

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, July 8th, 2026

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/89872023848)

<https://cityofmadera.zoom.us/j/89872023848>

or alternatively by telephone by dialing (669) 900-6833 and then entering Meeting ID No 898 7202 3848. Press *9 to raise your hand to comment and *6 to unmute yourself to speak.

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:

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 and 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:

A-1 Public Hearing – 2026-2027 Annual Agency Plan, Administrative Plan, and Admissions and Continued Occupancy Policy (ACOP)

A-2 FSS Graduate – Javier Beltran, HCV Graduate

A-3 FY 2025-2026 – Third Quarter Operating Results

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 May 13th, 2026, Regular Board Meeting Minutes

B-2 Approval of Registered Audited Demands for May 2026

B-3 Approval of Out of State Travel:

- 2026 National NAHRO Conference– Denver Co, October 14, 2026 – October 17, 2026

Blanca Mendoza-Navarro, Executive Director Anita Evans, Board Chair

Rohi Zacharia, Commissioner Elsa Mejia, Commissioner

Cece Gallegos, Commissioner Steve Montes, Commissioner

Artemio Villegas, Commissioner

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

C-1 RESOLUTION No. 1375 of the Housing Authority of the City of Madera to Consider Adoption and Approval to submit the Agency Plans, i.e. Annual Plan, Administrative Plan, Admission and Continued Occupancy Policy (ACOP) FY 2026-2027 update to HUD no later than July 17, 2026.

C-2 RESOLUTION No. 1376 of The Housing Authority of the City of Madera to Consider Adoption updated IT Policy.

C-3 RESOLUTION No. 1377 of The Housing Authority of the City of Madera to Consider Adoption of the new Artificial Intelligence (AI) Use Policy.

C-4 DISCUSSION ITEM: Commissioner Request – Discussion item regarding the Housing Authority of the City of Madera’s public accessibility of HACM recorded meetings.

D. WRITTEN COMMUNICATIONS: Giselle Flores, Executive Administrative Assistant

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

E-1: Monthly Housing Activity Report

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

F-1: Executive Director Report

G. COMMISSIONER REPORTS:

H. CLOSED SESSION: Attorney Megan Crouch

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

H-1: Discussion of litigation matters pursuant to CA Govt. Code Sections listed below:

A. Public Employee Performance Evaluation: CA Govt. Code Section 54957 (b)

- Annual evaluation of Executive Director

B. Conference with Legal Counsel – Anticipated Litigation

- Significant exposure to litigation pursuant to § 54956.9(b): 1 case

C. Conference with Real Property Negotiations (§ 54956.8)

- Property: Vacant Land 320 & 324 North D Street
- Negotiator: Executive Director, Blanca Mendoza-Navarro
- Negotiating Parties: Louie Fimbrez, Owner
- Under Negotiation: Price, terms of payment

I. ADJOURNMENT:

The next Regular Monthly Meeting will be August 12th, 2026 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 **July 8th, 2026** 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 on 2nd day of June.

Giselle Flores

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