

Yolo County Housing
Yolo County, California

October 2, 2008

MINUTES

Yolo County Housing met on the 2nd day of October, 2008 in regular session in its Chambers in the Erwin Meier Administration Center, 625 Court Street, Woodland, California at 3:00 p.m. Present were Commissioners Thomson, Rexroad, Yamada, Chamberlain, Tupolo, and Garnes. Commissioner McGowan was absent. Vice-Chairman Thomson presided. Lisa A. Baker, Executive Director and Sonia Cortés, Agency Counsel, were present.

Agenda Item No. 1.01
Pledge of Allegiance

This meeting of the Board of Commissioners commenced with the Pledge of Allegiance.

Agenda Item No. 1.02
Approval of the Agenda

Minute Order No. 08-50: Approved the agenda for this meeting as submitted, with an edit to Agenda Item No. 2.02, Board Letter Page 2, Paragraph 4 to reflect "Pacific Gas and Electric Company will pay a capitation fee per completed and qualified application. This fee is currently approximately ~~\$25~~ \$15 per household."

MOTION: Yamada. SECOND: Rexroad. AYES: Thomson, Rexroad, Yamada, Chamberlain, Tupolo, Garnes. ABSENT: McGowan.

Agenda Item No. 1.03
Public Comment

The Chair invited individuals of the public to make statements on matters relating to Yolo County Housing business. There was no public comment.

Agenda Item No. 2.01
Consent Agenda

Minute Order No. 08-51: Acted on the Consent Agenda as follows:

2.01 Approved the minutes of the Yolo County Housing meeting of September 4, 2008.

2.02 Took the following actions:

- A. Authorized Yolo County Housing to research the opportunity for a Community Outreach Performance-Based Contract Partnership with PG&E for the CARE program.
- B. Authorized the Executive Director to submit an application to serve as a Community Outreach Contractor and authorized the Executive Director to execute appropriate

agreements with PG&E under the California Alternate Rates for Energy (CARE) Program as appropriate.

- C. Approved edit to Board letter, Page 2, Paragraph 4 to reflect "Pacific Gas and Electric Company will pay a capitation fee per completed and qualified application. This fee is currently approximately ~~\$25~~ \$15 per household."

2.03 Took the following actions:

- A. Reviewed and approved authorization to contract with The Nerod Company to provide temporary housing services.
- B. Authorized the Executive Director to execute the agreements in a form approved by Agency Counsel.

2.04 Reviewed and approved the cancellation of the November 6, 2008 Board Meeting.

2.05 Reviewed and approved a change in the meeting time for the December 11, 2008 Board meeting from 9:00 a.m. to 3:00 p.m.

MOTION: Rexroad. SECOND: Yamada. AYES: Thomson, Rexroad, Yamada, Chamberlain, Tupolo, Garnes. ABSENT: McGowan.

Agenda Item No. 3.01

Tenant Commissioner Reappointment

Minute Order No. 08-52: Reappointed Marlene Garnes to serve as a tenant commissioner for an additional two-year term.

MOTION: Rexroad. SECOND: Yamada. AYES: Thomson, Rexroad, Yamada, Chamberlain, Tupolo, Garnes. ABSENT: McGowan.

Agenda Item No. 3.02

Fourth Quarter Unaudited Financial Report

Minute Order No. 08-54: Received and filed the quarterly unaudited financial report for period ending June 30, 2008.

MOTION: Yamada. SECOND: Rexroad. AYES: Thomson, Rexroad, Yamada, Chamberlain, Tupolo, Garnes. ABSENT: McGowan.

Agenda Item No. 5.03

Executive Director Comments

Received comments from the Executive Director, Lisa Baker, who addressed the Board of Commissioners and provided an update on the following issues:

- Yolo County Housing received a low loss achievement award for the years 2004, 2005,

and 2006 honoring them for their positive performance in achieving low loss ratios for general liability over the past three years.

- Yolo County Housing received a thank you letter for their participation in the First 5 Yolo Children and Families Commission Focus groups.
- The San Francisco Office of the Department of Housing and Urban Development created an Office of Public Housing Newsletter, and Yolo County Housing is profiled in the newsletter in the “What A Good Idea” section, referring to what they have been doing to reduce their Carbon footprint and improve operations costs through greening their business practices.
- Regarding MHSA Housing, they closed on the Trinity property, held a neighborhood meeting with the neighbors, and are moving forward with the plans and designs; regarding the Meadowlark property, they are still in escrow waiting to receive some reports, and hope to close soon.
- On the TANA project, they have been working with the City regarding the Block Grant draft bid package, it will go to the attorney at U.C. Davis, and they hope it goes out for bid in a couple of weeks.
- The agricultural season continues and they have received requests for extensions from all three migrant centers, normally they pay for those operation extensions out of their Care Program; they have about 75K for all three programs, which could carry them through extensions, but they have a problem with the adopted budgets; they don't know if the budgets will be modified by the state's final approved budget, they are significantly lower than the funding they have been receiving, but they think there is sufficient reserved funds to potentially not have too much impact on the Davis and Dixon Migrant Center; but the Madison Migrant Center, due primarily to the sewer, water and flood insurance charges, is in a world of hurt financially in terms of what they could do. They are looking at options for all three budgets. They believe operations will be affected somehow, but they don't know at this point.
- Commissioners asked the Housing Authority Director to place the Madison water and sewer fees on the next agenda.
- Regarding the double stabbing, they were on Fox 40 News and in the Sacramento Bee; residents were interviewed and told reporters that the majority of issues in that community are caused by individuals that come in to their community and use the park.
- Yolo County Housing participated in the Yolo County Youth Substance Abuse forum, and are working with the City of Winters on ways to address those issues in Winters.

Agenda Item No. 3.06

Board of Commissioners Comments

Received the following Commissioner reports:

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- Commissioner Yamada reported the Yolo County Commission on Aging and Adult Services is doing a 4-year area plan to look at a needs assessment for seniors; they are looking for additional sites to serve as distribution points for the ongoing survey; the survey is opening up on Monday, October 6, 2008. There are four target groups for ages 60 and older.
- Commissioner Yamada reported her office received a call from the Franchise Tax Board. They are looking for additional sites to provide trainings on Earned Income Tax Credit (EITC), and they also need volunteers.

Supervisor Rexroad recused himself from Agenda Item No. 3.03 and Closed Session due to a conflict of interest and left the meeting at 3:22 p.m.

Agenda Item No. 3.03
646 3rd Street Real Property

Minute Order No. 08-53: Designated Lisa A. Baker, Executive Director of Yolo County Housing (YCH), to act as YCH's negotiator for the potential purchase of real property located at 646 3rd Street in Woodland and to negotiate with JTS Communications, Inc.

MOTION: Yamada. SECOND: Chamberlain. AYES: Thomson, Yamada, Chamberlain, Tupolo, Garnes. ABSENT: Rexroad, McGowan.

The Housing Commissioners recessed to Closed Session at 3:25 p.m. on the following matter:

Conference with Real Property Negotiator
 Property: 646 3rd Street, Woodland, CA
 Agency negotiator: Lisa A. Baker, Executive Director
 Negotiating parties: JTS Communications, Inc.
 Under Negotiation: Price Terms of Payment

There were no reports from Closed Session.

Adjournment

Adjourned this meeting of the Yolo County Housing at 4:30 p.m.

Helen Thomson, Vice-Chair
 Yolo County Housing

Ana Morales, Clerk of the Board