

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
BOARD OF COMMISSIONERS MEETING**

MINUTES OF March 19, 2015

Chair Moravec called the meeting of the Housing Authority of the County of Butte to order at 2:00 p.m.

1. ROLL CALL

Present for the Commissioners: Kate Anderson, Patricia Besser, Sharon Chambers, Larry Hamman, Clarence Lobo, and Laura Moravec.

Present for the Staff: Ed Mayer, Executive Director; Roy Peters, Deputy Executive Director; Larry Guanzon, Housing Director; Sue Kemp, Finance Officer; and Tamra Young, Executive Assistant.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Chair Moravec requested that Item 3.13.1 “Twelve Ways to Reverse California’s Income Inequality” be pulled from the Board Agenda. Ms. Moravec was concerned that the news article, and other informational materials like it, could be misconstrued by the public as Board position or policy, by its association with and inclusion in the Board Agenda. Executive Director Mayer said that the article, and others included in previous Board packets, was simply included to inform the Board of differing opinions, ideas, etc. relating to our business. After short discussion, it was decided that educational and/or informational articles be provided to the Board separately via email or mail.

Commissioner Hamman moved that the Consent Calendar be accepted as presented, including deletion of the 3.13.1 “Twelve Ways to Reverse California’s Income Inequality” news article. Commissioner Chambers seconded. The vote in favor was unanimous.

4. CORRESPONDENCE

None.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Capital Fund – HACB received notice of HUD appropriation of Public Housing Capital Fund 501-15 monies in the amount of \$549,428. The appropriation

requires Board acceptance of the funds and authorization of a preliminary budget. Deputy Executive Director Peters presented the draft budget to the Board.

RESOLUTION NO. 4571

Commissioner Chambers moved that Resolution No. 4571 be adopted by reading of title only: “U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT 2015 PUBLIC HOUSING CAPITAL FUND PROGRAM FUNDS”. Commissioner Anderson seconded. The vote in favor was unanimous.

- 5.2 Homeless Services Coordination – Butte County Department of Social Services (DESS) approached the HACB, Community Action Agency, and Torres Shelter to enter into a Memorandum of Understanding (MOU) to evidence cooperation in delivery of services. DESS indicated such an MOU would be further used as and evidentiary mechanism to bring more funding to the County. Commissioner Anderson asked about involvement by the Paradise Homeless Shelter. Executive Director Mayer said many other entities could have been approached, but that DESS, initiator of the MOU, specifically selected the four (4) agencies for inclusion in this particular MOU.

RESOLUTION NO. 4572

Commissioner Chambers moved that Resolution No. 4572 be adopted by reading of title only: “MEMORANDUM OF UNDERSTANDING BETWEEN BUTTE COUNTY DEPARTMENT OF EMPLOYMENT SOCIAL SERVICES, COMMUNITY ACTION AGENCY AND TORRES COMMUNITY SHELTER”. Commissioner Besser seconded. The vote in favor was unanimous.

- 5.3 Farm Labor Housing – We finally received approval from USDA-RD for the use of the Ineligible Tenant Waiver (ITW), retroactive to the date of expiration of the previous ITW authorization. In response to the letter from Executive Director Mayer to USDA-RD urging approval of the ITW, USDA-RD assigned a new Project Manager who worked with Housing Director Guanzon in getting the ITW approved. Now that the ITW is approved, staff is going to work on the high vacancy rate at the property. Staff is hoping to move in nine (9) families in the next 60-90 days. Four (4) units are inhabitable, and 9-12 vacancies will be needed during rehab to allow for construction related relocation of families. Executive Director Mayer believes twenty (20) vacancies during the rehab is probably a more realistic number. Once the rehab starts, the property should be more attractive for leasing. Commissioner Besser asked how we plan to address the uninhabitable unit(s). Commissioner Anderson suggested they may be of historic value, which Executive Director Mayer affirmed. The uninhabitable unit(s) will be addressed after the rehab work is complete.

- 5.4 Gridley Springs II – The plans for the rehab project are at the City of Gridley for approval. The work addresses the building envelopes (siding, windows, doors, etc.) Once the plans are approved, they will be put out to bid. Once the bids are back, the cost for improvements will be known with certainty, and we can approach BCAHDC or a bank for a loan to fund the improvements to the project.
6. MEETING OPEN FOR PUBLIC DISCUSSION
- None.
7. MATTERS CONTINUED FOR DISCUSSION
- 7.1 HACB Strategic Planning – Due to the extraordinary amount of personnel issues, Management has been unable to make time to retain and schedule a Strategic Planning Consultant. The Board expressed their understanding.
8. SPECIAL REPORTS
- 8.1 NAHRO Legislative Conference, Washington DC, March 14-18, 2015 – Executive Director Mayer reported on the Legislative Conference. Funding levels for Public Housing and Section 8 should be about the same as last year. The message from Congress this year was “how do we de-regulate?” Congress is also very interested in the Moving to Work (MTW) program. Chair Moravec expressed interest in applying for MTW status should the opportunity become available. Executive Director Mayer concurred. Also of note, HUD has two proposed rules that are forthcoming: no smoking in Public Housing units, and green initiatives, both of which would present issues of practicality for implementation by the HACB.
9. REPORTS FROM COMMISSIONERS
- 9.1 Commissioner Chambers Commissioner Chambers reported on neighborhood issues. Housing Director Guanzon will address.
10. MATTERS INITIATED BY COMMISSIONERS
- 10.1 Matter initiated by Chair Moravec – Chair Moravec asked to postpone the discussion of implementing a veterans preference for Section 8 Housing Choice Voucher program until the April Board meeting.

11. EXECUTIVE SESSION

- 11.1 Section 54956.9a - Conference with Legal Counsel – Existing Litigation (one (1) case, David Crane vs. Housing Authority of the County of Butte, Case No. 2:14-CV-02840-MCE-CKD)

Adjourn – 3:20 p.m.

Reconvene – 3:36 p.m.

Chair Moravec reported out: Executive Director Mayer provided an update to the Board on the status of the case.

12. COMMISSIONERS' CALENDAR

- Next Meeting – April 16, 2015
- PSWRC-NAHRO Annual Conference, San Diego CA, May 17-19, 2015
- NAHRO National Conference, Los Angeles CA, October 14-17, 2015

13. ADJOURNMENT

Commissioner Hamman moved that the meeting be adjourned. Commissioner Anderson seconded. The vote in favor was unanimous. The meeting was adjourned at 3:38 p.m.

Dated: March 19, 2015.

Laura Moravec, Board Chair

ATTEST:

Edward S. Mayer, Secretary