

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

MEETING MINUTES OF January 19, 2023

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, Rich Ober, David Pittman, Sarah Richter, and Regina Sayles-Lambert: all attended in person with the exception of Commissioners Richter and Sayles-Lambert, who attended by means of web-conference.

Present for the Staff: Ed Mayer, Executive Director; Hope Stone, Finance Director; Larry Guanzon, Deputy Executive Director; Tamra Young, Administrative Operations Director; Angie Little, Section 8 Housing Manager; Taylor Gonzalez, Project Manager and Marysol Perez, Executive Assistant; all attended in person.

Others present: Randy Coy, member of the public; applicant for District 2 Commissioner vacancy.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Executive Director Mayer announced the opening of the Section 8 Housing Choice Voucher (HCV) Wait List, which included launch of the TAY and FUP youth preference. Applications will be accepted from January 30 to February 13, 2023. Additionally, the Project Based Voucher Waiting List for Creekside Place Apartments, Chico is opening Monday January 30, and will remain open until further notice.

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

4. CORRESPONDENCE

- 4.1 CTCAC LIHTC Regulation Comment Letter, December 27, 2022 – letter sent on behalf disaster response development projects lacking funding opportunity, having secured CDBG-DR commitments, with policy recommendations.

- 4.2 Butte and Glenn Counties – Farmworker Housing Demand Letter to HCD, December 28, 2022 – informational letter sent to the Director of Policy & Research at the California Department of Housing & Community Development regarding farmworker housing demand in Butte and Glenn Counties.
- 4.3 “IRS issues standard mileage rates for 2023 IRS”, December 29, 2022 – The IRS determined mileage rate increased from 62.5 cents/mile to 65.5 cents/mile.
- 4.4 Commissioner Re-Appointment – Commissioner Rich Ober was re-appointed by the Butte County Board of Supervisors. Due to County Supervisorial District re-districting in Chico, Commissioner Ober now represents BOS District 3, instead of previously represented BOS District 2.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Project Based Vouchers – Discussion was held regarding disposition strategy for remaining Project Based Vouchers (PBV) authority; a commitment of (30) PBV’s to a Willows project failed, as the project lost its site control. To date the HACB has committed 536 vouchers to new developments, and “set-aside” 100 vouchers reserved for re-structuring of three (3) older tax credit properties operated by Banyard Management and Butte County Affordable Housing Development Corporation (BCAHDC). Chair Pittman was in favor of having the remaining thirty (30) vouchers committed to the re-build of the Paradise community; given the magnitude of housing stock lost as a result of the Camp Fire. The other Commissioners present were also in favor of, or did not object to, Chair Pittman’s suggestion. Having listened to the Boards thoughts, staff will bring forward a recommendation for allocation at a future HACB Board meeting.
- 5.2 Housing Authority Series 2020A Bonds – Executive Director Mayer and Taylor Gonzalez, Project Manager, presented an analysis of 2020A Series, Multifamily Housing Pool Revenue Bond. Staff believes it is in the best interest of the HACB to direct Bond Project Funds to the Kathy Court Apartments, Paradise reconstruction, in lieu of advancing the improvements contemplated for the Lincoln Apartments, Chico, and the Park Place Apartments, Oroville. The action will accelerate the reconstruction of Kathy Court, and improvement work on the other two properties can be accomplished over time through operations.

MOTION

Commissioner Richter motioned to authorize use of unobligated 2020A Series Multifamily Housing Pool Revenue Bond Funds to support of reconstruction of the 12-unit Kathy Court Apartments, Paradise. Commissioner Ober seconded. The vote in favor was unanimous.

- 5.3 Development Activity – Executive Director Mayer provided an update to agency and area development activity, including a summary spreadsheet and detailed

memo identifying all current known affordable housing development projects in Butte and Glenn Counties.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

- 7.1 Letter of support regarding North State Shelter Team (NSST) – Managed Campground Proposal for homeless campground capacity in Butte County was drafted by Executive Director Mayer and sent to the NSST, as directed by the HACB Board of Commissioners at their December 15, 2022 meeting.

8. SPECIAL REPORTS

None.

9. REPORTS FROM COMMISSIONERS

Chair Pittman shared that the Oroville City Council approved a request to waive \$541,000 in park development fees for a market rate multi-family housing development. In addition, he shared that the council also approved a \$2.7 million grant for the City’s Mission Esperanza initiative.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

Adjourned – 3:00 p.m.

Reconvened – 3:09 p.m.

- 11.1 Government Code 54957: Public Employment – Board directed staff regarding the retention of new personnel, specifically the Accounting Tech position.
- 11.2 Government Code 54956.8: Conference with real estate negotiator – Board informed of property transaction work regarding the Evanswood Apartments, Oroville.
- 11.3 Government Code 54956.9: Conference regarding litigation – Board informed of notice of litigation filed against the HACB by a former Section 8 participant.

12. COMMISSIONERS' CALENDAR

- **Next Meeting – February 16, 2023**
- **2023 NorCal/Nevada NAHRO Conference “Back in the Saddle, Post-Pandemic”**
– *Sunday January 22, 2023 (Commissioner Track), Monday – Tuesday January 23-24, 2023 (General Attendee Sessions)*
- **2023 Washington Conference: NAHRO at 90: ADVOCATE; March 22-24, 2023, Washington, D.C.**

13. ADJOURNMENT

Chair Pittman adjourned the meeting at 3:12 p.m.

Dated: January 19, 2023.

David Pittman, Board Chair

ATTEST:

Edward S. Mayer, Secretary