

MINUTES

HOUSING AUTHORITY OF THE COUNTY OF STANISLAUS

*Meeting of
Tuesday, September 20, 2011*

The rescheduled meeting was called to order by Chairperson Edwards at 5:34 PM

ROLL CALL:

PRESENT: Commissioners Hoek, Estacio, Haile, Degele, Kelley, Griggs and Edwards

ABSENT: None

STAFF: William Fagan, Executive Director/Secretary; Phil Avila Housing Authority Legal Council; Linh Luong, Deputy Director of Finance; Michele Gonzales, Deputy Director of Deputy Director of Housing Assistance Programs; Scott Fitzgerald, Asset Manager; Chris Held, Property Manager; Dave Wilson, Property Manager; Don Borgwardt, Housing Construction Supervisor; Raphael Cercas, Senior Office Assistant; and Sheila Gentry, Administrative Supervisor

APPROVAL OF MINUTES

Approval of the Special Meeting of Septmeber 8, 2011 and the Regular Meeting of August 16, 2011 2011 was made by Commissioner Estacio seconded by Commissioner Haile and unanimously approved.

COMMUNICATIONS - *None*

FINANCIAL REPORT

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

SECRETARY'S REPORT

Our Section 8 program for the month ending August 31 assisted 4080 households with a 99.85% year to date lease up The occupancy rate in our Low Rent Public Housing Program was at 99% for August, and our Farm Labor Housing Program was at 94%. Bill Fagan mentioned that we are still holding some of the units to use during rehab of Ceres and Patterson.

The Board welcomed Dorothy Griggs to the Board of Commissioners. The Stanislaus County Board of Supervisors appointed Ms. Griggs at their meeting on September 13, 2011. Commissioner Griggs will represent on of the two Tenant Commissioner positions, with the existing term ending on December 31, 2011.

The Board was updated on the federal budget. Most likely we will be looking at another continuing resolution going into the 2012 fiscal year.

RECOGNITION OF GUESTS - *Chairperson Edwards welcomed staff and thanked them for their attendance.*

REVIEW OF PROGRAMS

Local Units Vacancy - The Authority is currently still working with CHSS to lease up 21 additional units at Granger, Palm Valley and Randazzo.

NSP - Through the NSP program we have closed on 92 units, plus three empty lots. There have been 36 properties sold. The authority has a total of 32 rental units.

Low Rent - *We have completed our work on the Ceres Low Rent Housing rehab. The Patterson*

rehab is currently finishing phase 3 and starting on phase 4. If Commissioners are interested, Bill Fagan offered them of tour of the project.

Valley Manor - We are still waiting on the money from the City of Newman for the proposed roofs and parking lot project.

Currently, Michele Gonzales and Bill Fagan are in discussion with HUD to take over HCD voucher units in 7 rural counties, they have had 3 to 4 conference calls, so far. The counties are; Mariposa, Tuolumne, Calaveras, Amador, Alpine, Inyo and Mono. The vouchers in these counties have been administered for many years by the State of California HCD. Recently, we have been contacted by HUD and HCD to transfer the administration of these vouchers to us. Mr. Fagan explained that there is a resolution on tonight's agenda regarding the transfer of the vouchers to us.

At this time Bill Fagan updated the Commission on the status of the 2012 appropriations funding proposals. Currently, the figures discussed are proposals and have to make their way through the House and Senate. Mr. Fagan believes that we will be looking at possibly a number of Continuing Resolutions to fund programs well into next year.

PUBLIC COMMENT - No one in attendance requested to address the Board of Commissioners.

NEW BUSINESS -

A. Consent Item

1. Travel and Training Authorization

After review and discussion, on a motion by Commissioner Estacio and seconded by Commissioner Haile the Consent Item was combined and unanimously accepted.

B. Proposed Collection Loss Write-Offs

On a motion by Commissioner Haile and seconded by Commissioner Hoek and unanimously accepted Resolution 10-11-64 through 10-11-72 were combined

1. Consideration of Resolution No.10-11-64 - Resolution Directing and Authorizing the Write-Off Upon the Books of the Authority of Certain Uncollectible Accounts Receivable and Accounts of Credit of Brighton

2. Consideration of Resolution No. 10-11-65 - Resolution Directing and Authorizing the Write-Off Upon the Books of the Authority of Certain Uncollectible Accounts Receivable and Accounts of Randazzo

3. Consideration of Resolution No. 10-11-66- Resolution Directing and Authorizing the Write-Off Upon the Books of the Authority of Certain Uncollectible Accounts Receivable and Accounts of Credit of Paramont

4. Consideration of Resolution No. 10-11-67- Resolution Directing and Authorizing the Write-Off Upon the Books of the Authority of Certain Uncollectible Accounts Receivable and Accounts of Credit of Valley Manor

5. Consideration of Resolution No.10-11-68 - Resolution Directing and Authorizing the Write-Off Upon the Books of the Authority of Certain Uncollectible Accounts Receivable and Accounts of Credit of Palm Valley

6. Consideration of Resolution No.10-11-69 - Resolution Directing and Authorizing the Write-Off Upon the Books of the Authority of Certain Uncollectible Accounts Receivable and Accounts of Credit of Waterford NSP

7. Consideration of Resolution No.10-11-70 - Resolution Directing and Authorizing the Write-Off Upon the Books of the Authority of Certain Uncollectible Accounts Receivable and Accounts of Credit of Farm Labor 91

8. Consideration of Resolution No.10-11-71 - Resolution Directing and Authorizing the Write-Off Upon the Books of the Authority of Certain Uncollectible Accounts Receivable and Accounts of Credit of Farm Labor 265

9. Consideration of Resolution No.10-11-72 - Resolution Directing and Authorizing the Write-Off Upon the Books of the Authority of Certain Uncollectible Accounts Receivable and Accounts of Credit of Low Rent

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

Ayes: Commissioner Haile, Hoek, Estacio, Degele, Kelley, Griggs and Edwards

Nays: None

Absent: None

C. Consideration of Resolution No.10-11-73 - Resolution of Appreciation for Jack Stott's Service on the Board of Commissioners

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

Ayes: Commissioner Hoek, Estacio, Haile, Degele, Kelley, Griggs and Edwards

Nays: None

Absent: None

D. Consideration of Resolution No. 10-11-74 - Resolution Authorizing Acceptance of the Permanent Transfer of 544 Units of Section 8 Housing Choice Voucher Assistance Allocated to Alpine, Amador, Calaveras, Tuolumne, Mariposa, Mono and Inyo Counties

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

Ayes: Commissioner Haile, Hoek, Estacio, Degele, Kelley, Griggs and Edwards

Nays: None

Absent: None

E. Consideration of Resolution No. 10-11-75 - Resolution Approving the Award of a Contract to Paint the Exterior of the Buildings at the Brighton Avenue Public Housing Units

On a motion by Commissioner Estacio and seconded by Commissioner Haile, Item E was approved by the following roll call vote:

Ayes: Commissioner Estacio, Haile, Hoek, Degele, Kelley, Griggs and Edwards

Nays: None

Absent: None

The Regular meeting was adjourned to Executive session on a motion by Commissioner Estacio and seconded by Commissioner Degele and unanimously approved by the Commission

Executive Session

Review and discuss possible litigation Calif. Gov't Code Section 54954.5(c)

Update on negotiations with AFSCME Local 10 AFL-CIO pursuant to Calif. Gov't Code Section 54954.5 (f)

On a motion by Commissioner Haile and seconded by Commissioner Degele the Commission returned to the Regular Meeting

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

Respectfully submitted,

*William A. Fagan
Executive Director*

