

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

MINUTES OF May 17, 2012

Chair Moravec called the meeting of the Housing Authority of the County of Butte to order at 2:02 p.m.

1. ROLL CALL

Present for the Commissioners: Patricia Besser, Christine Boyle, Larry Hamman, Clarence Lobo, Gene McFarren, and Laura Moravec.

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

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

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

4. CORRESPONDENCE

None.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 FSS Graduate – The Board recognized the successful completion of the program by Family Self Sufficiency (FSS) Graduate Keri Bush. Ms. Bush was unable to attend the meeting. She is receiving an FSS escrow check for \$5,212.36.

RESOLUTION NO. 4448

Commissioner Hamman moved that Resolution No. 4448 be adopted by reading of title only: “RECOGNITION OF FSS GRADUATE KERI BUSH”. Commissioner McFarren seconded. The vote in favor was unanimous.

- 5.2 FSS Graduate – The Board recognized the successful completion of the program by Family Self Sufficiency (FSS) Graduate Deanna Ritchie. Ms. Ritchie was unable to attend the meeting. She is receiving an FSS escrow check for \$8,175.88.

RESOLUTION NO. 4449

Commissioner McFarren moved that Resolution No. 4449 be adopted by reading of title only: “RECOGNITION OF FSS GRADUATE DEANNA RITCHIE”. Commissioner Lobo seconded. The vote in favor was unanimous.

- 5.3 Tenant Commissioner – The Board recognized and honored Tenant Commissioner Rebecca Graham for her service to the public-at-large in the County of Butte. Ms. Graham was unable to attend the meeting.

RESOLUTION NO. 4450

Commissioner Besser moved that Resolution No. 4450 be adopted by reading of title only: “RECOGNITION OF TENANT COMMISSIONER REBECCA GRAHAM”. Commissioner McFarren seconded. The vote in favor was unanimous.

- 5.4 Capital Fund – Management requested Board authorization to enter into a contract with Color New Company for exterior painting of units at Public Housing Project 43-13, 43-14 and 43-15, Chico and Oroville. The buildings to be included in this contract are one hundred fifteen (115) residential units, one (1) laundry room, two (2) maintenance buildings and one (1) community building for a total of ninety-seven buildings requiring complete painting of the exterior envelope. Color New Company was the lowest responsive qualified bidder. The contract amount to be One Hundred Fifty-six Thousand Dollars and no Cents (\$156,000).

RESOLUTION NO. 4451

Commissioner Boyle moved that Resolution No. 4451 be adopted by reading of title only: “AUTHORIZATION TO ENTER INTO CONTRACT WITH COLOR NEW COMPANY FOR EXTERIOR PAINT OF UNITS AT PUBLIC HOUSING PROJECT 43-13, 43-14 AND 43-15”. Commissioner McFarren seconded. The vote in favor was unanimous.

- 5.5 Section 8 – The HACB opened its Section 8 HCV program Wait List from April 1–30, 2012. A total of 3,864 applications were received, representing 8,765 household members. For the first time, application submission was conducted entirely online; creating an unexpected problem for technology-challenged seniors. HACB provided assistance with the online process, as needed. Of the 3,864 applications received, applications from Butte County totaled 3,066, and out-of-state applications totaled 151. Of note, a significant number of applications were received from the Bay Area. Overall it was a positive experience. The 2012 Section 8 HCV program Wait List will be approximately a three to four year wait. Also, the last time the Wait List was opened, in 2010, 3,009 applications were received.
- 5.6 Public Housing – The landscape pilot project at 694 12th Street, Chico is complete. The pilot project allows fine tuning before a large scale project. Commissioners were encouraged to look at the property to provide feedback. Originally gold-colored decomposed granite was supposed to be used; instead,

grey-colored decomposed granite was used from a local source at half the price. Phase II of the Public Housing water conservation and landscape project will likely be at the Gridley Ohio Street complex, where water use has been historically high. The next contract phase must be under obligation before September 30th in order to keep Public Housing reserves from being swept by HUD. The next step is to release a Request for Qualifications for Landscape Architects, with a recommendation of contract award to be presented at the June Board meeting. Eleven (11) landscape architects have already indicated interest.

5.7 Cal-AHA – Cal-AHA is a joint powers authority bond finance conduit for its 16 member PHA’s. Executive Director Mayer is currently President. Cal-AHA has processed a number of bond-finance transactions of behalf of its members in the past year. Cal-AHA is forming joint partnerships to provide members other types of services such as: 1) A lease-purchase model to address the large number of foreclosures faced by many member agencies and 2) joint partnership with Center for Greater Good (CFGG), who are using a new financial model to bring service-enriched affordable housing to local markets. CFGG seeks to secure below-market-interest-rate Foundation monies and use them as pooled funds to finance affordable housing, the rates set low enough to allow project cash flow to pay for social services coordination on behalf of the property residents.

5.8 Budget Review Committee – The Budget Review Committee meetings have been scheduled for May 25th and June 13th at 10:00 a.m.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

None.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INTIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

11.1 Section 54956.8: Conference with Real Property Negotiators – Evanswood Estates, #29, #33 and #53 Evanswood Circle, Oroville.

Adjourn: 3:13 p.m.
Reconvene: 3:27 p.m.

Chair Moravec reported that the Board authorized staff to move forward with pursuing possible purchase of the units.

12. COMMISSIONERS' CALENDAR

- Next meeting – June 21, 2012.

13. ADJOURNMENT

The meeting was adjourned at 3:29 p.m.

Dated: May 17, 2012.

Laura Moravec, Board Chair

ATTEST:

Edward S. Mayer, Secretary