

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE (HACB)**  
**Board of Commissioners Meeting**  
2039 Forest Avenue  
Chico, California 95928

**MEETING AGENDA**

April 17, 2025  
2:00 p.m.

*Due to COVID-19 and California State Assembly Bill 361 that amends the Ralph M. Brown Act to include new authorization for remote meetings, including remote public comment for all local agencies. California State Assembly Bill 361 extends the provision of Governor Newsom's Executive Order N-29-20 and N-35-20 until January 2024. The meeting will be a hybrid meeting both in person at this Housing Authority office and remotely. Members of the Board of Commissioners and HACB staff will be participating either in person or remotely. The Board of Commissioners welcomes and encourages public participation in the Board meetings either in person or remotely from a safe location.*

Members of the public may be heard on any items on the Commissioners' agenda. A person addressing the Commissioners will be limited to 5 minutes unless the Chairperson grants a longer period of time. Comments by members of the public on any item on the agenda will only be allowed during consideration of the item by the Commissioners. Members of the public desiring to be heard on matters under jurisdiction of the Directors, but not on the agenda, may address the Commissioners during agenda item 6.

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Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/788108509>

You can also dial in using your phone.

Access Code:

788-108-509

United States (Toll Free):

[1 877 309 2073](tel:18773092073)

United States:

[+1 \(571\) 317-3129](tel:+15713173129)

If you have any trouble accessing the meeting agenda, or attachments; or if you are disabled and need special assistance to participate in this meeting, please email [marysolp@butte-housing.com](mailto:marysolp@butte-housing.com) or call 530-895-4474 x.210.

Notification at least 24 hours prior to the meeting will enable the Housing Authority to make a reasonable attempt to assist you.

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NEXT RESOLUTION NO. 4955

ITEMS OF BUSINESS

1. ROLL CALL

2. AGENDA AMENDMENTS

3. CONSENT CALENDAR

3.1 Minutes for the meeting of March 20, 2025

3.2 Checks written for:

3.2.1	Accounts Payable (General) –	\$679,621.56
3.2.2	Landlords –	\$1,987,611.17
3.2.3	Payroll –	\$149,795.57

3.3 Financial Statements

3.4 Section 8 Housing Choice Voucher Program

3.5 Property Vacancy Report

3.6 Public Housing

3.7 Construction Projects

3.8 Capital Fund Improvement Projects

3.9 Farm Labor Housing Report

3.9.1 Mi Casa Newsletter

3.9.2 Gridley Farm Labor Housing Project – HCD 2024 Annual Review Letter

3.10 HACB Owned Properties

3.10.1 Gridley Springs II – HCD 2024 Annual Report Review Letter

3.11 Tax Credit Properties

3.12 Family Self Sufficiency

3.13 Rental Assistance Programs

4. CORRESPONDENCE

4.1 Implementation of CDBG-DR MHP Preference Policy, Town of Paradise, March 20, 2025

5. REPORTS FROM EXECUTIVE DIRECTOR

Meeting turned over to Executive Director Guanzon by Chair Pittman

5.1 Election of Officers – Election of Chair and Vice Chair for 2025-2026.

Recommendation:

Motion

Meeting turned over to newly elected Chair by Executive Director Guanzon

5.2 Family Self-Sufficiency (FSS Graduate) – Recognition of FSS Graduate Kiara Wells.

Recommendation:

Resolution No. 4955

5.3 Family Self-Sufficiency (FSS Graduate) – Recognition of FSS Roxanna Taylor.

Recommendation:

Resolution No. 4956

5.4 Section 8 Housing Choice Voucher – Section 8 Shortfall Update.

Recommendation:

Information/Discussion

5.5 Mayer Commons – Property Insurance Update.

Recommendation:

Information/Discussion

5.6 Housing Authority of the County of Butte (HACB) – Strategic Plan Draft.

Recommendation:

Information/Discussion

5.7 Lincoln Senior Apartments, Oroville – IIG Loan Agreement between the HACB and Richman Oroville Senior LP.

Recommendation:

Resolution No. 4957

6. MEETING OPEN FOR PUBLIC DISCUSSION

7. MATTERS CONTINUED FOR DISCUSSION

8. SPECIAL REPORTS

8.1 CalAHA Annual Meeting/Retreat, March 24, 2025 – Report from Executive Director Larry Guanzon.

9. REPORTS FROM COMMISSIONERS

10. MATTERS INITIATED BY COMMISSIONERS

11. EXECUTIVE SESSION

11.1 Conference with real estate negotiator pursuant to California Government Code section 5496.8:

Property located at: Longfellow Apartments, Chico

11.2 Conference with real estate negotiator pursuant to California Government Code section 5496.8:

Properties located at: Chico, CA

12. COMMISSIONERS' CALENDAR

- **Next Meeting May 15, 2025**
- **Save the Date: PSWRC-NAHRO – Annual Conference: May 28 – 30, 2024, Fresno, CA**

13. ADJOURNMENT