

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES
Minutes
Regular Board Meeting
December 18, 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 Jeffrey Brown, Charles Epp, Stanley Cleveland Jr., Martha Griese, Suzanne Gallaty and Terry Lamphier were present. Commissioner Tej Maan arrived later in the meeting. Commissioner Judy Richards was absent. Legal Council Duane Oliveira was also present.

ITEM NO. B. – PUBLIC PARTICIPATION: None

ITEM NO. C. - AWARDS AND PRESENTATIONS: None

ITEM NO. D.1. - CONSENT CALENDAR:

Commissioner Lamphier requested language be added to the minutes and provided the exact wording.

Commissioner Gallaty made a motion to approve the consent calendar with corrections as presented by Commissioner Lamphier. Commissioner Griese made the second. All were in favor by voice vote. Commissioner Brown abstained.

ITEM NO. E. – OLD BUSINESS: None

ITEM NO. F. 2. – RESOLUTION 13-1312, APPROVAL OF PHA OPERATING BUDGET FOR FISCAL YEAR BEGINNING 4/1/2014:

This item was pulled from the agenda.

ITEM NO. F. 3. – RESOLUTION 13-1313 – PHA CERTIFICATION OF COMPLIANCE WITH THE PHA PLANS AND RELATED REGULATIONS:

Housing Services Manager Jeni Bobadilla said this is the certification to show everything is in compliance and must be submitted each year to HUD.

Commissioner Epp made a motion to approve Resolution 13-1313, PHA Certification of Compliance with the PHA Plans and related regulations. Commissioner Cleveland made the second. The following roll call vote was taken:

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

ITEM NO. F.4. – RESOLUTION 13-1314 – CIVIL RIGHTS CERTIFICATION:

Commissioner Cleveland made a motion to approve Resolution 13-1314, Civil Rights Certification. Commissioner Brown made the second. The following roll call vote was taken:

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

ITEM NO. G.5. – OCCUPANCY UPDATE:

Mrs. Bobadilla explained the Housing Choice Voucher numbers continue to drop, vouchers are not being issued and port-ins are not being absorbed. She also stated there are 11 Neighborhood Stabilization (NSP) homes. Mrs. Bobadilla said Rural Development continues to undergo rehabilitation along with some units at Kingwood Commons.

Staff explained there are 18 homes in the Homes2Families program with 7 of those homes being located on Bridge Street.

ITEM NO. G.6. –PLANNING AND COMMUNITY DEVELOPMENT UPDATE:

Planning and Community Development Manager Gustavo Becerra stated the HOME funds for Maple Park Phase 2 were awarded on December 12th, which will provide 60% of the funding needed for this project. He explained getting the rest of the financing should be easier. He said in July 2014 staff will be submitting a Tax Credit Application. Mr. Becerra also mentioned the City of Live Oak waived and discounted fees, as well as Live Oak Unified School District will give a 50% discount of school fees. He said this was made possible with the City of Live Oak's participation.

Mr. Becerra stated the Housing Authority was awarded the County of Nevada's Owner Occupied Rehab program.

ITEM NO. G.7. – MAINTENANCE UPDATE:

Executive Director Linda Nichols stated the numbers in the report speak for themselves. She said staff works hard to make sure the units are safe and gave thanks to staff for their hard work.

ITEM NO. G.8. – FINANCE UPDATE:

Chief Financial Officer Gail Allen said the Housing Authority received a High Performer status in both HUD SEMAP and REAC.

ITEM NO. G.5. – ADMINISTRATIVE UPDATE:

Ms. Nichols explained staff worked very hard in order to prepare for the REAC inspections. They did mock inspections to see what needed to be fixed and with the title of High Performer, inspections will be every three (3) years. She also mentioned because of the high status, the Housing Authority may qualify for more money.

Ms. Nichols gave an update about the budgets that are being discussed at Congress and the difference between what the Senate wants and what the House is requesting.

Ms. Nichols wish is to see the Housing Authority get bigger. She would like to see VASH vouchers and is working with HUD to show the need for vouchers for the homeless Vets. She also gave an update on the Mental Health Services Act Dollars.

ITEM NO. H.10 – 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 AND GUSTAVO BECERRA, NEGOTIATING PARTIES: LINDA NICHOLS AND GUSTAVO BECERRA, 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 Brown stated this would be his last meeting. He has appreciated staff's willingness to move and improve the agency and provide more for the community.

Commissioner Cleveland wished everyone a Merry Christmas.

Commissioner Lamphier wanted to acknowledge Commissioner Brown and let him know he will be missed.

Commissioner Gallaty wished everyone Happy Holidays.

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

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