

HOUSING AUTHORITY OF THE COUNTY OF BUTTE (HACB)  
**Board of Commissioners Meeting**  
2039 Forest Avenue, Chico, California 95928

**MEETING AGENDA**

September 15, 2016  
2:00 p.m.

The Board of Commissioners welcomes and encourages public participation in the Board meetings. Members of the public may be heard on any items on the Commission's agenda. A person addressing the Commission will be limited to 5 minutes unless the Chairperson grants a longer period of time. Comments by members of the public on any item on the agenda will only be allowed during consideration of the item by the Commission. Members of the public desiring to be heard on matters under jurisdiction of the Commission, but not on the agenda, may address the Commission during agenda item 6.

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If you are disabled and need special assistance to participate in this meeting, please contact the Housing Authority office at 895-4474. Notification at least 48 hours prior to the meeting will enable the Housing Authority to make reasonable arrangements.

**NEXT RESOLUTION NO. 4633**

**ITEMS OF BUSINESS**

1. ROLL CALL
2. AGENDA AMENDMENTS
3. CONSENT CALENDAR
  - 3.1 Minutes for the meeting of August 18, 2016
  - 3.2 Checks written for:
    - 3.2.1 Accounts Payable (General) – \$319,153.28
    - 3.2.2 Accounts Payable (FLH) – \$502,670.02
    - 3.2.3 Landlords – \$1,018,102.17
    - 3.2.4 Payroll – \$115,320.56
  - 3.3 Financial Statements
  - 3.4 Section 8 Housing Choice Voucher Program
  - 3.5 Property Vacancy Report
  - 3.6 Public Housing
  - 3.7 Capital Improvement Projects
  - 3.8 Farm Labor Housing Report
  - 3.9 Bond Properties
  - 3.10 Tax Credit Properties

- 3.11 Other Properties
- 3.12 Family Self Sufficiency
- 3.13 Rental Assistance Programs
- 3.14 Standard Maintenance Charges – Approval of revised Standard Maintenance Charges to Residents for Cleaning, Repair, Replacement and Miscellaneous Charges, effective October 1, 2016.

Recommendation: Resolution No. 4633

4. CORRESPONDENCE

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Section 8 Housing Choice Voucher Fair Market Rents – Adopt Payment Standards and Fair Market Rents for the Section 8 Housing Choice Voucher program.

Recommendation: Resolution No. 4634

- 5.2 Capital Fund Contract – Rhodes Terrace (43-13), Chico – Award contract for landscape improvements.

Recommendation: Resolution No. 4635

- 5.3 Public Housing 43-14 & 43-15, Oroville – Lot split. ***Hold for October Board meeting.***

Recommendation: Resolution No. 4636

- 5.4 Write-Offs – Approval of HACB write-offs.

Recommendation: Resolution No. 4637

- 5.5 HACB Consolidated Budget – Adopt 2016-17 HACB Authority-wide Operating Budget.

Recommendation: Resolution No. 4638

- 5.6 Personnel – Approve revised org chart.

Recommendation: Resolution No. 4639

- 5.7 Personnel – Adopt position description for Deputy Executive Director overlay.

Recommendation: Resolution No. 4640

- 5.8 Personnel – Adopt position description for Administrative Operations Director.

Recommendation: Resolution No. 4641

- 5.9 Personnel – Adopt position description for Executive Assistant.  
 Recommendation: Resolution No. 4642
- 5.10 Personnel - Signing authorization for Larry Guanzon.  
 Recommendation: Resolution No. 4643
- 5.11 North Valley Housing Trust (NVHT) – Request for loan securitization.  
 Recommendation: Motion
- 5.12 Moving to Work – Moving to Work expansion.  
 Recommendation: Information
- 5.13 Homeless Issues – Lloyd Pendleton, Director, State of Utah’s Homeless Task Force, visit on October 10-11.  
 Recommendation: Information

6. MEETING OPEN FOR PUBLIC DISCUSSION

7. MATTERS CONTINUED FOR DISCUSSION

8. SPECIAL REPORTS

9. REPORTS FROM COMMISSIONERS

10. MATTERS INITIATED BY COMMISSIONERS

11. EXECUTIVE SESSION

11.1 Government Code 54957: Public Employee Performance Evaluation

Recommendation: Discussion

11.2 Government Code Section 54957.6: Conference with Labor Negotiators (Operating Engineer’s Local No. 3)

Recommendation: Motion

12. COMMISSIONERS’ CALENDAR

- **NAHRO National Conference, New Orleans LA – October 14-16, 2016**
- **Next Meeting – October 20, 2016**

13. ADJOURNMENT