

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**

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