

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

MEETING MINUTES OF May 18, 2017

Chair Anderson called the meeting of the Housing Authority of the County of Butte to order at 2:46 p.m.

1. ROLL CALL

Present for the Commissioners: Kate Anderson, Patricia Besser, Roger Hart, Anne Jones and David Pittman.

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

Others present: Frankie Brown, resident of Walker Commons Apartments, Chico.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Commissioner Hart moved that the Consent Calendar, be accepted as presented. Commissioner Pittman seconded. The vote in favor was unanimous.

4. CORRESPONDENCE

None.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Family Self Sufficiency (FSS) Graduate – Recognition of FSS Grad, Shellyatta Johnson. Ms. Johnson was not present; however a thank you letter from Ms. Johnson was provided to the Board. In her letter Ms. Johnson expresses gratitude towards Bow Lee, Family Self Sufficiency Coordinator, for her assistance and recommendations. While being a participant of the FSS program, Ms. Johnson graduated from California State University Sacramento, with a Master's degree in Social Work. She is the only one in her family to receive a college degree. After graduation, with assistance from FSS Coordinator Lee, Ms. Johnson was able to produce a well-polished resume and obtain employment as a therapist. Six months later she applied for a better suited position with the County and accepted a

position as a Clinician. She plans to use her FSS escrow balance towards the down payment on a new home.

RESOLUTION NO. 4660

Commissioner Jones moved that resolution No. 4660 be adopted by reading of title only: “RECOGNITION OF FSS GRADUATE SHELLYATTA JOHNSON”. Commissioner Hart seconded. The vote in favor was unanimous.

- 5.2 Family Self Sufficiency (FSS) Graduate – The Board recognize the successful completion of the program by Family Self Sufficiency (FSS) Graduate Tammy White. Ms. White was unable to attend the meeting. She is receiving an FSS escrow check in the amount of \$3,372.57. Ms. White met all terms of the program to graduate.

RESOLUTION NO. 4661

Commissioner Pittman moved that resolution No. 4661 be adopted by reading of title only: “RECOGNITION OF FSS GRADUATE Tammy White”. Commissioner Hart seconded. The vote in favor was unanimous.

- 5.3 HUD S8 HCV Program – Informational update. S8 HCV program budget was subject to a Continuing Resolution (CR) back in December 2016; the CR was then extended through May 2017. HACB stopped issuing new vouchers in December in anticipation of the CR’s reduced budget. Recently Congress passed a budget, one that was more fully funded, delivering a 97% S8 HCV HAP pro-ration as opposed to the CR’s 94% HAP pro-ration. HACB is moving forward to issue 200 HCV invites per month. Of those 200 invites, the HACB anticipates 22 participants actually leasing up, estimating a 10-15% success rate in leasing. Unfortunately, participants will have a difficult time finding housing, as there is currently minimal housing stock available in the area. Per analysis by North Valley Property Owners Association (NVPOA), overall vacancy rate in Chico is at 1.5% or less. Chair Anderson asked if the current budget that was passed was from prior leadership (Obama administration). The budget, as it turned out, had been fully negotiated by December 2016. Executive Director Mayer’s observation was that in times of funding declines, programs actually serving recipients are the last to be cut, as opposed to programs producing new housing or infrastructure. He suspects there will be another CR in 2018.

- 5.4 Continuum of Care – Executive Director Mayer informed there has been a positive shift in local commitments to the Homeless Continuum of Care Coordinator (CoC) position. An FTE HACB employee is in discussion, with anticipated funding support of \$85,000. The CoC has currently been using consultants to fill in for the vacant CoC Coordinator position. Chair Anderson asked when the last CoC position was filled. Executive Director Mayer replied that Meagan Malloy was the last CoC coordinator, working into 2014, after which the CoC started contracting with consultants. Chair Anderson then asked if the CoC

Coordinator has always resided in the Housing Authority of the County of Butte. Executive Director Mayer responded affirmatively, HACB positioned itself as a willing, neutral and credible public player in support of countywide homeless initiatives, particularly in regard to community access to HUD Homeless Programs monies. The current commitment and support from the community comes at the perfect time, since the Point-in-Time survey results will be released next week and there is a significant uptick in the homeless population this year.

- 5.5 California Housing Future: Challenges and Opportunities – Executive Summary and direct link to the Public Draft of the State Department of Housing and Community Development’s “Statewide Housing Assessment 2025” were provided as an informational item. This is the first housing report released by the state of California in some time; a direct response from Governor Jerry Brown in regards to California’s housing shortage. Executive Director Mayer recommended everyone take the time to read. Chair Anderson added she has already read the assessment and it is informative as well as an easy read.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

- 8.1 PSWRC-NAHRO Long Beach, CA – Executive Director Mayer reported on his attendance at the Annual Conference and Exhibition in Long Beach, CA. Great speakers addressing poverty including Dr. Donna Beegle and freelance journalist Sasha Abramsky. This was Executive Director Mayer’s last conference as President of PSWRC-NAHRO. Other attendees included Finance Director, Sue Kemp; Administrative Operation Director, Tamra Young; and Commissioner David Pittman.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

Commissioner Hart had suggested during the April Board Meeting, that a letter of invitation be sent to HUD Secretary Ben Carson, inviting him to HACB as part of his national listening tour, a suggestion that was supported by the Board. The letter of invitation was mailed to HUD

Secretary Ben Carson on Friday, May 5th via FedEx. To date, we have not received a response from Secretary Ben Carson.

Commissioner Hart reported on the first Budget Review Committee meeting; he mentioned there are many variables to be worked out. Committee is hoping to finalize approval of budget in June. Commissioner Hart also mentioned that the budgets for Gridley Springs II and FLH will be available in June, and that the Committee would like to see the union offer out as soon as possible. The need to work out employee health insurance and CalPERS retirement considerations seems to be increasing yearly. The committee would like to avoid any delay to union negotiations.

Executive Director Mayer inquired of the Board of Commissioners what their thoughts were in regards to being provided housing-related news-worthy material. In the past, news articles relevant to housing topics were discouraged from being provided in Board packets due to their possible perception as representative of Board thinking and/or policy. The Board voiced interest in such materials and Executive Director Mayer said he would look into the best platform to provide this information.

11. EXECUTIVE SESSION

None.

12. COMMISSIONERS' CALENDAR

- **2017 NAHRO Indianapolis, IN Summer Conference, “Strengthening our Foundation” – July 16-18, 2017.**
- **Next regular meeting – July 20, 2017.**

13. ADJOURNMENT

Commissioner Hart moved that the meeting be adjourned. Commissioner Pittman seconded. The meeting was adjourned at 3:50 p.m.

Dated: May 18, 2017.

Kate Anderson, Board Chair

ATTEST:

Edward S. Mayer, Secretary