

Housing Authority of the City of Madera



205 North G Street • Madera, CA 93637 • (559) 674-5695 • Fax: (559) 674-5701 • TTY: 711 • www.maderaha.org

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF MADERA

6:00 P.M.
Wednesday, September 8, 2021

City Hall
Council Chambers

DUE TO COVID-19 AND CHANGES TO THE BROWN ACT ISSUED BY EXECUTIVE ORDER N-29-20 FROM GOVERNOR NEWSOM, THE BOARD OF COMMISSIONERS MEETING HAS BEEN CHANGED FROM A MEETING AT 205 NORTH G STREET MADERA, CA TO A VIDEO AND TELEPHONIC CALL. **The meeting will be conducted pursuant to the provisions of the Governor's Executive Order which suspends certain requirements of the Ralph M. Brown Act. The Housing Authority of the City of Madera will hold meetings remotely via teleconference and videoconference to make meetings accessible electronically, this Housing Authority Meeting will be held via conference call and videoconference and can be accessed as follows:**

Members of the public may participate in the meeting remotely by calling:

Phone ID: **+1669-900-9128**

Meeting ID: **89942901382**

Passcode: **388356**

Zoom Video Conference:

<https://us06web.zoom.us/j/89942901382?pwd=aVZxNGYzcTE3NzF2aVUyRGxwTnJodz09>

Comments may also be submitted by email prior to the meeting at massey@maderaha.org

- Every effort will be made to read email comments into the record, but repetitive comments may not be read due to time constraints.
- **Members of the public may participate and are encouraged by joining this meeting by Videoconference or by teleconference using the access information provided.**

Thank you for taking all precautions to prevent the spreading the COVID-19 virus.

CALL TO ORDER

ROLL CALL:

Chairperson Steve Montes
Vice-Chairperson Santos Garcia
Commissioner Cece Gallegos
Commissioner Jose Rodriguez

INVOCATION

Ms. Anita Evans, Councilwoman

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

(M/S/C): ____/____/____

PUBLIC COMMENT:

The first fifteen minutes of the meeting are reserved for members of the public to address the Board of Commissioners on items which are within the subject matter jurisdiction of the Housing Authority. Speakers shall be limited to three minutes. Speakers will be asked, but they are not required, to identify themselves and state the subject of their comment. If the subject is an item on the Agenda, the Chairperson has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The Board is prohibited by law from taking any action on matters discussed that are not on the agenda and no adverse conclusions should be drawn if the Board does not respond to public comment at this time.

PRESENTATION

A. (None)

WORKSHOP

B. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the public or a member of the Commission may request an item be removed from the Consent Calendar and it will be considered separately.

B-1 Approval of Minutes of meeting on 8-11-2021

B-2 Approval of Register of Audited Demands August 2021

(M/S/C): ____/____/____

C. RESOLUTIONS, AGREEMENTS, BIDS, HEARINGS, AND/OR PETITIONS

C-1 Consideration of a Resolution #1194 of the Housing Authority of the City of Madera approving Disposal of Surplus Inventory.

C-2 Consideration of Resolution #1195 of the Housing Authority of the City of Madera approving Schedule of Accounts Chargeable to Collection Losses for the Public Housing Program for Quarter Ending June 2021.

C-3 Consideration of Resolution # 1196 of the Housing Authority of the City of Madera approving Increased Payment Standard Change for Section 8

D. WRITTEN COMMUNICATIONS

E. ADMINISTRATIVE REPORTS

E-1 Department Reports: Maintenance
Presentation by Jorge Almeida-Maintenance Manager

E-2 Department Report:

| | Jan-21 | Feb-21 | Mar-21 | Apr-21 | May-21 | Jun-21 | Jul-21 | Aug-21 |
|-------------------------|-----------------------|-----------|-----------|--------------|--------------|------------|------------|------------|
| 1 | Section 8 | | | | | | | |
| Households Assisted | 740 | 745 | 762 | 773 | 776 | 778 | 765 | 770 |
| YTD Lease Up projection | 93% | 93% | 96% | 98% | 98% | 98% | 96% | 96% |
| MTD HAP Expenses | \$407,265 | \$413,231 | \$420,256 | \$438,260.95 | \$443,839.95 | 432,768.00 | 436,371.95 | 407,472.34 |
| Waiting List | 673 | 1085 | 1294 | 1369 | 1350 | 1350 | 1350 | 1246 |
| 2 | Public Housing | | | | | | | |
| Vacancies | 5 | 8 | 6 | 2 | 3 | 3 | 4 | 2 |
| Waiting List | 1189 | 1196 | 1138 | 1548 | 1650 | 1650 | 1841 | 1863 |
| Unit Turnover | 35 | 41 | 37 | 46 | 47 | 48 | 48 | 51 |
| 3 | Farm Labor | | | | | | | |
| Vacancies | 5 | 4 | 6 | 5 | 3 | 2 | 3 | 3 |
| Waiting List | 1 | 6 | 6 | 6 | 6 | 3 | 4 | 2 |
| Unit Turnover | 54 | 70 | 73 | 75 | 78 | 75 | 75 | 75 |

E-3 Department Report: Pomona Ranch-See Attachment

F. EXECUTIVE DIRECTOR REPORT

G. COMMISSIONER REPORTS

H. CLOSED SESSION

H-1 Conference with Board regarding Employee Matter pursuant to Government Code Section 54957.6 – Public Employee Compensation-One Matter: Executive Director

I. ADJOURNMENT

Next Regular Meeting Wednesday, October 13, 2021 – 6 p.m. City Council Chambers

Any writing related to an agenda item for the open session of this meeting distributed to the Housing Authority Board of Commissioners less than 72 hours before this meeting is available for inspection at the Housing Authority office located at 205 N G St., Madera, CA 93637 during normal business hours.

The meeting room is accessible to the physically disabled and the services of a translator can be made available. Request for additional accommodations for the disabled, signers, assistive listening devices, or translators needed to assist participation in this public meeting should be made at least seventy-two (72) hours prior to the meeting. Please contact the City of Madera HR Dept. (559.66 Conference with Legal Counsel regarding Employee Matter pursuant to Government Code

Section 54957 – Public Employee Evaluation-One Matter: Executive Director

1.5401) or the Housing Authority (559.674.5695). Those who are hearing impaired may call 711 or 1.800.735.2929 for TTY Relay Service.

I, Massey Casper, declare under penalty of perjury that I posted the above agenda for the regular/special meeting of the Housing Authority Board of Commissioners for September 3, 2021 near the front entrances of the Housing Authority and City Hall on September 3, 2021.

Housing Authority of the City of Madera