REGULAR MEETING OF THE BOARD OF COMMISSIONERS
PLUMAS COUNTY COMMUNITY DEVELOPMENT COMMISSION & HOUSING AUTHROITY
HELD IN QUINCY ON JUNE 16, 2026

ROLL CALL

The meeting was called to order at 9:00 a.m. by Chairperson Mimi Hall. Tenant Commissioner Dorene Beam, Commissioner Dwight Ceresola, Commissioner Jeff Engel, Commissioner Kevin Goss, and Tenant Commissioner Jay Welch were present.

Absent: Commissioner Tom McGowan.

Executive Director Cindy Ramsey, Finance Director Michelle Majeski, and Board Secretary Tricia Romandia were also present.

Quorum met.

PLEDGE OF ALLEGIANCE

Commissioner Goss led the Pledge of Allegiance.

ADDITIONS, CORRECTIONS OR DELETIONS TO OR FROM THE AGENDA

Chairperson Hall inquired if there were any additions, corrections, or deletions to or from the Agenda.

There were no additions, corrections, or deletions to or from the Agenda.

APPROVAL OF CLAIMS

Chairperson Hall inquired if there were any questions or comments regarding the claims that were presented for the period of May 15, 2026, through June 11, 2026. There were no comments or questions from the Board.

Commissioner Goss motioned for approval of the claims for the period of May 15, 2026, through June 11, 2026. Commissioner Engel seconded the motion. No opposition. Approved.

PCCDC General	$139,633.50	(Checks #66884 – 66978, Checks #101691 – 101728)
USDA Operations	$28,439.04	(Checks #6307 - 6339)
PCCDC General	$336,247.09	(Direct Deposits #1036735 -1036947)

APPROVAL OF MINUTES

Chairperson Hall inquired if the Board wanted to discuss the Minutes as of the May 19, 2026, Regular Meeting. There was no discussion from the Board.

Commissioner Goss motioned for approval of the Minutes as of May 19, 2026. Commissioner Engel seconded the motion. No opposition. Approved.

PUBLIC COMMENT

Chairperson Hall inquired if there were any public comments from anyone present, on the phone, or attending by Zoom.

There were no public comments from anyone present, on the phone, or attending by Zoom.

BOARD OF COMMISSIONERS ANNOUNCEMENTS OR REPORTS

Chairperson Hall asked each member of the Board of Commissioners if they had any announcements or reports.

The Commissioners had no announcements or reports.

RESOLUTIONS — None

DEPARTMENTAL MATTERS

A. Budget Performance Update as of April 2026

Finance Director Majeski reported that this budget update was as of April 2026, 83% through the fiscal year.

Majeski continued to report that Public Housing had an overall profit in April of approximately $8,500 despite large expenses for the month, including $5,900 in legal fees, $9,900 in contract cost for unit turnaround activities, and $2,200 in special assessments, which were tied to the title verification requirements of the Emergency Grant. These profits assist in the largely decreased cash from the

Green Meadows Waterline Replacement Project. Majeski was happy to report that work has been completed for the Waterline Replacement Project and staff was working on the project closeout requirements.

Pine Meadows continued to report a deficit, with an approximate $1,000 loss for April and an approximate year to date loss of $14,600 with depreciation. Cash continues to decrease, with a reduction of approximately $5,900 for April. However, the loss was primarily revenue-driven, as overall program performance remains favorable on the expense side. While maintenance, utility, and insurance costs are exceeding budget, these overages are largely offset by significantly lower administrative expenses, resulting in overall expenses remaining in line with budget expectations.

Wildwood Village continued to perform well in relation to its budget, with a month profit of approximately $12,500 and a year to date profit of approximately $54,900. Cash increased by approximately $6,000 and the program was under budget in both income and expense. Maintenance expenses, including contract costs, along with insurance were over budget, while utilities and administrative expenses were under budget. Unfortunately, three tenants, two of whom have been long term residents, passed away in May. PCCDC extended condolences and respectfully acknowledge their place in the community.

Valley Heights reported a month profit of approximately $8,200, bringing the program into an overall year to date profit of approximately $4,700. This profit can be attributed to very minimal expenses outside of typical ongoing operating expenses for the month.

The Housing Choice Voucher program had a profit of approximately $30,600 for April. This was mainly attributed to the program's shortfall status, restricting new lease-ups, as well as reserving vouchers for the upcoming committed Project Based Voucher projects. Current projections show that the agency was out of shortfall, so staff expected that status to be lifted soon.

CSD program expenses remain on track and fully reimbursed. The program was still on track to meet the 99 percent spent-out benchmark by June 30, 2026, for the 2025 LIHEAP contract, which also means nearing the close-out. Staff does not anticipate any issues with full spend-out. For April, the LIHEAP team was able spend a total of $12,663.38 on direct Weatherization and Energy Crisis activities and $15,135 in direct utility assistance payments.

Lastly, Majeski was happy to report that with the assistance of legal counsel, the Agency awarded the Green Meadows and Sierra Meadows Roof Replacement project to RRA Builders for $2,378,233. The contract had been drafted, legally reviewed and sent to RRA for their review. Staff was working to get the final grant deliverable completed simultaneously with executing the contract. Construction is anticipated to start in early to mid-July.

Majeski inquired if there were any questions. There were no questions from the Board.

B. Letter of Request for Approval to Place Units Offline for Modernization – PIH Notice 2021-35

Executive Director Ramsey reported that she submitted a formal request to HUD to place the remaining vacant Public Housing units in offline status for modernization under PIH Notice 2021-35. This was similar to the offline approvals PCCDC received in 2024, which HUD granted due to Dixie Fire impacts.

After consultation with PCCDC's HUD Field Representative, staff confirmed that the current vacancies may qualify for offline status under the Modernization category. The Modernization offline status was limited to two years under HUD rules, which would give staff enough time to get the units ready for occupancy. Once the units were ready, they would be returned to active status as soon as they meet HUD's decent, safe, and sanitary standards.

If HUD approves the offline status, the impact would reflect in the PHAS Score. Ramsey reminded the Board that the PHAS Score was HUD's Public Housing Assessment System and consisted of the Physical Condition, Financial Management, Operations, and Capital Fund Compliance. The biggest opportunity for improvement for several years has been the occupancy rate. This offline status effectively would remove the negative impact the vacancies have had on the PHAS Score. Ramsey stated she would notify the Board regarding the approval or denial of the request.

Chairperson Hall inquired if this would positively improve the PHAS Score.

Ramsey explained it was a work around to keep the PHAS Score from dropping. It also allowed staff time to get units rehabbed. Some units were ready in Greenville, but there had been a struggle to find tenants willing to lease there. Many of the units were left in poor condition, and there was a significant amount of work to be done.

Finance Director Majeski stated that the Agency's low score contributed to its designation as troubled and subsequently substandard. She noted that these statuses increase reporting requirements and administrative workload, which limits staff capacity to focus on operational work. Maintaining a compliant status allows the Agency to dedicate more time to program implementation rather than reporting obligations.

PROJECTS/PROGRAMS

A. Public Housing Repositioning (Standing Item)

Executive Director Ramsey stated after last month's Board approval, staff submitted the RAD application to HUD. Unfortunately, HUD returned it with a couple of technical questions related to the utility allowance amounts. After multiple clarifications, it was confirmed that the original submission was accurate, and the application had been resubmitted. There were no other outstanding items at this time. Once the approval is received on the application, staff will move forward with the next steps in the process.

Chairperson Hall inquired as to what the next steps were and how long the process would take.

Ramsey stated HUD estimated three to five years to complete the repositioning process. Because PCCDC's properties were not in terrible condition and PCCDC's overall plan was relatively straightforward, staff estimated the process would take approximately two years. The roof and waterlines are already being addressed, which were two critical needs for the properties. The next steps in the process were primarily administrative and would be completed by Finance Director Majeski and Ramsey with the assistance of the consultant. Ramsey noted that she would provide the Board with a couple more presentations to keep members updated.

Majeski stated financial planning was one of the largest components to the process. With the consultant's assistance the Agency would be evaluating appropriate rent levels, determining how to address capital needs over a certain amount of time and other key components of a financial plan for long-term success.

CLOSED SESSION

A. Executive Director Evaluation – Cindy Ramsey

The Board recessed into Closed Session.

Following Closed Session, the Board reconvened in Open Session. Chairperson Hall reported that there was no reportable action taken during Closed Session.

ADJOURNMENT

The Board adjourned the June 16, 2026, meeting at 9:56 a.m. The next meeting is scheduled on Tuesday, July 21, 2026, at 9:00 a.m.

Mimi Hall, Chairperson

Attest:

Tricia Romandia

Tricia Romandia, Board Secretary