

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 BOARD MEETING OF THE HOUSING AUTHORITY OF THE CITY OF MADERA

Notice and Agenda

6:00 PM
Wednesday, April 9, 2025

Teleconference Location
OYO Posada Santa Cecelia
Constitucion 4, Zona Centro
99300 Jerez de Garcia, Salinas
Zacatecas, México

Meeting Location
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, you can 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:

[Zoom Meeting Link](https://cityofmadera.zoom.us/j/85825324410?pwd=lyl1nkOTnCTBUbJaCFIAPjD3jKjRv1.1)

<https://cityofmadera.zoom.us/j/85825324410?pwd=lyl1nkOTnCTBUbJaCFIAPjD3jKjRv1.1>
or alternatively by telephone by dialing (669) 900-6833 and then entering Meeting ID No: 839 3624 2903

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. Giselle Flores at giselle@maderaha.org or by regular mail sent to the Housing Authority at 205 N G Street, Madera, CA 93637, Attention Giselle Flores.

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 Anita Evans

ROLL CALL:
Chairperson Anita Evans,
Vice-Chairperson Jose Rodriguez,
Commissioner Cece Gallegos,
Commissioner Elsa Mejia,
Commissioner Steve Montes,
Commissioner Artemio Villegas, and
Commissioner Rohi Zacharia

INVOCATION:

Pastor Roger will lead the invocation.

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:

A-1 FSS Graduates

E. Perez – Public Housing Participant
S. Pedraza - Public Housing Participant

A-2 FY 2024-2025 Second Quarter Budget Presentation

B. CONSENT CALENDAR:

Matters listed under the Consent Calendar are considered routine and will be enacted 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 an item be removed from the Consent Calendar and such an item will be considered separately.

B-1 Approval of February 12th Regular Board Meeting Minutes.

B-2 Approval of Registered Audited Demands for February 2025.

B-3 Approval of Registered Audited Demands for March 2025.

B-4 RESOLUTION No. 1316 of the Housing Authority of the City of Madera consideration of approval of Second quarter schedule of accounts chargeable to collections losses for Public Housing (write offs).

B-5 RESOLUTION No. 1317 of the Housing Authority of the City of Madera consideration of approval of Second quarter schedule of accounts chargeable to collections losses for Farm Labor program (write offs).

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

C-1 RESOLUTION No. 1318 of the Housing Authority of the City of Madera to Consider Approving revisions to the 2024-2025 Operating Budget.

C-2 RESOLUTION No. 1319 of the Housing Authority of the City of Madera to Consider Approving Addition of Bank Account for the Family Self-Sufficiency (FSS) program Escrow funds with Wells Fargo Bank.

C-3 RESOLUTION No. 1320 of the Housing Authority of the City of Madera to Consider Approving new/updated Automated Clearing House (ACH/EFT) payments and check policy.

C-4 INFORMATIONAL/DISCUSSION Federal Continued Resolution and Shortfall update.

D. WRITTEN COMMUNICATIONS: Giselle Flores, Executive Administrative Assistant

E. ADMINISTRATIVE REPORTS: Blanca Mendoza-Navarro, Executive Director

E-1: Monthly Housing Activity Report

| | 25-Jan | 25-Feb | 25-Mar | 25-Apr | 25-May | 25-Jun | 25-Jul | 25-Aug | 25-Sep | 25-Oct | 25-Nov | 25-Dec |
|-------------------------|-----------------------|-----------|-----------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Section 8 | Section 8 | | | | | | | | | | | |
| Households Assisted | 720 | 664 | 659 | | | | | | | | | |
| YTD Lease Up projection | 89% | 83% | 89% | | | | | | | | | |
| MTD HAP Expenses | \$536,564 | \$536,229 | \$529,309 | | | | | | | | | |
| Waiting List | 269 | 269 | 269 | | | | | | | | | |
| | | | | | | | | | | | | |
| Public Housing | Public Housing | | | | | | | | | | | |
| Vacancies | 8 | 10 | 6 | | | | | | | | | |
| Waiting List | 3,242 | 3,242 | 3,145 | | | | | | | | | |
| Unit Turnover | 2 | 5 | 3 | | | | | | | | | |
| | | | | | | | | | | | | |
| Farm Labor | Farm Labor | | | | | | | | | | | |
| Vacancies | 1 | 0 | 0 | | | | | | | | | |
| Waiting List | 8 | 5 | 5 | | | | | | | | | |
| Unit Turnover | 1 | 2 | 0 | | | | | | | | | |
| | | | | | | | | | | | | |
| Maintenance | MAINTENANCE | | | | | | | | | | | |
| Public Housing | Public Housing | | | | | | | | | | | |
| Open Work Orders | 329 | 127 | 90 | | | | | | | | | |
| Average days | 23.22 | 25.09 | 18.73 | | | | | | | | | |
| | | | | | | | | | | | | |
| Farm Labor | Farm Labor | | | | | | | | | | | |

| | | | | | | | | | | | | |
|------------------|-------|-------|-------|--|--|--|--|--|--|--|--|--|
| Open Work Orders | 116 | 40 | 50 | | | | | | | | | |
| Average days | 24.32 | 21.89 | 16.44 | | | | | | | | | |

F. **EXECUTIVE DIRECTOR REPORT:** Blanca Mendoza-Navarro, 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: Discussion of litigation matters pursuant to CA Govt. Code Sections listed below:

- A. Labor Negotiations: CA Govt. Code Section 54954.5 (f) – Classification Compensation/Salary Study discussion.
- B. Public Employee Performance Evaluation: CA Govt. Code Section 54957 (b) – 6-month evaluation of Executive Director.
- C. Anticipated Litigation: CA Govt. Code Section 54956.9(d)(4) - 2 cases;
- D. Real Estate Negotiations: CA Govt. Code Section 54956.8
 - 1. Beal Property, Woodward Way, Madera, CA 93637
 - 2. Public Housing Property, Fig/Clinton, Madera, CA 93637

I. **ADJOURNMENT:**

The next Regular Monthly Meeting will be Wednesday, May 14th, 2025 at 6:00 p.m., in the City of Madera, Council Chambers.

Certificate of Posting

I, Giselle Flores, declare under the penalty of perjury under 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 **April 9th, 2025** 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 4:15 PM.

Executed this 3rd day of April.

Giselle Flores

 Giselle Flores
 Executive Administrative Assistant
 Housing Authority of the City of Madera