

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

**MEETING MINUTES OF
March 16, 2026**

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 2:00 p.m.

1. ROLL CALL

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

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

Others present: Marco Cruz, CFO Consultant.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

CFO Consultant Marco Cruz, provided a Finance Update. He shared that during the last four months the accounting team has been preparing the financials for the audit review. The new auditors Smith Marion & Co. received the financial reports at the beginning of March and will be on site April 7-10, 2026. This group of auditors is a very experienced team and staff is confident that it will have a final audit report by the June 30th deadline. CFO Cruz was also able to provide financials from the YARDI software and detailed each new financial report to the Board. He did mention that the financial reports will continue to evolve as he continues to optimize procedures. The Board appreciated the annotations Mr. Cruz provided to each financial report.

*Housing Authority of the County of Butte
Board of Commissioners
Minutes – Meeting of March 16, 2026*

Project Manager Taylor Gonzalez shared that the Park Place Apartment's exterior site rehabilitation with emphasis on an accessible path of travel and replacement of shade structure commenced the second week of March. The construction team has removed the concrete and put in the rock base. There is active coordination happening between the construction team and on-site management to ensure a safe environment to tenants.

Commissioner Richter inquired of a possible mural on the outside of Lincoln Apartments, Chico. Project Manager Taylor Gonzalez would do the research on Commissioner Richter's inquiry.

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

4. CORRESPONDENCE

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 GASB 68 & 75 Annual Report and 2025 PARS and CERBT Trust Statements – CFO Marco Cruz provided an information only report regarding Generally Accepted Standards Board (GASB) 68 & 75 as well as PARS and CERBT Trust statements. The Housing Authority's net pension liability is \$4,553,360. When accounting for the \$2,930,110 held in the PARS pension trust, the remaining liability is \$1,623,250. Staff will continue funding the trust to cover future CalPERS payments. The report shows net OPEB assets of \$220,936, including a CERBT trust valued at \$910,075. Because assets are currently projected to outpace liabilities, the trust is in a surplus position. To manage the "locked" OPEB surplus, staff will begin requesting trust reimbursements for annual out-of-pocket OPEB expenses and the impact of retirees on healthcare rates. In addition, Mr. Cruz recommends taking another look at the investment plan and perhaps changing investment strategies.

6. MEETING OPEN FOR DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

8.1 CalAHA Annual Conference: February 22-23, 2026, Solvang, CA – Executive Director Guanzon attended this conference, this conference is also attended by Housing Authority Executive Director’s from California. Executive Director Guanzon is part of the Executive Committee of CalAHA. The discussions and sessions ranged from development activity, bond and financial reviews, different financing models and round table discussions.

8.2 2026 Washington Conference: NAHRO, March 9-12 2026 – Executive Director Guanzon and Commissioner Crowe both attended the Washington Conference. They attended meetings with Senator Padilla’s staff as well as meeting with Senator Schiff and his staff. They were not able to meet with LaMalfa’s aides because of his death there is no political activity allowed. Commissioner Crowe was thankful to have been able to attend, he was one of 100 first timers in attendance and also noted that this was a sold-out conference, 900+ attended. He also shared that the experience humanized everything, and it was learning experience.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

Commissioner Richter discussed the recently approved sewer rate increase from the City of Chico and was curious as to how it would affect UA’s, suggested reaching out to the city of Chico in writing and explain how the increase would affect the HACB, participants and landlords.

Chair Pittman shared he visited the Genesis Shelter with the League of cities. He also inquired about housing programs or resources available to disabled adult dependents, as he was recently approached by a family of aging parents with a disabled adult son who are worried about what will happen to him once they are no longer able to care for him. Rental Assistance Manager Angie Little will provide him with a list of resources.

11. EXECUTIVE SESSION

None.

12. COMMISSIONERS' CALENDAR

- **Next Meeting: April 16, 2026**

13. ADJOURNMENT

The meeting was adjourned at 3:20 p.m.

Dated: March 16, 2026.

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary