

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

**MEETING MINUTES OF
August 21, 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 2:15p.m.

1. ROLL CALL

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

Present for the Staff: Larry Guanzon, Executive Director; Tamra Young, Deputy Executive Director; Angie Little, Rental Assistance Programs Manager; Juan Meza, Public Housing Manager; Taylor Gonzalez, Project Manager; and Marysol Perez, Executive Assistant; all attended in person.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Financial Consultant Marco Cruz provided and update in regards to the HACBs financial status. The accounting department with the help of CFO Consultant Marco Cruz are working diligently and have made significant process in regards to the departments priorities and goals. Project Manager Taylor Gonzalez provided an update regarding Mayer Commons, Paradise; as of August 1st, two units are occupied and two are in process for approval and move-in.

Commissioner Crowe moved that the Consent Calendar, including Resolution No. 4970 “ADOPT STANDARD CHARGES TO RESIDENTS FOR CLEANING, REPAIR, REPLACEMENT AND MISCELLANEOUS CHARGES”, be accepted as presented. Commissioner Richter seconded. The vote in favor was unanimous.

*Housing Authority of the County of Butte
Board of Commissioners
Minutes – Meeting of August 18, 2025*

4. CORRESPONDENCE

None.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 2020A Bonds Budget – The proposed budgets were prepared by RSC Associates in coordination with HACB staff and reviewed by the budget committee. The budgets address 146 units in six (6) properties: Alamont Apartments, Chico; Cameo Apartments, Chico; Lincoln Apartments, Chico; Locust Apartments, Chico; Evanswood Apartments, Oroville, and Park Place Apartments, Oroville. These six properties are not HUD subsidized, but they comprise the basis with which the HACB underwrote its 2020A Bond Issuance. These budgets will be rolled into the Agency Consolidated budget and presented to the Board at the September Board meeting.

RESOLUTION NO. 4971

Commissioner Ober moved that Resolution N0. 4971 be adopted by reading of title only: “APPROVAL OF FISCAL YEAR 2026 BUDGET FOR HOUSING AUTHORITY SERIES 2020A BOND PROGRAM”. Commissioner Crowe seconded. The vote in favor was unanimous.

8. SPECIAL REPORTS

Executive Director Guanzon, shared that the Mi Casa will be celebrating its 25th anniversary this fall and a special celebration is being planned, more details will be shared when received.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

Adjourned: 3:25 p.m.

Reconvened 3:57 p.m.

*Housing Authority of the County of Butte
Board of Commissioners
Minutes – Meeting of August 18, 2025*

Commissioners identified in the roll call and Executive Director Larry Guanzon were the only ones in attendance during executive session.

- 11.1 Public Employee performance evaluation pursuant to California Government Code section 54957 – Board continued discussion and reviewed Executive Director performance evaluation with Executive Director Guanzon.

12. COMMISSIONERS' CALENDAR

- **Mayer Commons Open House: Tuesday, September 16, 2025 10:00 a.m. | Mayer Commons, Paradise, CA**
- **Next Meeting – Thursday, September 18, 2025**
- **NAHRO National Conference, Phoenix Convention Center | Phoenix, AZ | September 28-30, 2025**

13. ADJOURNMENT

The meeting was adjourned at 4:00 p.m.

Dated: August 18, 2025.

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary