

City of Madera ADA Advisory Council  
City Hall Council Chambers, 205 W. 4<sup>th</sup> Street  
Madera, CA 93637

**REGULAR MEETING AGENDA**

December 18, 2018, 3:30 p.m.

The meeting room is accessible to physically disabled persons. Requests for accommodation (assistive listening devices, interpreters, or language translators, etc.) should be made at least seventy-two (72) hours before the meeting to Diana Rosas at (559) 661-5401 or [drosas@cityofmadera.com](mailto:drosas@cityofmadera.com).

Any writing related to an agenda item for the open session of this meeting distributed to the ADA Advisory Council less than 72 hours before this meeting is available for inspection at the City of Madera Human Resources Department, 205 West 4<sup>th</sup> Street, Madera, California 93637 during normal business hours.

Roll Call

DJ Becker-Chairperson  
Emmanuel Gomez-Vice Chair  
Cynthia Ortegon  
Tim Riche  
Muhammad Latif  
Dennis Smith  
Dana DeFranco

PUBLIC COMMENT:

The first fifteen minutes of the meeting are reserved for Members of the public to address the Council on items which are within the subject matter jurisdiction of the Council. Speakers shall be limited to three minutes. Speakers will be asked to identify themselves and state the subject of their comment. If the subject is an item on the Agenda, the Chairperson has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The Council is prohibited by law from taking any action on matters discussed that are not on the Agenda, and no adverse conclusions should be drawn if the Council does not respond to public comment at this time.

Business Matters

1. Approval of Minutes – Meeting of November 20, 2018
2. Discussion regarding housing needs of Madera disabled residents and seniors-DJ Becker

3. Discussion regarding frequency and visibility of traffic enforcement of the handicap parking spaces – DJ Becker
4. Oral reports by Staff and Advisory Board Members

Adjournment

Next Regular Meeting of the Madera ADA Advisory Council will be Tuesday, January 15, 2018 at 3:30 p.m. in the City Hall Council Chambers.

I, Diana Rosas, HR Technician II for the City of Madera, declare under penalty of perjury that I posted the above Madera ADA Advisory Council Agenda for the Regular Meeting of December 18, 2018, near the front entrances of City Hall no later than 5:00 p.m. on December 13, 2018.

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Diana Rosas, HR Technician II                      Date

ALL CITY EMPLOYEES AND THE PUBLIC ARE WELCOME TO ATTEND

City of Madera ADA Advisory Council  
City Council Chambers, 205 W. 4<sup>th</sup> Street  
Madera, CA 93637

**REGULAR MEETING MINUTES**

November 20, 2018, 3:30 p.m.

A regular meeting of the Madera ADA Advisory Council was scheduled for 3:30 p.m. on Tuesday, November 20, 2018, in the City Council Chambers.

**ROLL CALL:**

**PRESENT:**

DJ Becker, Chairperson  
Emmanuel Gomez, Vice Chair  
Dana DeFranco  
Muhammad Latif

**Staff**

Diana Rosas  
Brent Richardson

**ABSENT:**

Tim Riche  
Cynthia Ortegon  
Dennis Smith

**OTHERS PRESENT:**

Chairperson DJ Becker called the meeting to order at 3:42 p.m.

Public Comment: None.

Business Matters

1. Approval of Minutes – September 18, 2018. Council Member DeFranco moved to approve the minutes; motion seconded by Council Member Gomez. Motion passed unanimously.
2. Affordable Housing and Sustainable Communities Outreach Presentation- Michael Sigala- Mr. Sigala stated that he is a consulting firm out of the Clovis/Fresno area where he does urban planning and affordable housing work. He has been engaged with the Housing Authority of the City of Madera and working in conjunction with the City Redevelopment Agency, the County and other parties. Over the course of the last 5 to 6 months he has been looking at more affordable housing options for Madera, he has heard that there is need and with that the City of Madera, the Housing Authority engaged Michael Sigala Inc. in looking at potential projects in the Community. Mr. Sigala stated that they are looking at different avenues such as

seniors, family, workforce and disabled housing. There is one in particular project that they are looking at, due to the notice of funding that came out from the State of California's proceeds for the Affordable Housing and Sustainable Communities program. The state is looking at allocating about \$400 billion dollars which is mostly grant funds. The transformational projects and urban communities combine housing and transit which goes with the project as well, to have bigger impact in the community. Mr. Sigala stated that he has been working on the project for the past three grounds and ground 4 is out now and the application deadline is February 9<sup>th</sup>. The City and the Redevelopment Agency has two vacant parking lots downtown on C and 5<sup>th</sup> street facing each other diagonally, they then brought the state down and asked what would work? The location is close to the transit center, close to Yosemite and downtown and a lot of services. The State liked the spots and had Michael Sigala Inc. come up with a project. A project was put together with a financial, design perspective, and a community perspective. The project consists of two different projects that face each other catty-corner, the smaller lot will have 28 units, all studios and 1 bedrooms, all for a single person household such as veterans, seniors, and disabled. On the other side of the street it will have 20 units mostly 2-3 bedrooms more suitable for families. This is a 48-unit project on two different sides, it is a \$20 million dollar project where \$3 million will be for transportation, transit and other improvements outside of the buildings. Sigala, Inc. will be asking the State for \$10 million dollars. There are lots of key players, the Redevelopment Agency and The City have already sort of transferred the properties, all the planning approvals are in place. They have met with the Planning Commission and City Council. They have also met with the Ministry Association, Transit Advisory, Downtown Madera Business Association and trying to still meet with the schools. Things to know on the units, it has reduced parking to accommodate conditions of the state to get more people out of their cars, it will come with three years of bus passes for all the residence, there will be an infrastructure in place for bike sharing program, and a car share program. On the 28-unit side there will be large community room about 500 square feet and the 20-unit building will have a large community room about 730 square feet. That will be available to organizations in the Community such as non-profits and others to use for free if needed. There will be open space on the second floor, smoking areas, lobby's, and offices. Studios and 450 square feet 1 bedroom 500 square feet. Both buildings have great architecture, tile wood, simple construction, no garages, 3 stories, and elevators. Both units will have an on-site manager. Mors, is the nonprofit developer that works with the Housing Authority. The Housing Authority will manage the units and the city will be a co-applicant on the application to the state. There will be children play areas, all units can be ADA compliant, but not planned to be fully ADA compliant, maybe some units but not all units. The units are to meet all needs of people and maybe some folks off the street. Mr. Sigala stated that they also met with Madera County Mental Health and have discussed making some units, maybe a floor, as supportive housing and provide onsite counselors and job training. Council

Member DeFranco, asked the size of the 20-unit bedrooms. Mr. Sigala stated that the 2 bedrooms are 820 square feet and the 3 bedrooms are 1,050 square feet. Chairperson Becker asked about bathrooms. Mr. Sigala stated he would need to get back to her on that. Chairperson Becker stated that the primary concern of the ADA commission are the seniors and the disabled, a large portion of seniors are disabled in Madera, is this as a phase 1 project? Is there thought for expansion? Mr. Sigala stated that yes, but first they start with 1 maybe then 2,3 and 4. He also stated that the current funding doesn't work with just senior population but can continue to look into that. Chairperson Becker also asked if there were any guarantees for the units regarding the disabled and seniors? Who decides? Mr. Sigala stated that the 28-unit is aimed towards the veterans, disabled and senior, but still needs to get worked out. Chairperson Becker stated that ADA has reached out to the Housing Authority several times and asked how many senior and disabled units there are and have not been given a straight answer and would like to get projections because whatever there is right now is not adequate because there is a waiting list and looking at a population that is increasing and losing units. Mr. Sigala stated that he and City Attorney Brent Richardson can look into that. Council Member DeFranco asked what the time frame is on the project. Mr. Sigala stated that if they can get award post February 2019 construction can start in 2020 and be done by early 2021 depending on funding and everything else that falls in place.

3. Discussion and possible action on a request for letter of support from MADAAAC in support of Mr. Sigala for the Affordable Housing and Sustainable communities program for funding housing a part of the Downtown Madera Veterans and Family Housing project-Michael Sigala stated that this letter of support helps with funding. Council Member DeFranco Made a motion to draft a letter; motion seconded by Council Member Latif. Motion passed unanimously.
4. Oral reports by Staff and Advisory Board Members- Council Member Latif stated that he has recently seen many people in wheelchairs with no flags. He stated that he will get some flags from Dennis and hand them out. Council Member DeFranco stated that he wanted to get an update on where the City is at on the 2009 Transition, last time an update was given it was about 6-8 months ago and was about 60%. Diana Rosas stated that she will touch bases with Michael Sigala on how the letter of support needs to be written. Council Member DeFranco asked the question regarding his appointment as an ADA Council Member because the City Council Member that appointed him did not win re-election. City Attorney Brent Richardson stated that the ADA council member serves until the replacement is appointed.

Meeting adjourned at 4:12 p.m.

Respectfully Submitted,

Accepted,

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Diana Rosas  
Human Resources Technician II

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DJ Becker, Chairperson

Date: \_\_\_\_\_

Date: \_\_\_\_\_