

# Oroville Housing Authority

## Regular Meeting Minutes Thursday, April 21, 2022

The Board of Commissioners of the Oroville Housing Authority was called to order at 5:15PM

**Commissioners Present:** Gary DeVon, Peggy Shaw, Ben Peterson

**All Others Present:** Ashley Range, Heather Rodriguez, Linda Sleater

**Per Telephone:** None

**Commissioners Absent:** Susan Speiker

**Approval: March 24, 2022, Minutes:** Ben motion to approve, Peggy 2<sup>nd</sup>, Gary motion passed

### **New Business**

- **Board Vote: Donation Property – Parcel 4027220151**

2 Acres of OHA land appraised between \$90,000 and \$95,000. Ashley stated her reasons for wanted to sell the land. Our bank has amended the contract so we can legally sell the land. Local realtor suggested we replot the land and sell each unit individually, however this could take approx. 8 months or longer and cost OHA approx. \$10,000.

Peggy motioned we sell the land as one parcel to Chris Gormick for \$92,000 to \$95,000, Ben 2<sup>nd</sup>, Gary motion passed.

### **Old Business**

- **By-Laws compliance: Board Homework!**

Board has reviewed the by-laws and submitted changes needed to Ashley. The by-laws will be rewritten, once the by-laws are edited all board members will sign them.

Ashley will run an ad in the Gazette Tribune to notify the public that our regular board of commissioner's meetings will be held on the third Thursday of every month at 5:15PM.

- **Board roles (compliance) – Board Vote?**

Once the March minutes are submitted to the city, we can ask for Linda Sleater to become a member of the board of commissioners.

Ashley will get a copy of the conflict-of-interest form for Peggy to complete and return to her.

The roles of each member must be submitted to the city. This is pending until all members are present and Linda Sleater is a board member.

- **Board training/retreat**

Ashley found training courses online for the board members training. This is pending until all board members are present and Linda Sleater is voted into office.

### **Oroville Gardens**

- **Update on units 205 and 201 (RD/ufas project)**

Both units have been converted to UFAS and RD standards. We ran into some billing and building errors. Due to this the units are not rent ready. The billing and building issues must be resolved and we must pass the UFAS inspection. There is an audit sometime in August and at that time the auditor from RD can send over pictures and information on the changes made to both units and hopefully speed up the inspection process. Both units have passed the Oroville city inspections. Ashley will keep the board updated on all progress.

- **Move outs/turnarounds/internal transfers**

The tenant is 208 has transferred to 203 on a reasonable accommodation request. 208 is having floors and carpets replaced, painting has begun, and all necessary repairs are being addressed.

### **Similkameen Park Apartments:**

- **SIM Site A: parking lot upgrade**

Victor and Ashley are working with entities to submit 3 different plans for the parking lot. We will decide on a plan once all information has come in as far as cost etc.

As far as the extra land that we may possibly be able to obtain we have not received the necessary information to determine if it's feasible yet.

- SIM Site B: retaining wall

There are no updates currently. We do know the last conversation we had with the contractor they were going to finish up on the project they are currently working on, and we were next on their list.

- Move outs/turnarounds/internal transfers

A-09 has been repaired and new tenant moved into the unit on March 15, 2022.

Once the tenant transferred out of A-01 we discovered there is mold in the walls. Complete Restoration came right out and inspected the unit. They found out that the mold is not black mold and can be treated easily. We will keep the board updated on the progress made.

The tenant in unit B-07 requested a smaller unit and has agreed to transfer into unit B-06. This will also free up the yard area for Jammin Construction to do the necessary repairs on the retaining wall project.

### **Oroville Harvest Park**

- Farmworker Season 2022

The season is going well, we currently have 40 workers residing in our units. We have workers scheduled out until the end of the season. Even with the almost full schedule we do have the room to house more workers throughout the season. It looks like this will be a good year for the Oroville Harvest Park.

### **Oroville Harvest Shelter**

- Grant project update... Oroville Orchard Apartments

The OWEC was completely vacated March 26, 2022 and deconstruction has begun. We hope to break ground as early as July. Ashley attended a City Council meeting recently and it appeared we have the support of the other attendees.

OHA has not decided on the name of the apartments, but is leaning towards “The Oroville Orchard Apartments”

The trailers at OWEC have not been officially appraised yet but it looks like they will appraise between \$5,000 and \$8,000 per sleeping trailer. If the items (2 refrigerators, an A/C unit, 1 Cadet heater, 2 to 4 bunk beds, and 2 sets of lockers) in the sleeping trailers are sold with the trailer the price will be closer to \$8,000.

Ashley has reached out to our local Barter Faire regarding the shower trailer and is reaching out to other entities regarding the common trailers (1 bathroom trailer, 1 shower trailer, and 1 kitchen trailer). The Peterson Orchards have shown interest in maybe 2 sleeping trailers. They are waiting for the appraisal. OHA is going to move “the barn” to the Northwest property where it will be weatherized and used by maintenance personnel.

OHA is speaking with the necessary entities to connect “the barn” into the city water and sewer system. We will keep the board updated with progress on this.

We will use the funds from the sale of the trailers to fund the move and water project for “the barn”

Ashley will email the plans for the new apartments to the board members. There will be about 16 1- and 2-bedroom units that are self-contained, meaning they will have a bathroom, kitchen appliances, and washer and dryers in every unit.

The OWEC is submitting the expenses for the last few seasons for reimbursements.

### **Triple Wide**

- Update unit empty

The triple wide is vacant, and work has begun. We cannot give an estimated time that it will be rent ready until we have done a thorough inspection. The lease has been sent to the lawyer with the edits we submitted.

### **Triangle Park**

- Taking ownership of Triangle Park

\$15,000 will be set aside from the funds that come from the sale of Parcel 4027220151, They will be used to legitimize the Triangle Park property. This may include landscaping, fencing, new signs, etc.

Ben motioned to adjourn the meeting, Peggy 2<sup>nd</sup>, Gary meeting adjourned at 7:02PM