

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

**MINUTES OF January 17, 2013**

Chair Moravec called the meeting of the Housing Authority of the County of Butte to order at 2:53 p.m.

1. ROLL CALL

Present for the Commissioners: Patricia Besser, Sharon Chambers, Larry Hamman, Clarence “Bino” Lobo, Gene McFarren 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.

Public Present: Kate Anderson, Town of Paradise.

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

4.1 IRS Mileage Rates – The IRS issued the 2013 standard mileage rate. The rate has been increased by \$0.01, to \$00.565 per mile.

4.2 Public Housing Operating Reserve Offset Litigation – We received an email from Coan & Lyons, attorneys representing PHA’s in the lawsuit against HUD. There are 352 plaintiffs in the lawsuit, including 348 housing authorities across the nation. Coans & Lyons filed a complaint in the US Court of Federal Claims challenging the 2012 Public Housing Operating Reserves “Offset”. The Court has 60 days to respond.

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 Chere Gilmore. Ms. Gilmore was unable to attend the meeting due to work obligations.

She is receiving an FSS escrow check in the amount of \$16,585.33. Ms. Gilmore represents the fiftieth (50<sup>th</sup>) and final Mandatory graduate from the FSS program. Due to the value of this program to its participants and the community, HACB is electing to continue the program.

**\*RESOLUTION NO. 4492\***

Commissioner Hamman moved that Resolution No. 4492 be adopted by reading of title only: “RECOGNITION OF FSS GRADUATE CHERE GILMORE”. Commissioner McFarren seconded. The vote in favor was unanimous.

5.2 2013 HACB Work Plan – Executive Director Mayer reported on the 2013 Work Plan for the HACB. Simply, 2013 will be a year of execution, not strategic planning or visioning, because of funding uncertainties at the federal level. Accumulated project and administrative tasks that have been identified over the past several years will be completed. Some of the larger projects to be accomplished are: Farm Labor Housing rehab; construction and lease-up of Harvest Park Apts, Chico; acquisition and rehab of Gridley Springs I & II, Gridley; Public Housing Energy Performance Contracting, completion of Gridley Public Housing landscape improvements; and “buy-out” of Limited Partner interests in the Chico Commons Apts. and Walker Commons Apts, Chico.

5.3 Investment Report and Reserves Analysis – Finance Officer Kemp reviewed the quarterly report. HACB continues by necessity to invest in low yield CD’s, while seeking affordable housing opportunities to make the money work at higher interest rates. HACB plans to procure banking and investment services this year.

**\*MOTION\***

Commissioner Hamman moved that the Investment Report and Reserves Analysis be accepted as presented. Commissioner McFarren seconded. The vote in favor was unanimous.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

None.

9. REPORTS FROM COMMISSIONERS

Commissioner Chambers voiced concerns regarding trees (possible falling limbs) at Public Housing’s La Lieta Court, a sprinkler head (potential tripping hazard) in her backyard, and

relayed an incident where an uninvited midnight “visitor” was removed by the police. Housing Director Guanzon and Maintenance Supervisor Bannister have addressed the tree and irrigation issues. Trees that need to be trimmed have been identified and a work order has been issued for the sprinkler head.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

11.1 Government Code 54956.8: Conference with Real Property Negotiators – Since the HACB will not be pursuing this potential purchase, the discussion was held in open session. At the last meeting of the Board, Commissioner Chambers suggested that the abandoned Regal Inn may be a good housing/investment opportunity for the HACB in turning now-boarded facility into a positive resource for the community. Management tracked down the owner and conducted an inspection of the buildings and site. It was determined that the improvements required to make the property viable would be too extensive and that HACB resources would be better spent on other opportunities. Staff will continue to seek and pursue other affordable housing prospects as they become available.

12. COMMISSIONERS’ CALENDAR

- **Next meeting – February 21, 2013.**

13. ADJOURNMENT

Commissioner Hamman moved that the meeting be adjourned. Commissioner Chambers seconded. The meeting was adjourned at 3:56 p.m.

Dated: January 17, 2013.

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Clarence Lobo, Vice Chair

ATTEST:

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Edward S. Mayer, Secretary