

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

MEETING AGENDA

May 16, 2019
2:00 p.m.

The Board of Commissioners welcomes and encourages public participation in the Board meetings. Members of the public may be heard on any items on the Commission's agenda. A person addressing the Commission will be limited to 5 minutes unless the Chairperson grants a longer period of time. Comments by members of the public on any item on the agenda will only be allowed during consideration of the item by the Commission. Members of the public desiring to be heard on matters under jurisdiction of the Commission, but not on the agenda, may address the Commission during agenda item 6.

If you are disabled and need special assistance to participate in this meeting, please contact the Housing Authority office at 895-4474. Notification at least 48 hours prior to the meeting will enable the Housing Authority to make reasonable arrangements.

NEXT RESOLUTION NO. 4734

ITEMS OF BUSINESS

1. ROLL CALL
2. AGENDA AMENDMENTS
3. CONSENT CALENDAR
 - 3.1 Minutes for the meeting of April 18, 2019
 - 3.2 Checks written for:

3.2.1	Accounts Payable (General) –	\$322,639.70
3.2.2	Accounts Payable (FLH) –	\$37,528.28
3.2.3	Landlords –	\$1,023,646.63
3.2.4	Payroll –	\$112,564.92
 - 3.3 Financial Statements
 - 3.4 Section 8 Housing Choice Voucher Program
 - 3.5 Property Vacancy Report
 - 3.6 Public Housing
 - 3.7 Construction Projects
 - 3.8 Capital Fund Improvement Projects
 - 3.9 Farm Labor Housing Report

- 3.10 Bond Properties
- 3.11 Other Properties
- 3.12 Family Self Sufficiency
- 3.13 Rental Assistance Programs
- 3.14 Quarterly Investment Report/Reserves Analysis

4. CORRESPONDENCE

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Recognition of Commissioner – Special presentation acknowledging Commissioner Hart’s years of service to the HACB.

Recommendation: Resolution No. 4734

- 5.2 Family Self-Sufficiency (FSS) Graduate – Recognition of FSS Graduate Malinda Windsor.

Recommendation: Resolution No. 4735

- 5.3 Public Housing – Parking and Driveway Asphalt and Concrete Site Improvements.

Recommendation: Resolution No. 4736

- 5.4 Public Housing – Gridley and Biggs Sewer Lateral Camera Investigation and Rehabilitation Prioritization Project.

Recommendation: Resolution No. 4737

- 5.5 Moving to Work (MTW) – HUD Moving to Work Demonstration Program.

Recommendation: Information/Discussion

- 5.6 Section 8 Housing Choice Voucher (HCV) – HCV Waivers, post Camp Fire Disaster.

Recommendation: Information/Discussion/Motion

- 5.7 Property Insurance Levels – Re-evaluate insurance coverage levels for properties owned by Housing Authority of the County of Butte.

Recommendation: Information/Discussion/Motion

5.8 FY2019 Budget – Budget Committee.

Recommendation: Designation of Committee Members

5.9 Camp Fire Disaster – Disaster Updates.

Recommendation: Information/Discussion

5.10 Strategic Asset Plan – Update.

Recommendation: Information/Discussion

6. MEETING OPEN FOR PUBLIC DISCUSSION

7. MATTERS CONTINUED FOR DISCUSSION

8. SPECIAL REPORTS

9. REPORTS FROM COMMISSIONERS

10. MATTERS INITIATED BY COMMISSIONERS

10.1 Assembly Bill 430 – Letter of Support

10.2 HACB - Property Tour

10.3 Measles In Butte County

11. EXECUTIVE SESSION

12. COMMISSIONERS' CALENDAR

- **2019 Annual Conference PSWRC NAHRO, Anaheim, CA – May 19-21, 2019**
- **Next Meeting – June 20, 2019**

13. ADJOURNMENT

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
BOARD OF COMMISSIONERS MEETING**

MEETING MINUTES OF April 18, 2019

Chair Anderson called the meeting of the Housing Authority of the County of Butte to order at 2:10 p.m.

1. ROLL CALL

Present for the Commissioners: Kate Anderson Patricia Besser, Larry Hamman, Anne Jones, David Pittman, and Heather Schlaff.

Present for the Staff: Ed Mayer, Executive Director; Larry Guanzon, Deputy Executive Director; Finance Director, Sue Kemp; Administrative Operations Director, Tamra Young; Marysol Perez, Executive Assistant and Jerry Martin, Modernization Coordinator.

Others Present: Loren Freeman, Public Housing Resident (arrived 2:24 p.m.)

2. AGENDA AMENDMENTS

Executive Director Mayer requested motion to move item 9.1 HACB Properties – Property Tour for Commissioners, to item 10.1, the item was listed incorrectly in the agenda. Commissioner Pittman moved that Agenda item 9.1 HACB Properties – Property Tour for Commissioners be moved as suggested. Commissioner Jones seconded. The motion passed unanimously.

3. CONSENT CALENDAR

Commissioner Hamman moved that the Consent Calendar be accepted as presented. Commissioner Besser seconded. The vote in favor was unanimous.

4. CORRESPONDENCE

- 4.1 Appointment of District 3 Commissioner Laura Moravec by Butte County Board of Supervisors.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Election of Officers - Chair Anderson turned the meeting over to Executive Director/Board Secretary Mayer, to conduct the annual election of Board Officers in accordance with HACB's Bylaws. Executive Director Mayer asked for nominations for the positions of Chair and Vice Chair for the year April 2019 through March 2020. Commissioner Pittman nominated Chair Anderson to continue to server as Chair, to which Chair Anderson declined re-appointment due her current disaster-related workload. Chair Anderson then nominated Commissioner Moravec as Chair; Commissioner Hamman then nominated Commissioner Jones to serve as Vice Chair.

*Housing Authority of the County of Butte
Board of Commissioners
Minutes –Meeting of April 18, 2019
Page 1*

Commissioner Pittman moved to close nominations, Commissioner Hamman seconded closing of the nominations. There were no further nominations. Commissioner Hamman moved to elect Commissioner Moravec as Chair and Commissioner Jones as Vice Chair of the Board of Commissioner of the Housing Authority of the County of Butte. Commissioner Anderson seconded. The vote in favor was unanimous Executive Director Mayer congratulated the newly elected officers, and appreciated the service of both incoming and outgoing officers..

Meeting was turned over to newly elected Vice Chair Jones due to the absence of newly elected Chair Moravec.

- 5.2 Receive and File Proposed Agency Annual Plan –
- 5.3 Receive and File Proposed Public Housing Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan (AP) - HUD annually requires the Housing Authority to update its Five-Year “Agency Plan”; the Public Housing program “Capital Fund Plan(s)”; the Public Housing program “Admissions and Continued Occupancy Policy” (ACOP); and a Section 8 Housing Choice Voucher program “Administrative Plan” (AP). The plan documents must be submitted to HUD for review at least 75 days prior to the end of the Agency’s fiscal year (September 30th). Thus, the plans must be approved at the June meeting of the Board of Commissioners. Drafts of the plans must be available for public review and comment for 45 days prior to consideration for approval by the Board. The draft plans have already been reviewed by the Resident Advisory Board (RAB) – four (4) Section 8 participants and four (4) Public Housing participants attended RAB meeting. The bulk of the changes this year in both the AP and ACOP are updates related to: 1) regulatory changes and 2) changes to management of the program wait lists, as recommended by staff. Specifically discussed were changes to the Public Housing program, including management of the 1-BR Wait List, increase of Security Deposit amounts, and administration of over-income residents; and changes to the Section 8 program, including changes to the admissions preference system to address disaster-related considerations.

MOTION

Commissioner Pittman moved to receive and file the draft Agency Annual Plan update, including the revised Public Housing Capital Fund Plan, to authorize publication of Public Notice for public review and comment, and to schedule the Public Hearing for receipt of comment and final adoption of plan documents for June 20, 2019. Commissioner Anderson seconded. The vote in favor was unanimous.

MOTION

Commissioner Anderson moved to receive the draft Public Housing ACOP and draft Section 8 Admin Plan, to authorize publication of Public Notice for public review and comment, and to schedule the Public Hearing for receipt of comment and final adoption of plan documents for June 20, 2019. Commissioner Schlaff seconded. The vote in favor was unanimous.

- 5.4 Continuum of Care (CoC) – The results of the 2019 Homeless Point in Time Survey that was scheduled to be provided were preliminary; the CoC Council resolved to not release the statistics without providing their context, thinking the raw data too easily

*Housing Authority of the County of Butte
Board of Commissioners
Minutes –Meeting of April 18, 2019
Page 2*

manipulated by the uninformed. The CoC anticipates release of the full Survey report in June, at which point it will be presented to the HACB Board of Commissioners.

5.5 Standard and Poor's Credit Rating – Standard and Poors issued its annual the Credit Rating report for the HACB. The HACB maintained its A+ rating, but garnered a “negative outlook” relating to area impacts from the Camp Fire disaster. The loss of the 12 units at Kathy court actually improved HACB’s balance sheet. The credit rating significantly expands HACB’s access to financing resources, which complements HACB’s Strategic Asset analysis and initiative. Finally, the report itself is an extremely helpful management tool, as S&P’s analysts dive deeply into HACB’s operations, administration, and work environment, providing excellent financially-oriented third-party perspectives that are useful in steering the agency.

5.6 Camp Fire Disaster - Executive Director Mayer provided the Board with the latest written update that is sent to HUD on a weekly basis. His update addressed various post-Camp Fire disaster subjects. HUD representatives continue to participate in subject group meetings once a week at the HACB, to coordinate local efforts in response to the Disaster. HACB staff is preparing Section 8 program administrative Waivers for Board and HUD consideration, in response to the disaster, such Waivers intended to preserve the agency’s Section 8 program capacity on behalf of Butte County..

6. MEETING OPEN FOR PUBLIC DISCUSSION

Public Housing Resident Loren Freeman asked if notices of Annual Plan/ACOP/Admin Plan changes are mailed to Public Housing residents. Administrative Operations Director Young replied that notice is not mailed to each resident, but the information is made available to the public via HACB’s website at www.butte-housing.com, and in HACB’s offices.

7. MATTERS CONTINUED FOR DISCUSSION

7.1 Unfunded Pension Liability (UPL) – Executive Director Mayer affirmed that the final deposit of \$500,000 was made to the Pension Trust. This completes the total \$2 million in deposits to the Pension Trust, in accordance with the investment policy set by the Board.

8. SPECIAL REPORTS

8.1 NAHRO Legislative Conference, Washington D.C. – Executive Director Mayer reported on his attendance at the Legislative Conference in Washington, D.C. April 5-9. Similar to past years, the conference included networking with housing authorities, and visits to Congressional and HUD Offices. Executive Director Mayer noted that Housing Authorities are now welcomed by Congress, as housing and homelessness are now discussed as relevant issues in many federal “silo’s”. At the level of Congressional aides and newer Congressional members, there is an emerging, positive, cross-aisle

interest in addressing the nation's problems, including infrastructure, which includes the nation's investment in public and affordable housing.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

- 10.1 HACB Properties – Property Tour for Commissioners: Newly appointed Commissioner Schlaff expressed interest in touring HACB owned properties; Executive Director Mayer asked if other commissioners were interested in a tour. Commissioners Jones and Pittman expressed interest. Executive Assistant Perez was tasked with organizing the tour.

Commissioner Pittman proposed a draft letter in support of Assemblyman Gallagher's proposed AB430, which streamlines the environmental review of housing and other developments in jurisdictions impacted by the Camp Fire Disaster. Executive Director Mayer offered for staff to follow up, and provide a draft letter of support to the Board at the next meeting.

Commissioner Pittman additionally suggested a training/information for staff regarding Measles due to the recent outbreak in the area. Staff will look into measles guidance/information from contacts at Butte County Public Health.

11. EXECUTIVE SESSION

None.

12. COMMISSIONERS' CALENDAR

- **Next regular meeting – May 16, 2019**
- **2019 Annual Conference PSWRC NAHRO – May 20-21, 2019**

13. ADJOURNMENT

Commissioner Hamman moved that the meeting be adjourned. Commissioner Schlaff seconded. The meeting was adjourned at 4:08 p.m.

Dated: April 18, 2019.

Laura Moravec, Board Chair

ATTEST:

Edward S. Mayer, Secretary

*Housing Authority of the County of Butte
Board of Commissioners
Minutes – Meeting of April 18, 2019
Page 4*

Housing Authority of the County of Butte
HACB Operating Account
AP Check Register

Payment Date	Payment Number	Remit to Vendor	Total Check Amt
4/2/2019	150694	Void / Unused Check Entry	\$0.00
4/2/2019	150695	Void / Unused Check Entry	\$0.00
4/2/2019	150696	Void / Unused Check Entry	\$0.00
4/2/2019	150697	Void / Unused Check Entry	\$0.00
4/2/2019	150698	Void / Unused Check Entry	\$0.00
4/2/2019	150721	Void / Unused Check Entry	\$0.00
4/2/2019	150722	Void / Unused Check Entry	\$0.00
4/2/2019	150723	Biggs Municipal Utilities	\$226.00
4/2/2019	150724	CALIF. WTR. SER. ORO	\$70.00
4/2/2019	150725	CALIFORNIA WATER SERVICE	\$60.00
4/2/2019	150726	Gridley Municipal Utilities	\$94.00
4/2/2019	150727	P G & E	\$539.00
4/5/2019	1557	Internal Revenue Service	\$99.46
4/5/2019	1558	Employment Development Department	\$10.80
4/5/2019	1559	Employment Development Department	\$57.24
4/5/2019	150728	1200 Park Avenue LP	\$404.02
4/5/2019	150729	A-1 Appliance	\$1,143.26
4/5/2019	150730	Access Information Holdings, LLC.	\$63.11
4/5/2019	150731	Adecco Employment Services	\$6,407.03
4/5/2019	150732	Benefit Resource, Inc.	\$1,165.35
4/5/2019	150733	Biggs Municipal Utilities	\$7.32
4/5/2019	150734	CALIFORNIA WATER SERVICE	\$91.23
4/5/2019	150735	CHICO COMMONS LP.	\$271.86
4/5/2019	150736	CIC	\$1,553.75
4/5/2019	150737	COMCAST CABLE	\$322.61
4/5/2019	150738	EAGLE SECURITY SYSTEMS	\$25.00
4/5/2019	150739	ESPLANADE OFFICE	\$256.98
4/5/2019	150740	HD Supply Facilities Maintenance, Ltd.	\$1,179.47
4/5/2019	150741	Illustratus	\$231.72
4/5/2019	150742	Jennifer Griggs	\$458.64
4/5/2019	150743	Jiffy Lube, Inc.	\$92.83
4/5/2019	150744	Lori Echols	\$222.87
4/5/2019	150745	MRI Software LLC	\$1,449.00
4/5/2019	150746	OFFICE DEPOT INC	\$222.80
4/5/2019	150747	P G & E	\$4,865.93
4/5/2019	150748	S.E.C. 5 Private Security dba	\$3,206.50
4/5/2019	150749	SAM'S DOOR SHOP	\$336.77
4/5/2019	150750	SPRINT	\$65.73
4/5/2019	150751	Simtech Solutions Inc	\$5,875.00
4/5/2019	150752	Staples Business Credit	\$454.63
4/5/2019	150753	US Bank	\$203.78
4/5/2019	150754	Valero Marketing & Supply	\$450.38
4/5/2019	150755	WALKER COMMONS	\$211.46

4/5/2019	150756	Youth for Change	\$67.68
4/12/2019	1560	Internal Revenue Service	\$19,463.53
4/12/2019	1561	Employment Development Department	\$3,627.25
4/12/2019	1562	Employment Development Department	\$26.77
4/12/2019	1563	MassMutual Financial Group	\$2,655.00
4/12/2019	1564	CalPERS	\$2,156.01
4/12/2019	1565	CalPERS	\$10,739.13
4/12/2019	150762	A-1 Appliance	\$3,295.54
4/12/2019	150763	Banyard Management	\$297.45
4/12/2019	150764	COMCAST CABLE	\$153.08
4/12/2019	150765	CULLIGAN	\$619.44
4/12/2019	150766	Cypress Dental Administrators	\$3,424.30
4/12/2019	150767	Douglas Hallihan De Soto	\$444.29
4/12/2019	150768	E Center	\$291.33
4/12/2019	150769	ENTERPRISE-RECORD	\$2,319.56
4/12/2019	150770	Golden State Risk Management Authority	\$29,630.00
4/12/2019	150771	Gridley Municipal Utilities	\$72.12
4/12/2019	150772	HD Supply Facilities Maintenance, Ltd.	\$2,606.01
4/12/2019	150773	InterWest Insurance Services, LLC	\$625.00
4/12/2019	150774	Jiffy Lube, Inc.	\$50.31
4/12/2019	150775	LOWE'S	\$675.80
4/12/2019	150776	MES VISION	\$609.82
4/12/2019	150777	NOR CAL LANDSCAPE MAINTENANCE	\$11,820.00
4/12/2019	150778	Neal Road Recycling & Waste	\$48.00
4/12/2019	150779	Plan B Professional Answering Services	\$107.50
4/12/2019	150780	Void / The Home Depot Credit Services	\$0.00
4/12/2019	150781	The Home Depot Credit Services	\$1,444.52
4/12/2019	150782	Thermalito Irrigation	\$248.59
4/12/2019	150783	Unum Life Insurance Company	\$386.98
4/12/2019	150784	Unum Life Insurance Company	\$573.16
4/12/2019	150785	WASTE MANAGEMENT	\$4,183.85
4/19/2019	1566	CalPERS	\$20,215.46
4/19/2019	1567	CalPERS	\$6.90
4/19/2019	1568	Internal Revenue Service	\$99.44
4/19/2019	1569	Employment Development Department	\$10.80
4/19/2019	1570	Employment Development Department	\$57.26
4/19/2019	150787	A-1 Appliance	\$162.07
4/19/2019	150788	AT&T	\$199.49
4/19/2019	150789	Adecco Employment Services	\$4,684.68
4/19/2019	150790	Advanced Document	\$348.98
4/19/2019	150791	Anne B. Jones	\$50.00
4/19/2019	150792	Asbestos Science Technology	\$997.96
4/19/2019	150793	Baker Distributing Company, Inc.	\$226.26
4/19/2019	150794	Basic Laboratory, Inc.	\$178.60
4/19/2019	150795	CALIF. WTR. SER. ORO	\$795.69
4/19/2019	150796	CIC	\$55.25
4/19/2019	150797	Chico Turf Plus, LLC	\$80.00
4/19/2019	150798	David Pittman	\$50.00
4/19/2019	150799	EAGLE SECURITY SYSTEMS	\$70.00

4/19/2019	150800	HD Supply Facilities Maintenance, Ltd.	\$1,887.69
4/19/2019	150801	Heather M. Schlaff	\$50.00
4/19/2019	150802	J.W. Wood Co., Inc.	\$31.11
4/19/2019	150803	Larry Hamman	\$50.00
4/19/2019	150804	Larry Hamman	\$34.80
4/19/2019	150805	MACS HARDWARE	\$126.01
4/19/2019	150806	Mendes Supply Company (dba)	\$503.00
4/19/2019	150807	NorthStar	\$1,316.50
4/19/2019	150808	P G & E	\$676.57
4/19/2019	150809	Patricia Besser	\$50.00
4/19/2019	150810	RPA Welding	\$67.50
4/19/2019	150811	Roy V. Peters	\$1,204.62
4/19/2019	150812	SAVE MART SUPERMARKET	\$49.53
4/19/2019	150813	Trites Backflow Services, Inc.	\$80.00
4/19/2019	150814	WCP Solutions	\$299.87
4/19/2019	150815	Wike Restoration, Inc.	\$3,124.80
4/25/2019	150829	Armed Guard Private Security, Inc	\$300.00
4/25/2019	150830	ED MAYER	\$63.38
4/25/2019	150831	FedEx	\$50.40
4/25/2019	150832	Gridley Municipal Utilities	\$860.98
4/25/2019	150833	MAINTENANCE PLUS	\$525.64
4/25/2019	150834	Malinda A Winsor	\$3,337.86
4/25/2019	150835	North Valley Tree Service dba	\$94,500.00
4/25/2019	150836	OFFICE DEPOT INC	\$144.12
4/25/2019	150837	OPER. ENG. LOCAL #3	\$784.00
4/25/2019	150838	P G & E	\$9.90
4/25/2019	150839	RECOLOGY BUTTE COLUSA COUNTIES, INC.	\$4,024.68
4/25/2019	150840	Sharon Furniture, Inc	\$872.00
4/25/2019	150841	TIAA COMMERCIAL FINANCE, INC	\$143.72
4/25/2019	150842	TPx Communications	\$765.44
4/25/2019	150843	Umpqua Bank	\$3,691.27
4/25/2019	150844	Verizon Wireless	\$1,037.47
4/26/2019	1571	Internal Revenue Service	\$19,453.66
4/26/2019	1572	Employment Development Department	\$3,626.67
4/26/2019	1573	MassMutual Financial Group	\$2,655.00
4/26/2019	1574	CalPERS	\$10,739.11
4/26/2019	1575	CalPERS	\$2,156.01
			\$322,639.70

Housing Authority of the County of Butte
 FLH Operating Account
 AP Check Register

Payment Date	Payment Number	Remit to Vendor	Total Check Amt
4/4/2019	1629	CIC	\$375.25
4/4/2019	1630	Climate & Energy Solutions	\$445.00
4/4/2019	1631	Messenger Publishing Group	\$125.00
4/12/2019	1632	HARSHBARGER ACE HARDWARE	\$42.95
4/12/2019	1633	United States Postal Service (CMRS-FP)	\$143.00
4/12/2019	1634	Vannie Malm	\$567.66
4/19/2019	1635	P G & E	\$92.42
4/26/2019	1636	HACB	\$35,737.00
			\$37,528.28

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
BALANCE SHEET
March 31, 2019

***** A S S E T S *****

Current Assets

Cash - Unrestricted	2,420,446	
Cash - Other Restricted (FSS/USDA Reserves/HAP)	1,524,114	
Cash - Tenant Security Deposits	288,139	
Accounts Receivable - PHA's	0	
Accounts Receivable - HUD	24,627	
Accounts Receivable - Other Gov't	30,361	
Accounts Receivable - Miscellaneous**	234,911	**see below
Accounts Receivable - Tenants	51,067	
Accounts Receivable - Fraud	170	
Note Receivable-Current Portion	0	
Accrued Interest Receivable	74,097	
Investments - Unrestricted	2,545,131	
Investments - Restricted (Bond Reserves/P&I/PARS Trust)	2,709,407	
Inventories	29,671	
Prepaid Expenses	220,572	
Inter-program - Due From	175,782	
Total Current Assets	10,328,496	

Fixed Assets

Land	1,651,569	
Buildings & Improvements	46,764,266	
Furniture, Equipment & Machinery	2,206,739	
Infrastructure	2,889,796	
Accumulated Depreciation	-31,699,126	
Construction in Progress	191,641	
Total Fixed Assets	22,004,884	

Other Non-Current

Notes, Loans & Mortgages Receivable	1,826,030	
Deferred Outflows (GASB 68, Pension benefits)	1,009,364	
Safety Deposit Box, Key Deposit	10	
Investment in Limited Partnerships	3,416,719	
Total Other Non-Current	6,252,122	

TOTAL ASSETS

38,585,502

***** LIABILITIES AND NET POSITION *****

Current Liabilities

Accounts Payable < 90 days	51,182	
Accrued Salaries & Fringe Payable	33,291	
Accrued Compensated Absences	160,273	
Accrued Interest Payable	259,528	
Tenant security deposits	289,646	
Deferred Revenue	145,218	Pre-2014 FSS grant & Prepaid Rent
Payable to HUD	1,043	Interest > \$500 on HAP Reserves
Long-Term Debt - Current Portion	318,632	
Accrued Liabilities - Other	142,968	Accrued Sewer and PILOT
Inter-program - Due To General Fund	175,782	
Total Current Liabilities	1,577,563	

Long-Term Liabilities

Deferred Outflows (GASB 68)	131,057	
Other Post Retirement Benefits-Net (GASB 75)	240,002	Net OPEB = Total Liability less Trust Account
Unfunded Pension Liability (GASB 68)	3,368,291	
Long-Term Debt	6,453,966	
Non-Current Liabilities - Other (FSS)	82,196	
Total Long-Term Liabilities	10,275,512	

TOTAL LIABILITIES

11,853,075

Net Position

Beginning Net Position	26,494,923	
Retained Earnings	237,504	
Ending Net Position	26,732,427	

TOTAL NET POSITION

26,732,427

TOTAL LIABILITIES AND NET POSITION

38,585,502

HOUSING AUTHORITY of the COUNTY of BUTTE
CONSOLIDATED INCOME STATEMENT
October 1, 2018 to March 31, 2019

	Month to Date			Year to Date			50.0%
	Actual	Budget	Remaining	Actual	Budget	Remaining	% used
REVENUE							
NET DWELLING RENT	258,388	266,809	8,421	1,541,341	3,201,711	1,660,370	48.1%
TENANT CHARGES	10,384	5,068	-5,316	56,591	60,810	4,220	93.1%
LAUNDRY REVENUE	2,461	2,682	221	16,427	32,184	15,758	51.0%
HUD GRANT REVENUE	1,273,448	1,353,856	80,408	7,639,500	16,246,274	16,246,274	47.0%
OTHER GRANT REVENUE	30,361	27,500	-2,861	175,835	330,000	330,000	53.3%
MORTGAGE INTEREST INCOME	5,939	5,741	-198	35,633	68,894	68,894	51.7%
FRAUD RECOVERY	4,371	7,500	3,129	27,409	90,000	90,000	30.5%
OTHER INCOME ³	170,115	56,829	-113,286	435,437	681,943	681,943	63.9%
INVESTMENT INCOME-unrestricted	4,368	2,859	-1,509	26,877	34,306	34,306	78.3%
INVESTMENT INCOME-restricted	1,366	676	-690	8,204	8,110	8,110	101.2%
TOTAL REVENUE	1,761,201	1,729,519	-31,681	9,963,253	20,754,232	19,139,874	48.0%
EXPENSES							
ADMIN. EMPLOYEE SALARIES	217,319	153,487	-63,832	985,100	1,841,842	1,841,842	53.5%
AUDIT FEE	0	2,695	2,695	7,000	32,334	32,334	21.6%
ADVERTISING & MARKETING	210	937	727	1,266	11,240	11,240	11.3%
PR TAXES & BENEFITS-ADMIN	91,448	77,908	-13,540	472,448	934,899	934,899	50.5%
OFFICE EXPENSES	19,711	23,674	3,964	139,230	284,091	284,091	49.0%
LEGAL EXPENSES	728	1,517	788	8,426	18,200	18,200	46.3%
TRAVEL	1,609	2,310	702	8,591	27,725	27,725	31.0%
ALLOCATED OVERHEAD	0	0	0	0	0	0	0.0%
OTHER ADMIN. EXPENSE	27,498	23,762	-3,737	164,312	285,140	285,140	57.6%
TOTAL ADMIN. COSTS	358,523	286,289	-72,234	1,786,374	3,435,471	3,435,471	52.0%
TENANT SERVICES-SALARIES	5,525	3,875	-1,650	24,614	46,500	46,500	52.9%
RELOCATION COSTS	0	0	0	0	0	0	0.0%
EMP. BENEFITS-TENANT SVCS	1,365	1,940	574	7,162	23,275	23,275	30.8%
TENANT SERVICES-MISC.	573	2,920	2,348	18,097	35,045	35,045	51.6%
TOTAL TENANT SERVICES	7,463	8,735	1,272	49,873	104,820	104,820	47.6%
WATER	9,378	14,430	5,052	67,572	173,161	173,161	39.0%
ELECTRICITY	7,260	9,030	1,770	43,713	108,361	108,361	40.3%
GAS	1,978	1,604	-374	8,910	19,248	19,248	46.3%
SEWER	12,965	15,126	2,162	78,674	181,514	181,514	43.3%
TOTAL UTILITIES-PROJECT	31,581	40,190	8,610	198,870	482,283	482,283	41.2%
MAINT. SALARIES	31,252	25,750	-5,502	149,543	309,000	309,000	48.4%
MAINTENANCE MATERIAL	13,363	12,006	-1,357	75,376	144,074	144,074	52.3%
MAINT. CONTRACT COSTS	67,336	74,856	7,520	369,845	898,275	898,275	41.2%
PR TAXES & BENEFITS-MAINT	15,611	18,573	2,962	82,168	222,873	222,873	36.9%
TOTAL MAINTENANCE	127,562	131,185	3,623	676,932	1,574,222	1,574,222	43.0%
PROTECTIVE SERVICES	3,680	5,167	1,487	24,732	62,000	62,000	39.9%
INSURANCE-ALL	20,284	20,724	440	121,127	248,693	248,693	48.7%
OTHER GENERAL EXP	4,486	4,167	-319	36,536	50,000	50,000	73.1%
P.I.L.O.T.	17,619	8,883	-8,735	68,476	106,600	106,600	64.2%
BAD DEBTS - TENANTS	0	2,233	2,233	0	26,797	26,797	0.0%
BAD DEBTS - OTHER	0	3,750	3,750	0	45,000	45,000	0.0%
INTEREST EXPENSE	16,967	22,224	5,257	108,345	266,691	266,691	40.6%
TOTAL OTHER OPERATING EXP.	63,036	67,148	4,113	359,215	805,781	805,781	44.6%
EXTRAORDINARY MAINT.	0	0	0	0	0	0	0.0%
CASUALTY LOSSES	0	0	0	0	0	0	0.0%
HOUSING ASSIST PAYMENTS	980,819	1,088,218	107,400	5,815,374	13,058,620	13,058,620	44.5%
HAP - PORTS IN	0	0	0	0	0	0	0.0%
FRAUD LOSSES	0	3,750	3,750	0	45,000	45,000	0.0%
TOTAL OTHER COSTS	980,819	1,091,968	111,150	5,815,374	13,103,620	13,103,620	44.4%
TOTAL EXPENSES	1,568,983	1,625,516	56,533	8,886,638	19,506,197	19,506,197	45.6%
RETAINED EARNINGS (- Deprec.) 1	192,218	104,003	-88,215	1,076,615	1,248,035	-366,323	86.3%
+ PRINCIPAL/REPL. RESERVE ²	0	4,133	4,133	0	49,600	49,600	0.0%
- DEBT SERVICE PMTS (Bonds & USDA)	-17,111	-25,443	-8,332	-252,667	-305,312	-305,312	82.8%
- CAPITALIZED ASSETS	-4,235	-58,571	-54,336	-170,390	-702,846	-702,846	24.2%
+/- GAIN/LOSS on PARS TRUST ACCT	14,534	0	0	26,554	0	0	0.0%
+/- RESERVES DEPOSITS/ACCR. INTEREST	-5,890	-11,831	-5,941	-63,776	-141,973	-141,973	44.9%
NET CASH FLOW	179,516	12,292	-152,689	616,337	147,504	-1,466,854	417.8%

1 Retained Earnings less Depreciation on Balance Sheet = \$237,504

2 Loan Principal received and Replacement Reserve receipts 13

3 Includes \$79,106 Kathy Ct insurance claim for lost rents

HOUSING AUTHORITY of the COUNTY of BUTTE
CONSOLIDATED INCOME STATEMENT - REVISED
 October 1, 2018 to February 28, 2019

	Month to Date			Year to Date			41.7%
	Actual	Budget	Remaining	Actual	Budget	Remaining	% used
REVENUE							
NET DWELLING RENT	258,388	266,809	8,421	1,280,876	3,201,711	1,920,835	40.0%
TENANT CHARGES	10,384	5,068	-5,316	51,453	60,810	9,357	84.6%
LAUNDRY REVENUE	2,461	2,682	221	13,550	32,184	18,634	42.1%
HUD GRANT REVENUE	1,425,767	1,353,856	-71,911	6,366,052	16,246,274	9,880,222	39.2%
OTHER GRANT REVENUE	30,430	27,500	-2,930	145,474	330,000	184,526	44.1%
MORTGAGE INTEREST INCOME	5,939	5,741	-198	29,694	68,894	39,199	43.1%
FRAUD RECOVERY	4,591	7,500	2,909	23,037	90,000	66,963	25.6%
OTHER INCOME ³	33,359	56,829	23,470	265,323	681,943	416,620	38.9%
INVESTMENT INCOME-unrestricted	3,982	2,859	-1,123	22,509	34,306	11,797	65.6%
INVESTMENT INCOME-restricted	1,463	676	-787	6,837	8,110	1,273	84.3%
TOTAL REVENUE	1,776,762	1,729,519	-47,243	8,204,806	20,754,232	12,549,426	39.5%
EXPENSES							
ADMIN. EMPLOYEE SALARIES	152,637	153,487	849	767,781	1,841,842	1,074,061	41.7%
AUDIT FEE	3,500	2,695	-806	7,000	32,334	25,334	21.6%
ADVERTISING & MARKETING	210	937	727	1,056	11,240	10,184	9.4%
PR TAXES & BENEFITS-ADMIN	82,398	77,908	-4,490	381,001	934,899	553,898	40.8%
OFFICE EXPENSES	26,405	23,674	-2,731	119,519	284,091	164,572	42.1%
LEGAL EXPENSES	1,613	1,517	-96	7,698	18,200	10,502	42.3%
TRAVEL	1,286	2,310	1,025	6,982	27,725	20,743	25.2%
ALLOCATED OVERHEAD	0	0	0	0	0	0	0.0%
OTHER ADMIN. EXPENSE	21,497	23,762	2,264	136,814	285,140	148,326	48.0%
TOTAL ADMIN. COSTS	289,546	286,289	-3,257	1,427,851	3,435,471	2,007,620	41.6%
TENANT SERVICES-SALARIES	3,344	3,875	531	19,088	46,500	27,412	41.0%
RELOCATION COSTS	0	0	0	0	0	0	0.0%
EMP. BENEFITS-TENANT SVCS	1,096	1,940	844	5,797	23,275	17,478	24.9%
TENANT SERVICES-MISC.	7,855	2,920	-4,935	17,524	35,045	17,521	50.0%
TOTAL TENANT SERVICES	12,295	8,735	-3,560	42,410	104,820	62,410	40.5%
WATER	9,196	14,430	5,234	58,195	173,161	114,966	33.6%
ELECTRICITY	7,412	9,030	1,618	36,453	108,361	71,909	33.6%
GAS	2,066	1,604	-463	6,932	19,248	12,316	36.0%
SEWER	12,742	15,126	2,384	65,710	181,514	115,804	36.2%
TOTAL UTILITIES-PROJECT	31,416	40,190	8,774	167,290	482,283	314,994	34.7%
MAINT. SALARIES	21,609	25,750	4,141	118,291	309,000	190,709	38.3%
MAINTENANCE MATERIAL	10,969	12,006	1,037	62,013	144,074	82,061	43.0%
MAINT. CONTRACT COSTS	55,308	74,856	19,548	302,509	898,275	595,766	33.7%
PR TAXES & BENEFITS-MAINT	13,406	18,573	5,166	66,557	222,873	156,316	29.9%
TOTAL MAINTENANCE	101,293	131,185	29,892	549,370	1,574,222	1,024,852	34.9%
PROTECTIVE SERVICES	4,396	5,167	771	21,052	62,000	40,948	34.0%
INSURANCE-ALL	20,190	20,724	535	100,842	248,693	147,851	40.5%
OTHER GENERAL EXP	2,609	4,167	1,558	32,050	50,000	17,950	64.1%
P.I.L.O.T.	9,344	8,883	-461	50,857	106,600	55,743	47.7%
BAD DEBTS - TENANTS	0	2,233	2,233	0	26,797	26,797	0.0%
BAD DEBTS - OTHER	0	3,750	3,750	0	45,000	45,000	0.0%
INTEREST EXPENSE	19,148	22,224	3,077	91,378	266,691	175,313	34.3%
TOTAL OTHER OPERATING EXP.	55,686	67,148	11,462	296,180	805,781	509,601	36.8%
EXTRAORDINARY MAINT.	0	0	0	0	0	0	0.0%
CASUALTY LOSSES	0	0	0	0	0	0	0.0%
HOUSING ASSIST PAYMENTS	940,021	1,088,218	148,198	4,834,556	13,058,620	8,224,064	37.0%
HAP - PORTS IN	0	0	0	0	0	0	0.0%
FRAUD LOSSES	0	3,750	3,750	0	45,000	45,000	0.0%
TOTAL OTHER COSTS	940,021	1,091,968	151,948	4,834,556	13,103,620	8,269,064	36.9%
TOTAL EXPENSES	1,430,258	1,625,516	195,259	7,317,655	19,506,197	12,188,542	37.5%
RETAINED EARNINGS (- Deprec.) 1	346,504	104,003	-242,501	887,151	1,248,035	360,884	71.1%
+ PRINCIPAL/REPL. RESERVE ²	0	4,133	4,133	0	49,600	49,600	0.0%
- DEBT SERVICE PMTS (Bonds & USDA)	-17,111	-25,443	-8,332	-235,556	-305,312	-69,756	77.2%
- CAPITALIZED ASSETS	-148,720	-58,571	90,150	-166,155	-702,846	-536,691	23.6%
+/- GAIN/LOSS on PARS TRUST ACCT	17,233	0	0	12,020	0	-12,020	0.0%
+/- RESERVES DEPOSITS/ACCR. INTEREST	-12,943	-11,831	1,112	-57,886	-141,973	-84,087	40.8%
NET CASH FLOW	184,963	12,292	-155,438	439,575	147,504	-292,071	298.0%

1 Retained Earnings less Depreciation on Balance Sheet = \$204,048

2 Loan Principal received and Replacement Reserve receipts

3 Includes \$79,106 Kathy Ct insurance claim for lost rents

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM
CALENDAR YEAR 2019

HCV FSS GRANT (old)	131,152	FY 2019 ADMIN FEES	52,292
PHA HELD HAP-current	542,354	POST-2003 ADMIN FEES	1,129,864
HUD HELD HAP@12/31/18	949,254	INV. IN CAP ASSETS	166,656

HACB FINANCIAL DATA													
ADMINISTRATIVE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING ADMIN RESERVES	1,133,085	1,150,244	1,197,246	0	0	0	0	0	0	0	0	0	1,133,085
BEG. INVESTED IN CAPITAL ASSETS	178,529	176,832	175,135	0	0	0	0	0	0	0	0	0	178,529
HUD ADMIN FEE REVENUE	125,676	153,661	125,562	0	0	0	0	0	0	0	0	0	404,899
FRAUD RECOVERY	2,913	2,295	2,186	0	0	0	0	0	0	0	0	0	7,394
INTEREST INCOME	1,663	7,352	8,751	0	0	0	0	0	0	0	0	0	17,766
DEPRECIATION (reduces Capital Assets)	-1,697	-1,697	-8,479	0	0	0	0	0	0	0	0	0	-11,873
BAD DEBT-ADMIN / OPEB YE Adj	0	0	0	0	0	0	0	0	0	0	0	0	0
ADMINISTRATIVE EXPENDITURES	-113,093	-116,306	-151,588	0	0	0	0	0	0	0	0	0	-380,987
ENDING ADMIN RESERVE BALANCE	1,327,076	1,372,381	1,348,813	0	0	0	0	0	0	0	0	0	1,348,813
YTD Change in Admin.	15,462	60,767	37,199										37,199
HAP - Cash Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING HAP RESERVES	223,263	360,161	464,093	0	0	0	0	0	0	0	0	0	223,263
HUD HAP REVENUE	1,022,981	1,022,981	1,035,938	0	0	0	0	0	0	0	0	0	3,081,900
FRAUD RECOVERY	2,913	2,295	2,186	0	0	0	0	0	0	0	0	0	7,394
FSS FORFEITURES	36	1,507	0	0	0	0	0	0	0	0	0	0	1,543
BAD DEBT-HAP	0	0	0	0	0	0	0	0	0	0	0	0	0
HOUSING ASSISTANCE PAYMENTS	-889,032	-922,851	-959,863	0	0	0	0	0	0	0	0	0	-2,771,745
ENDING HAP RESERVE BALANCE	360,161	464,093	542,354	0	0	0	0	0	0	0	0	0	542,354
YTD Change in HAP	136,898	240,831	319,091										319,091
HUD VOUCHER MGMT SYSTEM DATA (Incl. Accrued HAP Exp)													
HAP - Accrual Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
HAP BUDGET (Funding + Reserves)	1,199,329	1,199,329	1,199,329										3,597,987
HAP EXPENDITURES (Current Month)	918,438	942,571	957,624										2,818,633
CY 2019 HAP BUDGET UTILIZATION	77%	79%	80%										78%
BUDGET AVAILABLE (YTD)	1,199,329	1,199,329	1,199,329										3,597,987
TOTAL HAP EXPENDITURES (YTD)	918,438	942,571	957,624										2,818,633
BUDGET REMAINING (YTD)	280,891	537,649	779,354	-	-	-	-	-	-	-	-	-	779,354
UNITS LEASED SUMMARY	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
UNITS LEASED (1st of Mo.)	1,767	1,777	1,802										5,346
UNIT MONTH'S AVAILABLE	2,206	2,206	2,206										6,618
OVER or (UNDER) LEASED	-439	-429	-404	0	0	0	0	0	0	0	0	0	-1,272
CY 2019 VOUCHER UTILIZATION	80%	81%	82%										81%
CY 2018 VOUCHER UTILIZATION	93%	94%	93%	93%	92%	92%	92%	92%	92%	93%	93%	80%	92%
CY 2019 AVERAGE HAP	520	530	531										527
CY 2018 AVERAGE HAP	485	482	484	484	485	482	482	484	485	496	497	507	488

Notes: Post-2003 Admin Fees include 2011 HAP Set-Aside of \$290,786
CY 2019 HAP Budget = \$14,391,949: \$13,161,762 Renewal + \$1,172,503 Carryover + \$57,684 VASH increment

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
HOUSING CHOICE VOUCHER (SECTION 8)
UTILIZATION SUMMARY REPORT
ROLLING 12 MONTH ANALYSIS

UNITS LEASED SUMMARY	APR'19	MAR'19	FEB'19	JAN'19	DEC'18	NOV'18	OCT'18	SEP'18	AUG'18	JUL'18	JUN'18	MAY'18	APR'18
BUTTE													
ACC UNIT MONTHS	1955	1955	1955	1955	1955	1955	1955	1955	1955	1955	1955	1955	1955
CURRENT LEASED	1640	1622	1601	1587	1593	1877	1864	1856	1834	1854	1856	1852	1848
VOUCHER UTILIZATION %	83.89%	82.97%	81.89%	81.18%	81.48%	96.01%	95.35%	94.94%	93.81%	94.83%	94.94%	94.73%	94.53%
GLENN													
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	54	52	56	57	56	58	57	57	57	56	56	58	57
VOUCHER UTILIZATION %	62.07%	59.77%	64.37%	65.52%	64.37%	66.67%	65.52%	65.52%	65.52%	64.37%	64.37%	66.67%	65.52%
VASH													
ACC UNIT MONTHS	164	164	164	164	164	164	164	164	164	164	164	164	134
CURRENT LEASED	110	112	110	112	112	116	116	116	115	117	116	116	115
VOUCHER UTILIZATION %	67.07%	68.29%	67.07%	68.29%	68.29%	70.73%	70.73%	70.73%	70.12%	71.34%	70.73%	70.73%	85.82%
TOTAL													
ACC UNIT MONTHS	2206	2206	2206	2206	2206	2206	2206	2206	2206	2206	2206	2206	2176
CURRENT LEASED	1804	1786	1767	1756	1728	2051	2037	2029	2006	2027	2028	2026	2020
VOUCHER UTILIZATION %	81.78%	80.96%	80.10%	79.60%	78.33%	92.97%	92.34%	91.98%	90.93%	91.89%	91.93%	91.84%	92.83%

HAP SUMMARY*	APR'19	MAR'19	FEB'19	JAN'19	DEC'18	NOV'18	OCT'18	SEP'18	AUG'18	JUL'18	JUN'18	MAY'18	APR'18
ACC BUDGET	\$ 1,208,943	\$ 1,051,832	\$ 1,051,832	\$ 1,051,832	\$ 1,051,832	\$ 1,051,832	\$ 1,051,832	\$ 1,051,832	\$ 1,051,832	\$ 1,051,832	\$ 1,051,832	\$ 1,051,832	\$ 1,037,411
ACTUAL HAP	\$ 932,289	\$ 911,625	\$ 892,882	\$ 868,942	\$ 876,871	\$ 1,014,466	\$ 998,564	\$ 980,374	\$ 971,889	\$ 969,518	\$ 974,254	\$ 976,649	\$ 980,573
PER UNIT COST	\$ 517	\$ 510	\$ 505	\$ 495	\$ 507	\$ 495	\$ 490	\$ 483	\$ 484	\$ 478	\$ 480	\$ 482	\$ 485
BUDGET UTILIZATION %	77.12%	86.67%	84.89%	82.61%	83.37%	96.45%	94.94%	93.21%	92.40%	92.17%	92.62%	92.85%	94.52%

ACTIVITY SUMMARY	APR'19	MAR'19	FEB'19	JAN'19	DEC'18	NOV'18	OCT'18	SEP'18	AUG'18	JUL'18	JUN'18	MAY'18	APR'18
# PORT IN BILLED	0	0	0	0	0	0	0	0	0	0	0	0	0
#PORT OUT UNDER CONTRACT	74	53	34	26	24	22	24	23	23	26	26	27	27
ZERO HAP	14	15	15	16	16	24	24	19	19	22	25	17	16
UTILITY ASSISTANCE PAYMENTS	46	49	46	41	41	50	45	45	42	45	44	47	46
NEW ADMISSIONS	**	7	5	7	19	20	37	39	40	12	20	19	20
INITIAL VOUCHERS SEARCHING	116	93	49	39	88	92	140	174	172	157	127	81	66
ACTUAL/ESTIMATED EOP	16	16	9	17	6	11	18	27	20	29	13	17	11
REMAIN ON WAITING LIST	1066	1156	1200	1470	3007	3434	3459	3568	3797	4021	4248	4529	4649

*HAP Summary is a "snapshot" as of the 1st of the month, which does not include prior month adjustments per VMS.

**No data.

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
VACANCY REPORT AS OF THE 1ST OF THE MONTH
2019**

HOUSING AUTHORITY OWNED PROPERTIES												
	Gridley FLH		Open Market Units			Bond Properties						
Location	FLH	Demo	Locust	Gridley Springs II	Other	Alamont	Evanswood	Kathy Ct	Lincoln	Park Place	Total	Occupancy
# of Units	115*	7	10	24	3	30	27	12	18	40	127	%
May-19	13**	0	0	0	0	0	0	12***	0	2	2	98.4%
Apr-19	13**	0	0	0	0	0	0	12***	0	0	0	100.0%
Mar-19	17**	0	0	0	0	0	0	12***	0	1	1	99.2%
Feb-19	15**	0	0	0	0	0	0	12***	0	0	0	100.0%
Jan-19	17**	0	0	0	0	0	0	12***	0	0	0	100.0%
Dec-18	21**	0	0	0	0	0	0	12***	1	1	2	98.4%
Nov-18	23**	0	0	3	0	0	0	0	0	0	0	100.0%
Oct-18	24**	0	0	3	0	0	0	1	1	0	2	98.4%
Sep-18	26**	0	0	2	0	0	1	1	0	0	2	98.4%
Aug-18	27**	0	0	2	0	0	0	2	0	0	2	98.4%
Jul-18	31**	0	1	2	0	0	0	2	1	1	4	96.9%
Jun-18	30**	0	0	2	0	0	1	1	1	1	4	96.9%

* Unit count adjusted by units offline - (6) uninhabitable and (9) less units due to rehab reconfiguration.

** Vacancy rate does not include units offline for construction; (14) units.

*** Full vacancy; (12) units, due to Camp Fire loss.

HUD LOW-INCOME PUBLIC HOUSING									
Location	Gridley	Biggs	Chico	Oroville	Chico	Oroville	Oroville	Total	Occupancy
Project #	43-1, 4	43-2	43-3	43-10	43-13	43-14	43-15		
# of Units	50	20	100	60	45	20	50	345	%
May-19	0	1	1	0	3	0	1	6	98.3%
Apr-19	0	1	4	1	3	0	0	9	97.4%
Mar-19	1	1	2	1	2	0	0	7	98.0%
Feb-19	1	1	2	1	3	0	1	9	97.4%
Jan-19	0	0	1	1	1	0	1	4	98.8%
Dec-18	0	0	1	0	4	1	0	6	98.3%
Nov-18	0	1	0	0	0	2	1	4	98.8%
Oct-18	0	0	1	0	0	0	0	1	99.7%
Sep-18	0	1	2	2	0	0	0	5	98.6%
Aug-18	0	1	4	1	1	0	1	8	97.7%
Jul-18	1	1	1	1	0	0	1	5	98.6%
Jun-18	1	1	4	0	1	0	0	7	98.0%

BANYARD MGMT	
Location	Chico Commons
# of Units	72
May-19	3
Apr-19	3
Mar-19	2
Feb-19	0
Jan-19	0
Dec-18	3
Nov-18	2
Oct-18	2
Sep-18	2
Aug-18	3
Jul-18	1
Jun-18	3

BCAHDC					
Location	Cordillera	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	20	107	32	90	56
May-19	0	1	0	1	0
Apr-19	0	1	0	0	0
Mar-19	0	1	1	0	0
Feb-19	0	2	0	1	0
Jan-19	0	2	0	1	1
Dec-18	0	1	1	0	1
Nov-18	0	3	4	0	1
Oct-18	0	4	4	0	1
Sep-18	0	2	4	0	2
Aug-18	0	3	4	3	0
Jul-18	0	3	3	1	0
Jun-18	0	4	1	1	0

Public Housing

Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	0	1+	347	8+	248	8+
2	325	7+			161	6+
3	120	5+	87	3+	56	4+
4	13	5+			14	3+
5					2	5+

* Chico 1-bedroom waiting list closed 06-15-09

**Only 1 5-bedroom unit. Est wait would be based on when the family plans to move out

Waiting List: Number of ADA Requested Units

Bedroom Size	Chico	# PH	Oroville	# PH	Gridley/Biggs	# PH
1	0	3	22		8	2
2	9	7			3	
3	2	2	3	6	1	
4	1	4+			2	
5					0	

MEMO

Date: May 10, 2019

To: HACB Board of Commissioners

From: Jerry Martin, Modernization Coordinator




Subject: Status of HACB Construction Projects

As of May 10, 2019, the status of HACB construction activity follows:

- Public Housing – All sites. Abatement and replacement of asbestos-containing floor tiles; 98 of 232 Public Housing units have been completed.
- Public Housing – Tree Maintenance: including pruning and selected removals of diseased or dead trees at all Public Housing properties. Project final punch list work underway.
- Public Housing – Energy Conservation. Electrical Fixture replacements in planning, project bidding and site work planned for completion during 2019.
- Public Housing – Projects 43-10, 43-13, 43-14, and 43-15 – A Project has been organized to perform needed parking lot and driveway roadway resurfacing, site maintenance and ADA path of travel improvements. Project bidding complete. See attached Memo and Resolution for contract review and award.
- Public Housing – Sewer Lateral Investigations, Projects 43-1A, 1B, 04, 43-2A & 2B – Investigate and prioritize the repair and replacement of deteriorating sewer line laterals serving the Gridley and Biggs concrete block units. Project bidding complete. See attached Memo and Resolution for contract review and award.
- Walker Commons – Roofing Phase II, Project construction scheduled to begin during the last week of May. Architectural design for project siding, PTAC unit, window, and path of travel replacements are currently in planning for 2019.
- Chico Commons – Phased Siding Replacement Project. Project awarded. Contract procurement and project scheduling processes underway.
- Farm Labor Housing – Combined Phase II & III Rehab. Architectural project design updates are progressing as planned. Construction bidding planned for July-September 2019.

12 Month HACB Project Schedule - May 10, 2019

1 to 5	1 Most Urgent	5 Less Urgent	Cost Est	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20
FLH															
1		Phase (II & III) Combined Unit Rehab - Re-design	\$153,230.00												
1		Phase (II & III) Combined Unit Rehab - Bidding and CM	\$60,100.00												
1		Phase (II & III) Combined Unit Rehab - Construction	\$5,886,694.00												
1		Well 1,2,3 TCP Water Contaminate Compliance- Action Plan Development	\$25,000.00												
3		Admin Building- Gutters, Downspout, Paint	\$35,000.00												
1		FLH - Tree Maintenance	\$100,000.00												
1		Demo Units - Siding & Paint	\$128,000.00												
Public Housing															
2		Energy Performance - Electrical	\$254,380.00												
2		Tree Pruning and Removals	\$268,800.00												
2		Appliance Replacements (Refrigerators)	\$69,000.00												
3		ADA Units upgrade (43-10)	\$213,000.00												
1		Sewer Lateral Replacement 43-03	\$86,000.00												
1		Sewer Lateral Investigation and Replacement 43-01A,1B, 4, 2A, 2B	\$162,136.00												
2		Roadway Resurfacing, ADA POT, Site Improvements	\$232,669.83												
1		ACM Tile Abatement	\$58,484.00												
4		Oro Dam Wall	\$250,000.00												
3		PH Capital Fund Energy Audit	\$13,000.00												
3		PH Capital Fund Environmental Review	\$25,000.00												
Chico Commons															
1		Siding replacement IV Construction Contract	\$197,419.00												
1		Gutters and Downspout Replacement	\$36,177.00												
1		Exterior Building Paint	\$176,418.00												
3		Cabinets, Interior Work	\$200,000.00												
Walker Commons															
2		Architecture: Window, HVAC, Siding Repl.	\$35,000.00												
3		Siding Repl/ Gutter and Downspout Repl/ Window Upgrade	\$225,000.00												
3		HVAC	\$89,000.00												
1		Roof Replacement - Phase 2	\$113,547.50												
3		ADA Path of Travel	\$95,000.00												
DAC's Reports															
1		Update ALL reports in ALL projects	\$1,200.00												
Alamont															
1		Patio Replacements (2)	\$12,000.00												
4		Painting of Buildings	\$27,000.00												
Evanswood HOA															
Lincoln Apts.															
3		Parking Lot ADA and Asphalt Overlay	\$27,000.00												
Kathy Court Apts.															
1		Camp Fire Disaster, Building Site Ash and Debris Removal	\$69,645.00												
Cordillera															
1		Painting of Buildings	\$45,000.00												
Locust Apts.															
2039 Forest Avenue															
1		Public Housing Patio Security Fencing	\$15,000.00												
Other															
1		Strategic Asset Plan													
Total next 12 months			\$9,384,900.33												

 Design/Bid Phase
 Construction Phase
 Completed

501-17	
Obligation Start:	8/16/2017
Obligation End:	8/15/2019
Disbursement End:	8/15/2021
501-18	
Obligation Start:	5/29/2018
Obligation End:	5/28/2020
Disbursement End:	5/28/2022
501-19	
Obligation Start:	4/16/2019
Obligation End:	4/15/2021
Disbursement End:	4/15/2023

MEMO

Date: May 10, 2019

To: HACB Board of Commissioners

From: Jerry Martin, Modernization Coordinator

Subject: Public Housing - Capital Fund Status Report

Capital Fund 501-17, Funding Amount \$557,643

This Capital Fund is 91% obligated, and 84% expended. Projects include:

- **ACM Tile Replacement** – All concrete-block units, ongoing - fifteen (15) units complete.
- **Energy Conservation Work** – Electrical Fixture replacements, countywide, in planning.
- **ADA Site Accessibility Work** – Hammon Park (43-15), Oroville. Project is complete.
- **Sewer Service Line Replacements** – Chico CMU units (43-03), Project is complete.
- **Site Upgrade, Landscaping and Accessibility Work** – Landscape upgrades, tree trimming, and miscellaneous improvements addressed in DAC report, in planning.
- **Tree Maintenance** – Countywide, Pruning and Selected Removals. Project final punch list work underway.

Capital Fund 501-18, Funding Amount \$817,783

This Capital Fund is 13% obligated and 4% expended. Projects Include:

- **ACM Tile Replacement** – All concrete-block units – ongoing.
- **Bathroom Tub/Shower Remodel** – All concrete block units – ongoing
- **Energy Conservation Work** – Electrical fixture replacements, countywide, in planning.
- **Sewer Service Line Investigation and Replacements** – Gridley and Biggs CMU units (43-01A, 01B, 04, 02A, 02B), Project bidding complete. See attached Memo and Resolution for contract review and award.
- **ADA Unit Accessibility Work** – Winston Gardens (43-10), three units to be upgraded to full accessibility standards, in planning.
- **Unit Appliance Replacements/Upgrades** – Countywide, 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), Project bidding complete. See attached Memo and Resolution for contract review and award.
- **Site Upgrade, Landscaping and Accessibility Work** – Landscape upgrades, tree trimming and miscellaneous improvements addressed in DAC report, ongoing.

Capital Fund 501-19, Funding Amount \$808,426

Disbursement is subject to Board approval of the 2019-2023 5-Year Action Plan, scheduled for June 2019, and subsequent HUD approval.

HUD Low Income Public Housing

Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 05-10-2019
 Capital Funds 501-17, 501-18 and 501-19

			501-17 (Revision #1, 10-30-2018)				501-18 (Revision #1, 10-30-2018)				501-19				Totals		
			Original	Revised	Obligated	Expended	Original	Revised	Obligated	Expended	Original	Revised	Obligated	Expended	Orig/Revised	Expended	Balance
Line No.	Summary by Development Account																
	Total Non-CGP Funds																
1	100	Reserved Budget					9,226	0			808,426				808,426	0	808,426
2	1406	Operations (20%)	20,000	0			27,875	27,875							27,875	0	27,875
3	1408	Management Improvements					2,000	2,000							2,000	0	2,000
4	1410	Administration (10%)	55,764	55,764	55,764	55,764	80,855	81,778	81,778	34,755					137,542	90,519	47,023
5	1480	Audit	2,000	2,000			2,000	2,000							4,000	0	4,000
7	1480	Fees and Costs	35,818	35,818	23,372	15,683	55,120	55,120	25,410	400					90,938	16,083	74,855
14	1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment	444,061	464,061	426,565	399,685	637,207	645,510							1,109,571	399,685	709,886
17	1480	Relocation Costs					3,500	3,500							3,500	0	3,500
16	1492	Move to Work Demonstration													0	0	0
18	1501	Moving To Work Demonstration													0	0	0
19	1503	Collator Exp/Debt Srvc													0	0	0
20	1504	RAD-CFP													0	0	0
21	9000	RAD Investment Activity													0	0	0
22	9001	Debt Reserves													0	0	0
23	9002	Bond Debt Obligation													0	0	0
24	9900	Post Audit Adjustment													0	0	0
			557,643	557,643	505,701	471,132	817,783	817,783	107,188	35,155	808,426	0	0	0	2,183,852	506,287	1,677,565
					91%	84%			13%	4%			0%	0%			

HUD Low Income Public Housing

Capital Fund Program Summary - Projects Proposed or Under Contract

		100 Reserved Budget	1406 Operations	1408 Mgmt. Improvements	1410 Admin	1480 Audit	1480 Fees and Cost	1480 General Capital Activity	1480 Relocation Costs	Totals	"UC" Under Contract
Acct Code	Cash Available as of 05-10-2019	808,426	27,875	2,000	47,023	4,000	74,855	709,886	3,500	1,677,565	
	501-17, 501-18 and 501-19 Funding										
100	Reserved Budget	808,426								808,426	
1406	Operations		27,875							27,875	
1408	Management Improvements			2,000						2,000	
1411	Audit Cost Cap Fund					4,000				4,000	
1410	Administration				47,023					47,023	
1430	Fees and Costs: Arch. Service, Permits Const. Admin, Etc..						74,855			74,855	
1450	Tree Maintenance- Amp Wide							26,880		26,880	UC
1450	Sewer Lateral Investigation 43-01A,01B, 04							116,732		116,732	
1450	Sewer Lateral Investigation 43-02A, 02B							45,404		45,404	
1450	Parking and Driveway Asphalt and Concrete Site Imp							232,670		232,670	
1460	Dwelling Structures									-	
1465	Dwelling Equipment									-	
1470	Non-Dwelling Structures									-	
1475	Non-Dwelling Equipment									-	
1485	Demolition									-	
1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment							288,200		288,200	
1495	Relocation Costs								3,500	3,500	
1502	Contingency									-	
										1,677,565	Total

MEMO

Date: May 10, 2019

To: HACB Board of Commissioners

From: Larry Guanzon, Deputy Executive Director
Ed Mayer, Executive Director
Juan Meza, Property Manager

Subject: Farm Labor Housing, Gridley – status report

As of May 1, 2019 the total number of occupied units on the property remains at (84) of which *three (3) are FEMA evacuees*; (16) units are offline because they are part of Phases II and III of the rehab, (8) uninhabitable units, and (13) units available for occupancy. We currently have (5) applicants on our waiting list, and we anticipate moving in (1-2) of these applicants before the end of the month. We have (1) intent to vacate notice due to the resident moving out of the area to be closer to family and no unlawful detainers at this time. Our goal and number one priority continues to be renting out all habitable units on the property.

Nacho's Electric was on-site recently to repair a total of (7) street lights that were reported by our security staff as not working. On-site security is reporting no significant problems on the property at this time. Maintenance staff and the Resident Manager continue to work on vacancy make-readies.

We have (1) temporary worker assisting maintenance with landscaping. Landscape maintenance capacity is increasingly challenged as Flood Insurance premium and Flood District assessment costs have risen precipitously over the last several years.

Monthly food distribution was held this month on May 7, 2019 from 5-8 pm in the Community Room. Promotores staff continues to host a youth group every Wednesday from 3:30 pm to 4:30 pm.

Mi C.A.S.A.'s Spring Session is coming to an end in the next few weeks and soon staff will be preparing for Summer School classes which they expect to begin in early July, 2019. Mi C.A.S.A. staff is reporting between (50-60) students attend their program on a daily basis.

Housing Authority staff met with representatives of HMR Architects on April 22, 2019 to inspect the remaining FLH units found in Phases II & III of the remodeling project. The plan is to organize Rehab Phases II and III, funded by \$6 million in USDA grants, for a consolidated construction effort in August, 2019.

The levee taking transaction is accelerating towards a close, now having received transaction conditions and approvals from both USDA-RD and State HCD. Levy taking proceeds to the HACB, in the amount of \$66,450.00, will be directed towards property rehab work. HACB has retained an agent to coordinate and finalize this transaction, using Demo Program funds - the transaction will end up costing approximately \$5,000 in consultant fees in navigating the two bureaucracies.

MEMO

Date: May 10, 2019

To: HACB Board of Commissioners

From: Larry Guanzon, Deputy Executive Director

Subject: Status Report – Bond Portfolio (Series 2000A Bonds)

- Alamont Apartments, Chico (30 units, family)
- Lincoln Apartments, Chico (18 units, family)
- Kathy Court Apartments, Paradise (12 units, family)
- Evanswood Estates, Oroville (27 units, family)
- Park Place Apartments, Oroville (40 units, senior)

For Alamont, Lincoln, Kathy Court, Evanswood Apartments and Park Place Apartments, please also see monthly reports provided by the property manager, RSC Associates Inc., following this memo.

Alamont Apartments, Chico – As of May 1st there continues to be no vacancies. Work has been authorized to continue repair/replacement of the property's second story patios, with one tentatively planned before the end of the 2nd quarter of 2019. Exterior painting of all buildings is planned in 2019.

Evanswood Apartments, Oroville – This property continues to have no (0) vacancies and continues to perform as budgeted.

Kathy Court Apartments, Paradise – Kathy Court was burned to the ground in the Camp Fire on November 8, 2018. We are working closely with HARRP, our insurance company, on insurance proceeds, and have received a settlement offer in accordance with the policy. Settlement funds will be directed towards paydown of the Bond Indenture under which the property had been purchased and financed. Site clearance has been contracted and is pending site mobilization, anticipated within the next two months. It is not anticipated that Bond indenture payments will be jeopardized by the loss of the property. Staff is analyzing how the multi-family site might best be used in addressing area affordable housing needs in the future.

Lincoln Apartments, Chico – The Lincoln Apartments had zero (0) vacancy as of the 1st of May. Capital improvement work continues in upgrade of the patio railing assemblies. Exterior painting will follow the patio improvements, and parking lot repair is being planned.

Park Place Apartments, Oroville – The property currently has two (2) vacancies.

May 6, 2019

Mr. Ed Mayer, Executive Director
Housing Authority of the County of Butte
2039 Forest Avenue, Suite 10
Chico, CA 95928

RE: 2000-A REVENUE BOND PROPERTIES

Dear Ed:

Please find enclosed for your review the following financial information for the month that ended on April 30, 2019, for the five properties under the 2000-A Revenue Bond, consisting of Alamont Apartments, Evanswood Estates, Kathy Court Apartments, Lincoln Apartments, and Park Place Apartments.

1. Alamont Apartments
 - a. Project Cash Flow and Bank Account Summary, Budget Comparison, General Ledger, Trial Balance and Tenant Rent Roll.
 - b. 12 Month Income Statement.
 - c. 2018/2019 Performance Review.
 - d. Capital Improvement Summary.

2. Evanswood Estates
 - a. Project Cash Flow and Bank Account Summary, Budget Comparison, General Ledger, Trial Balance and Tenant Rent Roll.
 - b. 12 Month Income Statement.
 - c. 2018/2019 Performance Review.
 - d. Capital Improvement Summary.

3. Kathy Court Apartments
 - a. Project Cash Flow and Bank Account Summary, Budget Comparison, General Ledger, Trial Balance and Tenant Rent Roll.
 - b. 12 Month Income Statement.
 - c. 2018/2019 Performance Review.
 - d. Capital Improvement Summary.

4. Lincoln Apartments

- a. Project Cash Flow and Bank Account Summary, Budget Comparison, General Ledger, Trial Balance and Tenant Rent Roll.
- b. 12 Month Income Statement.
- c. 2018/2019 Performance Review.
- d. Capital Improvement Summary.

5. Park Place Apartments

- a. Project Cash Flow and Bank Account Summary, Budget Comparison, General Ledger, Trial Balance and Tenant Rent Roll.
- b. 12 Month Income Statement.
- c. 2018/2019 Performance Review.
- d. Capital Improvement Summary.

ALAMONT APARTMENTS

Alamont Apartments ended the month of April with no vacant units as the property had no new move-ins or move-outs.

Total rental income for the month of April was \$21,554.56 which was \$1,174.44 less than was budgeted. This variance was due to the unpaid rents. Service income for the month came to \$877.92 and was over budget by \$488.92 due to more maintenance and repairs reimbursements being collected. This brought the total income to \$22,432.48, which was lower than budget by \$685.52 due to the reasons previously mentioned.

Moving on to the monthly expenses, you will see that the renting expenses totaled \$142.88 which was over budget by \$9.88 due to office supplies cost. Total administrative expenses came to \$2,056.97 which was less than budget for the month by \$37.03. Total utility expenses were \$2,458.27 and under budget by \$102.73, due to lower water and sewer costs. There were no apartment turnover expenses for the month. Maintenance expenses for the month were \$3,217.85 which was under budget by \$436.15, as the property had fewer service costs. There were no capital improvements in April. After the total financial expenses of \$7,385.00, the net project cash flow came to \$7,171.51 which was only \$60.51 above the budget for the reasons mentioned above.

As you review the Cash Balance Summary on Page 2 of the Cash Flow Statement, you will see that the property ended the month with total cash on hand of \$43,877.71. This total consisted of \$3,000.00 in the

general checking account, \$25,746.82 in the general savings account, \$15,080.89 in the financial reserve account, and \$50.00 in the petty cash account. These balances also reflect owner withdrawals of \$30,000.00 from the general savings account and \$25,000.00 from the financial reserve account, totaling \$55,000.00.

EVANSWOOD ESTATES

Evanswood Estates ended the month of April with no vacant units, as the property had no new move ins or move outs.

Total rental income for the month came to \$26,586.00 which was over budget by \$561.00. This variance was due to the prepaid rents and pet rent. The service income for the month was \$51.35, under budget by \$208.65, due to no repairs and maintenance reimbursements being collected. This brought the total income to \$26,637.35, which was \$352.35 higher than what was budgeted for the reasons previously mentioned.

Moving on to the monthly expenses, the renting expenses totaled \$52.35, under budget by \$60.65 due to less office supplies costs. Total administrative expenses were \$6,635.45, which was \$232.45 higher than what was budgeted. The total utility expenses for the month came to \$1,404.77, which was lower than the budget by \$106.23. There were no apartment turnover expenses for the month of April. Total maintenance expenses came to \$1,744.17, which was under budget by \$155.83. This brought the net operating income to \$16,800.61, which was \$522.61 better than budget due to the reasons described above.

There were no capital improvements for the month. The total financial expenses for the month came in at \$10,947.00 which brought the net project cash flow to \$5,853.61 over the budgeted figure by \$2,772.61, since it was budgeted to have higher expenses.

As you review the Cash Balance Summary on the Cash Flow Statement, you will see that the property ended the month with total cash on hand of \$43,827.91 with \$3,000.00 in the general checking, \$21,306.97 in the general savings, and \$19,520.94 in the replacement reserve account. These balances reflect owner withdrawals of \$16,000.00 from the general savings account and \$45,000.00 from the replacement reserve account, totaling \$61,000.00.

KATHY COURT APARTMENTS

Kathy Court Apartments ended the month of April with no available units due to the Camp Fire.

There was no rental income for April due to the Camp Fire. There was \$366.67 of service income for April, which was collected from a past tenant from Unit 1563-C. There were no renting expenses. The total administrative expenses came to \$1,433.45, which was over budget by \$549.65, due to a reduced management fee and a consulting expense regarding an asbestos survey. There were no utility expenses, apartment turnover expenses or maintenance expenses. The total operating expenses came to \$1,433.45, under budget by \$3,769.60, due the reasons described above. The net operating income was a negative balance of \$1,066.78, which was \$5,843.73 under budget due to the reasons stated.

As you can see on the Cash Flow statement, the property ended the month with total cash on hand of \$93,648.23.

LINCOLN APARTMENTS

Lincoln Apartments ended the month of April with no vacant units, as there no new move outs or move ins.

The total rental income for the month of April came to \$10,941.00 and was less than budget by \$604.00, due to the unpaid rents. Service income totaled \$271.12, which was less than budget by \$284.88, due to less cleaning and repairs reimbursements being collected. This brought the total income to \$11,212.12, less than what was budgeted by \$888.88, for the reasons previously mentioned.

Moving on to the April monthly expenses, the renting expenses came to \$32.65 and under budget by \$162.35 due to no advertising and referral fees expenses. Total administrative expenses were \$1,382.05 and over budget for the month by \$173.05, due to higher telephone costs. Utility expenses totaled \$1,910.99, which was more than what was budgeted by \$539.99, due to the higher water and sewer costs. There were no apartment turnover expenses for the month. The total maintenance expenses were \$1,571.79, which was under budget by \$546.21, mainly due to less labor and repairs. This brought the net operating income to \$6,314.64 which was lower than budget by \$328.36 due to the reasons previously mentioned.

There were no capital improvements in the month of April. After the total financial expenses of \$1,692.00, the net project cash flow came to \$4,622.64, which was higher than the budget by \$571.64 for the reasons described above.

As you review the Cash Balance Summary on Page 2 of the Cash Flow Statement, you will see that the property ended the month with total cash on hand of \$25,068.98. This consisted of \$3,000.00 in the general checking account, \$15,253.98 in the general savings, \$6,715.00 in the financial reserve account, and \$100.00 in the petty cash account. These figures reflect owner withdrawals of \$16,000.00 from the general savings account and \$6,000.00 from the financial reserve account, totaling \$22,000.00.

PARK PLACE APARTMENTS

Park Place Apartments ended the month of April with two vacant units, #1 and #5, due to the tenants passing away.

Total rental income for the month of April was \$22,166.00 which was less than the budget by \$109.00. This variance was due to vacancy loss and the unpaid rents. Service income for the month totaled \$565.48, which was over budget by \$235.48 due to the reimbursement of repairs and tenant utilities. This brought the total income to \$22,731.48 and over the budget by \$126.48 for the reasons described above.

Moving on to the monthly expenses, you will see that the renting expenses came to \$185.46 which was \$129.54 less than the budget. Total administrative expenses were \$2,550.00, which was under budget by \$132.00. Utility expenses totaled \$1,188.56, which was \$894.44 under budget due to no pest control costs. There no apartment turnover expenses. Maintenance expenses totaled \$2,442.60, under budget by \$1,107.40, due to less labor and service costs. This brought the net operating income to \$16,095.86, better than budget by \$3,254.86 for the reasons previously mentioned.

Capital improvements came in at \$639.77, which was over budget by \$114.77. This included a purchase of a refrigerator for Unit #39.

After the total financial expenses of \$9,688.00, the net project cash flow came to \$5,768.09, over budget by \$3,140.09, for the reasons previously mentioned.

As you review the Cash Balance Summary on Page 2 of the Cash Flow Statement, you will see that the property ended the month with total cash on hand of \$49,293.89. This consisted of \$3,000.00 in the general checking account, \$21,049.89 in the general savings account, \$25,144.00 in the financial reserve account and \$100.00 in the petty cash account. These figures reflect owner withdrawals of \$10,000.00 from the general savings account and \$40,000.00 from the financial reserve account, totaling \$50,000.00.

Ed Mayer, Executive Director
Chico, California

May 6, 2019
Page 6

Please give me a call if you have any questions regarding any of your properties. We will keep you apprised of any needs or concerns regarding each of the properties.

Sincerely yours,

RSC ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "RG" with a stylized flourish.

Richard Gillaspie
Property Manager

RG:ph
Enclosures

ALAMONT APARTMENTS

2018 / 2019 PERFORMANCE REVIEW

Performance Review 2018 - 19

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
TOTAL INCOME 2013/14	19,374	17,217	18,227	18,999	18,927	19,071	18,800	20,176	18,211	18,369	19,012	18,077	224,459
TOTAL INCOME 2014/15	19,260	19,264	19,400	18,583	18,518	19,543	17,920	18,930	19,942	19,071	19,092	19,060	228,583
TOTAL INCOME 2015/16	19,094	18,781	20,358	19,663	19,667	20,674	20,112	20,031	20,112	20,304	18,897	20,922	238,614
TOTAL INCOME 2016/17	20,554	19,496	20,063	20,103	19,755	19,712	19,831	20,550	19,790	21,389	20,733	21,892	243,868
TOTAL INCOME 2017/18	21,116	20,232	21,376	22,180	21,356	21,815	20,840	21,521	20,783	25,254	21,031	26,876	264,379
TOTAL INCOME 2018/19	22,324	23,966	24,865	22,689	23,755	23,318	22,432						163,350
VARIANCE	1,208	3,735	3,489	509	2,399	1,503	1,593						14,436

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2013/14 VACANCY LOSS	0	-472	-765	-473	0	0	0	-563	-45	0	0	-710	-3,027
2014/15 VACANCY LOSS	-1,250	-217	-293	29	-685	0	-685	23	-92	82	0	0	-3,088
2015/16 VACANCY LOSS	0	0	0	-295	-245	-6	0	-308	-383	-745	-786	308	-2,459
2016/17 VACANCY LOSS	-1,009	-59	-143	-715	-715	-715	-715	-1,276	0	0	-623	-900	-6,870
2017/18 VACANCY LOSS	-900	-1,650	-692	0	-362	-630	0	0	0	0	-600	-510	-5,343
2018/19 VACANCY LOSS	0	0	-75	0	0	0	1						-74
VARIANCE	900	1,650	617	0	362	630	1						4,159

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2013/14 UNPAID RENTS	0	-924	190	819	196	0	0	-109	26	35	0	-286	-53
2014/15 UNPAID RENTS	147	-53	54	38	12	1	-579	-959	1,530	-81	2	0	112
2015/16 UNPAID RENTS	0	0	0	-6	25	18	38	17	18	-387	-10	-106	-393
2016/17 UNPAID RENTS	372	-701	-523	90	0	0	0	-82	-188	520	-5	5	-512
2017/18 UNPAID RENTS	0	0	0	-105	-388	435	-880	-905	-890	2,970	-1,330	2,258	1,165
2018/19 UNPAID RENTS	-763	651	161	20	10	49	-1,331						-1,203
VARIANCE	-763	651	161	125	398	-386	-451						-265

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2013/14 TOTAL OPER EXP	6,122	6,240	8,860	7,334	5,592	4,028	6,996	4,926	7,660	6,587	5,815	5,859	76,018
2014/15 TOTAL OPER EXP	11,839	6,210	7,274	6,227	6,335	7,770	5,854	8,492	5,120	5,535	4,536	5,880	81,072
2015/16 TOTAL OPER EXP	7,727	5,984	6,690	6,298	7,919	7,167	7,624	6,575	11,218	14,315	11,245	7,644	100,405
2016/17 TOTAL OPER EXP	8,496	11,058	11,877	6,413	6,078	9,088	6,795	8,681	5,630	7,085	5,697	9,850	96,747
2017/18 TOTAL OPER EXP	6,106	5,187	9,864	6,020	7,929	9,337	6,550	5,796	6,207	8,438	7,682	8,730	87,846
2018/19 TOTAL OPER EXP	7,667	4,586	6,898	7,084	6,495	9,216	7,876						49,822
VARIANCE	1,561	-601	-2,966	1,064	-1,434	-122	1,326						-1,171

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2013/14 TOTAL NOI	13,252	10,977	9,368	11,665	13,335	15,043	11,804	15,250	10,550	11,782	13,197	12,218	148,441
2014/15 TOTAL NOI	7,421	13,054	12,126	12,357	12,183	11,772	12,066	10,439	14,822	13,536	14,556	13,180	147,511
2015/16 TOTAL NOI	11,367	12,797	13,668	13,365	11,748	13,508	12,488	13,456	8,894	5,989	7,652	13,277	138,209
2016/17 TOTAL NOI	12,058	8,438	8,186	13,690	13,677	10,624	13,036	11,869	14,160	14,304	15,036	12,043	147,121
2017/18 TOTAL NOI	15,009	15,045	11,512	16,160	13,427	12,477	14,290	15,725	14,576	16,816	13,349	18,145	176,533
20178/19 TOTAL NOI	14,657	19,380	17,967	15,605	17,260	14,102	14,557						113,528
VARIANCE	-353	4,335	6,455	-555	3,833	3,625	267						15,607

**EVANSWOOD ESTATES
2018 - 2019 PERFORMANCE REVIEW**

Ev08-09pr

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
TOTAL INCOME 2013/2014	25761	22166	21931	21631	22844	23897	25209	24634	24046	24708	24330	24920	286077
TOTAL INCOME 2014/2015	23371	21626	22118	22210	23141	25887	25234	23634	22078	24210	24226	24330	282065
TOTAL INCOME 2015/2016	24785	22727	24227	24736	24603	24193	23688	23949	24683	22273	25678	24151	289695
TOTAL INCOME 2016/2017	24015	25556	22288	22612	24826	25791	25401	24471	22296	28305	26950	27243	299754
TOTAL INCOME 2017/2018	22505	26517	25247	25129	28868	24735	27062	25902	25823	25872	26340	26061	310062
TOTAL INCOME 2018/2019	26346	23751	29950	26505	26326	26333	26637						185847
VARIANCE	3841	-2766	4703	1375	-2542	1598	-424						5784
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2013/2014 VACANCY LOSS	-1532	-1929	-1317	-2000	-333	-1000	14	0	-115	-312	-433	-1999	-10958
2014/2015 VACANCY LOSS	-1000	52	-2425	-1833	-735	-1710	-932	-420	-2455	-897	-497	0	-12852
2015/2016 VACANCY LOSS	-300	0	0	0	-767	-573	0	0	-1015	-2102	-1117	-906	-6780
2016/2017 VACANCY LOSS	-1050	-2120	-2986	-1883	-832	183	0	-925	-1043	139	0	16	-10501
2017/2018 VACANCY LOSS	-1106	-1073	-1394	0	0	0	0	0	-271	0	-470	0	-4314
2018/2019 VACANCY LOSS	0	0	-406	0	0	0	0						-406
VARIANCE	1106	1073	988	0	0	0	0						3167
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2013/2014 UNPAID RENTS	-206	-686	-463	-95	-1013	387	-841	1062	50	50	-924	880	-1801
2014/2015 UNPAID RENTS	414	-2017	-39	-1136	-125	2592	510	0	8	-153	-150	150	54
2015/2016 UNPAID RENTS	0	-1000	-150	508	409	-100	-440	-904	283	-201	-462	604	-1453
2016/2017 UNPAID RENTS	-14	1235	0	-1082	423	-170	-4	101	-2136	2285	547	-658	527
2017/2018 UNPAID RENTS	-2154	2050	0	-153	89	-1100	1100	0	0	0	0	-378	-546
2018/2019 UNPAID RENTS	25	-3357	2195	1500	0	-1	1						363
VARIANCE	2179	-5407	2195	1653	-89	1099	-1099						530
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2013/14 TOTAL OPER. EXP.	15113	14863	21210	14447	10025	8427	9688	7856	11091	9785	8703	19982	151189
2014/15 TOTAL OPER. EXP.	13873	5115	9339	11278	14947	19366	10569	9790	10369	13440	10318	7565	135968
2015/16 TOTAL OPER. EXP.	13529	7885	7892	8769	9140	23910	11093	8440	7089	10075	13493	18394	139709
2016/17 TOTAL OPER. EXP.	13821	9431	9079	12822	15960	18874	8695	8807	7492	14743	9537	9188	138449
2017/18 TOTAL OPER. EXP.	8518	8435	12995	34778	9702	7854	9656	8487	9275	9478	10419	8561	138157
2018/19 TOTAL OPER. EXP.	23913	9190	18864	9513	8508	11091	9837						90915
VARIANCE	15395	754	5869	-25265	-1194	3236	181						-1024
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2013/2014 TOTAL NOI	10648	7303	720	7184	12820	15470	15522	16778	12955	14924	15627	4938	134888
2014/2015 TOTAL NOI	9498	16511	12780	10931	8193	6521	14665	13844	11709	10770	13908	16765	146096
2015/2016 TOTAL NOI	11256	14843	16335	15967	15463	283	12595	15508	17594	12198	12185	5757	149985
2016/2017 TOTAL NOI	10194	16124	13210	9790	8866	6917	16706	15663	14804	13562	17413	18056	161305
2017/2018 TOTAL NOI	13987	18082	12252	-9649	19166	16881	17406	17415	16549	16395	15921	17501	171905
2018/2019 TOTAL NOI	2433	14561	11086	16992	17818	15242	16801						94932
VARIANCE	-11555	-3521	-1167	26641	-1348	-1638	-605						6807

KATHY COURT APARTMENTS
2018 - 2019 PERFORMANCE REVIEW

kc08pr

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
TOTAL INCOME 2014/2015	10,095	7,789	7,327	8,612	9,582	8,136	8,655	8,173	8,328	8,071	8,221	8,304	101,291
TOTAL INCOME 2015/2016	8,798	10,920	8,178	8,239	9,964	8,676	7,422	8,699	6,903	8,136	8,441	7,491	101,866
TOTAL INCOME 2016/2017	6,901	8,372	6,935	9,927	6,915	8,712	8,505	7,415	9,017	8,275	9,561	6,815	97,349
TOTAL INCOME 2017/2018	9,282	9,058	9,100	9,351	8,070	12,264	9,536	8,292	9,252	9,109	14,505	7,740	115,559
TOTAL INCOME 2018/2019	9,277	-1,244	0	0	0	784	367						9,185
VARIANCE	-4	-10,302	-9,100	-9,351	-8,070	-11,480	-9,170						-57,477

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2014/2015 VACANCY LOSS	-183	-206	0	0	-153	0	0	0	0	0	0	-1,239	-1,780
2015/2016 VACANCY LOSS	-23	-274	0	0	0	0	0	0	0	-1,233	-953	-309	-2,792
2016/2017 VACANCY LOSS	-1,395	-1,279	-1,395	-775	0	0	-257	-427	0	257	-102	-191	-5,563
2017/2018 VACANCY LOSS	-1,673	-1,195	-775	-775	-660	-150	0	-715	-1,075	-1,216	-1,226	-775	-10,235
2018/2019 VACANCY LOSS	-450	-7,306	0	0	0	0	0						-7,756
VARIANCE	1,223	-6,111	775	775	660	150	0						-2,528

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2014/2015 UNPAID RENTS	3	325	-435	223	60	345	205	-875	-420	-120	-520	1,894	685
2015/2016 UNPAID RENTS	-335	1,562	-685	53	685	0	-105	-250	-1,315	688	-50	-1,216	-968
2016/2017 UNPAID RENTS	308	-195	-400	186	-298	22	-704	-261	-311	-1,143	-1,067	-2,102	-5,965
2017/2018 UNPAID RENTS	-818	935	41	1	-439	240	-66	0	-72	-710	851	0	-37
2018/2019 UNPAID RENTS	49	0	0	0	0	0	0						49
VARIANCE	867	-935	-41	-1	439	-240	66						155

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2014/2015 TOTAL OPER. EXP.	5,618	5,498	2,756	2,397	4,295	3,602	2,529	3,589	2,113	2,450	2,133	2,545	39,523
2015/2016 TOTAL OPER. EXP.	3,788	4,031	3,431	2,876	3,263	2,823	5,033	4,305	3,619	4,087	5,463	7,236	49,955
2016/2017 TOTAL OPER. EXP.	11,609	4,960	4,700	3,295	4,188	5,107	5,227	6,064	7,047	5,576	4,561	3,183	65,516
2017/2018 TOTAL OPER. EXP.	7,515	4,561	3,498	4,587	2,991	3,922	4,330	2,344	6,986	5,941	5,628	5,730	58,031
2018/2019 TOTAL OPER. EXP.	4,126	1,903	470	52	1,541	171	1,433						9,696
VARIANCE	-3,389	-2,657	-3,028	-4,535	-1,450	-3,751	-2,897						-21,707

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2013/2014 TOTAL NOI	5,150	2,352	4,422	2,592	4,162	3,599	4,266	4,122	4,497	2,661	4,725	4,322	46,870
2014/2015 TOTAL NOI	4,477	2,291	4,571	6,215	5,287	4,534	6,126	4,584	6,214	5,621	6,088	5,759	61,768
2016/2017 TOTAL NOI	-4,708	3,413	2,236	6,633	2,727	3,605	3,278	1,351	1,970	2,698	5,000	3,632	31,833
2017/2018 TOTAL NOI	1,767	4,498	5,602	4,765	5,079	8,342	5,206	5,949	2,266	3,168	8,877	2,010	57,528
2018/2019 TOTAL NOI	5,152	-3,147	78,636	-52	-1,541	613	-1,067						78,595
VARIANCE	3,385	-7,645	73,034	-4,816	-6,619	-7,729	-6,273						43,336

LINCOLN APARTMENTS

2018 / 2019 PERFORMANCE REVIEW

LNA07-08pr

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
TOTAL INCOME 2013/14	9984	8941	8958	8848	8921	7950	7381	8331	10887	8617	10910	10575	110,304
TOTAL INCOME 2014/15	13248	8651	9633	9320	10482	10694	10223	10280	11197	9341	9899	10100	123,068
TOTAL INCOME 2015/16	10837	10462	8970	9553	10644	10104	10559	10374	10953	10092	10765	10529	233,372
TOTAL INCOME 2016/17	10302	11082	10773	11146	11141	11847	10578	11156	11174	11378	11420	11179	133,177
TOTAL INCOME 2017/18	10423	11837	11327	11169	10653	11027	12506	11296	10638	12351	11862	10876	135,967
TOTAL INCOME 2018/19	12798	10026	12618	11543	11664	12250	11212						82,110
VARIANCE	2375	-1811	1290	374	1011	1223	-1294						3,167
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2013/14 VACANCY LOSS	-953	-1143	-1270	-1270	-1503	-3175	-1964	-935	-1689	-43	0	0	-13,945
2014/15 VACANCY LOSS	-275	-793	-496	-635	0	0	-550	-635	-635	-635	-541	0	-5,196
2015/16 VACANCY LOSS	-258	-575	-595	-1217	-867	-192	0	-360	-1231	-635	-191	-679	-6,799
2016/17 VACANCY LOSS	-700	-169	-510	0	0	43	0	0	0	0	0	-567	-1,904
2017/18 VACANCY LOSS	-645	-250	0	-405	-645	-122	8	-550	-750	0	0	75	-3,284
2018/19 VACANCY LOSS	-575	0	-950	0	750	0	0						-775
VARIANCE	70	250	-950	405	1395	122	-8						1,284
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2013/14 UNPAID RENTS	-130	-390	-635	-635	-402	0	0	-215	616	-98	98	0	-1,791
2014/15 UNPAID RENTS	0	-139	0	0	0	0	0	0	0	0	139	-210	-210
2015/16 UNPAID RENTS	-475	-437	-475	-247	-889	593	0	-11	500	0	-21	21	-1,442
2016/17 UNPAID RENTS	0	-5	5	0	0	0	0	0	0	0	0	0	0
2017/18 UNPAID RENTS	-400	375	0	36	-155	-453	-532	-100	100	100	90	-755	-1,694
2018/19 UNPAID RENTS	480	-1000	930	-425	-1103	101	-679						-1,696
VARIANCE	880	-1375	930	-461	-948	554	-147						-567
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2013/14 TOTAL OPER. EXP.	5141	7185	5516	4839	4861	7122	10793	3551	4965	3922	3041	3987	64,926
2014/15 TOTAL OPER. EXP.	3505	6870	9065	2413	4298	3164	2913	7161	2900	6531	3219	5215	57,253
2015/16 TOTAL OPER. EXP.	8125	6141	7193	7575	5193	8897	8761	5351	8204	6854	3664	4856	80,815
2016/17 TOTAL OPER. EXP.	5915	5497	5065	4829	4795	3994	4206	3846	3140	4493	4089	6684	56,552
2017/18 TOTAL OPER. EXP.	11576	8838	6363	4723	7257	3792	3742	4423	5217	7734	6941	3620	74,225
2018/19 TOTAL OPER. EXP.	7866	7526	6294	5598	4312	4721	4897						41,215
VARIANCE	-3710	-1311	-69	876	-2945	929	1155						-5,077
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2013/14 TOTAL NOI	4843	1757	3442	4009	4060	827	-3412	4780	5922	4696	7869	6588	45,379
2014/15 TOTAL NOI	9743	1781	568	6907	6184	7529	7310	3119	8297	2810	6679	4886	65,814
2015/16 TOTAL NOI	2712	4321	1777	1979	5451	1206	1798	5023	2750	3238	7101	5673	43,029
2016/17 TOTAL NOI	4387	5586	5707	6318	6346	7853	6372	7310	8034	6885	7332	4495	76,624
2017/18 TOTAL NOI	-1153	2999	4965	6446	3396	7235	8764	6873	5422	4617	4922	7260	61,746
2018/19 TOTAL NOI	4932	2500	6324	5944	7352	7529	6315						40,896
VARIANCE	6085	-500	1360	-502	3956	294	-2450						8,243

PARK PLACE APARTMENTS

2018 / 2019 PERFORMANCE REVIEW

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	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
TOTAL INCOME 2015/16	*****	*****	*****	20,544	23,038	21,677	21,020	22,621	22,271	21,238	22,432	20,618	195,459
TOTAL INCOME 2016/17	23,921	20,291	21,859	22,018	21,458	23,651	22,828	21,592	22,789	22,619	23,066	23,176	269,268
TOTAL INCOME 2017/18	23,042	23,159	23,269	22,999	21,955	23,234	22,807	22,349	22,435	23,485	24,434	22,630	275,796
TOTAL INCOME 2018/19	24,470	21,326	24,689	21,843	22,452	23,104	22,731						160,616
VARIANCE	1,428	-1,833	1,420	-1,156	497	-130	-76						152

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2015/16 VACANCY LOSS	*****	*****	*****	-575	-875	-249	0	0	-616	-1,093	0	0	-3,408
2016/17 VACANCY LOSS	76	-520	-961	0	0	0	0	-1,305	-563	0	86	-106	-3,293
2017/18 VACANCY LOSS	140	0	0	0	-581	0	-527	-585	-585	-125	-94	359	-1,998
2018/19 VACANCY LOSS	0	0	-206	0	-608	0	-981						-1,795
VARIANCE	-140	0	-206	0	-27	0	-455						-828

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2015/16 UNPAID RENTS	*****	*****	*****	-1,013	116	479	-956	-768	449	1,358	-147	-531	-1,012
2016/17 UNPAID RENTS	416	-423	-323	-423	-473	492	364	-216	-130	-861	77	157	-1,343
2017/18 UNPAID RENTS	-188	-130	-140	-134	-140	239	-189	-194	-179	-127	165	34	-982
2018/19 UNPAID RENTS	169	234	26	-209	199	-721	-133						-435
VARIANCE	358	364	166	-75	339	-960	55						246

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2015/16 TOTAL OPER EXP	*****	*****	*****	3,245	10,075	8,771	6,127	7,110	9,934	10,250	7,232	7,759	70,504
2016/17 TOTAL OPER EXP	5,101	8,153	6,927	4,963	4,965	21,212	7,021	4,877	10,850	9,359	5,400	7,969	96,797
2017/18 TOTAL OPER EXP	8,271	5,281	5,674	24,723	6,670	5,230	6,863	6,936	5,510	8,447	7,194	5,975	96,775
2018/19 TOTAL OPER EXP	27,386	7,112	11,551	7,134	8,000	10,012	6,636						77,831
VARIANCE	19,114	1,831	5,877	-17,589	1,331	4,783	-227						15,119

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2015/16 TOTAL NOI	*****	*****	*****	17,299	12,963	12,906	14,894	15,511	12,336	10,988	15,200	12,858	124,955
2016/17 TOTAL NOI	18,819	12,138	14,932	17,055	16,493	2,439	15,807	16,715	11,938	13,260	17,667	15,207	172,472
2017/18 TOTAL NOI	14,771	17,878	17,595	-1,724	15,285	18,004	15,945	15,413	16,924	15,037	17,240	16,654	179,021
2018/19 TOTAL NOI	-2,916	14,214	13,138	14,709	14,452	13,092	16,096						82,784
VARIANCE	-17,686	-3,664	-4,457	16,434	-833	-4,312	151						-14,967

MEMO

Date: May 10, 2019

To: HACB Board of Commissioners

From: Larry Guanzon, Deputy Executive Director

Subject: Status Report – “Other Properties”

- Locust Apartments, Chico (10 units, family)
- #29 Evanswood Estates, Oroville (1 unit, family)
- Gridley Springs II, Gridley (24 units, family)
- 2131 Fogg Ave, (1 single family house) Demo

For Locust Apartments and #29 Evanswood Estates, please find the monthly reports provided by the property manager, RSC Associates Inc., following this memo. Please also find Sackett Corporation’s financials for Gridley Springs II.

Locust Apartments, Chico (12 units, Family, Owner: HACB, PM: RSC Assoc.) The property has no vacancies. Please find the RSC monthly owners report.

#29 Evanswood Estates, Oroville (1 unit, Family, Owner: HACB, PM: RSC Assoc.) This unit continues to be occupied.

Gridley Springs II, Gridley (24 units, Family, Owner: HACB, PM: Sackett Corporation) The property currently has zero (0) vacancies. HACB is pleased with Sackett Corporation’s performance to date, standing in stark contrast to the services provided by the two previous property management firms. Please find the Sackett Corporation’s Owner’s report following.

2131 Fogg Ave, Oroville – (1 unit, Family, Owner: HACB, PM: HACB) This single family “Demo” house is occupied. Tree trimming and removals are scheduled for the second quarter of 2019. The septic system was emptied by Roto Rooter and there were no negative findings. The site is being analyzed for its development potential in response to area affordable housing demand.

May 6, 2019

Mr. Ed Mayer, Executive Director
Housing Authority of the County of Butte
2039 Forest Avenue, Suite 10
Chico, CA 95928

RE: 1519 LOCUST STREET APARTMENTS

Dear Ed:

Please find enclosed for your review the following financial information for the month that ended April 30, 2019. This statement is accompanied by the following financial reports for the 1519 Locust Street Apartments.

1. Project Cash Flow and Bank Account Summary, Budget Comparison, General Ledger, Trial Balance and Tenant Rent Roll.
2. 12 Month Income Statement.
3. 2018/2019 Performance Review.
4. Capital Improvement Summary.

1519 Locust Street Apartments ended the month of April with no vacant units as the property had no move outs or move ins.

The total rental income for the month of April came to \$7,036.00 which was higher than the budgeted figure of \$5,852.00 by \$1,184.00 due to no vacancy loss and prepaid rents. Service income collected totaled \$88.22, which was lower than the budget by \$13.78, due to no late fees. This brought the April total income to \$7,124.22 and \$1,170.22 higher than what was budgeted, for the reasons previously mentioned.

Moving on to the monthly expenses, you will see that the renting expenses came to \$26.00 which was less than budget by \$4.00 as the property had lower office supplies expenses. Total administrative expenses were \$891.92, less than budget by \$155.08, due to no legal costs. The utility expenses for the month came to \$830.78, which was \$221.78 over budget due to higher water and sewer costs.

Mr. Ed Mayer, Executive Director
Chico, California

May 6, 2019
Page 2

There were no apartment turnover expenses for April, but \$985.00 had been budgeted. Total maintenance expenses for the month came to \$2,127.28, which was \$738.28 over budget due to higher labor costs. After the monthly insurance cost of \$75.00, the net operating income came to \$3,173.24 which was \$1,354.24 higher than the budget. There was a capital improvement expense of \$925.00, for carpeting for Unit #1, which was higher than the budget by \$190.00. This brought your net project cash flow to \$2,248.24, over the budget by \$1,164.24.

As you review the Cash Balance Summary on the Cash Flow, you will see that the property ended the month with total cash on hand of \$19,082.98. Of that amount, \$3,000.00 is in the general checking account with \$13,100.98 in the general savings and \$2,982.00 in the financial reserve account. This balance also reflects an owner withdrawal for \$12,000.00 made to you during the month.

Please give me a call if you have any questions regarding the 1519 Locust Street Apartments.

Sincerely yours,

1519 LOCUST STREET APARTMENTS



Richard Gillaspie
Property Manager

RG:ph
Enclosures

1519 LOCUST STREET APARTMENTS

2018 / 2019 PERFORMANCE REVIEW

Ala08-09pr.xls

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
TOTAL INCOME 2015/16	*****	*****	*****	6,215	6,181	6,498	6,031	5,352	6,473	5,776	6,011	5,205	53,742
TOTAL INCOME 2016/17	6,708	6,552	6,060	6,007	6,085	6,166	6,468	6,166	6,169	6,183	6,182	6,230	74,976
TOTAL INCOME 2017/18	6,139	6,177	6,145	6,069	6,161	5,936	6,206	6,650	6,294	6,267	6,293	5,888	74,226
TOTAL INCOME 2018/19	6,321	5,992	6,325	7,771	6,311	4,765	7,124						
VARIANCE	182	-186	180	1,702	150	-1,171	918						1,776

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2015/16 VACANCY LOSS	*****	*****	*****	0	0	0	-523	0	0	0	0	-600	-1,123
2016/17 VACANCY LOSS	-195	0	0	0	0	0	0	0	0	0	0	0	-195
2017/18 VACANCY LOSS	0	0	0	0	0	-73	0	0	0	0	0	0	-73
2018/19 VACANCY LOSS	0	0	0	0	0	-690							
VARIANCE	0	0	0	0	0	-617	0						-617

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2015/16 UNPAID RENTS	*****	*****	*****	311	136	-23	238	-43	43	-455	-35	-321	-149
2016/17 UNPAID RENTS	504	301	6	0	0	0	0	0	0	0	0	0	811
2017/18 UNPAID RENTS	0	-60	-20	5	5	-93	32	20	0	0	-148	-44	-303
2018/19 UNPAID RENTS	-345	0	0	345	0	0	80						80
VARIANCE	-345	60	20	340	-5	93	48						212

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2015/16 TOTAL OPER EXP	*****	*****	*****	552	1,444	2,164	4,819	4,493	3,884	1,941	2,557	4,255	26,108
2016/17 TOTAL OPER EXP	6,072	2,818	2,359	2,261	2,052	2,026	2,099	1,980	1,832	2,748	2,594	1,958	30,800
2017/18 TOTAL OPER EXP	2,251	2,172	1,985	2,643	2,801	3,822	3,739	2,498	2,428	2,161	3,326	1,757	31,581
2018/19 TOTAL OPER EXP	2,381	2,216	3,041	2,264	2,458	2,459	3,951						18,770
VARIANCE	129	44	1,056	-379	-342	-1,363	212						-643

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2015/16 TOTAL NOI	*****	*****	*****	5,663	4,737	4,334	1,212	859	2,589	3,835	3,454	950	27,634
2016/17 TOTAL NOI	636	3,734	3,701	3,746	4,034	4,140	4,369	4,186	4,336	3,435	3,588	4,272	44,176
2017/18 TOTAL NOI	3,888	4,005	4,160	3,427	3,360	2,114	2,467	4,152	3,867	4,106	2,967	4,132	42,645
2018/19 TOTAL NOI	3,940	3,776	3,284	5,508	3,853	2,306	3,173						25,840
VARIANCE	53	-230	-876	2,081	492	192	707						2,419

Mr. Ed Mayer, Executive Director
Housing Authority of the County of Butte
2039 Forest Avenue, Suite 10
Chico, CA 95928

RE: 29 EVANSWOOD CIRCLE, OROVILLE

Dear Ed:

Please find enclosed for your review the following financial information for the month ending April 30, 2019, for 29 Evanswood Circle.

1. Project Cash Flow and Bank Account Summary, Budget Comparison, General Ledger, Trial Balance and Tenant Rent Roll.
2. 12 Month Income Statement.
3. Capital Improvement Summary.

29 Evanswood Circle remained fully occupied for the month of April with no move-outs, move-ins, or tenant notices. The total income for the month was \$952.12 with no unpaid rent.

Moving on to the expenses, the total renting expenses came to \$1.55 for the month which was under budget by \$3.45. The total administrative expenses were \$240.21, meeting budget. Administrative expenses included \$95.21 for the management fee and \$145.00 in homeowner association dues. Utility expenses for the month were \$52.49, under the budget by \$5.51, due to lower utility costs. The property had no maintenance expenses in April. This brought the net operating income to \$657.87, better than budget by \$10.87. There were no capital improvements this month.

As you review the Cash Balance Summary on the bottom of Page 1 of the Cash Flow Statement for April, you will note that the property ended the month with total cash on hand of \$32,033.96. Of that amount, \$31,133.96 is in the general checking account and \$900.00 in the deposit checking account.

Mr. Ed Mayer, Executive Director
Chico, California

May 6, 2019
Page 2

Please give me a call if you have any questions regarding the information enclosed or the unit.

Sincerely yours,

29 EVANSWOOD CIRCLE



Richard Gillaspie
Property Manager

RG:ph
Enclosures

Income Statement
HACB GRIDLEY SPRINGS II
As of
April 30, 2019

	***** Current Month *****			***** Year-to-Date *****		
	Actual	Budget	Variance	Actual	Budget	Variance
*** REVENUES ***						
Rent Revenue - Gross Potential						
Apartment Rents	14,020.00	15,806.00	(1,786.00)	92,832.20	110,642.00	(17,809.80)
Tenant Assistance Payments	1,189.00	0.00	1,189.00	11,770.00	0.00	11,770.00
Total Revenue	15,209.00	15,806.00	(597.00)	104,602.20	110,642.00	(6,039.80)
Apartment Vacancies	0.00	(316.00)	316.00	(1,956.00)	(2,212.84)	256.84
Total Vacancies	0.00	(316.00)	316.00	(1,956.00)	(2,212.84)	256.84
NET RENTAL REVENUE	15,209.00	15,490.00	(281.00)	102,646.20	108,429.16	(5,782.96)
Interest Income-Other Cash	2.53	0.00	2.53	13.72	0.00	13.72
Interest Income-Sec Deposits	0.24	0.00	0.24	1.55	0.00	1.55
Total Financial Revenue	2.77	0.00	2.77	15.27	0.00	15.27
Misc Tenant Charges/Damages & Cleaning	0.00	125.00	(125.00)	0.00	875.00	(875.00)
NSF and Late Fee Income	0.00	0.00	0.00	0.00	0.00	0.00
Other Income/Application Fee	0.00	42.00	(42.00)	0.00	292.00	(292.00)
Laundry Revenue	60.00	17.00	43.00	584.52	117.00	467.52
Total Other Revenue	60.00	184.00	(124.00)	584.52	1,284.00	(699.48)
TOTAL REVENUE	15,271.77	15,674.00	(402.23)	103,245.99	109,713.16	(6,467.17)
*** EXPENSES ***						
Administrative Expenses						
Advertising and Promotions	0.00	21.00	(21.00)	6.43	146.00	(139.57)
Credit Reports	0.00	0.00	0.00	23.05	0.00	23.05
IT Support Services	128.00	0.00	128.00	2,712.00	0.00	2,712.00
Telephone/Answering Service	79.84	0.00	79.84	445.96	0.00	445.96
Consulting/Purchased Services	0.00	0.00	0.00	116.83	0.00	116.83
Postage and Mailing	0.00	0.00	0.00	29.71	0.00	29.71
Administrative Expense/Office Personnel	0.00	0.00	0.00	32.15	0.00	32.15
Office Supplies/Expenses	0.00	292.00	(292.00)	612.73	2,042.00	(1,429.27)
Dues and Subscriptions	0.00	0.00	0.00	64.29	0.00	64.29
Management Fee	1,080.00	960.00	120.00	6,345.00	6,720.00	(375.00)
Manager Salaries	1,152.08	1,342.00	(189.92)	7,570.81	9,391.00	(1,820.19)
Education/Registration fees	0.00	0.00	0.00	582.90	0.00	582.90
Legal Expense	0.00	42.00	(42.00)	0.00	292.00	(292.00)
Auditing Fees	0.00	0.00	0.00	3,500.00	3,500.00	0.00
Other Administrative Costs	0.00	67.00	(67.00)	0.00	467.00	(467.00)
Total Administrative Expenses	2,439.92	2,724.00	(284.08)	22,041.86	22,558.00	(516.14)
Utility Expenses						
Electricity	30.00	250.00	(220.00)	457.96	1,750.00	(1,292.04)
Water	74.95	375.00	(300.05)	4,319.03	2,625.00	1,694.03
Gas	10.62	83.00	(72.38)	360.02	583.00	(222.98)
Sewer	999.72	808.00	191.72	2,614.29	5,658.00	(3,043.71)
Garbage and Trash Removal	530.18	458.00	72.18	3,422.50	3,208.00	214.50
Total Utility Expenses	1,645.47	1,974.00	(328.53)	11,173.80	13,824.00	(2,650.20)
Operating & Maintenance Expense						
Clean and Repair Apartment	0.00	0.00	0.00	590.00	0.00	590.00
Exterminating Contract	0.00	0.00	0.00	900.00	0.00	900.00
Tree Service	0.00	0.00	0.00	500.00	0.00	500.00
Grounds Contract	950.00	0.00	950.00	6,650.00	0.00	6,650.00
Grounds Maintenance and Supplies	20.00	0.00	20.00	389.69	0.00	389.69
Maintenance Personnel	784.34	1,358.00	(573.66)	5,117.59	9,508.33	(4,390.74)
Repair Materials	220.33	2,450.00	(2,229.67)	2,860.25	17,150.00	(14,289.75)
Repair Contract/Vendor Labor	0.00	2,517.00	(2,517.00)	2,830.00	17,617.00	(14,787.00)
Electrical Repair and Supplies	0.00	0.00	0.00	71.47	0.00	71.47
HVAC Repair/Maintenance	0.00	458.00	(458.00)	426.60	3,208.00	(2,781.40)
Appliance Repair and Maintenance	0.00	0.00	0.00	416.82	0.00	416.82
Plumbing Repair and Supplies	350.00	0.00	350.00	357.49	0.00	357.49
Interior Painting and Supplies	0.00	0.00	0.00	1,338.12	0.00	1,338.12
Gas, Oil and Mileage	8.16	0.00	8.16	547.50	0.00	547.50
Total Operating & Maint Expenses	2,332.83	6,783.00	(4,450.17)	22,995.53	47,483.33	(24,487.80)

Income Statement
HACB GRIDLEY SPRINGS II
As of
April 30, 2019

	***** Current Month *****			***** Year-to-Date *****		
	Actual	Budget	Variance	Actual	Budget	Variance
Taxes & Insurance Expenses						
Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00
Payroll Taxes	227.84	318.00	(90.16)	1,885.63	2,227.00	(341.37)
Property & Liability Insurance	0.00	150.00	(150.00)	1,540.51	1,050.00	490.51
Worker's Compensation	132.67	384.00	(251.33)	893.37	2,686.00	(1,792.63)
Health/Dental Insurance	134.76	686.00	(551.24)	372.58	4,802.00	(4,429.42)
Other Insurance	0.00	8.00	(8.00)	0.00	58.00	(58.00)
Total Taxes & Insurance Expenses	495.27	1,546.00	(1,050.73)	4,692.09	10,823.00	(6,130.91)
TOTAL EXPENSES	6,913.49	13,027.00	(6,113.51)	60,903.28	94,688.33	(33,785.05)
NET OPERATING INCOME (LOSS)	8,358.28	2,647.00	5,711.28	42,342.71	15,024.83	27,317.88
Interest & Finance Expense						
Mortgage Interest	0.00	0.00	0.00	3,815.56	0.00	3,815.56
Bank Fees	20.00	0.00	20.00	155.00	0.00	155.00
Total Interest & Finance Expense	20.00	0.00	20.00	3,970.56	0.00	3,970.56
OPERATING PROFIT (LOSS)	8,338.28	2,647.00	5,691.28	38,372.15	15,024.83	23,347.32
Replacements						
Roofing/Paving/Exterior Repair	0.00	0.00	0.00	0.00	0.00	0.00
Appliance Replacement	0.00	0.00	0.00	596.15	0.00	596.15
Carpet/Flooring Replacement	0.00	0.00	0.00	2,801.15	0.00	2,801.15
Total Cost of Replacements	0.00	0.00	0.00	3,397.30	0.00	3,397.30
NET CASH FLOW FROM OPERATIONS	8,338.28	2,647.00	5,691.28	34,974.85	15,024.83	19,950.02



GRIDLEY SPRINGS

April 2019

Property Status:

1. All continues to go well at Gridley Springs. Occupancy continues to be at 100% for both GSI and GSII. We do have 1 unit (#9) currently at the attorney for eviction at GSI for non-payment, and have no notices for GSII.
2. Gridley Springs I and II are having minor landscaping watering issues (broken sprinkler lines, broken valves, etc.) that are currently being worked on by the landscaping company to rectify.
3. Annual Unit Inspections have been completed and Kevin is working on making needed repairs.
4. Devin and Kevin have been doing a great job of monitoring parking lots and having the stolen/abandoned and non-operational cars removed from the property.

Thank you!
Mac Upshaw

Date: 5/1/2019

MEMO

To: Board of Commissions

From: Bow Lee, Special Programs Coordinator

Subject: Family Self-Sufficiency (FSS) Program update for April 2019

Program Statistics for Period Ending	4/1/2019	4/1/2018
Number of participants as of last day of the month	38	41
Number of Orientation Briefings	2	4
Number of signed contracts	1	3
Number of Port-In's	0	0
Number of Port-Out's	0	0
Number of Graduates	1	0
Contract Expired	0	0
Number of Terminations	0	0
Number of Voluntary Exits	0	0
Number of Families on FSS Waiting List	0	0
Number of participants with annual income increases (YTD)	4	17
Number of participants with new employment (YTD)	2	10
Number of participants with escrow accounts	26	30
Number of participants currently escrowing	22	28
Amount disbursed from escrow account	\$3,337.86	\$0.00
Balance of Escrow Account	\$116,733.55	\$104,123.48

FSS FY 2018 HUD Grant Program Tracking Data

Program Management Questions:	YTD (2019)
PHA mandatory program size (Initial 50)	N/A
PHA voluntary program size (50)	38
Number of FSS participants identified as a person with disabilities	7
Number of FSS participants employed	28
Number of FSS participants enrolled in higher/adult education	3
Number of FSS participants enrolled in school and employed	3
Number of FSS families receiving cash assistance	5
Number of FSS families experiencing a reduction in cash assistance	0
Number of FSS families who have ceased receiving cash assistance	0
How many new FSS escrow accounts were established	0
Number of FSS families moved to non-subsidized housing	0
Number of FSS families moved to home-ownership	0

HACB CoC Programs: A Report to the Board of Commissioners for the Month of May 2019

Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	5/19 Enrollment	5/19 HAP Assistance	Grant Balance
S+C SEARCH South	10/1/18 - 9/30/19	\$39,360.00	HACB	BCBH	5	Unaccompanied adults, chronically homeless with SMI	Oroville, Chico	4	\$2,066.00	\$21,717.00
SEARCH Samaritan Bonus	7/1/18 - 6/30/19	\$34,992.00	BCBH	BCBH	4	Unaccompanied adults, chronically homeless with SMI	Chico	3	\$1,592.00	\$16,142.00
SEARCH II - SHP	7/1/18 - 6/30/19	\$43,740.00	BCBH	BCBH	5	Unaccompanied adults with serious mental health disability	Chico	3	\$2,363.00	\$13,522.00
SEARCH III- SHP	7/1/18- 6/30/19	\$26,244.00	BCBH	BCBH	3	Unaccompanied adults, homeless with SMI	South County	3	\$1,717.00	\$7,096.00
LINK PHB	7/1/18- 6/30/19	\$26,244.00	BCBH	BCBH	3	Unaccompanied youth, ages 18-24, chronically homeless with SMI	Chico	2	\$1,166.00	\$11,688.00
SEARCH II - PHB	7/1/18- 6/30/19	\$26,244.00	BCBH	BCBH	3	Unaccompanied adults, chronically homeless with SMI	Chico	3	\$849.00	\$8,948.00
City of Chico - LGP	7/1/18 - 6/30/19	\$9,000.00	City of Chico	SSA	8	Low-income, referred by supportive service agency	Chico	1	\$1,500.00	\$7,500.00
City of Chico - TBRA	7/1/18 - 6/30/19	\$115,000.00	City of Chico	SSA	35	Low-income, under case management with self-sufficiency plan	Chico	9	\$4,549.00	\$47,314.00
BHHAP/Security Deposit	7/1/18 - 6/30/19	\$2,225.00	City of Chico	SSA	5	Individuals with a mental illness with homelessness eligibility	Butte County	0	\$0.00	\$2,225.00
BHHAP/ASOC	7/1/18 - 6/30/19	\$10,434.00	BCBH	BCBH	10	Individuals with a mental illness with homelessness eligibility	Butte County	2	\$620.00	\$2,676.00
Landing Place	5/1/18 - 4/30/19	\$25,632.00	HACB	YFC	4	Transitional Age Youth with homelessness eligibility	Chico	4	\$1,199.00	\$8,701.00
Totals		\$359,115.00			85			34	\$17,621.00	\$147,529.00

Acronym Legend

*BCBH: Butte County Department of Behavioral Health | *BHHAP: Behavioral Health Housing Assistance Program | *SHP: Supportive Housing Program | *PHB: Permanent Housing Bonus Program
 *TBRA: Tenant Based Rental Assistance | *LGP: Lease Guarantee Program | *SSA: Supportive Service Agency | *SMI: Serious Mental Health Disability

Last update: 4-25-2019

Path: Z:\Boutique Programs\Special Programs Budget and Reports

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
QUARTERLY CASH AND INVESTMENT REPORT
 March 31, 2019

INVESTMENT	MATURITY		COST	MARKET VALUE	NON-FEDERAL FUNDS	HUD PUBLIC HSG	HUD HCV SEC. 8	CA HCD RHCP-GSII	USDA-RD FARM LABOR
	DATE	YIELD							
Umpqua - Operating Account		0.00	910,041.98	910,041.98	910,041.98				
Umpqua - Savings Account		VAR.	1,671,868.15	1,671,868.15	772,175.12	169,863.02	729,830.01		
Umpqua - Section 8 FSS Escrow		VAR.	116,905.80	116,905.80			116,905.80		
Umpqua - Sec. 125 Cafeteria Plan		0.00	33,227.53	33,227.53	33,227.53				
FNC - Money Market Funds		VAR.	674,854.68	674,854.68	72,914.98	92,939.70	509,000.00		
Umpqua FLH Operating Account		0.00	43,646.42	43,646.42					43,646.42
Umpqua FLH Construction Account		VAR.	332,453.32	332,453.32					332,453.32
Umpqua FLH Tax & Insurance		VAR.	17,651.62	17,651.62					17,651.62
Umpqua FLH Reserves Security Deposits		VAR.	298,979.67	298,979.67					298,979.67
Umpqua FLH Security Deposits		VAR.	32,858.72	32,858.72					32,858.72
Rabobank (Security Deposit box location)		0.00	2,674.00	2,674.00	2,674.00				
Petty Cash Accounts		0.00	100.00	100.00	100.00				
#29 Evanswood @ RSC		0.00	31,376.09	31,376.09	31,376.09				
Locust St balances @ RSC		0.00	28,000.74	28,000.74	28,000.74				
Park Place Apts @ RSC		0.00	83,568.80	83,568.80	83,568.80				
Lincoln Apts balances @ RSC		0.00	40,754.34	40,754.34	40,754.34				
Kathy Court balances @ RSC		0.00	94,715.01	94,715.01	94,715.01				
Alamont Apts balances @ RSC		0.00	84,321.20	84,321.20	84,321.20				
Evanswood balances @ RSC		0.00	88,027.30	88,027.30	88,027.30				
Gridley Springs II @ Sackett		0.00	216,453.60	216,453.60				216,453.60	
SUBTOTAL CASH ACCOUNTS			4,802,478.97	4,802,478.97	2,241,897.09	262,802.72	1,355,735.81	216,453.60	725,589.75
Bank of New York - Cash Restricted for Current Liability		VAR.	105,075.00	105,075.00	105,075.00				
Bank of New York - Bond Replacement Res (128651)		VAR.	308,458.03	308,458.03	308,458.03				
Bank of New York - Bond Debt Service Res (128650)		VAR.	374,608.76	374,608.76	374,608.76				
Bank of New York - Principal & Interest Acct (128649)		VAR.	115.72	115.72	115.72				
TOTAL HACB BOND RESERVES			788,257.51	788,257.51	788,257.51	0.00	0.00	0.00	0.00
PARS SECTION 115 TRUST		var	2,026,224.65	2,026,224.65	1,013,422.73		1,012,801.92		
<i>First Financial Bank - matured</i>	3/15/2019	2.00	0.00	0.00					
Mountain One Bank - DTD 10/30/17	4/30/2019	1.55	200,000.00	200,000.00	180,000.00	20,000.00			
Morgan Stanley - DTD 3/8/2018	9/9/2019	2.20	190,000.00	190,000.00		190,000.00			
Oriental Bank - DTD 03/14/18	9/16/2019	2.20	150,000.00	150,000.00	150,000.00				
Midland States Bank - DTD 03/22/18	9/23/2019	2.20	100,000.00	100,000.00		100,000.00			
Barklays Bank - DTD 10/18/17	10/18/2019	1.70	240,000.00	240,000.00		240,000.00			
Evergreen Bank Group - DTD 4/30/2018	10/30/2019	2.30	240,000.00	240,000.00		240,000.00			
United Banker's Bank - DTD 5/11/2018	11/12/2019	2.30	100,000.00	100,000.00			100,000.00		
American Express Fed Svgs - DTD 5/31/2017	12/2/2019	1.65	200,000.00	200,000.00			200,000.00		
Discover Bk Greenwood Del - DTD 3/7/2018	3/9/2020	2.40	150,000.00	150,000.00		150,000.00			
University Iowa Cmnty - DTD 9/28/18	9/28/2020	2.90	100,000.00	100,000.00			100,000.00		
Wells Fargo Bk N A Sioux Falls- DTD9/28/18	9/28/2020	2.90	100,000.00	100,000.00			100,000.00		
TOTAL FNC CD'S			1,770,000.00	1,770,000.00	330,000.00	940,000.00	500,000.00	0.00	0.00
Self-Help Credit Union - CD 2/10/19	2/10/2020	2.10	100,276.53	100,276.53	100,276.53				
TOTAL CD'S			1,870,276.53	1,870,276.53	430,276.53	940,000.00	500,000.00	0.00	0.00
TOTAL HOUSING AUTHORITY CASH & INVESTMENTS			9,487,237.66	9,487,237.66	4,143,853.86	262,802.72	2,368,537.73	216,453.60	725,589.75

QUARTERLY INVESTMENT REPORT, CONTINUED
March 31, 2019

INVESTMENT	MATURITY DATE	YIELD	COST	MARKET VALUE
1200 Park Avenue, L.P.; 11/23/2004	11/23/2054	4.84	675,000.00	1,149,578.63
Chico Harvest Park, L.P.; 1/29/2013	1/28/2068	2.31	600,000.00	676,450.91
TOTAL for HACB Mortgages & Loans			1,275,000.00	1,826,029.54

* interest compounds to principal June 1st annually
* interest compounds to principal May 1st annually

BCAHDC				
Umpqua - BCAHDC Operating Account				331,575.63
Tri-Counties Bank - CD	6/31/2019	0.10		250,000.00
Cordillera Bank Balances @ RSC				21,022.54
Umpqua - Cordillera Reserve & Security Dep. Account				366,077.99
TOTAL for BCAHDC				968,676.16

BANYARD MANAGEMENT	
Umpqua - Banyard General Savings	214,857.22
TOTAL for BANYARD MGT	
	214,857.22

TAX CREDIT PROJECTS				
Walker Commons Oper Acct @ AWI				190,457.23
Walker Commons Petty Cash @ AWI				350.00
Walker Commons Security Deposits @ AWI				22,390.00
Walker Commons Savings Acct (Reserves) @ AWI				125,272.25
Walker Commons Savings Acct @ AWI				4,909.23
Walker Commons - Banner Bank CD: 8/25/2017	8/25/2019	0.40		50,000.00
Walker Commons - Banner Bank CD: 8/25/2018	8/25/2019	0.45		100,250.31
TOTAL for WALKER COMMONS				493,629.02

1200 Park Ave Operating Account @ AWI	199,420.17
1200 Park Ave Petty Cash @ AWI	250.00
1200 Park Ave Savings Account @ AWI	40,097.53
1201 Park Ave T&I Account @ AWI	16,400.78
1200 Park Ave Security Deposit Acct @ AWI	35,603.00
1200 Park Ave Repl. Reserves @ AWI	301,228.03
TOTAL for 1200 PARK AVENUE	
	592,999.51

Chico Commons Checking @ AWI				160,846.95
Chico Commons Petty Cash @ AWI				250.00
Chico Commons Security Deposits @ AWI				42,985.00
Chico Commons Savings (Replacement Reserves)				96,693.55
TOTAL for CHICO COMMONS				300,775.50

Harvest Park Cash @ WINN	328,577.00
TOTAL for HARVEST PARK	
	328,577.00
Gridley Springs I Cash @ Sackett	684,176.17
TOTAL for GRIDLEY SPRINGS I	
	684,176.17

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
RESTRICTED VS. UN-RESTRICTED FUNDS ANALYSIS
MARCH 31, 2019

	a	b	c	=a-b-c		
HACB - Primary Government						
	Total Cash & Current A/R	Restricted Cash	Current Liabilities	3/31/2019 Available Fund Balance	3/31/2018 Available Fund Balance	Notes
Unrestricted HA Owned						
Park Place Apts (Oro)	382,771	272,148	502,650	-392,027	-379,068	P&I and Debt Reserves
Lincoln Apts	523,321	61,714	22,272	439,335	383,564	P&I and Debt Reserves
Kathy Ct Apts	197,544	94,274	323,884	-220,614	-275,993	P&I and Debt Reserves
Alamont Apts	707,768	199,896	75,318	432,554	353,497	P&I and Debt Reserves
Evanswood Estates	506,281	213,589	143,184	149,508	94,339	P&I and Debt Reserves
2000A Bond Total	2,317,685	841,621	1,067,308	408,756	176,339	
General Fund	2,412,690	1,020,530	211,104	1,181,056	2,066,456	PARS trust
Continuum of Care	49,886	0	136,632	-86,746	-84,511	pending reconciliation
Demo Housing	617,401	87,906	7,878	521,617	627,267	PARS trust
Locust St Apts	241,435	30,918	7,425	203,092	193,814	
Total Unrestricted HA Owned	5,639,097	1,980,975	1,430,347	2,227,775	2,979,365	-751,590
Restricted to Federal and/or State Program						
HCD Gridley Springs II	219,093	110,695	19,409	88,989	77,042	Replacement & Op. Reserves
HUD Public Housing	1,241,479	0	225,471	1,016,008	1,090,210	
USDA Farm Labor Housing	757,172	649,085	105,233	2,854	42,460	Rep. Reserves/Construction
HUD Section 8 HCV	2,668,537	1,672,061	62,550	933,926	2,048,843	HAP; FSS Escrow; PARS
HUD FSS Program (S8)	131,744	0	0	131,744	130,477	included in S8 funds
Total Federal/State Programs	5,018,025	2,431,841	412,663	2,173,521	3,389,032	-1,215,511
TOTAL HACB PRIMARY GOV'T	10,657,122	4,412,816	1,843,010	4,401,296	6,368,397	-1,967,101

HACB - Component Units						
	Total Cash & Current A/R	Restricted Cash	Current Liabilities	3/31/2019 Available Fund Balance	3/31/2018 Available Fund Balance	Change
Restricted to Mission Stmt						
BCAHDC						
BCAHDC General Fund	629,132	0	52,564	576,568	573,214	3,354
Cordillera Apartments	398,090	0	13,668	384,422	374,669	9,753
TOTAL BCAHDC	1,027,222	0	66,232	960,990	947,883	
Banyard Management	214,857	0	920	213,937	193,572	20,365
1200 Park Avenue, LLC	0	0	0	0	0	

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4734

RECOGNITION OF COMMISSIONER ROGER HART

WHEREAS, on January 13, 2015 Roger Hart was appointed by the Butte County Board of Supervisors to serve as a Commissioner on the Board of Commissioners of the Housing Authority of the County of Butte, representing residents of Housing Authority-owned properties and participants of Housing Authority programs; and

WHEREAS, Roger Hart served well and faithfully as a Commissioner until completion of his term, effective January 7, 2019; and

WHEREAS, the Board of Commissioners of the Housing Authority of the County of Butte wishes to recognize the service of Commissioner Hart;

NOW THEREFORE BE RESOLVED by unanimous vote of the Board of Commissioners of the Housing Authority of the County of Butte that Roger Hart be recognized, appreciated, and honored for his service to the public-at-large in the County of Butte, in serving as Commissioner on the Board of Commissioners of the Housing Authority of the County of Butte, and further recognizes, appreciates and honors his service on behalf of the Housing Authority of the County of Butte's clients, and the provision of quality, affordable housing opportunity to the citizens of Butte County.

Dated: May 16, 2019.

Laura Moravec, Board Chair

Anne Jones, Vice Chair

Kate Anderson, Commissioner

Larry Hamman, Commissioner

David Pittman, Commissioner

Heather Schlaff, Commissioner

Patricia Besser, Tenant Commissioner

Edward S. Mayer, Executive Director

May 10, 2019

MEMO

To: HACB Board of Commissioners

From: Bow Lee, Special Programs Coordinator

Subject: Resolution No. 4735
Section 8 FSS Graduate – Malinda Winsor

Malinda Winsor enrolled into the FSS program on November 1, 2015. At the time of her enrollment, she was a full-time student at California State University of Chico. She was also working part-time as an IHSS Provider. She obtained her Bachelor's Degree on May 31, 2017, in Business Administration (Entrepreneurship and Small Business Management) with an International Business Minor. With the guidance and support of the FSS program, she obtained a full-time job with Lulu's Fashion Lounge. Some of the skills she obtained by participation in the FSS program included learning to construct a cover letter, develop resumes, and improve interview skills. Malinda also sat on the FSS's Program Coordinating Committee, as an FSS representative, until she obtained her full-time job at Lulu's, which restricted her attendance. Malinda's ultimate goal in life is to start a small business to make a living wage.

Recommendation: motion to approve Resolution No. 4735

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4735

RECOGNITION OF FSS GRADUATE

MALINDA WINSOR

WHEREAS, the Board of Commissioners of the Housing Authority of the County of Butte wishes to recognize the graduates of its HUD Section 8 Housing Choice Voucher Family Self-Sufficiency Program (FSS); and

WHEREAS, MALINDA WINSOR entered the FSS program in November 2015; and

WHEREAS, MALINDA WINSOR successfully completed her FSS Contract of Participation, effective April 30, 2019, by fulfilling all of her responsibilities under the terms of the Contract of Participation; and

WHEREAS, MALINDA WINSOR obtained and maintained suitable employment and has been free of welfare assistance for over one year; and

WHEREAS, MALINDA WINSOR, in completing her Contract of Participation, has accrued an FSS escrow balance of \$3,337.86;

NOW, THEREFORE, BE IT KNOWN that the Board of Commissioners of the Housing Authority of the County of Butte congratulates and presents this Resolution in recognition of MALINDA WINSOR's successful completion of its HUD Section 8 Housing Choice Voucher Family Self-Sufficiency Program.

Dated: May 16, 2019

Laura Moravec, Board Chair

ATTEST:

Edward S. Mayer, Secretary

MEMO

Date: May 10, 2019

To: HACB Board of Commissioners

From: Jerry Martin, Modernization Coordinator

Subject: Public Housing: Parking and Driveway Asphalt and Concrete Site Improvements

This project was developed to perform needed parking lot and driveway roadway resurfacing, site maintenance and ADA path of travel improvements at the following Public Housing projects: 43-10, 43-13, 43-14, and 43-15.

- Path of travel work will be performed at Rhodes Terrace Apartments to provide accessible parking for the ADA unit at #19, and site guest parking.
- Roadway work at all sites to include replacement of broken and depressed areas of asphalt, replacement of broken and damaged parking bumpers and curbs, application of asphalt crack fill, application of asphalt sealcoat, fire lane painting, and restriping of parking areas. Concrete valley gutters will be installed at Winston Gardens and Shelton Oaks Apartment properties to repair exiting deteriorated asphalt valley gutters.
- One (1) contractor bid was received for this project. D&S Asphalt Sealing Co, LLC provided the Lowest Responsive and Responsible bid for this project, at a price that was 37% below the ICE for the project.
- Due to the camp fire, contractor bidding interest for site improvement work has decreased significantly. Outreach for this project included 22 contractors independently solicited, and posting of bid documents at all contractors' exchanges from the Oregon border to Sacramento/Bay area region.
- The contract will be paid for by means of the Public Housing Capital Fund.

Bids:

<u>Independent Cost Estimate (ICE):</u>	<u>\$369,307.20</u>
D&S Asphalt Sealing CO, LLC:	\$232,669.83

Recommendation: Motion to adopt Resolution No. 4736, authorizing a Public Housing Capital Fund contract with D&S Asphalt Sealing Co, LLC for the 19006-IFB Public Housing Parking and Driveway Asphalt and Concrete Site Improvements, for a total of \$232,669.83.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4736

AUTHORIZATION TO ENTER INTO CONTRACT WITH
D&S ASPHALT SEALING COMPANY, LLC
FOR PARKING AND DRIVEWAY ASPHALT AND CONCRETE IMPROVMENTS AT
HUD PUBLIC HOUSING PROPERTIES: 43-10, 43-13, 43-14, and 43-15

WHEREAS, the Housing Authority of the County of Butte (HACB) owns and operates Public Housing under Annual Contributions Contract with the United States Department of Housing and Urban Development (HUD); and

WHEREAS, HACB annually receives Capital Fund appropriations from HUD for purposes of making physical improvements to HACB's Public Housing properties; and

WHEREAS, the HACB has determined parking lot and driveway roadway resurfacing, ADA path of travel improvements, and installation of concrete valley gutters at Public Housing Properties 43-10, 43-13, 43-14, and 43-15 are necessary for reasons of safety, street appeal, and to maintain and operate the properties' physical access efficiently and effectively, serving the interests of the HACB and its residents; and

WHEREAS, the HACB has solicited bids for the this site improvement work in accordance with its Procurement Policy; and

WHEREAS, the bid received from D&S Asphalt Sealing Company, LLC in the amount of Two-Hundred and Thirty-two Thousand, Six Hundred and Sixty-nine Dollars and Eighty-three Cents (\$232,669.83) has been determined to be the lowest responsive qualified bid received and to be in the best interest of the HACB; and

WHEREAS, the Board of Commissioners of HACB (Board) has established procurement policy such that contracts greater than Fifty Thousand Dollars (\$50,000.00) must be authorized by resolution of the Board;

THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to authorize the entering into of a contract with D&S Asphalt Sealing Company, LLC, in the amount of Two-Hundred and Thirty-two Thousand, Six Hundred and Sixty-nine Dollars and Eighty-three Cents (\$232,669.83), for purposes of parking and driveway asphalt and concrete improvements and at 43-10, 43-13, 43-14, 43-15, such contract compensation to be paid for with HUD Public Housing Capital Fund monies secured under Capital Fund Allocation 501-17 and 501-18.

Dated: May 16, 2019

Laura Moravec, Board Chair

ATTEST:

Edward S. Mayer, Secretary

MEMO

Date: May 10, 2019

To: HACB Board of Commissioners

From: Jerry Martin, Modernization Coordinator

Subject: Public Housing: Gridley and Biggs
Sewer Lateral Camera Investigation and Rehabilitation Prioritization Project

This project was developed to investigate and prioritize the repair and replacement of deteriorating sewer line laterals serving the Gridley and Biggs concrete block Public Housing units. Project includes the following for sewer line laterals serving each unit (71 total):

1. replacement of existing sewer cleanouts with properly sized 4 inch diameter cleanouts,
 2. flushing and root cutting of each sewer lateral,
 3. camera video inspection of pipe condition,
 4. data collection, and
 5. prioritization of future needed repairs and replacements.
- One (1) contractor bid was received for this project. Hignell Incorporated, dba Experts in Your Home, (Hignell) provided the lowest responsive and responsible bid for this project, at a price that was 19% below the Independent Cost Estimate (ICE) for the project.
 - Hignell completed the first phase of this project, at the Chico-area Public Housing concrete block units, during 2017. Hignell is a reputable and known contractor.
 - The contract will be paid for by means of Public Housing Capital Fund monies.

Bids:

<u>Independent Cost Estimate (ICE):</u>	<u>\$200,164.00</u>
Hignell Incorporated, dba Experts in Your Home:	\$162,136.00

Recommendation: Motion to adopt Resolution No. 4737, authorizing a Public Housing Capital Fund contract with Hignell Incorporated, dba Experts in Your Home for the 19001-IFB Gridley and Biggs, Sewer Lateral Camera Investigation Project, for a total of \$162,136.00.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4737

AUTHORIZATION TO ENTER INTO CONTRACT WITH
HIGNELL INCORPORATED, dba EXPERTS IN YOUR HOME
FOR SEWER LATERAL INVESTIGATION AT GRIDLEY AND BIGGS HUD PUBLIC HOUSING

WHEREAS, the Housing Authority of the County of Butte (HACB) owns and operates Public Housing under Annual Contributions Contract with the United States Department of Housing and Urban Development (HUD); and

WHEREAS, HACB annually receives Public Housing Capital Fund appropriations from HUD for purposes of making physical improvements to HACB's Public Housing properties; and

WHEREAS, the HACB has determined that operational costs associated with clearing of root-clogged and deteriorating sewer line laterals serving Gridley and Biggs-area Public Housing units requires investigation and planning for remediation, such investigation to include installation of clean-outs, jetting and videoing of lines at seventy-one (71) select units subject to such deterioration; and

WHEREAS, the HACB has solicited bids for the work in accordance with its Procurement Policy; and

WHEREAS, the bid received from Hignell Incorporated, dba Experts in Your Home, in the amount of One-Hundred and Sixty-two Thousand, One Hundred and Thirty-six Dollars and No Cents (\$162,136.00) has been determined to be the lowest responsive qualified bid received and to be in the best interest of the HACB; and

WHEREAS, the Board of Commissioners of HACB (Board) has established procurement policy such that contracts greater than Fifty Thousand Dollars (\$50,000.00) must be authorized by resolution of the Board;

THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to authorize the entering into of a contract with Hignell Incorporated, dba Experts in Your Home, in the amount of One-Hundred and Sixty-two Thousand, One Hundred and Thirty-six Dollars and No Cents (\$162,136.00), for purposes of sewer line lateral investigation at seventy-one (71) Gridley and Biggs-area Public Housing units, such contract compensation to be paid for with HUD Public Housing Capital Fund monies secured under Capital Fund Allocation 501-18.

Dated: May 16, 2019

Laura Moravec, Board Chair

ATTEST:

Edward S. Mayer, Secretary

May 10, 2019

Memo

To: Board of Commissioners

From: Ed Mayer, Executive Director

Subject: HUD Moving to Work Demonstration Program

In 2016 Congress expanded the Moving to Work (MTW) demonstration program by an additional 100 public housing authorities (PHAs) over seven years. The motivation behind the demonstration and expansion was straightforward: to simplify the administration of PHA programs (namely Public Housing and Section 8), learn from policy interventions, and apply lessons learned to PHAs nationwide.

The HACB has been interested in the MTW demonstration program from the outset, as it offered regulatory relief and administrative flexibilities in how the agency uses federal Public Housing and Section 8 revenues. The initial MTW demonstration program was offered to select few housing authorities, including Oakland and Tulare County in California. These housing authorities have been able to achieve extra-ordinary objectives in provision of affordable housing opportunity, given the flexibilities offered by the MTW program.

In latest expansion of the program, HUD has established four cohorts for research purposes. Cohort #1 was set out for small housing authorities, HACB did not qualify, it is too large. HACB does qualify for Cohort #2, which focuses on Rent Reform. Cohort #2 applications are due in June. However, in its effort to explore rent reform, HUD has made the cohort very prescriptive and structured, such prescription and structure defeating the unfettered, de-regulated opportunity presented by the initial MTW roll-out.

In conclusion, staff no longer recommends HACB pursuit of MTW status – the program simply does not provide the regulatory flexibility that it once promised. Why go through the effort to restructure HACB's entire Public Housing and Section 8 administration and operation if all we are doing is swapping one prescribed structure for another? Especially if, after the demonstration, HUD then requires further movement to either recapture the previous administrative requirements, or implement yet another set of administrative requirements. Additionally, the Camp Fire Disaster has captured extraordinary staff attention already, agency "bandwidth" has been absorbed in disaster response.

Staff recommends that HACB not pursue MTW status under current circumstances.

May 8, 2019

Memo

To: HACB Board of Commissioners

From: Tamra C. Young, Administrative Operations Director

Subject: Section 8 Housing Choice Voucher Program Waivers – Post Camp Fire

Butte County is subject to a federally declared disaster due to the November 8, 2018 Camp Fire. The Camp Fire was deemed “the most destructive wildfire in California history”; it resulted in a 15% loss of housing stock in Butte County, approximately 14,000 units. 15% of HACB’s Section 8 program participants were displaced by the Disaster, resulting in jeopardy of a significant part of HACB’s Section 8 program. At risk are program renewals, which are based on program leasing rates. Recommended is application to HUD for select program waivers, to preserve the HACB’s pre-Disaster Section 8 program size, and to help best respond to Disaster circumstances on behalf of the jurisdiction and the clients served.

Based on HACB’s Section 8 Administration plan and applicable regulations, recommended is a request to HUD for Section 8 program waivers per FR-6050-N-02, Attachment A: Relief from HUD Requirements Available to Public Housing Agencies During CY 2018 to Assist with Recovery and Relief Efforts on Behalf of Families Affected by Disasters, as follows:

M. 24 CFR 985.101(a) (Section 8 Management Assessment Program (SEMAP)). (Housing Voucher Management and Operations)

Agency requests a waiver of 24 CFR 985.101(a) so that SEMAP score from the previous year may be carried over. Agency has a fiscal year end of 9/30.

This waiver will benefit families affected by the disasters by enabling HACB staff to focus on relief and recovery efforts. This waiver is justified because HACB is focusing on emergency relocations, inspections, and a substantial number of emergency moves, all of which take priority over other SEMAP system indicators.

HACB is requesting this waiver, specifically regarding Indicator 13, “Lease-Up”, for the next three fiscal years (2019, 2020, and 2021) due to the unprecedented impact the Camp Fire has had on the HACB Section 8 Housing Choice Voucher program leasing numbers and the vacancy rates in Butte and Glenn County. HACB saw 318 Section 8 households

displaced by the disaster, 15% of its Section 8 program. The County lost 15% of its housing stock, in the Paradise area. An estimated 23,000 persons have relocated to neighboring cities in the County, Chico and Oroville principally, resulting in a hyper impacted rental market where Section 8 housing opportunity is severely challenged. HACB anticipates a minimum of three (3) years for area vacancy rates to return, along with “regular” order to the local housing market.

O. Waivers not identified in FR-6050-N-02.

Agency seeks waivers of the HUD requirements listed below. Included is documentation justifying the need for the waivers.

Baseline Calculation Waiver:

HACB is requesting a waiver from 24 CFR 982.102(d) “Determining the number of renewal units” in order to be funded (Section 8 Housing Assistance Payments and Administrative Fees) for the next three (3) fiscal years using the baseline levels from FY 2018. This is justified based on voucher utilization issues and lack of jurisdictional housing opportunity as outlined above.

Incoming Portable Vouchers:

The HACB Section 8 Housing Choice Voucher Administrative Plan states, “If a family has a right to lease a unit in the receiving PHA’s jurisdiction under portability, the receiving PHA must provide assistance for the family [24 CFR 982.355(10)]. HUD may determine in certain instances that a PHA is not required to accept incoming portable families, such as a PHA in a declared disaster area. However, the PHA must have approval in writing from HUD before refusing any incoming portable families [24 CFR 982.355(b)].”

Due to the severe loss of housing stock and associated acute housing shortage in HACB’s jurisdiction, priority for available housing should be for those families displaced by the Camp fire, including the approximately 318 Section 8 households who lost their homes in the Camp Fire. HACB is requesting that HUD grant a waiver that HACB be exempt from having to accept incoming “porting” Section 8 households.

Recommendation: Board motion to authorize HACB requests for HUD Section 8 program waivers as outlined above, addressing:

- 1) exemption from Section 8 program SEMAP scoring relating to leasing rates;*
- 2) maintenance of the program’s 2018 funding baseline for purposes of on-going funding;*
- 3) denial of incoming “porting” Section 8 voucher households.*

May 10, 2019

Housing Authority of the County of Butte, Butte County Affordable Housing Development Corporation, Banyard Management

Multi-family Property Insurance Analysis

In the wake of the Camp Fire Disaster, construction costs have increased substantially. Insured values must be adjusted to keep up with increased replacement costs. Properties are currently insured at an average valuation of \$135/sq ft. It is recommended the insured values be increased to a minimum of \$150/sq ft, and to as much as \$200/sq ft.

Entity	Prior	Current Recommendation	Notes:
AWI Prop Mgmt	\$ 120 /sq ft	\$ 131 /sq ft	Typical Multi-family
AWI Prop Mgmt	\$ 145 /sq ft	\$ 156 /sq ft	Senior Properties
HARRP JPA Ins	\$ 135 /sq ft to \$ 175 /sq ft	\$ 175 /sq ft to \$ 250 /sq ft	
Avrit Ins		\$ 165 /sq ft to \$ 265 /sq ft \$ 165 /sq ft to \$ 195 /sq ft	(\$150/sq ft minimum) recommended
RSC Prop Mgmt		\$ 137 /sq ft to \$ 195 /sq ft	(\$137/sq ft minimum)

HARRP and AHARP properties are now insured at an average value of **\$135/sq ft**.

Current **2018-2019 policy premium is \$94,840**. With no changes, 2019-2020 premium would be approximately **\$92,000**.

\$150/ sq ft = \$105,784, an increase of \$13,840/yr

\$175/ sq ft - \$116,296, an increase of \$24,296/yr

\$200/sq ft = \$126,809, an increase of \$34,809/yr

\$215/sq ft = \$133,116, an increase of \$41,116/yr

\$225/sq ft = \$137,321, an increase of \$45,321/yr



HOUSING AUTHORITY of the County of Butte

(530) 895-4474
FAX (530) 895-4459
TDD/TTY (800) 735-2929
(800) 564-2999 Butte County Only
WEBSITE: www.butte-housing.com
2039 Forest Avenue • Chico, CA 95928

May 7, 2019

Update to Camp Fire Disaster, Butte County, CA

Below is summary data for our Section 8 HCV program. Of the 318 Section 8 Housing Choice Voucher households displaced by the Camp Fire:

Table with 3 columns: Category, 05/07/2019, 04/30/2019. Rows include Successes (107), Left Program (23), Still searching (178), and Total (318 households).

There has been incremental change from last week regarding the status of the original 318 program participants displaced by the Camp Fire; five (5) households successfully moved into units in Butte County since the last report.

VA referrals remained static in this past week; we are working with the four (4) additional referred last week, bringing to a total nine (9) referrals made since the disaster. Two (2) of these households are housed, of the nine (9) referred.

We are continuing to issue vouchers to the Lease-in-Place and Displaced by Government Action (Camp Fire) preference families on our Section 8 Wait List.

The Section 8 Wait List was opened for a month for households displaced by the Camp Fire Disaster, closing April 30th at midnight. The Wait List was open for the entire month of April - 1,096 applications were received. These applications will be lottarized for placement on the Wait List.

The HACB has been working with federal and state officials to identify funding capacities to facilitate development of "shovel-ready" multi-family affordable housing projects in the area.

The HACB Board of Commissioners will be considering authorizations for application to HUD for Section 8 program Waiver Requests, to address impacts from the Disaster, at their next regular meeting.

Respectfully submitted,
Edward S. Mayer, Executive Director
(530) 895-4474 Ext. 215, edm@butte-housing.com



FEMA mobile homes arriving in Oroville

Chico Enterprise-Record, by Laura Urseny, April 25, 2019, 1:59 pm

OROVILLE — New FEMA emergency housing for Camp Fire victims is arriving in Butte County nearly daily as five manufactured housing sites are either under preparation or being filled with homes.

According to FEMA, 678 manufactured housing units, 12 accessible units and 61 travel trailers will be settling into Butte County at five different sites.

Already, manufactured homes are being delivered to what's called Rosewood on Mono Avenue in Oroville, destined for 40 units.

Eighty-two are planned for Hegan Lane at Aztec Drive; up to 140 at Orchardcrest on 10th Street in Thermalito, and 350 at the proposed industrial park in Gridley, off Highway 99.

Once the units are installed, they will be inspected by the county or cities, and then residents will be given the keys, according to FEMA public information officer Rebecca Kelly. At that time, they'll be shown how everything works, what the rules are, and what will be necessary for upkeep.

There are also trailers that are already occupied, including some in Butte, Glenn and Tehama counties, such as in existing state or county parks that accommodate trailers. Trailers are scattered throughout those three counties, as well as Mendocino, Sacramento, Shasta, Sutter and Yuba counties.

But the whole site needs to be finished before the manufactured units are occupied.

Some of the Camp Fire survivors living in area hotels and motels will be heading to these units, which is good news when an upcoming deadline is considered. On May 10, the temporary shelter assistance paperwork will expire and they'll have to move. Those in their own trailers at the Silver Dollar Fairgrounds are looking at an even earlier deadline, the end of April, set by agreement with the fairgrounds.

Casey Hatcher, Butte County's public information officer, says the May 10 deadline is being appealed, which Kelly said could be possible for those in hotels.

Residents are not going to be moved from the hotels and motels unless there is stable housing available for them, Kelly said.

Some of those living in temporary housing may also be moving back into their homes.

Lengthy process

Kelly noted that while some residents were in trailers several months ago, the process to get into more permanent — or long term — housing does take time.

“There was a shortage (of housing) to begin with, and then these circumstances made it worse.”

FEMA, she said, is not going to overrule local or county governments' processes, nor ignore community misgivings when discussing a possible site.

In Chico, another location in north Chico was examined, but ultimately abandoned because of public outcry.

Victims will have access to the housing for about 18 months from Nov. 12, 2018, which is when the federal disaster declaration was signed, until May 12, 2020. That deadline could be extended, depending on circumstances, Kelly said.

Numbers

While there are no hard and fast numbers regarding individuals in hotels or trailers, Kelly said FEMA estimates about 10 percent of the affected households, or about 1,300 households are being accommodated with temporary government housing that are not mobiles.

“We don’t know if there is one person or eight people in a household,” she said, mentioning confidentiality. Each person who registered with FEMA has been assigned a FEMA case manager, who checks in regularly — sometimes weekly — with each survivor. Survivors are also encouraged to contact their case manager should “anything” in their life change, Kelly said, from job status, mental health to housing accommodations.

“If someone has been living on a friend’s couch and the friend finally gets fed up and says they have to move, we need to know. We can then see how we can help them,” Kelly said.

Homes

All the manufactured housing units are new, made by a company called MLU. Kelly wasn’t sure what happens when residents move out of the units and into their own residences, if the units are sold or something else. However, she said FEMA removes the trailers and mobiles from their sites.

The manufactured homes are one to three bedrooms, with a kitchen and bathroom, and are fully furnished. There are units with accessibility features too.

Residents pay no rent, but do have to clean and take care of their residences, along with following rules. Pets are allowed. Washers and dryers are not included.

FEMA programs do not include food, but there is assistance through the state CalFresh program at 1-877-847-3663.

Help

Among the case managers’ responsibilities are to gauge how things are going with victims, Kelly said. They are encouraging, but they are also needing to see progress — so there is some nudging. Victims needs to show progress, whether it’s finding a job, finding day care for the kids, creating a plan for the future etc., Kelly noted.

Each of the group sites with manufactured housing or trailers has a case manager on site that can help with situations.

Other resources

A toll-free, disaster distress hotline number for mental health issues: 1-800-985-5990 is available 24/7.

People still can register with FEMA if their housing situation changes at 1-800-3362 or at www.disasterassistance.gov.

Butte County Recovers website www.buttecountyrecovers.org is updated with new information, FEMA , Cal Office of Emergency Services and Butte County information.

Laura Urseny is a business and general news reporter, as well as a columnist. Reach her at lurseny@chicoer.com or follow Laura on Twitter: @LauraUrseny

State: Chico's population grows by more than 19,000

Most growth from Camp Fire survivors

Chico Enterprise Record, by Laura Urseny, May 7, 2019, 10:50 pm

CHICO — Chico has the distinction of being California's fastest growing city, thanks in large part to the Camp Fire.

Last week, the state Department of Finance released the figures, with ***Chico having grown by 20.7 percent as of Jan. 1, 2019. The population as of the new year was 112,111, according to the state, up by an estimated 19,250 people from a year earlier.***

City Manager Mark Orme told the City Council Tuesday that it was “a huge relief” to actually have hard numbers rather than suppositions or assumptions.

Until this data was released by the state, Orme had been using a best-guess estimate of 10,000 to 15,000, as far as Camp Fire survivors living in Chico.

The state figure is an estimate, but also includes people moving into Chico for other reasons. The state came to those figures by gathering data from other government agencies, such as the Department of Motor Vehicles, as well as local and county government agencies.

The state also noted that the population of Oroville had increased as well, by 20.4 percent. Its population measured 18,091 on Jan. 1, 2018, and 21,773 on Jan. 1, 2019.

For Chico, that data put a face on the issue of housing, traffic, demand on sewer capacity, water use and other indications of a growing city.

City officials have said that the population and traffic impacts are more like those expected by 2030.

City finance manager Scott Dowell put another face on the Camp Fire impact during the council meeting, saying responding to the fire had cost the city more than \$1 million in staff and operational expenses.

“We're working to get reimbursement from the county, FEMA and Cal OES,” he told the council during a budget presentation on Tuesday. “We're not expecting to get 100 percent reimbursement.”

The Camp Fire also came up during budget revenue discussions, with Dowell telling the council that the city lost transient occupancy tax dollars, which are a city tax associated with hotel and motel stays. After a room is occupied more than 30 days, the transient occupancy tax is not assessed, meaning Chico lost those dollars.

However, Dowell noted local lodging businesses were noting room vacancies, which means the tax would again be assessed with a new room occupant.

As far as the outlook for sales tax revenue, which also has a Camp Fire component, Dowell said the city is expecting growth of 3 to 5 percent.

Housing issues were also part of the Camp Fire impact, with the council possibly talking about Assemblyman James Gallagher's proposed AB 430. However, the discussion was slated to occur after this publication's deadline.

The council was heading for a vote on an ordinance regarding emergency housing standards that would allow sleeping cabins, transportable housing units, tents and support facilities. Approval of the amended ordinance was still under discussion at deadline, but Councilor Scott Huber had made a motion for approval.

However, Councilor Sean Morgan asked when does the emergency status end, and that the ordinance could leave Chico with the substandard housing.

However Deputy Community Development Director Brendan Vieg noted the standards included in Chico's ordinance are recognized throughout the state, and this is not substandard housing.

Editorial: Six months after the Camp Fire, the burn continues

Chico Enterprise Record, by Editorial Board, May 9, 2019, 1:29 am

Wednesday was the six-month anniversary of the Camp Fire's race across Concow, Paradise and Magalia, and into Butte Creek Canyon.

You'd think after this much time the news would be increasingly positive, as the burned areas rebound and life heads back toward normal. But as the days roll by, problem after problem emerges for which there seems to be no answer.

A while back, there was the estimate that restoring the Paradise Irrigation District's water system could cost somewhere between \$50 million and \$300 million. No one knows where that money might come from.

Last week, the county's mosquito fighters reported there was no way they could control the population of disease-spreading insects breeding in abandoned swimming pools and other standing water in the burned area.

And now we have some estimates about how many people have settled into Chico in the past half year: more than 19,000. That's a 20 percent hike in the population virtually overnight. Oroville has seen a similar percentage increase.

You don't have to be very good at math to figure out 112,000 people are going to put a heavier demand on city services than 93,000 people, and yet there aren't the resources locally to increase those services. We need more police, more firefighters, more folks to fill the potholes, but we can't hire them or pay them with local tax revenues.

And there doesn't seem to be that kind of aid coming from the state and federal government either. The system in place directs funds to places that have had a disaster, but not to nearby places suffering the impacts of the disaster.

To Sacramento's and Washington's credit, there has never been a fire disaster like the Camp Fire, where a whole town was burned out, and all the residents (more or less) moved into an adjacent town. This is new territory, but government doesn't seem to be doing a very good job of adapting to the new reality.

Locally, we're doing what we can, and the signs are encouraging. Community-building events like Gold Nugget Days are returning. The efforts to get the football stadium at Paradise High School in shape for graduation in June is the kind of thing that warms the heart.

Paradise and the county are trying to make it as easy as possible for people to rebuild and go home. Building permits have been issued and nails are being driven.

There are just short of a thousand families waiting for spots in Federal Emergency Management Agency trailer parks, but only one — with 40 spots — is close to opening. The big projects in Gridley and off Hegan Lane in south Chico won't be open until July. There are still more than 200 people displaced by the fire who are living in motels; and those motels are scattered across several states.

OK, the fire's damage was unprecedented. That's not an excuse, but rather a challenge for the federal and state governments to step up their game. We can't do it ourselves. We need an increased effort from bigger governments, with bigger budgets.

It's not happening yet. We hope our representatives in Washington and Sacramento recognize that and apply what pressure they can to get the kinds of new solutions we need.

6 months since Camp Fire: More than 600,000 tons of debris gone from burn area

Phase II clean up by the numbers

Chico Enterprise Record, by Laura Urseny, May 9, 2019, 2:34 am

PARADISE — More than three months into the second phase of Camp Fire clean up, more than 300 properties have gone through the entire government-paid process.

According to CalRecycle, which manages and oversees the clean up contractors, more than 672,000 tons of debris have been taken from areas burned by the Camp Fire, marking the six-month anniversary.

On Wednesday, the town of Paradise marked the half-year anniversary with news that more than 2,000 properties are cleared of debris, 20 building permits have been issued, and 60 building permits are in plan check.

Paradise also noted that 297 properties have been certified “clean” by the county.

Government removal

More than 600,000 tons of debris are gone from Paradise, under the government-paid clean up process, and that number does not include the privately hired contractors. Properties are in different stages of progress, from sites being assessed to final inspection.

In Butte County, roughly 140 crews are at work in the government program, clearing an average of 100 properties per day. Crews work six days a week. The number of crews will increase to 160 next week, according to the town of Paradise.

Phase 1 cleaning up household hazardous waste started Dec. 3, and Phase 2 with ash, metal and concrete debris clean up started Jan. 28.

CalRecycle Director Scott Smithline said in a statement, “Wildfire debris removal crews are making extraordinary progress clearing remnants of these unprecedented disasters and putting these communities in a position to rebuild.”

In addition to Butte County, the state is monitoring clean up efforts with the Woolsey and Hill fires in southern California.

As to the numbers related to the government program in Butte County, as of May 7:

- 10,724 participating properties
- 9,265 sites assessed
- 7,388 asbestos surveys completed
- 2,511 debris removal completed
- 828 soil sample results approved
- 352 erosion control completed
- 304 final inspection completed

CalRecycle also summarized the type of debris and amounts being removed in Phase II, as of May 7. That included 554,929 tons of ash, debris and soil; 127,482 tons of concrete; 11,066 tons of metal; and 108,771 tons of contaminated soil.

Statewide, the total weight of debris removed is 994,691 tons under the government program.

Private contractors

According to Butte County, the alternative program with privately paid contractors reported on May 1:

- 1,364 alternative work plans received
- 212 plans in review
- 1,109 plans approved
- 269 final reports submitted
- 69 final reports in review
- 200 final reports approved

Also on Wednesday, members of the California Board of Forestry and Fire Protection toured the Paradise ridge. Members were observing the devastation, along with the reconstruction needs of the communities. Board members also reviewed fuel breaks in high-risk areas, and talked to survivors and stakeholders.

“Rather than react to individual wildfires, the board is analyzing the feasibility of a robust statewide regulation focused on allowing the removal of trees in close proximity to structures that were damaged in impacted communities where reconstruction is necessary,” according to a board press release.

Insurance

The California Department of Insurance issued a claims update Wednesday linked to the Camp Fire.

The amount of direct incurred losses amounted to \$8,473,363,059. The state noted there were 28,118 total number of claims, and 12,047 claims reflecting a total loss.

The state reported 18,533 claims of residential property, of which 11,646 were total losses, from homeowners, condo owners, mobile home owners, renters and others.

Laura Urseny is a business and general news reporter, as well as a columnist. Reach her at lurseny@chicoer.com or follow Laura on Twitter: @LauraUrseny

Economist: Camp Fire recovery is full of unknowns

Chico Enterprise-Record, by Laura Urseny, May 10, 2019 at 4:00 am

CHICO — Don't wait. Get active planning, advocating. Look out for businesses and the workforce. Expect the unexpected when emotion takes its toll on survivors.

Boiled down, those are just a few of the drops of wisdom economist Robert Eyler planted Thursday during a "what's next" program in post-Camp Fire Butte County.

Eyler tapped insight gained from other north state wildfires that could help Butte County make progress. But if there's a bottom line, it's that a lot can and will change over the next few months and even years.

Among the questions that no officials can answer is how many people will go back to their burned out parcels, who will stay in Butte County but live in another place, and when the roller coaster of revenue stabilizes, Eyler told several hundred at the Chico Community Center.

A resident of Sonoma and economics professor at Sonoma State University, Eyler lived through the North Bay fires that hit the Napa and Sonoma areas in October 2017 and observed what happened in Redding with the Carr Fire in July 2018.

He noted neither the multiple North Bay fires — which damaged 8,900 buildings and killed 44 — nor the Carr fire — which destroyed 1,600 buildings and killed eight — was as damaging as the Camp Fire, with fewer fatalities, fewer buildings burned and quicker recoveries.

But none of those fires destroyed an entire town like the Camp Fire did in Paradise, also taking parts of Concow, Yankee Hill, Magalia and Butte Creek Canyon.

Eyler left the several ideas with those who attended the conference sponsored by the North State Planning and Development Collective at Chico State University.

1. Rebuild beyond the loss. Don't rebuild the number of houses lost. Look to build more, to expand.
2. Include the positive. It's easy to focus on the negative because there is so much, but make sure to acknowledge good news. Include the message of hope.
3. Start planning as soon as possible. Advocate. Don't sit back and wait. Go to Sacramento, to Washington, Advocate, bang the drum, demand help.
4. Retain and expand the workforce. How can communities and leaders help businesses and employers with their work forces. Communities need to ask businesses. Businesses need to ask their employees what they need.

Eyler offered a variety of snippets, gathered from the months after the other fires.

Tourism — Not only will the area lose transient occupancy tax until survivors find non-lodging housing, but tourism dollars can dwindle as visits stay away. That also means that tourism jobs may disappear, and tourism related businesses lose money.

Workforce: Businesses should try to do everything possible to determine what help their employees need. Employees who have lost their home and maybe family will go through different healing cycles at different rates. Or the shock could be delayed by months and then hit hard. Programs that deal with mental health issues are available in Butte County.

Planning: Eyler gave Paradise a compliment for the jump start on visioning and planning, which was helped along by contributions by Sierra Nevada Brewing Co. and the North Valley Community Foundation.

Housing: The outlook for housing in Butte County is grave, even though disaster recovery housing through FEMA is starting to show up. Builders will have difficulty committing when they don't know who's coming back. However, there was speculative residential construction in other wildfires, he said, but not much.

Relocation: Residents displaced likely won't move elsewhere in California, without support from relatives, because of the higher cost of living, but they will move outside the state because of lesser costs.

Personal decisions: Rebuilding in the North Bay was more organized, primarily done by a few developers who pushed ahead with construction, while in Butte County, the decisions are being made individually by 20,000 people, whether or not to rebuild.

Emotional damage: Residents of burned areas may have their homes, with no property damage, but the shock of the fire can cause enough disruption that they will leave. Trying to estimate those who will leave is impossible, Eyler said.

Renters: Those who rented are most vulnerable because they don't have insurance value coming in; may have been living on a shoestring; and, while they have benefited from emergency assistance, will likely not find permanent housing in this area.

Population: While Eyler sees Butte County's population numbers staying stable, he suggests who lives in Butte County and in the burned area is likely to be different than now. There could be more retirees, younger workers, returnees or newcomers. Other locations have seen construction of higher end, more expensive housing after wildfires to suit the new residents.

City revenue: It's hard for communities to estimate what their finances will be like following federal and state aid. Sales tax could be stable, although there can be spikes because of nonroutine or emotional behavior, like going out to dinner more or buying furniture, vehicles or houses because of insurance payments.

"It's like a wild vacation, how they're spending."

Economic development: Can cities or organizations like chambers help their businesses endure this time, promoting the area so that recruiting or retaining employees is easier? It can also be an opportunity for local businesses, such as those in construction, retail or supplies.

Redding: Eyler cautioned, "Don't forget that the Carr Fire happened. Redding is part of the equation here in Butte County." Eyler recommended a regional approach among communities.

"This area is not going to absorb the blow. The whole region will be impacted."

Told that government aid agencies were helping Paradise as the disaster zone, but not Chico, Eyler told this publication that all the communities need to work together, possibly in a fund-sharing capacity. Having Paradise, Chico, Oroville and the other communities show that each is recognizing the others' need for help — and the willingness to share funding — could make a better state or federal case for more aid.

Laura Urseny is a business and general news reporter, as well as a columnist. Reach her at lurseny@chicoer.com or follow Laura on Twitter: @LauraUrseny

Shasta Lake Veterans Village Chico, Ca



The Chico Veterans Village will serve Veterans and families with income between 30 – 50% AMI. The project is 3 two story walk-up buildings, a 3500 square foot community center with a total of 52 units. 51 units PSH and 1 managers unit. Mix of 44 one-bedroom and 8 two-bedroom units. Project is on 2.5 acres. Activity spaces include a lounge, computer room, laundry room. Multiple VRC office spaces and waiting area to provide a wide range of services to veterans. Site specifically selected right next to new VA clinic.

<i>Potential funding Executions</i>	<i>VHHP*</i>	<i>Tax Credit</i>	<i>Home Depot/AHP</i>	<i>Deferred Developer fee</i>	<i>Perm Loan</i>	<i>GAP funding</i>	<i>Total Cost</i>
4% Tax Credit/Bond VHHP	\$8,765,571	\$7,776,877	\$1,020,000	\$55,000	\$280,000	\$8,191,993	\$26,589,441
9% Tax Credit**/VHHP	\$4,605,571	\$15,044,455	\$1,020,000	\$55,000	\$280,000	\$5,643,315***	\$26,648,342

Current Project Status: Shovel ready but for three items – 1. VHHP funding not secured. Requested special allocation due to CAMP fire from HCD. No response yet. 2. GAP funding not yet secured. 3. **Current owner of land will not extend the ENA past June. Owner is requesting \$200,000.00 down payment to extend ENA.**

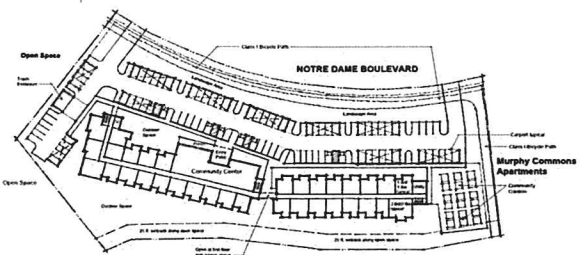
*VHHP funding NOFA Aug 19/Award 1st Qtr. 2020. Funding is competitive.

** 9% Tax Credits are competitive. Tiebreaker at 52.54% is competitive.

*** 9% gap reflects a reduction of tax credits to improve competitiveness and likelihood of allocation.

Contact: Brad Long

Project Developer VHDC. Blong@vetsresource.org 530-355-2818

	Project Name	Creekside Place (conceptual image attached)
Project Location	Intersection of Notre Dame Blvd. and Humboldt Ave. Parcel is located across from Hank Marsh Junior High and adjacent to Murphy Commons Apartments (affordable family housing)	
Project Description	<p>Creekside Place will have 101 units of affordable housing serving seniors 62 years and older. One unit will house the resident manager and 15 of the 100 assisted units will house seniors with mental illness who are homeless, at risk of homelessness, or chronically homeless.</p> <p>This project will serve households between 30-50% of area median income for Chico; the majority of households served will be at 30% of AMI. CHIP will apply for Project Based Section 8 Vouchers for 100 units which would be a significant benefit as many will be on fixed incomes. Market demand for one- and two-bedroom units for this population is high and we suspect that after the Camp Fire, the need for senior housing has grown.</p> <p>An on-site laundry room, community center, computer lab, community garden and outdoor pet park are planned. Resident Services and supportive services from Butte County Behavioral Health will be offered on-site.</p> <p>This development is in partnership with other local agencies including the City of Chico, Housing Authority of Butte County, and Butte County Behavioral Health; other local lenders are anticipated as well.</p>	
Estimated Total Development Cost	This project is in the pre-development stages and the final funding sources have not been determined. The estimated total development cost as of 5/19 is \$37,965,702. The following financing sources are being contemplated or have been secured: 4% or 9% tax credits, HOME, CDBG, Federal Home Loan Bank, No Place Like Home, special grant funding from Tri Counties Bank, Project Based Section 8 Vouchers, and the Butte Strong Fund.	
Challenges and Obstacles	<p>The vacancy rate in Chico before the Camp Fire was between 1-2%. Post Camp Fire, Chico has absorbed about 19,000 new residents. We need to accelerate the development of affordable housing to ease the housing crisis that existed in Butte County before and now after the Camp Fire. Our goal is to secure all of our other financing before applying for tax credits in the first quarter of 2020. We were just notified that we lost one source of financing that was \$570,000.</p> <p>Construction costs are rising, skilled labor is limited, and the budget will need to reflect the costs related to the new building codes that will come into effect in 2020.</p>	
Needed Gap Financing	Based on estimated total development costs, the financing gap is between \$6,800,000 - \$17,770,000. We welcome all sizes of financing opportunities and prefer grants and/or deferred loans, but we consider all proposals presented.	
Project Contact Person	Kris Zappettini, Director of Rental Housing 530-893-6118 kzap@chiphousing.org	
Organization	Community Housing Improvement Program, Inc. (CHIP) 1001 Willow Street, Chico, CA 95926	

May 10, 2019

Memo

To: Board of Commissioners
From: Ed Mayer, Executive Director
Subject: Strategic Asset Plan

HACB has kicked off its Strategic Asset Plan efforts. Using our Joint-Powers-Authority (JPA) vehicle, California Affordable Housing Agency (CalAHA), the HACB has established a \$20,000 contract with Brawner & Company, Seattle, to evaluate HACB's non-HUD, non-USDA portfolio. The problem statement follows:

The Housing Authority of the County of Butte (HACB) seek to analyze a select portfolio of its properties to determine how to optimize the portfolio's potential with regard to financing, operational sustainability, leverage, and mission sensitivity. The properties to be evaluated include the HACB's bond-financed portfolio, three (3) tax-credit regulated properties, and "other", non-regulated property. These properties have been constructed or acquired over many years, starting in the early 1990's and extending through the new millennium. The HACB seeks to optimize the potential of these properties, both individually and collectively, using individually- and collectively-considered work plans to bring coherence to the portfolio. Each of the properties to be evaluated can be held or sold, and can be re-financed individually, or in multiples.

Brawner and Company regularly performs this kind of work on behalf of housing authorities in the Pacific Northwest. Their work involves assessment of properties from physical and financial perspectives, and includes physical needs assessment, property valuation, and application of mission-sensitive financing strategies.

Our properties will see site inspections on June 3rd and 4th. We anticipate delivery of first-iteration portfolio options shortly thereafter, which will be brought to the Board for comment and direction.

Of particular interest is the 107-unit senior property, 1200 Park Avenue Apartments, in Chico. The project is coming up on its 15-year mark, an important milestone in any tax-credit financed property. Negotiations must begin in earnest with the Limited Partner to financially re-structure the property. To this specific end, HACB has retained Real Estate Development Services (REDS), Fresno to provide guidance. REDS is a consulting arm of Affordable Housing Development Corporation (AHDC), the firm that was retained by the Housing Authority to develop the property initially, so they are intimately familiar with the property and have good working relations with HACB staff. (AHDC also developed Harvest Park Apts, Chico.) In addition, they have extensive experience negotiating Partnership exits with this particular Limited Partner, Alden Torch.mary

May 5, 2019

MEMO

To: HACB Board of Commissioners
From: Ed Mayer, Executive Director
Subject: Assembly Bill 430 – Letter of Support

At the regular meeting of the Board last month, Commissioner Pittman introduced the subject of HACB support in response to Assemblyman Gallagher's proposed Assembly Bill 430. The bill seeks to streamline environmental considerations for disaster-impacted communities, regarding the planning and permitting processes for property development work. It is HACB's understanding that both the Cities of Oroville and Gridley have endorsed the bill, while the City of Chico is still processing its response, as of yet coherent or supportive. The City of Chico has called for a special meeting of the City Council to consider response.

Staff will provide a brief, draft letter for Board consideration at this month's meeting. The letter will likely take the tact that, in general, the HACB supports efforts to address the State and local regulatory morass that has resulted in systemic inability to provide sufficient housing opportunity, much less sufficient affordable housing opportunity, equitably, to all citizenry of California. The letter may well be couched to accommodate the City of Chico's stance, should such stance emerge in the next week.

MEASLES

IN BUTTE COUNTY

Measles can be dangerous, especially for: babies, young children, pregnant women, people with weakened immune systems and people who are not vaccinated.

MEASLES SYMPTOMS TYPICALLY INCLUDE

Before visiting a clinic or healthcare provider, **CALL FIRST** to prevent exposing others to the measles.

- High Fever
- Cough
- Runny Nose
- Red, watery eyes
- Rash break-out 3-5 days after symptoms begin



PREVENT MEASLES

Protect yourself, your family and your community from measles by making sure you get the **measles-mumps-rubella (MMR) vaccine**.

**GET YOUR
MMR
VACCINE
HERE!**



Learn more:

[ButteCounty.net/ph/Measles](https://www.buttecounty.net/ph/Measles)



Conference Details

MAY 20 – 21, 2019

SHERATON PARK HOTEL AT
THE ANAHEIM RESORT

1855 South Harbor Blvd.
Anaheim, CA 92802

Fees

Registration Type	Cost
PSWRC Member Admission	\$285.00
Non-Member Admission	\$360.00
Commissioner Fundamentals Training Admission	\$450.00
Monday Only Admission	\$195.00
Tuesday Only Admission	\$135.00
NAHRO Certifications	\$175.00
Post-Conference Anaheim Community Development Tour	\$28.00 (w/ registration)

***Registration admissions include breakfast & lunch on 5/20 AND breakfast on 5/21*

Early-Bird pricing ends 4/2/19

Please join PSWRC-NAHRO for our 1.5-day conference in Anaheim, CA!

This conference has something in store for all staff/commissioners and will cover topics from all aspects of affordable housing including:

- Business Continuity & Disaster Recovery
- Focus on Advocacy
- RAD: Reconsidering the New Rules
- FSS Composite Score: Best Practices Under New Scoring
- Affordable & Supportive Housing – Leveraging the Power of Partnerships
- Opportunity Zones & the Intersection with Affordable Housing
- HUD’s HCV Forecasting & Payment Standard Tool Training
- Save Money, Reduce Unfunded Liabilities, & Demonstrate More Prudent Financial Management
- Lean Thinking in Public Housing: How PHAs Can Do More with Less
- Hearing Officer Training: Conducting Fair Hearings

PLUS so many other conference sessions, a post-conference community revitalization tour of Anaheim, & post-conference opportunities to become **NAHRO** certified!

Register Today

HOTEL ACCOMMODATIONS

Here’s all the information you’ll need about the Sheraton Park Hotel at the Anaheim Resort. **Book your room today while space is still available** through Friday, April 26, 2019 or (while supply lasts) at our group room rate which is just \$175/night for a standard room!

Need more information? Contact Jori Solomon at jsolomon@nahro.org or at (202)580-7210