

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

MEETING MINUTES OF November 15, 2018

Chair Anderson called the meeting of the Housing Authority of the County of Butte to order at 2:08 p.m.

1. ROLL CALL

Present for the Commissioners: Kate Anderson, Patricia Besser, Larry Hamman, Roger Hart, Anne Jones, Laura Moravec (remotely, via telephone), 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: Patrick Clark, Labor Negotiator, for phone call between 2:10 and 2:55 p.m.

2. AGENDA AMENDMENTS

Executive Director Mayer requested moving Agenda Item 11.1 Government Code Section 54957.6: Conference with Labor Negotiators ahead of Agenda item 5. Reports from Executive Director. The reason was to make possible a pre-arranged phone conference call that included Labor Negotiator Patrick Clark. Commissioner Pittman moved to accept proposed agenda amendment, Commissioner Hamman seconded. The vote in favor was unanimous.

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 Public Housing Flat Rents – Action item presented has become a routine action item; per regulation the HACB must review its Public Housing Flat Rent determination annually. Tenants in the Public Housing Program can choose one of two rents: “Income-based Rent”, which is calculated at roughly 30% of total household income, or “Flat Rent”, which is based on market conditions and not less than 80% of the applicable HUD–determined Fair Market Rent (FMR). There are ten (10) Public Housing households that have chosen the Flat Rent option, out of a total of 345 Public Housing units.

RESOLUTION NO. 4718

Commissioner Pittman moved that Resolution No. 4718 be adopted by reading of title only: “DETERMINATION OF HUD PUBLIC HOUSING FLAT RENTS”. Commissioner Hamman seconded. The vote in favor was unanimous.

5.2 Section 8 Management Assessment Plan – SEMAP is the self-certification report card for administration of the Section 8 Housing Choice Voucher program. HACB’s Section 8 Manager Doug De Soto and his department do an excellent job of verifying and retaining supporting documentation for each SEMAP Indicator. This was the last year of SEMAP preparation for Section 8 Manager Doug De Soto, who will be retiring at the end of December. It was an outstanding year for the Section 8 Housing Choice Voucher program, with HACB retaining its SEMAP “High Performer” status.

RESOLUTION NO. 4719

Commissioner Hart moved that Resolution No. 4719 be adopted by reading of title only: “APPROVAL OF SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION”. Commissioner Jones seconded. The vote in favor was unanimous.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

7.1 Unfunded Pension Liability – A brief status update was provided to the Board regarding the Unfunded Pension Liability. One million dollars has been contributed to date to the Pension Trust fund, with another million dollars pending deposit. Executive Director Mayer suggested that given the outcomes of the Camp Fire disaster, impacting the agency’s Section 8 program and loss of the

Kathy Court Apartments, that the relationship with credit rating agency Standard & Poors be re-considered. Deposit of the second million dollars to the Pension Trust fund was subject to the opinion of Standard & Poors, who was to opine on the HACB's credit worthiness as a result. Now, credit considerations are secondary to simply "taking care of business necessities", in the wake of the disaster. Addressing the long term pension liabilities of the HACB is a priority action, per Board Pension Trust policy.

8. SPECIAL REPORTS

8.1 NAHRO National Conference and Exhibition, Atlanta GA, October 25-27, 2018 – Executive Director Mayer reported on his attendance at the National Conference in Atlanta, GA. He attended a legislative update session covering federal appropriations and policy, applicable to the Public Housing, Section 8, and Community Development programs. Common theme throughout the conference was that federal spending is reaching its limits. Despite federal budget stress, there appears to be adequate budgeting set FY 2019.

8.2 Camp Fire – Executive Director Mayer reported the loss of 7,500 residential units to the county, due to the fire, there is an enormous amount of help and resources coming our way, we just need to figure out how to manage those resources; he has attended countywide "pow-wows" to discuss current disaster state. Executive Director Mayer also reported that one of the HACB's bond properties; Kathy Court sustained the full loss of its 12 units. Chair Anderson reported that RSC properties that managed Kathy Court, has been so nice to their tenants, they had already began to refund pro-rated rent and security deposits to tenants. Administrative Operations Director Young reported that Section 8 staff identified 322 families in the Section 8 Housing Choice Voucher Program that have been displaced by the declaration of Disaster Zones. HACB Section 8 case workers have been working diligently to get in touch with the affected program participants To date – 100 participants have been reached, and 60 participants have picked up vouchers, many of which are choosing to port out, due to lack of housing stock in the county.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

Adjourned – 2:10 p.m.

Reconvened – 2:55 pm

- 11.1 Government Code Section 54957.6: Conference with Labor Negotiators – Chair Anderson reported out that the Board provided direction to Staff regarding labor negotiations.

12. COMMISSIONERS' CALENDAR

- **Holiday Luncheon: Save the date – Wednesday, December 19, 2018**
- **Next regular meeting – December 20, 2018**

13. ADJOURNMENT

Commissioner Hamman moved that the meeting be adjourned. Commissioner Pittman seconded. The meeting was adjourned at 3:45 p.m.

Dated: November 18, 2018.

Kate Anderson, Board Chair

ATTEST:

Edward S. Mayer, Secretary