

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

MINUTES OF March 20, 2014

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: Kate Anderson, Patricia Besser, Sharon Chambers, Larry Hamman, Clarence 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.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

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

4. CORRESPONDENCE

None.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Farm Labor Housing – The first step in rehabbing Farm Labor Housing is complete; construction of the new well is done and should be online next month. The second phase is to complete necessary improvements to the underground utilities at the property, namely the potable water distribution and sewer systems. The HACB solicited public bids for this work under its large contract procurement process. Visinoni Brothers Construction, Paradise, has been determined to be the lowest responsive qualified bidder. HACB has never worked with Visinoni before, but received good references locally. All bids were within 10% of the ICE (independent cost estimate). HACB recommends award of the contract to Visinoni Brothers Construction.

RESOLUTION NO. 4537

Commissioner Chambers moved that Resolution No. 4533 be adopted by reading of title only: “AUTHORIZATION TO ENTER INTO CONTRACT WITH VISINONI BROTHERS CONSTRUCTION FOR COMMUNITY IMPROVEMENT WET UTILITIES PROJECT AT GRIDLEY FARM LABOR HOUSING, GRIDLEY”. Commissioner McFarren seconded. The vote in favor was unanimous.

- 5.2 Gridley Springs II – In July 2013, in order to preserve the affordable housing provided by Gridley Springs Apartments I and II, a 56-unit affordable housing project located in Gridley, HACB purchased Gridley Springs II outright, and BCAHDC became Managing General Partner for DHI-DFA Gridley Springs Associates Limited Partnership, owner of Gridley Springs I. Since Gridley Springs I was a re-syndicated tax credit project there were funds to completely rehab the buildings inside and out. Gridley Springs II, which is adjacent to the Gridley Springs I site, was purchased outright, subject to existing tax-credit and State RHCP program regulatory overlays. However, Gridley Springs II, comprising 24 of the 56 units, needs new siding and windows, and replacement of playground equipment. The cost estimate for this work is estimated at \$260,000. Some of the options for funding of these capital improvements are a commercial loan, a loan from BCAHDC to the HACB, HACB infusion of equity, and other. HACB staff is preparing a rehab plan, including financing recommendations, and will present it to the Board at a future meeting.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

- 8.1 NAHRO Legislative Conference, Washington DC, March 8-12, 2014 – Executive Director Mayer reported on the NAHRO Legislative Conference. The core message from Congress is that there is no money, so “don’t ask”. However, Congress seems open to the idea of regulatory relief, reform and efficiencies. The atmosphere has changed from the year previous and is much more positive toward housing authorities and the work we do. Congress seemed excited about programs and entities that are actually getting “real work” done, like housing authorities. The good news is that Congress passed the first budget in four years, and that it is a two-year budget. This will stabilize the HACB’s revenues for a two-year period. The bad news is that the nation’s entitlement programs and debt are significant and growing, displacing discretionary spending capacity.

Executive Director Mayer also informed the Board that the 10-Year Strategy to End Homelessness in Butte County” is out for public comment for 30 days.

9. REPORTS FROM COMMISSIONERS

Commissioner Chambers reported that HACB staff put up the new “Slow for Children” sign in the La Lieta Court neighborhood, and that looks good.

Chair Moravec requested that the Board see a list of employees, job titles, salaries, benefits and over-time annually.

10. MATTERS INTIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

None.

12. COMMISSIONERS’ CALENDAR

- **Next meeting – April 17, 2014.**
- **PSWRC-NAHRO Conference, Burlingame CA, May 4-6, 2014.**

Executive Director Mayer also reminded the Board about the Grand Opening ceremony for the Harvest Park Apartments, Chico, to be held at the property on March 27, 2014.

13. ADJOURNMENT

Commissioner Chambers moved that meeting be adjourned. Commissioner Anderson seconded. The vote in favor was unanimous. The meeting was adjourned at 2:53 p.m.

Dated: March 20, 2014.

Laura Moravec, Board Chair

ATTEST:

Edward S. Mayer, Secretary