

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Minutes
Regular Board Meeting
November 6, 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 Judy Richards, Charles Epp, Martha Griese, Suzanne Gallaty and Terry Lamphier were present. Commissioners Stanley Cleveland Jr. and Tej Maan arrived later in the meeting. Commissioner Jeffrey Brown was absent. Legal Council Duane Oliveira was also present.

ITEM NO. B. – PUBLIC PARTICIPATION: None

ITEM NO. C. 1. MARILEE SMITH, SMITH AND NEWELL:

Marilee Smith, Smith and Newell CPA, reviewed the audit for Fiscal Year Ending March 2013. She explained the format of the report was a little different due to changes. She also mentioned the auditor's opinion on the financial statement was unqualified. Ms. Smith stated there was one finding regarding the security deposits. She said HUD likes to see the security deposits in separate accounts and this finding has already been resolved.

ITEM NO. D. - CONSENT CALENDAR:

Commissioner Maan made a motion to approve the consent calendar with corrections. Commissioner Cleveland made the second. All were in favor by voice vote.

ITEM NO. E. – OLD BUSINESS: None

ITEM NO. F. 2. – APPROVAL TO AWARD BID FOR KINGWOOD COMMONS ROOFING AND REHABILITATION OF TWO UNITS:

Planning and Community Development Manager Gustavo Becerra stated this was a rehab project for Kingwood Commons. He explained this was for a full rehab of two units and roofing for one building.

The Commissioners requested that for future projects if the price for each area be broken out, for example how much for the rehabilitation of the units and how much for the roof. Mr. Becerra stated the rehabilitation will allow for those units to be rented at market rate and not continue to be left offline.

Commissioner Maan made a motion to approve the bid from Herman's Glass and Construction in the amount of \$121,700.00 for the improvements planned for 1340 Gray Avenue in Yuba City, and authorizes the Executive Director to execute the construction contract and all required documents. Commissioner Epp made the second. All were in favor by voice vote.

ITEM NO. F. 3. – APPROVAL OF RESOLUTION 13-1311 – APPROVAL OF THE 2014-2015 PAYMENT STANDARD, HOUSING CHOICE VOUCHER PROGRAM:

Executive Director Linda Nichols pointed out the date should be April 2014 not April 2013.

Housing Services Manager Jeni Bobadilla said the payment standards are brought to the Board annually once HUD posts the new standards. She mentioned the payment standards for Sutter County went down and the payment standards for both Nevada County and Colusa County went down.

Commissioner Lamphier made a motion to approve Resolution 13-1311, 2014-2015 Payment Standard for the Housing Choice Voucher Program. Commissioner Maan made the second. The following roll call vote was taken:

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

ITEM NO. F.4. – CONSIDERATION OF LEAVE OF ABSENCE FOR MAINTENANCE MECHANIC I:

Chairperson Hodges said there was no reportable action and direction was given to the Executive Director.

ITEM NO. G.5. – ADMINISTRATIVE UPDATE:

Executive Director Linda Nichols said Maple Park won the Central Valley Region Architectural Award. She said Affordable Housing can look good.

Ms. Nichols also stated the Housing Authority website is live and the feedback has been very positive. She mentioned union negotiations would be gearing up. Ms. Nichols also stated five (5) vehicles are in a free pilot program for GPS to see if it would be beneficial to the agency.

ITEM NO. H.6 – CLOSED SESSION: PURSUANT TO SECTION 54956.8 OF THE CALIFORNIA GOVERNMENT CODE: CONFERENCE WITH REAL PROPERTY NEGOTIATORS, PROPERTY: DEVONSHIRE APARTMENTS, 1431, 1433 AND 1435 WESCOTT ROAD, COLUSA, CA 95932, AGENCY NEGOTIATOR: LINDA NICHOLS, NEGOTIATING PARTIES: LINDA NICHOLS, UNDER NEGOTIATION: POSSIBLE ACQUISITION OF PROPERTY (INCLUDES INSTRUCTIONS TO NEGOTIATOR REGARDING PRICE AND TERMS OF PAYMENT):

Chairperson Hodges reported there was no action taken.

ITEM NO. H.7 – CLOSED SESSION: PURSUANT TO SECTION 54957 OF THE CALIFORNIA GOVERNMENT CODE: PUBLIC EMPLOYEES PERFORMANCE EVALUATION: MAINTENANCE MECHANIC I:

Chairperson Hodges reported there was no action taken.

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

Commissioner Griese stated there would be an inspirational speaker at Bonanza Inn next Tuesday. The price is \$20 per person and includes lunch.

Commissioner Lamphier asked for patience during his learning process because it was his job to learn. Commissioner Lamphier raised the following points regarding his perceived importance of questions and discussions of Board matters:

- The Board's role is oversight of the agency's activities and has ultimate responsibility for the agency
- Board questions and discussions become part of the public record and give the public information and insights on Board deliberations and decisions
- Board questions and discussions often generate other questions that may not have otherwise occurred and,
- Board questions and discussions facilitate common understanding among Board members on agenda items.

There was a discussion as to what the roles of the Commissioners are. It was also mentioned if any Commissioner has any questions or concerns, they should contact Ms. Nichols and talk to her.

Commissioner Maan requested more detail in the staff reports. He mentioned each Commissioner must be comfortable when making decisions.

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

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