

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, August 12th, 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/81595432065)
<https://cityofmadera.zoom.us/j/81595432065>

or alternatively by telephone by dialing (669) 900-6833 and then entering Meeting ID No 815 9543 2065. 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 FY 2026-2027 – Initial Proposed Budget

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 July 8th, 2026, Regular Meeting Minutes

B-2 Approval of Registered Audited Demands for July 2026

- B-3 INFORMATIONAL MEMO:** Update on FY2026-2027 proposed Farm Labor Budget Rents increase, and Utility Allowance effective October 1, 2026.

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

- C-1 RESOLUTION No. 1378** of the Housing Authority of the City of Madera to Consider Approval of out-of-state travel to the 2026 National NAHRO Conference, Denver CO, October 14, 2026, through October 17, 2026.
- C-2 RESOLUTION No. 1379** of the Housing Authority of the City of Madera to Consider Authorization to Declare Fleet Vehicle Surplus and Proper Dispose of Asset.
- C-3 INFORMATIONAL MEMO:** Department of Homeland Security (DHS) Final Rule Rescinding the 2022 Public Charge.
- C-4 INFORMATIONAL MEMO:** Overview of the 21st Century Renewing Opportunity in the American Dream (ROAD) to Housing Act

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): 3 cases

I. ADJOURNMENT:

The next Regular Monthly Meeting will be September 9th, 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 **August 12th, 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 3:45 p.m.

Executed on 4th day of August.

Giselle Flores

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

Fiscal Year 2026-2027 Projected Revenue Overview

BOARD OF COMMISSIONERS REGULAR MEETING

AUGUST 12, 2026

Revenue Overview

Total FY 2026-2027 projected operating revenues are \$14,850,487

FY 2026-2027 projected revenue is \$353,012 less than FY 2025-2026 budget

- Capital funds were reduced by the claimable expenditures
- EHV has timed out

FY 2026-2027 projected Capital Fund is \$3,048,936

- This reflects the reduction of the fund by \$ 1,593,536 due to claimable expenses for FY 2025-2026

Revolving Fund

Table 1. Revolving Fund - Projected Revenue Budget (in thousand)					
Revenue Description	FYE 2024 Actuals	FYE 2025 Proj Actuals	FYE 2025 Budget	FYE 2026 Budget	FYE 2027 Proj Budget
Non-Dwelling Rent	\$ 173.00	\$ 199.58	\$ 199.58	\$ 230.26	\$ 230.26
Other Income		0.77			5.00
Management Fee Income	46.94	38.97	38.97	40.54	40.54
Investment Income (Mores)	3.27	4.91	3.98	4.99	4.99
Interest Income	148.35	173.67	154.97	115.00	149.81
Total Revenue	\$ 371.56	\$ 417.90	\$ 397.50	\$ 390.79	\$ 430.60

Total revenue is projected to **increase by \$39.81K (10.2%)**, rising from **\$390.79K in FYE 2026** to **\$430.60K in FYE 2027**. The increase is primarily driven by a significant rise in **Interest Income**.

Public Housing

Table 2. Public Housing - Projected Revenue Budget (in thousand)					
Revenue Description	FYE 2024 Actuals	FYE 2025 Proj Actuals	FYE 2025 Budget	FYE 2026 Budget	FYE 2027 Proj Budget
Rental Income	\$ 1,692.80	\$ 1,710.60	\$ 1,748.50	\$ 1,656.10	\$ 1,656.10
Other Tenant Income	16.60	13.70	23.20	20.70	20.70
Grant Income	689.10	689.70	1,087.20	842.70	584.44
Other Income	127.90	88.00	148.80	109.50	140.47
Total Revenue	\$ 2,526.40	\$ 2,502.00	\$ 3,007.70	\$ 2,629.00	\$ 2,401.71

Total revenue is projected to **decrease by \$227.29 (8.6%)** from **\$2.629M in FYE 2026** to **\$2.402M in FYE 2027**. The decline is driven almost entirely by a significant reduction in **Grant Income – Operating Subsidy**.

Public Housing Fund Updates

- HUD now requires Public Housing Authorities (PHAs) to submit Standard Form (SF)-424 grant application documents for Public Housing Operating Subsidy funding.
- The new requirement aligns Operating Subsidy funding with federal grant management practices already used for other HUD grant programs.
- PHAs must report all unused or unexpended Operating Subsidy funds remaining at fiscal year-end.
- PHAs must track and disclose Operating Subsidy fund balances as part of the grant reporting process.
- Any interest earned in Operating Subsidy funds must be remitted to HUD in accordance with federal grant requirements.
- Program income and other eligible revenues must be exhausted first before additional Operating Subsidy funds are drawn down.

Capital Fund

Table 3. Capital Fund - Projected Revenue Budget (in thousand)

Revenue Description	FYE 2024 Actuals	FYE 2025 Proj Actuals	FYE 2025 Budget	FYE 2026 Budget	FYE 2027 Proj Budget
Grant Income	\$ -	\$ 4,642.40	\$ -	\$ 5,624.60	\$ 3,048.90
<u>Total Income</u>	\$ -	\$ 4,642.40	\$ -	\$ 5,624.60	\$ 3,048.90

Total revenue is projected to **decrease by \$2.576 million (45.8%)**, from **\$5.625 million in FYE 2026** to **\$3.049 million in FYE 2027**. This grant income is the sole revenue source for this program and is a pass-through account. Revenue is earned when expenses are claimed.

Capital Fund revenue is budgeted based on anticipated eligible expenditures and reimbursement requests. Through ongoing research, industry networking, and consultation with HUD representatives, the Authority has identified opportunities to utilize Capital Fund resources to support a broader range of eligible operational and modernization activities.

Capital Fund Obligated

✔ Provided							
	Award Number	Obligation End	Reporting		LOCCS Authorized	PHA Cumulative Obligated	
			Period	Due			
Capital Fund Program (CFP)							
	CA01P069501-18	05-28-2022	06-30-2026 ✔	07-08-2026	\$695,031.00	\$695,031.00	100%
			07-31-2026	08-07-2026	\$695,031.00	-	-
	CA01P069501-19	04-15-2023	06-30-2026 ✔	07-08-2026	\$721,902.00	\$721,902.00	100%
			07-31-2026	08-07-2026	\$721,902.00	-	-
	CA01P069501-20	03-25-2024	06-30-2026 ✔	07-08-2026	\$779,777.00	\$779,777.00	100%
			07-31-2026	08-07-2026	\$779,777.00	-	-
	CA01P069501-21	08-22-2024	06-30-2026 ✔	07-08-2026	\$813,759.00	\$813,759.00	100%
			07-31-2026	08-07-2026	\$813,759.00	-	-
	CA01P069501-22	05-11-2024	06-30-2026 ✔	07-08-2026	\$991,967.00	\$991,967.00	100%
			07-31-2026	08-07-2026	\$991,967.00	-	-
	CA01P069501-23	02-16-2025	06-30-2026 ✔	07-08-2026	\$1,023,958.00	\$1,023,958.00	100%
			07-31-2026	08-07-2026	\$1,023,958.00	-	-
	CA01P069501-24	05-05-2026	06-30-2026 ✔	07-08-2026	\$1,033,011.00	\$1,033,011.00	100%
			07-31-2026	08-07-2026	\$1,033,011.00	-	-
	CA01P069501-26	03-31-2028	06-30-2026 ✔	07-08-2026	\$0.00	\$0.00	0%
			07-31-2026	08-07-2026	\$0.00	-	-

ROSS Fund

Table 4. ROSS - Projected Revenue Budget (in thousand)

Revenue Description	FYE 2024 Actuals	FYE 2025 Proj Actuals	FYE 2025 Budget	FYE 2026 Budget	FYE 2027 Proj Budget
Grant Income	\$ 41.90	\$ 79.70	\$ -	\$ -	\$ -
<u>Total Income</u>	\$ 41.90	\$ 79.70	\$ -	\$ -	\$ -

Two years in a row, the agency was not awarded the ROSS grant, as anticipated. There were prior challenges that led to this outcome. We are currently having conversation with ROSS and appealing the decision.

FSS Fund

Table 5. FSS - Projected Revenue Budget (in thousand)

Revenue Description	FYE 2024 Actuals	FYE 2025 Proj Actuals	FYE 2025 Budget	FYE 2026 Budget	FYE 2027 Proj Budget
Grant Income	\$ 38.60	\$ 65.20	\$ 49.60	\$ 65.20	\$ 93.58
<u>Total Income</u>	\$ 38.60	\$ 65.20	\$ 49.60	\$ 65.20	\$ 93.58

Total revenue is projected to increase from **\$65.20K in FYE 2026** to **\$93.58K in FYE 2027**, an increase of **\$28.38K (43.5%)**. The increase is driven entirely by higher **FSS Grant Income** recognized during FYE 2027 due to the program's calendar-year funding structure.

FSS Fund – Explanation of the Increase

Explanation of the Increase

The **Family Self-Sufficiency (FSS) Program** operates on a **calendar-year funding cycle**, while the Authority reports on a **fiscal-year basis**. As a result, grant revenue must be recognized across two fiscal years based on the period in which funding is earned.

For FYE 2027, the total anticipated FSS grant revenue is:

Funding Period	Revenue
October 1, 2026 - December 31, 2026	\$23,054.25
January 1, 2027 - September 30, 2027	\$70,522.15
Total Revenue	\$93,576.40

Rounded to budget presentation, total grant revenue equals approximately **\$93.58K**.

FSS Fund – Explanation of the Increase cont'd.

Key Observations

Increase in Grant Funding Recognition

- Grant revenue is projected to increase by **\$28.38K**, or **43.5%**, compared to FYE 2026.
- The increase is attributable to the timing of FSS program funding and the allocation of grant proceeds between fiscal years.
- FYE 2027 includes revenue earned during both the final quarter of calendar year 2026 and the first nine months of calendar year 2027.
- Effective this grant year, training for the Program Coordinator, support staff, and the direct supervisor/manager has been incorporated into the grant deliverables. Associated costs will be included and reported within the Salaries and Benefits line item as part of the reimbursement process for eligible grant expenditures.

FSS Forfeiture Fund

Table 6. FSS Forfeiture - Projected Revenue Budget (in thousand)

Revenue Description	FYE 2024 Actuals	FYE 2025 Proj Actuals	FYE 2025 Budget	FYE 2026 Budget	FYE 2027 Proj Budget
Grant Income	\$ -	\$ -	\$ -	\$ 16.00	\$ -
Total Income	\$ -	\$ -	\$ -	\$ 16.00	\$ -

FSS Forfeiture

An **FSS Forfeiture Fund** is a fund that accumulates **forfeited Family Self-Sufficiency (FSS) escrow balances** when a participant leaves the FSS program without successfully completing its requirements.

In the HUD FSS Program, participating families can earn escrow credits as their earned income increases. These credits are deposited into an escrow account on behalf of the participant while they are enrolled in the program. Upon successful completion of the FSS Contract of Participation and achievement of program goals, the family receives the escrow balance.

Farm Labor Fund

Table 7. Farm Labor - Projected Revenue Budget (in thousand)

Revenue Description	FYE 2024 Actuals	FYE 2025 Proj Actuals	FYE 2025 Budget	FYE 2026 Budget	FYE 2027 Proj Budget
Rental Income	\$ 941.40	\$ 1,055.40	\$ 1,065.00	\$ 1,153.80	\$ 1,153.76
Other Tenant Income	6.20	7.50	4.70	5.10	4.75
Other Income	16.80	10.00	9.80	9.00	6.50
Total Revenue	\$ 964.40	\$ 1,072.90	\$ 1,079.50	\$ 1,167.90	\$ 1,165.01

Total revenue is projected to remain essentially flat, decreasing by only **\$2.89K (0.2%)** from **\$1.168 million in FYE 2026** to **\$1.165 million in FYE 2027**. The minor decline is attributable to slight reductions in **Other Tenant Income** and **Other Income**, while **Rental Income**, the primary revenue source, remains stable.

Pomona Fund

Table 8. Pomona Ranch Fund - Projected Revenue Budget (in thousand)

Revenue Description	FYE 2024 Actuals	FYE 2025 Proj Actuals	FYE 2025 Budget	FYE 2026 Budget	FYE 2027 Proj Budget
OMS Subsidy	\$ 781.10	\$ 705.20	\$ 772.50	\$ 485.50	\$ 503.19
Total Revenue	\$ 781.10	\$ 705.20	\$ 772.50	\$ 485.50	\$ 503.19

Total Revenue is projected to increase by \$17.69 thousand, from \$485.50 thousand in FYE 2026 to \$503.19 thousand in FYE 2027. This represents a 3.64% year-over-year increase. Since the **OMS Subsidy is the only revenue source**, the increase in total revenue is entirely attributable to the higher OMS Subsidy allocation.

HCV Fund

Table 9. Housing Choice Voucher - Projected Revenue Budget (in thousand)

Revenue Description	FYE 2024 Actuals	FYE 2025 Proj Actuals	FYE 2025 Budget	FYE 2026 Budget	FYE 2027 Proj Budget
Rental Income	\$ 6,548.60	\$ 6,310.80	\$ 7,304.70	\$ 7,277.10	\$ 7,224.30
Other Income	33.30	24.00	33.80	10.50	13.75
Total Revenue	\$ 6,581.90	\$ 6,334.80	\$ 7,338.50	\$ 7,287.60	\$ 7,238.05

The FYE 2027 projected revenue budget of **\$7.24 million** reflects a **modest decrease of \$49.6 thousand (0.7%)** compared to the FYE 2026 budget. It is important to note that the **Renewal Funding Inflation Factor (RFIF)** has not yet been released; therefore, the projections generated through the two-year forecasting tool are based on currently available historical data. As a result, Housing Choice Voucher (HCV) revenue may ultimately exceed current projections depending on the final RFIF determination.

HCV Fund cont'd.

Additionally, the Agency is no longer operating under a funding shortfall position, which may provide opportunities to issue additional vouchers and support increased leasing activity. Should leasing levels increase, corresponding **administrative fee revenue** is also expected to rise, creating potential upside to the current FYE 2027 revenue projections. Overall, the projected budget remains conservative pending the release of updated federal funding assumptions and leasing forecasts.

Emergency Housing Voucher (EHV) Fund

Table 10. Emergency Housing Voucher (EHV) Fund - Projected Revenue Budget (in thousand)					
Revenue Description	FYE 2024 Actuals	FYE 2025 Proj Actuals	FYE 2025 Budget	FYE 2026 Budget	FYE 2027 Proj Budget
Grant Income	\$ 174.70	\$ -	\$ 291.90	\$ 58.80	\$ -
Total Revenue	\$ 174.70	\$ -	\$ 291.90	\$ 58.80	\$ -

The Emergency Housing Voucher (EHV) program is approaching its sunset period, and the remaining funds in the grant will be utilized until exhausted. As a result, **grant revenue is projected to decrease from \$58.8 thousand in FYE 2026 to \$0 in FYE 2027**, reflecting the anticipated closeout of the program and the absence of additional grant funding.

While no grant revenue is currently budgeted for FYE 2027, there is a potential opportunity for additional revenue through the transition of EHV participants to the Housing Choice Voucher (HCV) program. The Authority anticipates transitioning **17 remaining EHV households** to HCV assistance and may receive a **\$1,000 administrative fee per household transitioned**, resulting in a potential **\$17 thousand in administrative fee revenue**. This revenue has not been included in the FYE 2027 budget projection and will be recognized when the transitions are completed and funding is awarded.

Work-in-Progress and External Factors

Time study conducted a year ago is in place to determine appropriate salary allocation.

Administrative (indirect) expense allocations will be updated based on total salaries.

Medical insurance premiums for 2027 saw an increase ranging from 4.38% - 12.19%|

- Commonly used by our employees
 - ❖ Kaiser Permanente – 4.38%
 - ❖ PERS Gold – 5.63%
 - ❖ Blue Shield Access HMO – 11.86%

Work-in-Progress and External Factors cont'd.

Close monitoring of Transportation, Housing and Urban Development spending bill for FY 2027

- The U.S. House Committee on Appropriations released its FY 2027 Transportation, Housing and Urban Development (THUD) Appropriations Bill on May 20, 2026. The bill was subsequently approved by the House Appropriations Committee on June 3, 2026.
- Under the House FY 2027 THUD Appropriations Bill, HUD-related programs would receive funding levels that differ by program area, but the bill's overall discretionary allocation is \$92.224 billion, which is \$10.659 billion (10.4%) below FY 2026 enacted levels.
- As of August 12, 2026, the Senate had not yet released a final FY 2027 THUD appropriations bill summary comparable to the House's May 20, 2026, release, and the Senate Appropriations Committee's FY27 process was still underway.
- Congressional trackers were showing FY27 appropriations activity continuing in both chambers through the summer of 2026.

FY27 Budget Chart for Selected Federal Housing Programs

May 20, 2026



HUD Programs (set asides italicized) (In millions)	FY26 Final	FY27 President	FY27 House	FY27 Senate	FY27 Final
Tenant Based Rental Assistance	38,439	38,846	38,083		
Contract Renewals	34,957	35,565	35,453		
Tenant Protection Vouchers	601	300	300		
Administrative Fees	2,836	2,951	2,300		
Section 811 Mainstream Vouchers	0	0	0		
Veterans Affairs Supportive Hsg Vouchers	15	0	0		
Tribal Veterans Affairs Supportive Housing Vouchers	10	10	10		
Family Unification	30	30*	30		
Housing Mobility Services	0	0	0		
Incremental Vouchers	0	0	0		
Public Housing					
Capital Fund	3,200	3,200	2,286		
Emergency/Disaster Grants	30	30	30		
Residential Health Hazards Grants	50	0	0		
Operating Fund*	5,024	5,377	4,737		
Moving to Work	0	0	0		
Choice Neighborhoods Initiative	25	0	0		
Self-Sufficiency Programs					
Family Self-Sufficiency	156	0	125		
Jobs-Plus Pilot	10	0	10		
NAHASDA					

Questions/Comments?

Housing Authority of the City of Madera



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MINUTES OF THE JULY 8TH, 2026 REGULAR BOARD MEETING OF THE HOUSING AUTHORITY OF THE CITY OF MADERA

CALL TO ORDER:

The July 8th, 2026, Regular Meeting for the Housing Authority of the City of Madera was called to order by Chair Anita Evans at 6:00 PM.

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 AB 361, AB 2449, and CA Govt. Codes §§ 54953 and 54954.2. The meeting was made available simultaneously to the public via Zoom.

COMMISSIONERS PRESENT:

Chairperson Anita Evans	(In Person at the City of Madera Council Chambers)
Vice Chair Rodriguez	(In Person at the City of Madera Council Chambers)
Commissioner Cece Gallegos	(In Person at the City of Madera Council Chambers)
Commissioner Steve Montes	(In Person at the City of Madera Council Chambers)
Commissioner Artemio Villegas	(In Person at the City of Madera Council Chambers)
Commissioner Rohi Zacharia	(In Person at the City of Madera Council Chambers)

COMMISSIONERS ABSENT:

Commissioner Elsa Mejia

GUESTS/STAFF PRESENT:

HACM Executive Director Blanca Mendoza-Navarro (In Person)
HACM Executive Administrative Assistant Giselle Flores (In Person)
HACM Legal Counsel Megan Crouch (In Person)
HACM Finance & Administration Manager Djordan Didulo (Via Zoom)
HACM Housing Services Manager Lucia Lopez (In Person)
HACM Maintenance Manager Jared Garza (In Person)
HACM Housing Programs Manager Jared Knittel (In Person)
HACM FSS/ROSS Coordinator Mayra Cuin (In Person)
Madera Ministry Association Priest from Central Valley Church, Josh Blair (In Person)
HACM FSS Graduate, Javier Beltran and wife, Julieta Beltran (In Person)

INVOCATION:

Invocation conducted by Madera Ministry Association Priest, Josh Blair from Central Valley Church.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance conducted by Commissioner Montes.

APPROVAL OF AGENDA:

Commissioner Gallegos moved to approve the Agenda. Vice Chair, Rodriguez seconded the motion. The motion passed unanimously.

YAYES: (6) Chair Anita Evans,
 Vice Chair Rodriguez,
 Commissioner Cece Gallegos,
 Commissioner Steve Montes,
 Commissioner Artemio Villegas, and
 Commissioner Rohi Zacharia

NOES: (0)

ABSENT: (1) Commissioner Elsa Mejia,

ABSTAIN: (0)

PUBLIC COMMENT:

There were no comments from the public in attendance nor via zoom.

A. WORKSHOPS:

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

There were no comments from the public in attendance nor via zoom. There were no written comments for this Public Hearing.

A-2 FSS Graduate – Javier Beltran, HCV Graduate

The Housing Authority of the City of Madera (HACM) Family Self Sufficiency (FSS) Coordinator Mayra Cuin presented the Beltran family and recognized their successful completion of the Family Self-Sufficiency (FSS) program. Ms. Cuin highlighted the

family's dedication and hard work throughout their two-year participation in the program, noting that they achieved every goal they established and remained committed to improving their future despite challenges.

Ms. Cuin reported that the Beltran family successfully completed the FSS program and earned an escrow disbursement in the amount of \$21,543. She further shared that the family is currently in the process of purchasing a home, representing a significant milestone toward long-term stability and self-sufficiency.

Mr. Javier Beltran addressed the Board and expressed his gratitude for the opportunity provided through the program, stating that he was very thankful on behalf of himself and his family.

Executive Director Blanca Mendoza-Navarro congratulated the Beltran family on their achievement and acknowledged their upcoming homeownership milestone. She commended the family for their hard work and perseverance and extended her congratulations on behalf of the Agency.

The Board recognized and congratulated the Beltran family for their successful completion of the Family Self-Sufficiency Program and their accomplishments toward achieving homeownership.

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

Finance and Administration Manager Djordan Didulo presented the Fiscal Year 2025-2026 Third Quarter Financial Review. Ms. Didulo reported that the Authority's overall financial position remains stable and explained that several reported fund deficits were primarily attributable to timing differences related to revenue receipts, grant reimbursements, capitalization adjustments, and payroll allocations rather than ongoing operational concerns.

Ms. Didulo provided an overview of each fund's performance. She noted that the Housing Choice Voucher (HCV) program remained the Agency's strongest-performing operating fund with a year-to-date surplus, while the Farm Labor (FML) Fund also maintained a positive financial position. She further explained that deficits reported in the Revolving Fund, Public Housing (PH) Fund, and Family Self-Sufficiency (FSS) Fund were largely due to accounting and reimbursement timing issues. Significant PH expenditures associated with capital improvement projects are expected to be reclassified to the Capital Fund as project accounting is finalized.

Board members engaged in discussion regarding budget variances, administrative expenses, training and travel expenditures, security cost allocations, and capital fund reporting. Commissioners expressed concerns regarding travel expenditures exceeding budgeted amounts and requested additional information regarding training attendance, travel-related costs, budget allocations, and the process for approving expenditures that exceed budgeted levels.

Ms. Didulo and Executive Director Blanca Mendoza-Navarro provided clarification regarding the reported variances, noting that several items were attributable to coding and allocation adjustments, conservative budgeting assumptions, and accrual-based accounting practices. Additional discussion occurred regarding capital project expenditures and the timing of related reimbursements and fund transfers.

Commissioners requested supplemental documentation, including itemized travel and training expenditures, security cost allocations, and supporting information related to specific budget line items. Staff agreed to provide the requested information to the Board and return with additional analysis and clarification at a future meeting.

The Board received and discussed the report and directed staff to provide the requested follow-up information for further review.

There were no comments from the public in attendance nor via zoom.

B. CONSENT CALENDAR

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

Commissioner Gallegos requested that Item B-3, Approval of Out-of-State Travel for the 2026 National NAHRO Conference in Denver, Colorado, be removed from the Consent Calendar for a separate discussion.

Commissioners discussed the proposed out-of-state travel request and expressed concerns regarding the potential cost of sending multiple Commissioners and the Executive Director to the conference. Questions were raised regarding registration fees, travel-related expenses, funding sources, and the availability of budgeted funds for the proposed attendance.

Executive Director Blanca Mendoza-Navarro explained that the item was being presented in accordance with the Board's travel policy and that registration for the conference had not yet opened. She further noted that staff are currently preparing the Fiscal Year 2026-2027 budget and would provide a detailed cost breakdown and funding information for Board review.

Commissioners discussed the importance of training opportunities and Board participation while emphasizing the need for adequate budget planning and financial oversight. Staff agreed to return the item at a future meeting with additional information regarding anticipated costs and funding.

The Board approved Consent Calendar Items B-1 and B-2. Item B-3 was removed from the Consent Calendar and tabled for future consideration pending additional information from staff. The motion was carried by unanimous vote.

YAYES: (6) Chair Anita Evans,
 Vice Chair Rodriguez,
 Commissioner Cece Gallegos,
 Commissioner Steve Montes,
 Commissioner Artemio Villegas, and
 Commissioner Rohi Zacharia

NOES: (0)

ABSENT: (1)

Commissioner Elsa Mejia,

ABSTAIN: (0)

There were no comments from the public in attendance nor via zoom.

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.

Executive Director Blanca Mendoza-Navarro presented Resolution No. 1375, requesting Board approval to adopt and submit the Housing Authority's FY 2026-2027 Agency Plans to the U.S. Department of Housing and Urban Development (HUD), including the Annual Plan, Administrative Plan, and Admissions and Continued Occupancy Policy (ACOP), by the required submission deadline of July 17, 2026.

Ms. Mendoza-Navarro reviewed the purpose of the Agency Plans and explained that the annual update process includes review of the U.S. Department of Housing and Urban Development (HUD) regulatory changes, resident participation through Resident

Advisory Board (RAB) meetings, a public comment period, a public hearing, and Board approval prior to submission. She reported that two RAB meetings were conducted to review the proposed changes and that no written public comments were received during the comment period.

Ms. Mendoza-Navarro also informed the Board of potential discretionary policy options being discussed by HUD, including term limits and work requirements for program participants. She noted that no changes regarding those items were being proposed at this time, but that staff could return with additional information should the Board wish to explore those options in the future.

Following presentation and discussion, the Board adopted Resolution No. 1375, approving the FY 2026-2027 Agency Plans and authorizing the Executive Director to submit the required documents to HUD by the prescribed deadline.

Commissioner Montes moved to approve Item C-1. Commissioner Rodriguez seconded the motion. The motion passed unanimously.

YAYES: (6) Chair Anita Evans,
 Vice Chair Rodriguez,
 Commissioner Cece Gallegos,
 Commissioner Steve Montes,
 Commissioner Artemio Villegas, and
 Commissioner Rohi Zacharia

NOES: (0)

ABSENT: (1) Commissioner Elsa Mejia,

ABSTAIN: (0)

There were no comments from the public in attendance nor via zoom.

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

Executive Director Blanca Mendoza-Navarro presented Resolution No. 1376, requesting Board approval of an updated Information Technology (IT) Policy. Ms. Mendoza-Navarro explained that the existing policy had not been updated in more than

ten years and required revisions to reflect current technology practices and operational needs.

Ms. Mendoza-Navarro informed the Board that staff worked with the HACM's contracted IT service provider to review the policy and identify necessary updates. She noted that the proposed policy updates would not have a fiscal impact, as the Agency already utilizes a contracted managed IT service provider. She also requested authorization to make minor administrative and technology-related updates as needed to keep the policy current.

Commissioner Rodriguez moved to approve Item C-2. Commissioner Villegas seconded the motion. The motion passed unanimously.

YAYES: (6) Chair Anita Evans,
 Vice Chair Rodriguez,
 Commissioner Cece Gallegos,
 Commissioner Steve Montes,
 Commissioner Artemio Villegas, and
 Commissioner Rohi Zacharia

NOES: (0)

ABSENT: (1)

Commissioner Elsa Mejia,

ABSTAIN: (0)

There were no comments from the public in attendance nor via zoom.

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.

Executive Director Blanca Mendoza-Navarro presented Resolution No. 1377, requesting Board approval of a new Artificial Intelligence (AI) Use Policy. Ms. Mendoza-Navarro explained that the policy was developed as part of HACM's ongoing efforts to update agency policies and modernize technology systems. She noted that AI tools are increasingly being integrated into public and private sector operations and can improve efficiency in areas such as research, training, document preparation, and administrative tasks.

Ms. Mendoza-Navarro stated that the proposed policy establishes guidelines for the responsible use of AI while protecting residents, applicants, and employee information.

The policy includes safeguards to ensure compliance with applicable federal, state, and local laws and prohibits the use of personally identifiable information (PII) in AI platforms where inappropriate or unauthorized.

During discussion, Commissioners raised questions regarding the AI platforms currently being used by staff, data privacy and security concerns, protections against potential bias, and safeguards related to confidential information. Ms. Mendoza-Navarro explained that management staff currently utilize Microsoft Copilot as a limited administrative tool for research, drafting, and editing purposes and emphasized that AI-generated content is reviewed by staff prior to use. She further stated that staff would continue exploring additional safeguards and best practices as AI technology evolves.

Commissioners generally expressed support for establishing an AI policy, recognizing the importance of having formal guidelines in place to govern the responsible use of emerging technologies while protecting sensitive information.

Commissioner Rodriguez moved to approve Item C-3. Commissioner Montes seconded the motion. The motion passed unanimously.

YAYES: (6) Chair Anita Evans,
 Vice Chair Rodriguez,
 Commissioner Cece Gallegos,
 Commissioner Steve Montes,
 Commissioner Artemio Villegas, and
 Commissioner Rohi Zacharia

NOES: (0)

ABSENT: (1) Commissioner Elsa Mejia

ABSTAIN: (0)

There were no comments from the public in attendance nor via zoom.

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

Executive Director Blanca Mendoza-Navarro presented a discussion item requested by Commissioner Mejia regarding public accessibility to recordings of Housing Authority Board meetings. Ms. Mendoza-Navarro explained that Board meetings are currently

recorded for administrative purposes, including preparation of meeting minutes, but recordings are not publicly posted or archived.

Commissioners discussed the potential benefits of making meeting recordings publicly accessible, including increased transparency and public engagement. Discussion also focused on operational considerations such as technology requirements, staff resources, storage needs, potential costs, and the importance of maintaining a consistent process if recordings were to be made available. Commissioners also discussed possible platforms that could be used, including YouTube and other online services.

Following discussion, the Board reached a consensus directing staff to research available options for providing public access to recorded meetings, including associated costs, storage requirements, platform availability, and implementation considerations, and to return with additional information for future Board review and discussion.

D. WRITTEN COMMUNICATIONS:

No written communication was received.

E. ADMINISTRATIVE REPORTS:

Executive Director Blanca Mendoza-Navarro presented the Administrative Report and provided updates on Housing Authority program operations. She reported that the Housing Choice Voucher (HCV) program currently serves 597 participants and remains within its leasing projections. Ms. Mendoza-Navarro also advised that the HCV waiting list is open through July 30, 2026, and that approximately 1,300 applications had been received as of the meeting date.

Ms. Mendoza-Navarro further reported that PH currently has four vacancies and that application activity has increased. She also provided updates on the FML program, including occupancy and waiting list activity.

In addition, Ms. Mendoza-Navarro reviewed maintenance operations for PH and FML properties, including current work order volumes and average completion times. She noted that maintenance staff continue to address inspection-related work orders and overall backlog levels, with maintenance activity showing improvement compared to the previous year.

There were no comments from the public in attendance nor via zoom.

F. EXECUTIVE DIRECTOR REPORT:

Executive Director Blanca Mendoza-Navarro provided updates on agency programs, operations, legislative developments, and ongoing initiatives. Ms. Mendoza-Navarro reported that the HCV program continues to partner with the U.S. Department of Veterans Affairs and has successfully housed 41 veterans through the Veterans Affairs Supportive Housing (VASH) Program. She also provided an update on the Emergency Housing Voucher (EHV) program, noting that the Housing Authority received HUD approval to transition participating families into the regular HCV program as funding conditions allow. Additionally, she reported that the HCV waiting list remains open and that outreach efforts have been conducted throughout the City and County of Madera.

An update was provided on the Family Self-Sufficiency (FSS) program, including participant enrollment, escrow activity, and recent participant accomplishments. Ms. Mendoza-Navarro also reported on seasonal operations at Pomona Ranch and noted that occupancy activities and applicant processing were ongoing. Ms. Mendoza-Navarro informed the Board that staff continue preparing the Fiscal Year 2026-2027 budget and have completed and submitted required budget documentation for the FML program. She noted that no rent increases were proposed for FML residents, although utility allowance adjustments were submitted as required.

Updates were also provided regarding maintenance operations, including the successful completion of a California Housing Workers' Compensation Authority (CHWCA) safety evaluation. Corrective actions identified during the review were minor in nature and have been addressed. Ms. Mendoza-Navarro further reported increased utilization of the online resident work order submission system and ongoing maintenance improvements at agency properties.

Ms. Mendoza-Navarro shared that she participated in a tour of the Fresno Mission alongside Commissioner Montes and local government representatives to observe collaborative approaches to housing and supportive services. She also provided an overview of federal housing and legislative developments, including updates related to HUD programs, housing legislation, grant administration requirements, compliance initiatives, funding advocacy efforts, and the Restore and Rebuild Initiative.

Finally, Ms. Mendoza-Navarro reported that staff have completed various training programs, including active shooter response and harassment prevention training, and continue participating in housing program and regulatory training opportunities.

There were no comments from the public in attendance nor via zoom.

G. COMMISSIONER REPORTS:

1. Commissioner Zacharia had nothing to report.
2. Commissioner Gallegos had nothing to report.
3. Commissioner Montes had nothing to report.
4. Commissioner Villegas had nothing to report.
5. Chair Evans thanked everyone for their attendance and encouraged all present to stay safe. No additional report was given.

H. CLOSED SESSION: Attorney Megan Crouch

Pursuant to CA Govt. Code 54957(b), the Board of Commissioners temporarily adjourned from the open session and met in closed session at 7:45 p.m. regarding the following:

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

Upon resuming open session, Attorney Megan Crouch stated that there is no reportable action.

I. ADJOURNMENT:

Chair Evans announced the next regularly monthly scheduled meeting of the Board of Commissioners will be held on Wednesday August 12th at 6:00 p.m., in the City of Madera Council Chambers.

The meeting was adjourned at 8:33 p.m.

CERTIFICATE OF THE BOARD OF COMMISSIONERS

The undersigned hereby certifies that the foregoing July 8th, 2026, Regular Board Meeting Minutes of the Housing Authority of the City of Madera (HACM) were reviewed and approved by the Housing Authority of the City of Madera's Board of Commissioners at a duly noticed meeting on August 12th, where a quorum was present in accordance with the HACM Bylaws.

Executed on this 31st day of July 2026.

By: _____
Giselle Flores
Executive Administrative Assistant
Housing Authority of the
City of Madera

Payment Summary

Bank=revfund AND mm/yy=07/2026-07/2026 AND All Checks=Yes AND Include Voids=All Checks

			Check	Post	Total
			Date	Month	Date
Bank	Check#	Vendor			Amount Reconciled
revfund - WF Revolving Fund	253	mis02 - MISSIONSQUARE-303376	7/2/2026	07-2026	4,914.65
revfund - WF Revolving Fund	254	pub01 - CA PUBLIC EMPLOYEES' RETIREMENT SYSTEM	7/2/2026	07-2026	8,807.64
revfund - WF Revolving Fund	255	pub02 - CA Public Employees' Health	7/2/2026	07-2026	34,621.07
revfund - WF Revolving Fund	256	usbank001 - U.S. Bank National Association	7/2/2026	07-2026	8,229.32
revfund - WF Revolving Fund	257	FER04 - FERGUSON ENTERPRISES, INC	7/9/2026	07-2026	-101.03
revfund - WF Revolving Fund	258	mis02 - MISSIONSQUARE-303376	7/3/2026	07-2026	4,947.58
revfund - WF Revolving Fund	259	pub01 - CA PUBLIC EMPLOYEES' RETIREMENT SYSTEM	7/3/2026	07-2026	8,898.07
revfund - WF Revolving Fund	260	pub02 - CA Public Employees' Health	7/14/2026	07-2026	34,621.07
revfund - WF Revolving Fund	261	pge01 - P. G. & E.	7/30/2026	07-2026	-63.01
revfund - WF Revolving Fund	262	usbank001 - U.S. Bank National Association	7/10/2026	07-2026	8,251.12
revfund - WF Revolving Fund	48514	att06 - AT&T CALNET	7/2/2026	07-2026	254.26
revfund - WF Revolving Fund	48515	bcs001 - Bettys Cleaning Service	7/2/2026	07-2026	3,056.00
revfund - WF Revolving Fund	48516	bct00 - BCT CONSULTING, INC.	7/2/2026	07-2026	763.73
revfund - WF Revolving Fund	48517	CUM00 - CUMMINS, INC.	7/2/2026	07-2026	2,331.53
revfund - WF Revolving Fund	48518	CWS01 - CORBIN WILLITS SYSTEM INC	7/2/2026	07-2026	755.50
revfund - WF Revolving Fund	48519	DIA01 - DIAMOND COMMUNICATION,INC	7/2/2026	07-2026	204.00
revfund - WF Revolving Fund	48520	dov0001 - Dove	7/2/2026	07-2026	91.00
revfund - WF Revolving Fund	48521	FER04 - FERGUSON ENTERPRISES, INC	7/2/2026	07-2026	4,837.65
revfund - WF Revolving Fund	48522	hartford - THE HARTFORD	7/2/2026	07-2026	982.10
revfund - WF Revolving Fund	48523	hds00 - HD SUPPLY FACILITIES MAINTENANCE	7/2/2026	07-2026	776.94
revfund - WF Revolving Fund	48524	her0048 - HERNANDEZ	7/2/2026	07-2026	359.20
revfund - WF Revolving Fund	48525	hom04 - HOME DEPOT CREDIT SERVICE	7/2/2026	07-2026	12,972.77
revfund - WF Revolving Fund	48526	ins01 - INSIGHT EMPLOYEE ASSISTANCE PROGRAM	7/2/2026	07-2026	45.00
revfund - WF Revolving Fund	48527	LIE01 - LIEBERT CASSIDY WHITMORE	7/2/2026	07-2026	2,685.00
revfund - WF Revolving Fund	48528	mad02 - CITY OF MADERA UTILITY BILLING	7/2/2026	07-2026	17,550.33
revfund - WF Revolving Fund	48529	mad03 - CITY OF MADERA CITY SERVICES	7/2/2026	07-2026	18,618.43
revfund - WF Revolving Fund	48530	map00 - MAPA PLUMBING SERVICES	7/2/2026	07-2026	14,000.00
revfund - WF Revolving Fund	48531	mch001 - MOSQUEDA'S COOLING AND HEATING INC.	7/2/2026	07-2026	2,562.00
revfund - WF Revolving Fund	48532	men0039 - Mendoza	7/2/2026	07-2026	81.00
revfund - WF Revolving Fund	48533	met00 - METROPOLITAN LIFE INSURANCE COMPANY	7/2/2026	07-2026	1,639.58
revfund - WF Revolving Fund	48534	mis01 - MISSION UNIFORM SERVICE 3	7/2/2026	07-2026	206.44

Payment Summary

Bank=revfund AND mm/yy=07/2026-07/2026 AND All Checks=Yes AND Include Voids=All Checks

revfund - WF Revolving Fund	48535	muh0001 - Muhly	7/2/2026	07-2026	771.00
revfund - WF Revolving Fund	48536	nel00 - The NelRod Company	7/2/2026	07-2026	2,835.00
revfund - WF Revolving Fund	48537	off02 - ODP BUSINESS SOLUTIONS, LLC	7/2/2026	07-2026	652.82
revfund - WF Revolving Fund	48538	pera4 - PERIMETER PEST CONTROL	7/2/2026	07-2026	50.00
revfund - WF Revolving Fund	48539	pge01 - P. G. & E.	7/2/2026	07-2026	6,250.42
revfund - WF Revolving Fund	48540	pre06 - PRESTIGE CUSTOM GLASS	7/2/2026	07-2026	400.12
revfund - WF Revolving Fund	48541	qua06 - QUADIENT LEASING USA, INC	7/2/2026	07-2026	681.69
revfund - WF Revolving Fund	48542	spe00 - SPECIALTY LANDSCAPE, INC.	7/2/2026	07-2026	9,990.00
revfund - WF Revolving Fund	48543	TEC06 - TECH HEROES, INC.	7/2/2026	07-2026	2,763.00
revfund - WF Revolving Fund	48544	TMO00 - T-MOBILE USA INC.	7/2/2026	07-2026	1,626.10
revfund - WF Revolving Fund	48545	v0000010 - Timber Time Tree Care Inc.	7/2/2026	07-2026	900.00
revfund - WF Revolving Fund	48546	v0000055 - CSI EXTERMINATORS INC	7/2/2026	07-2026	2,250.00
revfund - WF Revolving Fund	48547	v0000070 - Staples Construction Company Inc	7/2/2026	07-2026	555,351.84
revfund - WF Revolving Fund	48548	van00 - VAN DE POL ENTERPRISES	7/2/2026	07-2026	1,649.78
revfund - WF Revolving Fund	48549	att06 - AT&T CALNET	7/9/2026	07-2026	192.90
revfund - WF Revolving Fund	48550	bct00 - BCT CONSULTING, INC.	7/9/2026	07-2026	647.50
revfund - WF Revolving Fund	48551	FER04 - FERGUSON ENTERPRISES, INC	7/9/2026	07-2026	2,769.12
revfund - WF Revolving Fund	48552	hds00 - HD SUPPLY FACILITIES MAINTENANCE	7/9/2026	07-2026	2,319.64
revfund - WF Revolving Fund	48553	joh04 - JOHNSON CONTROLS US HOLDINGS INC	7/9/2026	07-2026	15,177.96
revfund - WF Revolving Fund	48554	kjwater00 - KJ Water Services	7/9/2026	07-2026	476.00
revfund - WF Revolving Fund	48555	mad02 - CITY OF MADERA UTILITY BILLING	7/9/2026	07-2026	31,544.25
revfund - WF Revolving Fund	48556	mad0g - MADERA CHAMBER OF	7/9/2026	07-2026	450.00
revfund - WF Revolving Fund	48557	MAD0K - MADERA TRIBUNE	7/9/2026	07-2026	250.00
revfund - WF Revolving Fund	48558	men00 - Blanca Mendoza-Navarro	7/9/2026	07-2026	280.00
revfund - WF Revolving Fund	48559	mis01 - MISSION UNIFORM SERVICE 3	7/9/2026	07-2026	95.96
revfund - WF Revolving Fund	48560	nat0l - NATIONAL CREDIT REPORTING	7/9/2026	07-2026	31.35
revfund - WF Revolving Fund	48561	nav04 - NAVIA BENEFIT SOLUTIONS,	7/9/2026	07-2026	400.00
revfund - WF Revolving Fund	48562	oms01 - OMS DEPT. OF HOUSING & COMM. DEVELOPM	7/9/2026	07-2026	877.47
revfund - WF Revolving Fund	48563	pera4 - PERIMETER PEST CONTROL	7/9/2026	07-2026	475.00
revfund - WF Revolving Fund	48564	pge01 - P. G. & E.	7/9/2026	07-2026	533.21
revfund - WF Revolving Fund	48565	qua07 - QUADIENT FINANCE USA, INC	7/9/2026	07-2026	1,000.00
revfund - WF Revolving Fund	48566	red05 - RED ROCK ENVIRONMENTAL GRP	7/9/2026	07-2026	248.75
revfund - WF Revolving Fund	48567	spec001 - Charter Communications Holdings, LLC	7/9/2026	07-2026	3,808.42

Payment Summary

Bank=revfund AND mm/yy=07/2026-07/2026 AND All Checks=Yes AND Include Voids=All Checks

revfund - WF Revolving Fund	48568	ste02 - STERICYCLE, INC.	7/9/2026	07-2026	418.00
revfund - WF Revolving Fund	48569	v0000028 - Griswold , LaSalle, Cobb, Dowd and Gin, LLF	7/9/2026	07-2026	2,838.33
revfund - WF Revolving Fund	48570	WES05 - WESTERN AG & TURF, INC.	7/9/2026	07-2026	86.44
revfund - WF Revolving Fund	48571	yar00 - YARDI SYSTEMS, INC.	7/9/2026	07-2026	1,095.00
revfund - WF Revolving Fund	48572	ADP00 - ADP, INC.	7/23/2026	07-2026	123.60
revfund - WF Revolving Fund	48573	art0001 - Arteaga	7/23/2026	07-2026	756.06
revfund - WF Revolving Fund	48574	bdo00 - BDO USA, P.A.	7/23/2026	07-2026	54.25
revfund - WF Revolving Fund	48575	com0h - COMCAST	7/23/2026	07-2026	1,069.58
revfund - WF Revolving Fund	48576	CWS01 - CORBIN WILLITS SYSTEM INC	7/23/2026	07-2026	755.50
revfund - WF Revolving Fund	48577	FER04 - FERGUSON ENTERPRISES, INC	7/23/2026	07-2026	925.63
revfund - WF Revolving Fund	48578	hds00 - HD SUPPLY FACILITIES MAINTENANCE	7/23/2026	07-2026	4,815.51
revfund - WF Revolving Fund	48579	hom04 - HOME DEPOT CREDIT SERVICE	7/23/2026	07-2026	3,855.22
revfund - WF Revolving Fund	48580	low00 - LOWE'S COMMERCIAL SERVICE	7/23/2026	07-2026	415.98
revfund - WF Revolving Fund	48581	mad02 - CITY OF MADERA UTILITY BILLING	7/23/2026	07-2026	35,462.26
revfund - WF Revolving Fund	48582	mad03 - CITY OF MADERA CITY SERVICES	7/23/2026	07-2026	12,403.46
revfund - WF Revolving Fund	48583	mad04 - MADERA FLEET SERVICES	7/23/2026	07-2026	920.34
revfund - WF Revolving Fund	48584	map00 - MAPA PLUMBING SERVICES	7/23/2026	07-2026	3,250.00
revfund - WF Revolving Fund	48585	met00 - METROPOLITAN LIFE INSURANCE COMPANY	7/23/2026	07-2026	1,639.58
revfund - WF Revolving Fund	48586	mis01 - MISSION UNIFORM SERVICE 3	7/23/2026	07-2026	287.88
revfund - WF Revolving Fund	48587	nah03 - NAHRO	7/23/2026	07-2026	1,964.72
revfund - WF Revolving Fund	48588	pera4 - PERIMETER PEST CONTROL	7/23/2026	07-2026	175.00
revfund - WF Revolving Fund	48589	pge01 - P. G. & E.	7/23/2026	07-2026	3,919.01
revfund - WF Revolving Fund	48590	ric05 - RICOH USA, INC.	7/23/2026	07-2026	2,419.09
revfund - WF Revolving Fund	48591	soi0001 - Soito	7/23/2026	07-2026	149.00
revfund - WF Revolving Fund	48592	t0000116 - Gutierrez Palos	7/23/2026	07-2026	277.25
revfund - WF Revolving Fund	48593	van00 - VAN DE POL ENTERPRISES	7/23/2026	07-2026	680.61
revfund - WF Revolving Fund	48594	WES05 - WESTERN AG & TURF, INC.	7/23/2026	07-2026	68.39
revfund - WF Revolving Fund	48595	WIL01 - SHERWIN WILLIAMS COMPANY	7/23/2026	07-2026	1,046.65
revfund - WF Revolving Fund	48596	att06 - AT&T CALNET	7/30/2026	07-2026	348.93
revfund - WF Revolving Fund	48597	b0006039 - Cervantes	7/30/2026	07-2026	100.00
revfund - WF Revolving Fund	48598	bcs001 - Bettys Cleaning Service	7/30/2026	07-2026	535.00
revfund - WF Revolving Fund	48599	DIA01 - DIAMOND COMMUNICATION,INC	7/30/2026	07-2026	204.00
revfund - WF Revolving Fund	48600	FER04 - FERGUSON ENTERPRISES, INC	7/30/2026	07-2026	1,758.38

Payment Summary

Bank=revfund AND mm/yy=07/2026-07/2026 AND All Checks=Yes AND Include Voids=All Checks

refund - WF Revolving Fund	48601	hds00 - HD SUPPLY FACILITIES MAINTENANCE	7/30/2026	07-2026	2,515.75
refund - WF Revolving Fund	48602	mad02 - CITY OF MADERA UTILITY BILLING	7/30/2026	07-2026	4,008.93
refund - WF Revolving Fund	48603	mch001 - MOSQUEDA'S COOLING AND HEATING INC.	7/30/2026	07-2026	13,400.00
refund - WF Revolving Fund	48604	mis01 - MISSION UNIFORM SERVICE 3	7/30/2026	07-2026	95.96
refund - WF Revolving Fund	48605	pge01 - P. G. & E.	7/30/2026	07-2026	8,730.18
refund - WF Revolving Fund	48606	rr01 - R&R TREE SERVICE	7/30/2026	07-2026	2,500.00
refund - WF Revolving Fund	48607	rvd02 - RVD HEATING & AIR AND SON	7/30/2026	07-2026	21,375.00
refund - WF Revolving Fund	48608	spe00 - SPECIALTY LANDSCAPE, INC.	7/30/2026	07-2026	9,990.00
refund - WF Revolving Fund	48609	spfp001 - ANIVAL DAVID GARCIA	7/30/2026	07-2026	3,260.00
refund - WF Revolving Fund	48610	TMO00 - T-MOBILE USA INC.	7/30/2026	07-2026	2,538.56
refund - WF Revolving Fund	48611	v0000030 - J & M Floor Covering, Inc.	7/30/2026	07-2026	4,578.23
refund - WF Revolving Fund	48612	v0000049 - Nonprofit Management Solutions, LLC	7/30/2026	07-2026	4,500.00
					1,007,959.50



Housing Authority of the City of Madera

BOARD MEMORANDUM

TO: Board of Commissioners
Housing Authority of the City of Madera

BOARD MEETING: August 12, 2026

AGENDA ITEM: B-3

FROM: Blanca Mendoza-Navarro, Executive
Director

AUTHOR: Blanca Mendoza-Navarro, Executive Director

DATE: July 30, 2026

SUBJECT: INFORMATIONAL ITEM – Update on FY2026-2027 proposed Farm Labor Operating Budget Utility Allowance Adjustment effective October 1, 2026.

EXECUTIVE SUMMARY:

The purpose of this memo is to provide the Board of Commissioners with an update on the Farm Labor Program's FY 2026–2027 operating budget review and the required Utility Allowance (UA) adjustment. Based on staff's financial and affordability analysis, no rent increase is proposed for this fiscal year.

As part of the annual budget development process, staff conducted a comprehensive review of the Farm Labor Program's operating budget, current rental rates, household affordability, and long-term financial sustainability.

The analysis included a review of household adjusted incomes, Rental Assistance (RA) availability, operating expenses, and the overall financial condition of the program.

The Farm Labor Program consists of 100 units, with USDA funding currently providing 71 Rental Assistance (RA) subsidies. Families receiving RA pay rent based on approximately 30 percent of their adjusted monthly income. Households not receiving RA pay the approved Basic rental rate.

Staff's analysis determined that many households not currently receiving Rental Assistance would become rent burdened, paying more than 30 percent of their adjusted monthly income if rental rates were increased. Because the number of Rental Assistance subsidies is limited, HACM is unable to offset the impact of a rent increase for many of these households.

Accordingly, staff did not recommend a rent increase for FY 2026–2027. Maintaining current rental rates supports housing affordability for Farm Labor families while staff continues to evaluate long-term financial and preservation strategies for the property.

Below is the current rent structure for the USDA program based on unit size.





Housing Authority of the City of Madera

Unit Size	Present Rent (Occupancy Charge)	
	Basic	Note Rate
2-Bedroom	\$749.00	\$749.00
3-Bedroom	\$1,038.00	\$1,038.00
4-Bedroom	\$1,198.00	\$1,198.00

Utility Allowance Requirement and Update

Although no rent increase is being proposed, HACM is required to complete an annual Utility Allowance review in accordance with HUD's Utility Allowance Factor (UAF) guidance and the USDA Rural Development Multifamily Utility Allowance methodology.

The methodology requires:

- A comprehensive baseline Utility Allowance analysis every three years using twelve months of actual utility consumption and utility rate data by bedroom size; and
- A factor-based adjustment during the intervening years utilizing the annually published HUD Utility Allowance Factor.

Staff has completed the required FY 2026–2027 Utility Allowance update using the current HUD Utility Allowance Factor and Multifamily Utility Allowance methodology.

For households receiving Rental Assistance, changes to the Utility Allowance may affect the Net Tenant Contribution (NTC), which is the tenant's portion of the rent, in accordance with USDA regulations.

Below is the Budget and Regulatory Compliance:

- The FY2026-2027 proposed operating budget reflects no rent increase, maintaining current rent levels due to affordability constraints identified in the analysis.
- The Utility Allowance update is required for compliance under USDA Rural Development Multifamily housing requirements.
- Staff will ensure all tenant notices are issued in accordance with applicable regulatory timelines.

Unit Size	Present Utility Allowance	*Proposed Utility Allowance	Amount Changed
2-Bedroom	\$108.00	\$103.00	\$5.00
3-Bedroom	\$157.00	\$149.00	\$8.00
4-Bedroom	\$186.00	\$174.00	\$12.00

*Note when the UA decreases, the resident's rent portion increases.





Housing Authority of the City of Madera

Long-Term Portfolio Preservation and Redevelopment Planning

In addition to the annual budget review, staff has begun a comprehensive evaluation of the Farm Labor portfolio as part of HACM's broader asset preservation and redevelopment strategy.

As previously discussed with the Board, HACM is moving forward with the procurement of a co-development partner to assist in evaluating opportunities for the long-term preservation, rehabilitation, and redevelopment of agency-owned housing assets.

Through this process, staff will evaluate the Farm Labor Program to determine the most financially sustainable approach to preserving the property while maintaining affordability for residents. This evaluation will include a review of available federal and state funding opportunities, including programs administered by the California Tax Credit Allocation Committee (CTCAC).

Staff will specifically explore opportunities available under the Restore and Rebuild Program, which provides financing and tax credit resources for the preservation and rehabilitation of aging affordable housing properties. These funding opportunities may significantly reduce the need to rely on future rent increases by leveraging outside capital to address deferred maintenance, improve energy efficiency, extend the useful life of the property, and preserve long-term affordability.

Staff will return to the Board with recommendations such as portfolio analysis and co-development planning progress.

Budget Implementation Timeline:

The proposed FY2026-2027 operating budget has been submitted to USDA Rural Development for review and approval.

Upon approval:

- No rent increase will be implemented for FY 2026–2027.
- Updated Utility Allowances will become effective in accordance with USDA approval and regulatory requirements.
- Residents will receive all required notices prior to implementation.
- Staff will complete all required certifications and rent calculations.

RECOMMENDATION:

The item is informational only.

FISCAL IMPACT:

There is no fiscal impact on the current budget, this is informational only.





Housing Authority of the City of Madera

BOARD MEMORANDUM

TO: Board of Commissioners
Housing Authority of the City of Madera

BOARD MEETING: August 12, 2026

AGENDA ITEM: C-1

FROM: Blanca Mendoza-Navarro, Executive
Director

AUTHOR: Blanca Mendoza-Navarro, Executive Director

DATE: August 5, 2026

SUBJECT: RESOLUTION #1378 of the Housing Authority of the City of Madera (HACM) to Consider Authorization of Out-Of-State Travel - 2026 National NAHRO Conference Meeting in Denver Co, October 14, 2026, Through October 17, 2026.

EXECUTIVE SUMMARY:

During the July 2026 Board meeting, the Board of Commissioners tabled consideration of this item and directed staff to return with the anticipated cost of attendance at the 2026 National Association of Housing and Redevelopment Officials (NAHRO) Conference, as well as clarification regarding training and travel expenditures within the current Fiscal Year 2025-2026 budget.

In response to the Board's direction, staff has prepared:

- A summary of Fiscal Year 2025-2026 training and travel expenditures;
- A proposed Fiscal Year 2026-2027 training and travel budget; and
- The estimated costs associated with attendance at the 2026 National NAHRO Conference.

At a previous meeting, the Board also directed staff to develop a dedicated annual training and travel budget allocation for the Board of Commissioners, similar to governance training programs utilized by organizations such as the California League of Cities and other public agency associations. The proposed Fiscal Year 2026-2027 budget will include funding to support that objective.

Registration for the conference is now open. Estimated costs are as follows:

Cost Item	Estimated Cost
Early Bird Registration	\$795.00
Commissioners Fundamental Training (optional)	\$495.00
Airfare	\$287.00
Hotel	\$1,600.00
Per Diem	\$265.00





Housing Authority of the City of Madera

Total per Staff Member	\$2,947.00
Total per Commissioner	\$3,442.00

Since the conference is in October 2026 and our FY 2026-2027 begins on October 1, should the Board approve attendance, the associated costs will be incorporated into the proposed Fiscal Year 2026-2027 operating budget and presented for consideration during the annual budget adoption process.

If the Board determines that budgetary or operational considerations warrant limiting participation, it may authorize attendance for a smaller number of Commissioners. The Board may also consider alternative governance training opportunities to ensure Commissioners continue to receive appropriate professional development.

The National NAHRO Conference is one of the housing industry's premier professional development events, providing education and training for housing authority commissioners, executive leadership, and staff from across the nation.

The conference offers current information on federal housing policy, HUD program administration, governance, ethics, asset management, community development, leadership, and emerging industry trends that directly impact HACM's operations and long-term strategic planning.

Attendance provides both Commissioners and staff with opportunities to:

- Receive current HUD regulatory and legislative updates.
- Strengthen governance and oversight responsibilities.
- Learn best practices from housing authorities throughout the country.
- Network with industry professionals and federal partners.
- Identify innovative approaches to addressing affordable housing challenges.
- Support the Agency's long-term strategic goals and organizational effectiveness.

The conference also includes a dedicated Commissioner Fundamental Training designed specifically to strengthen governance, fiduciary oversight, ethics, strategic leadership, and Board responsibilities.

The anticipated conference schedule includes:

- **Wednesday, October 14** – NAHRO leadership meetings and Day One of Commissioner Fundamentals.
- **Thursday, October 15** – Opening General Session, Day Two of Commissioner Fundamentals, and concurrent educational sessions.
- **Friday, October 16** – General Session and concurrent sessions covering program management, policy updates, and strategic planning.
- **Saturday, October 17** – Closing General Session and conference adjournment.

Conference sessions and speakers are subject to change upon publication of the final agenda.





Housing Authority of the City of Madera

RECOMMENDATION:

STAFF RECOMMENDS THE BOARD TAKE ONE OF THE FOLLOWING ACTIONS:

1. Authorize out-of-state travel for the Executive Director and all interested Commissioners to attend the 2026 National NAHRO Conference in Denver, CO, with related expenses to be included in the Fiscal Year 2026-2027 budget, or
2. Authorize out-of-state travel for the Executive Director and Board designated number of Commissioners to attend the conference, with related expenses to be included in the Fiscal Year 2026-2027 budget, or
3. Authorize out-of-state travel for the Executive Director only to attend the conference, with related expenses to be included in the Fiscal Year 2026-2027 budget.

Approval of this item is consistent with HACM's Travel and Training Policy, which requires Board authorization for out-of-state travel.

FISCAL IMPACT:

The fiscal impact will depend upon the attendance options approved by the Board.

Estimated conference costs are approximately \$2,947 per staff attendee and \$3,442 per Commissioner attendee, which includes registration, airfare, lodging, meals, and incidental expenses.

If attendance is authorized for the Executive Director and six (6) Commissioners, the estimated total cost is approximately \$23,599.

These costs were not specifically included in the adopted Fiscal Year 2025-2026 budget as these expenses will be incurred in Fiscal Year 2026-2027.

Should the Board authorize fewer attendees, the total fiscal impact will be reduced proportionately.





Housing Authority of the City of Madera

BOARD MEMORANDUM

TO: Board of Commissioners
Housing Authority of the City of Madera

BOARD MEETING: August 12, 2026

AGENDA ITEM: C-2

FROM: Blanca Mendoza-Navarro, Executive
Director

AUTHOR: Blanca Mendoza-Navarro, Executive Director

DATE: August 4, 2026

SUBJECT: RESOLUTION #1379 of the Housing Authority of the City of Madera (HACM) to Consider Authorization to Declare Fleet Vehicle Surplus and Dispose of Asset

EXECUTIVE SUMMARY:

The purpose of this memo is to request the Board of Commissioners consider a resolution authorizing the declaration of fleet vehicle surplus and disposal of assets through a public auction platform, i.e., The Public Purchase Group. The fleet vehicle is a 2002 Chevrolet Silverado 1500 Regular Cab Truck.

On April 28, 2026, the subject vehicle, assigned to operations fleet was reported stolen from the 800 block of E Yosemite. Following recovery, the vehicle was evaluated and determined the extent of the damage and feasibility of repairs.

On May 18, 2026, the subject vehicle was recovered, evaluated and determined the extent of the damage and feasibility of the repairs.

After reviewing the vehicle condition, repair estimates (\$13,231.65), and the vehicle's current market value, staff determined that the cost of repairs exceeds the vehicle's value. In addition, the vehicle is more than ten years old and has reached a point in its service life where continued investment is not financially prudent.

The insurance carrier has determined the vehicle to be a constructive total loss and will issue an insurance settlement in an amount of \$3,310 less the \$250 deductible, representing the vehicle's actual cash value.

Although the vehicle is drivable, given the age of the vehicle, its damaged condition, and the repair cost exceeding the market value, repairing and returning the vehicle to service is not an effective use of organizational resources.

Declaring the vehicle as surplus and offering it for sale through a public auction platform will allow the HACM to recover any residual value while ensuring a transparent and competitive disposition process. Public surplus auction platforms are commonly used by public agencies and non-profit organizations to maximize the return on surplus assets and provide equal access to potential purchasers.





Housing Authority of the City of Madera

RECOMMENDATION:

Staff recommends the Board of Commissioners adopt the Resolution authorizing:

1. Declaration of the fleet vehicle identified below as surplus property.
2. Staff to dispose of the vehicle through an approved public auction or government surplus sales platform.
3. Staff to execute all documents necessary to complete the sale and disposition of the vehicle.

Vehicle Information

- Vehicle: 2002 Chevrolet Silverado 1500 Regular Cab truck
- Last 4 of Vehicle Identification Number (VIN): 6845
- Asset/Fleet Number: Public Housing
- Approximate Age: Over 10 years
- Insurance Settlement: \$3,310 less the \$250 deductible

The above is requested in accordance with the Housing Authority of the City of Madera's Procurement Policy and Procedures.

FISCAL IMPACT:

HACM will receive insurance proceeds of \$3,060 for the loss of the vehicle. Additional revenue may be generated through the sale of the damaged vehicle as surplus property. Any proceeds received will be deposited into the appropriate program fund account and may be used toward future fleet replacement needs, subject to Board-approved budgetary processes.

Attachments:

- Insurance valuation/settlement documentation
- Vehicle condition assessment and repair estimate
- Photographs of vehicle damage





2002 Chevrolet Silverado 1500 Regular Cab Pricing Report

Style: Short Bed

Mileage: 170,614

KBB.com Consumer Rating: 4.5/5

Sell to Private Party

Private Party Range
\$3,745 - \$4,995

Private Party Value
\$4,370



Valid for ZIP code 93637 through 06/04/2026

Your Configured Options

Our pre-selected options, based on typical equipment for this car.

✓ Options that you added while configuring this car.

Exterior Color ✓ White	Engine ✓ V8, 5.3 Liter	Transmission Automatic	Drivetrain 2WD
Comfort and Convenience Air Conditioning Power Windows Power Door Locks Cruise Control	Steering Power Steering Tilt Wheel	Entertainment and Instrumentation AM/FM Stereo Cassette	Safety and Security Dual Air Bags
Braking and Traction ABS (4-Wheel)	Wheels and Tires Oversized Premium Wheels 20"+		

Glossary of Terms

Kelley Blue Book® Trade-In Value - This is the amount you can expect to receive when you trade in your car to a dealer. This value is determined based on the style, condition, mileage and options indicated.

Trade-In Range - The Trade-In Range is Kelley Blue Book's estimate of what you can reasonably expect to receive this week based on the style, condition, mileage and options of your vehicle when you trade it in to a dealer. However, every dealer is different and values are not guaranteed.

Kelley Blue Book® Private Party Value - This is the starting point for negotiation of a used-car sale between a private buyer and seller. This is an "as is" value that does not include any warranties. The final price depends on the car's actual condition and local market factors.

Private Party Range - The Private Party Range is Kelley Blue Book's estimate of what you can reasonably expect to receive this week for a vehicle with stated mileage in the selected condition and configured with your selected options, excluding taxes, title and fees when selling to a private party.

Excellent Condition - 3% of all cars we value. This car looks new and is in excellent mechanical condition. It has never had paint or bodywork and has an interior and body free of wear and visible defects. The car is rust-free and does not need reconditioning. Its clean engine compartment is free of fluid leaks. It also has a clean title history, has complete and verifiable service records and will pass safety and smog inspection.

Very Good Condition - 23% of all cars we value. This car has minor wear or visible defects on the body and interior but is in excellent mechanical condition, requiring only minimal reconditioning. It has little to no paint and bodywork and is free of rust. Its clean engine compartment is free of fluid leaks. The tires match and have 75% or more of tread. It also has a clean title history, with most service records available, and will pass safety and smog inspection.

Good Condition - 54% of all cars we value. This car is free of major mechanical problems but may need some reconditioning. Its paint and bodywork may require minor touch-ups, with repairable cosmetic defects, and its engine compartment may have minor leaks. There are minor body scratches or dings and minor interior blemishes, but no rust. The tires match and have 50% or more of tread. It also has a clean title history, with some service records available, and will pass safety and smog inspection.

Fair Condition - 18% of all cars we value. This car has some mechanical or cosmetic defects and needs servicing, but is still in safe running condition and has a clean title history. The paint, body and/or interior may need professional servicing. The tires may need replacing and there may be some repairable rust damage.

Tip:

It's crucial to know your car's true condition when you sell it, so that you can price it appropriately. Consider having your mechanic give you an objective report.



2002 Chevrolet Silverado 1500 Regular Cab Pricing Report

Style: Short Bed

Mileage: 170,614

KBB.com Consumer Rating: 4.5/5

Trade in to a Dealer

Trade-in Range
\$1,625 - \$3,950
Trade-in Value
\$2,775



Valid for ZIP code 93637 through 06/04/2026

Your Configured Options

Our pre-selected options, based on typical equipment for this car.

✓ Options that you added while configuring this car.

Exterior Color

✓ White

Engine

✓ V8, 5.3 Liter

Transmission

Automatic

Drivetrain

2WD

Comfort and Convenience

Air Conditioning

Power Windows

Power Door Locks

Cruise Control

Steering

Power Steering

Tilt Wheel

Entertainment and Instrumentation

AM/FM Stereo

Cassette

Safety and Security

Dual Air Bags

Braking and Traction

ABS (4-Wheel)

Wheels and Tires

Oversized Premium

Wheels 20"+

Glossary of Terms

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CALIBER

COLLISION

CALIBER - MADERA
CALIBER COLLISION CENTERS
RESTORING THE RHYTHM OF YOUR LIFE
404 S Gateway Dr, Madera, CA 93637
Phone: (559) 675-8041
FAX: (559) 675-7054

Workfile ID: dcbe6883
Federal ID: 33-0730794
State ID: 099994523-00166
Federal EPA: N/A
State EPA: CAL000415669
BAR: ARD299995

Preliminary Estimate

Customer: Housing Authority of the City of Madera

Written By: Michael Hernandez, -

Insured: Housing Authority of the City of Madera Policy #: Claim #:
Type of Loss: Date of Loss: Days to Repair: 0
Point of Impact:

Owner: Housing Authority of the City of Madera
205 N G Street
Madera, CA 93637
(559) 479-1508 Cell
(559) 674-5695 x234 Business

Inspection Location: Other

Insurance Company: CUSTOMER PAY

VEHICLE

2002 CHEV Silverado 1500 Regular Cab 133" WB 2D P/U 8-5.3L Gasoline SFI Summit White

VIN: 1GCEC14T22Z246845 Interior Color: Graphite Mileage In: 170,614 Vehicle Out:
License: Exterior Color: Summit White Mileage Out:
State: CA Production Date: 2/2002 Condition: Job #:

TRANSMISSION

Automatic Transmission
Overdrive

POWER

Power Steering
Power Brakes

DECOR

Dual Mirrors
Tinted Glass

CONVENIENCE

Air Conditioning
Intermittent Wipers
Tilt Wheel
Message Center

RADIO

AM Radio
FM Radio
Stereo

Search/Seek

SAFETY

Drivers Side Air Bag
Passenger Air Bag
Anti-Lock Brakes (4)
4 Wheel Disc Brakes

SEATS

Cloth Seats

WHEELS

Styled Steel Wheels

PAINT

Clear Coat Paint

OTHER

California Emissions

TRUCK

Rear Step Bumper

Preliminary Estimate

Customer: Housing Authority of the City of Madera

2002 CHEV Silverado 1500 Regular Cab 133" WB 2D P/U 8-5.3L Gasoline SFI Summit White

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1	WINDSHIELD						
open	Repl	Windshield GM clear	15199033	1	428.70	2.0	
3	CAB						
4	Repl	RT Side panel	15168800	1	609.24	5.0	1.5
5		Add for Clear Coat					0.6
6	R&I	Headliner graphite pewter				1.3	
7	BACK GLASS						
8	R&I	Back glass tinted non heated				1.5	
9	PICK UP BOX						
10	Repl	LT Side panel assy	15244380	1	1,706.98	11.5	6.5
11	*	Add for Clear Coat					1.3
12	Repl	RT Side panel assy	15244381	1	1,706.98	11.0	6.5
13	*	Add for Clear Coat					1.3
14	R&I	R&I box assy				2.5	
15	REAR LAMPS						
16	R&I	RT Combo lamp assy 1/2 & 3/4 ton				Incl.	
17	R&I	LT Combo lamp assy 1/2 & 3/4 ton				Incl.	
18	REAR BUMPER						
19		O/H rear bumper				1.8	
20	Repl	Bumper chrome production	12473000	1	356.85	Incl.	
21	Repl	LT Step pad outer w/o heavy duty	15738017	1	77.64	Incl.	
22	Repl	Step pad center	12335696	1	60.30	Incl.	
23	Repl	LT Bumper brace w/heavy duty	15154968	1	152.10	Incl.	
24	Repl	RT Bumper brace w/heavy duty	15154967	1	173.09	Incl.	
25	VEHICLE DIAGNOSTICS						
26	#	Pre-repair scan		1	40.00 X	0.5	
27	#	Post-repair scan		1	80.00 X	0.5	
28	#	Subl Hazardous Waste Disposal		1	34.00 X		
29	#	Flex Additive		1	12.00 T		
30	#	Cover Car for Overspray		1	12.00 X	0.3	
31	#	Repl Corrosion Protection / Primer		1	15.00 T	0.3	
32	#	Refn Color Tint					0.5
33	#	DeNib and Polish		1	18.00 X	1.0	
34	#	Rpr D&R Battery				0.5	
35	#	Mask Jambs, Opening, Entry		1	12.00 X	0.3	
36	#	Mask for Primer		1	12.00 X	0.3	
37	#	Repl Seam Sealer		1	30.00 T	0.5	
38	#	Repl Urethane Kit - Stock/Aftermarket		1	36.00 T		
39	#	Mask Interior for Welding		1	6.00 X	0.3	
40	#	Repl Urethane Kit - Stock/Aftermarket		1	36.00 T		
SUBTOTALS					5,614.88	41.1	18.2

Preliminary Estimate

Customer: Housing Authority of the City of Madera

2002 CHEV Silverado 1500 Regular Cab 133" WB 2D P/U 8-5.3L Gasoline SFI Summit White

ESTIMATE TOTALS

Category	Basis		Rate	Cost \$
Parts				5,271.88
Body Labor	41.1 hrs	@	\$ 100.00 /hr	4,110.00
Paint Labor	18.2 hrs	@	\$ 100.00 /hr	1,820.00
Paint Supplies	18.2 hrs	@	\$ 63.00 /hr	1,146.60
Miscellaneous				343.00
Subtotal				12,691.48
Sales Tax	\$ 6,547.48	@	8.2500 %	540.17
Grand Total				13,231.65

MyPriceLink Estimate ID / Quote ID:

1491842793637683200 / 153272576

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Caliber Collision is the industry leader in quality collision repair. Since day one, our highest purpose has been to get people just like you back on the road as quickly as possible and fully restored to the rhythm of your life. You can be sure we do everything possible to ensure your complete satisfaction including:

- Personalized, high quality service from the largest collision repair company in the U.S.
- Consistently ranked among the highest customer satisfaction scores in the industry.
- Approved by every major insurance company in the U.S.
- Expedited car rental and towing services to get you back on the road again in no time.
- Repair work backed by a written, lifetime warranty honored at every location.
- 24/7/365 customer service to answer questions and put your mind at ease.

This is a preliminary estimate based on visible damage. There may be additional repairs needed once the vehicle is taken apart by our I-CAR Gold Class technicians to identify any additional damage.

If an insurance company has written an estimate for you, please provide us with a copy. Properly endorsed insurance company checks are welcome as payment for the repair of your vehicle. Caliber Collision gladly accepts all major credit cards, debit cards, cashier's and traveler's checks. See your Caliber Collision center for details on acceptance of personal checks.

Before leaving your vehicle with us, please remove all important personal and valuable items from your vehicle. Caliber Collision is not responsible for belongings left in your vehicle.

Please let us know how we can be of further assistance, and when we can schedule an appointment for your vehicle to be repaired.

Caliber Collision - Restoring The Rhythm Of Your Life

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Preliminary Estimate

Customer: Housing Authority of the City of Madera

2002 CHEV Silverado 1500 Regular Cab 133" WB 2D P/U 8-5.3L Gasoline SFI Summit White

FOR YOUR PROTECTION CALIFORNIA LAW REQUIRES THE FOLLOWING TO APPEAR ON THIS FORM. ANY PERSON WHO KNOWINGLY PRESENTS FALSE OR FRAUDULENT INFORMATION TO OBTAIN OR AMEND INSURANCE COVERAGE OR TO MAKE A CLAIM FOR THE PAYMENT OF A LOSS IS GUILTY OF A CRIME AND MAY BE SUBJECT TO FINES AND CONFINEMENT IN STATE PRISON.

THIS ESTIMATE IS FOR REPAIRS TO MEET VEHICLE MANUFACTURER AND INDUSTRY STANDARDS. AS THE CUSTOMER, IT IS YOUR RESPONSIBILITY TO CONTACT THE THIRD-PARTY PAYOR FOR PAYMENT OF THE REPAIRS YOU HAVE AUTHORIZED.

THE FOLLOWING IS A LIST OF ABBREVIATIONS OR SYMBOLS THAT MAY BE USED TO DESCRIBE WORK TO BE DONE OR PARTS TO BE REPAIRED OR REPLACED:

MOTOR ABBREVIATIONS/SYMBOLS: D=DISCONTINUED PART, A=APPROXIMATE PRICE. LABOR TYPES: B=BODY LABOR, D=DIAGNOSTIC, E=ELECTRICAL, F=FRAME, G=GLASS, M=MECHANICAL, P=PAINT LABOR, S=STRUCTURAL, T=TAXED MISCELLANEOUS, X=NON TAXED MISCELLANEOUS. CCC ONE: ADJ=ADJACENT, ALGN=ALIGN, A/M=AFTERMARKET, BLND=BLEND, CAPA=CERTIFIED AUTOMOTIVE PARTS ASSOCIATION, D&R=DISCONNECT AND RECONNECT, EST=ESTIMATE, EXT. PRICE=UNIT PRICE MULTIPLIED BY THE QUANTITY, INCL=INCLUDED, MISC=MISCELLANEOUS, NAGS=NATIONAL AUTO GLASS SPECIFICATIONS, NON-ADJ=NON ADJACENT, O/H=OVERHAUL, OP=OPERATION, NO=LINE NUMBER, QTY=QUANTITY, RECOND=RECONDITION, REFN=REFINISH, REPL=REPLACE, R&I=REMOVE AND INSTALL, R&R=REMOVE AND REPLACE, RPR=REPAIR, RT=RIGHT, SECT=SECTION, SUBL=SUBLET, LT=LEFT, W/O=WITHOUT, W/_=WITH/_ SYMBOLS: #=MANUAL LINE ENTRY, *=OTHER [IE..MOTORS DATABASE INFORMATION WAS CHANGED], **=DATABASE LINE WITH AFTERMARKET, N=NOTES ATTACHED TO LINE. OPT OEM=ORIGINAL EQUIPMENT MANUFACTURER PARTS EITHER OPTIONALLY SOURCED OR OTHERWISE PROVIDED WITH SOME UNIQUE PRICING OR DISCOUNT.

""CURE TIME"" MEANS THE LENGTH OF TIME THAT, PER THE ADHESIVE MANUFACTURER, THE WINDSHIELD ADHESIVE NEEDS TO CURE UNTIL THE WINDSHIELD CAN PROPERLY FUNCTION AS A SAFETY DEVICE PURSUANT TO THE FEDERAL MOTOR VEHICLE SAFETY STANDARDS AND THE VEHICLE MANUFACTURER'S SPECIFICATIONS.

Preliminary Estimate

Customer: Housing Authority of the City of Madera

2002 CHEV Silverado 1500 Regular Cab 133" WB 2D P/U 8-5.3L Gasoline SFI Summit White

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide DE1GH99, CCC Data Date 05/15/2026, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinishing operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:

m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:

D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:

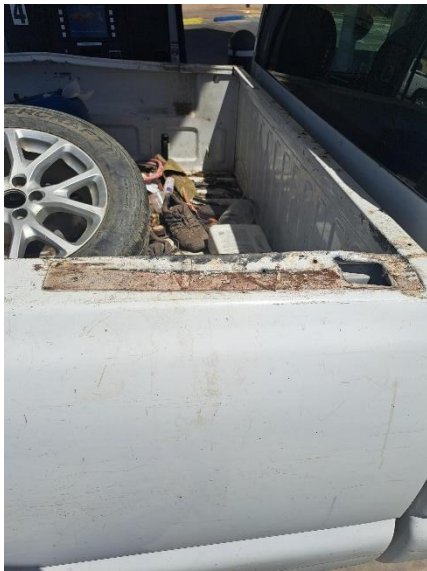
Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:

BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

2002 Chevy Silverado





Housing Authority of the City of Madera

BOARD MEMORANDUM

TO: Board of Commissioners
Housing Authority of the City of Madera

BOARD MEETING: August 12, 2026

AGENDA ITEM: C-3

FROM: Blanca Mendoza-Navarro, Executive
Director

AUTHOR: Blanca Mendoza-Navarro, Executive Director

DATE: August 4, 2026

SUBJECT: INFORMATIONAL ITEM – Department of Homeland Security (DHS) Final Rule Rescinding the 2022 Public Charge

EXECUTIVE SUMMARY:

The purpose of this memo is to provide information to the Board of Commissioners of a recent Department of Homeland Security (DHS) Final Rule rescinding the 2022 Public Charge regulation and to discuss potential implications for the Housing Authority, its residents, and program operations. The Final Rule is scheduled to become effective September 18, 2026.

The Immigration and Nationality Act (INA) allows immigration officials to determine whether certain individuals applying for admission to the United States or lawful permanent resident status are likely to become a “public charge”. A determination that an applicant is likely to become a public charge may result in denial of the immigration benefit sought.

Historically, the term “public charge” generally refers to individuals primarily dependent on government support through cash assistance or long-term institutional care at the government’s expenses. The 2022 Public Charge Rule narrowed the scope of this determination after the broader 2019 public charge framework was rescinded.

Under the 2022 regulations, public charge determinations were generally limited to whether an individual was likely to become primarily dependent on government cash assistance or long-term institutional care. Housing assistance programs were specifically excluded from consideration. The new rule removes those regulatory limitations and restores broader discretion to immigration officers, allowing them to consider a wider range of factors and public benefits as part of a “totality of the circumstances” review.

On July 20, 2026, DHS published a Final Rule rescinding the 2022 Public Charge regulations. DHS stated that the prior regulation was overly restrictive and limited immigration officers' ability to consider all relevant facts when making public charge determinations. Under the new rule, immigration officers will





Housing Authority of the City of Madera

have broader discretion to evaluate an applicant's circumstances, including the receipt of certain public benefits, when determining whether the individual is likely to become a public charge.

The Final Rule does not change HUD's eligibility requirements for federal housing programs including Public Housing, Housing Choice Voucher (HCV), Project Based Voucher (PBV), and other HUD-assisted housing programs.

HACM will continue to administer our programs in accordance with HUD regulations and existing immigration verification requirements.

While HUD program rules remain unchanged, the revised immigration policy may influence decisions made by some immigrant households regarding participation in housing programs. Individuals may be concerned that receiving housing assistance may negatively affect future immigration applications. Similar concerns and participation trends were observed during implementation of the 2019 Public Charge Rule.

As a result, staff may experience an increase in requests for information from residents, participants, applicants, legal aid organizations, and community partners regarding the relationship between housing assistance and public benefits, and immigration status adjustments.

Staff will continue to administer all housing programs in compliance with HUD requirements while providing factual information regarding the DHS rule and referring residents, participants, and applicants to qualified immigration professionals for legal advice. Staff will continue to monitor any operational impacts resulting from resident concerns or changes in participation patterns and keep the Board abreast of changes.

While the DHS Public Charge Final Rule does not alter HUD eligibility requirements, residents, participants, and other assisted households may express concerns regarding the potential immigration consequences of receiving housing assistance.

HACM's obligations regarding immigration status verification through the Systemic Alien Verification for Entitlement (SAVE) program remain unchanged. The Final Rule does not modify HUD immigration eligibility requirements, SAVE verification procedures, reporting requirements, or EHV program administration.

Staff will continue to administer all housing programs in compliance with HUD requirements while providing factual information regarding the DHS Final Rule. Residents, participants, and applicants seeking advice regarding the immigration consequences of receiving public benefits will be referred to qualified immigration attorneys or accredited representatives.

Management will continue monitoring any operational impacts resulting from resident concerns or changes in participation patterns and will keep the Board informed of any significant developments.





Housing Authority of the City of Madera

RECOMMENDATION:

The item is informational only.

FISCAL IMPACT:

There is no fiscal impact at this time as this item is informational only. Staff will bring back this item should there be any fiscal impact.





Housing Authority of the City of Madera

BOARD MEMORANDUM

TO: Board of Commissioners
Housing Authority of the City of Madera

BOARD MEETING: August 12, 2026

AGENDA ITEM: C-4

FROM: Blanca Mendoza-Navarro, Executive
Director

AUTHOR: Blanca Mendoza-Navarro, Executive Director

DATE: August 4, 2026

SUBJECT: INFORMATIONAL ITEM – Overview of the 21st Century Renewing Opportunity in the American Dream (ROAD) to Housing Act.

EXECUTIVE SUMMARY:

The purpose of this memorandum is to provide the Board of Commissioners with an overview of the recently enacted 21st Century ROAD (Renewing Opportunity in the American Dream) to Housing Act and its potential implications for the Housing Authority of the City of Madera (HACM). While HUD implementation guidance is still being released, the legislation represents one of the most significant federal housing policy reforms in recent years and is expected to influence housing development, affordable housing preservation, and public housing administration.

The 21st Century ROAD to Housing Act was enacted to address the nationwide housing affordability crisis by increasing housing supply, reducing barriers to housing development, modernizing federal housing programs, and expanding opportunities for homeownership and affordable rental housing.

The legislation seeks to:

- Increase the nation's housing inventory.
- Reduce development costs and regulatory barriers.
- Encourage state and local governments to support additional housing production.
- Preserve existing affordable housing.
- Improve access to financing for affordable housing projects.
- Expand opportunities for first-time homebuyers.
- Limit certain large institutional acquisitions of single-family homes to preserve homeownership opportunities for individuals and families.

Potential Impacts to HACM

Although implementation will occur over time through HUD rulemaking and guidance, several provisions may directly benefit HACM.





Housing Authority of the City of Madera

1. Affordable Housing Development

The legislation expands opportunities to develop and preserve affordable housing through:

- Additional financing tools.
- Streamlined federal review processes.
- Increased flexibility for affordable housing development.
- Incentives for redevelopment of underutilized properties.

These changes may support HACM's long-term redevelopment and repositioning strategies.

2. Public Housing Preservation

The Act aligns with federal efforts to preserve aging public housing by encouraging:

- Capital investment.
- Property modernization.
- Redevelopment of obsolete housing stock.
- Partnerships with public and private entities.

These provisions complement HACM's ongoing evaluation of long-term preservation strategies, including RAD and Section 18 repositioning where appropriate.

3. Housing Choice Voucher Program

Future HUD guidance may provide additional administrative flexibilities affecting:

- Project-Based Voucher development.
- Voucher utilization.
- Affordable housing production.
- Coordination with local housing developers.

These changes may create additional opportunities for HACM to expand housing options for voucher participants.

4. Housing Supply

The legislation encourages local governments to reduce barriers to housing construction through:

- Zoning modernization.
- Streamlined permitting.
- Adaptive reuse of existing buildings.
- Support for manufactured and modular housing.





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While local implementation will vary, these efforts may increase affordable housing opportunities within Madera over time.

Strategic Opportunities

As HUD releases implementation guidance, HACM will evaluate opportunities to:

- Pursue additional affordable housing development.
- Expand Project-Based Voucher opportunities.
- Strengthen redevelopment initiatives.
- Identify new funding sources.
- Leverage public-private partnerships.
- Preserve existing affordable housing assets.
- Support community revitalization efforts.

Next Steps

Staff will continue to:

- Monitor HUD regulations, notices, and implementation guidance.
- Evaluate funding opportunities created by the legislation.
- Assess impacts on HACM programs and operations.
- Inform the Board of significant policy changes and funding opportunities.
- Incorporate applicable provisions into future strategic planning and redevelopment initiatives.

RECOMMENDATION:

The item is informational only, No Board action is required at this time.

FISCAL IMPACT:

There is no immediate fiscal impact associated with this informational item. Future funding opportunities and program changes will be presented to the Board as implementation guidance becomes available.





Housing Authority of the City of Madera

BOARD MEMORANDUM

TO: Board of Commissioners
Housing Authority of the City of Madera

BOARD MEETING: August 12, 2026

AGENDA ITEM: E-1

FROM: Blanca Mendoza-Navarro, Executive Director

AUTHOR: Blanca Mendoza-Navarro, Executive Director

DATE: July 30, 2026

SUBJECT: ADMINISTRATIVE REPORT

	24-Jan	24-Feb	24-Mar	24-Apr	24-May	24-Jun	24-Jul	24-Aug	24-Sep	24-Oct	24-Nov	24-Dec
Section 8	Section 8											
Households Assisted	611	609	603	599	601	597	599					
YTD Lease Up projection	76%	76%	75%	74%	75%	74%	74%					
MTD HAP Expenses	\$524,583.00	\$521,334	\$515,253	\$527,073	\$550,637	\$559,699	\$559,697					
Waiting List	269	269	269	269	269	288	2,841					
Public Housing	Public Housing											
Vacancies	3	2	2	3	2	4	4					
Waiting List	3,099	3,116	3,158	3,229	3,229	3,283	3,283					
Unit Turnover	0	2	2	2	1	2	1					
Farm Labor	Farm Labor											
Vacancies	2	0	0	0	0	1	1					
Waiting List	18	20	19	18	16	17	15					
Unit Turnover	0	2	2	0	0	0	0					
	MAINTENANCE											
Public Housing	Public Housing											
Open Work Orders	70	53	115	16	34	63	41					
Average days	19.91	10.56	14.02	5.11	10.4	22.95	12.72					
Farm Labor	Farm Labor											
Open Work Orders	48	150	150	73	62	63	83					
Average days	25.46	26	26	16.72	20.1	22.95	21.59					

July 2025 vs. July 2026 Comparison Housing Choice Voucher (HCV / Section 8)

Metric	July 2025	July 2026	YoY Change
Households Assisted	664	599	▼ 65
Lease-Up Rate	82%	74%	▼ 8 pts
Monthly HAP	\$602,752	\$559,697	▼ \$43,055
Waiting List	269	2,841	▲ 2,572

Summary:

HCV utilization continued to decline year over year, driven primarily by reduced leasing activity. The decrease in lease-up rate directly impacted the number of households served and resulted in lower HAP expenditures. Although the waiting list count increased from 269 to 2,841, this change is solely due to HACM opening the waiting list from July 1, 2026, through July 31, 2026 & adding eligible EHV





Housing Authority of the City of Madera

participants to the HCV waiting list under HUD's approved transition process. HACM is no longer in shortfall status; however, staff continue to closely monitor leasing levels, HAP expenditures, and cost-saving measures to ensure the program does not fall back into shortfall. HUD recently released the 2026 Budget Authority, and staff are reviewing the funding levels to assess whether any shortfall prevention strategies must remain in place.

Public Housing

Metric	July 2025	July 2026	YoY Change
Vacancies	4	4	0
Waiting List	3311	3283	▼28
Unit Turnover	1	3	▲2

Summary:

Occupancy remained the same; 3 turnovers in July 2026, slightly helped admissions from the waiting list despite continued demand. These numbers show the need to explore options such as Repositioning our PH portfolio, access Section 18 Blend project, and/or Rebuild and Restore to name a few.

Farm Labor Housing

Metric	July 2025	July 2026	YoY Change
Vacancies	0	1	▲1
Waiting List	8	15	▲7
Unit Turnover	1	0	▼1

Summary:

Demand increased slightly year over year while turnover declined, tightening availability with near full occupancy in 1 current vacancy.

Maintenance Performance

Public Housing Maintenance

Metric	July 2025	July 2026	YoY Change
Open Work Orders	153	41	▼62
Avg. Days to Complete	8.27	12.72	▲5.55

Farm Labor Maintenance

Metric	July 2025	July 2026	YoY Change
Open Work Orders	116	83	▼72
Avg. Days to Complete	24.9	21.59	▼3.31

Summary:

Maintenance backlogs improved substantially year over year. Both Public Housing and Farm Labor have seen changes in the workorder either decrease or increase due to ongoing annual inspections for both programs.





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BOARD MEMORANDUM

TO: Board of Commissioners
Housing Authority of the City of Madera

BOARD MEETING: August 12, 2026

AGENDA ITEM: F-1

FROM: Blanca Mendoza-Navarro, Executive
Director

AUTHOR: Blanca Mendoza-Navarro, Executive Director

DATE: July 30, 2026

SUBJECT: UPDATES, COMMUNICATIONS, TRAININGS, AND AUDITS

1. DEPARTMENTAL REPORTS:

- **HCV Department**

1. The Housing Choice Voucher (HCV) Manager continues to collaborate with the VA Department to coordinate the HUD VASH program. Currently, 41 Veterans are successfully housed, 13 are actively searching for units, and there are currently no VASH vouchers available for issuance, which means all 54 allocated vouchers have been issued. Staff is preparing for HOTMA implantation effective with January 1, 2027 certifications.
2. The Emergency Housing Voucher (EHV) program successfully processed and issued Housing Assistance Payments (HAP) for the month of August. Staff continue to maintain active communication with all EHV participants to provide updates, respond to questions, and support households throughout this transition period. Community partners remain engaged and continue to offer services and assistance to participating families. Currently, there are 17 active EHV participants. All EHV households have been placed on the HCV waiting list under HUD's approved waiver, and the agency has begun transitioning eligible families into the HCV program.
3. HCV waiting list opened July 1, 2026, at 8:00 AM and will close on July 31, 2026, at 11:59 PM. There are approximately **2610** applicants who have applied during the open period. Staff is working on previously pulled applicants and the remaining 269 applicants from the waiting list to process eligibility. Staff will be working on the new applicants once the previous applicants have been processed.

- **FSS** – During this reporting period, the FSS program continues to show steady progress and participant engagement. The program currently serves 29 families, with one new





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enrollment completed and another scheduled for July 1, 2026. There was one graduation this period and no withdrawals. A total of eight (8) participants are earning escrow.

Families are continuously being contacted and invited to enroll in the FSS program to enhance support and engagement.

- **POMONA RANCH** – Opening day for Pomona Ranch was July 1, 2026. The site is fully leased. On July 16, 2026, Community Action Partnership of Madera County (CAPMC) visited the Pomona to register families interested in their daycare center services. On July 20, 2026, the daycare center provided childcare onsite while also serving the broader community. CAPMC currently serve 19 preschoolers and seven (7) toddlers enrolled with two (2) children are Pomona Ranch families. Once the preschoolers transition to kindergarten in August, this will open up additional slots for Pomona Ranch families needing childcare.

On July 26, 2026, volunteers from the Western Farm Workers Associations distributed work equipment to adults and backpacks with school supplies for children. On July 27, 2026, Pomona Ranch held its first resident meeting. Juan Estupiñan from OMS was also in attendance. Mr. Estupiñan also conducted review of key program information and noted that a potential rent increase is under consideration. Residents completed nominations and voted for the Resident Council, President, Vice President, and Secretary. Staff reviewed house rules, laundry room etiquette, speed limits, and the importance of child supervision.

On July 29, 2026, the Migrant Education Program hosted its annual Family Night, offering math-based learning activities for parents and children, while the Madera County Department of Public Health Mobile Unit conducted health screenings and shared information on back-to-school immunization requirements.

- **PUBLIC HOUSING** – Staff continues to work on Public Housing vacant units and annual certifications. Management continues to monitor Federal updates as it relates to this program. Staff attended an outreach event, resource fair, put on by Camerena Health. The event went very well, and interest was heavy as our staff passed materials/informational items for both the Public Housing and Farm Labor programs.
- **FARM LABOR** – Staff continues to work on annual certifications, and Management continues to monitor Federal updates as it relates to the program.
- **FINANCE** – The Finance and Administrative Department has begun budget development activities for Fiscal Year 2026-2027. As part of this process, the department is compiling and analyzing information from various revenue streams and reviewing historical expenditure trends to support revenue projections and expenditure planning for the upcoming fiscal year.

This review will help ensure that budget recommendations are based on current financial conditions and past spending patterns.





Housing Authority of the City of Madera

The department is also establishing subsidiary ledgers for AR-Other, AP-Other, and trust accounts to improve the tracking, reconciliation, and reporting of financial transactions. These enhancements will strengthen internal controls, improve recordkeeping, and provide greater transparency in the management of receivables, payables, and trust funds.

In addition, staff continue to closely monitor year-end expenses and budget balances for Fiscal Year 2025-2026. Careful oversight of expenditures and outstanding obligations is helping ensure spending remains within approved budget limits and that year-end financial activities are completed accurately and efficiently.

The department remains committed to sound financial management, accurate reporting, and responsible stewardship of organizational resources as it prepares for the upcoming fiscal year.

- **MAINTENANCE** – The Maintenance Department continues to experience a high volume of air conditioning service requests. While many issues are being addressed and repaired in-house, some repairs require specialized services and are being outsourced to qualified vendors to ensure timely resolution for residents.
 - **Public Housing:** Staff is working on four (4) vacancies. Staff continues to work on Public Housing vacant units. Staff is also working on day-to-day and inspection work orders.
 - **Farm Labor:** Staff is currently working on one (1) vacancy. As vacancies come up, staff will be updating extremely outdated carpets in the farm labor units. Staff is also working on day-to-day and inspection work orders.
 - **Pomona Ranch:** The Migrant Center is officially open for the 2026 season. The property had a main water shut off fail and a main water supply line burst. The cause of the issue was caused by roots. Staff removed the tree and grinded the stump, preventing the roots from moving towards one of the units to prevent potential further damage. The maintenance work truck has a functioning AC. Repairs for a fire hydrant pending repair due to backordered parts. Maintenance staff continues to work on landscaping and irrigation system repairs. Pending items include replacing ten (10) exterior light fixtures at the rental office and shop, including upgrading fire alarm panels in three (3) ADA units.
- **ADMINISTRATIVE:** Staff submitted the PHA Annual Agency Plans on July 17, 2026, with applicable supporting documentation. Staff continues to work on updating policies and reviewing the recent salary compensation study.





Housing Authority of the City of Madera

2. **TRAINING/CONFERENCES** – As part of continued professional development efforts, team members recently participated in specialized training programs to strengthen their knowledge and skills:

- **Public Housing & HCV:** Management and staff have been attending free webinar series through Yardi in preparation for the upcoming HOTMA changes effective with January 1, 2027, certifications.
- **Farm Labor:** Staff will be attending a virtual three (3) day training presented by USDA in August 2026. This training will cover certification submission and completion, HOTMA updates, and program requirements.
- **Maintenance** – Management attended the California Department of Industrial Relations (DIR) hosted a free Zoom workshop in July. The informative session provided guidance and updates regarding key public works compliance requirements for awarding body, contractors and subcontractors.
- **Administration:** - All Staff have been completing required training courses through California Housing Worker's Compensation Authority (CHWCA). Admin Staff, Maintenance Manager, and Housing Programs Manager will be attending Emergency Preparedness & Disaster Planning training, hosted by Stanislaus Regional Housing Authority in early August. Participants will learn to assess potential risk for their housing sites, identify available resources and gaps, develop short and long-term response strategies, begin drafting an emergency plan and create a system of preparedness initiative over time.

NAHRO Summer Symposium Update – Executive Director attended the 2026 NAHRO Summer Symposium held in mid-July 2026 in Nashville TN. A key highlight was NAHRO's continued advocacy and celebration around the 21st Century ROAD to Housing Act. This Act is intended to strengthen the federal housing and community development framework, improve program administration, preserve flexibility, and provide housing leaders with better tools to expand access to safe and affordable housing.

The Symposium also reinforces the importance of using the NAHRO 360 report as a data-driven resource to understand national housing trends, federal rental assistance, affordable housing preservation, homelessness initiatives, and community development programs.

Metropolitan Development and Housing Agency (MDHA) hosted a local housing tour through Nashville highlighting many of the redevelopment projects throughout Nashville from expanding or rehabbing affordable housing to other economic development projects including the new Tennessee Titans football stadium, the Ryman Auditorium, and much of Capitol Mall in downtown Nashville to name a few.

During the conference Executive Director attended the Small Agency Advocacy Committee and the Housing Committee. Both committees discussed the impact of portability between other PHAs, both small and large. This rule is a major update to federal grants and funding requirements. It raises expectations for how agencies manage federal funds, document decisions, and demonstrates that spending is necessary,





Housing Authority of the City of Madera

reasonable, allowable, and properly supported. A key discussion during the Housing Committee meeting centered on concerns that OMB's proposed federal funding rules may add new reporting and compliance requirements on top of existing Annual Contributions Contract (ACC) requirements. Participants noted that housing authorities are already accountable for how federal funds are used through their ACCs with HUD, and additional layers of reporting could disproportionately impact smaller agencies by increasing administrative workload and reducing staff capacity for resident services and program operations. Other concerns were that this proposed rule would potentially duplicate oversight and reporting requirement beyond what the ACC already requires.

The Housing Committee prepared a resolution instructing NAHRO staff to prepare a comment opposing the Office of Management and Budget (OMB) Uniform Guidance proposed rule.

- **ASPIRE** - Yardi ASPIRE continues to upload new learning plans. Staff will continue utilizing this tool for training specifically with the Yardi program and best practices.

