

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

Notice and Agenda

6:00 PM
Wednesday, August 09, 2023,

Madera City Hall
Council Chambers
205 W. 4th Street
Madera, CA 93637

This Notice, Meeting Agendas, Board Meeting Packets, and Meeting Minutes can be viewed electronically on the Housing Authority's website - located at www.maderaha.org. There access the tab "About Us" and then open the tab "Board Meeting Agenda."

This meeting of the Housing Authority's Board of Commissioners is open to the public. Members of the public may participate in the meeting and comment on an Agenda item in person or remotely by logging onto Zoom:

<https://cityofmadera.zoom.us/j/4566051574?pwd=eVYyMWRvV2FNcXJIWEptbTRDQVVIZz09>

or alternatively by telephone by dialing (669) 900-6833 and then entering Meeting ID No: 456 605 1574.

Written materials related to an item on the Agenda for the open session portion of this meeting distributed to the Board of Commissioners less than 72 hours before this scheduled meeting, are available for public inspection during normal business hours at the Housing Authority's office located at 205 N G Street, Madera, CA 93637.

Comments will also be sent via email to Ms. Marisela Lopez at mlopez@maderaha.org or by regular mail sent to the Housing Authority at 205 N G Street, Madera, CA 93637, Attention Marisela Lopez.

The meeting room is accessible to the physically disabled and the services of a translator can be made available upon request. Any accommodation for the disabled, language signers, assistive listening devices, or translation services needed to facilitate an individual's participation in this public meeting should be made at least seventy-two (72) hours prior to the meeting by contacting the City of Madera's Human Resources Dept. at (559) 661-5400, Ext. 8704 or the Housing Authority at (559) 674-5695 Ext. 222 between the business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. Those who are hearing impaired can call 711 or 1.800.867.4323 for a TTY Relay Service.

CALL TO ORDER: Chairperson Elsa Mejia

ROLL CALL:
Chairperson Elsa Mejia
Vice-Chairperson Anita Evans,
Commissioner Cece Gallegos,
Commissioner Jose Rodriguez,

Commissioner Santos Garcia
Commissioner Steve Montes and
Commissioner Artemio Villegas

INVOCATION: Pam Grewal, Madera Sikh Temple

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

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 (3) minutes. Speakers will be asked, but 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 their comment until that item is called. Comments regarding items listed for “Public Hearing” on the agenda, should be held until the Public 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 a public comment at this time.

A. WORKSHOPS:

HACM Bylaw Committee Update and distribution of proposed Amended Bylaws.

B. CONSENT CALENDAR:

Matters listed under the Consent Calendar are considered routine and will be considered by one motion and a single vote. There will be no separate discussion of each of these items. If any Commissioner or member of the public wishes to discuss a matter listed on the Consent Calendar, they can request that such item be removed from the Consent Calendar and such item will be considered separately.

B-1 APPROVAL OF REGISTER AUDITED DEMANDS JULY 2023

B-2 APPROVAL OF JULY 12, 2023, REGULAR BOARD MEETING MINUTES

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

C-1 RESOLUTION No. 1255 OF THE HOUSING AUTHORITY OF THE CITY OF MADERA AUTHORIZING THE LANGUAGE INTERPRETATION CONTRACT WITH LANGUAGE INTERPRETATION SERVICES INC.

C-2 RESOLUTION No. 1260 OF THE HOUSING AUTHORITY OF THE CITY OF MADERA AUTHORIZING THE COST-OF-LIVING FEE ADJUSTMENT FOR ATTORNEYS ALESHIRE & WYNDER, LLP.

C-3 RESOLUTION No. 1261 OF THE HOUSING AUTHORITY OF THE CITY OF MADERA AUTHORIZING A CONTRACT WITH TECH HEROES, INC. FOR TECHNOLOGY SERVICE.

C-4 RESOLUTION No. 1262 OF THE HOUSING AUTHORITY OF THE CITY OF MADERA AUTHORIZING THE YARDI ASPIRE TRAINING PROPOSAL FOR HACM STAFF.

C-5 RESOLUTION No. 1263 OF THE HOUSING AUTHORITY OF THE CITY OF MADERA AUTHORIZING A CONTRACT WITH LUBIN-OLSON FOR LEGAL SERVICES REGARDING THE HOUSING AUTHORITY OF THE CITY OF MADERA VERSUS MADERA OPPORTUNITIES FOR RESIDENT ENRICHMENT AND SERVICES, INC. (MORES)

D. WRITTEN COMMUNICATIONS: Marisela Lopez, Executive Administrative Assistant

E. ADMINISTRATIVE REPORTS: Renee Wright, Executive Director

E-1: Monthly Housing Activity Report

	23-Jan	23-Feb	23-Mar	23-Apr	23-May	23-Jun	23-Jul	23-Aug	23-Sep	23-Oct	23-Nov	23-Dec
Section 8	Section 8											
Households Assisted	733	755	735	741	750	758	768					
YTD Lease Up projection	91%	94%	91%	92%	93%	94%	96%					
MTD HAP Expenses	\$385,910	\$346,843	\$363,455	\$482,737	\$493,348	427,119	432,060					
Waiting List	842	842	842	842	842	842	842					
Public Housing	Public Housing											
Vacancies	4	2	1	0	0	2	3					
Waiting List	2810	2910	2910	2910	3207	3225	3236					
Unit Turnover	46	31	29	0	0	7	1					
Farm Labor	Farm Labor											
Vacancies	0	0	1	0	0	1	0					
Waiting List	16	23	18	18	17	18	16					
Unit Turnover	0	0	0	0	0	10	1					
Maintenance	MAINTENANCE											
Public Housing	Public Housing											
Open Work Orders	21	14	4	9	22	10	6					
Average days	11	10	5	3	15.7	14.6	3.64					

Farm Labor	Farm Labor											
Open Work Orders	12	15	3	0	10	8	3					
Average days	39	19.5	5	0	9	17.4	3.7					

F. EXECUTIVE DIRECTOR REPORT: Renee Wright, Executive Director

G. COMMISSIONER REPORTS:

H. CLOSED SESSION: Attorney Emilio J. Huerta

The Board of Commissioners will adjourn into closed session to discuss the following items.

H-1: EEOC Complaint of Renee Wright, Grievance of Guillermo Ruelas, Grievance of Stephany Fernandez, and other Employee personnel matters pursuant to CA Govt. Code Section 54957(b)(1).

H-2: Report by the Board of Commissioner’s Leadership Guidance Committee, Executive Director’s Annual Performance Evaluation, and Salary Review pursuant to CA Govt. Code Section 54957(b)(1).

H-3: Potential litigation pursuant to CA Govt. Code Section 54956.9(d)(4)

I. ADJOURNMENT:

The next Regular Monthly Meeting will be Wednesday, September 13, 2023, at 6 p.m., at the City of Madera, Council Chambers.

Certificate of Posting

I, Marisela Lopez, declare under penalty of perjury the laws of the State of California, that I am an employee of the Housing Authority of the City of Madera, and that I posted the above **August 03, 2023** Agenda for the Regular Meeting of the Housing Authority of the City of Madera’s Board of Commissioners, near the front entrance of the office of Housing Authority located at 205 North G Street, Madera, CA 93637, on the Housing Authority’s Website, and at the front entrance of the Madera City Hall, located at 205 W. 4th Street, Madera, CA 93637, at or about 10:00 a.m..

Executed this, 3RD day of August 2023.

Marisela Lopez

 Marisela Lopez, Executive Administrative Assistant
 Housing Authority of the City of Madera