

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, September 9th, 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/88099377489)
<https://cityofmadera.zoom.us/j/88099377489>

or alternatively by telephone by dialing (669) 900-6833 and then entering Meeting ID No 880 9937 7489. 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:

Pastor Jim Garrison, Madera United Methodist Church.

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 - Budget Workshop – Expenses

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 August 12, 2026 Regular Meeting Minutes

B-2 Approval of Registered Audited Demands for August 2026

B-3 RESOLUTION No. 1380 of the Housing Authority of the City of Madera to Consider approving the disposal of non-working appliances and inventory property from Office of Migrant Services, Pomona Ranch program.

B-4 RESOLUTION No. 1381 of The Housing Authority of the City of Madera authorizing Executive Director to execute amended contract with Cal Pers

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

C-1 RESOLUTION No. 1382 of The Housing Authority of the City of Madera to Consider Approving the establishment of the Procurement & Compliance Analyst classification and authorize its addition to the HACM Salary Schedule at a Grade 13 \$62,880-\$80,249.

C-2 RESOLUTION No. 1383 of The Housing Authority of the City of Madera to Consider Approving the Operating Budget Fiscal Year 2026-2027.

C-3 RESOLUTION No. 1384 of The Housing Authority of the City of Madera to Consider Approval of Amendment to Executive Director's Contract.

C-4 RESOLUTION 1385 of the Housing Authority of the City of Madera (HACM) authorizing the Executive Director to execute and submit electronically all related forms for CY2027 Public Operating Subsidy Funding by the deadline of September 30, 2026.

C-5 Direction/Discussion: Amendment to Resolution No. 1378 – Designation of Alternate Commissioner for Out-of-State Travel to the 2026 National NAHRO Conference Meeting in Denver Co, October 14, 2026, Through October 17, 2026, alternate attendee.

C-6 INFORMATIONAL MEMO: FY 2026-2027 Fair Market Rents/HCV Payment Standards

C-7 CONSIDERATION/DISCUSSION ITEM: Cancellation of November 11, 2026, Regular Scheduled Board Meeting of the Housing Authority of the City of Madera due to Veteran's Day Holiday.

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.

I. ADJOURNMENT:

The next Regular Monthly Meeting will be on October 14, 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 **September 9, 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 3rd day of September.

Giselle Flores

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