

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

**MEETING MINUTES OF October 20, 2016**

Chair Moravec called the meeting of the Housing Authority of the County of Butte to order at 3:20 p.m.

1. ROLL CALL

Present for the Commissioners: Kate Anderson, Patricia Besser, Larry Hamman, Roger Hart, Anne Jones, and Laura Moravec.

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

Others present: Jerry Martin, Modernization Coordinator, HACB; and Loren Freeman, Public Housing Resident.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Commissioner Hamman moved that the Consent Calendar be accepted as presented. Commissioner Anderson seconded. The vote in favor was unanimous.

4. CORRESPONDENCE

None.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Family Self-Sufficiency (FSS) Graduate – The Board recognized the successful completion of the program by Family Self Sufficiency (FSS) Graduate Amy Powers. Ms. Powers was unable to attend the meeting due to work obligations. She is receiving an FSS escrow check in the amount of \$5,276.09. Ms. Powers met all terms of the program to graduate.

**\*RESOLUTION NO. 4644\***

Commissioner Hamman moved that Resolution No. 4644 be adopted by reading of title only: “RECOGNITION OF FSS GRADUATE AMY POWERS”. Commissioner Besser seconded. The vote in favor was unanimous.

- 5.2     Capital Fund – This is a routine action item and the final revision to 501-14. Line items on Capital Fund 501-14 need to be realigned to fully expend the last \$7,600.

**\*RESOLUTION NO. 4645\***

Commissioner Anderson moved that Resolution No. 4645 be adopted by reading of title only: “APPROVAL OF REVISED BUDGET FOR HUD PUBLIC HOUSING CAPITAL FUND PROGRAM PROJECT NUMBER 501-14”. Commissioner Hamman seconded. The vote in favor was unanimous.

- 5.3     Capital Fund – The new Modernization Coordinator Jerry Martin was introduced to the Board. Revision of Capital Fund 501-15 is a routine action item and the first revision to this Cap Fund. Line items on Capital Fund 501-15 need to be realigned to fully expend the funds. For example, funds are being moved to cover contract costs for the Rhodes Terrace (43-13) landscape improvement contract which was approved at last meeting; realigning line items allows the entire contract to be paid from just one Fund.

**\*RESOLUTION NO. 4646\***

Commissioner Hamman moved that Resolution No. 4646 be adopted by reading of title only: “APPROVAL OF REVISED BUDGET FOR HUD PUBLIC HOUSING CAPITAL FUND PROGRAM PROJECT NUMBER 501-15”. Commissioner Hart seconded. The vote in favor was unanimous.

- 5.4     Public Housing 43-14 & 43-15, Oroville – The Inspector General initiative required that all housing authorities ensure that all their Declarations of Trust were correct. Upon review, it was discovered that two public housing projects are on one lot due to a development oversight. The lot must be split and encumbrances from city of Oroville and HUD removed and reapplied. The cost to fix old business was somewhere between \$20,000 - \$30,000. The Board asked about title insurance. Title insurance would not cover because the change was not due to a Title error. At the time, HUD Project No. 8 eventually became Project Nos. 14 and 15 which is why there was one lot for the two Projects.

**\*RESOLUTION NO. 4636\***

Commissioner Anderson moved that Resolution No. 4636 be adopted by reading of title only: “RESOLUTION APPROVING A LOT SPLIT OF ASSESSOR’S PARCEL NUMBER 012-174-018, WITH ASSOCIATED RELEASE AND RE-ENCUMBRANCE OF PROPERTY ASSOCIATED WITH HUD LOW INCOME PUBLIC HOUSING PROJECTS NUMBER CA30-P043-014 AND CA30-P043-015, SUCH THAT HUD AND CITY OF OROVILLE PROPERTY ENCUMBRANCES ALIGN CORRECTLY WITH THEIR RESPECTIVE PROJECTS”. Commissioner Jones seconded. The vote in favor was unanimous.

- 5.5 Homeless Issues – The Jesus Center and Greater Chico Homeless Task Force brought Lloyd Pendleton, Director of State of Utah’s Homeless Task Force to Chico to speak about how Utah eliminated chronic homeless by using a Housing First model, supported by Project Based Vouchers. Commissioner Jones attended. In order to replicate in Butte County, it would require buy in by local politicians and coordinating committees to execute. Another speaker homeless speaker Dr. Marbet recommended a campus approach, which is a more conditional approach. Commissioner Hart attended. The two approaches were provided to present options and suggestions to the community. Commissioner Besser asked how we would pay for either approach. Executive Director Mayer indicated through partnerships. Commissioner Anderson noted that there are already not enough one-bedroom units in Butte County, especially in light of the number of one-bedrooms requested on Section 8 wait list. Executive Director Mayer said he believes that we may be pushed into using Project Based Vouchers to develop projects in order to provide more one bedroom units. Commissioner Jones said we need to work together as a community to create opportunities. Executive Director Mayer said that we are still seeking other development opportunities, i.e., Aloha Building, Paradise; a senior housing project, Gridley; a veteran’s project, Oroville; and project with Community Housing Improvement Program (CHIP), Chico. We need to have ability to respond to and support the needs of community.

6. MEETING OPEN FOR PUBLIC DISCUSSION

Lorene Freeman, Public Housing resident shared that he feels there is a serious need for social services to assist homeless individuals, current residents and program participants. Executive Director Mayer said that although we would like to provide more social services as Mr. Freeman suggests, we are limited by capacity and funding. HACB is always looking for opportunities to improve services. One option is HACB is looking for the opportunity to become a Moving to Work agency, which could give us more flexibility in providing both housing and social services.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

- 8.1 NAHRO National Conference, New Orleans LA, October 14-16, 2016 – Executive Director Mayer reported that NAHRO looking for new CEO; all national issues of importance are in a holding pattern until after the election; and we are expecting no smoking in Public Housing rule coming from HUD.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

11.1 Government Code 54957.6: Conference with Labor Negotiators (Operating Engineer's Local No. 3).

11.2 Government Code 54957: Public Employee Performance Evaluation.

No Executive Session. The first meeting with the Union will be tomorrow. Performance Evaluation was postponed.

12. COMMISSIONERS' CALENDAR

- **Next regular meeting – November 17, 2016.**

13. ADJOURNMENT

Commissioner Anderson moved that the meeting be adjourned. Commissioner Besser seconded. The meeting was adjourned at 4:01 p.m.

Dated: October 20, 2016.

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Laura Moravec, Board Chair

ATTEST:

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Edward S. Mayer, Secretary