

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Minutes
Regular Board Meeting
January 16, 2013

ITEM NO. A - CALL TO ORDER:

Chairperson Diane Hodges called the meeting to order at Yuba-Sutter Economic Development Corporation, 1227 Bridge Street, Suite C, Yuba City, CA 95991.

ITEM NO. A - ROLL CALL:

Chairperson Diane Hodges, Commissioners Stanley Cleveland Jr., Terry Lamphier, Jeffrey Brown, Tej Maan, Martha Griese, and Suzanne Gallaty were present. Commissioner Judy Richards was absent. Legal Council Duane Oliveira was also present.

ITEM NO. B. – PUBLIC PARTICIPATION:

Stephanie Risguero was interested in the status of the VASH vouchers. She also mentioned there was going to be a homecoming on February 15, 2013 for the local men and women of the National Guard who recently returned.

ITEM NO. C. - AWARDS AND PRESENTATIONS: None

ITEM NO. D. - CONSENT CALENDAR: None

ITEM NO. E. – ADMINISTRATIVE UPDATE:

Executive Director Linda Nichols stated the Hans Miller Building has been torn down. She said HUD is planning on releasing some information on the sequestration but in the mean time Housing Authority's will continue to budget on the 2012 level. She also mentioned union negotiations will be starting at the end of the month.

Ms. Nichols stated Maple Park is approximately 99% complete. Staff is working on the final offer for the Mental Health Housing in Marysville. She also said TRIO will be sending out the bonds for funding in February. Ms. Nichols said she is hoping to do a tax credit application for Richland Phase I.

ITEM NO. F. – OLD BUSINESS: None

ITEM NO. G.2. – APPROVAL OF TRAVEL FOR EXECUTIVE DIRECTOR:

Ms. Nichols explained she is asking for approval for the meetings that are required for the committee she is on.

Commissioner Maan made a motion to approve the attendance of the three NAHRO conferences by the Executive Director. Commissioner Gallaty made the second. All were in favor by voice vote.

ITEM NO. G. 3. – APPOINTMENT OF TENANT COMMISSIONER:

Chairperson Hodges stated Ms. Gallaty's term expired on November 23, 2012. Staff received two applications and the review committee is recommending re-appointing Suzanne Gallaty.

Commissioner Maan made a motion to appoint Suzanne Gallaty as Tenant Commissioner. Commissioner Brown made the second. All were in favor by voice vote.

ITEM NO. G.4. – APPROVAL OF OPTION AGREEMENT FOR RICHLAND PHASE I:

Planning and Community Development Manager Gustavo Becerra stated staff is in the process of putting together funding applications for the Richland Phase I. He said in order to maintain site control; a Purchase Option Agreement must be approved by both parties.

Mr. Becerra explained Mercy Housing will bring the tax credit experience necessary for the funding application. He stated Mercy Housing will be the managing general partner and Building Better Partnerships, Inc. will be the general partner.

Commissioner Brown made a motion to approve the execution of the Purchase Option Agreement for Lot 1, APN 53-470-053 and APN 53-443-008 and authorize the Executive Director to execute all required documents. Commissioner Cleveland made the second. All were in favor by voice vote.

ITEM NO. G. 5. – APPROVAL OF RESOLUTION 13-1276, APPROVAL OF PHA CERTIFICATIONS OF COMPLIANCE WITH PHA PLANS AND RELATED REGULATIONS:

Interim Housing Services Manager Jeni Bobadilla stated each year the Housing Authority must do an update to the PHA Plan. She stated there are no changes.

Commissioner Gallaty made a motion to approve Resolution 13-1276, Approval of PHA Certifications of Compliance with PHA Plans and Related Regulations. Commissioner Griese made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Jeffrey Brown, Martha Griese, Suzanne Gallaty, Tej Maan, Stanley Cleveland Jr. and Terry Lamphier
Nays: None
Abstain: None
Absent: Commissioners Judy Richards

ITEM NO. G. 6. – APPROVAL OF RESOLUTION 13-1277, CIVIL RIGHTS CERTIFICATION:

Ms. Bobadilla stated this is another piece of the PHA Plan.

Commissioner Maan made a motion to approve Resolution 13-1277, Civil Rights Certification. Commissioner Lamphier made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Jeffrey Brown, Martha Griese, Suzanne Gallaty, Tej Maan, Stanley Cleveland Jr. and Terry Lamphier
Nays: None
Abstain: None
Absent: Commissioners Judy Richards

ITEM NO. G. 7. – APPROVAL OF RESOLUTION 13-1278, APPROVAL OF USDA-RURAL DEVELOPMENT TO AWARD GRANT FUNDS FOR NEW CONSTRUCTION PROJECT:

Mr. Becerra stated this Resolution is a form letter from USDA. He stated USDA has decided to grant these funds instead of doing it as a loan.

Commissioner Cleveland made a motion to approve Resolution 13-1278, Approval of USDA-Rural Development to Award Grant Funds for New Construction Project. Commissioner Lamphier made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Jeffrey Brown, Martha Griese, Suzanne Gallaty, Tej Maan, Stanley Cleveland Jr. and Terry Lamphier
Nays: None
Abstain: None
Absent: Commissioners Judy Richards

ITEM NO. G. 8. – APPROVAL OF RESOLUTION 13-1279, KINGWOOD COMMONS COLLECTION LOSS WRITE-OFF:

Commissioner Maan made a motion to approve Resolution 13-1279, Kingwood Commons Collection Loss Write-Off in the amount of \$464.93. Commissioner Gallaty made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Jeffrey Brown, Martha Griese, Suzanne Gallaty, Tej Maan, Stanley Cleveland Jr. and Terry Lamphier
Nays: None
Abstain: None
Absent: Commissioners Judy Richards

ITEM NO. G. 9. – APPROVAL OF RESOLUTION 13-1280, PUBLIC HOUSING COLLECTION LOSS WRITE-OFF:

Commissioner Maan made a motion to approve Resolution 13-1280, Public Housing Collection Loss Write-Off in the amount of \$99.50. Commissioner Gallaty made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Jeffrey Brown, Martha Griese, Suzanne Gallaty, Tej Maan, Stanley Cleveland Jr. and Terry Lamphier
Nays: None
Abstain: None
Absent: Commissioners Judy Richards

ITEM NO. G. 10. – APPROVAL OF RESOLUTION 13-1281, H2F COLLECTION LOSS WRITE-OFF:

Commissioner Maan made a motion to approve Resolution 13-1281, H2F Collection Loss Write-Off in the amount of \$2,811.98. Commissioner Gallaty made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Jeffrey Brown, Martha Griese, Suzanne Gallaty, Tej Maan, Stanley Cleveland Jr. and Terry Lamphier
Nays: None
Abstain: None
Absent: Commissioners Judy Richards

ITEM NO. G. 11. – APPROVAL OF RESOLUTION 13-1282, RURAL DEVELOPMENT COLLECTION LOSS WRITE-OFF:

Commissioner Maan made a motion to approve Resolution 13-1282, Rural Development Collection Loss Write-Off in the amount of \$435.20. Commissioner Gallaty made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Jeffrey Brown, Martha Griese, Suzanne Gallaty, Tej Maan, Stanley Cleveland Jr. and Terry Lamphier
Nays: None
Abstain: None
Absent: Commissioners Judy Richards

ITEM NO. G. 12. – APPROVAL OF RESOLUTION 13-1283, 2013 PAYMENT STANDARD:

Ms. Bobadilla explained each year HUD does a study to determine what the Fair Market Rents should be for each area. She stated that for all three jurisdictions the payment standards have

gone down. Ms. Bobadilla stated the new payment standard will effective new lease ups immediately.

Commissioner Lamphier made a motion to approve Resolution 13-1283, 2013 Payment Standard. Commissioner Brown made the second. The following roll call vote was taken:

Vote: Ayes: Chairperson Diane Hodges, Commissioners Jeffrey Brown, Martha Griese, Suzanne Gallaty, Tej Maan, Stanley Cleveland Jr. and Terry Lamphier

Nays: None

Abstain: None

Absent: Commissioners Judy Richards

ITEM NO. H. OTHER BUSINESS INCLUDING HOUSING COMMISSIONERS' COMMENTS:

Commissioner Griese stated the Dancing with Our Stars will be on June 21, 2013 and June 22, 2013 at the Colusa Casino with the profits being split between the hospital and the local Red Cross.

Commissioner Cleveland mentioned the Supervisors will be receiving their new assignments. He also stated he has been approached in regards to many different areas including Veteran's vouchers.

Commissioner Brown stated this month is when the homeless count will be gathered.

Commissioner Maan said the City is building a park at the River bottoms and making it more accessible to the public.

Chairperson Hodges stated the construction for the second stop light in Live Oak has started. She also mentioned there will be a Dollar General store built in Live Oak and working on getting a Farmer's market for the residents.

ITEM NO. I. – EXECUTIVE SESSION: None

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

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