile

Abstain: Commissioner Stott

Nays: None

Absent: Commissioner Estacio and Kollmeyer

G. Consideration of Resolution No. 09-10-49 - Resolution Approving the Procurement of Inspection Services to Complete Housing Quality Standards Inspections (HQS) for Section 8 Units

On a motion by Commissioner Hoek and seconded by Commissioner Edwards, Item G was approved by the following roll call vote:

Ayes: Commissioner Hoek, Edwards, Stott and Haile

Nays: None

Absent: Commissioner Estacio and Kollmeyer

H. Consideration of Resolution No. 09-10-50 - Resolution Approving the Construction Contract for Westley Farm Labor Community Center

On a motion by Commissioner Hoek and seconded by Commissioner Edwards, Item H was approved by the following roll call vote:

Ayes: Commissioner Hoek, Edwards, Stott and Haile

Nays: None

Absent: Commissioner Estacio and Kollmeyer

I. Consideration of Resolution No. 09-10-51 - Resolution Approving the Construction Contract for Westley Farm Labor Warehouse

On a motion by Commissioner Hoek and seconded by Commissioner Edwards, Item I was approved by the following roll call vote:

Ayes: Commissioner Hoek, Edwards, Stott and Haile

Nays: None

Absent: Commissioner Estacio and Kollmeyer

J. Consideration of Resolution No. 09-10-52 - Resolution Approving the Award of Contracts for Architectural Services for Rehabilitation at Modesto Farm Labor Centers

On a motion by Commissioner Hoek and seconded by Commissioner Edwards, Item J was approved by the following roll call vote:

Ayes: Commissioner Hoek, Edwards, Stott and Haile

Nays: None

Absent: Commissioner Estacio and Kollmeyer

Following discussion, and there being no further business, on a motion by Commissioner Edwards and seconded by Commissioner Hoek the meeting was adjourned.

Respectfully submitted,

*William A. Fagan
Executive Director*

