

HOUSING AUTHORITY OF THE COUNTY OF BUTTE (HACB)
Board of Commissioners Meeting
2039 Forest Avenue
Chico, California 95928

SPECIAL MEETING AGENDA

October 8, 2026
10:00 a.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/451854789>

You can also dial in using your phone.

Access Code:

451-854-789

United States (Toll Free):

[1 866 899 4679](tel:18668994679)

United States:

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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. 5008

ITEMS OF BUSINESS

1. ROLL CALL

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2. AGENDA AMENDMENTS

3. CONSENT CALENDAR

4. CORRESPONDENCE

5. REPORTS FROM EXECUTIVE DIRECTOR

5.1 Emergency Housing Choice Voucher (EHV) Payment Standards – Adopt Revision 2027 HUD EHV Payment Standards for Butte and Glenn Counties.

Recommendation:

Resolution No. 5008

6. MEETING OPEN FOR PUBLIC DISCUSSION

7. MATTERS CONTINUED FOR DISCUSSION

8. SPECIAL REPORTS

9. REPORTS FROM COMMISSIONERS

10. MATTERS INITIATED BY COMMISSIONERS

11. EXECUTIVE SESSION

12. COMMISSIONERS' CALENDAR

- **NAHRO National Conference, October 15 -17, 2026 Denver Colorado**

- **Next Meeting: October 22, 2026**

13. ADJOURNMENT



HOUSING AUTHORITY of the County of Butte

(530) 895-4474
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(800) 564-2999 Butte County Only
WEBSITE: www.butte-housing.com
2039 Forest Avenue • Chico, CA 95928

October 5, 2026

Memo

To: HACB Board of Commissioners

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

Subject: Resolution No. 5008 – 2027 HUD Emergency Housing Voucher (EHV) Payment Standards Effective 10/8/2026

On May 5, 2021, HUD published Notice PIH 2021-15, emergency Housing Vouchers – Operating Requirements, detailing the funding process, waivers, and alternative requirements for the EHV program. This notice included a waiver to CFR982.503(c)(1) allowing the PHA to establish a payment standard amount for a unit size at any level between 90 percent and 120 percent (as opposed to 110 percent) of the published FMR for that unit size without the need of HUD approval.

On August 10, 2026, HUD published Notice PIH 2026-20 striking the waiver stating that it is no longer necessary and may be causing undue financial strain on PHA HCV budgets.

Within 60 days of the August 10, 2026 Notice issue date, PHAs must be in compliance with payment standard requirements for current EHV families moving to a new unit. For current EHV families, the regulations continue to apply regarding decreases in payment standards during the Housing Assistance Payment (HAP) contract term, and decreased payment standards may not be used for rent calculation any earlier than two years following the effective date of the decreased payment standard.

As the decrease of payment standards only effect EHV participants moving to a new unit and other participants remaining in their unit no less than two years, resulting in a minimal impact to program participants, staff recommends reducing the EHV payment standards to align with the Housing Choice Voucher (HCV) payment standards. This will reduce confusion among participants, landlords and staff.

The below tables contain the current EHV payment standards and the proposed payment standards effective 10/8/2026.





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2027 EHV FMRs and Payment Standards Effective 10/1/2026

	Bedrooms				
	0	1	2	3	4
Butte County – 2027 HUD FMR	\$1064	\$1190	\$1509	\$2090	\$2522
% FMR	120%	113.5%	116.6%	117.9%	117.1%
Butte County 2027 Payment Standard	\$1277	\$1351	\$1759	\$2464	\$2954
Glenn County – 2027 HUD FMR	\$948	\$1040	\$1361	\$1867	\$2251
% FMR	106.4%	107.9%	108.2%	104.8%	109.8%
Glenn County 2027 Payment Standard	\$1009	\$1122	\$1472	\$1957	\$2472

2027 EHV FMRs and Proposed Payment Standards Effective 10/8/2026

	Bedrooms				
	0	1	2	3	4
Butte County – 2027 HUD FMR	\$1064	\$1190	\$1509	\$2090	\$2522
% FMR	108.4%	100.8%	104%	105.9%	105.7%
Butte County 2027 Payment Standard	\$1153	\$1200	\$1570	\$2213	\$2665
Glenn County – 2027 HUD FMR	\$948	\$1040	\$1361	\$1867	\$2251
% FMR	90%	91.5%	91.9%	90%	90.2%
Glenn County 2027 Payment Standard	\$853	\$952	\$1251	\$1680	\$2030

Recommendation: Adoption of Resolution No. 5008



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



HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 5008

DETERMINATION OF REVISED 2027 PAYMENT STANDARDS
FOR THE HUD SECTION 8 EMERGENCY HOUSING VOUCHER PROGRAM

WHEREAS, the Housing Authority of the County of Butte (HACB) administers under contract the U.S. Department of Housing and Urban Development (HUD) Emergency Housing Voucher (EHV) program in two jurisdictions, Butte and Glenn Counties; and

WHEREAS, each year HUD, in accordance with 24 CFR Part 982, issues Fair Market Rent (FMR) data for the HACB's jurisdictions, such data to be used by the HACB as a starting point in the determination of Payment Standards for purposes of administration of the EHV program; and

WHEREAS, by program regulation and per PIH Notice 2026-20, HACB has authority to set areawide EHV Payment Standards between 90% and 110% of the applicable FMR for each unit size within 60 days of the August 10, 2026 Notice; and

WHEREAS, the HACB determines Payment Standards that is the amount generally needed to rent a moderately-priced dwelling unit in the local housing market and that is used to calculate the amount of housing assistance a family will receive; and

WHEREAS, HACB has reviewed its available EHV program budget authority and obligations, as well as its Rent Reasonableness database, regarding rent burdens in the two (2) jurisdictional areas; and

WHEREAS, the HACB had determined that Payment Standards for 2027 be set in accordance with the following tables, such Payment Standards being determined to be in the best interest of the HACB, its EHV programs, and its EHV program participants;

2027 EHV FMRs and Payment Standards

	Bedrooms				
	0	1	2	3	4
Butte County – 2027 HUD FMR	\$1064	\$1190	\$1509	\$2090	\$2522
% FMR	108.4%	100.8%	104%	105.9%	105.7%
Butte County 2027 Payment Standard	\$1153	\$1200	\$1570	\$2213	\$2665
Glenn County – 2027 HUD FMR	\$948	\$1040	\$1361	\$1867	\$2251
% FMR	90%	91.5%	91.9%	90%	90.2%
Glenn County 2027 Payment Standard	\$853	\$952	\$1251	\$1680	\$2030

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to set its revised 2027 Payment Standards for the HUD Section 8 Emergency Housing Voucher programs in accordance with the tables above, such standards to be applied effective October 8, 2026.

Dated: October 8, 2026.

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary