

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> <b>PHA Name:</b> Housing Authority of the County of Butte <span style="float: right;"><b>PHA Code:</b> CA043</span>  <b>PHA Type:</b> <input checked="" type="checkbox"/> High Performer  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 10/2024  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <b>345</b> <b>Number of Housing Choice Vouchers (HCVs)</b> <b>2254</b>  <b>Total Combined</b> <b>2599</b>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.         </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)         </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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<b>B.</b>	<b>Plan Elements</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><b>See Attached.</b></p>

<b>B.4.</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><b>See Attached.</b></p>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p><a href="#">Form 50077-ST-HCV-HP</a>, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>						
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing.</b></p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="181 457 1455 905"> <tr> <td data-bbox="181 457 1455 499"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="181 499 1455 905"> <p><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></p> <p><b>Goals are detailed within Annual Plan Goals and Progress B.3, see attached.</b></p> </td> </tr> </table> <table border="1" data-bbox="181 932 1455 1346"> <tr> <td data-bbox="181 932 1455 974"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="181 974 1455 1346"> <p><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></p> </td> </tr> </table> <table border="1" data-bbox="181 1373 1455 1824"> <tr> <td data-bbox="181 1373 1455 1415"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="181 1415 1455 1824"> <p><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></p> </td> </tr> </table>	<b>Fair Housing Goal:</b>	<p><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></p> <p><b>Goals are detailed within Annual Plan Goals and Progress B.3, see attached.</b></p>	<b>Fair Housing Goal:</b>	<p><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></p>	<b>Fair Housing Goal:</b>	<p><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></p>
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## B.1 Revision of PHA Plan Elements.

### 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 ~~2022-2023~~ 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.

~~HACB to take advantage of regulatory relief provided under HOTMA and its implementing regulations; bi-annual inspections, streamlining of annual and interim recertifications and sunseting of earned income disregard (EID) provisions.~~

### Statement of Housing Needs and Strategy for Addressing Housing Needs

HACB has revised its 5-Year Plans goals and objectives; see Section B.2 of the HACB 5-Year PHA Plan. HACB is focused on developing Project Based Voucher program in efforts of deconcentrating poverty and expanding housing and economic opportunities.

### Significant Amendment/Modification

~~HACB made a Significant Amendment to its adopted and HUD approved Section 8 Administrative Plan (AP). The proposal included entering into of a Memorandum of Understanding (MOU) with the County of Butte Department of Employment and Social Services (DESS), for Section 8 voucher use supporting youth served by DESS. The proposed program, entitled Family Unification (FUP) and Transitional Age Youth (TAY) Housing Voucher program. The program would help fill an important housing gap, in providing housing opportunity to youth re-unifying with their families, and to youth aging out of the foster care system. Both of these activities have long been an objective of the HACB, DESS, and the Butte County Homeless Continuum of Care (CoC). The HACB would “set aside” ten (10) Section 8 Housing Choice Vouchers for those served. Vouchers would only be issued to households that have been referred by DESS, and who receive DESS services, which would be ongoing. Implementation of a successful FUP/TAY program may enable the HACB to apply for future HUD FUP and/or TAY voucher funding, expanding HACB’s voucher program.~~

## B.2 New Activities

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:

- **Creekside Place Apartments, Chico** – 100 PBV committed to CHIP, targeted population to serve; seniors

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B. Plan Elements attachment

- **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.
- \* ~~Kathy Court, Paradise – 4 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.~~

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The HACB currently has 2,254 ACC-authorized Section 8 HCV units, 30% of which (675) is the base cap for project-basing of vouchers. To date, ~~535-577~~ vouchers have been committed to project basing in in ~~eighteen-nineteen~~ new affordable housing developments in Butte and Glenn County. The HACB is currently administering ~~the first one hundred (100) 239~~ Section 8 HCV vouchers committed to ~~Creekside Place for Project Based assistance.six (6) properties.~~

The HACB is engaged in an initiative to improve three (3) projects owned by its subsidy 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

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B. Plan Elements attachment

tax credit projects: 1200 Park Avenue, Chico (senior); Walker Commons, Chico (senior and disabled); and Chico Commons, Chico (family).

**The HACB was awarded a Capital Fund Community Facilities Grants or Emergency Safety and Security Grant: Public Housing (43-10) Access Control and Video Surveillance Systems, March 21, 2024 the HACB signed a contract with Gaynor Technologies to design, purchase, install, and maintain an access control and video surveillance systems at Winston Gardens. Gaynor Technologies will coordinate plans with HMR Architects and the General Contractor hired to construct the ACS infrastructure, perimeter fencing and upgrade exterior lighting to LED - Summer 2024.**

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### B.3 Progress Report

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

#### HACB Goal: Expand the supply of assisted housing.

- Seek to expand the supply of assisted housing available to general and special needs populations.
- Apply for additional rental vouchers.
- Advocate for and aggressively pursue all federal, state, and local funding sources available for HACB use in creation of affordable housing opportunities.
- Leverage HACB assets and/or private/public funds in creation of additional housing opportunities.
- Develop Project Based Voucher Program (PBV), in efforts to expand affordable housing opportunities and utilize all 30% of PBV allocation.
- Acquire or build units or developments.

#### HACB Progress

- HACB has recommended and supports new affordable housing developments in Butte and Glenn County.
- HACB has awarded 535-577 PBV vouchers to eighteen-nineteen (1819) developments in Butte and Glenn County.
- Through its non-profit development instrumentality; Butte County Affordable Housing Development Corporation (BCAHD), the HACB has established sixteen-twenty-three (1626) development MOU's/MOA's with multiple entities to support Housing needs in Butte and Glenn County, see attached exhibit.

#### HACB Goal: Improve the quality of assisted housing.

- Assess and address administrative processes to achieve efficiency and effectiveness in program delivery, optimizing ease of use and understanding by applicants and participants.
- Improve the physical quality of public housing stock.
- Work constructively with landlords to improve housing conditions and amenities for housing available to, and used by, participants of rental assistance programs.

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B. Plan Elements attachment

- Develop and maintain new and existing housing stock in accordance with sustainable building and design principles as financially feasible.
- Build supportive services capacity through partners.

#### HACB Progress

- Engaged in providing support to the Butte County Housing Support Program through DESS housing inspections done by HACB housing inspectors.
- HACB completed Public Housing Capital Fund improvement project for planned water conservation and energy savings measures and replacement of smoke/carbon monoxide detectors.
- HACB has a staff member participating in the local Homeless Continuum of Care (CoC), HACB Executive Director serves on the Executive Committee of the CoC.
- 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.](#)
  - ~~ACM Tile Replacement~~ – All concrete block units – ongoing
  - ~~Bathroom Tub/Shower Remodel~~ – Select concrete block units, in planning.
  - ~~Kitchen Remodel~~ – Select units, in planning.
  - ~~Energy Conservation Work~~ – Electrical fixture replacements, countywide, in planning.
  - ~~Energy Conservation Work~~ – Building improvements, countywide, in planning.
  - ~~Unit Appliance Replacements/Upgrades~~ – Countywide, in planning.
  - ~~Site Upgrade, Landscaping and Accessibility Work~~ – Landscape upgrades, tree trimming, and miscellaneous improvements addressed in DAC report, in planning.
  - ~~HVAC Replacements~~ – Replace select failing package HVAC units, in planning.
  - ~~Water Heater Replacement Project~~ – Countywide, replace water heaters which have reached the end of their useful life, in planning
  - ~~Landscape Upgrades~~ – Landscape replacement, Gardella Apts, 43-14, in planning.
  - ~~Resurfacing of Roadways~~ – Rhodes Terrace, Shelton Oaks (43-13), Winston Gardens (43-10), Gardella (43-14), Hammon Park, Oro Dam Blvd (43-15), in planning.
  - ~~Roof Replacements~~ – Select Units. Replace aging and failing roofing systems fascia, soffit, gutters and downspouts, in planning.
  - ~~Exterior Paint and Stucco Repair~~ – Winston Gardens (43-10), in planning.
  - ~~Site Fencing~~ – select units, replacement and installation of perimeter and unit demising fencing systems, in planning.

#### HACB Goal: Increase assisted housing choices.

- Continue to work with potential and participating voucher landlords through outreach and relationship building.
- Develop relations with participating voucher landlords.
- Conduct outreach to area service providers and consumer groups to inform citizenry of assisted housing opportunities.
- Identify and communicate affordable housing occupancy and develop opportunities throughout the County.
- Work to increase the County’s transitional housing and “housing first” capacities, to more effectively bridge between homelessness and permanent housing.

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[50075-HP 2024](#)  
[B. Plan Elements attachment](#)



- Seek to establish and maintain partnerships and working relationships with public, nonprofit, and for-profit entities in conception, development, and implementation of affordable housing units and programs.

#### **HACB Progress**

- HACB is continuing to outreach to landlords. Staff consistently makes phone calls and checks advertisements for vacant units.
- HACB increase Section 8 Payment Standards in order to address market spiking in rental prices, post Camp Fire.
- HACB staff participates in Program outreach through association with North Valley Property Owners Association.
- HACB supports the Butte Countywide Continuum of Care (CoC).
- HACB is also continuing to work with other social service agencies to more effectively bridge between homelessness and permanent housing.
- HACB continues to participate in the Greater Chico Area Homeless Task Force, sits on the Butte County Continuum of Care Council, attends the City of Chico Housing Trust Fund Committee, and provides contract services and administration to the City of Chico and the County of Butte Behavioral Health Department for operation of custom tenant-based local affordable housing programs.
- HACB Executive Director is a member of CalAHA, and ~~also previously served~~ executive staff serves on the Pacific Southwest Region Council of the National Association of Housing and Redevelopment Officials (PSWRC-NAHRO); networking and legislative opportunities and advancement of housing initiatives.

#### **HACB Goal: Optimize improved living environment to enhance the lives of residents.**

- Maintain safety of properties, considering site, neighborhood and community factors.
- Promote and encourage conservation, recycling, and use of recycled materials with contractors, residents, and vendors.
- Seek to optimize participant stability and self-sufficiency through delivery of supportive service programs, including education, employment development, nursing, food distribution, nutrition, and tax preparation.
- Provide comment to local jurisdiction regarding affordable housing development proposals and community development and planning policies as they affect assisted housing interests.
- Develop resident groups.

#### **HACB Progress**

- HACB utilizes private security for properties as necessary, in addition with coordinating with local law enforcement.
- Annually, HACB renews contracts with the City of Chico for the Tenant Based Rental Assistance (TBRA) and Lease Guarantee programs; and with the County of Butte for the Behavioral Health Housing Assistance Payment Program (BHHAP), permanent and supportive housing grants.
- 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 has partnered with IRS-VITA tax assistance program to provide tax preparation free of cost to low-income residents.

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B. Plan Elements attachment

HACB implemented no smoking policy in its public housing units as well as other owned properties.

- HACB regularly provides comment to local jurisdictions.
- Annual resident council – Resident Advisory Board (RAB).
- HACB was awarded a capital fund safety and security grant and will be designing, purchasing and installing a video surveillance system at PH 43-10 as well as perimeter fencing and upgrades to existing lighting.

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**HACB Goal: Promote and secure services for Housing Authority residents and participants.**

- Actively research and 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.
- Collaborate 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.
- Assess and identify the quality of life concerns for senior, disabled, and special needs residents.
- Promote open and effective communication with HACB residents to encourage their input and involvement.
- Provide opportunities and pathways to success for youth.
- Partner with service organizations, volunteers, and students to provide low- or no- cost services to residents.
- Provide opportunities and pathways to transition into unsubsidized housing opportunities for those who are able to do so.

**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 Housing Manager 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. Section 8 Manager also serves on the Butte County Coordinating Council (BCC) Committee, coordinating delivery of homeless services to the disabled in Butte County.

**HACB Goal: Ensure equal opportunity and affirmatively further fair housing.**

- Implement provisions of the FHEO Voluntary Compliance Agreement.
- Undertake affirmative measures to ensure access to assisted housing regardless of age, race, ethnicity, ancestry, color, religion, national origin, sex, familial status, marital status, disability, medical condition, source of income, sexual orientation and veteran status.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

**HACB Progress**

- HACB has made measurable strides addressing prioritized needs identified in the DAC accessibility report.

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B. Plan Elements attachment

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

**HACB Goal: Maintain and improve interagency cooperation.**

- Remain a stakeholder in the local efforts to end homelessness.
- Seek to strengthen links between HACB, the County of Butte, and other jurisdictions.
- Seek participation by services agencies that support stabilization and self-sufficiency by participants of assisted housing programs.
- Connect residents to partner agencies through information exchange.
- Provide housing assistance and demographic data and program and policy comment to municipal, county, and other agencies and entities.

**HACB Progress**

- Seat on the Butte County Continuum of Care Council.
- HACB has multiple contracts with Butte County and other jurisdictions to administer a variety of housing programs.
- Regularly provided demographics and comment to other agencies and entities.
  - Twelve (12) inter-agency MOU's in support of EHV program.
  - Contract to administer city of Chico TBRA and Lease Guarantee Programs
  - Contract to inspect County DESS subsidized units
  - Foster Youth Independence initiative

**HACB Goal: Maintain the Housing Authority's financial position and its ability to respond to shifting economic conditions through prudent management of limited resources.**

- Control expenditures and seek other revenue sources to sustain and develop new housing opportunities and mitigate risk associated with program loss.
- Optimize internal operations for sustainability through development and implementation of green operations.
- Foster a culture of excellence and innovation in the work environment.
- In developing facilities, balance the needs of residents with the appropriate level of amenities while also maximizing the number of affordable dwelling units.
- Diversify funding sources.
- Develop a Strategic Asset Plan to account and plan for tangible asset management.
- Seek and maintain credit rating from Standard & Poor's.
- Assess and address unfunded pension liability.

**HACB Progress**

- HACB maintains a balanced portfolio.
- Actively developing a paperless system.
- Maintained A+ credit rating with Standard & Poors
- HACB Board of Commissioners set a policy by way of Resolution to address the Unfunded Pension Liability, which included third party actuarial analysis and establishment of IRS

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[50075-HP 2024](#)

[B. Plan Elements attachment](#)

Section 115 Pension Trust. Funding of the Trust was in accordance with Board policy and the Trust was seeded with \$2 million deposit.

- Strategic Asset Plan was completed including a detailed Asset Repositioning Study.

**HACB Goal: Maintain and enhance the Housing Authority’s organizational strength and resiliency.**

- Develop and adopt technological solutions to improve efficiency.
- Honor our staff as a key organizational asset while respecting our fiscal limitations.
- Continue to provide staff members with the tools and training to do their jobs effectively and efficiently.
- Communicate progress toward goals and objectives with Board members and staff through annual reporting.

**HACB Progress**

- Actively developing and implementing paperless measures:
  - o Housing inspectors use tablets to complete inspections.
  - o Maintenance staff implemented use of tablets to complete work orders and daily tasks.
  - o Eliminated paper use by providing board packet to the Board of Commissioners in an electronic format that is uploaded to tablets.
- Agency acknowledges longevity years of service in honor of staff.
- HACB proactively offers and encourages training opportunities to staff members.
- \* 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 CAFÉ.
- \* Agency converted to new Human Resource software (Paylocity) to assist in payroll and HR efficiencies.

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50075-HP 2024

B. Plan Elements attachment



Cypress Family	Paradise	70	Families	CHIP	Town CDBG-DR	9% LIHTC			25	Spring 2025
Cypress Senior	Paradise	70	Seniors	CHIP	Town CDBG-DR	9% LIHTC			25	Fall 2025

OTHER - For-profit Development:

CRP Affordable										
Senator Conness	Chico	162	Family	Hyder		9% Disaster LIHTC's	Enterprise	Chase	Citi or Chase	Fall 2023
Danco Group										
Cussick	Chico	76	Family		City and County CDBG-DR	4% LIHTC's	Restone	CMFA		Spring 2024
Domus - Newport Partners										
Lava Ridge	Chico	98	Family	Domus Mgmt		9% Disaster LIHTC's	Newport	East-West	Citibank	Leased
Tonea Way	Chico	104	Seniors	Domus Mgmt		9% Disaster LIHTC's II	Alliant	East-West	Citibank	Leasing
Oak Park Apts Family	Chico	76	Family	Domus Mgmt	County CDBG-DR	Applied 9% credits				
Oak Park Apts Senior	Chico	60	Seniors	Domus Mgmt	County CDBG-DR	Applied 9% credits				
Greenfields	Chico	64	Family	Domus Mgmt	County CDBG-DR	Applied 9% credits				
K2 Development										
B20 Senior	Chico	60	Senior + Retail	FPI		9% Disaster LIHTC's	R4		Tri Counties	Leased
Olive Ranch Apts. I, Table Mtn & Grand	Oroville	81	Family	FPI		9% Disaster LIHTC's	RBC		Citibank	Leased
Olive Ranch II	Oroville	80	Family	FPI		9% Disaster LIHTC's	RBC		Citibank	Leasing
Olive Ranch III	Oroville	51	Seniors	FPI	County CDBG-DR	9% Disaster LIHTC's II	RBC		Banner	Leasing
Table Mountain I	Oroville	47	Family	FPI	County CDBG-DR	9% Disaster LIHTC's II	R4		Tri Counties	Dec 8, 2023
Table Mountain II	Oroville	48	Family	FPI	County CDBG-DR	9% LIHTC	TBD - R4?		Tri Counties	Fall 2024
Impact Development										
Paradise Gardens III - rebuild	Paradise	48	Senior		USDA 515	9% Disaster LIHTC's II	Boston		Bonneville	PBRA
Willow Partners										
Sierra Heights I	Oroville	40	Senior	Buckingham			CREA		Pacific Western Bank	Leased
Sierra Heights II	Oroville	48	Senior	Buckingham		9% Disaster LIHTC's	CREA		Pacific Western Bank	Aug 2023
Oroville Heights II	Oroville	66	Family	Buckingham		9% Disaster LIHTC's	Hudson		Umpqua	Jul 2023

OTHER Summary: 1,701

225

Pipeline Projects: 3,062 units @ \$430K ea =

\$ 1,316,660,000

Total Vouchers Committed: 577

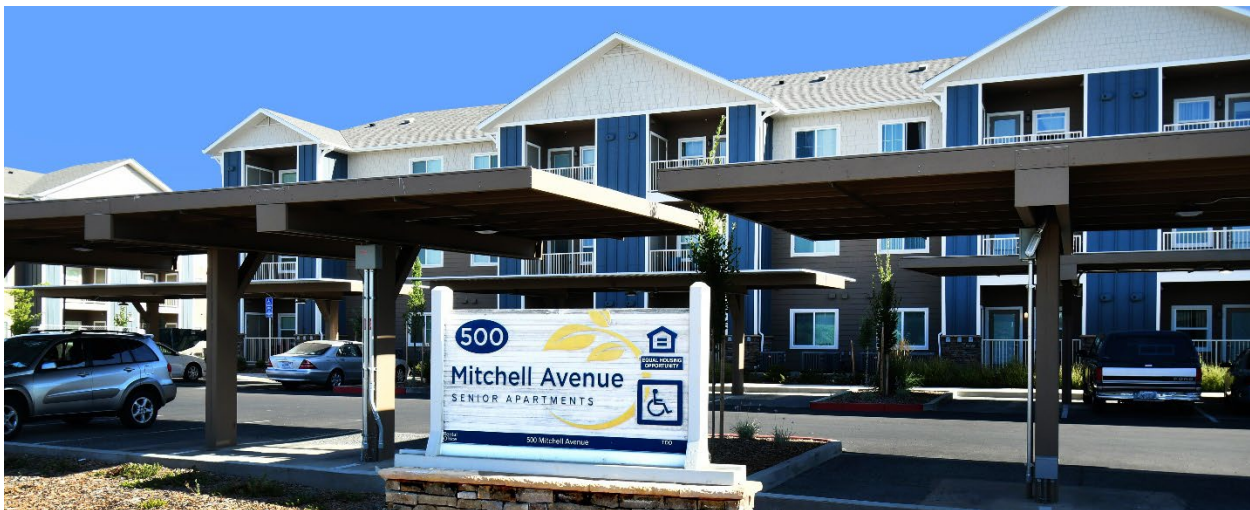


2022 - **Ford Oaks Apts, Gridley** (36 units, family, The Pacific Companies/BCAHDC. Lender: Umpqua Bank. LIHTC Investor: CREA) The project is complete and was fully leased as of August 23, 2022. Loan conversion is in process. BCAHDC is coordinating with partner, The Pacific Companies, to generate monthly and quarterly financial and management reporting.



*Ford Oaks Apartments, 180 Ford Avenue, Gridley*

2022 - **Mitchell Ave Apts I, Oroville** (36 units, seniors, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank. LIHTC Investor: Redstone) The 36-unit Phase I filed its Certificate of Completion December 1<sup>st</sup>, and was fully leased as of December 23, 2022. BCAHDC is coordinating with partner, The Pacific Companies, to generate monthly and quarterly financial and management reporting.



*Mitchell Avenue Apartments, 500 Mitchell Avenue, Oroville*

2023 - **Mitchell Ave Apts II, Oroville** (71 units, seniors, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank. LIHTC Investor: Phase I, Redstone; Phase II, The Richman Group) Phase II filed its Notice of Completion on November 1, 2023. The property is fully leased. BCAHDC is coordinating with partner, The Pacific Companies, to generate monthly and quarterly financial and management reporting.



*Mitchell Avenue Apartments II, Mitchell Avenue, Oroville*

2023 - **North Creek Crossings Apts I, Chico** (106 units, family, CCHC/BCAHDC. Lender: Wells Fargo/Berkadia. LIHTC Investor: R4 Capital) – located in Meriam Park, Phase I is complete and now leased. Twenty-six Section 8 vouchers are project-based at the property. Coordination with the AGP and property manager Winn Residential is underway to delivery property management reporting.



*North Creek Crossings Apartments I, Meriam Park, Chico*



2023 - **Sunrise Village Apts, Gridley** (37 units, seniors, The Pacific Companies/BCAHDC) Building construction is complete, Notice of Completion was filed June 6, 2023. 36 Section 8 Vouchers will serve the low-income occupants. Lease-up is complete. Property management reporting protocols are being established with the AGP and the property manager, Cambridge Real Estate.



*Sunrise Village Apartments, 1460 Hwy 99, Gridley*

2023 - **Riverbend Apts I Oroville** (120 units (72/48), family, The Pacific Companies/BCAHDC. Lender: Union Bank. LIHTC Investor: CREA) Phase I is complete, the Notice of Completion being filed in June. Lease-up is complete. Property management reporting is being established with the AGP and property manager, Cambridge Real Estate.



*Riverbend Apartments I, 201 Table Mountain Boulevard, Oroville*

2023 - **North Creek Crossings Apts II, Chico** (60 units, family, CCHC/BCAHDC. Lender: Wells Fargo/Berkadia. LIHTC Investor: R4 Capital) – Construction is complete, as is lease-up. 13 Section 8 vouchers are project-based at the property. Property management protocols are being developed with the AGP and property management company Winn Residential.



*North Creek Crossings Apartments II, Meriam Park, Chico*

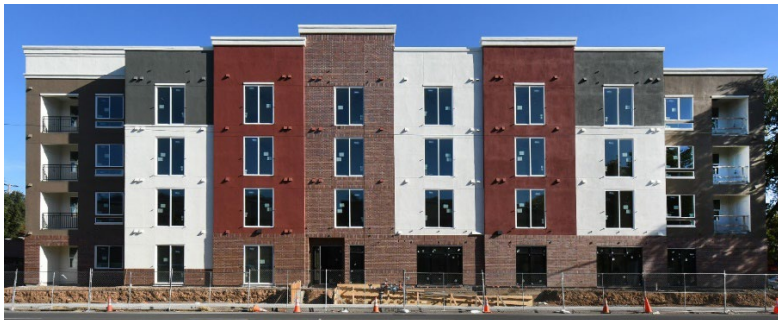
## **Newly Constructed and Leasing:**

**Prospect View Apts, Oroville** (40 units, formerly homeless singles, 15 NPLH units, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank. LIHTC investor: Boston Financial) Building construction is complete, the Notice of Completion was filed January 24, 2024. HACB has committed 39 Section 8 Vouchers to this project. Leasing is now underway for this Special Needs project, with full occupancy anticipated for March/April this year.



*Prospect View Apartments, 145 Nelson Avenue, Oroville*

**The Foundation Apts, Chico (1297 Park Ave)** (59 units, formerly homeless singles, Jamboree & BCAHDC. Lender: Banner Bank. LIHTC Investor, CREA) – Construction is complete; lease-up is well underway. Forty-three (43) Section 8 vouchers are committed to this supportive housing project. Occupancy is scheduled for March 2024.



*Park Avenue Apartments, 1297 Park Avenue, Chico*

**Woodward Apts, Orland** (36 units, family, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank, LIHTC investor: Redstone) – the project is complete; the Notice of Completion was filed January 16th. HACB committed 25 Section 8 project-based vouchers to this family project in Glenn County. Lease-up activity is underway, with property manager, Buckingham.



*Woodward Family Apartments, 263 Swift Street, Orland*



**Riverbend Apts II, Oroville** (120 units (72/48), family, The Pacific Companies/BCAHDC. Lender: Union Bank. LIHTC Investor: CREA) This project is complete, with Notice of Completion being filed December 1, 2023. The property is leased. Property management reporting is being established with the AGP and property manager, Cambridge Real Estate.



*Riverbend Apartments II, 223 Table Mountain Boulevard, Oroville*

### **Under Construction:**

**Deer Creek Apts I and II, Chico** (204 units, families, The Pacific Companies/BCAHDC. Lender: Bank of America/CitiBank. LIHTC Investor: Bank of America) –Twenty-one construction draws for Phase I, and eighteen for Phase II, have been processed. Occupancy is anticipated for late Spring/Summer of 2024.



*Deer Creek Apartments I & II, Highway 32, Chico*

**Liberty Bell Apts, Orland** (32 units, seniors, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank, LIHTC investor: Redstone) – Thirteen construction draws have been processed. 31 Section 8 Vouchers have been committed to support of the low-income senior occupancy. Construction will be completed a few months following completion of the Woodward Apts, Orland project, above.



*Liberty Bell Courtyard Apartments, North 6<sup>th</sup> Street, Orland*

**Eaglepointe Apartments, Paradise** (43 units, family, The Pacific Companies/BCAHDC. Lender and LIHTC investor: KeyBank) Eight construction draws have been processed. Construction is out of the ground and buildings have been framed and enclosed.



*Eaglepointe Apts, 5975 Maxwell Drive, Paradise*

**Lincoln Family Apartments, Oroville** (61 units, family, The Richman Group & BCAHDC. Lender: Merchant Bank. LIHTC investor: The Richman Group) Construction work is now progressing, with buildings framed and enclosed. The project is scheduled for delivery in late August 2024.



*Lincoln Family Apts, 3300 Lincoln Boulevard, Oroville*

**Orchard View Apartments I, Gridley** (48 units, family, The Pacific Companies & BCAHDC. Lender: KeyBank, LIHTC investor: Merrit Capital.) The project saw its construction close June 26<sup>th</sup>. Construction has started, with two construction draws processed. Delivery is set for late 2024.



*Orchard View Apts I, 1445 State Hwy 99, Gridley*



**Oleander Community Housing Apartments, Chico** (38-units, special needs homeless, Pacific Companies/BCAHDC. Lender and LIHTC investor unknown at this time.) The project closed in early November and is under construction. The work is underground: foundations and utilities. Unit delivery is scheduled for Spring 2025.



*Oleander Community Housing Apartments, Esplanade, Chico – Construction start, Underground*

### **Funded:**

**Bar Triangle Apartments, Chico** (70 units, family, CCHC/BCAHDC. Lender: Wells Fargo & Berkadia. LIHTC investor: R4 Capital) 25 Section 8 Vouchers have been committed for use by very-low income family occupants. The project has secured its LIHTC's, completing the financing package. The project is scheduled to Close in April 2024.

**Northwind Senior Apartments, Paradise** – BCAHDC has entered into a development agreement with The Pacific Companies to be partner in the partnership to be formed to develop a 21-unit apartment property serving seniors, located at 6893 Pentz Road, Paradise. The project has secured a commitment of CDBG-DR funds from the Town of Paradise, and has secured LIHTC's to complete financing.

### **Seeking Funding:**

**Lincoln Senior Apartments, Oroville** – BCAHDC has entered into a development agreement with The Richman Group of California (TRG) to be partner in the partnership to be formed to develop a 61-unit property serving seniors in Oroville, immediately next to the Lincoln Family Apartment development, in which BCAHDC is already partnered with TRG. The project has received a commitment of CDBG-DR funds from the City of Oroville, and seeks 9% LIHTC and other funds to complete financing.

**Orchard View Apartments II, Gridley** - The project saw its development MOA established with the Pacific Companies for development of 36 units of family housing. Financing is being sought.

**Villabona Courtyards Apartments, Chico** – BCAHDC has entered into a development agreement with the Pacific Companies to develop a 31-unit affordable housing project for seniors on the north Esplanade. CDBG-DR monies will be sought from the State, and 9% LIHTC's.

**Nelson Pointe Apartments, Oroville** - BCAHDC has entered into a development agreement with The Pacific Companies (TPC) to develop a 72-unit affordable housing project for families on Nelson Avenue, located between the Prospect View Apartments and Hamman Park Public Housing sites. CDBG-DR monies will be sought from the State, and 9% LIHTC's. Cameron Johnson, AMG (TPC agent) and President Mayer provided project information to the Oroville City Council on the evening of January 16<sup>th</sup>.