

B.1 Revision of PHA Plan Elements.

Statement of Housing Needs and Strategy for Addressing Housing Needs

~~During 2025,~~ the HACB has created a new Strategic Plan and ~~its~~ plan goals and objectives ~~have been/were~~ revised; see Section B.2 of the HACB Plan. ~~Additionally~~ **Additionally**, the HACB continues its focus on developing and managing its Project Based Voucher program in efforts of deconcentrating poverty and expanding housing and economic opportunities for its participants.

Operation and Management

The HACB revised the HCV Administrative Plan using the Nan McKay model and HOTMA issued guidance with current regulations and procedures for the HACB to follow.

The HACB ~~2025 Family~~ **2026 Family** Self Sufficiency Action Plan was updated as required by HUD.

The HACB Public Housing Admissions and Continued Occupancy Plan (ACOP) was updated using the Nan McKay model and HOTMA issued guidance with current regulations and procedures for the HACB to follow.

Significant Amendment/Modification

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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 its HCV waiting list, with the appropriate preference, has already been approved by HUD.

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

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B.2 New Activities

Project-Based Vouchers.

The following new development opportunities, targeting elderly, disabled, and families, have been identified and are recommended for inclusion in HACB's Section 8 HCV Administrative Plan, for use of project-based vouchers at properties:

- **Creskide Place Apartments, Chico** – 100 PBV committed to CHIP, targeted population to serve; seniors
- **North Creek Crossings at Meriam Park, Phase I, Chico** – 26 PBV committed, targeted population to serve; families
- **1297 Park Avenue Apartments, Chico** – 43 PBV committed targeted population to serve; single-senior-disabled
- **North Creek Crossings at Meriam Park, Phase II, Chico** – 13 PBV committed, targeted population to serve; families
- **Sunrise Village Apartments, Gridley** – 36 PBV committed, targeted population to serve; seniors
- **Prospect View Apartments, Oroville** – 39 PBV committed, targeted population to serve; disabled/homeless (NPLH)
- **Liberty Bell Apartments, Orland** – 31 PBV committed, targeted population to serve; seniors
- **Woodward Family Apartments Orland** – 25 PBV committed, targeted population to serve; families
- **Bar Triangle Apartments, Chico** – 25 PBV committed, targeted population to serve; families
- ***Humboldt Senior Apartments, Chico** – 25 PBV committed, targeted population to serve; seniors*
- **Oleander Community Housing Apartments, Chico** – 37 PBV committed, targeted population to serve; special needs.
- * **Lincoln Street Affordable Family Apartments, Oroville** – 25 PBV committed, targeted population to serve; families
- * **Lincoln Street Affordable Senior Apartments, Oroville** – 25 PBV committed, targeted population to serve; seniors.
- * **Cypress Family Apartments, Paradise** – 25 PBV committed, targeted population to serve; families.
- * **Cypress Senior Apartments, Paradise** – 25 PBV committed, targeted population to serve; seniors.
- * **Lakeridge Circle, Magalia** – 25 PBV committed, targeted population to serve; families.
- * **2131 Fogg Avenue, Oroville** – 6 PBV committed, targeted population to serve; families.
- * **Northwind Senior Apartments** – 21 PBV committed, targeted population to serve; seniors.
- * **Clark Road Apartments** – 25 PBV committed, targeted population to serve; families.

The HACB currently has 2,284 ACC-authorized Section 8 HCV units, 30% of which (685) is the base cap for project-basing of vouchers. To date, ~~556~~ 546 vouchers have been committed to project basing in in nineteen (19) new affordable housing developments in Butte and Glenn County. The

HACB is currently administering ~~338-446~~ Project Based Vouchers (PBVs) committed to ten ~~(4013)~~ properties.

Modernization or Development.

The HACB is engaged in an initiative to improve three (3) projects owned by its subsidiary Butte County Affordable Housing Development Corporation. In this regard, the HACB is planning to non-competitively project-base 100 of its vouchers to assist in said rehabilitation of the following tax credit projects: 1200 Park Avenue, Chico (senior); Walker Commons, Chico (senior and disabled); and Chico Commons, Chico (family).

Demolition and/or Disposition.

Conversion of Public Housing to Tenant-Based Assistance.

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.

The PHA intends to initiate the planning phase for conversion of its Public Housing portfolio. The PHA will conduct physical needs assessments and financial modeling to evaluate its portfolio and determine which conversion methods are viable. During the planning phase, conversion of Public Housing to Tenant-Based Assistance and or Project-Based Vouchers under RAD may be considered.” The Public Housing portfolio “repositioning” may consider demolition, Low Income Tax Credits, State & Federal, Funding and Grants. The planning phase of its Public Housing (345 units) may be a 3 to 5 to 10 to 25-year master plan to enhance, rebuild, and sustain its portfolio in support of its residents. The PHA will secure and maintain quality affordable Public Housing as a pathway to fostering sustainable, resilient, and stable communities within the Butte County region.

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B.3 Progress Report

The HACB Strategic Plan was revised 2025 (attached), including revision of Mission, Goals and objectives.

HACB Mission:

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The Housing Authority of the County of Butte provides access to affordable and innovative housing solutions for the well-being of all. We support residents in securing and maintaining quality housing as a pathway to fostering sustainable, resilient, and stable communities.

HACB Goal 1: Expand Affordable Housing Stock

Objective 1A: Continue to pursue all available sources of funding to ensure that expansion of housing stock continues even in years when there is funding uncertainty or development cost increases.

Objective 1B: Explore public and private partnerships to identify suitable properties for construction or rehabilitation, to increase supply of affordable housing units.

HACB Progress

- HACB has recommended and continues to support new affordable housing developments in Butte and Glenn County.
- HACB has awarded 556 PBV vouchers to nineteen (19) developments in Butte and Glenn County.
- Through its non-profit development instrumentality; Butte County Affordable Housing Development Corporation (BCAHDC), the HACB has established twenty-~~three-six~~ (26) development MOU's/MOA's with multiple entities to support Housing needs in Butte and Glenn County, see attached exhibit.

HACB Goal 2: Incorporate Resilience and Sustainability into Housing Solutions

Objective 2A: Apply for available funding (e.g., CalHome funds) to retroactively install fire-resistant (or wildfire prepared) materials, flood defenses, and energy-efficient systems in HACB-managed properties, especially those in disaster-prone areas.

Objective 2B: Continue to incorporate fiscally prudent disaster-resilient technologies (such as solar panels and rainwater collection systems) in new projects, to increase long-term sustainability.

Objective 2C: Ensure all new HACB developments meet the highest energy efficiency standards, incorporating low-flow plumbing, and high-efficiency HVAC systems.

Objective 2D: Support innovative building technologies, materials, and housing typologies that increase sustainability while also reducing construction time and costs.

HACB Progress

- HACB completed Public Housing Capital Fund improvement project for planned water conservation and energy savings measures and replacement of smoke/carbon monoxide detectors.
- HACB completed, or is in the process of completing the following Capital Fund Improvement projects in Public Housing: see attached exhibit – Capital Fund Status Report and 5 Year Action Plan Memo.

HACB Goals 3: Promote Upward Mobility Through Housing Programs

Objective 3A: Continue to promote the Family Self-Sufficiency (FSS) program (through the Housing Choice Voucher Program) and increase participation.

Objective 3B: Fortify partnerships to connect residents with services such as: job training and financial literacy programs, healthcare and childcare resources, transportation assistance and meal programs.

HACB Progress

- HACB administers fifty (50) units under the HUD Family Self Sufficiency (FSS) program on behalf of its Section 8 HCV participants. The HACB's FSS program is voluntary.
- FSS Action plan was updated detailing policies and procedure for program administration.
- Section 8 Special Programs Coordinator is a member of the Tenant Based Rental Assistance (TBRA) committee, responsible for assignment of rental assistance under the City of Chico's Tenant-Based Rental Assistance (TBRA) program. Special Programs Coordinator also serves on the Butte County Coordinating Council (BCC) Committee, coordinating delivery of homeless services to the disabled in Butte County.
- HACB is also continuously works with other social service agencies to more effectively bridge between homelessness and permanent housing.
- HACB sponsors the non-profit Mi C.A.S.A. Education, Inc., in provision of an after-school homework program at its Gridley Farm Labor housing property in Gridley.
- HACB collaborates with partners who are able to expand our reach and effectiveness by providing services, education, and economic opportunities that help residents advance out of poverty.

HACB Goal 4: Address the Unique Housing Needs of Vulnerable Populations

Objective 4A: Continue to retrofit existing HACB properties to include accessibility features such as ramps, elevators, and accessible bathrooms for elderly and disabled residents.

Objective 4B: Continue to prioritize the development of accessible units in new projects to ensure that elderly and disabled residents have adequate housing options and age in place.

Objective 4C: Connect residents with services (provided by partners) to help them improve their quality of life.

HACB Progress

- Two-thirds of total clients served by HACB are elderly or disabled.
- HACB provides ongoing training to agency staff in Fair Housing and Reasonable Accommodation.
- HACB partners with service organizations, volunteers, and students to provide low- or no-cost services to residents.
- HACB staff actively researches and seeks to access available federal, state, local, and private foundation resources for the delivery and enhancement of resident services, through both HACB and Butte County Affordable Housing Development Corporation.

HACB Goal 5: Enhance Staff Engagement and Development.

Objective 5A: Recognize staff achievements through awards, public acknowledgments, and team-building events to enhance morale.

Objective 5B: Continue to offer extensive opportunities for staff training and networking (NAHRO, Fair Housing, NMA, BDO, etc.) as funding is available.

HACB Progress

- Agency acknowledges longevity years of service in honor of staff.
- HACB proactively offers and encourages training opportunities to staff members.
- HACB Executive Director is a member of CAHA, CalAHA, and the Pacific Southwest Region Council of the National Association of Housing and Redevelopment Officials (PSWRC-NAHRO); staff also serves on the NorCal/Nevada NAHRO Board; which provide networking and legislative opportunities and advancement of housing initiatives.

HACB Goal 6: Improve Tenant Onboarding and Retention

Objective 6A: Support case workers in creating a more personalized case management process, which may connect residents with services (provided by partners) that improve their quality of life and help them maintain stability in their housing.

Objective 6B: Expand use of online platforms to streamline rent payment, communication, and tenant management, enhancing both the onboarding process and ongoing tenant retention.

Objective 6C: Continue to educate residents on how to maintain their units and fulfill their lease obligations.

Objective 6D: Continue to engage and educate landlords on policies and procedures.

HACB Progress

- HACB is continuing to improve website and provide more information regarding HACB's various programs and properties.

- * Agency underwent enterprise software conversion to YARDI platform, which will continue paving the way for paperless capacities, with applicant, participant and landlord interactions possible via web portal through RENT CAFE.
- * Housing inspectors use tablets to complete inspections.
- o Maintenance staff implemented use of tablets to complete work orders and daily tasks.

HACB Goal 7: Achieve Operational Efficiency and Transparency in Service Delivery

Objective 7A: Continue transparent program and property tracking and reporting, including information on housing outcomes, funding, and program effectiveness.

Objective 7B: Continue to conduct regular audits – at the agency level, at the program level, and at the property level – to ensure efficiency and fiscal responsibility.

HACB Progress

- Actively developing a paperless system.
- Maintains A+ credit rating with Standard & Poors

HACB Goal 8: Adapting to Changes Over Time

Objective 8A: Ensure that new units can adapt to evolving environmental, economic, and demographic changes while meeting current housing demands.

Objective 8B: Regularly evaluate internal processes to identify opportunities for improvement in service delivery, resource allocation, and program administration, while maintaining financial stability for HACB.

Objective 8C: Continue to build a shared understanding of on-ground needs, services and resources available by connecting staff and communities at local forums.

Objective 8D: Identify and capitalize on emerging services and resources.

Objective 8E: Continue to advocate for all types of housing, given the changing housing needs based on demographic shifts.

HACB Progress

- HACB maintains a balanced portfolio.