

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

**MEETING MINUTES OF January 18, 2024**

*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 2:00 p.m.

1. ROLL CALL

Present for the Commissioners: Charles Alford, Randy Coy, Darlene Fredericks, Rich Ober, David Pittman, and Sarah Richter; all attended in person.

Present for the Staff: Ed Mayer, Executive Director; Larry Guanzon, Deputy Executive Director; Tamra Young, Administrative Operations Director; Hope Stone, Finance Director; Angie Little, Section 8 Housing Manager; and Taylor Gonzalez, Project Manager; all attended in person, with the exception of Hope Stone, who attended by means of web-conference.

Others Present: Kathy McKenzie, Mi CASA, Samantha Navarro, FLH Resident and student of Mi CASA; Grace Aita, Section 8 Housing Choice Voucher participant; and Jesus Campos, who attended on behalf of a HUD-VASH applicant, all attended in person. Dominic De Lello, K2 Development Companies, attended by means of web-conference.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

An updated memo regarding Chico Commons Apartments, Chico was distributed to the Board. There was a short discussion regarding Chico Commons and its physical needs.

Commissioner Ober moved that the Consent Calendar be accepted as presented, including the updated Chico Commons memo. Commissioner Fredericks seconded. Commissioner Coy abstained from voting on the Minutes, since he was not in attendance at the last meeting. The vote in favor was unanimous.

4. CORRESPONDENCE

- 4.1 “IRS issues standard mileage rates for 2024”, IRS, December 14, 2023 – The IRS determined mileage rate increased from 65.5 cents/mile to 67 cents/mile.

## 5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Gridley Farm Labor Housing – Recognition of Samantha Navarro, Winner of National NAHRO “What Home Means to Me” poster contest – HACB is a member of the National Association of Housing and Redevelopment Officials (NAHRO), a housing authority industry advocacy group. Annually, NAHRO’s Housing America Task Force invites all the children that reside in Public Housing across the United States to compete in its “What Home Means to Me” poster contest. Poster contestants submit their posters to NAHRO’s local and state chapters; winners are sent to regional chapters; winners are then sent to Nationals, where the twelve finalists’ posters are published in a What Home Means to Me calendar. Samantha Navarro, FLH resident, was a winner in the elementary school category, having been selected at NAHRO’s NorCal/Nevada Chapter, and then, again, at NAHRO’s Pacific Southwest Regional Council, and finally, at the National NAHRO level. Mi Casa Director Kathy McKenzie, and Samantha Navarro, were present to receive her \$100 gift card and Certificate of Recognition from NAHRO. The HACB Board of Commissioners recognized and acknowledged Samantha’s artwork, presenting her with a Resolution and a \$500 gift card toward her education and wellbeing.

### **\*RESOLUTION NO. 4915\***

Commissioner Ober moved that Resolution No. 4915 be adopted by reading of title only: “RECOGNITION OF SAMANTHA NAVARRO WINNER OF NATIONAL NAHRO “WHAT HOME MEANS TO ME” POSTER CONTEST”. Commissioner Richter seconded. The vote in favor was unanimous.

- 5.2 Disaster Recovery – In response to the 2018 Camp Fire Disaster, 46 new multi-family housing developments, generating 2,846 units have been funded with public monies in Butte County. Nine (9) of the projects have yet to secure all of their funding. On average, it costs about \$425K per unit to produce affordable housing in Butte County, and a 100% public match to make it affordable for 55 years. The Federal Government contributed \$1.135B to Camp Fire Recovery housing, no State funds were provided. Regulations are a contributing factor to cost. The Board discussed possible Tiny Home opportunities, the State’s priority towards triage efforts in combatting homelessness, as opposed to focusing on permanent (supportive) housing, and case management needed to assist homeless achieve success in being reintegrated into society.

## 6. MEETING OPEN FOR PUBLIC DISCUSSION

Jesus Campos – Dr. Campos shared his concerns regarding the difficulty of a homeless veteran’s ability to negotiate the lease up process for the HUD-VASH program, specifically this person’s ability to clean up the unit in order to pass HQS, because they are disabled. Executive Director Mayer recommended connecting them to an advocacy agency that can assist the applicant.

Grace Aita – Ms. Aita presented her ideas for an approach to addressing homelessness in the community. Based on a model developed in St. Louis, the approach involves outreach, incentives, and recovery. The 12 Step program is featured in the program’s drug/alcohol recovery process. Chair Pittman said that the Esperanza project in Oroville is using a similar, if not more fully-scaled approach.

7. MATTERS CONTINUED FOR DISCUSSION

Laurel Street house – The donation of the 1744 Laurel Street House, Chico to New Beginnings Housing Foundation closed this week. The house had been given to the HACB in the 1980’s and had been used to affordably house families since. Following through on the HACB’s planned disposition of the single-family home, based on its dis-economies of scale to operate, age, and physical needs, the property was donated to New Beginnings, one of eight area non-profits submitting letters of interest in taking possession of the property. There will be a key-passing/photo op event on Wednesday, January 24<sup>th</sup> at 11:30 a.m. at the property. The Board was invited to attend.

8. SPECIAL REPORTS

None.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

11.1 Government Code 54954: Public Employment: Executive Director – Executive Director recruitment.

None. Executive Director Mayer sent an email meeting invite to the Recruitment Committee. They will meet before next month’s Board meeting and report back to the full Board then.

12. COMMISSIONERS’ CALENDAR

- **2024 NorCal/Nevada NAHRO Conference – Navigating the Future: Commissioner Training, January 21, 2024; General Conference, January 21-23, 2024**

- **Next Meeting – February 15, 2024**

13. ADJOURNMENT

Commissioner Ober moved that the meeting be adjourned. Commissioner Richter seconded. The meeting was adjourned at 3:02 p.m.

Dated: January 18, 2024.

---

David Pittman, Board Chair

ATTEST:

---

Edward S. Mayer, Secretary