

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, November 12th, 2025

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/81356156131?pwd=MIK3tRsxDfxpkGnuEK8nrXiFt5bZTm.1>

or alternatively by telephone by dialing (669) 900-6833 and then entering Meeting ID No 813 5615 6131.

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 Sammie Neely.

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. PRESENTATIONS/WORKSHOPS: New Employee Introductions

- Nancy Reyes, Office Assistant
- Djordan Didulo, Finance Services Manager

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 the September 10th, 2025, Regular Board Meeting Minutes

B-2 Approval of the September 22nd, 2025, Special Board Meeting Minutes.

B-3 Approval of the September 25th, 2025, Special Board Meeting Minutes.

B-4 Approval of the October 1st, 2025, Special Board Meeting Minutes.

B-5 Approval of Registered Audited Demands for September 2025.

B-6 Approval of Registered Audited Demands for October 2025.

B-7 INFORMATIONAL ITEM: 2026 Flat Rents for the Housing Authority of the City of Madera for the Public Housing Program effective January 1, 2026.

B-8 INFORMATIONAL ITEM: Update to the Utility Allowance rates for Public Housing and Housing Choice Voucher Program effective January 1, 2026.

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

C-1 RESOLUTION No. 1336 of The Housing Authority of the City of Madera to Consider Authorizing change in authorized signers and online access holders for the Housing Authority of the City of Madera’s Citizens Business Bank accounts: 5108152,5108020, and 5107067.

C-2 RESOLUTION No. 1337 of The Housing Authority of the City of Madera to Consider Authorizing change in authorized signers and online access holders for the Housing Authority of the City of Madera’s Wells Fargo Bank Accounts.

C-3 RESOLUTION No. 1338 of The Housing Authority of the City of Madera to Consider Authorizing change to authorized signers and online access holders for the Housing Authority of the City of Madera’s LAIF Accounts: 25-20-002.

C-4 RESOLUTION No. 1339 of The Housing Authority of the City of Madera to Consider Authorizing SEMAP Certification for FYE 09/30/2025.

C-5 RESOLUTION No. 1340 of The Housing Authority of the City of Madera to Consider Authorizing update to Previous Salary Study approved effective June 1, 2025, due to correction to Grade 1 Step C only.

C-6 RESOLUTION No. 1341 of The Housing Authority of the City of Madera to Consider Authorizing update to Position Title from Finance Services Manager to Finance and Administration Manager.

C-7 CONSIDERATION for approval for Request Office Closure on January 2, 2026, and authorize for Staff to use Accrued Leave.

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	5-May	25-Jun	24-Jul	25-Aug	25-Sep	25-Oct	25-Nov	25-Dec
Section 8	Section 8											
Households Assisted	720	664	659	694	672	660	664	269	628	630		

YTD Lease Up projection	89%	83%	89%	86%	84%	82%	82%	81%	78%	78%		
MTD HAP Expenses	\$536,564	\$536,229	\$529,309	\$614,532	\$605,607	\$609,505	\$602,752	\$584,239	\$581,529	\$569,529		
Waiting List	269	269	269	269	269	269	269	269	269	269		
Public Housing	Public Housing											
Vacancies	8	10	6	7	2	3	4	1	0	3		
Waiting List	3,242	3,242	3,145	3161	3,236	3,280	3,311	3,028	1,292	1,323		
Unit Turnover	2	5	3	4	2	1	1	0	2	0		
Farm Labor	Farm Labor											
Vacancies	1	0	0	1	1	1	0	0	0	0		
Waiting List	8	5	5	8	7	16	8	12	17	18		
Unit Turnover	1	2	0	0	1	1	1	0	0	0		
Maintenance	MAINTENANCE											
Public Housing	Public Housing											
Open Work Orders	329	127	90	37	32	104	41	22	21	15		
Average days	23.22	25.09	18.73	15.88	7.85	10.98	9.42	10.07	9.03	7.91		
Farm Labor	Farm Labor											
Open Work Orders	116	40	50	105	98	132	87	78	75	75		
Average days	24.32	21.89	16.44	12.12	20.19	24.14	9.42	22.94	23.7	23.7		

F. EXECUTIVE DIRECTOR REPORT: Blanca Mendoza-Navarro, Executive Director

G. COMMISSIONER REPORTS:

H. CLOSED SESSION: Attorney Megan Crouch

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. Real Estate Negotiations: CA Government Code Section 54956.8

- Property: Beal Property, Woodward Way, Madera, CA 93637
- Agency negotiator: Blanca Mendoza-Navarro
- Negotiating parties: Beal Properties Inc.
- Under negotiation: terms of payment

B. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

- Government. Code Section 54956.9(d)(1)
- Name of case: Wright v Housing Authority of the City of Madera, Case No. MCV094421

I. ADJOURNMENT:

The next Regular Monthly Meeting will be December 10th 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 **November 12th, 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 4:30 p.m.

Executed this 5th day of November.

Giselle Flores

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