

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

MEETING MINUTES OF November 18, 2021

The meeting was conducted via teleconference, web-conference and in person, as noticed.

Vice Chair Pittman called the meeting of the Housing Authority of the County of Butte to order at 2:05 p.m.

1. ROLL CALL

Present for the Commissioners: Charles Alford, Larry Hamman, Laura Moravec, Rich Ober and David Pittman. Commissioners Alford, Hamman and Pittman attended in person. Commissioners Moravec and Ober attended by means of web-conference.

Present for the Staff: Ed Mayer, Executive Director; Larry Guanzon, Deputy Executive Director; Hope Stone, Finance Director; Marysol Perez, Executive Assistant; Jerry Martin, Modernization Coordinator; and Angie Little, Section 8 Housing Manager, all in person.

Others Present: Tina Reszler, Community Program Specialist with the State Council on Developmental Disabilities (SCDD).

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Commissioner Moravec moved that consent calendar be accepted as presented. Commissioner Ober seconded. The vote in favor was unanimous.

4. CORRESPONDENCE

None.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Commissioner Status Updates – Vice Chair Pittman asked for a minute of silence in honor of Commissioner Ayers. Commissioner Ayers recently passed away and had been serving on the HACB Board of Commissioners since September 2020. Executive Director Mayer also provided details for Commissioner Ayers’ memorial service, scheduled for Saturday. A brief update was provided

regarding the three (3) commissioners vacancies (BOS Supervisor Districts 3 and 5, Chico and Paradise, respectively, and the Senior/Disabled Tenant Commissioner). Notices have been advertised by the Butte County Clerk of the Board of Supervisors, and copies are in the Board packet. Executive Director Mayer encouraged all remaining Commissioners to be present at future meetings as a quorum will be needed.

- 5.2 Family Self-Sufficiency – Ms. Sealy enrolled as an FSS participant in February of 2016. She recently secured employment and received promotions and pay increases. She exits the FSS program having accrued \$10,842.26 in FSS escrow earnings.

RESOLUTION NO. 4845

Commissioner Ober moved that Resolution No. 4845 be adopted by reading of title only: “RECOGNITION OF FSS GRADUATE KATHRYNE SEALY”. Commissioner Moravec seconded. The vote in favor was unanimous.

- 5.3 Family Self-Sufficiency – Mr. Chue enrolled as an FSS participant in November of 2016. Mr. Chue has been gainfully employed since enrolling in the FSS program and has held multiple successful employment positions in advancing his interests. He leaves the program having accrued \$19,895.42 in escrow earnings.

RESOLUTION NO. 4846

Commissioner Moravec moved that Resolution No. 4846 be adopted by reading of title only: “RECOGNITION OF FSS GRADUATE TOU CHUE”. Commissioner Ober seconded. The vote in favor was unanimous.

- 5.4 Section 8 (SEMAP) – The HUD Section 8 Management Assessment Program (SEMAP) is a yearly exercise, required to self-certify program performance. SEMAP looks at voucher statistics; leasing rates, expenditures, compliance, distribution of vouchers throughout the community. Of interest this year, is that no points were scored under the Leasing Indicator, due to the challenge of leasing and lack of housing opportunity in the community. (It was noted that 50% of households that actually received a voucher successfully leased up.) With the loss of points from the Leasing Indicator, the HACB program scores as a “Standard Performer”, a standing that does not affect program finding or administrative burden. In the wake of the Camp Fire Disaster, HACB applied for three years of SEMAP performance waivers, specifically regarding the Leasing Indicator. Application of the Waiver, after adoption of the Certification by means of Resolution No. 4847, will result in award of the lost performance points, and HACB retention of the “High Performer” program status.

RESOLUTION NO. 4847

Commissioner Hamman moved that Resolution No. 4847 be adopted by reading of title only: “APPROVAL OF SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION”. Commissioner Moravec seconded. The vote in favor was unanimous.

- 5.5 Public Housing Flat Rents – Annually the HACB must review its HUD Public Housing Flat Rent determinations. Public Housing tenants can choose one of two rent methods; either an “income-based rent”, which is calculated at roughly 30% of total household income, or a “Flat Rent”, which is based on marked considerations and is set at not less than 80% of the applicable HUD-Determined Fair Market Rent (FMR) for the area. The idea behind Flat Rents is to increase income diversity in Public Housing, allowing higher income households that would otherwise be forced out of the program by virtue of higher incomes to remain in Public Housing. Currently there are five (5) Public Housing households that have selected the Flat Rent option out of the 345 households served in Public Housing.

RESOLUTION NO. 4848

Commissioner Hamman moved that Resolution No. 4848 be adopted by reading of title only: “DETERMINATION OF PUBLIC HOUSNG FLAT RENTS”. Commissioner Moravec seconded. The vote in favor was unanimous.

- 5.6 Development Activity –Executive Director Mayer also provided an update regarding the current development activity in the area, including a spreadsheet that identifies all current known affordable housing development projects in Butte and Glenn Counties. Five (5) BCAHDC projects have closed to date, of which four are under construction; one additional project is scheduled to close in December.

6. MEETING OPEN FOR PUBLIC DISCUSSION

There was one member of the public present; Tina Reszler, Community Program Specialist with State Council on Developmental Disabilities (SCDD), she indicated that she would be attending Board meetings on a regular basis. She was welcomed by Vice Chair Pittman

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

None.

9. REPORTS FROM COMMISSIONERS

Vice Chair Pittman reported that in Oroville there is a strong effort to put together the “Mission Esperanza” project; a pallet structure initiative for the homeless population. Mission Esperanza would be located next to the existing Oroville Rescue Mission in Oroville.

10. MATTERS INITIATED BY COMMISSIONERS

Commissioner Moravec inquired about the status of raising Commissioner stipend, an item that had been brought up previously. Staff informed that the matter had been referred to the HACB’s attorney for direction, and that response would be provided at the next meeting of the Board.

11. EXECUTIVE SESSION

None.

12. COMMISSIONERS’ CALENDAR

- **Holiday Luncheon – for pandemic-related reasons it was recommended to not hold a Holiday Luncheon this year.**
- **Next regular meeting – December 16, 2021**

13. ADJOURNMENT

Commissioner Ober moved that the meeting be adjourned. Commissioner Moravec seconded. The meeting was adjourned at 2:29 p.m.

Dated: November 18, 2021.

Laura Moravec, Board Chair

ATTEST:

Edward S. Mayer, Secretary