



Regional Housing Authority of Sutter and Nevada Counties

1455 Butte House Road, Yuba City, CA 95993
Phone: (530) 671-0220, Toll Free: (888) 671-0220
TTY: (866) 735-2929 Fax: (530) 673-0775
Website: www.rhasnc.org

January 29, 2015

TO: Chairperson Diane Hodges
Commissioner Martha Griese
Commissioner Brian Foss
Commissioner Charles Epp
Commissioner Dan Miller
Commissioner Suzanne Gallaty
Commissioner Stanley Cleveland, Jr.
Commissioner Jim Whiteaker

Sutter County Board of Supervisors
Nevada County Board of Supervisors
Colusa County Board of Supervisors
City Council, Live Oak
City Council, Yuba City
Appeal-Democrat
Duane Oliveira, Legal Counsel
SCEA
Terrel Locke, City of Yuba City
Darin Gale, City of Yuba City
The Union
Melody Lane
Yuba City Senior Center
Rob Choate, County of Nevada
David Nightingale, Nevada County Resident

**NOTICE OF REGULAR MEETING
February 4, 2015**

You are hereby notified that the Commissioners of the Regional Housing Authority of Sutter and Nevada Counties are called to meet in Regular Session at **12:15 PM on Wednesday, February 4, 2015 at River City Manor, 655 Joann Way, Yuba City, CA 95993.**

Gustavo Becerra
Interim Executive Director

AGENDA
REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF
REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
River City Manor, 655 Joann Way, Yuba City, CA 95993
February 4, 2015, 12:15 PM

- A. CALL TO ORDER: ROLL CALL

- B. PUBLIC PARTICIPATION: Members of the public shall be provided with an opportunity to address the Board on items of interest that are within the subject matter jurisdiction of the Board. Any member of the audience who may wish to bring something before the Board that is not on the agenda may do so at this time; however, State law provides that no action may be taken on any item not appearing on the posted Agenda.

- C. AWARDS AND PRESENTATIONS:
 - 1. Family Self-Sufficiency Graduate Tamara Graham

- D. EXECUTIVE SESSION: May be held under California Government Code regarding pending and/or anticipated litigation, property acquisition, and/or personnel issues.
 - 2. CLOSED SESSION: Pursuant to Section 54957 of the California Government Code
Public Employee Discipline/Dismissal/Release

- E. CONSENT CALENDAR: All matters listed under Consent Calendar are considered to be routine and can be enacted in one motion. There will be no separate discussion of these items prior to the time that the Board votes on the motion, unless members of the Board request specific items to be discussed or removed from the Consent Calendar for individual action.
 - 3. Approval of Minutes – Special Meeting December 9, 2014 pg. 1
 - 4. Approval of Minutes – December 17, 2014 pg. 3
 - 5. Approval of Minutes – Special Meeting January 21, 2015 pg. 10
 - 6. Approval of Minutes – January 21, 2015 pg. 11

- F. OLD BUSINESS: Discussion/Possible Action: None

- G. NEW BUSINESS: Discussion/Possible Action:
 - 7. Resolution 15-1379, FSS Graduate Tamara Graham pg. 14
 - 8. Resolution 15-1380, Authorizing Gustavo Becerra/Interim pg. 15

Executive Director to Execute and Sign Documents Relating
to the Joe Serna, Jr. Farmworker Grant under Standard
Agreement 10-FWHG-7154

9. Resolution 15-1381 – Authorization to allow Interim Executive Director Gustavo Becerra to be Named a Signer for any Bank Accounts in Relation to Umpqua Bank pg. 17
10. Resolution 15-1382 - Authorization to allow Interim Executive Director Gustavo Becerra to be Designated the Individual To Manage and Maintain Any and All Accounts and to be Responsible for Insuring All Balances Are Paid and the Cards Are Used for Authorized Charges. pg. 18
11. Determination of Compensation for Interim Executive Director

H. ADMINISTRATIVE REPORT:

12. Administrative Update

I. HOUSING COMMISSIONERS' COMMENTS:

J. NEXT MEETING:

K. ADJOURNMENT:

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES

Minutes

Special Board Meeting

December 9, 2014

ITEM NO. A - CALL TO ORDER:

Chairperson Diane Hodges called the meeting to order at Regional Housing Authority of Sutter and Nevada Counties 1455 Butte House Road, Yuba City, CA 95993.

ITEM NO. A - ROLL CALL:

Chairperson Diane Hodges, Charles Epp and Suzanne Gallaty were present. Commissioners Brian Foss and Terry Lamphier joined via teleconference. Commissioner Martha Griese was absent. Legal Council Duane Oliveira was also absent.

ITEM NO. B. – PUBLIC PARTICIPATION: None

ITEM NO. C. – AWARDS AND PRESENTATIONS: None

ITEM NO. D. – EXECUTIVE SESSION: MAY BE HELD UNDER CALIFORNIA GOVERNMENT CODE REGARDING PENDING AND/OR ANTICIPATED LITIGATION, PROPERTY ACQUISITION, AND/OR PERSONNEL ISSUES: None

ITEM NO. E. - CONSENT CALENDAR: None

ITEM NO. F. – OLD BUSINESS: None

ITEM NO. G.1. – RESOLUTION 14-1356, RESOLUTION OF THE COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES (GUARANTOR):

Chairperson Hodges recused herself from this item.

Planning and Community Development Manager Gustavo Becerra explained this Resolution was brought to the Board previously, the only change is allowing Mr. Becerra to be a signer on the appropriate documents as well as the Executive Director.

Commissioner Epp made a motion to approve Resolution 14-1356, Resolution of the Commissioners of the Regional Housing Authority of Sutter and Nevada Counties (Guarantor). Commissioner Lamphier made the second. The following roll call vote was taken:

Vote: Ayes: Commissioners Terry Lamphier, Brian Foss, Susanne Gallaty, and Charles Epp
Nays: None
Abstain: Chairperson Diane Hodges
Absent: Commissioner Martha Griese

ITEM NO. G.2. – RESOLUTION 14-1357, AUTHORIZING THE PARTICIPATION IN THE MAPLE PARK PHASE 2 DEVELOPMENT:

Chairperson Hodges recused herself from this item.

Mr. Becerra stated this resolution is similar to a previous one approved by the Board. This resolution is for all of the loans in the Maple Park project, whereas the previous resolution was for the tax credits for the project.

Mr. Becerra explained the Notice of Determination is for the environmental review for the project.

Commissioner Lamphier made a motion to approve Resolution 14-1357, Authorizing the participation in the Maple Park Phase 2 Development. Commissioner Gallaty made the second. The following roll call vote was taken:

Vote: Ayes: Commissioners Terry Lamphier, Brian Foss, Susanne Gallaty, and Charles Epp
Nays: None
Abstain: Chairperson Diane Hodges
Absent: Commissioner Martha Griese

ITEM NO. H. – ADMINISTRATIVE UPDATE:

ITEM NO. I. HOUSING COMMISSIONERS' COMMENTS:

Commissioner Lamphier said his term is up the end of December and a new Commissioner will be appointed.

ITEM NO. J – NEXT MEETING: To be scheduled.

ITEM NO. K - ADJOURNMENT: The meeting was adjourned.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES

Minutes

Regular Board Meeting

December 17, 2014

ITEM NO. A - CALL TO ORDER:

Chairperson Diane Hodges called the meeting to order at River City Manor, 655 Joann Way, Yuba City, CA 95993.

ITEM NO. A - ROLL CALL:

Chairperson Diane Hodges, Commissioners Martha Griese, Stanley Cleveland Jr., Charles Epp, Suzanne Gallaty, Brian Foss and Terry Lamphier were present. Legal Council Duane Oliveira was also present.

ITEM NO. B. – PUBLIC PARTICIPATION:

Rob Choate, County of Nevada, was present for the meeting.

ITEM NO. C. – AWARDS AND PRESENTATIONS: None

ITEM NO. D.1. – CLOSED SESSION: PURSUANT TO SECTION 54956.8 OF THE CALIFORNIA GOVERNMENT CODE, CONFERENCE WITH REAL PROPERTY NEGOTIATORS, PROPERTY: 1170 MARKET STREET, YUBA CITY, CA 95991, AGENCY NEGOTIATORS: LINDA NICHOLS, GUSTAVO BECERRA AND BILL MEAGHER, UNDER NEGOTIATION: POSSIBLE ACQUISITION OF PROPERTY (INCLUDES INSTRUCTIONS TO NEGOTIATOR REGARDING PRICE AND TERMS OF PAYMENT:

Chairperson Hodges reported there was no reportable action.

ITEM NO. D.2. – CLOSED SESSION: CASE REVIEW/PLANNING:

Chairperson Hodges reported there was no reportable action.

ITEM NO. E.3. - CONSENT CALENDAR:

Commissioner Epp made a motion to approve the minutes of the November 5, 2014 meeting as corrected. Commissioner Lamphier made the second. All were in favor by voice vote.

ITEM NO. F. – OLD BUSINESS: None

ITEM NO. G.4. – RESOLUTION 14-1358, APPROVAL FOR EXECUTIVE DIRECTOR OR DESIGNEE TO SIGN DOCUMENTS FOR NSP PROPERTIES:

Planning and Community Development Manager Gustavo Becerra stated this resolution is to authorize the Executive Director or designee to sign any documents in regards to the Neighborhood Stabilization.

Commissioner Cleveland made a motion to approve Resolution 14-1358, Authorizing the Executive Director or his/her designee to execute documents pertaining to the Neighborhood Stabilization Program (NSP). Commissioner

Gallaty made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Terry Lamphier, Stanley Cleveland Jr., Brian Foss, Susanne Gallaty, Martha Griese and Charles Epp

Nays: None

Abstain: None

Absent: None

ITEM NO. G.5. – RESOLUTION 14-1359, APPROVAL OF ADMINISTRATIVE PLAN FOR THE HOUSING CHOICE VOUCHER PROGRAM:

Housing Services Manager Jeni Bobadilla explained each year staff reviews the Administrative Plan for regulatory updates and changes that need to be made. She said there were a few with the Violence Against Women’s Act and removed the FSS preference from the waiting list due to the lack of services for the disabled for them to have the same ability to qualify for the preference.

Commissioner Cleveland made a motion to approve Resolution 14-1359, Approval of the Administrative Plan for the Housing Choice Voucher Program. Commissioner Lamphier made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Terry Lamphier, Stanley Cleveland Jr., Brian Foss, Susanne Gallaty, Martha Griese and Charles Epp

Nays: None

Abstain: None

Absent: None

ITEM NO. G.6. – RESOLUTION 14-1360, APPROVAL OF THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) FOR THE LOW INCOME PUBLIC HOUSING PROGRAM:

Mrs. Bobadilla stated the main changes are due to regulatory changes. She mentioned anytime there are changes to any of the plans, there is a hearing and staff works with the Residency Board for review.

Commissioner Epp made a motion to approve Resolution 14-1360, Approval of the Admissions and Continued Occupancy Policy (ACOP). Commissioner Griese made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Terry Lamphier, Stanley Cleveland Jr., Brian Foss, Susanne Gallaty, Martha Griese and Charles Epp

Nays: None

Abstain: None

Absent: None

ITEM NO. G.7. – RESOLUTION 14-1361, APPROVAL OF PHA 5-YEAR AND ANNUAL PLAN:

Mrs. Bobadilla said every year there is an update with any regulatory changes and every 5 years look at the plan more in dept to add in changes according to the goals of the agency.

Commissioner Lamphier made a motion to approve Resolution 14-1361, Approval of PHA 5-Year and Annual Plan. Commissioner Foss made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Terry Lamphier, Stanley Cleveland Jr., Brian Foss, Susanne Gallaty, Martha Griese and Charles Epp

Nays: None

Abstain: None

Absent: None

ITEM NO. G.8. – RESOLUTION 14-1362, APPROVAL OF CIVIL RIGHTS CERTIFICATION:

Mrs. Bobadilla explained this is a piece of the Administrative Plan.

Commissioner Gallaty made a motion to approve Resolution 14-1362, Approval of Civil Rights Certification. Commissioner Lamphier made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Terry Lamphier, Stanley Cleveland Jr., Brian Foss, Susanne Gallaty, Martha Griese and Charles Epp

Nays: None

Abstain: None

Absent: None

ITEM NO. G.9. – RESOLUTION 14-1363, LABOR HOUSING GRANT TO A HOUSING AUTHORITY:

Mr. Becerra mentioned there are 180 Farm Labor units at Richland Housing with 10 new units being built. He said there are 56 units still needing rehabbed. USDA expressed they have funding and will give the Housing Authority a grant of \$2 million to continue the rehabilitation of those units. This will allow rehab on approximately 20 units.

Mr. Becerra explained USDA will be funding \$1.6 million and the additional money will be allocated once the continuing resolution is passed.

Commissioner Cleveland stated there have been changes to the fee schedules for the City of Yuba City.

Commissioner Lamphier made a motion to approve Resolution 14-1363, Approval of Labor Housing Grant to a Housing Authority. Commissioner Epp made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Terry Lamphier, Stanley Cleveland Jr., Brian Foss, Susanne Gallaty, Martha Griese and Charles Epp

Nays: None

Abstain: None

Absent: None

ITEM NO. G.10. – RESOLUTION 14-1364, APPRECIATION FOR TEJ MAAN:

Commissioner Cleveland made a motion to approve Resolution 14-1364, Appreciation for Tej Maan. Commissioner Griese made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Terry Lamphier,
Stanley Cleveland Jr., Brian Foss, Susanne Gallaty, Martha Griese
and Charles Epp

Nays: None

Abstain: None

Absent: None

ITEM NO. G.11. –APPROVAL OF KINGWOOD COMMONS REFINANCE:

Executive Director Linda Nichols explained staff startling looking at refinancing Kingwood Commons in May 2014. She stated the refinance will reduce the debt service payment each month and allow money to go back into the property.

Mr. Becerra said there were many banks that looked at the refinance but River Valley Community Bank was the only one that looked at it as part of the Housing Authority, not a property by itself. He said there were many meetings and conference calls answering questions regarding the Housing Authority programs and finances.

Legal Counsel Duane Oliveira stated there were a few comments on the documents attached in the Board packet. He stated the wording regarding the collateral as well as the property information on the Deed of Trust needs to be more specific such as listing the addresses of the properties involved in the refinance be listed. Mr. Oliveira also said he did not like the wording to waive statute of limitations.

Chairperson Hodges verified the savings will be unrestricted funds. Ms. Nichols explained there are some improvements that need to be made but the funds will also be used to payback monies borrowed.

Commissioner Lamphier made a motion to approve the refinance of Kingwood Commons and authorize the Executive Director or her designee to execute the Note and Deed of Trust and any other documents necessary to carry out the terms of the refinance subject to the two corrections on the collateral on the properties and the removal of the wavier. Commissioner Gallaty made the second. All were in favor by voice vote.

ITEM NO. G.12. – RESOLUTION 14-1365, H2F COLLECTION LOSS WRITE-OFF:

Commissioner Lamphier made a motion to approve Resolution 14-1365, H2F Collection Loss Write-Off in the amount of \$1,112.43. Commissioner Epp made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Terry Lamphier,
Stanley Cleveland Jr., Brian Foss, Susanne Gallaty, Martha Griese
and Charles Epp

Nays: None

Abstain: None

Absent: None

6

ITEM NO. G.13. – RESOLUTION 14-1366, DEVONSHIRE COLLECTION LOSS WRITE-OFF:

Commissioner Lamphier made a motion to approve Resolution 14-1365, Devonshire Collection Loss Write-Off in the amount of \$1,327.35. Commissioner Epp made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Terry Lamphier,
Stanley Cleveland Jr., Brian Foss, Susanne Gallaty, Martha Griese
and Charles Epp
Nays: None
Abstain: None
Absent: None

ITEM NO. G.14. – RESOLUTION 14-1367, PUBLIC HOUSING COLLECTION LOSS WRITE-OFF:

Commissioner Lamphier made a motion to approve Resolution 14-1367, Public Housing Collection Loss Write-Off in the amount of \$30.66. Commissioner Epp made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Terry Lamphier,
Stanley Cleveland Jr., Brian Foss, Susanne Gallaty, Martha Griese
and Charles Epp
Nays: None
Abstain: None
Absent: None

ITEM NO. G.15. – RESOLUTION 14-1368, RURAL DEVELOPMENT COLLECTION LOSS WRITE-OFF:

Commissioner Lamphier made a motion to approve Resolution 14-1368, Rural Development Collection Loss Write-Off in the amount of \$687.41. Commissioner Epp made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Terry Lamphier,
Stanley Cleveland Jr., Brian Foss, Susanne Gallaty, Martha Griese
and Charles Epp
Nays: None
Abstain: None
Absent: None

ITEM NO. G.16. – RESOLUTION 14-1369, PERCY AVENUE COLLECTION LOSS WRITE-OFF:

Commissioner Lamphier made a motion to approve Resolution 14-1369, Percy Avenue Collection Loss Write-Off in the amount of \$766.88. Commissioner Epp made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Terry Lamphier,
Stanley Cleveland Jr., Brian Foss, Susanne Gallaty, Martha Griese
and Charles Epp
Nays: None
Abstain: None
Absent: None

7

ITEM NO. G.17. – RESOLUTION 14-1370, HOUSING CHOICE VOUCHER COLLECTION LOSS WRITE-OFF:

Commissioner Lamphier made a motion to approve Resolution 14-1370, Housing Choice Voucher Collection Loss Write-Off in the amount of \$5,556.00. Commissioner Epp made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Terry Lamphier, Stanley Cleveland Jr., Brian Foss, Susanne Gallaty, Martha Griese and Charles Epp

Nays: None

Abstain: None

Absent: None

ITEM NO. G.18. – RESOLUTION 14-1371, KINGWOOD COMMONS COLLECTION LOSS WRITE-OFF:

Commissioner Lamphier made a motion to approve Resolution 14-1371, Kingwood Commons Collection Loss Write-Off in the amount of \$1,780.08. Commissioner Epp made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Terry Lamphier, Stanley Cleveland Jr., Brian Foss, Susanne Gallaty, Martha Griese and Charles Epp

Nays: None

Abstain: None

Absent: None

ITEM NO. G.19. – RESOLUTION 14-1372, HOUSING CHOICE VOUCHER LANDLORD OVERPAYMENT COLLECTION LOSS WRITE-OFF:

Gail Allen, Chief Financial Officer, explained staff will contact the landlord if they were overpaid and request payment back to the Housing Authority. She stated the amount owed was over \$52,000 and staff has collected \$27,000.

Commissioner Lamphier made a motion to approve Resolution 14-1373, Housing Choice Voucher Landlord Overpayment Collection Loss Write-Off in the amount of \$3,978.00. Commissioner Epp made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Terry Lamphier, Stanley Cleveland Jr., Brian Foss, Susanne Gallaty, Martha Griese and Charles Epp

Nays: None

Abstain: None

Absent: None

ITEM NO. G.20. – RESOLUTION 14-1373, AUTHORIZATION TO SIGN CSBG CONTRACT – 2105SCSBG FOR \$10,000:

Jeni Bobadilla, Chief of Housing Services, stated this is the first year the Housing Authority has been granted additional funds in the amount of \$10,000 for a Family Self Sufficiency program. These monies can be used for anyone in Sutter County. She mentioned the funds will be used to assist people in purchasing bus passes, interview

clothes and school supplies.

Commissioner Epp made a motion to approve Resolution 14-1373, Authorization to sign CSBG Contract – 2105SCSBG FOR \$10,000. Commissioner Cleveland made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Terry Lamphier, Stanley Cleveland Jr., Brian Foss, Susanne Gallaty, Martha Griese and Charles Epp

Nays: None

Abstain: None

Absent: None

ITEM NO. H.21. – OCCUPANCY/ELIGIBILITY UPDATE:

This item was tabled for a future meeting.

ITEM NO. H.22. – MAINTENANCE UPDATE:

This item was tabled for a future meeting.

ITEM NO. H.23. – FINANCE UPDATE:

This item was tabled for a future meeting.

ITEM NO. H.24. – ADMINISTRATIVE UPDATE:

This item was tabled for a future meeting.

ITEM NO. I. HOUSING COMMISSIONERS' COMMENTS:

Commissioner Cleveland said he was glad to be back on the Board. He stated there have been some concerns regarding a home purchased under the Neighborhood Stabilization Program.

Commissioner Griese wished everyone a Merry Christmas.

Commissioner Gallaty had a few questions regarding the Maple Park manager and the Housing Choice Voucher waiting list.

Commissioner Lamphier stated this would be his last meeting.

Chairperson Hodges said she was re-elected to the City of Live Oak's City Council and also elected the Mayor of Live Oak.

ITEM NO. J – NEXT MEETING: To be scheduled.

ITEM NO. K - ADJOURNMENT: The meeting was adjourned.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES

Minutes
Special Board Meeting
January 21, 2015

ITEM NO. A - CALL TO ORDER:

Chairperson Diane Hodges called the meeting to order at River City Manor, 655 Joann Way, Yuba City, CA 95993.

ITEM NO. A - ROLL CALL:

Chairperson Diane Hodges, Commissioners Martha Griese, Stanley Cleveland Jr., Charles Epp, Suzanne Gallaty, Brian Foss and Dan Miller were present. Commissioner Jim Whiteaker arrived later in the meeting. Legal Council Duane Oliveira was also present.

ITEM NO. B. – PUBLIC PARTICIPATION:

Rob Choate, County of Nevada, was present for the meeting.

ITEM NO. C. – AWARDS AND PRESENTATIONS: None

ITEM NO. D.1. – CLOSED SESSION: PURSUANT TO SECTION 54957 OF THE CALIFORNIA GOVERNMENT CODE, PUBLIC EMPLOYEE PERFORMANCE EVALUATION, TITLE: EXECUTIVE DIRECTOR:

Legal Counsel Duane Oliveira reported there was action taken. The action taken was placing the Executive Director, Linda Nichols, on indefinite leave with pay effective immediately and appointed Gustavo Becerra as Interim Executive Director.

ITEM NO. E. - CONSENT CALENDAR: None

ITEM NO. F. – OLD BUSINESS: None

ITEM NO. G. – NEW BUSINESS: None

ITEM NO. H. – ADMINISTRATIVE REPORT: None

ITEM NO. I. HOUSING COMMISSIONERS' COMMENTS:

ITEM NO. J – NEXT MEETING: To be scheduled.

ITEM NO. K - ADJOURNMENT: The meeting was adjourned.

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES

Minutes

Regular Board Meeting

January 21, 2015

ITEM NO. A - CALL TO ORDER:

Chairperson Diane Hodges called the meeting to order at River City Manor, 655 Joann Way, Yuba City, CA 95993.

ITEM NO. A - ROLL CALL:

Chairperson Diane Hodges, Commissioners Martha Griese, Stanley Cleveland Jr., Charles Epp, Suzanne Gallaty, Jim Whiteaker, Brian Foss and Dan Miller were present. Legal Council Duane Oliveira was also present.

ITEM NO. B. – PUBLIC PARTICIPATION:

Rob Choate, County of Nevada, was present for the meeting.

Chairperson Hodges introduced the 2 new Commissioners Dan Miller from Nevada County and Jim Whiteaker from Sutter County.

ITEM NO. C. – AWARDS AND PRESENTATIONS: None

ITEM NO. D.1. – CLOSED SESSION: PURSUANT TO SECTION 54956.8 OF THE CALIFORNIA GOVERNMENT CODE, CONFERENCE WITH REAL PROPERTY NEGOTIATORS, PROPERTY: 1170 MARKET STREET, YUBA CITY, CA 95991, AGENCY NEGOTIATORS: GUSTAVO BECERRA AND BILL MEAGHER, UNDER NEGOTIATION: POSSIBLE ACQUISITION OF PROPERTY (INCLUDES INSTRUCTIONS TO NEGOTIATOR REGARDING PRICE AND TERMS OF PAYMENT:

Chairperson Hodges reported there was no reportable action.

ITEM NO. E. - CONSENT CALENDAR: None

ITEM NO. F. – OLD BUSINESS: None

ITEM NO. G.2. – RESOLUTION 15-1374, APPRECIATION OF TERRY LAMPHIER:

Commissioner Cleveland made a motion to table this item for reconsideration. Commissioner Epp made the second. All were in favor by voice vote.

ITEM NO. G.3. – RESOLUTION 15-1375, PUBLIC HOUSING COLLECTION LOSS WRITE-OFF:

Commissioner Cleveland made a motion to approve Resolution 14-1375, Public Housing Collection Loss Write-Off in the amount of \$91.00. Commissioner Gallaty made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Dan Miller, Jim Whiteaker, Stanley Cleveland Jr., Brian Foss, Susanne Gallaty, Martha Griese and Charles Epp

Nays: None

Abstain: None

Absent: None

ITEM NO. G.4. – RESOLUTION 15-1376, KINGWOOD COMMONS COLLECTION LOSS WRITE-OFF:

Commissioner Cleveland made a motion to approve Resolution 14-1376, Kingwood Commons Collection Loss Write-Off in the amount of \$1,061.96. Commissioner Gallaty made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Dan Miller, Jim Whiteaker, Stanley Cleveland Jr., Brian Foss, Susanne Gallaty, Martha Griese and Charles Epp

Nays: None

Abstain: None

Absent: None

ITEM NO. G.5. – APPROVAL OF NAHRO TRAININGS FOR EXECUTIVE DIRECTOR:

Commissioner Cleveland made a motion to deny all conferences for the Executive Director at this time. Commissioner Epp made the second. All were in favor by voice vote. Commissioner Whiteaker voted no.

ITEM NO. G.6. – RESOLUTION 15-1377, AUTHORIZATION TO PURCHASE REAL PROPERTY LOCATED AT 1170 MARKET STREET, YUBA CITY, CA:

Chairperson Hodges stated this item was discussed during Closed Session and the Board has decided not to purchase the property and directed Bill Meagher to cancel the contract.

ITEM NO. G.7. – APPOINTMENT OF BOARD OF COMMISSIONER TO THE SUTTER COMMUNITY AFFORDABLE BOARD OF DIRECTORS:

Interim Executive Director Gustavo Becerra stated there is one vacancy on the Sutter Community Affordable Board of Directors.

Chairperson Hodges made a motion to appoint Commissioner Epp to the Sutter Community Affordable Board of Directors. Commissioner Miller made the second. All were in favor by voice vote.

ITEM NO. G.8. – RESOLUTION 15-1378, APPROVAL OF 2015 PAYMENT STANDARD FOR THE HOUSING CHOICE VOUCHER PROGRAM:

Chief of Housing Services Jeni Bobadilla explained the payment standards for Yuba County were incorrect. The Fair Market Rents changed in December.

Commissioner Epp made a motion to approve Resolution 14-1378, Approval of 2015 Payment Standard for the Housing Choice Voucher Program. Commissioner Griese made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Dan Miller, Jim Whiteaker, Stanley Cleveland Jr., Brian Foss, Susanne Gallaty, Martha Griese and Charles Epp

Nays: None

Abstain: None

Absent: None

ITEM NO. G.9. – APPROVAL OF THE AMENDMENT TO THE AGREEMENT CREATING THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES DATED 4/20/2011:

Legal Counsel Duane Oliveira said this agreement is to add Yuba County to the Housing Authority. He stated the addendum is in lieu of doing a complete agreement. He explained with the addition of Yuba County there will also be two new Commissioners appointed to the Board of Commissioners.

Mr. Oliveira mentioned there would be no name change. He also said the new members will not be seated until the agreement is signed by all members.

Commissioner Whiteaker made a motion to approve the Amendment to the Agreement creating the Regional Housing Authority of Sutter and Nevada Counties dated 4/20/2011. Commissioner Cleveland made the second. All were in favor by voice vote.

Mr. Oliveira explained the amended By-laws must be given to Commissioners 30 days before they are approved. The amended By-laws were provided to the Board today.

ITEM NO. H.21. – OCCUPANCY/ELIGIBILITY UPDATE:

This item was tabled for a future meeting.

ITEM NO. H.22. – MAINTENANCE UPDATE:

This item was tabled for a future meeting.

ITEM NO. H.24. – ADMINISTRATIVE UPDATE:

Mr. Becerra wanted to assure the Board that the agency is in good hands and headed in the right direction. He stated any issues will be dealt with and resolved.

ITEM NO. I. HOUSING COMMISSIONERS' COMMENTS: None

ITEM NO. J – NEXT MEETING: To be scheduled.

ITEM NO. K - ADJOURNMENT: The meeting was adjourned.



Regional Housing Authority of Sutter and Nevada Counties

1455 Butte House Road, Yuba City, CA 95993
Phone: (530) 671-0220, Toll Free: (888) 671-0220
TTY: (866) 735-2929, Fax: (530) 673-0775
www.rhasnc.org

RESOLUTION 15-1379

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES EXPRESSING RECOGNITION OF THE ACHIEVEMENTS OF Tamara Graham

WHEREAS, the Regional Housing Authority of Sutter County encourages Housing Choice Voucher participants to enroll in the Family Self-Sufficiency (FSS) Program; and

WHEREAS, Tamara Graham started in this program on 12/19/2007 and set goals for herself to become independent of government assistance; and

WHEREAS, Tamara Graham met her goals by December 31, 2014 and received sufficient earned income to generate an escrow account in the amount of \$4,725.09; and

WHEREAS, Tamara Graham has now "graduated" from the FSS program;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties congratulates Tamara Graham for her determination to progress to a life that is independent of government assistance and conveys their best wishes for success in all his future endeavors.

This Resolution was approved at the regular meeting of the Board of Commissioners, this 4th day of February 2015.

Chairperson Diane Hodges

Vice-Chairperson Brian Foss

Commissioner Charles Epp

Commissioner Stan Cleveland

Commissioner Martha Griese

Commissioner Suzanne Gallaty

Commissioner Dan Miller

Commissioner Jim Whiteaker



Regional Housing Authority of Sutter and Nevada Counties

1455 Butte House Road, Yuba City, CA 95993
Phone: (530) 671-0220, Toll Free: (888) 671-0220
TTY: (866) 735-2929, Fax: (530) 673-0775
Website: www.rhasnc.org

RESOLUTION 15-1380

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES AUTHORIZING GUSTAVO BECERRA/INTERIM EXECUTIVE DIRECTOR TO EXECUTE AND SIGN ANY DOCUMENTS IN REGARDS TO THE JOE SERNA, JR. FARMWORKER HOUSING GRANT UNDER STANDARD AGREEMENT 10-FWHG-7154

WHEREAS, The Board of Commissioners of the Regional Housing Authority of Sutter and Nevada Counties (RHASNC), formerly known as Consolidated Area Housing Authority of Sutter and Nevada Counties:

WHEREAS, pursuant to Section 50517.5 of the California Health and Safety Code, the California Department of Housing and Community Development ("State") is authorized to make grants and/or loans for the production of assisted housing for agricultural workers in California; and

WHEREAS, RHASNC is organized under the laws of California and has applied for and received an award of \$2,231,425 under the Joe Serna, Jr. Farmworker Housing Grant Program through the State under Standard Agreement 10-FWHG-7154 ("Standard Agreement") to carry out the development and/or rehabilitation of housing and/or other related facilities ("Project") generally located at: 448 Garden Highway, Yuba City, CA 95991, which Project is known as: Richland Housing Farm Worker ADA Units and Community Facility; and

WHEREAS, RHASNC has entered into a Lien Agreement to secure the indebtedness for the Project; and

WHEREAS, the RHASNC Board of Commissioners has appointed Gustavo Becerra to the position of Interim Executive Director effective immediately.

IT IS NOW RESOLVED THAT RHASNC authorizes Gustavo Becerra/Interim Executive Director to execute and sign any documents necessary to carry out the terms of the Standard Agreement and any amendments thereto.

IT IS FURTHER RESOLVED THAT RHASNC authorizes Gustavo Becerra/Interim Executive Director to sign any documents necessary to carry out the terms of the Lien Agreement and any amendments or modifications thereto, and any other documents or security instruments required to secure the indebtedness for the above-described project.

PASSED AND ADOPTED THIS 4th day of February, 2015, by the following vote:

- AYES:
- NAYS:
- ABSTAIN:
- ABSENT:

The Housing Authority is an equal opportunity employer and housing provider.

The undersigned Board Chairperson of RHASNC does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Board of Directors adopted at a duly convened meeting on the date above-mentioned, which has not been altered, amended or repealed.

February 4, 2015

Date

Board Chairperson (Signature)

Diane Hodges

Name (type or print)



Regional Housing Authority of Sutter and Nevada Counties

1455 Butte House Road, Yuba City, CA 95993
Phone: (530) 671-0220, Toll Free: (888) 671-0220
TTY: (866) 735-2929, Fax: (530) 673-0775
Website: www.rhasnc.org

RESOLUTION 15-1381

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES AUTHORIZING GUSTAVO BECERRA/INTERIM EXECUTIVE DIRECTOR TO BE NAMED A SIGNER FOR ANY BANK ACCOUNTS IN RELATION TO UMPQUA BANK

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties (RHASNC) conducts business with Umpqua Bank; and

WHEREAS, RHASNC holds several accounts with Umpqua Bank; and

WHEREAS, the RHASNC Board of Commissioners has appointed Gustavo Becerra to the position of Interim Executive Director effective immediately.

IT IS NOW RESOLVED THAT RHASNC authorizes Gustavo Becerra/Interim Executive Director to execute and sign any documents necessary to continue daily business with Umpqua Bank including loan payments and be named as a signer on the signature cards.

PASSED AND ADOPTED THIS 4th day of February, 2015, by the following vote:

AYES:
NAYS:
ABSTAIN:
ABSENT:

The undersigned Board Chairperson of RHASNC does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Board of Directors adopted at a duly convened meeting on the date above-mentioned, which has not been altered, amended or repealed.

February 4, 2015

Date

Board Chairperson (Signature)

Diane Hodges

Name (type or print)

The Housing Authority is an equal opportunity employer and housing provider.



Regional Housing Authority of Sutter and Nevada Counties

1455 Butte House Road, Yuba City, CA 95993
Phone: (530) 671-0220, Toll Free: (888) 671-0220
TTY: (866) 735-2929, Fax: (530) 673-0775
Website: www.rhasnc.org

RESOLUTION 15-1382

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES AUTHORIZING GUSTAVO BECERRA/INTERIM EXECUTIVE DIRECTOR TO BE DESIGNATED THE INDIVIDUAL RESPONSIBLE FOR BUSINESS WITH FIRST BANKCARD

WHEREAS, the Regional Housing Authority of Sutter and Nevada Counties (RHASNC) conducts business with First BankCard; and

WHEREAS, RHASNC has several VISA cards with First BankCard; and

WHEREAS, the RHASNC Board of Commissioners has appointed Gustavo Becerra to the position of Interim Executive Director effective immediately.

IT IS NOW RESOLVED THAT RHASNC authorizes Gustavo Becerra/Interim Executive Director to be designated the individual responsible to manage and maintain the accounts and who will be responsible for insuring all balances are paid and the cards are used for authorized charges.

PASSED AND ADOPTED THIS 4th day of February, 2015, by the following vote:

AYES:
NAYS:
ABSTAIN:
ABSENT:

The undersigned Board Chairperson of RHASNC does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Board of Directors adopted at a duly convened meeting on the date above-mentioned, which has not been altered, amended or repealed.

February 4, 2015

Date

Board Chairperson (Signature)

Diane Hodges

Name (type or print)

The Housing Authority is an equal opportunity employer and housing provider.

18