

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

**MEETING MINUTES OF April 18, 2024**

*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: Charles Alford, Randy Coy, Darlene Fredericks (*arrived late 2:05 p.m.*), Rich Ober, David Pittman, and Sarah Richter (*arrived late 2:03 p.m.*); all attended in person with the exception of Commissioner Richter; who attended by means of web-conference.

Present for the Staff: Ed Mayer, Executive Director; Larry Guanzon, Deputy Executive Director; Hope Stone, Finance Director; Tamra Young, Administrative Operations Director; Angie Little, Section 8 Housing Manager; Taylor Gonzalez, Project Manager, and Marysol Perez, Executive Assistant; all attended in person.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

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

4. CORRESPONDENCE

None.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Election of Officers – Annual Election of Officers. Chair Pittman turned the meeting over to Executive Director/Board Secretary Mayer, to conduct the annual election of Board Officers in accordance with HACB Bylaws. Executive Director

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Mayer asked for nominations for the positions of Chair and Vice Chair for the year April 2024 through March 2025. Commissioner Ober nominated Chair Pittman to continue to serve as Chair, to which Commissioner Alford seconded. No other nominations were made and nominations for Chair was closed. The vote in favor was unanimous, Chair Pittman was re-elected as Board Chair. Chair Pittman nominated Vice Chair Ober to continue to serve as Vice Chair, to which Commissioner Fredericks seconded. The vote in favor was unanimous, Commissioner Ober was re-elected as Vice Chair of the Board. The re-elected Chair and Vice Chair were congratulated and thanked for their willingness to once again serve the Board of Commissioners of the Housing Authority. The meeting was turned over to Chair Pittman.

- 5.2 Personnel – Authorization for the retention of Larry Guanzon as executive director by means of the authorized employment agreement was presented. The three-year employment agreement is consistent with industry standards; the contract describes job duties responsibilities, compensation and benefits, performance review, and includes severance consideration as well. The agreement becomes effective July 1, 2024. Commissioner Ober expressed appreciation for the time spent with the three candidates during the recruitment process, gaining a lot of content from the interview process. He said the agency was in great shape in large part to the amazing talented people interviewed.

**\*RESOLUTION NO. 4919\***

Commissioner Ober moved that Resolution No. 4919 be adopted by reading of title only: “AUTHORIZATION TO ENTER INTO EXECUTIVE DIRECTOR EMPLOYMENT AGREEMENT”. Commissioner Fredericks seconded. The vote in favor was unanimous.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

- 8.1 **CalAHA Annual Meeting/Retreat, March 18, 2024** - Executive Director Mayer attended the California Affordable Housing Agency’s (CalAHA’s) annual one-day

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retreat, this year in Solvang. Mayer said the well-attended conference discussions included housing for the developmentally disabled, a Washington update, a lease option to purchase program, a pension-funded acquisition/rehab finance approach, a BABA update, and a history of California's Joint Powers Authorities (JPA's) including CalAHA, CHWCA (workers compensation) and HARRP (P&L insurance). Additionally, Mr. Mayer was a presenter at the meeting, discussing structuring of tax-credit financed partnerships.

- 8.2 **Washington Conference: NAHRO at 90 Advocate: March 22-24, 2023** - Executive Director Mayer, Deputy Executive Director Guanzon, and Chair Pittman attended the NAHRO Legislative Conference in Washington D.C. April 8-10. Mr. Mayer spent the majority of his conference time visiting with sixteen different Congressional offices to discuss conflict between HUD's Section 8 HCV PBV regulations and IRS's Section 42 LIHTC regulations, specifically regarding application of Utility Allowances. As Trustee, he attended NAHRO's Board of Ethics and Credentialing Trustees (BECT) meeting. As Committee member, he attended NARHO's Legislative Network Committee meeting. As Committee member, Mr. Guanzon attended NARHO's National Members Service Committee. He attended conference sessions including RAD, budget talks, and HUD program updates. Chair Pittman submitted a report detailing his experience, with photos, including one with Senator Padilla. He joined with the Santa Barbara Housing Authority group to spend time with congressional staffers discussing PBV' and possible expansion of the program. Mr. Mayer and Mr. Guanzon met with Congressman LaMalfa's staff, along with the Executive Directors of the neighboring Regional Housing Authority and Santa Barbara County Housing Authority.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

None.

12. COMMISSIONERS' CALENDAR

13.

- **The Future of Affordable Housing forum, 6:00 p.m., April 19, CSUC Arts 112**
- **HACB/BCAHDC Property Tour – Wednesday April 24, 2024**
- **Next Meeting – May 16, 2024**
- **Save the Date: PSWRC-NAHRO – Annual Conference: May 28 – 30, 2024, San Jose, CA**

14. ADJOURNMENT

The meeting was adjourned at 2:47 p.m.

Dated: April 18, 2024.

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David Pittman, Board Chair

ATTEST:

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Edward S. Mayer, Secretary