

Annual PHA Plan <i>(Standard PHAs and Troubled 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-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only 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 if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, 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>PHA Name: <u>Housing Authority of the County of Butte</u> PHA Code: <u>CA043</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>345</u> Number of Housing Choice Vouchers (HCVs) <u>2254</u> Total Combined Units/Vouchers <u>2599</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. 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. 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"/> PHA Consortia: (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> <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.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</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 checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency 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"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" 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 revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities.</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"/> Designated Housing for Elderly and/or Disabled Families.</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 type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>x</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.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>See Attached.</p>

B.4	<p>Capital Improvements. 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 style="text-align: center;">See attached.</p>
B.5	<p>Most Recent Fiscal Year Audit.</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>C. Other Document and/or Certification Requirements.</p>	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input 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>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <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>
C.4	<p>Challenged Elements. 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>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing (AFFH).

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.

Fair Housing Goal: <u><i>Describe fair housing strategies and actions to achieve the goal</i></u>
Goals are detailed within Annual Plan Goals and Progress B.3, see attached.

Fair Housing Goal: <u><i>Describe fair housing strategies and actions to achieve the goal</i></u>

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Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” (24 CFR §903.7)

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

Safety and Crime Prevention (VAWA). Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

HOPE VI or Choice Neighborhoods. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD’s website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2011-47)

Mixed Finance Modernization or Development. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, **5)** the number of units affected and; **6)** expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA’s cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may

incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.503\)](#) (24 CFR 903.7(b))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.505\)](#) (24 CFR 903.7(b))

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21 and Notice PIH-2017-03. \(24 CFR §903.7\(e\)\)](#)

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan ([24 CFR §903.7\(b\)](#)).

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section ([24 CFR §903.7\(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." ([24 CFR §903.9](#))

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless , the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

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 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.

~~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(e)(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~~

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
- **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~~36 PBV committed, targeted population to serve; seniors

- **Prospect View Apartments, Oroville** – ~~26-39~~ 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
 - ~~**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.~~
- * **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.**

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 vouchers have been committed to project basing in in eighteen new affordable housing developments in Butte and Glenn County. The HACB is currently administering the first one hundred (100) Section 8 HCV vouchers committed to Creekside Place for 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 535 PBV vouchers to eighteen (18) developments in Butte and Glenn County.
- Through its non-profit development instrumentality; Butte County Affordable Housing Development Corporation (BCAHDC), the HACB has established sixteen (16) 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 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:
 - **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.
- 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 a member of CalAHA, and 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.
 - [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.
- 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 administers 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 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.

Annual Plan - Attachment to Progress Report

HACB Goal: Expand the Supply of Assisted Housing

The following outlines status of affordable housing development activity in Butte and Glenn Counties, activity in which BCAHDC serves as Managing General Partner in the owning partnerships.

- Two development partnerships are working towards finance closing within a month: the Eaglepointe Apartments, Paradise, and the Lincoln Street Family Apartments, Oroville. Another two are scheduled to close yet in 2023, and another three in 2024. Additional development agreements are anticipated and/or being negotiated. Significant development activity continues, taking advantage of tranches of CDBG-DR monies. The opportunity will taper off, however, as disaster recovery funds are exhausted.
- The HACB has committed 566 Section 8 Vouchers to 17 projects; BCAHDC has partnership ownership interest in 13 of the 17 projects.
- Construction activity has accelerated with clear weather after the rains, though delays were documented. Rains will continue to play havoc with site work and schedules.

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 nearing completion: unit walk-thrus have been completed for many of the units, and site work is well underway. Lease-up will start April 2023, leasing activity is well underway. The HACB has opened its Section 8 Wait List for interested project-based voucher applicants. The project is in its twenty-first month of construction.

North Creek Crossings Apts II, Chico (60 units, family, CCHC/BCAHDC. Lender: Wells Fargo/Berkadia. LIHTC Investor: R4 Capital) –The eleventh construction draw has been processed, buildings are substantially closed in. This phase is scheduled for lease-up in late 2023, six months after delivery of Phase I.



North Creek Crossings Apartments I, Merriam Park, Chico

Deer Creek Apts I and II, Chico (204 units, families, The Pacific Companies/BCAHDC. Lender: Bank of America/CitiBank. LIHTC Investor: Bank of America) – located between the completed Lava Ridge Apartments and the under-construction Senator Conness Apartments, Phase I is now well out of the ground, with buildings fully framed and roofed, and many with windows and siding assemblies underway. Phase II framing work is well underway, with the last buildings being framed up. Eleven construction draws for Phase I, and nine for Phase II, have been processed.



1297 Park Ave Apts, Chico (59 units, formerly homeless singles, Jamboree & BCAHDC. Lender: Banner Bank. LIHTC Investor, CREA) – Building framing is nearing completion at the third-floor level, nearing readiness for the fourth and final floor. Staff met with representatives from the contractor and partner Jamboree on site. Forty-three (43) Section 8 vouchers have been committed to this supportive housing project. Occupancy is scheduled for October 2023; leasing and Section 8 coordination has been initiated.



Riverbend Apts I and II, Oroville (120 units (72/48), family, The Pacific Companies/BCAHDC. Lender: Union Bank. LIHTC Investor: CREA) Both phases of the project are under construction, separated by a six month delivery difference. Phase I is scheduled for occupancy Spring 2023. Phase I has processed its fourteenth construction advance, and has initiated leasing. Phase II completed its sixth advance, seeing significant progress in building framing.



Mitchell Ave Apts I & II, Oroville (71 units, seniors, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank. LIHTC Investor: Phase I, Redstone; Phase II, The Richman Group) The 36-unit Phase I filed its Certificate of Completion December 1st, and was fully leased as of December 23, 2022. Phase II just completed its sixth construction draw, with the building close to being closed in.



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.



Ford Oaks Apartments, Gridley – Community Room Building with Apartments in background

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 framing is near complete. The seventh construction draw has been processed. HACB has committed 39 Section 8 Vouchers to this project. Leasing coordination is now underway.



Sunrise Village Apts, Gridley (37 units, seniors, The Pacific Companies/BCAHDC) The building is now closed in. The seventh construction draw has been processed. 36 Section 8 Vouchers will serve the low-income occupants. Coordination has been initiated between HACB, TPC, and the property management company, Cambridge RE, regarding lease-up of the vouchers.



Liberty Bell Apts, Orland (32 units, seniors, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank, LIHTC investor: Redstone) – Building framing nearing completion. 31 Section 8 Vouchers have been committed to support of the low-income senior occupancy. Construction will be completed coincidental with the Woodward Apts, Orland project (see following).

Woodward Apts, Orland (36 units, family, The Pacific Companies/BCAHDC. Lender: Pacific Western Bank, LIHTC investor: Redstone) – Like Liberty Bell Apts, the project is scheduled for delivery late in 2023. Construction is now well underway, tracking parallel to Liberty Bell Apartments, above. The sixth construction draw has been processed. HACB has committed 25 Section 8 project-based vouchers to this low income project serving families.

Oleander Community Housing Apartments, Chico (38-units, special needs homeless, Pacific Companies/BCAHDC. Lender and LIHTC investor unknown at this time.) 4% LIHTC funding will now be sought to complete the financing package. Because of the complexity of programs and funding streams needed to for the project, the construction close is scheduled for November 2023, with unit delivery in Spring 2025.

Orchard View Apartments I, Gridley (48 units, family, The Pacific Companies/BCAHDC. Lender and LIHTC investor unknown at this time.) Originally scheduled for a Spring 2023 close, with a late Spring 2024 delivery, the project was delayed by State administrative (in)action. The project is now scheduled to see its Construction Close in May 2023, with delivery in Fall 2024.

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 submitted application for 4% LIHTC's, to complete the financing package.

Eaglepointe Apartments, Paradise (43 units, family, The Pacific Companies/BCAHDC. Lender and Investor unknown at this time.) This project has secured commitments of CDBG-DR funds, and 9% LIHTC's, completing the financing package. The construction loan close is scheduled for March 16th, at which point construction can begin.



Lincoln Family Apartments, Oroville (61 units, family, The Richman Group/BCAHDC. Lender unknown at this time, LIHTC investor: The Richman Group) The financing package is complete, with commitments of CDBG-DR and State Permanent Local Housing Allocation (PLHA) funds, and 9% LIHTC's. The Construction Close is scheduled for April 10, 2023.

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

TPC-AMG/BCAHDC	City	Units	Serves	Funding		Investor LP	Const Lender	Perm Lender	Housing Authority Vouchers	Delivery	
Sunrise Village Apts.	Gridley	37	Seniors	MHP, City CDBG	9% Disaster LIHTC's II	Redstone	Banner		36	05/31/2023	
Riverbend Apts. Phase 1	Oroville	72	Family		9% Disaster LIHTC's	CREA	Union Bank			05/12/2023	
Riverbend Apts. Phase 2	Oroville	48	Family		9% Disaster LIHTC's II	CREA	Pacific Western Bank			11/15/2023	
Liberty Bell Apts.	Orland	32	Seniors	HOME	4% LIHTC's	Redstone	Pacific Western Bank		31	11/01/2023	
Woodward Apts.	Orland	36	Family	MHP	4% LIHTC's	Redstone	Pacific Western Bank		25	10/29/2023	
8th Street Apts I	Orland	37	Senior	PLHA	9% LIHTC's					TBD	
Mitchell Ave Apts Phase I	Oroville	36	Seniors		9% Disaster LIHTC's	Redstone	Pacific Western Bank			12/23/2022	
Mitchell Ave Apts Phase II	Oroville	35	Seniors		9% Disaster LIHTC's II	The Richman Group	Pacific Western Bank			06/15/2023	
Ford Oaks Apts	Gridley	36	Family		9% Disaster LIHTC's	CREA	Umpqua			08/23/2022	
Deer Creek Apts Phase I	Chico	156	Family		9% Disaster LIHTC's	BofA	BofA	CitiBank		01/15/2024	
Deer Creek Apts Phase II	Chico	48	Family		9% Disaster LIHTC's II	BofA	BofA	BofA		02/15/2024	
Prospect View	Oroville	40	Singles/PSH	NPLH (15), \$1mil City RDA	9% Disaster LIHTC's II	Boston Financial	Pacific Western Bank		39	09/12/2023	
Prospect View II	Oroville	28	Singles/PSH	County CDBG-DR?							
Orchard View Apts Phase I	Gridley	48	Family	County CDBG-DR, (IIG funds?)	9% LIHTC's	Merrit Capital	KeyBank			10-01-2024	
Orchard View Apts Phase II	Gridley	36	Family	City CDBG-DR	9% LIHTC's						
Orchard View Apts Phase III	Gridley	20	Family		9% LIHTC's						
Oleander Community Housing Apts	Chico	38	Singles/PSH	NPLH (15), City CDBG-DR	4% LIHTC's				37	Spring 2025	
TPC-Koss/BCAHDC											
Eaglepointe Apts	Paradise	43	Families	Town CDBG-DR	9% LIHTC's	Keybank	KeyBank			Spring 2024	
Northwind Senior Apts	Paradise	21	Seniors	Town CDBG-DR	9% LIHTC's						
CCHC/BCAHDC											
North Creek Crossing Apts., Phase I	Chico	106	Family	City AHF	9% Disaster LIHTC's	R4	Wells Fargo	Berkadia	26	Spring 2023	
North Creek Crossing Apts., Phase II	Chico	54	Family	City HOME & AHF	9% Disaster LIHTC's II	R4	Wells Fargo	Berkadia	13	Dec 2023	
Bar Triangle	Chico	70	Family	City CDBG-DR	4% LIHTC/CDLAC Bonds	R4?	Wells Fargo?	Berkadia?	25	Summer 2024	
The Richman Group/BCAHDC											
Lincoln Street Family Apts	Oroville	61	Family	City CDBG-DR, PLHA	9% LIHTC's	The Richman Group	Merchants		25	08/21/2024	
Lincoln Street Senior Apts	Oroville	65	Seniors	City CDBG-DR	9%LIHTC's				25		
Jamboree/BCAHDC											
Park Avenue Apts.	Chico	59	Singles/PSH	County CDBG-DR, City HOME, CDBG	9% Disaster LIHTC's	CREA	Banner		43	Oct 2023	
HACB											
Kathy Court Apts - rebuild	Paradise	12	Family	Bond Funds, PG&E Claim, CDBG-DR					4	Spring 2024	
Fogg Ave Apts	Oroville	16	Singles	CDBG-DR, MHP?					6	TBD	
HACB/BCAHDC Summary:		1,290	total units	13 projects						335	
		465	9% Disaster Credit units - Round I								
		208	9% Disaster Credit units - Round 2								

Legend:
CCHC - Central California Housing Corporation, Clovis, CA (Private LIHTC Developer)
BCAHDC - Butte County Affordable Housing Development Corporation (non-profit instrumentality of the Housing Authority of the County of Butte)
CHIP - Community Housing Improvement Program, Chico, CA, (non-profit Developer)
Jamboree - Jamboree Housing Corporation, Irvine, CA (non-profit Developer)
TPC - The Pacific Companies, Boise, ID (private LIHTC Developer)

OTHER - Non-profit Development:										
CHIP										
Creekside Place Apts	Chico	101	Seniors/PSH	NPLH (15), City	9% Disaster LIHTC's				100	Leasing
Paradise Community Village - rebuild	Paradise	36	Family		Cash	Merritt Capital				Leased
Lakeridge Circle Apts	Magalia	63	Family	County CDBG-DR (contingent)?	9% LIHTC				25	Jun 2026
Manufactured Home Initiative	Paradise	4	Family	Town CDBG-DR						
Emergent 3D, LLC										
The Village at Hope Street	Paradise	78	40 units Seniors?	Town CDBB-DR? Section 202						
Kingdom Development/Zen Dev										
Martin Property - Clark Road	Paradise	70	Families	Town CDBG-DR						
Cristian Church Homes										
Humboldt Apts	Chico	80	Senior	County CDBG-DR	9% LIHTC				25	Spring 2025
Mercy Housing-CHIP										
Cypress Family Apts	Paradise	70	Families	Town CDBG-DR	9% LIHTC				25	Spring 2025
Cypress Senior Apts	Paradise	70	Seniors	Town CDBG-DR	9% LIHTC				25	Fall 2025
OTHER - For-profit Development:										
CRP Affordable										
Senator Conness Apartments	Chico	162	Family		9% Disaster LIHTC's	Enterprise	Chase	Citi or Chase		Fall 2023
Danco Group										
Cussick Apartments	Chico	76	Family	City and County CDBG-DR	4% LIHTC's	Restone	CMFA			Fall 2023
Domus - Newport Partners										
Lava Ridge Apts	Chico	98	Family		9% Disaster LIHTC's	Newport	East-West	Citibank		Leasing
Tonea Way Apts	Chico	104	Seniors		9% Disaster LIHTC's II	Alliant	East-West	Citibank		Fall 2023
Oak Park Apts, Family	Chico	76	Family	County CDBG-DR						
Oak Park Apts, Senior	Chico	60	Seniors	County CDBG-DR						
Greenfields, Greenfield & Esplanade	Chico	75	Family	County CDBG-DR						
K2 Development										
B20 Senior Apts	Chico	60	Senior + Retail		9% Disaster LIHTC's	R4		Tri Counties		Leased
Olive Ranch Apts. I	Oroville	81	Family		9% Disaster LIHTC's	RBC		Citibank		Leasing
Olive Ranch Apts. II	Oroville	80	Family		9% Disaster LIHTC's	RBC		Citibank		Spring 2023
Olive Ranch Apts. III	Oroville	51	Seniors	County CDBG-DR	9% Disaster LIHTC's II	RBC		Banner		Fall 2023
Table Mountain Apts I	Oroville	47	Family	County CDBG-DR	9% Disaster LIHTC's II	R4		Tri Counties		Spring 2024
Table Mountain Apts II	Oroville	48	Family	County CDBG-DR, City equity?	9% LIHTC	TBD - R4?		Tri Counties		Fall 2024
Moe West - Impact										
Paradise Gardens III - rebuild	Paradise	48	Senior	USDA 515	9% Disaster LIHTC's II	Boston		Bonneville		May 2023
Willow Partners										
Sierra Heights Apts I	Oroville	40	Senior			CREA		Pacific Western Bank		Leased
Sierra Heights Apts II	Oroville	48	Senior		9% Disaster LIHTC's	CREA		Pacific Western Bank		Spring 2023
Oroville Heights Apts II	Oroville	66	Family		9% Disaster LIHTC's	Hudson		Umpqua		Spring 2023
OTHER Summary: <u>1,792</u>										
Pipeline Projects: 3,082 units @ \$430K ea = \$1,325,260,000										
Total Vouchers Committed: <u>200</u>										
535										
<i>Source: Housing Authority of the County of Butte</i>										