

HOUSING AUTHORITY OF THE COUNTY OF BUTTE (HACB)

Board of Commissioners Meeting

2039 Forest Avenue
Chico, California 95928

MEETING AGENDA

February 19, 2026

2:00 p.m.

Due to COVID-19 and California State Assembly Bill 361 that amends the Ralph M. Brown Act to include new authorization for remote meetings, including remote public comment for all local agencies. California State Assembly Bill 361 extends the provision of Governor Newsom's Executive Order N-29-20 and N-35-20 until January 2024. The meeting will be a hybrid meeting both in person at this Housing Authority office and remotely. Members of the Board of Commissioners and HACB staff will be participating either in person or remotely. The Board of Commissioners welcomes and encourages public participation in the Board meetings either in person or remotely from a safe location.

Members of the public may be heard on any items on the Commissioners' agenda. A person addressing the Commissioners will be limited to 5 minutes unless the Chairperson grants a longer period of time. Comments by members of the public on any item on the agenda will only be allowed during consideration of the item by the Commissioners. Members of the public desiring to be heard on matters under jurisdiction of the Directors, but not on the agenda, may address the Commissioners during agenda item 6.

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/548655701>

You can also dial in using your phone.

Access Code:

548-655-701

United States (Toll Free):

[1 866 899 4679](tel:18668994679)

United States:

[+1 \(571\) 317-3116](tel:+15713173116)

If you have any trouble accessing the meeting agenda, or attachments; or if you are disabled and need special assistance to participate in this meeting, please email marysolp@butte-housing.com or call 530-895-4474 x.210.

Notification at least 24 hours prior to the meeting will enable the Housing Authority to make a reasonable attempt to assist you.

NEXT RESOLUTION NO. 4984

ITEMS OF BUSINESS

1. ROLL CALL

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2. AGENDA AMENDMENTS

3. CONSENT CALENDAR

3.1 Minutes for the meeting of January 15, 2026

3.2 Checks written for:

3.2.1	Accounts Payable (General) –	\$586,021.36
3.2.2	Landlords –	\$2,155,644.05
3.2.3	Payroll –	\$150,281.98

3.3 *Financial Statements – N/A*

3.4 Adoption of Contract Billing Rates

3.5 Section 8 Housing Choice Voucher Program

3.6 Property Vacancy Report

3.7 Public Housing

3.8 Construction Projects

3.9 Capital Fund Improvement Projects

3.10 Farm Labor Housing Report

3.10.1 NorCal/Nevada NAHRO - What Home Means To Me Poster Contest
Results

3.11 HACB Owned Properties

3.12 Tax Credit Properties

3.13 Family Self Sufficiency

3.14 Rental Assistance Programs

3.15 Quarterly Investment Report

4. CORRESPONDENCE

4.1 Commissioner Appointment: Paula Jean Snow, HACB Tenant Commissioner,
Senior 62+.

4.2 “Congress Passes Full Year 2026 THUD Bill, Ends Partial Government Shutdown”
NAHRO Direct News, February 3, 2026

4.3 “NAHRO Releases 2026 Legislative Policy Priorities” NAHRO Direct News,
February 6, 2026

5. REPORTS FROM EXECUTIVE DIRECTOR

5.1 Banyard Management – Corporate Services Agreement, adopt billing rates and
services authorization.

Recommendation: Resolution No. 4984

5.2 Butte County Affordable Housing Development Corporation (BCAHDC) –
Corporate Services Agreement, adopt billing rates and services authorization.

Recommendation: Resolution No. 4985

5.3 HUD Programs Household Income Determination – Adopt Passbook Savings Rate.

Recommendation: Motion

5.4 Receive and File Proposed Section 8 Administrative Plan (AP) Draft – Schedule
public hearing on April 16th, 2026 for adoption of AP.

Recommendation: Receive draft Section 8 Admin Plan,
authorize publication of Public
Notice for public review and
comment (minimum 45 days
required) and schedule Public
Hearing for receipt of comment and
final adoption of documents on April
16, 2026.

5.5 Recognition of Commissioner – Acknowledging Commissioner Coy’s Service to
the HACB.

Recommendation: Resolution No. 4986

6. MEETING OPEN FOR PUBLIC DISCUSSION

7. MATTERS CONTINUED FOR DISCUSSION

8. SPECIAL REPORTS

- 8.1 **NorCal-Nevada NAHRO 2026 Annual Conference “Balancing Acts & Big Top Facts: Housing Under the Big Tent, January 25-27, 2025, Napa, CA** – Report from Marysol Perez, Executive Assistant.
- 8.2 **CAHA Annual Conference: February 10 – February 12, 2026. Sacramento, CA** – Report from Larry Guanzon Executive Director.
9. REPORTS FROM COMMISSIONERS
10. MATTERS INITIATED BY COMMISSIONERS
11. EXECUTIVE SESSION
12. COMMISSIONERS’ CALENDAR
 - **Next Meeting March 19, 2026**
 - **Washington NAHRO Conference 2026, March 9 – 11, 2026, Washington, D.C.**
13. ADJOURNMENT

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

**MEETING MINUTES OF
January 15, 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 2:01 p.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; and Taylor Gonzalez, Project Manager; all attended in person.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

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

4. CORRESPONDENCE

IRS released the 2026 business standard mileage rate at 72.5 cents per mile, up 2.5 cents from 2025.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Personnel – The California Public Employees Retirement System (CalPERS) requires that the earnable compensation of HACB personnel be adopted by the

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Minutes – Meeting of January 26, 2026*

governing body of the HACB, and that such information be available for public review. HACB adopted the Memorandum of Understanding (Union MOU) between Operating Engineers Local Union No. 3 and HACB effective October 1, 2023 through December 31, 2028, adopting and integrating the current HACB salary schedules into the Union MOU. The Union MOU includes an annual Cost of Living Adjustment (COLA) for each year during the MOU term of between 2.5-5.0%, based upon the SF/Oakland/Hayward CPI, posted in October annually, effective January 1st of the following year. However, due to the government shut-down, the SF/Oakland/Hayward CPI posted in October, will not be available for 2025. Therefore, the HACB and the Union mutually agreed to use an average of the September and November 2025 CPI for the West Region (which includes the SF/Oakland/Hayward region) and based upon that, the COLA effective January 1, 2026 is 3.15%. The HACB Board adopted its public available pay scales, compliant with CalPERS requirements, dated January 1, 2026.

RESOLUTION NO. 4983

Commissioner Ober moved that Resolution No. 4982 be adopted by reading of title only: “RESOLUTION ADOPTING PUBLICALLY AVAILABLE PAY SCHEDULES OF THE HOUSING AUTHORITY OF THE COUNTY OF BUTTE”. Commissioner Crowe seconded. The vote in favor was unanimous.

6. MEETING OPEN FOR DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

Executive Director Guanzon shared that Commissioner Randy Coy resigned for personal reasons after serving on the HACB Board for three (3) years.

There is one (1) Tenant Commissioner that has applied and is ready to be approved at the next Butte County Board of Supervisor’s meeting.

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9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

None.

12. COMMISSIONERS' CALENDAR

- **2026 Annual NorCal/Nevada NAHRO Conference, Napa, CA, January 25-27, 2026**
- **Next Meeting: February 19, 2026**
- **2026 NAHRO Legislative Conference, Washington DC, March 9-11, 2026**

13. ADJOURNMENT

The meeting was adjourned at 2:51 p.m.

Dated: January 15, 2026.

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

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**Housing Authority of the County of Butte
HACB Business Activities Account
AP Check Register**

Check Date	Check #	Vendor	Total Amount
1/6/2026	4807	v0000010 - California Water Service - Oroville	164.00
1/6/2026	4808	v0000014 - Gridley Municipal Utilities	597.00
1/6/2026	4809	v0000031 - PG&E	3,042.00
1/6/2026	4810	v0000031 - PG&E	57.00
1/6/2026	4811	v0000031 - PG&E	69.00
1/15/2026	4812	v0000006 - Biggs Municipal Utilities	3,000.51
1/15/2026	4813	v0000010 - California Water Service - Oroville	369.60
1/15/2026	4814	v0000010 - California Water Service - Oroville	634.67
1/15/2026	4815	v0000010 - California Water Service - Oroville	253.68
1/15/2026	4816	v0000011 - California Water Service - Chico	127.32
1/15/2026	4817	v0000011 - California Water Service - Chico	152.89
1/15/2026	4818	v0000015 - A-1 Appliance	58.99
1/15/2026	4819	v0000017 - EAGLE SECURITY SYSTEMS	127.38
1/15/2026	4820	v0000031 - PG&E	46.27
1/15/2026	4821	v0000031 - PG&E	87.00
1/15/2026	4822	v0000031 - PG&E	225.54
1/15/2026	4823	v0000031 - PG&E	228.87
1/15/2026	4824	v0000031 - PG&E	1,176.22
1/15/2026	4825	v0000031 - PG&E	2,639.74
1/15/2026	4826	v0000031 - PG&E	2,598.15
1/15/2026	4827	v0000031 - PG&E	20.58
1/15/2026	4828	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	551.04
1/15/2026	4829	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	314.88
1/15/2026	4830	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	78.72
1/15/2026	4831	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	432.96
1/15/2026	4832	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	590.40
1/15/2026	4833	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	585.98
1/15/2026	4834	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	314.01
1/15/2026	4835	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	35.86
1/15/2026	4836	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	531.36
1/15/2026	4837	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
1/15/2026	4838	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	334.56
1/15/2026	4839	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	196.80
1/15/2026	4840	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
1/15/2026	4841	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	618.10
1/15/2026	4842	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	157.44
1/15/2026	4843	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
1/15/2026	4844	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
1/15/2026	4845	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
1/15/2026	4846	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
1/15/2026	4847	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	19.68
1/15/2026	4848	v0000040 - Gregory P. Einhorn	4,240.00
1/15/2026	4849	v0000057 - OPER. ENG. LOCAL #3	770.00
1/15/2026	4850	v0000082 - ENTERPRISE-RECORD	254.48
1/15/2026	4851	v0000133 - CHICO POWER EQUIPMENT	187.79
1/15/2026	4852	v0000140 - COMCAST CABLE	1,467.24
1/15/2026	4853	v0000168 - The Nelrod Company	1,649.00
1/15/2026	4854	v0000228 - Wike Restoration, Inc.	7,430.00
1/15/2026	4855	v0000235 - HD Supply Facilities Maintenance, Ltd.	1,809.76
1/15/2026	4856	v0000241 - WASTE MANAGEMENT	1,831.51
1/15/2026	4857	v0000267 - OFFICE DEPOT INC	910.81
1/15/2026	4858	v0000276 - Scrubbs, Inc.	32.00
1/15/2026	4859	v0000289 - Matson & Isom Technology Consulting	1,737.50
1/15/2026	4860	v0000297 - Valley Lock & Safe	44.34
1/15/2026	4861	v0000309 - Illustratus	422.42

1/15/2026	4862	v0000312 - Unum Life Insurance Company	604.03
1/15/2026	4863	v0000312 - Unum Life Insurance Company	884.10
1/15/2026	4864	v0000357 - Yuba City	104.00
1/15/2026	4865	v0000362 - Modern Building, Inc.	112,283.35
1/15/2026	4866	v0000369 - Thrifty Rooter-Service & Plumbing (CHICO)	1,603.56
1/15/2026	4867	v0000380 - Staples Business Credit	1,101.24
1/15/2026	4868	v0000401 - Plan B Professional Answering Services	157.60
1/15/2026	4869	v0000425 - Climate & Energy Solutions	1,594.00
1/15/2026	4870	v0000428 - Adecco Employment Services	2,112.00
1/15/2026	4871	v0000447 - Magoon Signs	234.89
1/15/2026	4872	v0000459 - E Center	165.37
1/15/2026	4873	v0000469 - Thermalito Irrigation	704.67
1/15/2026	4874	v0000474 - Advanced Document	634.65
1/15/2026	4875	v0000504 - Jiffy Lube, Inc.	93.60
1/15/2026	4876	v0000554 - GreatAmerica Financial Services	202.50
1/15/2026	4877	v0000592 - Neal Road Recycling & Waste	272.43
1/15/2026	4878	v0000599 - Access Information Holdings, LLC.	196.23
1/15/2026	4879	v0000646 - Tina Rose	91.00
1/15/2026	4880	v0000669 - ROTO-ROOTER OROVILLE	575.00
1/15/2026	4881	v0000672 - American Bankers Ins. Co. of FL	50,422.00
1/15/2026	4882	v0000680 - MAINTENANCE PLUS	785.00
1/15/2026	4883	v0000786 - Batteries Plus Bulbs	166.06
1/15/2026	4884	v0000795 - Richard's North State Pest Mgmt (dba)	1,604.50
1/15/2026	4885	v0000806 - Cypress Dental Administrators	3,372.86
1/15/2026	4886	v0000856 - Jason Butterfield	91.00
1/22/2026	4886	v0000856 - Jason Butterfield	-91.00
1/15/2026	4887	v0000863 - Nor-Cal Landscape Maintenance dba	13,625.00
1/15/2026	4888	v0000880 - Willdan Financial Services	2,000.00
1/15/2026	4889	v0000886 - Candelario Ace Hardware dba	24.80
1/15/2026	4890	v0004614 - City of Chico (Sewer)	34.46
1/15/2026	4891	v0004644 - Ledbetter Electric, Inc.	250.00
1/15/2026	4892	v0004653 - Jessee Heating & Air Conditioning	12,630.00
1/15/2026	4893	v0004755 - Chico Home Access	693.85
1/15/2026	4894	v0004780 - Birchard Construction Inc.	20,911.00
1/15/2026	4895	v0004827 - Verdant Commercial Capital LLC	273.13
1/15/2026	4896	v0004894 - Miracle Playsystems Inc.	11,252.11
1/15/2026	4897	v0004895 - Ari Polivka	91.00
1/22/2026	4898	b0008544 - Kahne	415.23
1/29/2026	4899	v0004523 - DMV	685.00
1/29/2026	4900	v0004897 - 2Tech Auto Solutions, Inc.	715.07
1/29/2026	4901	v0004898 - Westlake Financial	335.07
1/29/2026	4902	v0000010 - California Water Service - Oroville	6,065.35
1/29/2026	4903	v0000011 - California Water Service - Chico	5,033.97
1/29/2026	4904	v0000014 - Gridley Municipal Utilities	1,228.27
1/29/2026	4905	v0000015 - A-1 Appliance	86.30
1/29/2026	4906	v0000031 - PG&E	361.16
1/29/2026	4907	v0000031 - PG&E	258.33
1/29/2026	4908	v0000031 - PG&E	63.33
1/29/2026	4909	v0000031 - PG&E	0.13
1/29/2026	4910	v0000108 - AT&T	92.44
1/29/2026	4911	v0000140 - COMCAST CABLE	235.66
1/29/2026	4912	v0000149 - Susana Torres-Agustin	268.30
1/29/2026	4913	v0000206 - JACKSON'S GLASS CO, INC.	336.45
1/29/2026	4914	v0000267 - OFFICE DEPOT INC	372.03
1/29/2026	4915	v0000402 - US Bank	332.80
1/29/2026	4916	v0000425 - Climate & Energy Solutions	13,965.00
1/29/2026	4917	v0000428 - Adecco Employment Services	2,928.80
1/29/2026	4918	v0000474 - Advanced Document	863.08
1/29/2026	4919	v0000603 - Steele's Roofing Inc.	18,257.15

1/29/2026	4920	v0000646 - Tina Rose	208.80
1/29/2026	4921	v0000669 - ROTO-ROOTER OROVILLE	195.00
1/29/2026	4922	v0000680 - MAINTENANCE PLUS	3,358.05
1/29/2026	4923	v0000826 - Benjamin Matta	91.00
1/29/2026	4924	v0000843 - Squyres Fire Protection, Inc.	1,142.47
1/29/2026	4925	v0000857 - ECORP Consulting, Inc.	675.00
1/29/2026	4926	v0000861 - Nicolay Consulting Group	6,650.00
1/29/2026	4927	v0000879 - GUZI-WEST Inspection and Consulting. LLC	1,674.05
1/29/2026	4928	v0000888 - Sarah Richter	50.00
1/29/2026	4929	v0000893 - Genuine Parts Company	10.91
1/29/2026	4930	v0004526 - VSP Vision Care	544.85
1/29/2026	4931	v0004549 - Randy Coy	50.00
1/29/2026	4932	v0004614 - City of Chico (Sewer)	1,841.98
1/29/2026	4933	v0004644 - Ledbetter Electric, Inc.	500.00
1/29/2026	4934	v0004653 - Jessee Heating & Air Conditioning	1,324.00
1/29/2026	4935	v0000267 - OFFICE DEPOT INC	130.31
1/5/2026	100512	v0001741 - Everett	1,342.00
1/5/2026	100513	v0003139 - CAA North Point Chico LP	1,259.00
1/5/2026	100514	v0003960 - Chico Housing Action Team	2,849.00
1/5/2026	100515	v0003988 - Elle Property Management Solutions	269.00
1/5/2026	100516	v0004207 - Metzen	1,234.00
1/5/2026	100517	v0004819 - Raul J Ramirez	1,652.00
1/5/2026	100518	v0004854 - Chico Cussick Avenue LP	938.00
1/5/2026	100519	v0004875 - Chico Bar Triange LP	1,259.00
1/5/2026	100520	v0004880 - Veronica O Gallardo	2,177.00
1/15/2026	100521	v0004575 - North Creek Crossings	784.00
1/15/2026	100522	v0000155 - Susanne Kemp	39.86
1/15/2026	100523	v0000240 - CIC	1,133.50
1/15/2026	100524	v0000456 - Marysol Perez	91.00
1/15/2026	100525	v0000661 - Juan Meza	91.00
1/15/2026	100526	v0000724 - Ed Mayer	872.46
1/15/2026	100527	v0000749 - Larry Guanzon	493.35
1/15/2026	100528	v0000821 - Golden State Risk Management Authority	38,257.00
1/15/2026	100529	v0001100 - 1200 Park Avenue LP	300.00
1/15/2026	100530	v0004479 - Netsys Systems, Inc.	140.00
1/15/2026	100531	v0004672 - Scott Martin	91.00
1/15/2026	100532	v0004794 - Joel Moret	91.00
1/15/2026	100533	v0004869 - Elevates Consulting LLC	9,422.70
1/15/2026	100534	v0004890 - Luz M. Lopez	91.00
1/15/2026	100535	v0004891 - Dena M. Nelson	91.00
1/29/2026	100536	v0000240 - CIC	761.30
1/29/2026	100537	v0000456 - Marysol Perez	223.73
1/29/2026	100538	v0000724 - Ed Mayer	872.46
1/29/2026	100539	v0000807 - David Pittman	50.00
1/29/2026	100540	v0000859 - Richard H. Ober	50.00
1/29/2026	100541	v0002888 - Boulder Creek Housing LLC	180.00
1/29/2026	100542	v0003960 - Chico Housing Action Team	1,239.00
1/29/2026	100543	v0004543 - Joseph Young	388.90
1/29/2026	100544	v0004838 - Apollo Legal Group	1,505.00
1/29/2026	100545	v0004869 - Elevates Consulting LLC	12,177.90
1/15/2026	423391	v0004576 - Aflac	886.62
1/8/2026	1082026	v0000121 - United States Postal Service (CMRS-FP)	5,000.00
1/15/2026	1129609	v0000799 - Benefit Resource, Inc.	175.00
1/22/2026	1222026	v0000088 - Home Depot Credit Services	10,939.18
1/22/2026	1222026	v0000439 - Columbia Bank	16,984.48
1/27/2026	1272026	v0000039 - TPx Communications	1,032.41
1/14/2026	3147392	v0000059 - CalPERS	40,032.08
1/14/2026	3147393	v0000059 - CalPERS	12,965.01
1/14/2026	3147394	v0000059 - CalPERS	6,746.23

2/5/2026 11:31 AM

1/14/2026	3147395	v0000059 - CalPERS	433.17
1/14/2026	3147396	v0000059 - CalPERS	315.00
1/26/2026	3166547	v0000059 - CalPERS	6,835.22
1/26/2026	3166549	v0000059 - CalPERS	315.00
1/20/2026	3413561	v0000891 - Paylocity	0.00
1/26/2026	18144134	v0000059 - CalPERS	13,363.73
1/14/2026	616534450	v0000181 - Empower	2,087.00
1/26/2026	619702447	v0000181 - Empower	2,087.00

TOTAL	559,051.75
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Housing Authority of the County of Butte
HACB Banyard Account
AP Check Register

Check Date	Check #	Vendor	Total Amount
1/15/2026	1204	v0000660 - HACB	209.00
TOTAL			209.00

Housing Authority of the County of Butte
HACB BCAHDC Account
AP Check Register

Check Date	Check #	Vendor	Total Amount
1/15/2026	1564	v0000660 - HACB	26,760.61
TOTAL			26,760.61



HOUSING AUTHORITY of the County of Butte

(530) 895-4474
FAX (530) 895-4459
TDD/TTY (800) 735-2929
(800) 564-2999 Butte County Only
WEBSITE: www.butte-housing.com
2039 Forest Avenue • Chico, CA 95928

HOURLY BILLING RATES

	Old Rate	New Rates
Executive Director	\$ 189.00	\$195.00
Deputy Executive Director	\$ 141.00	\$179.00
Finance Director	\$ 131.00	\$146.00
Project Manager	\$ 125.00	\$92.00
Executive Assistant	\$ 57.00	\$69.00
Systems Administrator	\$ 92.00	\$92.00

New Rates to be effective March 1, 2026

Adopted February 19, 2026



The Housing Authority is an equal opportunity employer and housing provider.



HOUSING AUTHORITY OF THE COUNTY OF BUTTE

HOUSING CHOICE VOUCHER (SECTION 8)

UTILIZATION SUMMARY REPORT

ROLLING 12 MONTH ANALYSIS

UNITS LEASED SUMMARY	FEB'26	JAN'26	DEC'25	NOV'25	OCT'25	SEP'25	AUG'25	JUL'25	JUN'25	MAY'25	APR'25	MAR'25
BUTTE												
ACC UNIT MONTHS	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983	1983
CURRENT LEASED	1855	1857	1867	1856	1870	1851	1851	1860	1868	1873	1881	1889
VOUCHER UTILIZATION %	93.55%	93.65%	94.15%	93.60%	94.30%	93.34%	93.34%	93.80%	94.20%	94.45%	94.86%	95.26%
GLENN												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	98	106	98	100	94	102	102	100	101	104	105	106
VOUCHER UTILIZATION %	112.64%	121.84%	112.64%	114.94%	108.05%	117.24%	117.24%	114.94%	116.09%	119.54%	120.69%	121.84%
VASH												
ACC UNIT MONTHS	214	214	214	214	214	214	214	214	214	214	214	214
CURRENT LEASED	183	188	188	188	187	189	187	184	171	166	158	157
VOUCHER UTILIZATION %	85.51%	87.85%	87.85%	87.85%	87.38%	88.32%	87.38%	85.98%	79.91%	77.57%	73.83%	73.36%
TOTAL												
ACC UNIT MONTHS	2284	2284	2284	2284	2284	2284	2284	2284	2284	2284	2284	2284
CURRENT LEASED	2136	2151	2153	2144	2151	2142	2140	2144	2140	2143	2144	2152
VOUCHER UTILIZATION %	93.52%	94.18%	94.26%	93.87%	94.18%	93.78%	93.70%	93.87%	93.70%	93.83%	93.87%	94.22%

HAP SUMMARY*	FEB'26	JAN'26	DEC'25	NOV'25	OCT'25	SEP'25	AUG'25	JUL'25	JUN'25	MAY'25	APR'25	MAR'25
ACC BUDGET	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477	\$ 1,854,477
ACTUAL HAP	\$ 1,923,722	\$ 1,941,436	\$ 1,952,700	\$ 1,945,813	\$ 1,939,494	\$ 1,933,205	\$ 1,922,893	\$ 1,909,809	\$ 1,905,886	\$ 1,902,649	\$ 1,898,991	\$ 1,891,106
PER UNIT COST	\$ 901	\$ 903	\$ 907	\$ 908	\$ 902	\$ 903	\$ 899	\$ 891	\$ 891	\$ 888	\$ 886	\$ 879
BUDGET UTILIZATION %	103.73%	104.69%	105.30%	104.93%	104.58%	104.25%	103.69%	102.98%	102.77%	102.60%	102.40%	101.98%

ACTIVITY SUMMARY	FEB'26	JAN'26	DEC'25	NOV'25	OCT'25	SEP'25	AUG'25	JUL'25	JUN'25	MAY'25	APR'25	MAR'25
# PORT IN BILLED	44	41	41	41	41	40	37	32	31	28	27	25
#PORT OUT UNDER CONTRACT	84	81	81	80	80	79	77	76	76	77	76	73
ZERO HAP	9	7	9	9	4	3	5	4	6	4	8	8
UTILITY ASSISTANCE PAYMENTS	129	135	136	136	130	132	111	125	122	116	122	119
NEW ADMISSIONS	**	3	12	23	6	31	26	30	10	21	6	12
INITIAL VOUCHERS SEARCHING	15	14	8	7	15	12	17	36	33	28	16	5
ACTUAL/ESTIMATED EOP	16	8	14	16	13	21	11	16	18	18	17	16
REMAIN ON WAITING LIST	1501	1501	1501	1501	1501	1501	1501	1501	1501	1501	1501	1501

*HAP Summary is a "snapshot" as of the 1st of the month, which does not include prior month adjustments per VMS.

**No data.

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
VACANCY REPORT AS OF THE 1ST OF THE MONTH
2025-2026**

HOUSING AUTHORITY OWNED PROPERTIES													
	Gridley FLH	Open Market Units											
Location	FLH	Demo	Other	Gridley Springs II	Cameo	Locust	Alamont	Evanswood	Mayer Commons	Lincoln	Park Place	Total	Occupancy
# of Units	115*	6	0****	24	20	10	30	31	12	18	40	191	%
Feb-26	12**	0	0****	0	2	1	1	0	4	0	2	10	94.8%
Jan-26	13**	0	0****	0	1	1	0	0	4	1	1	8	95.8%
Dec-25	13**	0	0****	1	0	2	0	0	5	0	2	10	94.8%
Nov-25	12**	0	0****	2	2	0	0	0	5	0	1	10	94.8%
Oct-25	11**	0	0****	2	2	0	2	0	8	0	2	16	91.6%
Sep-25	12**	0	0****	2	1	0	3	0	10	0	1	17	91.1%
Aug-25	11**	0	0****	2	1	0	2	0	12***	0	2	5	97.1%
Jul-25	10**	0	0****	2	0	1	1	0	12***	0	1	3	98.3%
Jun-25	11**	0	0****	2	0	2	1	0	12***	0	1	4	97.7%
May-25	12**	0	0****	3	0	2	0	0	12***	1	1	4	97.7%
Apr-25	12**	0	0****	0	0	0	0	0	12***	0	0	0	100.0%
Mar-25	13**	0	0****	2	1	0	0	0	12***	0	1	2	98.9%

* Unit count adjusted by units offline - (18) uninhabitable and (8) less units due to rehab reconfiguration.

** Vacancy rate does not include units offline for construction; (8) units.

**** Mayer Commons leasing and occupancy began 08/01/205

***** 2131 Fogg Avenue, Oroville Vacant Lot

HUD LOW-INCOME PUBLIC HOUSING									
Location	Gridley	Biggs	Chico	Oroville	Chico	Oroville	Oroville	Total	Occupancy
Project #	43-1, 4	43-2	43-3	43-10	43-13	43-14	43-15		
# of Units	50	20	100	60	45	20	50	345	%
Feb-26	2	0	3	0	2	1	1	9	97.4%
Jan-26	1	0	4	0	2	1	2	10	97.1%
Dec-25	1	0	8	0	1	1	2	13	96.2%
Nov-25	1	0	6	0	1	1	2	11	96.8%
Oct-25	0	2	1	0	4	0	1	8	97.7%
Sep-25	0	2	1	2	4	2	1	12	96.5%
Aug-25	3	2	2	1	2	2	1	13	96.2%
Jul-25	2	0	1	0	2	1	3	9	97.4%
Jun-25	3	2	3	0	2	3	1	14	95.9%
May-25	3	2	4	0	2	0	0	11	96.8%
Apr-25	4	2	3	1	5	0	0	15	95.7%
Mar-25	4	2	3	1	4	0	0	14	95.9%

BANYARD MGMT	
Location	Chico Commons
# of Units	72
Feb-26	7
Jan-26	7
Dec-25	9
Nov-25	7
Oct-25	6
Sep-25	6
Aug-25	8
Jul-25	9
Jun-25	9
May-25	11
Apr-25	10
Mar-25	11

BCAHDC				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	107	32	90	56
Feb-26	5	2	5	0
Jan-26	7	1	4	0
Dec-25	7	2	1	0
Nov-25	7	1	1	0
Oct-25	8	2	2	0
Sep-25	4	1	3	2
Aug-25	4	1	4	0
Jul-25	3	1	6	2
Jun-25	3	1	6	2
May-25	5	1	4	2
Apr-25	6	0	2	3
Mar-25	7	0	2	3

Public Housing

Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	17 Transfer list	6+	1909	6+	1488	6+
2	3053	3+			634	2+
3	549	2+	556	2+	394	2+
4	233	5+			125	4+
5					28	5+

* Chico 1-bedroom waiting list closed 06-15-09

**Only 1 5-bedroom unit. Est wait would be based on when the family plans to move out

Waiting List: Number of ADA Requested Units

Bedroom Size	Chico	# PH	Oroville	# PH	Gridley/Biggs	# PH
1	17	3	352	3	250	2
2	413	7			42	
3	21	2	16	6	13	
4	4	4+			1	
5					2	

MEMO

Date: February 13, 2026

To: HACB Board of Commissioners

From: Taylor Gonzalez, Project Manager

Subject: Status of HACB Construction Projects

As of February 13, 2026, the status of HACB construction activity follows:

2020A Bond – Activities:

- To date, **\$9,147,205** has been obligated, representing approximately **96%** of the **\$9,503,644** Project Fund. Expenses paid to date include the Property Condition Assessment Repairs completed at the six properties that were used to leverage the bond proceeds, and the larger scale capital improvement projects listed below. All remaining improvements are anticipated to be completed by the end of 2026, at which point all funds are expected to be fully expended.
- Per the Bond Loan Agreement, the Bond properties must be inspected by an architect every five years. This process involves a professional assessment of the buildings' condition and an estimate of their remaining useful life. The first inspection was completed in January, 2026. The resulting report will guide any necessary adjustments to the replacement reserve contributions, ensuring the properties remain well-maintained through the loan's maturity date.

Mayer Commons (formerly Kathy Court Apartments), Paradise:

- The contractor is working to submit all warranty, operating and record drawings, at which point the retention payment will be released to the contractor marking the final completion of the construction project.
- HACB staff, Town of Paradise staff, and RSC Associates, the third-party property manager, continue to collaborate on leasing activities.



Mayer Common, Paradise (Project Complete)



February 13, 2026
HACB Construction Status Memo
pg. 1

Park Place Apartments, Oroville: *Exterior Site Rehabilitation with emphasis on an Accessible Path of Travel and replacement of the shade structure.*

- The contract package has been fully executed by the HACB and the contractor.
- The project team is currently processing pre-construction RFIs and submittals to ensure all details are finalized before construction commences.
- It is anticipated that construction will commence in February 2026, weather permitting.



Park Place Apartments, Oroville (prior to planned site improvements)

Farm Labor Housing, Gridley: *State Water Board Backup Generator Funding Program includes the installation of a new 200kW natural gas generator and a 200A automatic transfer switch.*

- The project was initially advertised for bid on January 28, 2026.
- A pre-bid job walk was successfully conducted on February 11, 2026 with several prospective contractors in attendance.
- Sealed bids are due for public opening at the HACB Main Office on March 4, 2026.
- A minimum six-month lead time is expected for the generator delivery. Installation will commence on site when the generator arrives.



Farm Labor Housing Well Site, Gridley (prior to standby generator installation)

*February 13, 2026
HACB Construction Status Memo
pg. 2*

HACB Main Office, Chico: *Carpet Replacement at the Front Desk Office and Mail Room*

- The existing broadloom carpet will be replaced with durable carpet tiles, which will be gradually installed throughout the rest of the building in upcoming fiscal years, as budget permits.
- The vendor is scheduled to replace the carpet at the Front Desk and Mail Room during the week of February, 16th.



HACB Front Office (prior to carpet replacement)

Lincoln Apartments, Chico: *Exterior Rehabilitation with emphasis on railing replacement, stair tread replacement, and exterior painting.*

- An architect has been retained to develop a permit-ready drawing set. These drawings will address the existing, grandfathered exterior stairs and railings to bring them into compliance with current building codes.
- A site walk with the architect and structural engineer will be conducted in February to assess the condition of the existing exterior stairs and railings.
- Construction is slated to begin Summer 2026.



Lincoln Apartments, Chico (prior to planned improvements)

645 Gardella Fire Restoration, Oroville: *Interior Rehabilitation of fire damaged Public Housing Unit*

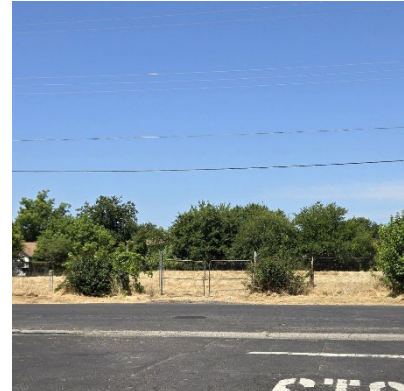
- After navigating the legal process to recover the unit following a fire, the HACB has regained possession and is now proceeding with the rehabilitation.
- Construction is slated to begin in March, pending permit approval.



645 Gardella Avenue (prior to rehabilitation)

Fogg Avenue Apartments, Oroville: *Development Initiative (1+ acre lot with single-family home).*

- The vacant lot is fully fenced, and the site is secure in anticipation of future development work.
- HACB staff continue to dedicate efforts to exploring and pursuing all available funding opportunities to fulfill the \$9.7 million project budget.



Proposed Fogg Avenue Apartments, Oroville

12 Month HACB Construction Project Schedule - February, 2026

	Budgeted Amount	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27
Mayer Commons (Kathy Court Apartments), Paradise													
Replacement Project	\$6,738,294												
Park Place Apartments, Oroville													
Site Improvements Project	\$591,341												
Farm Labor Housing, Gridley													
Well Backup Generator Project	\$500,000												
HACB Main Office													
Office Improvement Project	\$59,850												
Carpet Replacement Project	\$10,000												
Lincoln Apartments, Chico													
Railing and Stair Replacement Project	\$267,948												
Fogg Avenue Apartments, Oroville													
Design Development and Construction Drawings	\$450,000												
Seek Funding and Grant Application Preparation	\$50,000												
Other Projects													
645 Gardella Avenue Fire Restoration Project (Public Housing)	\$165,000												
Total next 12 months:	\$8,832,433												

	Planning/Design/Bid Phase
	Construction Phase
	Completed

MEMO**Date:** February 12, 2026**To:** HACB Board of Commissioners**From:** Sheri Bouvier, Contracts Administrator**Subject:** Capital Fund Construction Projects – Status Update

As of February 12, 2026, the following summarizes the status of current HACB Capital Fund construction activities:

Monument Sign Replacement – Rhodes Terrace and Shelton Oaks

- ICE: \$20,000
- Contract Award: TBD – gathering quotes
- Status: Out to Bid – Bids due March 3, 2026

Roof Replacement Project – 2 Natoma Court, Chico

- ICE: \$20,000
- Contract Award: Steeles Roofing - \$16,740.00
- Status: Estimated start date : TBD – Weather Dependent

Tree Trim and Removal Project – Select Trees in Chico

IFB out to bid 11/17/25.

- ICE: \$150,000.00
- Contract Award to: Richard's Tree Service - \$66,000.00
- Status: Tree Trimming Start February 13, 2026

Five-Year Environmental Review – All Sites

- RFP issued 8/27/24.
- Contract awarded to: E-Corp selected \$48,509.50
- Status: HUD – Kevin Ho and ECORP working on revisions

Asbestos Floor Tile Abatement – All Sites

- Ongoing during unit turnover. 167 of 232 units completed

DETAILED CAPITAL FUND ACTIVITY BY CAPITAL FUND PROJECT**Capital Fund 2023, Funding Amount \$1,147,379.00 to be expended by February 16, 2027**

This Capital Fund is 99.82% obligated and 99.82% expended.

- ACM Tile Replacement – All concrete-block units – ongoing
- Paint Trim - at 43-14 and 43-15 in Oroville – project completed
- Fencing – add additional wrought iron fencing and access control systems to the perimeter of the Winston Gardens property.
- Exterior Lighting – Winston Gardens - upgrade exterior grounds and parking lot pole lighting to LED

February 12, 2026
HUD Public Housing Capital Fund Report
pg. 1

- Security Camera – Install security cameras to the grounds and interior of the WG community room
- Access Control System – Install vehicle and pedestrian gates at Winston Gardens
- HVAC Replacement – Replace 20 HVAC unit which reached the end of their useful life at Winston Gardens
- Roof Replacement – Replace 15 roofs which reached the end of their useful life – Chico PH – project complete

Capital Fund 2024, Funding Amount \$1,159,420.00 to be expended by May 5, 2028

This Capital Fund is 75.95% obligated and 63.52% expended.

- HVAC Replacement Project– Select units, replace HVAC units which have reached the end of their useful life, in planning
- Bathroom Tub/Shower Remodel – Select concrete block units, during unit turnover or as needed
- Kitchen Cabinet Replacements – 24 Natoma Ct and 1168 Humboldt Ave. Chico
- Paint – at 43-10 in Oroville – Select units in phases, in planning
- New Monument Signs – replace monuments signs at Rhodes Terrance and Shelton Oaks
- Tree Trim and Removal Project – North County
- Barrier Free Shower System Installation – 7 Natoma Ct., Chico
- ADA Access Ramp – 7 La Leita Ct., Chico
- Roof Replacement – 1239 Ivy Street, Chico

Capital Fund 2025, Funding Amount \$1,115,592.00 to be expended by May 12, 2029

This Capital Fund is 0% obligated and 0% expended.

- HVAC Replacement Project– Select units, replace HVAC units which have reached the end of their useful life, in planning
- Window Replacement Project– Select units, replace windows which have compromised thermo-seals
- Roof Replacement Project– Select units, replace roofs which have reached the end of their useful life, in planning
- Tree Trim and Removal Project – South County

Housing Authority of the County of Butte

HUD Low Income Public Housing

Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 02/12/2026

Capital Funds CF-23, CF-24,CF-25

			CF-23			CF-24			CF-25			Totals		
			Original	Obligated	Expended	Original	Obligated	Expended	Original	Obligated	Expended	Orig/Revised	Expended	Balance
Line No.	Summary by Development Account													
	Total Non-CGP Funds													
1	100	Reserved Budget				-			-			-	-	-
2	1406	Operations (25% Max)	45,668.00	45,668.00	45,668.00	231,314.00	231,314.00	231,314.00	223,118.40	-	-	500,100.40	276,982.00	223,118.40
3	1408	Management Improvements	5,000.00			5,000.00			-			5,000.00	-	5,000.00
4	1410	Administration (10% Max)	91,336.00	91,336.00	91,336.00	115,657.00	115,657.00	115,657.00	111,559.20	-	-	318,552.20	206,993.00	111,559.20
14	1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment												
			1,010,375.00	1,008,274.44	1,008,274.44	807,449.00	528,656.96	389,440.36	780,914.40		-	2,598,738.40	1,397,714.80	1,201,023.61
			1,147,379.00	1,145,278.44	1,145,278.44	1,159,420.00	880,627.96	736,411.36	1,115,592.00	-	-	3,422,391.00	1,881,689.80	1,540,701.21
			99.82%	99.82%		75.95%	63.52%		0.00%		0.00%			

HUD Low Income Public Housing

Capital Fund Program Summary - Projects Proposed or Under Contract

		100 Reserved Budget	1406 Operations	1408 Mgmt. Improvements	1410 Admin	1480 General Capital Activity	Totals	"UC" Under Contract
Acct Code	Cash Available as of 02/12/2026	-	223,118.40	5,000.00	111,559.20	1,201,023.61	1,540,701.21	
	CF-23, CF-24, CF-25 Funding							
100	Reserved Budget	-					-	
1406	Operations		223,118.40				223,118.40	
1408	Management Improvements			5,000.00			5,000.00	
1410	Administration				111,559.20		111,559.20	
1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment					1,201,023.61	1,201,023.61	
							1,540,701.21	Total

0.00 0.00 0.00 0.00 0.00 0.00

MEMO

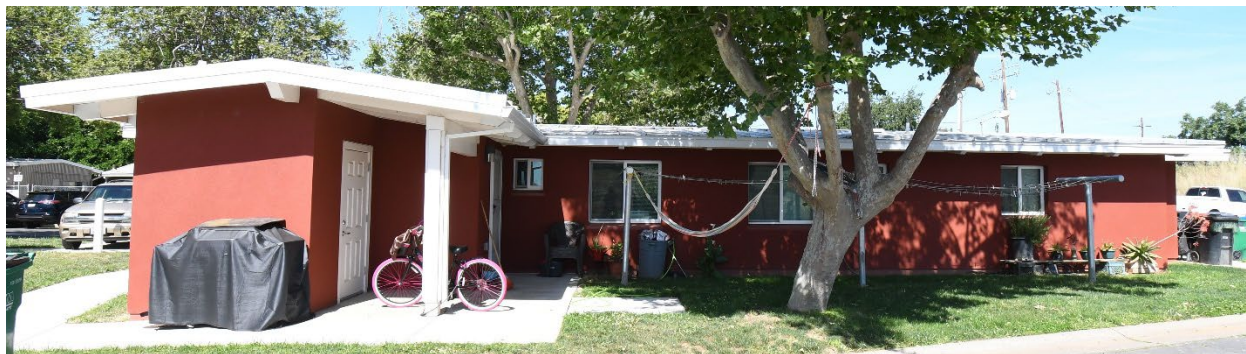
Date: February 13, 2026

To: HACB Board of Commissioners

From: Juan Meza, Public Housing Manager
Taylor Gonzalez, Project Manager

Subject: Farm Labor Housing, Gridley – status report

As of February 1st, there's a total of (77) occupied units. There were (2) move-in's and (1) move-out during the month of January, 2026. A total of (12) concrete block units are vacant and are rent ready. (18) units are deemed uninhabitable, and (8) are offline, waiting for the next phase renovation. All of the remodeled units are currently occupied. **As residents move-out of the old 1930's-era wooden units the total number of units available for occupancy decreases as they are designated "Uninhabitable" with USDA-RD.** There are no pending unlawful detainers or intent to vacate notices at this time. Unpaid rents – there are several and AWI is in the process of collecting.



Renovated 1980's era Concrete Block Housing

AWI staff are in the process of developing a new marketing plan to enhance their outreach efforts by looking for other means of advertising and hopefully increasing the number of applicants on their waiting list. There are several applicants on the waiting list at this time, and AWI has brought in additional staff to help expedite turns. Marketing includes distribution of flyers to local farms and businesses, a listing on Craig's List, and move-in specials along with referral incentives to attract qualified applicants. AWI staff have also extended their outreach efforts to the Oroville and Chico areas and is considering advertising online to attract more applicants. Staff have also placed banners and balloons on the grounds to increase visibility.

Monthly rental income came in at \$4,363 less than budget at \$110,828. Monthly income is down due to vacancy loss being a little over \$6,401 more than what was budgeted for the month. Monthly & YTD expenses are \$10,601 less than budget at \$449,384. Our YTD net profit came to a negative \$879 or less than anticipated at -\$1,655. Even though the property's income is down due to the YTD vacancy loss our YTD Expenses are lower as mentioned above, thus the decreased number compared to budget.

USDA-RD has acknowledged receipt of the request submitted by AWI for a waiver to rent to non-farm labor households. However, AWI has not received a response from USDA-RD on whether or not the waiver will be approved after multiple follow up attempts. The current government shutdown has further delayed the resolution of this and other pending items. The waiver request would permit occupancy by over-income and/or non-farm labor households, and allow current over-income residents to remain in their home helping decrease the vacancy on the property. Per Housing Community & Development (HCD) the site would still need to maintain at least (86) households that are farm labor eligible to remain in compliance.

Chavarria's Landscaping continues to service the landscaping needs of the property. AWI staff are in the process of obtaining bids for repairing the facia of rental units and shop buildings, exterior painting of the complex, gutter replacements, and replacing windows as needed.



Unrenovated 1980's era Concrete-block Unit

Mi C.A.S.A.'s monthly food distribution was held on February 10, 2026. Mi CASA has resumed classes for their Spring Session, and staff is reporting (40-50) students are attending the after-school program on a daily basis. Mi C.A.S.A. staff submitted a total of (7) posters on behalf of their students to be considered for NAHRO's Poster Contest "What Home Means to Me". The posters were voted on by HACB staff & Board and one poster was chosen from each category (Elementary and Middle School). The (2) posters were submitted for consideration at the NAHRO NorCal/Nevada conference that was held in Napa on January 25th-27th, 2026, and our poster for the Elementary category was chosen to move on to Regional competition at the upcoming PSWRC conference to be held in Santa Barbara in the month of March, 2026.

The NVCSS Promotores Dual Language Learning (DLL) program is currently working with (14-16) families weekly within the community building on Staff Dr. Promotores staff would like to move forward with a plan to introduce a hydroponic unit to grow herbs and tomatoes as part of a community garden for all residents. The location for the community garden has been approved as they will use raised plantar beds. The location suggested is an area near the chapel where the raised plantar beds will be located.

Housing Community & Development (HCD) performed their annual monitoring inspection of the Gridley FLH resident files and rental units on July 8th through July 10th, 2025. AWI and HACB staff were present to assist HCD staff with access to the rental units and answer any questions in regards to the resident files. All requested documents requested by HCD have been submitted by AWI staff. The (213) findings found during the physical inspections of the units will require an extension in order to make all of the repairs needed. AWI sent an initial response to HCD on September 19, 2025 and a partial clearance letter was received in November, 2025. AWI submitted the second response to HCD to resolve all findings and we are awaiting the clearance letter from HCD. The HCD inspection has triggered a letter from the California Department of Justice to ensure we are following Lead Safety requirements at the property. The HACB and AWI 3rd party property manager is currently working on a response and will provide all documents requested to ensure compliance.



State Demonstration “Demo” Housing Unit

AWI continues their efforts to renovate the old concrete block units. AWI was able to renovate (2) of the cinderblock units (1478/1482 Ogden Ave.) last year and plan to rehab another (2) cinderblock units (1464/1468 Ogden Ave.) this year. Lead abatement has been completed for the rental units at 1464 & 1468 Ogden Ave., and bids are in hand for the rehab and window installation for both units.

Additional funds are being sought to continue property building renovation. The USDA is not a factor. State Joe Serna Jr. Farmworker Housing and other program funds are contemplated. Renovation and/or demolition and/or historic preservation of the historically significant 1930's era wooden units is pressing – only nine of the original twenty-four wooden units are habitable.



1930's era Wood Frame Units

Regarding the Well Backup Generator Project, the project officially entered the bidding phase on 01/28/2026. Following a well-attended pre-bid job walk on 02/11/2026, sealed bids are scheduled for submission and public opening at the HACB Main Office on 03/04/2026. Current timelines account for a six-month lead time for generator delivery once ordered, with on-site construction and final installation expected after equipment delivery.

Please find third party property manager AWI's January, 2026 report following.



Gridley Farm Labor Housing

January 2026

12 units available • 2 Move-in • 1 Move-out

Vacancy Advertising

- The property is offering move-in specials and referral incentives to attract qualified applicants
- Flyers have been placed in heavily trafficked areas
- Banners and balloons are displayed on the grounds to increase visibility

Current Staffing

Staffing

Manager: Miriam Sainz

Assistant Manager: Ana Martinez

Maintenance: Eriberto Martinez

Assistant Maintenance: Hillary McClelland

Vacancy Overview

CURRENT

#SU 1509-0301: Cleaning remaining

#OG 1461-1103: Minor repairs

#OG 1482-1110: **Unit is ready**, (New Rehab Unit)

#Mar 820-0404: **Unit is ready**, looking for qualifying applicants

#Ern 863-0803: **Unit is ready**, looking for qualifying applicants

#OG 1495-1114: **Unit is ready**, looking for qualifying applicants

UPCOMING

No pending notices

Capital Projects

Budgeted Items planned for 2026

Windows: Replace as needed

Siding: Several fascia repairs are needed around the site

Painting: Full complex painting

Gutter Replacement: Continue the replacement of the front of the site

Expected Completion Dates

Windows: Replace as needed

Siding: PM will be working on bids for spring

Painting: PM will be working on bids for spring

Gutter Replacement: Once the Fascia has been repaired

Rehab units

In Progress

#OG 1464-1105: Rehab in progress

#OG 1468-1106: Rehab in progress

#MC 1464-0503: Gathering bids for 2026 Rehab

#MC 1468-0504: Gathering bids for 2026 Rehab

Current site breakdown

- 77 Occupied
- 8 Units held for the next phase of rehab / in house rehab
- 18 Units deemed uninhabitable (old wooden units)
- 12 Units available for occupancy

Additional Notes

Gridley Farm Labor Housing (p0645)

Budget Comparison

Period = Jan 2026

Book = Accrual ; Tree = awl_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT RENT										
	Gross Rents	139,308	138,710	598	0	555,415	554,840	575	0	1,664,520
5110-00	Vacancies	-26,670	-20,269	-6,401	-32	-101,873	-81,076	-20,797	-26	-243,227
5120-00	Admin Unit-Non Rev	-2,498	-3,584	1,086	30	-8,216	-14,336	6,120	43	-43,008
	TOTAL TENANT RENT	110,140	114,857	-4,717	-4	445,326	459,428	-14,102	-3	1,378,285
PROJECT INCOME										
5510-00	Laundry Income	366	138	228	166	472	550	-78	-14	1,650
5590-00	Other Tenant Income	0	12	-12	-100	1,417	50	1,367	2,734	150
5600-00	Interest Income	227	183	44	24	942	733	208	28	2,200
5610-00	Interest Income-Restricted Reserve	94	0	94	N/A	349	0	349	N/A	0
	TOTAL OTHER PROJECT INCOME	688	333	354	106	3,179	1,333	1,846	138	4,000
	TOTAL PROJECT INCOME	110,828	115,190	-4,363	-4	448,505	460,762	-12,257	-3	1,382,285
PROJECT EXPENSES										
	Maint and Oper Exp	54,625	46,804	-7,820	-17	194,905	187,217	-7,688	-4	561,651
	Utilities	8,195	11,473	3,279	29	40,164	45,892	5,728	12	137,677
	Administrative	18,767	20,466	1,700	8	82,862	81,866	-996	-1	245,597
6520-40	Maintenance Wages-PTO	1,921	0	-1,921	N/A	1,921	0	-1,921	N/A	0
6520-30	Manager Wages-Vacation	2,126	0	-2,126	N/A	2,126	0	-2,126	N/A	0
6510-40	Maintenance Wages-PTO	1,421	0	-1,421	N/A	1,421	0	-1,421	N/A	0
	Taxes and Insurance	11,501	11,877	376	3	38,897	47,508	8,611	18	142,524
	Other Taxes and Insurance	4,667	7,026	2,359	34	18,763	28,103	9,340	33	84,309
	Other Project Expenses	941	1,291	350	27	4,089	5,165	1,076	21	15,495
	TOTAL O/M EXPENSES	104,163	98,938	-5,225	-5	385,148	395,751	10,603	3	1,187,253
MORTGAGE AND OWNERS EXPENSE										
	Interest Expense	12,559	12,559	0	0	50,236	50,234	-2	0	150,703
7860-00	Asset Management Fees	625	625	0	0	2,500	2,500	0	0	7,500
1290-00	Reserve Transfers	2,875	2,875	0	0	11,500	11,500	0	0	34,500
	TOTAL MORTGAGE AND OWNERS EXP	16,059	16,059	0	0	64,236	64,234	-2	0	192,703
	TOTAL PROJECT EXPENSES	120,222	114,996	-5,226	-5	449,384	459,985	10,601	2	1,379,956
	NET PROFIT (LOSS)	-9,394	194	-9,588	-4,940	-879	776	-1,655	-213	2,329
OTHER CASH FLOW ITEMS:										
	Reserve Transfers	-94	0	-94	N/A	-349	0	-349	N/A	0
	T and I Transfers	-10,616	0	-10,616	N/A	-28,407	0	-28,407	N/A	0
1310-00	Receivable-Tenant	-2,401	0	-2,401	N/A	-7,290	0	-7,290	N/A	0
2320-00	Security Deposits	1,000	0	1,000	N/A	-550	0	-550	N/A	0
	Other Receivables	8,151	0	8,151	N/A	-49,808	0	-49,808	N/A	0
	Rental Assistance	66,754	0	66,754	N/A	54,428	0	54,428	N/A	0
2010-00	AP-Trade Vendors	-17,099	0	-17,099	N/A	-59	0	-59	N/A	0
2200-15	Accrued PTO	4,265	0	4,265	N/A	4,265	0	4,265	N/A	0
2220-00	Accrued Insurance	0	0	0	N/A	-14,006	0	-14,006	N/A	0

Gridley Farm Labor Housing (p0645)

Budget Comparison

Period = Jan 2026

Book = Accrual ; Tree = awl_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2221-00	Accrued Property Taxes	4,059	0	4,059	N/A	-3,167	0	-3,167	N/A	0
2270-00	Prepaid Rents	0	0	0	N/A	200	0	200	N/A	0
2216-00	Accrued Local Administration Fees	625	0	625	N/A	2,500	0	2,500	N/A	0
TOTAL OTHER CASH FLOW ITEMS		54,643	0	54,643	N/A	-42,243	0	-42,243	N/A	0
NET OPERATING CASH CHANGE		45,249	194	45,055	23,212	-43,121	776	-43,898	-5,654	2,329

February 13, 2026

MEMO

To: HACB Board of Commissioners

From: Juan Meza, Public Housing Manager

Subject: Agenda Item No. 3.10.1
Norcal/Nevada NAHRO - What Home Means To Me Poster Contest Results

The HACB received a total of (7) posters on behalf of students from the Mi C.A.S.A. afterschool program to compete in NAHRO's "What Home Means to Me" poster contest. This poster contest is held by NAHRO every year, and provides the youth that we serve an opportunity to show case their artistic talents. This year we received posters from Elementary and Middle School students, and after voting was held for both staff and Board members (2) posters were chosen to compete at NAHRO's NorCal/Nevada conference held in Napa on January 26th, 2026.

After the completion of the voting on behalf of the attendees at the Napa conference, the poster for the Elementary category submitted by Ariana Torres was chosen to move on to compete at the upcoming NAHRO Pacific Southwest Conference to be held later this year in Santa Barbara. If Ariana's poster is chosen at the PSWRC conference it will move on to National competition where it will have the chance to be chosen as one of the twelve finalists that make it on the NAHRO's calendar.



Date: February 13, 2026

MEMO

To: HACB Board of Commissioners

From: Larry Guanzon, Executive Director

Subject: Agenda Item 3.11 - Status Report: Bond-Financed and Other-owned Properties

Bond-Financed

- Alamont Apartments, Chico (30 units, family)
- Cameo Apartments, Chico (20 units, family)
- Evanswood Estates, Oroville (31 units, family)
- Lincoln Apartments, Chico (18 units, family)
- Locust Apartments, Chico (10 units, family)
- Park Place Apartments, Oroville (40 units, senior)

Other-Owned

- Gridley Springs II, Gridley (24 units, family)
- Mayer Commons, Paradise (12 units, family)
- 2131 Fogg Ave, (1 single family house)

For Alamont, Cameo, Evanswood, Kathy Court, Lincoln, Locust, and Park Place Apartments, please see monthly reports provided by the property manager, RSC Associates Inc. following this memo. Please also find Arrowhead Management's financials for Gridley Springs II.

Alamont Apartments, Chico (30 units, family, RSC) – There was one (1) vacancies as of the first of the month. There is one additional 30-day notice to vacate. All rents were collected for the month. Total YTD Income came in \$1,314 more than budget at \$134,192 due to rents collected being higher than budget. Total YTD expenses are \$3,427 more than anticipated at \$49,045 bringing the monthly NOI to \$2,113 less than budget, at \$85,147.



Alamont Apartments, 811 West East Avenue, Chico

Cameo Apartments, Chico (20 units, family, RSC) - The property has two (2) vacancies as of February 1st. There is one additional 30-day notice. There was one small partial unpaid rent for

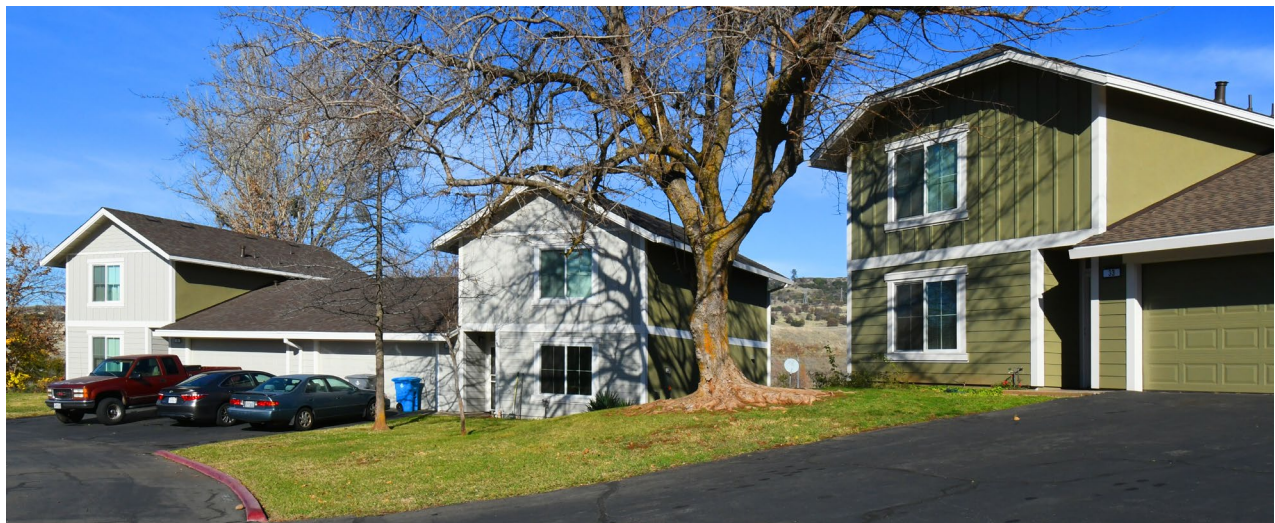
the month. Total YTD income is lower than budget by \$1,390 at \$77,055 due to vacancy loss being higher than budget. Total YTD Operating Expenses are higher by \$16,819 at \$53,927. The YTD NOI was lower at \$23,128 or \$18,209 less than budget, as overall income came in lower and overall maintenance and turnover expenses came in higher YTD.



Cordillera Apartments, Cameo Way, Chico

Evanswood Estates Apartments, Oroville (31 units, family, RSC) – There was zero (0) vacancies as of the date of this memo. There is two (2) pending 30-day notice to vacate. There was no unpaid rent for the month. Total YTD Income is \$3,095 more than anticipated, at \$172,283. Total YTD Operating Expenses is \$19,521 less than budget, at \$74,868. YTD NOI totals \$97,415 or \$22,617 more than budget. There were no capital improvements for the month.

Evanswood Estates Apartments, Oroville Units #21, 25, and 33, tracked separately, were occupied with no unpaid rents. There was one (1) additional thirty (30) day notices to vacate. YTD Income is slightly above budget by \$590 at \$14,851. With YTD expenses being higher than budget at \$7,760 or \$700 more than anticipated. YTD NOI is \$110 less than budget, at \$7,090.



Evanswood Estates, Table Mountain Boulevard, Oroville - new exteriors.



Lincoln Apartments, 474 East 12th Street, Chico

Lincoln Apartments, Chico (18 units, family, RSC) – Lincoln Apartments had zero (0) vacancy as of the first of the month. There was no additional thirty (30) day notice to vacate. All rents were collected for the month with an exception of one small balance for a small repair owed to the complex. Total YTD income is above budget by \$1,583 at \$67,971, as vacancy loss was lower than budget. Monthly YTD Expenses are under budget by \$6,255 at \$25,759 bringing NOI to \$7,839 more than budget at \$42,212. Overall Expenses were lower than anticipated in all line items with the exception of renting expenses which mostly consisted of Office Supplies.

Exterior Rehabilitation including repairs to the upper level walkway and staircases, and painting of the building exterior are continuing with the new contractor and set to be completed within the next 120 days, as completion has been delayed. There were issues with a specific area of the upper walkways where it needed to be re-done to meet warranty compliance of the materials used. HACB and 3rd party property manager (RSC) as well as, the general contractor developed a strategic plan to minimize tenant disturbances during construction. The first two phases of construction were completed during 2025. Again, weather permitting exterior painting of the buildings will occur as well as exterior railing, revamped exterior concrete stairs also to be replaced in 2026.

Locust Apartments, Chico (10 units, family, RSC) – The property has one (1) vacancy as of February 1st with no new 30-day notices to vacate. All rent was collected for the month. Total YTD Income came to \$33,525 or \$3,105 below budget due to vacancy loss being higher than budget. Total YTD Expenses are \$19,328 bringing NOI YTD \$14,197. The majority of bond-funded capital improvements are complete, with replacement of water heaters, range hoods, and GFCI outlets installed.



Locust Apartments, 1519 Locust Street, Chico



Park Place Apartments, 2105 Park Avenue, Oroville

Park Place Apartments, Oroville (40 units, senior, RSC) – The month ended with two (2) vacancies and RSC is working on prospective applications. One unit did re-rent as of this memo. There are no additional 30-day notices to vacate. Unpaid Rents for the month was (0) zero. YTD Income is \$182 less than budget at \$125,153. YTD Expenses comes to \$782 less than budgeted at \$55,899. YTD NOI is \$600 more than budget at \$69,253 Bond-funded work, including equipment and pergola replacements, upgrade of the Community Room, and site path of travel improvements, are in process, with property management collecting bids - work is anticipated for 1st quarter in 2026. We worked with P G & E due to old gas lines having to be replaced at the site which has been completed. P G & E has agreed to work with the HACB cooperatively as we will be upgrading all sidewalks to ADA compliance. Bids are in and approved and site concrete replacement will transpire weather permitting within the first half of 2026.

Other-Owned Properties

Gridley Springs II, Gridley (24 units, Family, Arrowhead Housing) The property has no (0) vacancy as of this memo. There are no additional 30-day notices. Property management has transitioned to Arrowhead Housing. YTD Income comes to \$74,703 or \$3,919 less than budget. The decrease in overall income is due to vacancy loss being \$4,645 more than budget at \$7,005. YTD Expenses is \$22,104 less than budget at \$57,620. This brought NOI to \$17,082 which is better than anticipated. Please find Arrowhead's short narrative, following.



Gridley Springs Apartments II, 210 Ford Avenue, Gridley

Mayer Commons formerly Kathy Court Apartments, Paradise (12 units, family, RSC) – **Applications are being processed for new prospective households.** The Town of Paradise Building Department completed the final inspection on July 30, 2025, and issued a Temporary Certificate of Occupancy, allowing tenants to move in. As of this memo a full certificate of occupancy has been received. The Kathy Court operating account will be closed out with the opening of a new operating account due to the complex's re-naming to Mayer Commons.

A total of eight (8) units are occupied which leaves a total of four (4) to be rented. YTD income collected was \$19,230 or \$7,235 less than budget due to YTD vacancy loss. YTD Expenses totaled \$14,154 which brought the YTD NOI to \$5,075 OR \$7,228 less than budget. The leasing of the four remaining units has not gone as well as anticipated at prospective applicants are over qualified for the units. We are working with HCD and Town of Paradise to see if the 60% of AMI can be increased to 80% of AMI therefore, qualifying more applicants. The hope is to decrease the vacancy loss by filling the remaining two bedroom units. See additional information under Taylor Gonzalez, Project Manager Construction Report.

2131 Fogg Ave, Oroville (SFH, HACB) – The vacant lot is fully fenced and secure, awaiting future development. Annual weed abatement has been completed and funding opportunities are continually being explored. See additional information under Taylor Gonzalez, Project Manager Construction Report.



February 11, 2026

Larry Guanzon
Executive Director
Housing Authority of the County of Butte
2039 Forest Ave
Chico, CA 95928

RE: January 2026 HACB Monthly Financial Package

Dear Mr. Guanzon:

Below is a summary of the key operational activities and highlights of significant financial results for HACB properties managed by RSC Associates, Inc. in January 2026. For additional details, please review the following comprehensive financial reports provided for each property.

As we welcome **January 2026**, we also welcome a new year of opportunity, collaboration, and continued commitment to strengthening affordable housing. January is a time for fresh starts, renewed purpose, and reflection on the values that guide our work. Celebrating:

- **Martin Luther King Jr. Day (January 19, 2026)** – Honoring a legacy of justice, equity, and community empowerment.
- **National Poverty in America Awareness Month** – Highlighting the importance of stable, affordable housing as a foundation for opportunity.

If you have any questions or concerns, please get in touch with Patti or me.

Respectfully,

Susan Critser, CPM
Regional Property Manager
530-893-8228 Ext 240
scritser@rsc-associates.com
DRE# 01312715

cc Richard Gillaspie

1519 Locust Street January 2026



Monthly Highlights:

Updates – Total Rental Income for January was \$8,030.00, which fell short of the budget by -12.75%.

Occupancy -

- ✓ The community is 90% occupied with one vacancy. Unit #2 is leased with a move-in date of February 4th. This unit was leased at the 30% AMI as outlined in the HACB contract.

Rent Collection -

- ✓ There were no delinquent rents for January.

Expense Variances -

- ✓ Total Operating Expenses of \$4,786.47 are unfavorable compared to the budget by -42.12%.
- ✓ T/O Interior Repairs includes costs to rent ready units #2 & #4.
- ✓ NOI finished marginally under budget, totaling a -\$2,867.46 variance.

Capital Expenses –

- ✓ Unit #4 received new LVP flooring at a total cost of \$1,964.90.

Owner Distributions -

- ✓ No owner's distribution for the month. The distribution year-to-date is \$9,618.00.

Alamont Apartments January 2026



Monthly Highlights:

Updates – Total Rental Income for January was \$33,618.23. We exceeded the budget by 4.61%.

Occupancy -

- ✓ We ended January at 96.7% occupancy.
- ✓ Unit #29 is vacant and pre-leased for a move-in date of 02/05/26.

Rent Collection -

- ✓ No delinquent rent for January.

Expense Variances -

- ✓ The Total Budgeted Operating Expenses of \$9,529.77 are lower than projected by 23.73%
- ✓ Net Operating Income for January exceeded budget by 18.45%, totaling \$24,088.46.

Capital Expenses -

- ✓ No capital improvements for January.

Owner Distributions -

- ✓ The owner's distribution for the month was \$10,000.00. The distribution year-to-date is \$54,465.12.

UNIT RENT READY #17



Cameo Apartments January 2026



Monthly Highlights:

Updates – January Total Rental Income was impacted by vacancy totaling \$18,197.84 or -8.15%.

Occupancy –

- ✓ Occupancy for the month totaled 92%.
- ✓ Unit 45-3, vacant; however, we are processing an application.
- ✓ Unit 49-4 vacant; accepting applications currently.
- ✓ No new notices to vacate were given in January.

Rent Collection -

- ✓ Unit 37-2 has an outstanding balance of \$100.00 from late fees, which have been paid in full.
- ✓ Unit 45-2A has an outstanding balance of \$375.00; the payee was not set up by the end of January for processing rent payment.

Expense Variances -

- ✓ Total Operating Expenses were unfavorable compared to the budget, totaling \$21,218.13 or -175.13%. Overages occurred with unit #45.3, owed rent and turnover expenses at move-out. We wrote off a bad debt expense totaling \$8,765.86. This account has been turned over to collections.
- ✓ Additional overages occurred with Repairs-Labor for the water leak restoration in units #45-1 & #45-2A and HVAC serviced unit #49-3.
- ✓ Net Operating Income had a negative budget variance totaling \$502.22, or -95.87 and year-to-date by -44.05%.

Capital Expenses -

- ✓ The Fire Marshal requested installation of fire extinguishers on the 2nd floor equipment reflects \$590.14 for phase 1 or 2.
- ✓ Landscaping/Trees for \$1,740.00 is for the removal of a tree that fell.

Owner Distributions -

- ✓ No owner distribution for January. There have been no distributions year-to-date.

RENT READY UNIT 49-4



Evanswood Estates Apartments January 2026



Monthly Highlights:

Updates – Total Rental Income exceeded budget projections by 0.53%, totaling \$43,469.00.

Occupancy –

- ✓ Occupancy totaled 100% in January.
- ✓ Unit #25 gave notice for a move-out date of 02/22/26. They have lived in the unit for 5 years.
- ✓ Notice received for unit #17. Move-out date is scheduled for 02/28/26. The resident has lived in the home for 2 years.

Rent Collection -

- ✓ No delinquent rent for January.

Expense Variances -

- ✓ Total Operating Expenses were less than anticipated by 0.18%, totaling \$18,985.19.
- ✓ Net Operating Income exceeded budget by 0.67%, totaling \$24,483.81.

Capital Expenses -

- ✓ No capital improvements for January.

Owner Distributions –

- ✓ The owner's distribution for January was \$6,000.00. The distribution year-to-date is \$48,609.24.

EXTERIOR PICTURES OF THE PROPERTY



Evanswood #21, #25, and #33 January 2026



Monthly Highlights:

Updates - Total Rental Income for January was \$3,919.00, ahead of budget by 6.09%.

Occupancy –

- ✓ Totaled 100% at the end of January.
- ✓ We received one new notice for unit #25. Move-out date is scheduled for 02/22/26. The resident has lived there since 2020.

Rent Collection –

- ✓ Unit #25 had a balance owed of \$45.00 for a rent increase. The resident has paid this amount in February.

Expense Variances-

- ✓ Total Budgeted Operating Expenses of \$1,895.16 slightly above budget by -\$122.36 or -6.91%.
- ✓ NOI totaled \$2,023.84, which exceeded the budget by \$2.67%.

Capital Expenses -

- ✓ No capital improvements for January.

Distributions –

- ✓ No owner distribution for January. The distribution year-to-date is \$1,109.52.

Mayer Commons January 2026



Monthly Highlights:

Updates - Total Rental Income for January was \$5,284.82, which did not meet budgeted expectations by -23.87%. Affected by vacancy loss.

Occupancy -

- ✓ Occupancy totaled 66.7%. No move-ins in January. Applications given out this month totaled 4, with 2 returned; both were denied (1 over income and the other under income).
- ✓ We have four remaining units, all two bedrooms.
- ✓ Three units are at 50% AMI, all upstairs units.
- ✓ One unit is at 60% AMI, a downstairs unit.

Expense Variances -

- ✓ Total Budgeted Operating Expenses totaled \$2,618.90, spending less than anticipated by \$150.33 or 5.43%.
- ✓ NOI affected by vacancy loss totaling \$2,715.92 below budget at -34.91%.
- ✓ Replacement Reserves are accruing, totaling \$31,500.00.

Distributions -

- ✓ No owner distribution for January. There was no distribution year-to-date.

Lincoln Apartments January 2026



Monthly Highlights:

Updates - Total Rental Income for January is \$16,794.48. This is a favorable variance of 6.66%.

Occupancy -

- ✓ We concluded January at 100% occupancy. No new notices to vacate.

Rent Collection -

- ✓ Unit #2 has a delinquent rent of \$111.03 for a clogged toilet, which was paid with February rent.

Expense Variances -

- ✓ Total Operating Expenses \$7,191.32, less than anticipated for the month at -\$214.13 or -3.07%.
- ✓ NOI totaled \$9,603.16, exceeding the budget by \$213.35 or 2.27%.

Capital Improvements -

- ✓ No capital improvement expenses budgeted in January.
- ✓ Unit #3 Countertops: The tenant occupied the unit for 11 years, and a section of the countertop was damaged and needed replacement.
- ✓ Unit #3 Carpet and LVP replaced in apartment turnover \$1,939.33 & \$1,876.68 respectively.
- ✓ Unit #3 Interior-Paint for apartment turnover.

Owner Distributions -

- ✓ No owner's distribution for January. The distribution year-to-date is \$21,416.41.

EXTERIOR PICTURES OF THE PROPERTY



Park Place Apartments January 2026



Monthly Highlights:

Updates - Total Rental Income for January was \$31,171.03, slightly lower than projected by -\$196.97 or -0.63%.

Occupancy -

- ✓ We concluded January with 95% occupancy.
- ✓ Unit #27 passed away and is now vacant. Turnover will begin in February.
- ✓ Unit #39, previously vacant, has been leased for a move-in scheduled for 02/04/26.

Rent Collection -

- ✓ There are no delinquent rents for January 2026

Expense Variances -

- ✓ Total Budgeted Operating Expenses for January are slightly below budget by -2.09% at \$11,686.32.
- ✓ Net Operating Income for January under budget by -4.10%, totaling \$19,484.49.

Capital Improvements -

- ✓ January capital improvements totaled \$8,500.00 for tree trimming around the property and removal of a large Liquidambar tree in front of unit #3.

Owner Distributions -

- ✓ No owner distribution for January. There was no distribution year-to-date.

TREE TRIMMING PROJECT PICTURES



Property Update – February 1, 2026

Gridley Springs 1 (GS1)

Occupancy

- Current vacancies: Unit #11 Vacate 1/21/26, Unit #16 Vacate 12/31/26
- #16 Approved Applicant is not responding, second applicant is processing.
- #11 Application processing should be moved in before 2/18

Move-Ins

- NO MI in Jan

Maintenance

- GSI #16 Rent Ready after bathroom counter replacement.
- GSI #11 unit turn in progress keys came in over the weekend.
- Deep cleaning laundry facilities
- Organizing storage units
- Bids for tree trimming and gutter cleaning

Gridley Springs 2 (GS2)

Occupancy

Current vacancies: 0

Maintenance

- Preventative Maintenance Log update in progress
- Deep Cleaning laundry facilities
- Bids for tree trimming and gutter cleaning

Gridley Springs 2 Budget Comparison January 31, 2026

	Month Ending 01/31/2026				Year to Date 01/31/2026			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Rental Income								
5120 - Rent Revenue -- Gross Potential	19,651.50	19,651.50	0.00	0.00	88,742.50	78,606.00	10,136.50	12.89
5180 - Local Section 8 Subsidy Revenue	500.00	500.00	0.00	0.00	2,078.00	2,000.00	78.00	3.90
5195 - Leases Less than Market	140.50	0.00	140.50	100.00	(9,118.50)	0.00	(9,118.50)	(100.00)
Total Rental Income	20,292.00	20,151.50	140.50	0.69	81,702.00	80,606.00	1,096.00	1.35
Vacancy, Losses & Concessions								
5220 - Vacancy Loss - Apartments	(284.00)	(589.89)	305.89	51.85	(7,005.00)	(2,359.56)	(4,645.44)	(196.87)
Total Vacancy, Losses & Concessions	(284.00)	(589.89)	305.89	51.85	(7,005.00)	(2,359.56)	(4,645.44)	(196.87)
Net Rental Income	20,008.00	19,561.61	446.39	2.28	74,697.00	78,246.44	(3,549.44)	(4.53)
Financial Income								
5440 - Interest Revenue -- Replacement Reserve	2.36	0.00	2.36	100.00	9.30	0.00	9.30	100.00
Total Financial Income	2.36	0.00	2.36	100.00	9.30	0.00	9.30	100.00
Other Income								
5910 - Laundry Revenue	0.00	10.83	(10.83)	(100.00)	(3.09)	43.32	(46.41)	(107.13)
5920 - Tenant Charges (Late Fees, Damages)	0.00	83.33	(83.33)	(100.00)	0.00	333.32	(333.32)	(100.00)
Total Other Income	0.00	94.16	(94.16)	(100.00)	(3.09)	376.64	(379.73)	(100.82)
Total Income	20,010.36	19,655.77	354.59	1.80	74,703.21	78,623.08	(3,919.87)	(4.98)
Expenses								
Administrative Expenses								
6203 - Conventions and Meeting	23.28	29.17	5.89	20.19	183.08	116.68	(66.40)	(56.90)
6311 - Office Supplies	696.25	791.67	95.42	12.05	2,715.93	3,166.68	450.75	14.23
6320 - Management Fee Expense	1,035.00	1,080.00	45.00	4.16	3,915.00	4,320.00	405.00	9.37
6340 - Legal Expense - Project	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00
6350 - Audit Expense	0.00	1,083.33	1,083.33	100.00	0.00	4,333.32	4,333.32	100.00
6351 - Bookkeeping Fees/Accounting Services	0.00	200.00	200.00	100.00	0.00	800.00	800.00	100.00
6390 - Misc. Administrative Expenses	0.00	253.00	253.00	100.00	854.49	1,012.00	157.51	15.56
Total Administrative Expenses	1,754.53	3,537.17	1,782.64	50.39	7,668.50	14,148.68	6,480.18	45.80
Marketing Expenses								
6210 - Advertising and Marketing	110.00	54.17	(55.83)	(103.06)	275.00	216.68	(58.32)	(26.91)
Total Marketing Expenses	110.00	54.17	(55.83)	(103.06)	275.00	216.68	(58.32)	(26.91)
Payroll Expenses								
6330 - Manager Salaries	2,278.35	1,961.25	(317.10)	(16.16)	8,317.61	7,845.00	(472.61)	(6.02)
6512 - Maintenance Salaries	2,081.03	1,968.67	(112.36)	(5.70)	8,119.56	7,874.68	(244.88)	(3.10)
6711 - Payroll Taxes	612.60	418.75	(193.85)	(46.29)	1,724.71	1,675.00	(49.71)	(2.96)
6722 - Workers Compensation Ins	369.02	339.58	(29.44)	(8.66)	1,369.80	1,358.32	(11.48)	(0.84)
6723 - Health Insurance and Other Employee Benefits	172.50	838.25	665.75	79.42	743.36	3,353.00	2,609.64	77.83
Total Payroll Expenses	5,513.50	5,526.50	13.00	0.23	20,275.04	22,106.00	1,830.96	8.28
Utilities								
6449 - Utilities - Vacant	0.00	0.00	0.00	0.00	276.94	0.00	(276.94)	(100.00)
6450 - Electricity	2,091.53	254.17	(1,837.36)	(722.88)	4,473.99	1,016.68	(3,457.31)	(340.05)
6451 - Water	189.94	574.17	384.23	66.91	1,692.14	2,296.68	604.54	26.32
6452 - Gas	0.00	102.08	102.08	100.00	97.11	408.32	311.21	76.21
6453 - Sewer	889.42	1,033.33	143.91	13.92	2,623.98	4,133.32	1,509.34	36.51

Gridley Springs 2 Budget Comparison January 31, 2026

	Month Ending 01/31/2026				Year to Date 01/31/2026			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6525 - Garbage & Trash Removal	489.26	533.33	44.07	8.26	2,003.12	2,133.32	130.20	6.10
Total Utilities	3,660.15	2,497.08	(1,163.07)	(46.57)	11,167.28	9,988.32	(1,178.96)	(11.80)
Operating & Maintenance Expenses								
6515 - Supplies - Maint. & Repairs	0.00	1,000.00	1,000.00	100.00	1,084.99	4,000.00	2,915.01	72.87
6520 - Contracts - Maint. & Repairs	1,000.00	3,658.33	2,658.33	72.66	8,695.87	14,633.32	5,937.45	40.57
6546 - Repairs - HVAC Repairs & Maintenance	0.00	141.67	141.67	100.00	621.28	566.68	(54.60)	(9.63)
6590 - Misc. Operating & Maint Expenses	61.05	958.33	897.28	93.62	1,504.67	3,833.32	2,328.65	60.74
Total Operating & Maintenance Expenses	1,061.05	5,758.33	4,697.28	81.57	11,906.81	23,033.32	11,126.51	48.30
Taxes & Insurance								
6720 - Property & Liability Insurance (Hazard)	0.00	0.00	0.00	0.00	6,230.54	10,149.96	3,919.42	38.61
6790 - Miscellaneous Taxes / Licenses / Permits / Insurance	0.00	0.00	0.00	0.00	97.56	82.50	(15.06)	(18.25)
Total Taxes & Insurance	0.00	0.00	0.00	0.00	6,328.10	10,232.46	3,904.36	38.15
Total Expenses	12,099.23	17,373.25	5,274.02	30.35	57,620.73	79,725.46	22,104.73	27.72
Net Operating Income (Loss)	7,911.13	2,282.52	5,628.61	246.59	17,082.48	(1,102.38)	18,184.86	1,649.59
Net Income (Loss)	7,911.13	2,282.52	5,628.61	246.59	17,082.48	(1,102.38)	18,184.86	1,649.59

MEMO

Date: February 13, 2026

To: HACB Board of Commissioners

From: Larry Guanzon, Executive Director
Taylor Gonzalez, Project Manager

Subject: Status Report – HACB Investor Limited Partner (ILP) LIHTC Properties

- Chico Commons Apartment, Chico (72 units, LIHTC, Family)
- Walker Commons Apartments, Chico (56 units, LIHTC, senior/disabled)
- 1200 Park Avenue Apartments, Chico (107 units, LIHTC, senior)

For Chico Commons, Walker Commons, and 1200 Park Ave. Apartments, Chico, please also see monthly reports provided by the property manager, AWI, following this memo.

Chico Commons Apartments, Chico (72 units, LIHTC, Family, MGP: Banyard Management, PM: AWI) –There are (7) vacancies as of this memo’s date. There was three (3) move-outs and there has been three (3) move-ins in January. Several of the current vacancies are attributed to non-payment of rent and or failure to follow lease policies which AWI lists in their monthly report. Increased vacancies were anticipated with lease up of the new tax-credit subsidized properties in the area. AWI has increased their marketing to address the dynamic and loss. In addition, rents have been reduced for the 2-3 bedrooms for a limited time. AWI details current turnover status in the monthly narrative following. AWI’s narrative also details two (2) notices to vacate. Exterior Painting & Fascia section replacement of all buildings has begun, weather permitting. Parking lot bids to repair/replace sections of asphalt have been obtained and work will be completed weather permitting. Annual Tree Trimming is also being bid and planned. Total YTD income is below budget by \$649 at \$71,179. YTD Total expenses are under budget by \$1,703 at \$68,913. This brought Net Profit YTD to \$2,266 or \$1,054 more than budget. The property is subject to repositioning, involving refinancing, capital improvements, and replacements. Please find AWI’s monthly narrative and financials for your review.



Chico Commons Apartments, 2071 Amanda Way, Chico



Walker Commons Apartments, 678 Buttonwillow Lane, Chico

Walker Commons Apartments, Chico (56 units, LIHTC, Senior & Disabled, MGP: BAHDC, PM: AWI) – The property has zero (0) vacancy as of this memo. There is one 30-day notice to vacate. Residents and staff have continued to partner to create monthly activities supporting all residents, such as donut and ice cream socials, resident birthday cake celebrations, bingo nights monthly, and weekly card games. YTD income is higher than budget by approximately \$1,638 at \$49,476 with overall YTD expenses lower than anticipated by \$16,591 at \$29,088. This brought the property's Net Profit to \$18,229 more than budget, at \$20,388. Tree Trimming & Path-Lighting underground wiring is also being planned, as well as exterior fascia repairs. The property is subject to repositioning, involving refinance, capital improvements and replacements. Whitney Vaughan continues to excel as the on-site manager. The property generates significant cash, which will help with anticipated renovations. Please find the AWI monthly owners report following and resident event photos.



Walker Commons Apartments, Chico - Community Room Building



1200 Park Avenue - Street Entry

1200 Park Avenue Apartments, Chico (107 units, LIHTC, Senior, MGP: BCAHDC, PM: AWI)
 – There are five (5) vacancies as of this memo. AWI reviews the turnover and market ready status of these 5 units in their report, following. Five (5) move-ins and two (2) moveouts occurred during this past month. There are three (3) additional 30-day notices as reiterated in AWI's narrative. Any unpaid rents are also being collected. AWI is processing applications and preparing the units for lease. Marketing efforts, including flyers have increased due to vacancies; many fixed-extremely low-income applicants on the waiting lists have insufficient income to pay the 50-60% AMI rents. Pressure Washing, Exterior Window Cleaning, Facia Repairs & Landscaping needs are being addressed. Roofing repairs, common area flooring, are also being bid and planned. CAA Food Distribution is on-going. North Valley Catholic Social Services and others are continuing to be contacted to provide activities for property residents. The residents and AWI staff continue to calendar events - monthly bingo and birthdays are celebrated. The community flu clinic also was appreciated by the residents. Butte County Library continues to serve property residents. A Christmas resident event transpired last month. Total YTD income is lower by \$7,538, at \$95,117. Total YTD expenses come in at \$100,400 or \$2,148 less than budget. This brought the YTD net profit to a -\$5,282 or \$5,390 less than anticipated. The monthly income is down due to the property's current vacancy loss being higher than budget thus the negative net profit. The property is subject to repositioning, involving refinancing and capital improvements. Please find AWI's monthly financials following.



1200 Park Avenue Apartments, Inner Courtyard view



Chico Commons

January 2026

7 units available • 3 Move-in • 3 Move-out

Vacancy Advertising

- The property is offering move-in specials and referral incentives to attract qualified applicants
- Staff has been coordinating with the Housing Authorities and VA to encourage Section 8 move-ins
- Flyers have been placed in heavily trafficked areas
- Banners and balloons are displayed on the grounds to increase visibility

Current Staffing

Staffing

Manager: Michelle Zumaya

Assistant Manager: Amber Akins

Maintenance: Carl Perry

Assistant Maintenance: David Moreland

Vacancy Overview

CURRENT

- #17 3BD (60%): (Personal) – **Unit is ready**, Working up applicant
- #53 2BD (50%): (Eviction) – Minor repairs remaining
- #15 3BD (60%): (Personal) – Minor repairs remaining
- #01 3BD (60%): (Transfer) – Major repairs
- #65 3BD (60%): (Personal) – Major repairs
- #10 3BD (60%): (Skip) – Major repairs and trash out
- #57 1BD (60%): (Relocating) Minor cleaning

UPCOMING

- #07 3BD (60%): (Personal) Moving out on 2/8/26
- #03 3BD (60%): (Non-Payment) Waiting on UD.

Capital Projects

Budgeted Items planned for 2026

Asphalt: The site has multiple areas that need filled

Painting: In progress

HVAC Cleaning: Semi-Annually

Expected Completion Dates

Asphalt: Update bids that were gathered in 2025

Painting: In progress, Expected to be completed in 8 weeks

HVAC Cleaning: Scheduling before summer

Additional Notes

The manager on site Michelle Zumaya has submitted a 2 week notice. AWI is working to backfill the position.

Chico Commons (p0549)
Budget Comparison
 Period = Jan 2026
 Book = Accrual ; Tree = awl_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT RENT										
	Gross Rents	75,361	79,759	-4,398	-6	75,361	79,759	-4,398	-6	957,108
4190-00	Gain/Loss to Lease	2,260	0	2,260	N/A	2,260	0	2,260	N/A	0
5110-00	Vacancies	-7,288	-7,976	688	9	-7,288	-7,976	688	9	-95,711
5130-00	Rent Adjustments	0	-135	135	100	0	-135	135	100	-1,618
5120-00	Admin Unit-Non Rev	-1,101	-1,101	0	0	-1,101	-1,101	0	0	-13,217
	TOTAL TENANT RENT	69,232	70,547	-1,315	-2	69,232	70,547	-1,315	-2	846,562
PROJECT INCOME										
5510-00	Laundry Income	1,351	477	874	183	1,351	477	874	183	5,727
5520-00	Late Charges	0	271	-271	-100	0	271	-271	-100	3,253
5590-00	Other Tenant Income	19	495	-476	-96	19	495	-476	-96	5,942
5600-00	Interest Income	189	38	151	396	189	38	151	396	457
5610-00	Interest Income-Restricted Reserve	389	0	389	N/A	389	0	389	N/A	0
	TOTAL OTHER PROJECT INCOME	1,947	1,282	666	52	1,947	1,282	666	52	15,379
	TOTAL PROJECT INCOME	71,179	71,828	-649	-1	71,179	71,828	-649	-1	861,941
PROJECT EXPENSES										
	Maint and Oper Exp	28,308	26,396	-1,912	-7	28,308	26,396	-1,912	-7	316,758
	Utilities	8,129	9,986	1,857	19	8,129	9,986	1,857	19	119,830
	Administrative	16,007	17,480	1,474	8	16,007	17,480	1,474	8	209,766
6520-40	Maintenance Wages-PTO	826	0	-826	N/A	826	0	-826	N/A	0
6520-30	Manager Wages-Vacation	1,532	0	-1,532	N/A	1,532	0	-1,532	N/A	0
6510-40	Maintenance Wages-PTO	1,050	0	-1,050	N/A	1,050	0	-1,050	N/A	0
	Taxes and Insurance	4,111	4,289	178	4	4,111	4,289	178	4	51,464
	Other Taxes and Insurance	2,227	4,580	2,353	51	2,227	4,580	2,353	51	54,966
	Other Project Expenses	540	1,700	1,160	68	540	1,700	1,160	68	20,402
	TOTAL O/M EXPENSES	62,729	64,432	1,703	3	62,729	64,432	1,703	3	773,186
MORTGAGE AND OWNERS EXPENSE										
	Interest Expense	2,604	2,604	0	0	2,604	2,604	0	0	31,250
7815-00	Administrative General Partner Fees	1,080	1,080	0	0	1,080	1,080	0	0	12,960
1290-00	Reserve Transfers	2,500	2,500	0	0	2,500	2,500	0	0	30,000
	TOTAL MORTGAGE AND OWNERS EXP	6,184	6,184	0	0	6,184	6,184	0	0	74,210
	TOTAL PROJECT EXPENSES	68,913	70,616	1,703	2	68,913	70,616	1,703	2	847,396
	NET PROFIT (LOSS)	2,266	1,212	1,054	87	2,266	1,212	1,054	87	14,545
OTHER CASH FLOW ITEMS:										
	Reserve Transfers	-389	0	-389	N/A	-389	0	-389	N/A	0
	T and I Transfers	-4,378	0	-4,378	N/A	-4,378	0	-4,378	N/A	0
1220-00	Cash-Security Deposits 1	-38	0	-38	N/A	-38	0	-38	N/A	0
1310-00	Receivable-Tenant	-5,320	0	-5,320	N/A	-5,320	0	-5,320	N/A	0
2320-00	Security Deposits	-850	0	-850	N/A	-850	0	-850	N/A	0
8100-00	Authorized Reserve-Other	0	-6,500	6,500	100	0	-6,500	6,500	100	-78,000

Chico Commons (p0549)

Budget Comparison

Period = Jan 2026

Book = Accrual ; Tree = awl_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8110-00	Authorized Reserve-Flooring	0	-2,550	2,550	100	0	-2,550	2,550	100	-30,600
8130-00	Authorized Reserve-HVAC	0	-3,333	3,333	100	0	-3,333	3,333	100	-40,000
8140-00	Authorized Reserve-Water Heaters	0	-583	583	100	0	-583	583	100	-7,000
	Other Receivables	5,111	0	5,111	N/A	5,111	0	5,111	N/A	0
2010-00	AP-Trade Vendors	-59,227	0	-59,227	N/A	-59,227	0	-59,227	N/A	0
2200-15	Accrued PTO	2,801	0	2,801	N/A	2,801	0	2,801	N/A	0
2120-00	AP-Other	2,385	0	2,385	N/A	2,385	0	2,385	N/A	0
TOTAL OTHER CASH FLOW ITEMS		-59,906	-12,967	-46,939	-362	-59,906	-12,967	-46,939	-362	-155,600
NET OPERATING CASH CHANGE		-57,640	-11,755	-45,885	-390	-57,640	-11,755	-45,885	-390	-141,055



Walker Commons

January 2026

0 units available • 0 Move-in • 0 Move-out

Vacancy Advertising

- The site is not currently running advertising as it is 100% Occupied.
- Working off a healthy waiting list when needed.

Current Staffing

Staffing

Manager: Whitney Vaughan

Maintenance: Gregory Ramirez

Vacancy Overview

CURRENT

100% Occupied

UPCOMING

#23 (60%): (Personal) Moving to Chico Commons for a new location.

Capital Projects

Budgeted Items planned for 2026

Windows: Replace as needed

Siding: Several fascia repairs are needed around the site

Painting: Full complex painting

Gutter Replacement: Continue the replacement of the front of the site

Expected Completion Dates

Windows: Replace as needed

Siding: PM will be working on bids for spring

Painting: PM will be working on bids for spring

Gutter Replacement: Once the Fascia has been repaired

Community Events

ONGOING

Monthly Bingo Games

Wednesday the community holds card games

HIGHLIGHT

The site plans a Community Garden meeting in February.

The community will discuss plans for the garden in the spring.



Additional Notes

Walker Commons (p0550)
Budget Comparison
 Period = Jan 2026

Book = Accrual ; Tree = awl_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT RENT										
	Gross Rents	44,443	49,723	-5,280	-11	44,443	49,723	-5,280	-11	596,679
4190-00	Gain/Loss to Lease	4,219	0	4,219	N/A	4,219	0	4,219	N/A	0
5110-00	Vacancies	0	-1,243	1,243	100	0	-1,243	1,243	100	-14,917
5120-00	Admin Unit-Non Rev	-906	-933	27	3	-906	-933	27	3	-11,198
	TOTAL TENANT RENT	47,756	47,547	209	0	47,756	47,547	209	0	570,564
PROJECT INCOME										
5510-00	Laundry Income	876	272	605	222	876	272	605	222	3,262
5520-00	Late Charges	14	4	10	236	14	4	10	236	50
5590-00	Other Tenant Income	0	9	-9	-100	0	9	-9	-100	110
5600-00	Interest Income	257	6	251	4,122	257	6	251	4,122	73
5610-00	Interest Income-Restricted Reserve	573	0	573	N/A	573	0	573	N/A	0
	TOTAL OTHER PROJECT INCOME	1,720	291	1,429	491	1,720	291	1,429	491	3,495
	TOTAL PROJECT INCOME	49,476	47,838	1,638	3	49,476	47,838	1,638	3	574,059
PROJECT EXPENSES										
	Maint and Oper Exp	5,479	18,487	13,008	70	5,479	18,487	13,008	70	221,845
	Utilities	2,868	3,741	873	23	2,868	3,741	873	23	44,894
	Administrative	10,076	12,190	2,114	17	10,076	12,190	2,114	17	146,282
6520-40	Maintenance Wages-PTO	894	0	-894	N/A	894	0	-894	N/A	0
6520-30	Manager Wages-Vacation	1,119	0	-1,119	N/A	1,119	0	-1,119	N/A	0
6510-40	Maintenance Wages-PTO	298	0	-298	N/A	298	0	-298	N/A	0
	Taxes and Insurance	2,102	2,617	515	20	2,102	2,617	515	20	31,401
	Other Taxes and Insurance	1,930	4,672	2,742	59	1,930	4,672	2,742	59	56,058
	Other Project Expenses	1,514	1,164	-349	-30	1,514	1,164	-349	-30	13,974
	TOTAL O/M EXPENSES	26,280	42,871	16,591	39	26,280	42,871	16,591	39	514,454
MORTGAGE AND OWNERS EXPENSE										
	Interest Expense	1,250	1,250	0	0	1,250	1,250	0	0	15,000
7815-00	Administrative General Partner Fees	625	625	0	0	625	625	0	0	7,500
1290-00	Reserve Transfers	933	933	0	0	933	933	0	0	11,200
	TOTAL MORTGAGE AND OWNERS EXP	2,808	2,808	0	0	2,808	2,808	0	0	33,700
	TOTAL PROJECT EXPENSES	29,088	45,679	16,591	36	29,088	45,679	16,591	36	548,154
	NET PROFIT (LOSS)	20,388	2,159	18,229	844	20,388	2,159	18,229	844	25,905
OTHER CASH FLOW ITEMS:										
	Reserve Transfers	-573	0	-573	N/A	-573	0	-573	N/A	0
	T and I Transfers	-2,673	0	-2,673	N/A	-2,673	0	-2,673	N/A	0
1220-00	Cash-Security Deposits 1	-18	0	-18	N/A	-18	0	-18	N/A	0
1310-00	Receivable-Tenant	-359	0	-359	N/A	-359	0	-359	N/A	0
8100-00	Authorized Reserve-Other	0	-13,750	13,750	100	0	-13,750	13,750	100	-165,000
	Other Receivables	3,102	0	3,102	N/A	3,102	0	3,102	N/A	0
2010-00	AP-Trade Vendors	-53,011	0	-53,011	N/A	-53,011	0	-53,011	N/A	0

Walker Commons (p0550)

Budget Comparison

Period = Jan 2026

Book = Accrual ; Tree = awi_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2200-15	Accrued PTO	2,188	0	2,188	N/A	2,188	0	2,188	N/A	0
2120-00	AP-Other	-36	0	-36	N/A	-36	0	-36	N/A	0
2232-00	Accrued Interest-ROA	1,250	0	1,250	N/A	1,250	0	1,250	N/A	0
2210-00	Accrued Managing General Partner Fees	625	0	625	N/A	625	0	625	N/A	0
TOTAL OTHER CASH FLOW ITEMS		-49,505	-13,750	-35,755	-260	-49,505	-13,750	-35,755	-260	-165,000
NET OPERATING CASH CHANGE		-29,116	-11,591	-17,525	-151	-29,116	-11,591	-17,525	-151	-139,095



1200 Park Avenue

January 2026

5 units available • 4 Move-in • 2 Move-out

Vacancy Advertising

- The property is offering move-in specials and referral incentives to attract qualified applicants
- Staff has been coordinating with the Housing Authorities and VA to encourage Section 8 move-ins
- Flyers have been placed in heavily trafficked areas
- Banners and balloons are displayed on the grounds to increase visibility

Current Staffing

Staffing

Manager: Cindi Weber

Assistant Manager: Amber Akins

Maintenance: John Rainger

Assistant Maintenance: Vacant

Vacancy Overview

CURRENT

- #239 (60%):** (Eviction) – Repairs pending, Replace cabinets due to wear
- #102 (50%):** (Personal) – **Unit is ready**, Working up applicant
- #215 (60%):** (Personal) – Minor repairs, Applicant in process
- #245 (45%):** (Transfer) – Major repairs, Applicant in process
- #249 (60%):** (Transfer) – Minor Repairs

UPCOMING

- #117 (50%):** (Personal) Moving out on 2/8/26
- #210 (30%):** (Non-Payment) Waiting on UD.
- #334 (60%):** (Eviction) UD is out for service.

Capital Projects

Budgeted Items planned for 2026

- Roofing:** Identifying roofing that needs replacement/repairs.
- Stucco Repairs (Office):** Gather updated bids for the siding.
- Painting:** Gather bids to follow the office repairs.
- Trash Chute Cleaning:** Semi-Annually
- Dryer Vent Cleaning:** Semi-Annually

Expected Completion Dates

- Roofing:** Bid should be in hand early spring
- Stucco Repairs (Office):** Bid should be in hand early spring
- Painting:** Bid should be in hand early spring
- Trash Chute Cleaning:** March & September unless more is needed
- Dryer Vent Cleaning:** March & September unless more is needed

Community Events

ONGOING

Monthly Bingo Games

Birthday Cake Celebrations

HIGHLIGHT

The site plans to host a Super Bowl Party in February.



Additional Notes

The site has made some personnel changes aimed at enhancing service for the tenants and property needs.

Park Avenue (p0569)
Budget Comparison

Period = Jan 2026

Book = Accrual ; Tree = awl_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TENANT RENT										
	Gross Rents	101,295	106,457	-5,162	-5	101,295	106,457	-5,162	-5	1,277,487
5110-00	Vacancies	-5,550	-3,726	-1,824	-49	-5,550	-3,726	-1,824	-49	-44,712
5120-00	Admin Unit-Non Rev	-1,197	-1,196	-1	0	-1,197	-1,196	-1	0	-14,352
	TOTAL TENANT RENT	94,548	101,535	-6,987	-7	94,548	101,535	-6,987	-7	1,218,423
PROJECT INCOME										
5510-00	Laundry Income	0	667	-667	-100	0	667	-667	-100	8,000
5520-00	Late Charges	0	68	-68	-100	0	68	-68	-100	822
5530-00	Application Fees	0	14	-14	-100	0	14	-14	-100	167
5590-00	Other Tenant Income	492	333	159	48	492	333	159	48	4,000
5600-00	Interest Income	77	18	59	326	77	18	59	326	218
5690-00	Miscellaneous Income	0	20	-20	-100	0	20	-20	-100	238
	TOTAL OTHER PROJECT INCOME	569	1,120	-551	-49	569	1,120	-551	-49	13,445
	TOTAL PROJECT INCOME	95,117	102,656	-7,538	-7	95,117	102,656	-7,538	-7	1,231,868
PROJECT EXPENSES										
	Maint and Oper Exp	24,018	26,719	2,701	10	24,018	26,719	2,701	10	320,629
	Utilities	9,925	12,303	2,379	19	9,925	12,303	2,379	19	147,639
	Administrative	16,732	19,004	2,271	12	16,732	19,004	2,271	12	228,043
6520-40	Maintenance Wages-PTO	1,793	0	-1,793	N/A	1,793	0	-1,793	N/A	0
6520-30	Manager Wages-Vacation	1,755	0	-1,755	N/A	1,755	0	-1,755	N/A	0
6510-40	Maintenance Wages-PTO	1,330	0	-1,330	N/A	1,330	0	-1,330	N/A	0
	Taxes and Insurance	7,269	7,274	5	0	7,269	7,274	5	0	87,294
	Other Taxes and Insurance	4,569	4,714	145	3	4,569	4,714	145	3	56,564
	Other Project Expenses	3,142	2,453	-690	-28	3,142	2,453	-690	-28	29,432
	TOTAL O/M EXPENSES	70,534	72,467	1,933	3	70,534	72,467	1,933	3	869,601
MORTGAGE AND OWNERS EXPENSE										
	Interest Expense	14,627	23,384	8,756	37	14,627	23,384	8,756	37	280,605
	Principal Payment	6,692	0	-6,692	N/A	6,692	0	-6,692	N/A	0
7435-00	Interest-Other	4,786	2,917	-1,869	-64	4,786	2,917	-1,869	-64	35,000
7810-00	Managing General Partner Fees	1,086	1,106	20	2	1,086	1,106	20	2	13,266
1290-00	Reserve Transfers	2,675	2,675	0	0	2,675	2,675	0	0	32,100
	TOTAL MORTGAGE AND OWNERS EXP	29,866	30,081	215	1	29,866	30,081	215	1	360,971
	TOTAL PROJECT EXPENSES	100,400	102,548	2,148	2	100,400	102,548	2,148	2	1,230,572
	NET PROFIT (LOSS)	-5,282	108	-5,390	-4,991	-5,282	108	-5,390	-4,991	1,296
OTHER CASH FLOW ITEMS:										
	T and I Transfers	-7,318	0	-7,318	N/A	-7,318	0	-7,318	N/A	0
1220-00	Cash-Security Deposits 1	0	0	0	N/A	0	0	0	N/A	0
1310-00	Receivable-Tenant	1,650	0	1,650	N/A	1,650	0	1,650	N/A	0
2320-00	Security Deposits	304	0	304	N/A	304	0	304	N/A	0
8100-00	Authorized Reserve-Other	0	-15,550	15,550	100	0	-15,550	15,550	100	-186,600

Park Avenue (p0569)

Budget Comparison

Period = Jan 2026

Book = Accrual ; Tree = awl_cf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8110-00	Authorized Reserve-Flooring	0	-5,175	5,175	100	0	-5,175	5,175	100	-62,100
8130-00	Authorized Reserve-HVAC	0	-800	800	100	0	-800	800	100	-9,600
8140-00	Authorized Reserve-Water Heaters	0	-333	333	100	0	-333	333	100	-4,000
	Other Receivables	8,269	0	8,269	N/A	8,269	0	8,269	N/A	0
2010-00	AP-Trade Vendors	-97,449	0	-97,449	N/A	-97,449	0	-97,449	N/A	0
2200-15	Accrued PTO	4,203	0	4,203	N/A	4,203	0	4,203	N/A	0
2230-00	Accrued Interest	4,786	0	4,786	N/A	4,786	0	4,786	N/A	0
2216-00	Accrued Local Administration Fees	6,542	0	6,542	N/A	6,542	0	6,542	N/A	0
2210-00	Accrued Managing General Partner Fees	669	0	669	N/A	669	0	669	N/A	0
TOTAL OTHER CASH FLOW ITEMS		-78,345	-21,858	-56,487	-258	-78,345	-21,858	-56,487	-258	-262,300
NET OPERATING CASH CHANGE		-83,628	-21,750	-61,877	-284	-83,628	-21,750	-61,877	-284	-261,004

MEMO

Date: February 12, 2026

To: HACB Board of Commissioners

From: Tiffany Lee, Special Programs Coordinator
Angie Little, Rental Assistance Programs Manager

Subject: Family Self-Sufficiency (FSS) Program update for January 2026

Program Statistics for Period Ending	Jan 2026	Jan 2025
Number of participants as of last day of the month	47	27
Number of Orientation Briefings	0	0
Number of signed contracts	1	1
Number of Port-In's	0	0
Number of Port-Out's	0	0
Number of Graduates	0	0
Contract Expired	0	0
Number of Terminations	0	0
Number of Voluntary Exits	0	0
Number of Families on FSS Waiting List	0	0
Number of participants with annual income increases (YTD)	1	1
Number of participants with new employment (YTD)	1	1
Number of participants with escrow accounts	17	18
Number of participants currently escrowing	21	10
Amount disbursed from escrow account	\$0.00	\$0.00
Balance of Forfeiture account	\$74,503.23	\$5,694.90
Balance of Escrow Account	\$60,683.84	\$185,958.26

FSS FY 2025 HUD Grant Program Tracking Data

Program Management Questions:	2026 Calendar Year
PHA mandatory program size (Initial 50)	N/A
PHA voluntary program size (50)	47
Number of FSS participants identified as a person with disabilities	16
Number of FSS participants employed	27
Number of FSS participants in training programs	1
Number of FSS participants enrolled in higher/adult education	11
Number of FSS participants enrolled in school and employed	7
Number of FSS families receiving cash assistance	14
Number of FSS families experiencing a reduction in cash assistance	0
Number of FSS families who have ceased receiving cash assistance	0
How many new FSS escrow accounts were established	3
Number of FSS families moved to non-subsidized housing	0
Number of FSS families moved to home-ownership ⁶⁵	0

HACB CoC Programs: A Report to the Board of Commissioners for the Month of January 2026										
Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	01/2026 Enrollment	01/2026 HAP Assistance	Grant Balance
City of Chico - LGP	7/1/25 - 6/30/26	\$9,000.00	City of Chico	SSA	8	Low-income, referred by supportive service agency	Chico	0	\$0.00	\$9,000.00
City of Chico - TBRA	7/1/25 - 6/30/26	\$150,000.00	City of Chico	SSA	18	Low-income, under case management with self-sufficiency plan	Butte County	13	\$14,733.00	\$72,017.00
BHHAP/Security Deposit**	7/1/25 - 6/30/26	\$1,695.00	City of Chico	SSA	5	Individuals with a mental illness with homelessness eligibility	Butte County	0	\$0.00	\$0.00
BHHAP/ASOC	7/1/25 - 6/30/26	\$11,915.00	BCBH	BCBH	4	Individuals with a mental illness with homelessness eligibility	Butte County	1	\$269.00	\$4,342.65
Totals		\$172,610.00			35			14	\$15,002.00	\$85,359.65

Acronym Legend

*BCBH: Butte County Department of Behavioral Health | *BHHAP: Behavioral Health Housing Assistance Program | *SHP: Supportive Housing Program | *PHB: Permanent Housing Bonus Program
*TBRA: Tenant Based Rental Assistance | *LGP: Lease Guarantee Program | *SSA: Supportive Service Agency | *SMI: Serious Mental Health Disability

Last update:02/10/2026

Path: Z:\Boutique Programs\Special Programs Budget and Reports

**Written authorization given from BCDDBH to take any over spent dollars from BHHAP/ASOC to cover BHHAP/Security Deposit

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
QUARTERLY CASH AND INVESTMENT REPORT
December 31, 2025

INVESTMENT	MATURITY DATE	YIELD	COST	MARKET VALUE	NON-FEDERAL FUNDS	HUD PUBLIC HSG	HUD HCV SEC. 8	CA HCD RHCP-GSII	USDA-RD FARM LABOR
Columbia Bank - Sec 8 HAP - 2311		0.00	1,037,936	1,037,936			1,037,936		
Columbia Bank- Savings Account - 2524		VAR.	28,021	28,021	28,021				
Columbia Bank- Section 8 FSS Escrow - 9910		VAR.	53,994	53,994			53,994		
Columbia Bank - Sec. 125 Cafeteria Plan - 5603		0.00	26,755	26,755	26,755				
Columbia Bank - Business Activities - 0907		0.00	201,749	201,749	201,749				
Columbia Bank- Sec 8 Admin - 1442		0.00	335,300	335,300			335,300		
Columbia Bank - Bond - 6220		0.00	0	0					
Columbia Bank - Public Housing - 7738		0.00	29,275	29,275		29,275			
FNC - Money Market Funds		VAR.	280,180	280,180	14,009	78,451	187,721		
Mechanics Bank (Security Deposit box location)		0.00	1,198	1,198	1,198				
Locust St balances @ RSC		0.00	36,092	36,092	36,092				
Park Place Apts @ RSC		0.00	450,577	450,577	450,577				
Lincoln Apts balances @ RSC		0.00	62,004	62,004	62,004				
Mayer Commons balances @ RSC		0.00	40,520	40,520	40,520				
Alamont Apts balances @ RSC		0.00	94,458	94,458	94,458				
Evanswood balances @ RSC #0284		0.00	87,720	87,720	87,720				
New Evanswood units balances @ RSC #9758		0.00	59,886	59,886	59,886				
Gridley Springs II @ Sackett		0.00	21,601	21,601	21,601			4,685	
Cordillera Apts (Cameo Dr) balances @ RSC		0.00	32,900	32,900	32,900				
SUBTOTAL CASH ACCOUNTS			2,880,165	2,880,165	1,157,488	107,725	1,614,951	4,685	0
TCB FLH Operating Account - 0723		0.00	77,838	77,838					77,838
TCB FLH Construction Account - 0735		VAR.	255,991	255,991					255,991
TCB FLH Tax & Insurance - 0772		VAR.	2,696	2,696					2,696
TCB FLH Reserves Security Deposits - 0747		VAR.	364,784	364,784					364,784
TCB FLH Security Deposits - 0759		VAR.	49,372	49,372					49,372
TOTAL USDA-RD FARM LABOR			750,681	750,681	0	0	0	0	750,681
BNY Mellon - Debt Reserve - 2020A			70,903	70,903	70,903				
BNY Mellon - Bond Program Acct (Proceeds) - 2020A			2,679,929	2,679,929	2,679,929				
BNY Mellon - Bond Reserve (P&I) - 2020A			536,812	536,812	536,812				
TOTAL HACB BONDS			3,287,644	3,287,644	3,287,644	0	0	0	0
AMERICAN EXPRESS NATIONAL BANK 6/11/2025	6/11/2027	4.13	200,000	201,398		100,000	100,000		
CUSTOMERS BANK - 6/27/24	6/27/2029	4.46	100,000	102,818		50,000	50,000		
DORT FINANCIAL 12/18/2025	6/21/2027	3.75	200,000	200,344		100,000	100,000		
ENTERPRISE BANK & TRUST 6/18/2025	6/18/2026	4.28	200,000	200,520		100,000	100,000		
HOPE FCU 12/17/2025	12/17/2026	3.79	200,000	200,408		100,000	100,000		
KS BANK, INC 12/24/2025	3/24/2026	3.84	200,000	200,022		100,000	100,000		
OREGON STATE CREDIT UNION 6/16/25	6/6/2025	4.28	200,000	200,520		100,000	100,000		
UBS Bank USA SALT LAKE - 06/11/2025	6/11/2027	4.07	200,000	201,292		100,000	100,000		
ZIONS BANCORP N.A. 12/17/2025	6/17/2026	3.74	200,000	200,084		100,000	100,000		
TOTAL FNC CD'S			1,700,000	1,707,406	0	450,000	450,000	0	0
Self-Help Credit Union - CD DTD 2/10/20 (compounding)	2/11/2026	4.00	117,718	117,718	117,718				

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
QUARTERLY CASH AND INVESTMENT REPORT
December 31, 2025

TOTAL CD'S		1,817,718	1,825,124	117,718	450,000	450,000	0	0
PARS SECTION 115 TRUST		var	2,968,674	2,968,674	296,867	1,187,469	1,484,337	

INVESTMENT			MATURITY DATE	YIELD	COST	MARKET VALUE		
1200 Park Avenue, L.P.; 11/23/2004			11/23/2054	4.84	675,000	1,342,922	* interest compounds to principal June 1st annually * interest compounds to principal May 1st annually	
Chico Harvest Park, L.P.; 1/29/2013			1/28/2068	2.31	600,000	801,691		
TOTAL for HACB Mortgages & Loans					1,275,000	2,144,613		

BCAHDC*					
BCAHDC Columbia Bank Operating Account - 3261					1,044,599
BCAHDC Columbia Bank Savings Account - 5545					852,013
Mechanics Bank - CD Opened 09/23/2024	2/19/2026	3.20	250,000		262,789
Tri Counties Bank - CD Opened 09/30/2025	3/30/2026	3.00	250,000		259,992
Golden Valley Bank - CD Opened 08/22/2025	3/22/2026	3.50	250,000		255,045
TOTAL for BCAHDC					2,674,438

BANYARD MANAGEMENT	
Banyard - Columbia Bank Operating Acct - 7883	174,932
TOTAL for BANYARD MGT	174,932



Butte County Board of Supervisors

25 County Center Drive, Suite 200
Oroville, California 95965

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www.buttecounty.net/administration

Members of the Board

Bill Connelly | Peter Durfee | Tami Ritter | Tod Kimmelshue | Doug Teeter

January 30, 2026

Paula Jean Snow

Dear Ms. Snow,

On January 13, 2026, the Butte County Board of Supervisors appointed you to serve on the January 12, 2028. The term of this appointment shall end January 12, 2028.

On behalf of the Board of Supervisors, I would like to convey to you our appreciation for your willingness to serve the people of Butte County in this appointive capacity. We would like to thank you for accepting this appointment and go on record assuring you that your service to your fellow residents is recognized and appreciated.

Sincerely,

Bill Connelly, Chair
Butte County Board of Supervisors

cc: Housing Authority of Butte County

Congress Passes Full Year 2026 THUD Bill, Ends Partial Government Shutdown

The partial government shutdown that began after the Continuing Resolution expired on January 30 has now come to an end, following congressional action to fund key federal agencies.

This afternoon, the House passed legislation to provide full-year funding for several critical departments, including Transportation-Housing and Urban Development (THUD). The move restores stability for housing and community development programs that had faced uncertainty during the lapse in appropriations.

Debate over the package centered largely on fiscal year (FY) 2026 funding for the Department of Homeland Security (DHS). Many Democratic lawmakers raised concerns about advancing long-term DHS funding in the aftermath of the tragic killing in Minneapolis just 11 days ago. As a result, Congress opted to pass only a short-term, two-week continuing resolution for DHS, allowing additional time for negotiations on additional provisions in the bill.

All other appropriations measures included in the package, including THUD, provide funding for the remainder of FY 2026 (through September 30, 2026).

The Senate approved the same package passed by the House last week. The legislation now heads to the President's desk for his signature, which will formally end the shutdown and fully restore federal operations.

The bill provides \$77.3 billion for HUD in FY 2026, an increase over FY 2025, which was funded through a year-long continuing resolution. The bill increases funding for the Housing Choice Voucher program, Project-Based Rental Assistance (PBRA), Family Self-Sufficiency (FSS) program and Homeless Assistance Grants, while maintaining level funding for HOME, CDBG, ROSS, and the Public Housing Capital Fund. It reduces funding for the Public Housing Operating Fund and the Choice Neighborhoods Initiative.

The in-depth analysis of the appropriations bill and its impact on programs and issues relevant to housing agencies is available on our website for NAHRO members (log in required):



2026 Policy Priorities



NAHRO's 26,500 members – including public housing agencies (PHAs), community development organizations, business partners, and housing professionals – provide stable, affordable homes to over 8 million people nationwide, including seniors, veterans, working families, children, and people with disabilities. Together, members build and preserve affordable housing, manage essential housing resources, and drive community revitalization and economic growth in rural, suburban, and urban communities across the country.

NAHRO members use critical housing and community development programs to stabilize their communities, expand opportunity, and improve outcomes for residents. Streamlined programs, predictable policies, and sustained, responsible federal funding are essential to their success. The housing crisis cannot be solved without them.

NAHRO's Role

The National Association of Housing and Redevelopment Officials (NAHRO) is the leading voice for housing and community development professionals nationwide, and draws on the expertise and experience of local practitioners to shape federal policy recommendations. NAHRO members administer Public Housing, Housing Choice Vouchers (HCV), Project-Based Rental Assistance (PBRA), Community Development Block Grants (CDBG), the HOME Investment Partnerships Program (HOME), Low-Income Housing Tax Credits (LIHTC), and supportive services that collectively serve millions of households and strengthen communities and economies nationwide.



Legislative Policy Priorities

01

INCREASE HOUSING AFFORDABILITY

by Improving Federal Programs



» Protect and Strengthen Rental Assistance Programs

1. Increase HCV funding (including administrative fees) to ensure no family loses their rental assistance due to rising rental costs.
2. Increase flexibility in HCV Housing Assistance Payments (HAP) to help families secure housing in competitive markets.
3. Preserve and protect existing affordable housing, including Public Housing, PBRA, and HCV project-based voucher units.

» Invest in Housing Preservation

1. Fully fund the Public Housing Capital and Operating Funds to address critical maintenance, repairs, and the modernization needs of public housing properties.
2. Maintain flexible Public Housing repositioning tools — like the Rental Assistance Demonstration (RAD), Section 18, and mixed-finance — and update contract rents for early RAD adopters to ensure long-term affordability and sustainability.
3. Protect PBRA properties and Performance-Based Contract Administrators to ensure compliance and affordability.

» Support Homeownership and Housing Stability

1. Expand down payment assistance through HOME, CDBG, and the National Housing Trust Fund.
2. Fund housing counseling to help families achieve and maintain homeownership.





02

STRENGTHEN COMMUNITIES *by Increasing Housing Supply*



» **Expand Affordable Housing Supply and Access**

1. Raise the project-based voucher cap to increase housing options.
2. Strengthen LIHTC to boost housing supply, support local economies, and better reach underserved areas and populations.
3. Invest in and reform the HOME program to build, preserve, and rehabilitate existing affordable housing.

» **Support Community and Neighborhood Revitalization**

1. Fully fund CDBG for local economic development and revitalization.
2. Invest in Choice Neighborhoods to support comprehensive community transformation.

» **Reduce Regulatory and Financial Barriers**

1. Exempt housing and community development programs from Build America, Buy America requirements.
2. Ensure access to affordable insurance for federally assisted housing.

03

REDUCE AND PREVENT HOMELESSNESS *by Expanding Housing and Community Supports*



- » Fully fund existing Emergency Housing Vouchers.
- » Provide service fees and supportive services to help people find and keep housing.
- » Protect permanent supportive housing funded through the Continuum of Care.
- » Support self-sufficiency programs like Family Self-Sufficiency (FSS), Resident Opportunities and Self-Sufficiency (ROSS), and Jobs Plus that connect housing to employment, income growth, and economic independence.
- » Link housing with education opportunities to expand long-term economic mobility.



04

IMPROVE OUTCOMES FOR AMERICAN FAMILIES *by Streamlining Requirements and Strengthening Federal Agencies*



- » Ensure federal agencies like the U.S. Department of Housing and Urban Development (HUD) follow transparent rulemaking processes for new requirements.
- » Provide beneficial program flexibilities, including modernizing Davis-Bacon and eliminating Build America, Buy America requirements for housing and community development programs.
- » Eliminate the Community Service and Self-Sufficiency Requirement.
- » Modernize HUD technology systems.
- » Protect the Federal Emergency Management Agency (FEMA) and support robust disaster recovery efforts.
- » Streamline the U.S. Department of Agriculture (USDA) Rural Housing Service programs to support rural housing stability.

NAHRO Leaders and Staff

Sean Gilbert

PHM, SPHM, NCC,
NAHRO Fellow
NAHRO President
Executive Director
Tennessee Valley
Housing Services
(Morristown, TN)

Ivory Mathews

NAHRO Senior Vice
President
Executive Director/
Chief Executive Officer
Home Forward
(Portland, OR)

Mark Thiele

Chief Executive Officer
NAHRO

Eric Oberdorfer

Director of Policy and
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Gabriel Smith

Legislative Affairs
Manager
NAHRO
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February 13, 2026

MEMO

To: HACB Board of Commissioners

From: Marco Cruz, CFO Consultant
Larry Guanzon, Executive Director

Subject: Agenda items 5.1 & 5.2; Resolutions No. 4984 and 4985, Renewals

- Banyard Management – Corporate Services Agreement
- Butte County Affordable Housing Development Corporation – Corporate Services Agreement

Background

The Housing Authority of the County of Butte (HACB) currently contracts with Butte County Affordable Development Corporation (BCAHDC) and Banyard Management to perform both Basic and Extraordinary Services.

Basic Services relate to the corporate entity Board meetings; records retention; budget preparation; tax filings; and other corporate administrative functions. These service reimbursements are currently capped at an annual not to exceed (NTE) amount of \$20,000 for Banyard Management and \$25,000 for BCAHDC.

Extraordinary Services include corporate procurement and contracting; managing corporate assets; engaging in program and property development; and property acquisition and sale work. These service reimbursements are bound by an NTE limit. Because of ongoing Banyard and BCAHDC development and project re-positioning activity, staff estimates as much as \$100,000 and \$200,000 respectively may be incurred over the next twelve months.

Proposed

Per individual, the rates were not increased in 2025. For 2026, Step, Longevity and COLA increases were calculated, for an overall increase of 5% in rates. These rates were based upon actual salary and benefits for 2026. Specific position increases ranged from 0% to 26% increases.

The contract runs from October to September and automatically renews for one-year increments. The contract may be modified by mutual written consent. Compensation is on an hourly “Fee for Services” reimbursement basis and hourly contracted billing rates are updated annually, with these Proposed Rates to be effective on March 1, 2026.

Recommendation: Motions to adopt of Resolutions No. 4984 and 4985, regarding the Services contract authorization for the 2026 year, including use of HACB adopted 2026 Hourly Billing Rates effective March 1, 2026 authorizing Basic services for Banyard Management and BCAHDC NTE’s of \$100,000 and \$200,000, respectively, and authorization for Extraordinary services to Banyard Management and BCAHDC of NTE’s \$100,000 and \$200,000, respectively.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4984

BANYARD MANAGEMENT SERVICES AGREEMENT
2026 BILLING RATES AND SERVICES AUTHORIZATIONS

WHEREAS, by means of Resolution No. 4527, dated November 21, 2013, the Housing Authority of the County of Butte (HACB) authorized a Services Agreement (Agreement) with Banyard Management (Banyard) for HACB's provision of Basic and Extraordinary services to Banyard; and

WHEREAS, the Agreement automatically renews the first of October each year, and provides for changes by mutual written agreement; and

WHEREAS, HACB seeks to amend Agreement terms such that:

- starting March 1, 2026, compensation will be based on HACB's adopted 2026 Billing Rates; and,
- 2026 not-to-exceed compensation for Basic Services shall be \$100,000 and,
- an Extraordinary services authorization be provided for up to \$100,000 in Extraordinary services regarding corporate re-structuring and property re-positioning;

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to hereby authorize amendment to its Services Agreement with Banyard Management, such amendment to provide for the application of HACB's adopted 2026 Billing Rates effective March 1, 2026, authorization of up to \$100,000 in expenditures for provision of Basic services in the 2026 Agreement year, and authorization of up to \$100,000 in expenditures for provision of Extraordinary services relating to corporate re-structuring and project re-positioning in the 2026 Agreement year.

Dated: February 19, 2026.

David Pittman, Chair

ATTEST:

Lawrence C. Guanzon, Secretary

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4985

BUTTE COUNTY AFFORDABLE HOUSING DEVELOPMENT CORPORATION
MANAGEMENT SERVICES AGREEMENT
2026 BILLING RATES AND SERVICES AUTHORIZATONS

WHEREAS, by means of Resolution No. 4528, dated November 21, 2013, the Housing Authority of the County of Butte (HACB) authorized a Services Agreement (Agreement) with Butte County Affordable Housing Development Corporation (BCAHDC) for HACB's provision of Basic and Extraordinary services to BCAHDC; and

WHEREAS, the Agreement automatically renews the first of October each year, and provides for changes by mutual written agreement; and

WHEREAS, HACB seeks to amend Agreement terms such that:

- starting March 1, 2026, compensation will be based on HACB's adopted 2026 Billing Rates; and,
- 2026 not-to-exceed compensation for Basic Services shall be \$200,000; and,
- Extraordinary services authorization be provided for up to \$200,000 regarding property re-positioning;

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to hereby authorize amendment to its Services Agreement with Butte County Affordable Housing Development Corporation, such amendment to provide for the application of HACB's adopted 2026 Billing Rates effective March 1, 2026, authorization of up to \$200,000 in expenditures for provision of Basic services in the 2026 Agreement year, and authorization of up to \$200,000 in expenditures for provision of Extraordinary services relating to property re-positioning in the 2026 Agreement year.

Dated: February 19, 2026.

David Pittman, Chair

ATTEST:

Lawrence C Guanzon, Secretary

MEMO

Date: February 13, 2026

To: HACB Board of Commissioners

From: Juan Meza, Public Housing Manager
Angie Little, Rental Assistance Programs Manager

Subject: Agenda Item 5.3 - Passbook Savings Rate
HUD Public Housing, Section 8 HCV, and Other Programs

This is a routine and annual action.

In the HUD Public Housing, Section 8, and related programs, Annual Income is defined in federal regulation, addressing earned and/or imputed income from assets. If a household's asset is valued at more than \$50,000, the household's annual income includes the greater of actual income derived from the asset, or the asset's imputed income, which is based upon the current passbook saving rate, as determined by HUD.

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 January 1st, 2026 is 0.40%. For reference please find the HUD attachment stating the new passbook savings for 2026.

Recommendation: motion to set Passbook Savings Rate at 0.40%, effective March 1, 2026, 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 total household income.



2026 HUD Passbook Savings Rate (Table 2): Effective January 1, 2026

Adjusted Item	Regulatory Reference	Rate	Applicable Programs
Passbook Savings Rate	24 CFR 5.609(a)	0.40%	Section 8 PBRA, 202/8, 202/811 PRAC, 236 IRP, 811 PRA, SPRAC, HCV, Public Housing, Section 8 Mod Rehab, Section 8 Mod Rehab SRO, HOPWA, HOME, HTF

February 12, 2026

MEMORANDUM

To: HACB Board of Commissioners

From: Angie Little, Rental Assistance Programs Manager
Tamra C. Young, Deputy Executive Director

Subject: 2026 Draft HCV Administrative Plan, Chapter 4: “Applications, Waiting List and Tenant Selection”, addition of EHV Preference(s) for transfer to HCV Program

As the EHV program is scheduled to sunset 9/30/2030 and funding for this program is projected to be exhausted by the end of 2026, HUD strongly encourages PHAs to transition EHV families to the HCV program so that EHV families do not lose assistance and potentially face homelessness.

In order to transition EHV families into the PHA’s regular HCV program, the family must be selected through the PHA’s HCV waiting list. The HACB’s request for waiver to streamline the process of placing all EHV families on it’s HCV waiting list, with the appropriate preference, has already been approved by HUD.

Since this constitutes a fundamental change to the admission procedures for the HCV program, the HACB must follow the required process for Admin Plan changes. The timeline is as follows:

DATE	REQUIRED ACTION
2/17/2026	Resident Advisory Board meeting held
2/19/2026	<i>Draft approval by HACB Board</i>
2/19 – 4/5/2026	Required 45-day Review Period - Documents available for public comment.
4/6/2026	Comments, if any, due to HACB, for inclusion in draft presented to Board
4/16/2026	<i>Public Hearing; Final approval by HACB Board</i>
5/1/2026	Effective date of documents

Recommendation: Receive draft HCV Admin Plan, authorize publication of Public Notice for public review and comment (minimum 45 days required), and schedule Public Hearing for receipt of comment and final adoption of documents on April 16, 2026.



**HOUSING AUTHORITY
of the County of Butte**

2026

ADMINISTRATIVE PLAN

FOR THE

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

Effective Date:

05/01/2026



Chapter 4

APPLICATIONS, WAITING LIST AND TENANT SELECTION

INTRODUCTION

When a family wishes to receive assistance under the HCV program, the family must submit an application that provides the PHA with the information needed to determine the family's eligibility. HUD requires the PHA to place all families that apply for assistance on a waiting list. When HCV assistance becomes available, the PHA must select families from the waiting list in accordance with HUD requirements and PHA policies as stated in the Administrative Plan and the Annual Plan.

The PHA is required to adopt clear policies and procedures for accepting applications, placing families on the waiting list, and selecting families from the waiting list and must these policies and procedures consistently. The actual order in which families are selected from the waiting list can be affected if a family has certain characteristics designated by HUD or the PHA that justify their selection. Examples of this are the selection of families for income targeting and the selection of families that qualify for targeted funding.

HUD regulations require that all families have an equal opportunity to apply for and receive housing assistance, and that the PHA affirmatively further fair housing goals in the administration of the program [24 CFR 982.53, HCV GB p. 4-1]. Adherence to the selection policies described in this chapter ensures that the PHA will be in compliance with all relevant fair housing requirements, as described in Chapter 2.

This chapter describes HUD and PHA policies for taking applications, managing the waiting list and selecting families for HCV assistance. The policies outlined in this chapter are organized into three sections, as follows:

Part I: The Application Process. This part provides an overview of the application process, and discusses how applicants can obtain and submit applications. It also specifies how the PHA will handle the applications it receives.

Part II: Managing the Waiting List. This part presents the policies that govern how the PHA's waiting list is structured, when it is opened and closed, and how the public is notified of the opportunity to apply for assistance. It also discusses the process the PHA will use to keep the waiting list current.

Part III: Selection for HCV Assistance. This part describes the policies that guide the PHA in selecting families for HCV assistance as such assistance becomes available. It also specifies how in-person interviews will be used to ensure that the PHA has the information needed to make a final eligibility determination.

PART I: THE APPLICATION PROCESS

4-1.A. OVERVIEW

This part describes the PHA policies for making applications available, accepting applications making preliminary determinations of eligibility, and the placement of applicants on the waiting list. This part also describes the PHA's obligation to ensure the accessibility of the application

process to elderly persons, people with disabilities, and people with limited English proficiency (LEP).

4-I.B. APPLYING FOR ASSISTANCE [HCV GB, pp. 4-11 – 4-16, Notice PIH 2009-36]

Any family that wishes to receive HCV assistance must apply for admission to the program. HUD permits the PHA to determine the format and content of HCV applications, as well how such applications will be made available to interested families and how applications will be accepted by the PHA. The PHA must include Form HUD-92006, Supplement to Application for Federally Assisted Housing, as part of the PHA's application.

PHA Policy

Depending upon the length of time that applicants may need to wait to receive assistance, the PHA may use a one- or two-step application process.

A one-step process will be used when it is expected that a family will be selected from the waiting list within sixty (60) days of the date of application. At application, the family must provide all information necessary to establish family eligibility and level of assistance.

A two-step process will be used when it is expected that a family will not be selected from the waiting list for at least sixty (60) days from the date of application. Under the two-step application process, the PHA initially will require families to provide only the information needed to make an initial assessment of the family's eligibility, and to determine the family's placement on the waiting list. The family will be required to provide all information necessary to establish family eligibility and level of assistance when the family is selected from the waiting list.

When PHA provides public notice that it is accepting applications for housing assistance, the application will be available on-line, at any time of day or night. The applicant may complete the application from any computer with internet access (e.g., home, public library, community-based organization, etc.). If the applicant requires assistance with completing the application, resources for assistance will be listed in waiting list opening announcements.

Completed applications must be submitted to PHA in the method explained in waiting list opening announcements. Applications must be complete in order to be accepted by PHA for processing. If an application is incomplete, the PHA will notify the family of the additional information required.

4-I.C. ACCESSIBILITY OF THE APPLICATION PROCESS

Elderly and Disabled Populations [24 CFR 8 and HCV GB, pp. 4-11 – 4-13]

The PHA must take steps to ensure that the application process is accessible to those people who might have difficulty complying with the normal, standard PHA's application process. This could include people with disabilities, certain elderly individuals, as well as persons with limited English proficiency (LEP). The PHA must provide reasonable accommodation to the needs of individuals with disabilities. The application-taking facility and the application process must be fully accessible, or the PHA must provide an alternate approach that provides full access to the

application process. Chapter 2 provides a full discussion of the PHA's policies related to providing reasonable accommodations for people with disabilities.

Limited English Proficiency

PHAs are required to take reasonable steps to ensure equal access to their programs and activities by persons with limited English proficiency [24 CFR 1]. Chapter 2 provides a full discussion on the PHA's policies related to ensuring access to people with limited English proficiency (LEP).

4-I.D. PLACEMENT ON THE WAITING LIST

The PHA must review each complete application received and make a preliminary assessment of the family's eligibility. The PHA must accept applications from families for whom the list is open unless there is good cause for not accepting the application (such as denial of assistance) for the grounds stated in the regulations [24 CFR 982.206(b)(2)]. Where the family is determined to be ineligible, the PHA must notify the family in writing [24 CFR 982.201(f)]. Where the family is not determined to be ineligible, the family will be placed on a waiting list of applicants.

No applicant has a right or entitlement to be listed on the waiting list, or to any particular position on the waiting list [24 CFR 982.202(c)].

Ineligible for Placement on the Waiting List

PHA Policy

If the PHA can determine from the information provided that a family is ineligible, the family will not be placed on the waiting list. Where a family is determined to be ineligible, the PHA will send written notification of the ineligibility determination within 10 business days of receiving a complete application. The notice will specify the reasons for ineligibility and will inform the family of its right to request an informal review and explain the process for doing so (see Chapter 16).

Eligible for Placement on the Waiting List

PHA Policy

Since placement on the waiting list does not require an interview and the information contained in the lottery entry form does not require verification, a set number of applications will be selected, ordered, and placed in the waiting list using a computergenerated random lottery system.

Placement on the waiting list does not indicate that the family is, in fact, eligible for assistance. A final determination of eligibility will be made when the family is selected from the waiting list.

HCV Applicants will be placed on the waiting list according to any preference(s) for which they qualify, and in order by the computer-generated random lottery system.

PBV Applicants will be placed on the waiting list according to the date and time their complete application is received by the PHA.

PART II: MANAGING THE WAITING LIST

4-II.A. OVERVIEW

The PHA must have policies regarding various aspects of organizing and managing the waiting list of applicant families. This includes opening the list to new applicants, closing the list to new applicants, notifying the public of waiting list openings and closings, updating waiting list information, purging the list of families that are no longer interested in or eligible for assistance, as well as conducting outreach to ensure a sufficient number of applicants.

In addition, HUD imposes requirements on how a PHA may structure its waiting list and how families must be treated if they apply for assistance from a PHA that administers more than one assisted housing program.

4-II.B. ORGANIZATION OF THE WAITING LIST [24 CFR 982.204 and 205]

The HCV waiting list must be organized in such a manner to allow the PHA to accurately identify and select families for assistance in the proper order, according to the admissions policies described in this plan.

The waiting list must contain the following information for each applicant listed:

- Applicant name;
- Family unit size;
- Date and time of application;
- Qualification for any local preference;
- Racial or ethnic designation of the head of household.

HUD requires the PHA to maintain a single waiting list for the HCV program unless it serves more than one county or municipality. Such PHAs are permitted, but not required, to maintain a separate waiting list for each county or municipality served.

PHA Policy

The PHA will maintain a single waiting list for the HCV program combining Butte and Glenn County jurisdictions.

PHA Policy

The PHA allows the following Local Preferences for the HCV waiting list for Butte County jurisdiction:

Limited Homeless Preference (PIH 2013-15)

The PHA limits the number of families that qualify for a homeless preference to sixty-five (65) families. Families must be under case management of a Butte Countywide Continuum of Care or Dos Rios Continuum of Care (Glenn County) organization. Homeless verification will be provided by the organization providing the case management. Once the PHA is serving sixty-five (65) families under the preference, and one family leaves the program, the next family on the waiting list who meets the preference criteria will be served. If there is no one on the waiting list who meets the preference criteria, the waiting list will be reopened for applicants that qualify for that preference or if kept open, as determined in accordance with prioritization established by the Coordinated Entry system.

The family must be referred to the PHA by a homeless service provider through Coordinated Entry based on their VI-SPDAT score.

Limited Moving Up Preference (PIH 2013-15)

The PHA limits the number of families that qualify for the moving up preference to ten (10) families. Families must be transitioning from a Permanent Supportive Housing (PSH) unit and are under case management of a Butte Countywide Continuum of Care organization. These are persons that were previously homeless prior to entry into the PSH program and who no longer need that level of supportive services. Once the PHA is serving ten (10) families under the preference, and one family leaves the program, the next family on the waiting list who meets the preference criteria will be served. If there is no one on the waiting list who meets the preference criteria, the waiting list will be reopened only or if kept open, for those who qualify for the preference as determined by submitted verification by a Butte Countywide Continuum of Care or Dos Rios Continuum of Care (Glenn County) partnering agency. The family must be referred to the PHA by service provider through the Butte Countywide Continuum of Care or Dos Rios Continuum of Care (Glenn County).

Government Displacement

This preference is subject to approval of the Executive Director. The PHA Board must be notified within a reasonable time that preference has been approved. Local individuals or families displaced by government action (i.e., required to move by any level of government: federal, state or local). These include, but are not limited, to:

- Persons displaced as the result of a government-declared natural disaster
- Persons displaced as the result of governmental action.
- Victims under VAWA Reauthorization Act of 2013
- Victims under witness protection programs

These preferences are available even when the wait list is closed to other applicants.

Applicants who have vacated housing as a result of:

- a. Natural disaster that has been so declared by a local, state, or federal government entity (fire, flood, earthquake, etc.).
- b. Federal, State or local government action related to code enforcement, public improvement or development.
- c. Victims of domestic violence, dating violence, sexual assault, or stalking who either:
 1. Have vacated due to actual or threatened physical violence directed against the applicant or the applicant's family by a spouse or other household member, or

2. Live in housing with an individual who engages in such violence. Such "actual" or "threatened" violence must have occurred recently or be of a continuing nature. An applicant who lives in a violent neighborhood or is fearful of other violence outside the household is not considered involuntarily displaced.
3. As a result of an emergency transfer from another PHA or HUD covered housing program in accordance with VAWA policy.
- d. Victims under witness protection programs: Applicant, or member of applicant family, has been advised by a law enforcement agency to relocate to minimize risk of violence against family members as a result of providing information on criminal activities to a law enforcement agency. Proper safeguards will be provided by the PHA to conceal the identity of families requiring protection against such reprisal. Verification to be provided by Law Enforcement Agency.

Public Housing Transfers

Preference will be given to existing Public Housing residents residing in PHA's Public Housing units who are in need of a reasonable accommodation, or PHA required or emergency transfer. The Waiting list will remain open in this preference category. To be eligible for this preference, written verification from the Executive Director that the tenant meets the following criteria:

- There are no suitable and available PH units for a transfer within a reasonable period of time.
- The family has lived in the PH unit for at least one year.
- The family is current in rent and lease compliant.

Limited Family Unification Program and Transitional Age Youth Preference

The PHA limits the number of families that qualify for a Family Unification Program (FUP) or the Transitional Age Youth (TAY) preference to ten (10) families. Families must be receiving services through the Children's Services Division (CSD). Once the PHA is serving ten (10) families under the preference, and one family leaves the program, the next family on the waiting list who meets the preference criteria will be served. If there is no one on the waiting list who meets the preference criteria, the waiting list will be reopened for applicants that qualify for that preference or if kept open, as determined in accordance with prioritization established by the Butte County CSD. The family must be referred to the PHA by the Butte County CSD.

Voucher Utilization/Lease In-Place

In the event the PHA Section 8 HCV leasing rate falls below 97%, preference will be given to families on the waiting list who are willing and able to lease in place. PHA will continue to use the lease-in place preference until the calendar year lease-up rate is projected to be at 97% lease-up.

All applicants are required to provide verification of eligibility for the Local Government Displacement Preference claimed on their Initial Application and/or Application Updates. Preferences will not be given unless proper verification is submitted as required.

EHV Transfer

The PHA limits the families that qualify for the EHV Transfer Preference to **only** families that are currently participating in the Emergency Housing Voucher (EHV) program and whose assistance is at risk of termination due to lack of program funding. Families must be in good standing under the EHV program and must be either voucher searching or a current participant.

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Elderly/Disabled EHV Transfer

The PHA limits the families that qualify for the Elderly/Disabled EHV Transfer Preference to **only** families that are currently participating in the Emergency Housing Voucher (EHV) program, have a head of household, co-head, or spouse that is elderly (62 years or older) and/or disabled, and whose assistance is at risk of termination due to lack of program funding. Families must be in good standing under the EHV program and must be either voucher searching or a current participant.

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HUD directs that a family that applies for assistance from the HCV program must be offered the opportunity to be placed on the waiting list for any public housing, project-based voucher or moderate rehabilitation program the PHA operates if 1) the other programs' waiting lists are open, and 2) the family is qualified for the other programs.

HUD permits, but does not require, that PHAs maintain a single merged waiting list for their public housing, Section 8, and other subsidized housing programs.

A family's decision to apply for, receive, or refuse other housing assistance must not affect the family's placement on the HCV waiting list, or any preferences for which the family may qualify.

PHA Policy

The PHA will not merge the HCV waiting list with the waiting list for any other program the PHA operates.

4-IL.C. OPENING AND CLOSING THE WAITING LIST [24 CFR 982.206]

Closing the Waiting List

A PHA is permitted to close the waiting list if it has an adequate pool of families to use its available HCV assistance. Alternatively, the PHA may elect to continue to accept applications from or to reopen the waiting list to certain categories of families that meet particular preferences or funding criteria.

PHA Policy

The open period shall be long enough to achieve a waiting list adequate to cover projected HCV turnover, limited preference turnover and any new allocations for the twelve (12) months. The waiting list or accepting of lottery applications may not be closed if it would have a discriminatory effect inconsistent with applicable civil rights law.

In the event there are enough lottery entries to fill anticipated openings for the twelve (12) months, the accepting of lottery entries and/or the waiting list may be closed. The waiting list may be kept open for applicants that qualify for a particular preference or funding

criteria while closing it for all other applicants. The PHA will give at least five (5) business days' notice prior to closing the lottery application process. **Not all applicants will be placed on the waiting list.** Depending on projected voucher turnover for the calendar year, only a set number of applications will be selected for placement on the waiting list. Applicants may go online using confirmation number see if they have been placed on the list. Those without computer access can call PHA. Set number of applications will be selected and ordered using a computer-generated random lottery system.

Reopening the Waiting List

If the waiting list has been closed, it cannot be reopened until the PHA publishes a notice in local newspapers of general circulation, minority media, and other suitable media outlets. The notice must comply with HUD fair housing requirements and must specify who may apply, and where and when applications will be received. The PHA may elect to only reopen the waiting list to certain categories of families that meet particular preferences or funding criteria.

PHA Policy

The PHA will utilize the following procedures for opening the Waiting List. When the PHA opens the Waiting List, the PHA will advertise through public notice on the Housing Authority's website, (www.butte-housing.com) newspapers (Chico Enterprise Record/Oroville Mercury Register/Paradise Post, Gridley Herald, Appeal Democrat – Glenn County) if applicable, minority publications and media entities. The PHA will also notify:

- Disability Action Center
- Legal Services of Northern California
- Butte County Department of Employment & Social Services
- Butte County Department of Behavioral Health
- Community Action Agency
- E-Center
- Northern Valley Catholic Social Services
- True North Housing (Torres Shelter)
- Catalyst Domestic Violence Services Sabbath House
- Healthy Mother's Program
- Youth for Change (Paradise Ridge and Oroville Family Resource Centers) The notice will contain:
 - The dates, times, and the locations where families may apply.
 - The name of the program(s) for which applications will be taken.
 - Limitations, if any on who may apply.

The notices will be made in an accessible format if requested. They will provide potential applicant with information that includes the PHA address and telephone application and the eligibility requirements.

During the application process a person(s) with a disability may submit an application by means of an alternate method upon request as an accommodation.

4-II.D. FAMILY OUTREACH [HCV GB, pp. 4-2 to 4-4]

The PHA must conduct outreach as necessary to ensure that the PHA has a sufficient number of applicants on the waiting list to use the HCV resources it has been allotted.

Because HUD requires the PHA to admit a specified percentage of extremely low-income families to the program (see Chapter 4, Part III), the PHA may need to conduct special outreach to ensure that an adequate number of such families apply for assistance [HCV GB, p. 4-20 to 4-21].

PHA outreach efforts must comply with fair housing requirements. This includes:

- Analyzing the housing market area and the populations currently being served to identify underserved populations
- Ensuring that outreach efforts are targeted to media outlets that reach eligible populations that are underrepresented in the program
- Avoiding outreach efforts that prefer or exclude people who are members of a protected class

PHA outreach efforts must be designed to inform qualified families about the availability of assistance under the program. These efforts may include, as needed, any of the following activities:

- Submitting press releases to local newspapers, including minority newspapers
- Developing informational materials and flyers to distribute to other agencies
- Providing application forms to other public and private agencies that serve the low-income population
- Developing partnerships with other organizations that serve similar populations, including agencies that provide services for persons with disabilities

PHA Policy

The PHA will monitor the characteristics of the population being served and the characteristics of the population as a whole in the PHA's jurisdiction. Targeted outreach efforts will be undertaken if a comparison suggests that certain populations are being underserved.

4-II.E. REPORTING CHANGES IN FAMILY CIRCUMSTANCES

PHA Policy

While the family is on the waiting list, the family must immediately inform the PHA of changes in contact information, including current residence, mailing address, and phone number as well as any changes in income and family composition. The changes must be submitted in writing within fourteen (14) calendar days of the change.

4-II.F. UPDATING THE WAITING LIST [24 CFR 982.204]

HUD requires the PHA to establish policies to use when removing applicant names from the waiting list.

Purging the Waiting List

The decision to withdraw an applicant family that includes a person with disabilities from the waiting list is subject to reasonable accommodation. If the applicant did not respond to a PHA request for information or updates, and the PHA determines that the family did not respond because of the family member's disability, the PHA must reinstate the applicant family to their former position on the waiting list [24 CFR 982.204(c)(2)].

PHA Policy

The waiting list will be updated or purged as needed to ensure that all applicants and applicant information is current and timely.

To update or purge the waiting list, the PHA will send an update request via email and/or first class mail to each family on the waiting list to determine whether the family continues to be interested in the program. This update request will be sent to the last address that the PHA has on record for the family. The update request will provide a deadline by which the family must respond and will state that failure to respond will result in the applicant's name being removed from the waiting list.

The family's response must be in writing and may be delivered in person, by mail, by email, or by fax. Responses should be postmarked or received by the PHA not later than 14 calendar days from the date of the PHA letter.

If the family fails to respond within fourteen (14) calendar days, the family will be removed from the waiting list without further notice.

If the notice is returned by the post office with no forwarding address, the applicant will be removed from the waiting list without further notice.

If the notice is returned by the post office with a forwarding address, the notice will be resent to the address indicated. The family will have fourteen (14) calendar days to respond from the date the letter was re-sent.

If a family is removed from the waiting list for failure to respond, the PHA may reinstate the family if it is determined that the lack of response was due to PHA error, or to circumstances beyond the family's control, as a result of a family member's disability, or as a direct result of status as a victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking, including an adverse factor resulting from such abuse.

Removal from the Waiting List

PHA Policy

If at any time an applicant family is on the waiting list, the PHA determines that the family is not eligible for assistance (see Chapter 3); the family will be removed from the waiting list.

If a family is removed from the waiting list because the PHA has determined the family is not eligible for assistance, a notice will be sent to the family's address of record as well as to any alternate address provided on the initial application. The notice will state the reasons the family was removed from the waiting list and will inform the family how to request an informal review regarding the PHA's decision (see Chapter 16) [24 CFR 982.201(f)].

PART III: SELECTION FOR HCV ASSISTANCE

4-III.A. OVERVIEW

As vouchers become available, families on the waiting list must be selected for assistance in accordance with the policies described in this part.

The order in which families are selected from the waiting list depends on the selection method chosen by the PHA and is impacted in part by any selection preferences for which the family qualifies. The availability of targeted funding also may affect the order in which families are selected from the waiting list.

The PHA must maintain a clear record of all information required to verify that the family is selected from the waiting list according to the PHA's selection policies [24 CFR 982.204(b) and 982.207(e)].

4-III.B. SELECTION AND HCV FUNDING SOURCES

Special Admissions [24 CFR 982.203]

HUD may award funding for specifically-named families living in specified types of units (e.g., a family that is displaced by demolition of public housing; a non-purchasing family residing in a HOPE 1 or 2 projects). In these cases, the PHA may admit such families whether or not they are on the waiting list, and, if they are on the waiting list, without considering the family's position on the waiting list. These families are considered non-waiting list selections. The PHA must maintain records showing that such families were admitted with special program funding.

Targeted Funding [24 CFR 982.204(e)]

HUD may award a PHA funding for a specified category of families on the waiting list. The PHA must use this funding only to assist the families within the specified category. In order to assist families within a targeted funding category, the PHA may skip families that do not qualify within the targeted funding category. Within this category of families, the order in which such families are assisted is determined according to the policies provided in Section 4-III.C.

PHA Policy

The PHA operates the HUD-Veterans Affairs Supportive Housing (HUD-VASH), Emergency Housing Voucher (EHV), and the Foster Youth Initiative programs. The PHA does not maintain a Waiting List or apply local preferences for these programs. Eligible families will be referred to the PHA by the applicable agencies.

Regular HCV Funding

Regular HCV funding may be used to assist any eligible family on the waiting list. Families are selected from the waiting list according to the policies provided in Section 4-III.C.

4-III.C. SELECTION METHOD

PHAs must describe the method for selecting applicant families from the waiting list, including the system of admission preferences that the PHA will use [24 CFR 982.202(d)].

Local Preferences [24 CFR 982.207; HCV p. 4-16]

PHAs are permitted to establish local preferences, and to give priority to serving families that meet those criteria. HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits the PHA to establish other local preferences, at its discretion. Any local preferences established must be consistent with the PHA plan and the consolidated plan, and must be based on local housing needs and priorities that can be documented by generally accepted data sources.

PHA Policy

The PHA will use the following preferences to rank applicants on the waiting list:

Local Preference – Government Displacement (10 points)

Local individuals or families displaced by government action (i.e., required to move by any level of government: federal, state or local). Priority shall be given to families of veterans and servicemen.

Local Preference - Public Housing Transfers (10 points)

Preference will be given to existing Public Housing residents residing in PHA's Public Housing units who are in need of a reasonable accommodation, or PHA required or emergency transfer. The Waiting list will remain open in this preference category. To be eligible for this preference, written verification from the Executive Director that the tenant meets the following criteria:

- There are no suitable and available PH units for a transfer within a reasonable period of time.
- The family has lived in the PH unit for at least one year.
- The family is current in rent and lease compliant.

Local Preference – Limited Homeless Preference (8 points)

The PHA limits the number of families that qualify for a homeless preference sixty-five (65) families. Families must be under case management of a Butte Countywide Continuum of Care or Dos Rios Continuum of Care (Glenn County) organization. Homeless verification will be provided by the organization providing the case management. Once the PHA is serving sixty-five (65) families under the preference, and one family leaves the program, the next family on the waiting list who meets the preference criteria will be served. If there is no one on the waiting list who meets the preference criteria, the waiting list will be reopened for applicants that qualify for that preference or if kept open, as determined in accordance with prioritization established by the Coordinated Entry system. The family must be referred to the PHA by a homeless service provider through the Coordinated Entry based on their VI-SPDAT score.

Local Preference – Moving Up Preference (8 points)

The PHA limits the number of families that qualify for the moving up preference to ten (10) families. Families must be transitioning from a Permanent Supportive Housing (PHS) unit and are under case management of a Butte Countywide Continuum of Care or Dos Rios Continuum of Care (Glenn County) organization. These are persons that were

previously homeless prior to entry into the PSH program and who no longer need that level of supportive services. Once the PHA is serving ten (10) families under the preference, and one family leaves the program, the next family on the waiting list who meets the preference criteria will be served. If there is no one on the waiting list who meets the preference criteria, the waiting list will be reopened only or if kept open, for those who qualify for the preference as determined by submitted verification by a Butte Countywide Continuum of Care or Dos Rios Continuum of Care (Glenn County) partnering agency. The family must be referred to the PHA by service provider through the Butte Countywide Continuum of Care or Dos Rios Continuum of Care (Glenn County).

Local Preference – Family Unification Program and Transitional Age Youth (8 points)

A preference for admission to select families participating in the County Child Welfare Agency's Family Unification Program (FUP) or qualify as Transitional Age Youth (TAY), the number of admissions is limited to the program size set forth in the Memorandum of Understanding (MOU) between the Butte County Department of Employment and Social Services and the PHA, such admissions to be made on a first come, first serve basis. The Family Unification Program (FUP) is a program under which vouchers are provided to families for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child, or children, in out-of-home care; or the delay in the discharge of the child, or children, to the family from out-of-home care. The Transitional Age Youth Program (TAY) is a program under which vouchers are provided to youths at least eighteen (18) years old and not more than twenty-four (24) years old (have not reached 25th birthday) who left foster care at age sixteen (16) or older and who do not have adequate housing. FUP and TAY priority shall be given to families of veterans and servicemen and to households displaced by public action. The number of households admitted under the FUP and TAY preference shall be determined by the Board of Commissioner's policy and identified in the MOU.

Local Preference – Voucher Utilization/Lease In-Place (3 points)

In the event the PHA Section 8 HCV leasing rate falls below 97%, preference will be given to families on the waiting list who are willing and able to lease in place. Families who are considered to be living in-place are those who reside in a unit where the landlord will accept the S8 HCV program. They must have resided in unit for the past three months and must remain in unit for a period of no less than one year after assistance starts. The unit must meet all other program requirements in order to qualify for the In-Place preference. Priority shall be given to families of veterans and servicemen.

Local Preference – EHV Transfer Preference (25 points)

The PHA limits the families that qualify for the EHV Transfer Preference to **only** families that are currently participating in the Emergency Housing Voucher (EHV) program and whose assistance is at risk of termination due to lack of program funding. Families must be in good standing under the EHV program and must be either voucher searching or a current participant.

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Local Preference – Elderly/Disabled EHV Transfer Preference (30 points)

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The PHA limits the families that qualify for the Elderly/Disabled EHV Transfer Preference to **only** families that are currently participating in the Emergency Housing Voucher (EHV) program, have a head of household, co-head, or spouse that is elderly (62 years or older) and/or disabled, and whose assistance is at risk of termination due to lack of program funding. Families must be in good standing under the EHV program and must be either voucher searching or a current participant.

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Income Targeting Requirement [24 CFR 982.201(b)(2)]

HUD requires that extremely low-income (ELI) families make up at least seventy-five percent (75%) of the families admitted to the HCV program during the PHA's fiscal year. ELI families are those with annual incomes at or below the federal poverty level or thirty percent (30%) of the area median income, whichever number is higher. To ensure this requirement is met, a PHA may skip non-ELI families on the waiting list in order to select an ELI family.

Low income families admitted to the program that are "continuously assisted" under the 1937 Housing Act [24 CFR 982.4(b)], as well as low-income or moderate-income families admitted to the program that are displaced as a result of the prepayment of the mortgage or voluntary termination of an insurance contract on eligible low-income housing, are not counted for income targeting purposes [24 CFR 982.201(b)(2)(v)].

PHA Policy

The PHA will monitor progress in meeting the income targeting requirement throughout the fiscal year. Extremely low-income families will be selected ahead of other eligible families on an as-needed basis to ensure the income targeting requirement is met.

Order of Selection

The PHA system of preferences may select families based on local preferences according to the date and time of application, or by a random selection process (lottery) [24 CFR 982.207(c)]. If a PHA does not have enough funding to assist the family at the top of the waiting list, it is not permitted to skip down the waiting list to a family that it can afford to subsidize when there are not sufficient funds to subsidize the family at the top of the waiting list [24 CFR 982.204(d) and (e)].

PHA Policy

Families will be selected from the waiting list based on the targeted funding or selection preference(s) for which they qualify, and in accordance with the PHA's hierarchy of preferences, if applicable. Within each targeted funding or preference category, families will be selected in order based on the original rank awarded by process of lottery. Documentation will be maintained by the PHA as to whether families on the list qualify for and are interested in targeted funding. If a higher placed family on the waiting list is not qualified or not interested in targeted funding, there will be a notation maintained so that the PHA does not have to ask higher placed families each time targeted selections are made.

4-III.D. NOTIFICATION OF SELECTION

When a family has been selected from the waiting list, the PHA must notify the family [24 CFR 982.554(a)].

PHA Policy

The PHA will notify the family by first class mail or email when it is selected from the waiting list. The notice will inform the family of the following:

Date, time, and location of the scheduled application interview, including any procedures for rescheduling the interview

Who is required to attend the interview

All documents that must be provided at the interview including information about what constitutes acceptable documentation

If a notification letter is returned to the PHA with no forwarding address, the family will be removed from the waiting list. A notice of denial will be issued in accordance with policies contained in Chapter 3 to the family's address of record, as well as to any known alternate address.

4-III.E. THE APPLICATION INTERVIEW

HUD recommends that the PHA obtain the information and documentation needed to make an eligibility determination through a face-to-face interview with a PHA representative [HCV GB, pg. 4-16]. Being invited to attend an interview does not constitute admission to the program.

Assistance cannot be provided to the family until all SSN documentation requirements are met. However, if the PHA determines that an applicant family is otherwise eligible to participate in the program, the family may retain its place on the waiting list for a period of time determined by the PHA [Notice PIH 2018-24].

Reasonable accommodation must be made for persons with disabilities who are unable to attend an interview due to their disability. PHA Policy

Families selected from the waiting list are required to participate in an eligibility process.

The head of household or spouse/cohead must provide acceptable documentation of legal identity. (Chapter 7 provides a discussion of proper documentation of legal identity.)

Pending disclosure and documentation of social security numbers, the PHA will allow the family to retain its place on the waiting list for ninety (90) days. If all household members have not disclosed their SSNs by the next time of PHA next issuance of vouchers, the PHA will issue a voucher to the next eligible applicant family on the waiting list.

The family must provide the information necessary to establish the family's eligibility and determine the appropriate level of assistance, and must complete required forms, provide required signatures, and submit required documentation. If any materials are missing, the PHA will provide the family with a written list of items that must be submitted.

Any required documents or information that the family is unable to provide must be provided within fourteen (14) calendar days of notification (Chapter 7 provides details

about longer submission deadlines for particular items, including documentation of and eligible noncitizen status). If the family is unable to obtain the information or materials within the required time frame, the family may request an extension. If the required documents and information are not provided within the required time frame (plus any extensions), the family will be sent a notice of denial (See Chapter 3).

An advocate, interpreter, or other assistant may assist the family with the application and the interview process.

The interview process will be conducted in English. For limited English proficient (LEP) applicants, the PHA will provide translation services in accordance with the PHA's LEP plan.

4-III.F. COMPLETING THE APPLICATION PROCESS

The PHA must verify all information provided by the family (see Chapter 7). Based on verified information, the PHA must make a final determination of eligibility (see Chapter 3) and must confirm that the family qualified for any special admission, targeted funding admission, or selection preference that affected the order in which the family was selected from the waiting list.

PHA Policy

If the PHA determines that the family is ineligible, the PHA will send written notification of the ineligibility determination within fourteen (14) calendar days of the determination. The notice will specify the reasons for ineligibility, and will inform the family of its right to request an informal review (Chapter 16).

If a family fails to qualify for any criteria that affected the order in which it was selected from the waiting list (e.g. targeted funding, extremely low-income), the family will be returned to its original position on the waiting list. The PHA will notify the family in writing that it has been returned to the waiting list, and will specify the reasons for it.

If the PHA determines that the family is eligible to receive assistance, the PHA will invite the family to attend a briefing in accordance with the policies in Chapter 5.

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HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4986

RECOGNITION OF COMMISSIONER RANDY COY

WHEREAS, on January 24, 2023 Randy Coy was appointed by the Butte County Board of Supervisors to serve on the Board of Commissioners of the Housing Authority of the County of Butte (HACB), representing the housing interests of Butte County Supervisorial District 2, the citizens of Butte and Glenn Counties, as well as residents of HACB-owned properties and participants of HACB programs; and

WHEREAS, Randy Coy served well and faithfully as a Commissioner until resignation of his term, effective January 15, 2026; and

WHEREAS, the Board of Commissioners of the Housing Authority of the County of Butte wishes to recognize the service of Commissioner Coy;

NOW THEREFORE BE RESOLVED by unanimous vote of the Board of Commissioners of the Housing Authority of the County of Butte that Randy Coy be recognized, appreciated, and honored for his service to the public-at-large in Butte and Glenn Counties, in serving as Commissioner on the Board of Commissioners of the Housing Authority of the County of Butte, and further recognizes, appreciates and honors his service on behalf of the Housing Authority of the County of Butte's clients, and the provision of quality, affordable housing opportunity to the those served.

Dated: February 19, 2026.

David Pittman, Board Chair

Rich Ober, Vice Chair

Sarah Richter, Commissioner

Robert Crowe, Commissioner

Paula "Jean" Snow, Commissioner

Lawrence C. Guanzon, Secretary



Sponsors:



AGENDA - 2026 CAHA Annual Meeting and Legislative Visits

TUESDAY, FEBRUARY 10

- 12:00 pm** Welcome - *Jim Kruse, Patricia Wells, Andrea Raez*
- 1:00 pm** Legislation making in Sacramento with Michael Gunning - *Patricia Wells*
- 1:30 pm** Conversation with Secretary Moss - *Patricia Wells*
- 2:30 pm** AB 653 Dashboard with Farzad Mashhood and Alex De Sena - *Joseph Villarreal*
- 3:00 pm** Break/Room Check In
- 3:30 pm** CAHA and State Advocacy with Chione Flegel and Matt Schwartz - *Rob Fredericks*
- 5:30 pm** Walk to Reception
- 6:00 pm** Opening Reception at Topsy Putt (630 K st. #120, Sacramento)

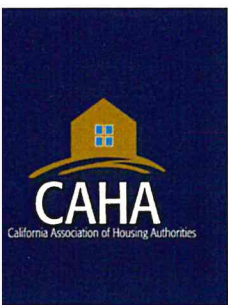
WEDNESDAY, FEBRUARY 11

- 8:00 am** Breakfast
- 8:30 am** Annual Meeting and HARRP Election - *Jim Kruse, James Johnson*
- 9:30 am** Federal Update and CAHA Advocacy with Eric Oberdorfer - *Rob Fredericks*
- 10:30 am** Break
- 10:45 am** Navigating Uncertainty with Eric Oberdorfer - *Jenny Scanlin, Zulieka Boykin*
- 11:45 pm** Fireside chat with Lt. Gov. Kounalakis - *Lourdez Castro Ramirez*
- 12:30 pm** Lunch
- 1:30 pm** Innovations in Housing with Tanya Dempsey - *Lisa Jones, Blanca Mendoza-Navarro*
- 3:00 pm** Break
- 3:15 pm** Hot Topics - *Andrea Raez, Preston Prince*
- 4:30 pm** Introduction to Tony Sertich - *Tyrone Roderick Williams*
- 5:00 pm** Wrap Up - *Jim Kruse, Patricia Wells, Andrea Raez*
- 5:30 pm** Walk to Dinner
- 6:00 pm** Dinner at The Firehouse (1112 2nd St, Sacramento)

THURSDAY, FEBRUARY 12

- 7:30 am** Breakfast
- 8:00 am** Prep for Advocacy Visits with Michael Gunning - *Patricia Wells, Rob Fredericks,*
- 9:00 am** Depart for Visits
- 10:00 am** Advocacy Visits

All meetings will be in the California Room at the Holiday Inn unless otherwise noted.



CAHA

California Association of Housing Authorities

2026

The California Association of Housing Authorities (CAHA) is a statewide organization committed to empowering public housing authorities (PHAs) to expand their reach and deepen their impact. Through strategic collaboration and impactful leadership, PHAs champion affordable housing and address homelessness and housing instability. PHAs are essential partners in delivering federal housing assistance so stable, adequate funding is critical to ensure these programs remain effective, efficient, and accessible.

CAHA respectfully urges thoughtful consideration of the following federal priorities to assist PHAs in addressing the national housing crisis:

HOUSING CHOICE VOUCHER (HCV) PROGRAM

Fully fund the HCV program to support **utilization** of all vouchers allocated to PHAs.

Prevent homelessness by ensuring continued renewal funding for Emergency Housing Vouchers (EHVs) for current participants.

Fully fund administrative fees **to allow PHAs to maintain adequate staffing** levels and meet community needs.

Stimulate affordable housing development by **increasing the cap** on Project-Based Vouchers (PBVs) to up to 50% of a PHA's tenant-based voucher allocation at the discretion of the local housing authority.

PUBLIC HOUSING PROGRAM

Address the Public Housing Capital Fund backlog: The baseline cost to preserve the nation's public housing portfolio in 2025 dollars is estimated at \$188,090 per unit, or \$169.1 billion nationwide.

Fully fund the **Public Housing Operating Fund** annually.

Preserve existing public housing by ensuring HUD's repositioning tools (Rental Assistance Demonstration [RAD], Section 18 Streamlined Voluntary Conversion, and Restore-Rebuild) are available to all PHAs that choose to use them, with funding levels reflecting actual local market costs.

INVEST IN SOLUTIONS TO HOMESLESSNESS

Preserve and expand federal homelessness funding: **Fully fund the Continuum of Care (CoC) and Emergency Solutions Grant (ESG) programs** to help communities prevent homelessness, rapidly rehouse households, and sustain long-term housing stability.

Protect Permanent Supportive Housing (PSH): Urge HUD and Congress to **preserve and strengthen** targeted PSH investments for people experiencing chronic homelessness, consistent with evidence-based Housing First strategies. Protect current households before implementing significant program changes and **prevent** further erosion of PSH funding in the 2025 CoC Notice of Funding Opportunity (NOFO).

Federal

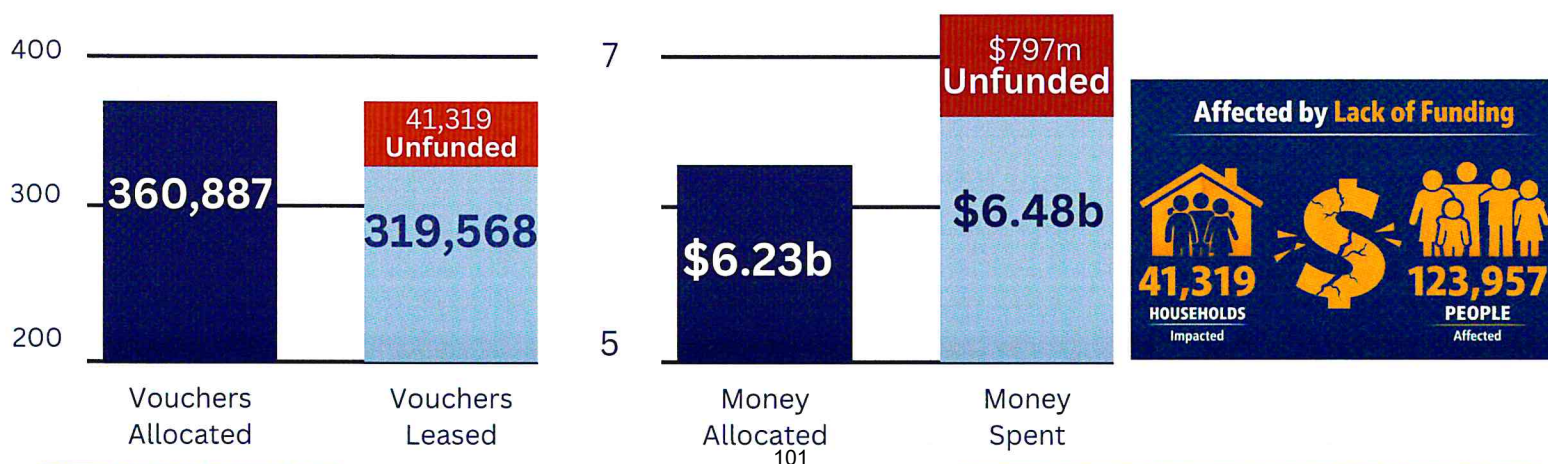
AFFORDABLE HOUSING DEVELOPMENT

- Raise the Public Welfare Investment Cap to strengthen the housing credit market by supporting **Community Investment and Prosperity Act (H.R. 5913)**, which increases the cap from 15% to 20%. This supports Low-Income Housing Tax Credits (LIHTC), New Market Tax Credits, and Opportunity Zones, bolstering critical affordable housing financing.
- **Exempt affordable housing** from Buy America Build America (BABA) requirements or, expand and streamline the waiver process for 100% affordable housing developments.
- Prioritize robust funding for the **HOME Investment Partnerships Program**, a vital resource for creating affordable housing, supporting homeownership, and addressing low-income family needs.
- Support the **HOME Reform Act of 2025 (H.R. 5878)**: A bipartisan effort to streamline requirements and remove barriers to affordable housing development nationwide.
- Support federal housing legislation that expands flexibility, encourages innovation, and delivers critical resources, including the **Housing BOOM Act (5.3464)** and the **Housing for the 21st Century Act (H.R.6644)** to accelerate housing production, strengthen rental assistance for low and middle-income families, seniors, and people with disabilities, and advance long-term solutions to homelessness.
- Pass the **Housing for All Act (S.1477)**, so federal resources can be fully integrated into solutions that deliver safe, affordable, and stable housing for communities across the country.
- Sustain and **increase funding** for the **Community Development Block Grant (CDBG)** program, a critical tool for building stronger, more resilient communities.

SAFEGUARD HOUSING ACCESS & STRENGTHEN LOCAL INNOVATION

- Guard against harmful effects that may arise from new restrictions, including time limits, work requirements, and new immigration-based restrictions that **reduce access** for families.
- Expand Moving to Work (MTW) to include regulatory and funding flexibilities, allowing all PHAs to **innovate and tailor local housing solutions**.
- Ensure funding stability by **avoiding prolonged continuing resolutions** and across-the-board cuts that impede rental assistance and development pipelines. Support PHAs' ability to retain adequate reserves to safeguard operations amid funding uncertainty, including government shutdowns.

CA PHAs ARE UNABLE TO HOUSE OVER 41,319 FAMILIES





CAHA

California Association of Housing Authorities

2026

The California Association of Housing Authorities (CAHA) is a statewide organization committed to empowering public housing authorities (PHAs) to expand their reach and deepen their impact. Through strategic collaboration and effective leadership, PHAs champion affordable housing and address homelessness and housing instability. As state legislators and policymakers shape California's housing future, CAHA respectfully urges careful consideration of the following priorities to support housing stability, economic mobility, and thriving communities for all Californians.

DIRECT IMPACT TO PROGRAM PARTICIPANTS

- Pass the **Affordable Housing Bond Act of 2026 (AB 736 / SB 417)**: Ensure specific allocations for the preservation and rehabilitation of current and former public housing projects, as well as for new affordable housing developments sponsored by Housing Authorities.
- Pass **California Community Reinvestment Act (AB 801)**: Require financial institutions profiting from California operations to reinvest in affordable housing, similar to federally regulated banks.

INTERVENE IN THE IMMINENT (2026) RETURN TO HOMELESSNESS

- Support **Homeless Housing Rescue Fund** for people at immediate risk of falling back into homelessness due to funding instability. CoCs will be required to coordinate with PHAs and will be able to grant funds to PHAs to maintain these clients' housing.
- Advocate with the California Tax Credit Allocation Committee to allow tax credit properties to prioritize units for EHV voucher holders and CoC households at risk of displacement.

PRESERVE AFFORDABLE HOUSING

- Affordable Housing Preservation Programs: Expand funding to rehabilitate aging affordable housing units and prevent the displacement of existing tenants.

AFFORDABLE HOUSING DEVELOPMENT

- We urge legislators to commit **\$500 million** annually in **enhanced state Housing Credits** for the next five years, to provide the stable, predictable funding necessary to expand affordable housing opportunities and address the state's ongoing housing crisis, to support the most vulnerable.
- Continue funding for transit-oriented and sustainable housing projects, while ensuring **equitable geographic distribution** for regions with limited access to high-transit areas.
- California Housing Accelerator Program: Fund shovel-ready projects stalled by financing gaps.

ENGAGE HOUSING AUTHORITIES AS KEY PARTNERS

- CAHA urges the state to **actively engage PHAs** in program design, implementation, and legislative efforts, including efforts related to the restructuring of the California Housing & Homelessness agency.

CAHA

INVEST IN VULNERABLE POPULATIONS

- **Permanent Supportive Housing:** Expand housing solutions for people experiencing homelessness, with wraparound services included.
- Stable **affordable housing** for low-income workers and families.
- **No Place Like Home Program:** Additional allocations to fund supportive housing projects for individuals with mental health needs.
- **Farmworker Housing:** Provide funding for both the Year-Round, and the Migrant & Seasonal Housing programs, including new construction and preservation of existing units.

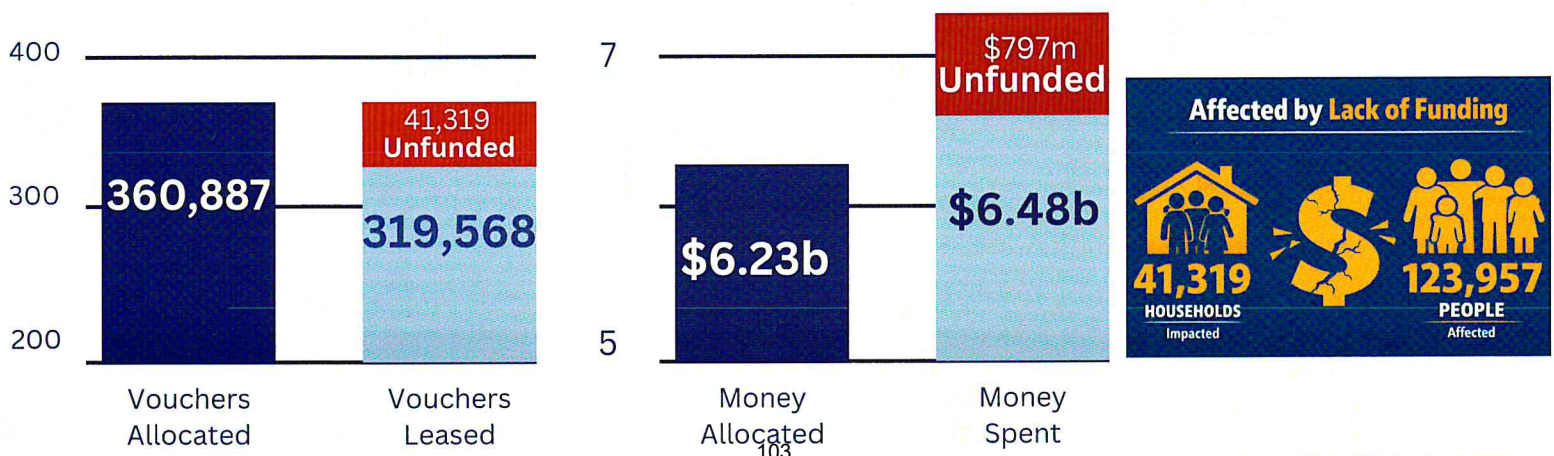
EMERGENCY HOUSING VOUCHER FUNDING ISSUE

- The Emergency Housing Voucher (EHV) program provides time-limited rental assistance and supportive services to help residents experiencing—or at risk of—homelessness, including survivors of domestic violence, sexual assault, stalking, or human trafficking.
 - Introduced in 2020 as a 10-year program, **HUD** plans to **terminate federal EHV funding**, with Congress allocating funds only through December 2026.
 - Without continued funding, roughly **54,000 families** nationwide, including **14,517 in California**, could lose their homes. These are families who were previously homeless, at **imminent risk of homelessness, or recently displaced**. Ending EHV funding would likely force these households back into homelessness.

CONTINUUM OF CARE (COC) CHANGES

- Recent changes in the allocation of Annual Renewal Demand (ARD) for Permanent Supportive Housing will place **29,952 households statewide at risk**. This shift—**limiting the use of ARD funding** to only 30% for permanent housing programs, such as Shelter Plus Care—**threatens individuals and families** who have successfully stabilized their lives, increasing the likelihood of returning to homelessness.

CA PHAs ARE UNABLE TO HOUSE OVER 41,319 FAMILIES



CALIFORNIA ASSOCIATION OF HOUSING AUTHORITIES

The California Association of Housing Authorities (CAHA) represents nearly 100 public housing authorities (PHAs) statewide. California's affordable housing crisis—decades in the making—has reached a breaking point. Since the pandemic, rents have surged while wages have stagnated, leaving millions of Californians unable to afford stable housing and pushing more households into insecurity.

The impacts are felt by seniors, veterans, people with disabilities, and working families who sustain our economy. Nearly half of Californians are renters, many paying over 50 percent of their income toward housing—an unsustainable burden that drives displacement, overcrowding, and homelessness.

PHAs are on the front lines, providing one of the state's last remaining housing safety nets. Yet funding cuts and rising demand threaten to undo hard-won progress, forcing families back into instability and leaving thousands without access to assistance.

California cannot afford to weaken the systems that prevent homelessness and stabilize working families. Strengthening affordable housing programs is both a moral imperative and essential to the state's economic health and community resilience.



PHAs IN CALIFORNIA...

- Administer approximately **360,887** Housing Choice Vouchers (HCVs)
- Own and manage approximately **32,000** public housing units
- Develop affordable housing using the Low-Income Housing Tax Credit (LIHTC) program
- Actively leverage State of California Department of Housing and Community Development (HCD) grant funds
- Support new affordable housing development through resources such as project-based vouchers (PBVs)

PHAs also work in partnership with participating families to promote educational attainment, employment, homeownership, and asset-building opportunities. In cooperation with the U.S. Department of Veterans Affairs, PHAs provide rental assistance to approximately **26,240 formerly homeless veterans**. Critically, PHAs are key local partners in the effort to end homelessness across California.



HOUSING CHOICE VOUCHER (HCV)

The **HCV** program is a critical tool for preventing and ending homelessness, improving quality of life for low-income families, and fostering strong public-private partnerships in the affordable housing market. However, federal funding for the HCV program has failed to keep pace with rapidly rising rents. As a result, PHAs are able to serve fewer families, while tens of thousands of households remain on waiting lists with no immediate path to assistance.

Compounding this challenge, HUD and Congress have proposed significant cuts to the HCV program. These reductions would push PHAs into financial shortfalls and prevent the issuance of new vouchers and limit the ability to award Project-Based Vouchers (PBVs) that support the development and preservation of affordable housing. Even more concerning, funding instability increases the risk that PHAs may be forced to terminate assistance for currently housed families.

PHAs need restored and sustained funding that allows full utilization of all authorized vouchers, along with full funding for administrative fees to retain professional staff and provide the housing stability and supportive services families need to remain housed.

PROGRAM IMPACT



\$6.1 BILLION

IN RENTAL ASSISTANCE PAYMENTS FLOW ANNUALLY TO SMALL BUSINESS OWNERS AND PRIVATE LANDLORDS, GENERATING LOCAL ECONOMIC ACTIVITY AND ALLOWING LOW-INCOME FAMILIES TO DIRECT LIMITED INCOME TOWARD BASIC NECESSITIES.



319,568

LOW-INCOME FAMILIES ARE HOUSED THROUGH THE HCV PROGRAM—APPROXIMATELY **ONE** IN EVERY TWENTY RENTERS IN CALIFORNIA.



67%

OF ASSISTED HOUSEHOLDS INCLUDE SENIORS, PEOPLE WITH DISABILITIES, AND/OR CHILDREN, UNDERSCORING THE PROGRAM'S ROLE IN PROTECTING CALIFORNIA'S MOST VULNERABLE RESIDENTS.

AFFORDABLE HOUSING PRODUCTION PHAS ARE ESSENTIAL PARTNERS

California has faced a severe housing shortage for decades, despite increased media attention and political focus in recent years. The private, for-profit market alone has not met the needs of the state's most vulnerable residents, leaving many households underserved. As a result, public housing authorities have become essential partners in the development and preservation of affordable housing across California.

PHAs play a critical role as innovators and problem-solvers, a role clearly demonstrated through the Homekey Program. Through Homekey, PHAs helped create 15,300 new housing units, assisting more than 167,000 individuals in exiting homelessness. Many of these homes rely on HCVs and PBVs to ensure long-term affordability and operational stability.

Today, nearly 60 percent of California PHAs use PBVs as a core financing tool. Collectively, PHAs support more than 53,404 PBV-assisted units, with an additional 6,978 units currently in development. These partnerships leverage public resources to attract private and philanthropic investment and accelerate affordable housing production statewide.



119,287

NEW HOUSING UNITS
NEEDED ANNUALLY

TO MEET CALIFORNIA'S
HOUSING DEMAND



APPROXIMATELY
5.5 MILLION
HOUSEHOLDS ARE
RENT BURDENED

AVERAGE RENTS
IN CALIFORNIA ARE



HIGHER **33%**
THAN THE NATIONAL
MEDIAN

PUBLIC HOUSING

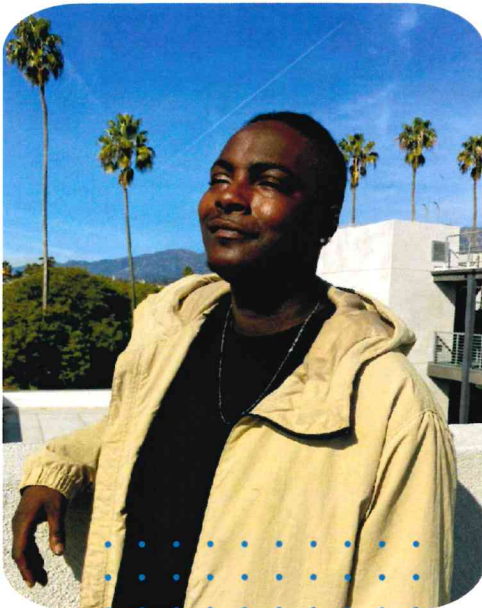


CONWAY HOMES
HOUSING AUTHORITY OF THE
COUNTY OF SAN JOAQUIN
STOCKTON, CA



KALMIA ROSE AT JORDAN DOWNS
HOUSING AUTHORITY OF THE CITY
OF LOS ANGELES
LOS ANGELES, CA

The **Public Housing program**, created in the 1930s, provides deeply affordable housing for low-income families, seniors, and people with disabilities, and serves approximately **32,000 households** in California. Public housing is owned and managed by local housing authorities and funded by HUD but decades of chronic underfunding—especially for capital repairs—have left much of the portfolio in poor condition and led to the permanent loss of units. Because the cost of building new affordable housing in California is extremely high, preserving and modernizing existing public housing is often the most cost-effective way to protect housing stability and prevent homelessness. Tools such as RAD (Rental Assistance Demonstration) and HUD's Restore-Rebuild initiative are essential modernization strategies, allowing housing authorities to leverage long-term rental subsidies and development financing to rehabilitate, replace, and in some cases rebuild units that have been lost—helping sustain and expand this irreplaceable resource for the state's most vulnerable households.



HOMELESSNESS

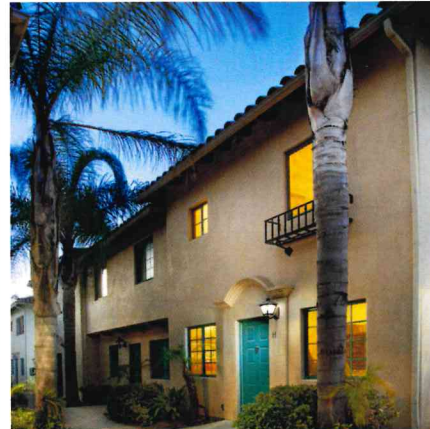
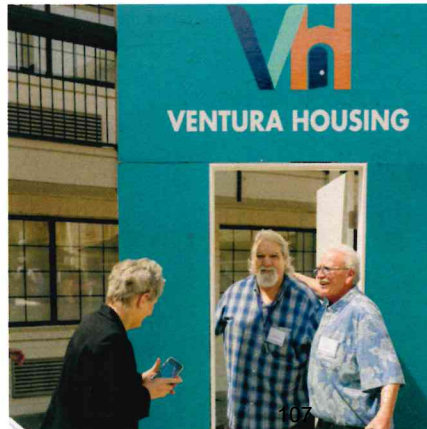
Homelessness remains a national crisis, with over 771,480 people experiencing homelessness on a single night in January 2024—the highest number recorded since 2007. Nearly 34 percent of these individuals are part of families with children.

California faces the most severe challenge, accounting for 24 percent of the nation's homeless population despite comprising only 12 percent of the U.S. population. Homelessness is visible across the state, even amid unprecedented funding for bridge and permanent housing programs. Stable housing paired with healthcare has been shown to save lives, yet the need for more affordable housing and supportive services remains urgent.



With homelessness continuing to rise due to the lack of affordable housing, more federal investment is critical—not cuts. Unfortunately, the current administration has proposed reductions in funding for **Permanent Supportive Housing (PSH) programs**, which could result in an additional **170,000 households experiencing homelessness**.

PSH is an evidence-based model of housing delivery that has been proven cost-effective and improves long-term housing stability. Expanding PSH is essential to addressing the homelessness crisis sustainably.



CAHA – California Legislation Support Resources

Roadmap Home (Housing California and California Housing Partnership)

The Roadmap Home presents an aspirational but actionable set of evidence-based policies that, if enacted over the next 10 years, can achieve this vision by ending homelessness, creating affordable homes for those struggling the most, protecting Californians from displacement, and advancing racial equity and economic inclusion. The Roadmap Home sets four goals aligned with the state's targets for affordable housing and homelessness progress.

It contains 66 policies and revenue-generating proposals.

<https://roadmaphome.org/wp-content/uploads/2026/01/Roadmap-Home-Report-2026.pdf>



AB 736 – Wicks – Affordable Housing Bond Act of 2026: SB 1417 - Calderon

This bill would enact the Affordable Housing Bond Act of 2026, which, if adopted, would authorize the issuance of bonds in the amount of \$10,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance programs to fund affordable rental housing and home ownership programs, including, among others, the Multifamily Housing Program, the CalHome Program, and the Joe Serna, Jr. Farmworker Housing Grant Program.

<https://trackbill.com/bill/california-assembly-bill-736-the-affordable-housing-bond-act-of-2026/2666098/>



AB 801 (Mia Bonta) – California Community Reinvestment Act

The proposed California Community Reinvestment Act would level the playing field, ensuring that all financial institutions profiting from our communities invest in addressing critical needs for affordable housing, small business development, and fair financial services.



<https://trackbill.com/bill/california-assembly-bill-801-financial-institutions-california-community-reinvestment-act/2666163/>

Washington Conference



As the affordable housing crisis continues to worsen and the midterm elections approach, there's no better time to meet with your elected officials in the nation's capital! Join hundreds of housers and community builders from all across America at **NAHRO's 2026 Washington Conference**, and raise your voices on behalf of the families you serve. The conference will provide timely regulatory and policy updates and equip you with what you need to be effective advocates for your communities and the housing and community development programs you use to serve them. We'll help you schedule your Hill visits, provide you with national policy priorities and state-by-state data, and hone your advocacy skills. Join us at this critical time as we speak up on behalf of our communities!

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