

**Caldwell Housing Authority**  
**January 23, 2026**  
**Caldwell Housing Authority**

**Board Members Present:** Arnaldo Hernandez, Sid Freeman, Jim Porter, Adam Garcia, Patricia Benedict, and Estella Zamora

**Board Members Absent:** Robert Acosta

**Staff Members Present:** Mike Dittenber, Teresa Sanchez, Marisela Melchor, Dominique Moreno, Edwin Lara, and Rosario Soto

**In Order of Business**

**1. Roll call and call to order:**

Arnold called the meeting to order at **12:03 p.m.**

**2. Agenda Approval**

Jim Porter made a motion to approve the January meeting agenda, seconded by Sid Freeman, and approved by the Board at **12:03 p.m.**

**3. Approval of the December 2025 Meeting Minutes**

Patricia Benedict made a motion to approve the December 2025 meeting minutes, seconded by Jim Porter, and approved by the Board at **12:04 a.m.**

**4. Review November Financials**

Rosario Soto provided the financial report. He indicated vacancies are higher than normal this time of the year and CHA is losing approximately \$30,000 a month in vacancies. He explained that vacancies are always high during the holiday season, especially in the months before the arrival of the H2a workers. He also explained there was a large expense for new washer and vehicle maintenance. He indicated CHA had approximately \$400,000 in savings and should increase over the next couple of months as apartments start filling up. Jim Porter made a motion to approve December financials, seconded by Estella Zamora, and approved by the Board at **12:25 p.m.**

**5. Disposition of salvaged construction materials**

Mike explained to the Board that Operations staff have stored piles of salvaged construction material along the south side of the property. Most in used and un-sellable or damaged condition. After some discussion about CHA's property appearance from Farmway Road, the minimal value (if any) of the materials, and the necessity to start planning for the RV Park, Estella Zamora made a motion to dispose of the items, seconded by Jim Porter, and approved by the Board at **12:40 p.m.**

## 6. Community Center Remodel

Mike spoke to the necessity of remodeling the Community Center. He explained that it is heavily used and needs both updated and expanded. The Board asked for additional information about the cost of the remodel but left the final timeline for completion up to Mike and the Operations Manager. No action was taken.

## 7. Strategic Plan Discussion

Mike provided a copy of the 2010 CHA Strategic Plan to the Board and explained that most of the items identified 15 years ago had been addressed. The Board was adamant that the plan should be revisited and updated and was surprised that it had not happened in 2020. Mike explained to the Board that it separated from the federal government in December of 2019, dealt with the lingering fallout of the COVID pandemic in 2020, started working on the waterline expansion and connection project in 2022 and 2023, and the RV park waterline design in 2024 as reason the Strategic Plan was put on the back burner. The Board agreed that a lot had been accomplished in the last few years but directed Mike to set time aside for the Board to revisit the plan. Mike Agreed.

## 8. Project Updates

Mike provided general project updates on the Rice House, non-profit status, and the waterline and new city well.

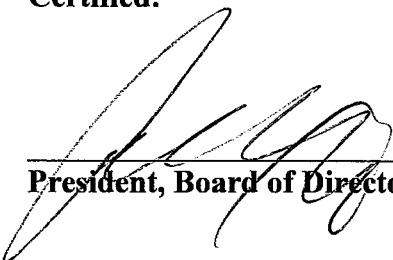
## 9. Executive Session

Jim Porter made a motion to enter Executive Session, seconded by Estella Zamora and approved by the Board at **1:10 p.m.** Jim Porter made a motion to exit Executive Session at **1:30 p.m.** and seconded by Patricia Benedict.

## 10. Adjourned

The Board Adjourned at **1:30 p.m.**

Certified:

  
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President, Board of Directors



  
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Executive Director