

SUTTER COMMUNITY AFFORDABLE HOUSING

1455 BUTTE HOUSE ROAD
YUBA CITY, CA 95993
(530) 671-0220

May 17, 2016

TO:

Diane Hodges, President
Gustavo Becerra, Secretary/Treasurer
Martha Griese, Board Member
Richard Grant, Board Member
Charles Epp, Board Member
Kimberly Butcher, Board Member

Sutter County Board of Supervisors
City Council, Yuba City
City Council, Live Oak
Duane Oliveira, Legal Counsel
Appeal-Democrat

NOTICE OF REGULAR MEETING
May 24, 2016

You are hereby notified that the Sutter Community Affordable Housing Regular Board Meeting is scheduled for **Tuesday, May 24, 2016, at 12:00 PM at Richland Community Center, 420 Miles Avenue, Yuba City, CA 95991.**



Gustavo Becerra
Secretary/Treasurer

052416boardmeeting

SUTTER COMMUNITY AFFORDABLE HOUSING

Regular Meeting of Board of Directors
Richland Community Center
420 Miles Avenue, Yuba City, CA 95991

Tuesday, May 24, 2016
12:00 NOON

AGENDA

1. Call to order
2. Roll Call
3. Public Participation: Members of the public shall be provided with an opportunity to address the Board of Directors on items of interest that are within the subject matter jurisdiction on the Board.
4. Approval of Minutes – February 23, 2016
5. Election of Officers, President and Vice-President
6. Maintenance Update on Maple Park, Town Center and Yolo/Heiken
7. Occupancy/Eligibility Update on Maple Park, Town Center and Yolo/Heiken
8. Director's Comments
9. Adjournment

SUTTER COMMUNITY AFFORDABLE HOUSING

Minutes

Regular Board Meeting

February 23, 2016

1. Call to Order: President Diane Hodges called the meeting to order at Richland Neighborhood Center, 420 Miles Avenue, Yuba City, CA 95991 at 12:00 PM.
2. Roll Call: Board Members present were President Diane Hodges, Members Gustavo Becerra, Richard Grant, Charles Epp and Martha Griese. Board Member Kimberly Butcher was absent.
3. Public Participation: Ann with Bridges to Housing mentioned their organization helps with rental deposits for the homeless. She was wondering why individuals from out of the area, such as Contra Costa and Alameda Counties, are receiving Section 8 vouchers and not those from the Yuba/Sutter area. She stated many from her group think it is unfair for these families coming from out of the area to be receiving rental assistance and there are so many homeless families in our area that are in need of housing assistance. Board Member Gustavo Becerra stated he could talk with her after the meeting in regards to her issues.
4. Approval of Minutes – October 27, 2015: Board Member Richard Grant made a motion to approve the minutes of the October 27, 2015 meeting as submitted. Board Member Charles Epp made the second. All were in favor by voice vote.
5. Approval of Operating Budget for FYE 2017: Chief Financial Officer Gail Allen went over the staff report and stated there is no rent increase requested but there is a 5% management fee increase proposed.

Board Member Charles Epp made a motion to approve the operating budget for FYE 2017. Board Member Martha Griese made the second. The following roll call vote was taken:

Vote: Ayes: President Diane Hodges, Board Members Gustavo Becerra,
Charles Epp, Richard Grant and Martha Griese

Nays: None

Abstain: None

Absent: Board Member Kimberly Butcher

6. Resolution 16-32, Yolo/Heiken Collection Loss Write-Off in the amount of \$378.00:

Board Member Richard Grant made a motion to approve Resolution 16-32, Yolo/Heiken Collection Loss Write-Off in the amount of \$378.00. Board Member Charles Epp made the second. The following roll call vote was taken:

Vote: Ayes: President Diane Hodges, Board Members Gustavo Becerra, Charles Epp, Richard Grant and Martha Griese

Nays: None

Abstain: None

Absent: Board Member Kimberly Butcher

7. Maintenance Update on Maple Park, Town Center and Yolo/Heiken: Board Member Gustavo Becerra said there are some landscaping sprucing up that will take place in the Spring to the drought. He mentioned staff is currently in the process of bidding out five HVAC units for Town Center Senior Manor. He explained the cost will be paid out of the reserve account.
8. Occupancy/Eligibility Update on Maple Park, Town Center and Yolo/Heiken: Occupancy Manager Pattra Runge shared there was a recent audit at Town Center with no findings. She stated the wait list for Town Center will be opening soon due to the low number of applicants on the current waiting list. Mrs. Runge also mentioned there are currently three vacancies at Maple Park Phase I but tenants are in line to move into those units when they are ready.
9. Director's Comments: Board Member Richard Grant mentioned there are a few vacancies on the Board and wanted to know how the recruitment process was going. There was discussion on who and how to reach out to potential candidates. Board Member Richard Grant also shared he is glad to see both properties are in the positive and have reserve balances.

Board Member Martha Griese said there is a complex coming available for sale and wanted to know if there was anyway someone could purchase this and provide either transitional housing or housing for Veterans. Board Member Gustavo Becerra said right now the Housing Authority and this Board is not in the position to purchase anything because there is no money.

Board Member Gustavo Becerra said the Kristen Court Apartments broke ground in December and should be completed in a year. He stated this project will be a 56 unit affordable housing complex.

President Diane Hodges mentioned there is a lot of construction going on in Live Oak with more to come. She stated the soccer fields will be ready to use for the upcoming season. She also said construction for the new bike and skate park will be started in the Spring.

10. Adjournment: The meeting was adjourned at 12:40 PM.