

REGIONAL HOUSING AUTHORITY OF SUTTER AND NEVADA COUNTIES  
Minutes  
Regular Board Meeting  
February 6, 2013

ITEM NO. A - CALL TO ORDER:

Vice-Chairperson Judy Richards 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:

Commissioners Judy Richards, Stanley Cleveland Jr., Terry Lamphier, Tej Maan, Martha Griese, and Suzanne Gallaty were present. Commissioner Jeffrey Brown arrived later in the meeting. Chairperson Diane Hodges 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. - CONSENT CALENDAR:

Commissioner Cleveland made a motion to approve the minutes of the December 14, 2012 meeting as submitted. Commissioner Maan made the second. All were in favor by voice vote. Commissioner Lamphier abstained.

Commissioner Cleveland made a motion to approve the minutes of the January 16, 2013 meeting as submitted. Commissioner Maan made the second. All were in favor by voice vote.

ITEM NO. E.3. – FINANCE UPDATE:

Chief Financial Office Gail Allen stated the reports are in the packet. She mentioned the Housing Authority will not be fully funded for the Housing Choice Voucher program until 2014.

ITEM NO. E.4. – OCCUPANCY/ELIGIBILITY UPDATE:

Jeni Bobadilla, Interim Housing Services Manager, explained the report was for the last quarter of the year. The Housing Choice Voucher numbers continue to increase. She also mentioned there are still Rural Development units that are offline due to rehab.

ITEM NO. E.5. – MAINTENANCE UPDATE:

Executive Director Linda Nichols explained what a turn is and what the Garden Highway Project is the units the Housing Authority owns facing Garden Highway.

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

Gustavo Becerra, Planning and Community Development Manager, stated the Notice of Completion for the Maple Park project was received last Friday. The on-site manager has been hired and should be moving in shortly. He stated the ribbon cutting will be sometime in March or April.

Mr. Becerra stated the Housing Authority has partnered with the City of Yuba City for the Neighborhood Stabilization 3 Program. There will be approximately 6 properties acquired through this program.

ITEM NO. E.7. – ADMINISTRATIVE UPDATE:

Ms. Nichols stated the Housing Authority received the high performer award from HUD for the Housing Choice Voucher program. She stated staff is still waiting to here what will happen with the sequestration from HUD.

ITEM NO. F. – OLD BUSINESS: None

ITEM NO. G.8. – APPROVAL OF RESOLUTION 13-1284 – APPROVAL OF OFFICE OF MIGRANT SERVICES OPERATING CONTRACT:

Ms. Allen stated the fiscal year for Office of Migrant Services is July through June. This budget is a little late; it went into effect on July 1, 2012.

Commissioner Lamphier made a motion to approve Resolution 13-1284, Approval of Office of Migrant Services Operating Contract. Commissioner Maan made the second. The following roll call vote was taken:

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

Nays: None

Abstain: None

Absent: Chairperson Diane Hodges

ITEM NO. G. 9. – APPROVAL OF RESOLUTION 13-1285 – ACCEPTANCE OF FINAL TERMS FOR THE TRIO BOND:

Ms. Nichols stated in the previous resolution from June 20, 2012 authorized the program and authorization to issue the bond but it didn't have a final amount or the size of the bond. The size is now finalized and the bond will now be tax exempt, which is better for the agency. The payments will be amortized for 30 years.

Ms. Nichols stated the program is based on being able to purchase 50 homes. She stated the bond should be issued on February 19, 2013. Ms. Nichols stated she would share the link for

the program with our jurisdictions. She stated the program was advertised in local newspapers and on local radio stations along with being on Facebook and other internet sites.

Ms. Nichols explained this is a lease to own program for homebuyers. She said there are no income restrictions. Interested parties would need to fill out an application on TRIO's website and then the best candidates would be selected.

Commissioner Brown made a motion to approve Resolution 13-1285, Acceptance of Final Terms for the TRIO Bond. Commissioner Griese made the second. The following roll call vote was taken:

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

ITEM NO. G.10. – APPROVAL OF RESOLUTION 13-1286 – APPROVAL OF LINE OF CREDIT:

Ms. Allen explained this is for another line of credit. Last year the Board approved a line of credit and that one has been paid off and expired. This is a new line of credit and doesn't have to be used unless needed. Ms. Nichols stated it is nice to have the line of credit incase there are unexpected expenses such as when purchasing a new property and needing to put down a deposit or down payment.

Commissioner Maan made a motion to approve Resolution 13-1286, Approval of Line of Credit. Commissioner Lamphier made the second. The following roll call vote was taken:

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

ITEM NO. G. 11. – APPROVAL OF RESOLUTION 13-1287, MENTAL HEALTH TEESDALE COLLECTION LOSS WRITE-OFF:

Commissioner Maan made a motion to approve Resolution 13-1287, Mental Health Teesdale Collection Loss Write-Off in the amount of \$144.33. Commissioner Lamphier made the second. The following roll call vote was taken:

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

ITEM NO. H. OTHER BUSINESS INCLUDING HOUSING COMMISSIONERS' COMMENTS: None

ITEM NO. I. – EXECUTIVE SESSION: None

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

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

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