

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

**SPECIAL MEETING MINUTES OF
October 8, 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 10:00 a.m.

1. ROLL CALL

Present for the Commissioners: Bob Crowe, Laurel Faulk (*arrived late 10:05 a.m.*), Rich Ober, David Pittman, and Sarah Richter; all attended via web conference with the exception of David Pittman who attended in person.

Present for the Staff: Larry Guanzon, Executive Director; Tamra Young, Deputy Executive Director; Marysol Perez, Executive Assistant; and Taylor Gonzalez, Project Manager, all attended in person.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

None.

4. CORRESPONDENCE

None.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Emergency Housing Voucher (EHV) Payment Standards – Deputy Executive Director Tamra Young reported that during an administrative sweep, they discovered they had inadvertently missed HUD PIH Notice 2026-20 (issued August

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10, 2026). The federal mandate strictly required housing authorities to drop their maximum EHV payment standard from 120% of Fair Market Rent (FMR) down to 110% to align cleanly with the standard Section 8 Housing Choice Voucher (HCV) program. HUD imposed a strict 60-day implementation window from the initial notice, positioning the agency's hard legal compliance deadline for October 9, 2026 (the day following this special session). Deputy Executive Director Young noted that despite the significant impact of capping payment ceilings across the country, there was surprisingly zero industry chatter regarding the rule, making the last-minute catch by internal staff particularly vital. Management reassured the Board that this policy shift will not alter or increase the rent portions for active EHV families remaining in their current units. The lower 110% cap will selectively apply only when an active family voluntarily chooses to move to a new unit. Originally, HACB planned to convert its remaining 52 active EHV families over to regular standard HCV vouchers at the end of 2026 as the emergency program sunsets. However, staff successfully applied to HUD for specialized Tenant Protection Vouchers (TPVs). This strategy secures an entirely separate pot of federal funding. Instead of drawing down on HACB's limited local voucher reserves, HUD is effectively granting the agency 52 brand-new, additive vouchers. Commissioner Crowe noted for the record that the localized budget impact of the payment standard drop will be minimal, while the acquisition of the external TPV funding represents a massive financial win for the agency.

RESOLUTION NO. 5008

Commissioner Ober moved that Resolution No. 5008 be adopted by reading of title only: "DETERMINATION OF REVISED 2027 PAYMENT STANDARDS FOR THE HUD SECTION 8 EMERGENCY HOUSING PROGRAM". Commissioner Crowe seconded. The vote in favor was unanimous.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

None.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

None.

12. COMMISSIONERS' CALENDAR

- **NAHRO National Conference, October 15 -17, 2026 Denver Colorado**
- **Next Meeting: October 22, 2026**

13. ADJOURNMENT

The meeting was adjourned at 10:07 a.m.

Dated: October 8, 2026.

David W. Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary