

# Oroville Housing Authority

## Regular Meeting Minutes Thursday, May 19, 2022

The Board of Commissioners of the Oroville Housing Authority was called to order at 5:24PM

**Commissioners Present:** Linda Sleater, Susan Speiker

**All Others Present:** Ashley Range, Lily Castrejon

**Commissioners Absent:** Gary DeVon, Peggy Shaw      **Per Telephone:** Ben Peterson

**Approval: April 21, 2022, Minutes:** will approve next meeting  
Susan abstained from approving (absent from last meeting) and Linda unable to vote (first meeting as commissioner today)

### **New Business**

#### **Welcoming Linda Sleater as an official Board Member**

- As of Tuesday, May 17, 2022, Linda became an official board member

### **Old Business**

#### **Update Donation Property – Parcel 4027220151**

- Contract is still being reviewed and
- 
- is the only hold up regarding the sale. We want to make sure wording is correct to leave no room for disputes. The land parcel will not be split into smaller plots and will be sold as one parcel for \$95,000. Buyer is asking to make 3 payments on land sale. There is nervousness about selling the land in installments as there are times when these sorts of sales, fall through.

### **Oroville Garden Apartments**

#### **New Move-Ins**

- Lily met with a prospective new tenant for unit 19 and had them fill out paperwork that was prepared by Heather. They are slated to move-in on June 1<sup>st</sup> or June 15<sup>th</sup>.

### **Similkameen Park Apartments**

#### **Update: SIM Site B: Retaining Wall**

- Contractor will be starting on the retaining wall project soon (summer). For this reason, unit B7 will be deliberately left vacant. This will allow the contractor to use the unit as storage and restroom for workers and not cause disruptions to any tenants. The funds to pay for this project will come from either Similkameen operation or reserves accounts although at this point, it will more than likely be reserves.

#### **Move Outs/Turnarounds/Internal Transfers**

- There has been lots of movement at Similkameen Site A. Tenants have moved out and there have several internal transfers, no new tenants as of yet Big families are being moved to bigger units and small families are being moved to smaller units.

### **Oroville Harvest Park**

#### **Farmworker Season 2022**

- It is going well at the Park. Gebbers workers are good tenants, for the most part. More workers are expected to arrive at the beginning of June. The landscaping project is being wrapped up and is slated for completion by end of May.

## **Oroville Harvest Shelter**

### **Selling the sleeping trailers**

- Ashley showed meeting attendees the advertisement in the newspaper. There have been many calls from various interested parties wishing to buy said trailers. In total 11 trailers, including 2 fridges, bunk beds and heating/cooling systems that are within each trailer, will be sold at \$9,000 each on a first come, first served basis. It was strongly advised to Ashley to contact the Department of Licensing to make sure we don't get into any trouble selling trailers that are not tied to land. We want to make sure we are doing everything right. Ashley will call licensing department.

### **Grant project update... Oroville Orchard Apartments**

- There have been multiple meetings with various entities such as the Office of Rural and Farmworker Housing (ORFH), the Department of Ecology, Native Relations, etc. These meetings have been going well with them getting longer and more people joining. The finer details on the plans are being talked about with assessments on the specific needs of this project. Ashley expressed excitement on seeing how a project starts from the ground up and informed the board that construction is slated to begin in August. The local newspaper has reported on this upcoming build in the classifieds section.

## **Triple Wide**

### **Rent Ready and tenant move in pending June 1st**

- We are waiting for the legal team to get back to us with the final draft of the lease contract for this property. Rent is estimated between \$1,300 and \$1,500 a month

## **Triangle Park**

### **Plans to legitimize Triangle Park – Pending proceeds from property sale**

- \$10,000 for an operations account
- \$5,000 for a Reserve account (transferring \$500 monthly into RR account from rents)
  - Moving Trailer 1 to empty lot (pending permit/funds as mentioned above)
  - Sprucing up landscaping
  - Official OHA signage
  - Appointing official Property Manager – adding to a wage scale
- Funds, from the sale of Parcel 4027220151, will be used to legitimize Triangle Park. This property has been taking funds from the OHA operating account when it should have had its own account from the beginning. Trailer #1, which is the only trailer that has plumbing in it, will be moved to Triangle Park. We will be able to generate sustainable year-round income from renting this trailer out for \$800 a month. It would be able to house 1 to 2 people or a very small family. We are also working on winterizing the RV lots which will also generate some extra income.
- The extra income generated at this property will allow for an extra property manager which will allow Heather to switch from Property Manager to Office Coordinator or Accountant/Clerk for OHA

## **“Oroville Orchard Apartment” formally known as Oroville Harvest Shelter**

- The new build will have 16 units. As of this moment, we don't know the exact requirements needed to be able to rent there but they will more than likely have similar requirements as the Similkameen property. It will be year-round non seasonal housing with farmworker preference.

### **Miscellaneous**

- It is a huge deal that the City of Oroville got a grant. Ashley's ultimate goal is to have one story housing built specifically for seniors and disabled persons. With future housing for elderly and disabled the Oroville Garden Apartments would then be converted to housing for veterans. Those present agreed that there is an enormous housing need for elderly and disabled and what we have now doesn't adequately meet their needs. The duties of OHA Property Managers do not include wellness checks, but they sometimes do because local resources are not always reliable. OHA has been on the path to attainable goals. Many things that were being done wrong are being fixed and we are now seeing the light at the end of the tunnel.

**Susan motioned to adjourn the meeting, Linda 2<sup>nd</sup>, Ben meeting adjourned at 7:02PM**

**June 16th, 2022 @ 5:15PM**