

NEW HOPE COMMUNITY DEVELOPMENT CORPORATION

AGENDA

July 27, 2022



NOTE: This meeting is being agendized to allow Board Members, staff and the public to participate in the meeting via teleconference, pursuant to Government Code section 54953(e)(1) (as amended by Assembly Bill 361), available at the following [link](#).

Teleconference Options to join Zoom meeting:
By PC: <https://yolocounty.zoom.us/j/98323929030>

Meeting ID: 983 2392 9030

or

By Phone: (408) 638-0968
Meeting ID: 983 2392 9030

Government Code section 54953(e)(1) authorizes local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public. Members of the public are encouraged to observe and participate in the teleconference. Further instructions on how to electronically participate and submit your public comments can be found in the PUBLIC PARTICIPATION note at the end of this agenda.

3:00 P.M. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Consider approval of the agenda.
4. Public Comment: Opportunity for members of the public to address the New Hope Development Corporation on subjects not otherwise on the agenda relating to New Hope Development Corporation business. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

CONSENT AGENDA

5. Renew authorization for remote (teleconference/videoconference) meetings pursuant to Assembly Bill 361 on the basis that (a) the COVID-19 pandemic state of emergency is ongoing, and (b) meeting in person would present imminent risks to the health or safety of attendees
6. Approve the minutes of the June 22, 2022 meeting
7. Review and approve an Uncollected Debt Write-off for Cottonwood Meadows, in accordance with the Yolo County Housing (YCH) Adopted Accounts Receivable Charge Off Policy

ADJOURNMENT

Next meeting to be determined

I declare under penalty of perjury that the foregoing agenda was posted July 22, 2022 by 5:00 p.m. at the following places:

- On the bulletin board at the east entrance of the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California; and
- On the bulletin board outside the Board of Supervisors Chambers, Room 206 in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California; and
- On the bulletin board of Yolo County Housing, 147 West Main Street, Woodland, California.
- On the Yolo County website: www.yolocounty.org.

Julie Dachtler, Clerk of the Board

By: _____
Clerk

NOTICE

If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact the Clerk of the Board for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should telephone or otherwise contact the Clerk of the Board as soon as possible and at least 24 hours prior to the meeting. The Clerk of the Board may be reached at (530) 666-8195 or at the following address:

Clerk of the New Hope Development Corporation
625 Court Street, Room 204
Woodland, CA 95695

PUBLIC PARTICIPATION INSTRUCTIONS:

Based on guidance from the California Department of Public Health and the California Governor's Office, in order to minimize the spread of the COVID 19 virus, please do the following:

1. You are strongly encouraged to participate in the New Hope Community Development Corporation meeting <https://yolocounty.zoom.us/j/98323929030>, Meeting ID: 983 2392 9030 or phone in via 1-408-638-0968 Meeting ID: 983 2392 9030.
2. If you are joining the meeting via zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make comment. The chair will call you by name or phone number when it is your turn to comment. Speakers will be limited to 3:00 minutes.

New Hope

5.

Meeting Date: 07/27/2022

Information

SUBJECT

Renew authorization for remote (teleconference/videoconference) meetings pursuant to Assembly Bill 361 on the basis that (a) the COVID-19 pandemic state of emergency is ongoing, and (b) meeting in person would present imminent risks to the health or safety of attendees

Attachments

Staff Report

Form Review

Form Started By: Julie Dachter
Final Approval Date: 07/21/2022

Started On: 07/21/2022 05:14 PM



County of Yolo

www.yolocounty.org

To: The Chair and Members of the Board of Supervisors

Consent-General Government
16.

County Counsel

Board of Supervisors

Meeting Date: 07/12/2022

Brief Title: AB 361 Renewal

From: Philip J. Pogledich, County Counsel

Staff Contact: Philip J. Pogledich, County Counsel, x8172

Subject

Renew authorization for remote (teleconference/videoconference) meetings pursuant to Assembly Bill 361 on the basis that (a) the COVID-19 pandemic state of emergency is ongoing, and (b) meeting in person would present imminent risks to the health or safety of attendees. (No general fund impact) (Pogledich)

Recommended Action

Renew authorization for remote (teleconference/videoconference) meetings pursuant to Assembly Bill 361 on the basis that (a) the COVID-19 pandemic state of emergency is ongoing, and (b) meeting in person would present imminent risks to the health or safety of attendees.

Strategic Plan Goal(s)

Not applicable, as this is an administrative action only.

Reason for Recommended Action/Background

AB361 Findings

The recommended action is required by Assembly Bill 361 to continue meeting remotely during a declared state of emergency. The Board has been meeting remotely pursuant to AB 361 since September 28, 2021. In-person meetings resumed on May 23, 2022 with various measures to minimize in-person attendance by County staff and to provide options for continued public participation by ZOOM. Renewing the AB 361 findings is nonetheless appropriate and, if adopted, the findings will allow Board members to continue to participate remotely if needed or desired.

AB 361 amended the Brown Act to add simplified procedures that make it easier to hold remote meetings during a state of emergency proclaimed by the Governor (a local emergency is insufficient). See Gov. Code § 54953(e). To meet remotely during a proclaimed emergency, the legislative body must find either of the following circumstances is present: (a) state or local officials continue to impose or recommend measures to promote social distancing; or (b) as a result of the declared emergency, the legislative body finds by majority vote that meeting in person would present imminent risks to the health or safety of attendees. A resolution adopted by the Board on April 12, 2022 included facts and conclusions sufficient to support the latter finding, such as:

- Like many other facilities throughout the County, the Board Chambers were not designed to ensure that attendees can remain six feet apart to reduce the possibility of infection with the virus that causes COVID-19;
- Prior to the COVID-19 pandemic, Board meetings would often attract significant attendance and community members and staff would be in close proximity (seated or standing immediately next to one another) for up to eight hours; and
- Holding in-person meetings would encourage community members to come to County facilities to participate in local government, and some of them are likely to be at high risk for serious illness from COVID-19 and/or live with someone who is at high risk.

All of these facts remain applicable presently, and the local case rate is significantly higher than at the time of resolution adoption on April 12. Altogether, staff believe the Board can appropriately make the findings necessary to allow continued implementation of AB 361.

Finally, continuing to authorize remote meetings pursuant to AB 361 does not require the Board to meet remotely--it merely allows one or Board members to do so as necessary or convenient. Staff anticipate that going forward, most or all Board members and essential staff will attend meetings in-person, and other staff and members of the public will likely choose to participate remotely for the sake of convenience. Staff will also take reasonable precautions in the Board Chambers including:

- Physical distancing - in a hybrid format staff would set up the Board Chambers to have physical distancing where at least every other seat for the public is out of service to ensure distance between attendees.
- Air Filtration – Staff have added HEPA filtration to the Board Chambers to ensure filtration of air to remove viral particles

As a reminder, the County has a vaccination policy and over 90% of County staff is vaccinated.

Collaborations (including Board advisory groups and external partner agencies)
County Administrator, County Health Officer.

Fiscal Impact

No Fiscal Impact

Fiscal Impact (Expenditure)

Total cost of recommended action:	\$
Amount budgeted for expenditure:	\$
Additional expenditure authority needed:	\$
On-going commitment (annual cost):	\$

Source of Funds for this Expenditure

\$0

Attachments

No file(s) attached.

Form Review

Inbox

Reviewed By

Date

7/20/22, 3:24 PM

Phil Pogledich

Joanne Van Hoosear

Form Started By: Phil Pogledich

Final Approval Date: 07/06/2022

Print Staff Report

07/06/2022 12:33 PM

07/06/2022 12:48 PM

Started On: 07/06/2022 07:40 AM

New Hope

6.

Meeting Date: 07/27/2022

Information

SUBJECT

Approve the minutes of the June 22, 2022 meeting

Attachments

Att. A. Minutes

Form Review

Form Started By: Julie Dachtler
Final Approval Date: 07/21/2022

Started On: 07/21/2022 05:18 PM

New Hope Community Development Corporation
Yolo County, California

June 22, 2022

MINUTES

The New Hope Community Development Corporation met on the 30th day of June, 2022, via teleconference at 2:00 p.m. pursuant to Government Code section 54953(e)(1) (as amended by Assembly Bill 361), available at the following [link](#).

Present: Richard Lansburgh; Pierre Neu; Gloria Partida; Karen Vanderford; Joe Walters

Absent: Gary Sandy; Dawnte Early

Staff Present: Sandra Sigrist, Interim Executive Director
Hope Welton, Agency Counsel
Jim Gillette, Chief Financial Officer
Julie Dachtler, Clerk

3:00 P.M. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Consider approval of the agenda.

Minute Order No. 22-01: Approved agenda as submitted.

MOTION BY: Lansburgh / SECONDED BY: Neu
AYES: Lansburgh, Neu, Partida, Vanderford, Walters.
NOES: None.
ABSENT: Early, Sandy.
ABSTAIN: None.

4. Public Comment: Opportunity for members of the public to address the New Hope Development Corporation on subjects not otherwise on the agenda relating to New Hope Development Corporation business. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

There was no public comment.

CONSENT AGENDA

Minute Order No. 22-02: Approved Consent Agenda Item Nos. 5-6.

MOTION BY: Neu / SECONDED BY: Vanderford
AYES: Lansburgh, Neu, Partida, Vanderford, Walters.
NOES: None.
ABSENT: Early, Sandy.
ABSTAIN: None.

5. Renew authorization for remote (teleconference/videoconference) meetings pursuant to Assembly Bill 361 on the basis that (a) the COVID-19 pandemic state of emergency is ongoing, and (b) meeting in person would present imminent risks to the health or safety of attendees

Approved recommended action on Consent.

6. Approve the minutes of the August 25, 2021 meeting

Approved the minutes of the August 25, 2021 meeting on Consent.

REGULAR AGENDA

7. Review and Approve FY 2022-23 Corporate and Real Estate Budgets

Minute Order No. 22-03: Approved recommended action.

MOTION BY: Neu / SECONDED BY: Walters
AYES: Lansburgh, Neu, Partida, Vanderford, Walters.
NOES: None.
ABSENT: Early, Sandy.
ABSTAIN: None.

ADJOURNMENT

Next meeting to be determined

New Hope

7.

Meeting Date: 07/27/2022

Information

SUBJECT

Review and approve an Uncollected Debt Write-off for Cottonwood Meadows, in accordance with the Yolo County Housing (YCH) Adopted Accounts Receivable Charge Off Policy

Attachments

Staff Report

Form Review

Form Started By: Julie Dachter
Final Approval Date: 07/21/2022

Started On: 07/21/2022 05:27 PM



New Hope Community Development Corporation

Meeting Date: June 23, 2021
Brief Title: Uncollected Debt Write-Off for Cottonwood Meadows
From: Sandra Sigrist, Interim Executive Director
Staff Contact: Tom Dogias, Real Estate Service Supervisor
Jim Gillette, Director of Finance and Administration

Subject

Review and approve an Uncollected Debt Write-off for Cottonwood Meadows, in accordance with the Yolo County Housing (YCH) Adopted Accounts Receivable Charge Off Policy

(Financial Impact) (Gillette)

Recommended Action

Review and approve an Uncollected Debt Write-off for Cottonwood Meadows, in the amount of \$13,340.00, for the fiscal years 2019 - 2021. This is done in accordance with the relevant YCH Policy, as YCH is the management company for Cottonwood Meadows.

Reason for Recommended Action/Background

Unforeseen debts accrue for Cottonwood Meadows for a variety of reasons. The write-offs in this current two-year period arose due to four residents who vacated without cleaning or removing their personal belongings. Two had hoarding issues, further increasing the expense to clear and clean the units. After vacating, all four residents were subsequently deceased without involved family, leaving New Hope no option for recouping the expenses. Staff recommends approval of this Uncollected Debt Write-Off.

Fiscal Information

This Uncollected Debt Write-Off for Cottonwood Meadows is 2% of total rents charged during the 2019 – 2021 fiscal years. This is in line with periods of prior debt write-off. The most recent year with uncollected debt for Cottonwood Meadows was 2013 -2014:

2011 – 2012	\$9,262	1.95%
2012 – 2013	\$3,396	0.66%
2013 – 2014	\$4,984	1.88%

Attachments

None