

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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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, 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.** 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 of 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, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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>PHA Name: _____ PHA Code: _____</p> <p>PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____</p> <p>Total Combined _____</p> <p>PHA Plan Submission Type: <input 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>Annual Plan Elements</b>
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<b>B.1</b>	<p><b>Revision of 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?  Y N</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</li> <li><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</li> <li><input type="checkbox"/> <input type="checkbox"/> Financial Resources.</li> <li><input type="checkbox"/> <input type="checkbox"/> Rent Determination.</li> <li><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</li> <li><input type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</li> <li><input type="checkbox"/> <input type="checkbox"/> Pet Policy.</li> <li><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</li> <li><input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</li> </ul> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>
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<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?  Y N</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</li> <li><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</li> <li><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</li> <li><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</li> <li><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</li> <li><input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</li> <li><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</li> <li><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</li> </ul> <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>
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<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>
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<b>B.4.</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 type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>Other Document and/or Certification Requirements.</b></p>	
<b>C.1</b>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.2</b>	<p><b>Civil Rights Certification.</b></p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p>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.4</b>	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL</u>, <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>
<p><b>D      Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<b>D.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p>

## **B.1 Revision of PHA Plan Elements.**

### **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.

As part of the Annual Agency Plan process the HACB adopts the Section 8 Administrative Plan (AP). The current Admin Plan, made effective October 1, 2021, was adopted by the Board during the July 2021 Board meeting. The change to the Admin Plan recommended by HACB staff, the recommended change was not considered a “substantial deviation” and thus is not subject to the usual 60-day public review and comment process. Staff proposed to remove the paragraph in the Admin Plan related to nonresident applicant exceptions for initial ports. In the Section 8 program, non-resident applicant households must be residents of Butte or Glenn County for twelve (12) months before they are eligible to move. The policy in question has opened the door to non-resident applicant households to stay in their local jurisdictions without having to move to Butte County, by means of Reasonable Accommodation. This current provision was implemented per the recommendation of Nan McKay, our policy consultant. Staff recently discovered that this provision is not industry standard, and has long believed the policy to be in direct violation of the Section 8 program, which requires applicants from outside the jurisdiction to reside for a year within the jurisdiction before being allowed to take their voucher elsewhere. The intent of the program is to serve households within the jurisdiction. HACB staff has been administratively burdened in having to adjudicate significant numbers of accommodation requests from applicants who have no intention of residing in Butte County. Per industry standard, it is not reasonable to apply for rental assistance in a jurisdiction where the household has no intention of residing regardless of disability or special circumstance. Authorization to amend the Portability Exceptions Policy closes what has become a loophole in administrative practice.

### **Significant Amendment/Modification**

In order to better meet the needs of the community and to increase the ability of Section 8 voucher holders to be successful in our continuing tight rental market, HACB made changes to the program’s Subsidy Standards, as outlined in Chapter 5 of the Section 8 Administrative Plan (Admin Plan), effective March 1, 2022. The HACB went through the require action process to adopt the change; held resident advisory board meeting, draft approval by the HACB Board – accept and file, 45-day review period, document available for public comment, meeting open for public comment and final approval by HACB Board. The change made the Subsidy Standards for each household in Section 8 mirror the Occupancy Standards for households in Public Housing. The changes are designed to free up more studio and one-bedroom units for elderly and disabled households, by having small families qualify for minimum two-bedroom size units. This gives voucher holders a more refined competitive edge and flexibility in the market, and should help increase the “quality of life” for our participants.

Also, of note, HACB applied for and received a HUD waiver under CFR Section 982.505(c)(4), “Increase in Payment Standard during HAP contract term”, in order to immediately implement the

newly adopted subsidy standards to currently over-housed program participants, instead them having to wait until their next annual recertification

## **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
- **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** – 39 PBV committed, targeted population to serve; seniors
- **Prospect View Apartments, Oroville** – 26 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
- **Garden Park Apartments, Willows** – 31 PBV committed, targeted population to serve; special needs

The HACB currently has 2,236 ACC-authorized Section 8 HCV units, 20% of which (435) is the base cap for project-basing of vouchers. The HACB currently administers no (0) Section 8 HCV vouchers committed to project-based assistance.

## **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.
- 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 PBV vouchers to developments in Butte and Glenn County.
- HACB has established development MOU'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.
- 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.
- HACB has a staff member participating in the local Homeless Continuum of Care (CoC).
- HACB completed, or is in the process of completing the following Capital Fund Improvement projects in Public Housing:
  - **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.

**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.
- 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 chair of CalAHA, also previously served 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.  
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 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.
- 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 DAC report.
- 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.

**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 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.

Annual Plan - Attachment to Progress Report

Development Activity – Status

**Project-based Section 8 Vouchers** (431 vouchers committed to date – 19% of program) – to date, the HACB has awarded PBV’s to twelve (12) new development projects, including 89 PBV’s for families, 167 PBV’s for Special Needs Seniors, and 150 PBV’s to Special Needs Homeless, including PBV commitments supporting 45 State No Place Like Home units in three projects. Additional opportunity to project-base vouchers are being monitored, in particular regard to veterans and other special needs populations needing permanent supported housing opportunity. It is anticipated that HACB will issue another, perhaps its final, Request for Proposals (RFP) for project-basing of Section 8 voucher – the effort will focus on Special Needs populations, generally, Paradise housing opportunity, and possible family housing.

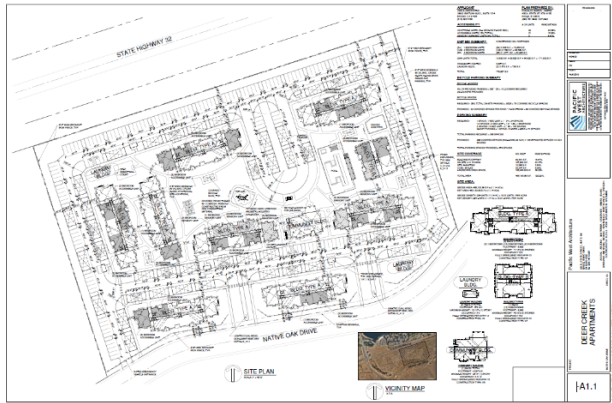
The following outlines status of HACB-related affordable housing development activity in Butte and Glenn Counties. Six (6) projects have seen their Construction Loans close and are under construction, two in Chico, three in Oroville, and one in Gridley. Another five (5) projects are scheduled to close in March, following by another two (2) in May, one (1) in November, and one (1) in March 2023.



**North Creek Crossings Apts I, Chico** (106 units, family, CCHCC/BCAHDC. Lender: Wells Fargo/Berkadia. LIHTC Investor: R4 Capital) – located in Meriam Park, this project is under construction, with delivery of units scheduled for the end of 2022. The project just finished its seventh month of construction. The property saw a site visit by Ed Mayer and Jerry Martin.

**North Creek Crossings Apts II, Chico** (60 units, family, CCHC/BCAHDC. Lender: Wells Fargo/Berkadia. LIHTC Investor: R4 Capital) – the development closing is scheduled for mid-March, at which point construction will commence. Sunseri Construction is set to build both phases of the project.





**Deer Creek Apts I, Chico** (156 units, family, The Pacific Companies/BCAHDC. Lender: Bank of America/CitiBank. LIHTC Investor: Bank of America) – located at the southeast corner of Bruce Road and Highway 32, the project cleared environmental concerns and closed as scheduled on December 30<sup>th</sup>. The site is being cleared, with construction scheduled to start mid-March.

**Deer Creek Apts II, Chico** (48 units, family, The Pacific Companies/BCAHDC. Lender: Bank of America/CitiBank. LIHTC investor: Bank of America) – The project is now set for its construction close in mid-March. Both phases are scheduled for occupancy in the summer of 2023.

**1297 Park Ave Apts, Chico** (59 units, formerly homeless singles, Jamboree & BCAHDC. Lender: Banner Bank. LIHTC Investor, CREA) – located across Park Avenue from HACB/BCAHDC’s 1200 Park Avenue Apartments, the project construction close was in October. Demolition of the old Jesus Center is largely complete. Local contractor Modern Construction will build out the property. Occupancy is scheduled for the Summer 2023. HACB has committed 43 Section 8 project-based vouchers to this special needs project.



**Riverbend Apts I, Oroville** (72 units, family, The Pacific Companies/BCAHDC. Lender: Union Bank. LIHTC Investor: CREA) – located at the intersection of Nelson Avenue and Table Mountain Boulevard, the project is under construction. Delivery is scheduled for the Summer of 2022. The project has seen its sixth construction advance.

**Riverbend Apts II, Oroville** (48 units, family, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank. LIHTC investor: CREA) – The project is scheduled to close in March, at which point construction can commence.



**Mitchell Ave Apts I, Oroville** (36 units, seniors, The Pacific Companies/BCAHDC.

Lender: Pacific Western Bank. LIHTC Investor: Redstone) – located immediately to the west of HACB’s Winston Garden Public Housing property, the project is under construction, with delivery of units scheduled for the Spring of 2022.

**Mitchell Ave Apts II, Oroville** (35 units, seniors, The Pacific Companies/BCAHDC. Lender Pacific Western Bank. LIHTC investor: The Richman Group) – located immediately to the west of Mitchell Avenue Apts I, the project is scheduled to close in March, at which point construction can commence.

**Prospect View Apts, Oroville** (40 units, formerly homeless singles, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank. LIHTC investor: Boston Financial) – located next to the County Clerk and Recorder’s office on Nelson Avenue, the project secured approvals from the City of Oroville and a State NPLH commitment from Butte County. HACB has made a commitment of 39 Section 8 project-based vouchers to this project, scheduled to close in April.

**Fogg Ave Apts, Oroville** (16-18 units, singles, HACB) – located immediately to the east of HACB’s Hammon Park Public Housing property off of Nelson Avenue, feasibility work has been advanced, analyzing both manufactured and stick-built development approaches. The two approaches are still being compared. CDBG-DR monies are being contemplated for partial funding of this development.



**Ford Oaks Apts, Gridley** (36 units, family, The Pacific Companies/BCAHDC. Lender: Umpqua Bank. LIHTC Investor: CREA) – located on Ford Avenue near the Gridley Springs I & II Apts, the project is under construction. Six construction draws have been processed. Delivery of units is scheduled for the Spring of 2022.

**Sunrise Village Apts, Gridley** (37 units, seniors, The Pacific Companies/BCAHDC) – with CDBG funds secured from the City, and MHP funds from the State, shifting State program policy pushed finalization of financing. HACB has made a commitment of 36 Section 8 project-based vouchers to this project. The project is scheduled to close in March, at which point construction can begin.

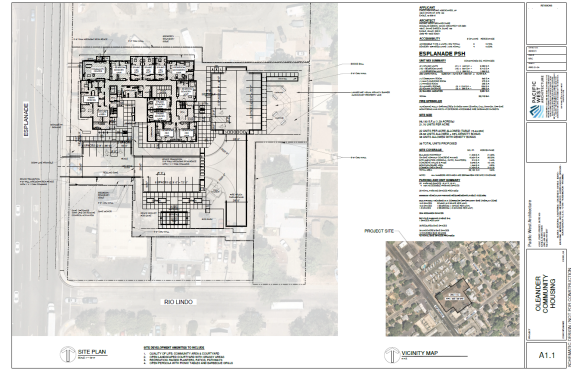


**Kathy Court Apts, Paradise** (12 units, family, HACB) – burned to the ground in 2018’s Camp Fire Disaster, the property is being re-built. Building Permits have been applied for. No news has been received regarding the PG&E lawsuit. The project is tentatively scheduled for construction in the Summer of 2022, with lease-up scheduled for mid 2023. Next steps are bidding and financing.

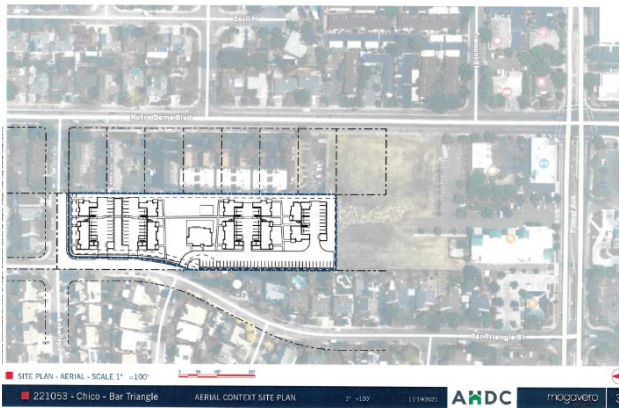
**Liberty Bell Apts, Orland** (32 units, seniors, The Pacific Companies/BCAHDC. Lender and LIHTC investor unknown at this time.) – this project has secured local HOME program funds, and has applied for 4% LIHTC’s in the September funding competition. The project is on schedule for delivery in the Spring of 2023. HACB has committed 31 Section 8 project-based vouchers to this project. The close is scheduled for May, at which point construction can start.

**Woodward Apts, Orland** (36 units, family, The Pacific Companies/BCAHDC. Lender and LIHTC investor unknown at this time.) – Like Liberty Bell Apts, the project is scheduled for delivery in the Spring of 2023. HACB has committed 25 Section 8 project-based vouchers to this project. The closing is scheduled for May, after which construction can start.

**Oleander Community Housing Apartments, Chico** (38-units, special needs homeless, The Pacific Companies/BCAHDC. Lender and LIHTC investor unknown at this time.) This project has secured State No Place Like Home funds, a 55-year NPLH services commitment from Butte County Behavioral Health, CDBG-Disaster Recovery funds, and 4% LIHTC's to achieved viability. It is scheduled to close in March 2023, with delivery in Spring 2024.



**Orchard View Apartments I, Gridley** (48 units, family, The Pacific Companies/BCAHDC. Lender and LIHTC investor unknown at this time.) The first of three (3) phases, this project is scheduled for a June 2021 close, with Fall 2023 delivery.



Capital) Scheduled for delivery in Summer 2024, this property, located near the Raley's shopping complex in south Chico, will site 25 project-based vouchers, awarded by the HACB at its December meeting.



**Bar Triangle Apartments, Chico** (70 units, family, CCHC/BCAHDC. Lender: Wells Fargo & Berkadia. LIHTC investor: R4

**Eaglepointe Apartments, Paradise** (43 units, family, The Pacific Companies/BCAHDC. Lender and Investor unknown at this time.) The most recent of BCAHDC's development partnerships, this project seeks use of CDBG-DR and LIHTC monies.

**Other** – The HACB and its non-profit development instrumentality, BCAHDC, continue to see overtures from the affordable housing development community. Several projects have been identified for prospective development partnership, both with and without further utilization of project-based Section 8 vouchers. There is significant new activity in Paradise, attracted by the availability of federal CDBD Disaster Recovery funds.

Housing Authority of the County of Butte (HACB)/Butte County Affordable Housing Development Corporation (BCAHDC) Development:

	City	Units	Serves	Funding	Funding Round	Investor LP	Const Lender	Perm Lender	Housing Authority Vouchers	Close	Delivery
TPC-AMG/BCAHDC	Gridley	37	Seniors	MHP, City CDBG	Jul 2021	Redstone	Banner		36	03/22/2022	Spring 2023
Riverbend Apts. Phase 1	Oroville	72	Family		Jul 2020	CREA	Union Bank			06/07/2021	Fall 2022
Riverbend Apts. Phase 2	Oroville	48	Family		Jul 2022	CREA	Pacific Western Bank			04/01/2022	Spring 2023
Liberty Bell Apts.	Orland	32	Seniors	HOME	Sep 2021				31	May 2022	Spring 2023
Woodward Apts.	Orland	36	Family	MHP	Sep 2021	Boston Fin?	CA Bank & Trust?		25	May 2022	Spring 2023
Mitchell Ave Apts Phase I	Oroville	36	Seniors		Jul 2020	Redstone	Pacific Western Bank			05/11/2021	Aug-Oct 2022
Mitchell Ave Apts Phase II	Oroville	35	Seniors		Jul 2021	The Richman Group	Pacific Western Bank			03/28/2022	Winter 2023
Ford Oaks Apts	Gridley	36	Family		Jul 2020	CREA	Umpqua			05/27/2021	Summer 2022
Deer Creek Apts Phase I	Chico	156	Family		Jul 2020	BofA	BofA	CitiBank		12/30/2021	Summer 2023
Deer Creek Apts Phase II	Chico	48	Family		Jul 2021	BofA	BofA	BofA		03/17/2021	Summer 2023
Prospect View	Oroville	40	Singles PSH	NPLH (15), \$1mil City RDA	Jul 2021	Boston Financial	Pacific Western Bank		39	04/21/2022	Spring 2023
Orchard View Apts Phase I	Gridley	48	Family	County CDBG-DR	Mar 2022?					Nov 2022	Fall 2023
Oleander Community Housing Apts	Chico	38	Singles/PSH	NPLH (15), City CDBG-DR	Oct 2021				37	Mar 2023	Spring 2024
TPC-Koss/BCAHDC											
Eaglepointe Apts	Paradise	43	Families	CDBG-DR	Feb 2022						
CCHC/BCAHDC											
North Creek Crossing Apts., Phase I	Chico	106	Family	City AHF	Jul 2020	R4	Wells Fargo	Berkadia	26	06/17/2021	Spring 2023
North Creek Crossing Apts., Phase II	Chico	54	Family	City HOME & AHF	Jul 2021	R4	Wells Fargo	Berkadia	13	03/13/2022	Fall 2023
Bar Triangle	Chico	70	Family	City CDBG-DR	Mar 2022	R4?	Wells Fargo?	Berkadia?	25		Summer 2024
Jamboree/BCAHDC											
1297 Park Ave. Apts.	Chico	59	Singles/PSH	County CDBG-DR, City HOME & CDBG	Jul 2020	CREA	Banner	Banner	43	10/05/2021	Spring 2023
HACB											
Kathy Court Apts - rebuild	Paradise	12	Family	Bondd, PG&E Claim, CDBG-DR?							Fall 2022
Fogg Ave Apts	Oroville	16	Singles	TBD							Fall 2023
HACB/BCAHDC Summary:		1,158	total units	20 projects		739			275	Vouchers	
		465	9% Disaster Credit units - Round I								
		208	9% Disaster Credit units - Round 2								
OTHER - Non-profit Development:											
CHIP											
Creekside Place Apts	Chico	101	Seniors/PSH	NPLH (15), City	Jul 2020				100	05/05/2021	December 2022
Rural Communities Housing Development Corporation											
Glenn County NPLH	Willows	32	Singles/PSH	NPLH (15)					31		Fall 2023
Cristian Church Homes											
Humboldt Apts	Chico	80	Senior	Chico CDBG-DR					25		Fall 2023
									156	Vouchers	
Total Vouchers Committed:									431		