

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

MEETING AGENDA

August 20, 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/592458069>

You can also dial in using your phone.

Access Code:

592-458-069

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. 5000

ITEMS OF BUSINESS

1. ROLL CALL

2. AGENDA AMENDMENTS

Authorization to move agenda item 8. Special Report; 8.1 HACB – Presentation by Smith Marion Auditor, before item 3. Consent Calendar.

Recommendation:

Motion

3. CONSENT CALENDAR

3.1 Minutes for the meeting of July 16, 2026

3.2 Checks written for:

3.2.1	Accounts Payable (General) –	\$713,631.24
3.2.2	Landlords –	\$2,198,096.83
3.2.3	Payroll –	\$146,572.28

3.3 Finance Update

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 Investment Register

3.15 Standard Maintenance Charges – Approval of Revised Standard Maintenance Charges to Residents for Cleaning, Repair, Replacement and Miscellaneous Charges, effective October 1, 2026.

Recommendation:

Resolution No. 5000

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4. CORRESPONDENCE

- 4.1 CA043 Butte County Housing Authority -Public Housing Agency Recovery & Sustainability (PHARS) Assessment Results and Determination Letter

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 2020A Bonds Budget – Adoption of Proposed Bond Project(s) FY2027 Operating Budget.

Recommendation:

Resolution No. 5001

- 5.2 Utility Allowances – Annual Adoption of Utility Allowances for Public Housing, Section 8 and Other HACB-Owned Properties.

Recommendation:

Motion

6. MEETING OPEN FOR PUBLIC DISCUSSION

7. MATTERS CONTINUED FOR DISCUSSION

8. SPECIAL REPORTS

- 8.1 HACB – Presentation by Smith Marion Auditor

9. REPORTS FROM COMMISSIONERS

- 9.1 Executive Director Performance Evaluation

10. MATTERS INITIATED BY COMMISSIONERS

11. EXECUTIVE SESSION

- 11.1 Pursuant to California Government Code 54956.8: Conference with real estate negotiator.

Property located at: Evanswood Apartments, Oroville, CA

12. COMMISSIONERS' CALENDAR

- **Next Meeting: September 17, 2026**
- **NAHRO National Conference, October 15 -17, 2026 Denver Colorado**

13. ADJOURNMENT