

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

MEETING MINUTES OF February 17, 2022

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

Board Chair Pittman called the meeting of the Housing Authority of the County of Butte to order at 2:03 p.m.

1. ROLL CALL

Present for the Commissioners: Charles Alford, Robert Crowe, Larry Hamman, Rich Ober, David Pittman, Sarah Richter, and Regina Sayles-Lambert. Commissioners Alford, Crowe, Hamman, and Pittman attended in person. Commissioners Ober, Richter and Sayles-Lambert 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 with the exception of Hope Stone, Finance Director who attended by means of web-conference.

Others Present: Loren Freeman, Public Housing Resident; attended in person.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Executive Director wished to point out a couple items on the consent calendar.

3.5.1.

3.5.2 Two Commissioners joined for Jamboree/BCAHDC's ground breaking ceremony for the apartments to be constructed at 1297 Park Avenue, Chico, Commissioners Ober and Pittman. Executive Director Mayer reported there was a good showing of local officials, lots of good energy generated, and good support received from the community regarding the development.

- 3.15 Flyer courtesy of Legal Services of Northern California, regarding public dissemination of the Warren v. City of Chico lawsuit settlement terms. The lawsuit addresses homelessness in Chico and the City's response.
- 3.16 HUD Certificate of Recognition, multi-year response to the Camp Fire Disaster, and those following. Chair Pittman congratulated and acknowledged staff for their hard work.

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

4. CORRESPONDENCE

- 4.1 New Commissioner Appointments – All three (3) newly appointed commissioners were present for the HACB Board meeting. Commissioner Robert Crowe was appointed by the Board of Supervisors to represent District 3, replacing Laura Moravec, Chico. Commissioner Sarah Richter was appointed to represent District 5, replacing Kate Anderson, Paradise. And Commissioner Regina Sayles-Lambert, Tenant Commissioner over the age of 62, lives in Housing Authority-owned property in Oroville. New Board Members were welcomed and thanked for their service and commitment to the agency in serving on the Board of Commissioners.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Recognition of Commissioner - Commissioner Anderson served as Commissioner of the HACB for nine years. During her years of service, she served with distinction and was faithful to her commitment on the Board. Resolution to acknowledge her years of service to the HACB is recommended by staff, Commissioner Anderson was sincerely appreciated and acknowledged for her good work.

RESOLUTION NO. 4852

Commissioner Hamman moved that Resolution No. 4852 be adopted by reading of title only: "RECOGNITION OF COMMISSIONER KATE ANDERSON". Commissioner Ober seconded. The vote in favor was unanimous.

- 5.2 Section 8 Administrative Plan – HACB administers the Section 8 HCV Program in Butte and Glenn Counties, staff is recommending midyear changes to the Section 8 Administrative Plan (AP), specifically, a subsidy standard change. The change would implement adjustments to the subsidies for participating households, providing for a 2 person per bedroom standard, as opposed to the existing 2+1 standard. The action will differentiate senior and disabled households, seeking studio and one-bedroom opportunity, from small households, who would now seek 2+ bedroom sizes, decoupling demographic competition and providing for better housing opportunity to all concerned. The action will also help expend program

funds. Because of lack of area housing opportunity, the Section 8 Program has been challenged since the aftermath of the 2018 Camp Fire disaster in expending funds. The recommended change makes the Section 8 Subsidy Standard mirror the Occupancy Standards in Public housing. The Draft AP changes were accepted for comment by the Board on 12/16/2021. No comments were received during the required 45-day review period. Commissioner Alford shared his personal story seeking housing in the Section 8 program. His experience was similar to the stories of other Section 8 participants, where they were unsuccessful in leasing up under the old Subsidy Standards, frustrated by the small size of the units they would be compelled to live in. Final approval is recommended by staff to the Board of Commissioners today. Commissioner Ober motioned to close Public Hearing and receive and file final Section 8 Administrative Plan change. Commissioner Alford seconded. The vote in favor was unanimous.

RESOLUTION NO. 4853

Commissioner Ober moved that Resolution No. 4853 be adopted by reading of title only: “AUTHORIZATION TO AMEND HUD SECTION 8 HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN SUBSIDY STANDARDS POLICY”. Commissioner Sayles-Lambert seconded. The vote in favor was unanimous.

- 5.3 Banyard Management – The HACB has an ongoing Corporate Services Agreement with Banyard Management. Banyard Management contracts with the HACB to perform two kinds of services; corporate services to maintain the corporate entity, and other services, which include asset management and property improvements. Billing rates for the Housing Authority were adopted in the Consent Calendar. The resolution presented increased the Basic services authorization to Banyard to \$16,500 and seeks to keep authorization for Extraordinary Services to Banyard in the amount of \$100,000.

RESOLUTION NO. 4854

Commissioner Ober moved that Resolution No. 4854 be adopted by reading of title only: “BANYARD MANAGEMENT SERVICES AGREEMENT 2022 BILLING RATES AND SERVICES AUTHORIZATIONS”. Commissioner Hamman seconded. The vote in favor was unanimous.

- 5.4 Butte County Affordable Development Corporation (BCAHDC) – The HACB has an ongoing Corporate Services Agreement with BCAHDC. BCAHDC contracts with the HACB to perform two basic kinds of services; corporate services to maintain the corporate entity, and other services which include asset management and property improvements. Billing rates for the Housing Authority were adopted in the Consent Calendar. The resolution presented increases the Basic services authorization to BCAHDC to \$20,000 and seeks to keep authorization for Extraordinary Services to BCAHDC in the amount of \$200,000

RESOLUTION NO. 4855

Commissioner Ober moved that Resolution No. 4855 be adopted by reading of title only: “BUTTE COUNTY AFFORDABLE DEVELOPMENT CORPORATION MANAGEMENT SERVICES AGREEMENT 2022 BILLING RATES AND SERVICES AUTHORIZATIONS”. Commissioner Alford seconded. The vote in favor was unanimous.

- 5.5 HUD Programs Household Income Determination – HACB is required to adopt a Passbook Savings Rate annually for purposes of determining participant household income in the HUD Public Housing, Section 8 and Homeless programs as well as other HACB Administered tenant based rental assistance programs where actual or imputed income from assets is considered in calculation of total household income. HACB Deputy Executive Director Guanzon surveyed local banks to determine the average passbook savings rate, ultimately recommending use of the National Savings Rate. The recommendation is to set Passbook Savings Rate at 0.06%/year, effective March 1, 2022.

MOTION

Commissioner Hamman moved to set Passbook Savings Rate at .06% effective March 1, 2022, for purposes of determining participating household income in the HUD Public Housing, Section 8 HCV, and Shelter+Care Permanent Housing and Supportive Housing Programs; and other HACB-administered tenant based rental assistance programs where actual or imputed asset income is considered in calculation of total household income. Commissioner Ober seconded. The vote in favor was unanimous.

- 5.6 Development Activity –Executive Director Mayer provided an update to ongoing agency-related development activity, including a summary spreadsheet identifying all current known affordable housing development projects in Butte and Glenn Counties. Six (6) BCAHDC projects have closed to date, of which four are under construction. Another six (6) projects are scheduled to close in the spring.

6. MEETING OPEN FOR PUBLIC DISCUSSION

Loren Freeman Public Housing resident expressed his concern regarding safety and crime in his community. He would like to form a resident group to bring his community together. He stated that recently his neighborhood has seen more support from law enforcement. Mr. Freeman was informed that the annual plan process for the agency is coming up shortly and he is encouraged to participate in the resident advisory board (RAB), as that will be a platform for him to bring forward his proposals. The Board of Commissioners and staff thanked Mr. Freeman for his time.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

None.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

Commissioner Pittman shared acknowledgement of the passing of Steve Terry, Director of the Oroville Rescue Mission (ORM). Steve was a pastor, firefighter, and mentor to many – he left a legacy in the community. The ORM work will continue under Steve’s wife, Annie, and their children. Suzi Kochems, former Homeless Solutions Coordinator for the City of Chico, has been retained by the City of Oroville to be a Housing Navigator. Finally, Commissioner Pitman commented on learning of the number (many) of Sober Living Environment (SLE) facilities that are sprinkled through the residential fabric of Oroville.

11. EXECUTIVE SESSION

None.

12. COMMISSIONERS’ CALENDAR

- **Next regular meeting – March 17, 2022**
- **NAHRO Online Washington Conference – March 28-30, 2022**
- **NAHRO Commissioner Fundamentals Virtual Classroom – July 12-14, 2022**

13. ADJOURNMENT

Commissioner Hamman moved that the meeting be adjourned. Commissioner Ober seconded. The meeting was adjourned at 2:59 p.m.

Dated: February 17, 2022.

David Pittman, Board Chair

ATTEST:

Edward S. Mayer, Secretary