

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

**MEETING MINUTES OF
February 20, 2025**

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

Chair Pittman called the meeting of the Housing Authority of the County of Butte to order at 2:45 p.m.

1. ROLL CALL

Present for the Commissioners: Randy Coy, Bob Crowe, Rich Ober, David Pittman, and Sarah Richter; all attended in person.

Present for the Staff: Larry Guanzon, Executive Director; Hope Stone, Finance Director; Juan Meza, Public Housing Manager; Taylor Gonzalez, Project Manager; and Marysol Perez, Executive Assistant; all attended in person.

Others Present: Di Lor, Lead Occupancy Specialist, and Loren Freeman, Public Housing Resident.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Commissioner Ober moved that the Consent Calendar be accepted as presented. Commissioner Richter seconded the vote in favor was not unanimous as Commissioner Coy abstained from voting in favor of the Motion.

4. CORRESPONDENCE

- 4.1 Commissioner Appointments – Commissioner Bob Crowe was appointed by the Butte County Board of Supervisors (BOS) as representative for BOS District 4. Also included are official re-appointments of Commissioners Pittman and Richter.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 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 capital improvement work. The 2025 billing rates for the Housing Authority were adopted in the Consent Calendar. The resolution proposes renewal of the Services Agreement, applying the adopted 2025 billing rates, and proposing \$20,000 in corporate services and \$100,000 in other services.

RESOLUTION NO. 4952

Commissioner Coy moved that Resolution No. 4952 be adopted by reading of title only: “BANYARD MANAGEMENT SERVICES AGREEMENT 2025 BILLING RATES AND SERVICES AUTHORIZATIONS”. Commissioner Richter seconded. The vote in favor was unanimous.

- 5.2 Butte County Affordable Housing Development Corporation (BCAHDC) – The HACB has an ongoing Corporate Services Agreement with BCAHDC. BCAHDC contracts with the HACB to perform two kinds of service; corporate services to maintain the corporate entity, and other services, which includes asset management and property capital improvement work. As previously mentioned, the 2025 billing rates for the Housing Authority were adopted in the Consent Calendar. The resolution authorizes renewal of the Services Agreement, applying the adopted 2025 billing rates, and authorization of \$25,000 in proposed corporate services and \$200,000 in other services.

RESOLUTION NO. 4953

Commissioner Coy moved that Resolution No. 4953 be adopted by reading of title only: “BUTTE COUNTY AFFORDABLE HOUSING DEVELOPMENT CORPORATION MANAGEMENT SERVICES AGREEMENT 2025 BILLING RATES AND SERVICES AUTHORIZATIONS”. Commissioner Richter seconded. The vote in favor was unanimous.

- 5.3 HUD Programs Household Income Determination – The 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 other HACB-administered tenant based rental assistance programs where actual or imputed income from assets is considered in calculation of total household income. Historically, HACB Property Manager Juan Meza has surveyed local banks to

determine the average passbook savings rate, and ultimately recommending use of the National Savings Rate. This year however, in accordance with the Housing Opportunities Through Modernization Act (HOTMA), HUD is now obligated to adjust the passbook savings rate each year using Federal Deposit Insurance Corporation (FDIC) data. The current published HUD Passbook Savings Rate as of is 0.45%.

MOTION

Commissioner Ober moved to set Passbook Savings Rate at 0.45% effective March 1, 2025, for purposes of determining participating household income in the HUD Public Housing, Section 8 HCV, and related rental-assistance programs in which imputed income is utilized in calculation of household income. Commissioner Richter seconded the vote in favor was unanimous.

- 5.4 Recognition of Commissioner – Commissioner Fredericks was recognized for her years of service to the HACB. A resolution will be given to her on behalf of the HACB Board of commissioners. The HACB is appreciative to Commissioner Fredericks for her commitment to the HACB Board of Commissioners.

RESOLUTION NO. 4954

Commissioner Richter moved that Resolution No. 4954 be adopted by reading of title only: “RECOGNITION OF COMMISSIONER DARLENE FREDERICKS”. Commissioner Ober seconded. The vote in favor was unanimous.

6. MEETING OPEN FOR PUBLIC DISCUSSION

Public Housing resident Loren Freeman expressed concerns regarding rising utility rates and asked about resources for tenants. Public Housing Manager Juan Meza said he and his staff would provide a memo/newsletter to residents with available resources for tenants.

7. MATTERS CONTINUED FOR DISCUSSION

During the previous HACB Board meeting, Commissioner Coy questioned the Chico Commons Budget line item of Grounds Maintenance, which had a significant swing in budget. Executive Director Guanzon noted Commissioner Coy’s finding and said he would follow up with AWI and provide details at the next board meeting. Executive Director Guanzon followed up with AWI and the line item in question was due to tree trimming overage of \$15,500, the cost was covered by Chico Commons reserves.

8. SPECIAL REPORTS

- 8.1 NorCal-Nevada NAHRO 2025 Annual Conference “Ohana in Housing: Together We Build” January 27-28, 2025 Napa, CA – Deputy Executive Director Tamra Young, Public Housing Manager Juan Meza, and several other HACB staff attended the conference this year. Juan Meza, shared that the conference had record attendance this year, approximately 218 attendees, previous year record was 160 attendees. He found the Reasonable Accommodation session to be an informative session. He also reported that Mi Casa poster submission won for the elementary level and will be moving forward to the next level at the PSWRC Conference in May, which will be held in Fresno, CA.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

- 10.1 Strategic Planning – Commissioner Richer proposed discussing a shared philosophy of the Board. She emphasized that all types of housing are important. Commissioner Crowe added the thought of innovation, proposed out of the box thinking, creative housing; mix use, finding solutions to housing; reaching out to Barber Yard. Commissioner Ober agreed with the thought of all types of housing being built but advocated for the importance of building in the right locations. The Board shared thoughts on building all types of housing and enthusiastically added that the HACB advocates for all types of housing.

11. EXECUTIVE SESSION

Adjourned: 3:55 p.m.

Reconvened: 4:19 p.m.

Executive Director Guanzon; Hope Stone, Finance Director; Taylor Gonzalez, Project Manager; Marysol Perez, Executive Assistant and Commissioners were in attendance.

- 11.1 Conference with Real Estate negotiator pursuant to California Government Code 5496.8 – Direction was provided to staff to further explore acquisition of property located at, Longfellow Apartments, Chico.

- 11.2 Conference regarding existing litigation pursuant to California Government Code section 54956.9: provided was a status update of the Miller v. 1200 Park Avenue suit brought by a previous tenant living at 1200 Park Avenue Apartments, Chico.

12. COMMISSIONERS' CALENDAR

- **Next Meeting – March 20, 2025**

13. ADJOURNMENT

The meeting was adjourned at 4:21 p.m.

Dated: February 20, 2025.

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary