

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

MEETING AGENDA

April 20, 2023
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/365018333>

You can also dial in using your phone.

Access Code: 365-018-333
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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. 4888

ITEMS OF BUSINESS

1. ROLL CALL
2. AGENDA AMENDMENTS

3. CONSENT CALENDAR

3.1 Minutes for the meeting of March 16, 2023

3.2 Checks written for:

3.2.1 Accounts Payable (General) – \$1,337,472.92

3.2.2 Landlords – \$1,619,552.29

3.2.3 Payroll – \$133,625.40

3.3 Financial Statements

3.4 Section 8 Housing Choice Voucher Program

3.5 Property Vacancy Report

3.6 Public Housing

3.7 Construction Projects

3.8 Capital Fund Improvement Projects

3.9 Farm Labor Housing Report

3.10 HACB Owned Properties

3.11 Tax Credit Properties

3.12 Family Self Sufficiency

3.13 Rental Assistance Programs

3.14 News Article

3.14.1 “CHIPs senior apartments coming along”, Michael Weber, *Chico Enterprise Record*, March 25, 2023

3.15 Standard & Poors Annual Update

4. CORRESPONDENCE

4.1 Response to Letter of February 21, 2023, Request for Support for Purpose Place Apartments, Orland.

5. REPORTS FROM EXECUTIVE DIRECTOR

Meeting turned over to Executive Director Mayer by Chair Pittman.

- 5.1 Election of Officers – Election of Chair and Vice Chair for 2023-2024.

Recommendation: Motion

Meeting turned over to newly elected Chair by Executive Director Mayer.

- 5.2 Receive and File Proposed Agency Annual Plan – Authorize publication Notice for review and schedule Public Hearing on June 15, 2023 for adoption of Agency Plan.

Recommendation: Receive and File

- 5.3 Receive and File Proposed Public Housing Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan (AP) – Schedule Public Hearing on June 15, 2023 for adoption of ACOP and AP.

Recommendation: Receive Draft ACOP and Section 8 AP, 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 June 15, 2023

- 5.4 Utility Allowances – Adoption of High Efficiency Utility Allowances.

Recommendation: Motion

- 5.5 Housing Authority of the County of Butte (HACB) – Fogg Avenue, Oroville Development Initiative.

Recommendation: Information/Discussion

- 5.6 Housing Authority of the County of Butte (HACB) – Mission Statement, Objectives, Priorities and Strategic Visioning Review.

Recommendation: Information/Discussion

- 5.7 Development Activity – Status Review.

Recommendation: Information/Discussion

5.8 Valley's Edge Planning Area, Chico – Bill Brouhard.

Recommendation:

Information/Discussion

6. MEETING OPEN FOR PUBLIC DISCUSSION

7. MATTERS CONTINUED FOR DISCUSSION

8. SPECIAL REPORTS

8.1 Washington Conference: NAHRO at 90 Advocate; March 22-24, 2023 - Report from Ed Mayer, Executive Director and David Pittman, Board Chair.

8.1.1 2023 NAHRO Legislative and Regulatory Agenda

8.1.2 CAHA Legislative Focus 2023

8.1.3 CAHA Legislative Asks 2023

9. REPORTS FROM COMMISSIONERS

10. MATTERS INITIATED BY COMMISSIONERS

11. EXECUTIVE SESSION

12. COMMISSIONERS' CALENDAR

- **Next Meeting May 18, 2023**
- **PSWRC-NAHRO – Annual Conference: May 22-25, 2023, Anaheim, CA**

13. ADJOURNMENT