

# 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](http://www.maderaha.org)

## MINUTES OF THE JANUARY 11, 2023 REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF MADERA

### CALL TO ORDER:

The January 11, 2023, Regular Monthly Meeting of the Housing Authority for the City of Madera was called to order by Chairperson, Santos Garcia at 6:00 p.m.

The meeting was held in person at the City of Madera Council Chambers, located at 205 West 4th Street, Madera, CA 93637, pursuant to California Assembly Bill AB 361, AB 2449, and CA Govt. Code §§ 54953 and 54954.2 and simultaneously via Zoom.

### COMMISSIONERS PRESENT:

Chairperson Santos Garcia (In Person at the City of Madera Council Chambers)  
Vice-Chairperson Artemio Villegas (In Person at the City of Madera Council Chambers)  
Commissioner Cece Gallegos (In Person at the City of Madera Council Chambers)  
Commissioner Jose Rodriguez (In Person at the City of Madera Council Chambers)  
Commissioner Anita Evans (In Person at the City of Madera Council Chambers)  
Commissioner Steve Montes (In Person at the City of Madera Council Chambers)  
Commissioner Elsa Mejia (In Person at the City of Madera Council Chambers)

### GUESTS/STAFF PRESENT:

HACM Executive Director Renee Wright (In Person)  
HACM Executive Secretary Marisela Lopez (In Person)  
HACM Legal Counsel Emilio J. Huerta (via Zoom)  
HACM Program Housing Compliance Manager Blanca Navarro Mendoza (In Person)

### INVOCATION:

The invocation was given by Commissioner Anita Evans.

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Anita Evans.

The Board of Commissioners conducted the swearing in ceremony naming Commissioner Artemio Villegas as Chairperson and Commissioner Anita Evans as Vice-Chairperson of the HACM Board of Commissioners, with each occupying such office until December 31, 2023 or until the appointment of new officers in their stead.

Commissioner Cece Gallegos; Commissioner Jose Rodriguez asked questions to Attorney Emilio Huerta regarding the new appointees.

**MOTION TO APPROVE MEETING AGENDA:**

Commissioner Steve Montes moved to approve the January 11, 2023, proposed meeting agenda, as amended, and posted on January 05, 2023. Commissioner Anita Evans seconded the motion. The motion passed unanimously:

AYES: (7) Chairperson Artemio Villegas  
Vice-Chairperson Anita Evans  
Commissioner Cece Gallegos,  
Commissioner Jose Rodriguez  
Commissioner Steve Montes,  
Commissioner Santos Garcia and  
Commissioner Elsa Mejia

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

**PUBLIC COMMENT:** There were no comments from the public.

A. **WORKSHOP:** No workshops were conducted.

B. **CONSENT CALENDAR:**

Matters listed under the Consent Calendar are considered routine and were enacted by a single motion and single vote. There was no separate discussion of any of the listed items.

**B-1** Approval of Register of Audited Demands December 2022.

**B-2** Approval of December 12, 2022 Board Meeting Minutes.

**Motion to Approve Consent Calendar**

Commissioner Jose Rodriguez moved to approve the above listed consent calendar items. Commissioner Steve Montes seconded the motion. The motion passed unanimously:

AYES: (7) Chairperson Artemio Villegas  
Vice-Chairperson Anita Evans  
Commissioner Cece Gallegos,  
Commissioner Jose Rodriguez  
Commissioner Steve Montes,

Commissioner Santos Garcia and  
Commissioner Elsa Mejia

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

**PUBLIC COMMENT:** There were no comments from the public nor Via Zoom.

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

**C-1: Motion to Approve Proposed Resolution # 1234.** Fausto Hinojosa presented proposed Resolution #1234 approving the 2021 Financial Audit Review by Price, Paige and Company.

Financial statements plan audit was present and opened up for questions by Fausto from Price, Paige and Company.

Commissioner Jose Rodriguez thanked Mr. Hinojosa for the report. He had a question on corrective plans. Have these been completed?

Executive Director Renee Wright stated they are completed.

Commissioner Anita Evans thanked Mr. Hinojosa.

Executive Director Renee Wright thanked her right hand Blanca Mendoza for her help.

Commissioner Cece Gallegos thanked for the SOP's and stated that City of Madera cannot close their books until HACM closes there's. She wants to know if we have contacted the City of Madera regarding the reports so they won't be late because they are waiting for HACM to complete there's.

Mr. Hinojosa responded that there should be no issues as he has spoken to Anthony from the City of Madera. He explained how it's going to work briefly.

Commissioner Steve Montes asked about the ratification of HUD.

Executive Director Renee Wright stated there will be a lot of training with HUD.

Commissioner Jose Rodriguez had more questions regarding the corrective plans of action. Moving forward he hopes he does not have any issues like these arise.

Executive Director Renee Wright agreed.

Commissioner Cece Gallegos is assuming Sally Bomprezzi in assisting with the audits and getting the information to the auditors.

Chairperson Artemio Villegas thanked Mr. Hinojosa for the report.

There was no public comment.

Commissioner Steve Montes moved to approve Item C-1, proposed Resolution #1234. Commissioner Jose Rodriguez seconded the motion. The motion passed unanimously:

AYES: (7)      Chairperson Artemio Villegas  
                    Vice-Chairperson Anita Evans  
                    Commissioner Cece Gallegos,  
                    Commissioner Jose Rodriguez  
                    Commissioner Steve Montes,  
                    Commissioner Santos Garcia and  
                    Commissioner Elsa Mejia

NOES:            (0)

ABSENT:        (0)

ABSTAIN:       (0)

**C-2: Motion to Approve Proposed Resolution # 1235.** Executive Director Renee Wright presented proposed Resolution #1235 approving the job descriptions for Program Housing Compliance Manager and Housing Inspector.

There was no public comment.

Commissioner Santos Garcia moved to approve Item C-2, proposed Resolution #1235. Commissioner Jose Anita Evens seconded the motion. The motion passed unanimously:

AYES: (7)      Chairperson Artemio Villegas  
                    Vice-Chairperson Anita Evans  
                    Commissioner Cece Gallegos,  
                    Commissioner Jose Rodriguez  
                    Commissioner Steve Montes,  
                    Commissioner Santos Garcia and  
                    Commissioner Elsa Mejia

NOES:            (0)

ABSENT:        (0)

ABSTAIN:       (0)

**D. WRITTEN COMMUNICATIONS:**

No written communications were received.

**E. ADMINISTRATIVE REPORTS:**

HACM Executive Director Renee Wright provided the following administrative report.

**E-1: Monthly Housing Activity Report:**

Ms. Wright reiterated to keep your eyes on the numbers. Lists are being purged. In the next few months the list might open up as HACM is purging the list at five-hundred at a time. Public housing vacancies are going down. For farm labor one is still pending. Work orders are going down significantly. There might be a spike due to the rain.

Commissioner Jose Rodriguez has a question on the section 8 numbers. What is the big gap due to?

Executive Director Renee Wright stated families are porting out, moving in with other family members. Landlords are raising rent so high. We are speaking to landlords to get first hand on the units.

No public comment.

**F. EXECUTIVE DIRECTOR REPORT:**

HACM Executive Director Renee Wright provide the following reports:

She spoke about lease up as that is where we get our funding. Mass pulls are happening, and we have been trying to get landlords as the housing stock is very limited. We are moving forward with our Nan McKay contract. The goal is to have everything uploaded into Yardi. She has been in talks with City Manager Arnoldo Rodriguez for new projects. New property management agreements through nonprofit.

Commissioner Steve Montes has questions on the property in front of MLK.

No public comment.

**G. COMMISSIONER REPORTS:**

Commissioner Elsa Mejia spoke about shade at E. Yosemite. She wanted to know about a plan of action. She wanted to know if this can be completed this year. Executive Director Renee Wright responded shading structures and BBQ pits we are looking at this at the moment. It's too close to say it will be completed this year.

Commissioner Santo Garcia spoke about his vacation to Central America.

Commissioner Jose Rodriguez caught up Commissioner Santos Garcia on the hospital closure and pack n save closure. He spoke about the floods.

Commissioner Steve Montes stated we will be having an exciting New Year. A lot of projects are in place. Dutch Bros had a ribbon cutting on Tuesday.

Commissioner Anita Evans wished everyone a Happy New Year. She spoke about the water in the river bank.

Commissioner Cece Gallegos would like some information on the camera system at her location. Community meetings were being held on a monthly basis at these locations before COVID hit so resident could know each other. Commissioner Cece Gallegos is concerned about Wifi at certain locations as those are residents that cannot pay for Wifi services. She would like to send out a prayer for the financial director she has not heard how she is doing.

Chairperson Artemio Villegas spoke about the water flowing through the river.

**H. CLOSED SESSION:**

HACM Legal Counsel Emilio J. Huerta stated there is no closed session items to discuss for tonight.

**K. ADJOURNMENT:**

Chairperson Artemio Villegas announced that the next regularly monthly scheduled meeting of the Board of Commissioners will be held on Wednesday, February 08, 2023, at 6 p.m., in the City of Madera Council Chambers.

The meeting was adjourned the meeting at 7:15 p.m.

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**CERTIFICATE BY SECRETARY OF THE BOARD OF COMMISSIONERS**

The undersigned hereby certifies that the foregoing Board Meeting Minutes were reviewed and approved by the Housing Authority of the City of Madera's Board of Commissioners at a duly noticed meeting on ~~February~~ <sup>March</sup> 8, 2023, where a quorum was present in accordance with the HACM Bylaws.

Executed on this 8<sup>th</sup> day of March, 2023.

By: Marisela Lopez  
Marisela Lopez  
Housing Authority of the City of Madera