

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

MEETING AGENDA

February 20, 2025
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/367282813>

You can also dial in using your phone.

Access Code:

367-282-813

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. 4952

ITEMS OF BUSINESS

1. ROLL CALL

2. AGENDA AMENDMENTS
3. CONSENT CALENDAR
 - 3.1 Minutes for the meeting of January 16, 2025
 - 3.2 Checks written for:
 - 3.2.1 Accounts Payable (General) – \$1,406,383.25
 - 3.2.2 Landlords – \$1,996,361.45
 - 3.2.3 Payroll – \$154,028.29
 - 3.3 Financial Statements
 - 3.3.1 Finance Director Memo - Fixed Asset Difference
 - 3.4 Adoption of Contract Billing Rates
 - 3.5 Section 8 Housing Choice Voucher Program
 - 3.5.1 HUD SEMAP Score Letter FYE 09/30/2024
 - 3.5.2 FYI Vouchers for Youth
 - 3.5.3 HUD-VASH FY2024 Voucher Award
 - 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
 - 3.11 HACB Owned Properties
 - 3.11.1 Gridley Springs II Audit Report FY FYE 2023 and 2024
 - 3.12 Tax Credit Properties
 - 3.13 Family Self Sufficiency
 - 3.14 Rental Assistance Programs
 - 3.15 Quarterly Investment Report/Reserves Analysis

- 3.16 HUD – 2025 Customer Service Award
- 3.17 News Article
 - 3.17.1 “Units fill at new affordable complex” Michael Webber, *Chico Enterprise Record*, January 31, 2025
- 4. CORRESPONDENCE
 - 4.1 Commissioner Appointments: David Pittman, Commissioner District 1; Sarah Richter, Commissioner District 5; and Robert Crowe, Commissioner District 4.
- 5. REPORTS FROM EXECUTIVE DIRECTOR
 - 5.1 Banyard Management – Corporate Services Agreement, adopt billing rates and services authorization.

Recommendation: Resolution No. 4952
 - 5.2 Butte County Affordable Housing Development Corporation (BCAHDC) – Corporate Services Agreement, adopt billing rates and services authorization.

Recommendation: Resolution No. 4953
 - 5.3 HUD Programs Household Income Determination – Adopt Passbook Savings Rate.

Recommendation: Motion
 - 5.4 Recognition of Commissioner – Acknowledging Commissioner Fredericks Service to the HACB.

Recommendation: Resolution No. 4954
- 6. MEETING OPEN FOR PUBLIC DISCUSSION
- 7. MATTERS CONTINUED FOR DISCUSSION
- 8. SPECIAL REPORTS
 - 8.1 NorCal-Nevada NAHRO 2025 Annual Conference “Ohana in Housing: Together We Build” January 27-28, 2025, Napa, CA – Report from Juan Meza, Public Housing Manager.
- 9. REPORTS FROM COMMISSIONERS
- 10. MATTERS INITIATED BY COMMISSIONERS

11. EXECUTIVE SESSION

- 11.1 Conference with real estate negotiator pursuant to California Government Code section 5496.8:

Property located at: Longfellow Apartments, Chico

- 11.2 Conference regarding existing litigation pursuant to California Government Code section 54956.9:

(one matter Miller v. 1200 Park Avenue)

12. COMMISSIONERS' CALENDAR

- **2025 NAHRO Washington Conference, March 10-13; Washington, D.C.**
- **Next Meeting: March 20, 2025**

13. ADJOURNMENT