

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

**MEETING AGENDA**

January 18, 2024  
2:00 p.m.

*Due to COVID-19 and California State Assembly Bill 361 that amends the Ralph M. Brown Act to include new authorization for remote meetings, including remote public comment for all local agencies. California State Assembly Bill 361 extends the provision of Governor Newsom's Executive Order N-29-20 and N-35-20 until January 2024. The meeting will be a hybrid meeting both in person at this Housing Authority office and remotely. Members of the Board of Commissioners and HACB staff will be participating either in person or remotely. The Board of Commissioners welcomes and encourages public participation in the Board meetings either in person or remotely from a safe location.*

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

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Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/913695413>

You can also dial in using your phone.

Access Code:

913-695-413

United States (Toll Free):

[1 877 309 2073](tel:18773092073)

United States:

[+1 \(646\) 749-3129](tel:+16467493129)

If you have any trouble accessing the meeting agenda, or attachments; or if you are disabled and need special assistance to participate in this meeting, please email [marysolp@butte-housing.com](mailto:marysolp@butte-housing.com) or call 530-895-4474 x.210.

Notification at least 24 hours prior to the meeting will enable the Housing Authority to make a reasonable attempt to assist you.

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NEXT RESOLUTION NO. 4915

**ITEMS OF BUSINESS**

**1. ROLL CALL**

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2. AGENDA AMENDMENTS

3. CONSENT CALENDAR

3.1 Minutes for the meeting of December 21, 2023

3.2 Checks written for:

3.2.1	Accounts Payable (General) –	\$428,846.31
3.2.2	Landlords –	\$1,760,821.62
3.2.3	Payroll –	\$149,920.37

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 HACB Owned Properties

3.11 Tax Credit Properties

3.12 Family Self Sufficiency

3.13 Rental Assistance Programs

3.14 News Articles

3.14.1 “Housing complex going up at motel site”, Ed Booth, *Chico Enterprise Record*, December 28, 2023

4. CORRESPONDENCE

4.1 “IRS issues standard mileage rates for 2024” IRS, December 14, 2023

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Gridley Farm Labor Housing – Recognition of Samantha Navarro, Winner of National NAHRO “What Home Means to Me” poster contest.

Recommendation:

Resolution No. 4915

- 5.2 Disaster Recovery – Funding Analysis: Public Dollars towards Housing.

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

11. EXECUTIVE SESSION

- 11.1 Pursuant to California Government Code 54954: Public Employment: Executive Director

Title: Executive Director Recruitment

12. COMMISSIONERS’ CALENDAR

- **2024 NorCal/Nevada NAHRO Conference – Navigating the Future: Commissioner Training, January 21, 2024; General Conference, January 21-23, 2024.**
- **Next Meeting – February 15, 2024**

13. ADJOURNMENT

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

**MEETING MINUTES OF December 21, 2023**

*The meeting was conducted via teleconference, web-conference and in person, as noticed.*

Board Chair Pittman called the meeting of the Housing Authority of the County of Butte to order at 2:21 p.m.

1. ROLL CALL

Present for the Commissioners: Charles Alford, Darlene Fredericks, David Pittman, and Sarah Richter: all attended in person with the exception of Darlene Fredericks, who attended by means of web-conference.

Present for the Staff: Ed Mayer, Executive Director; Larry Guanzon, Deputy Executive Director; Hope Stone, Finance Director; Marysol Perez, Executive Assistant; and Taylor Gonzalez, Project Manager; all attended in person.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

Executive Director Mayer pointed out a couple of consent calendar items: 3.4.1 The Foundation, Chico, leasing flyer; 3.4.2 State of California Senate Certificate of Recognition, which was presented at the North Creek Crossing Grand Opening Ceremony on December 12<sup>th</sup>, 2023; 3.9.1 What Home Means to Me Poster Contest Winner announcement, once again GFLH Mi Casa program produced a poster contest winner, Samantha Navarro, age 9, Samantha will be recognized for her achievement at the January 2024 HACB Board of Commissioners meeting; and lastly, 3.14.1 North Creek Crossings now fully occupied, Chico ER article about the completion of North Creek Crossings I and II.

Commissioner Ober moved that the Consent Calendar be accepted as presented, Commissioner Richter seconded. The vote in favor was unanimous.

4. CORRESPONDENCE

None.

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5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 HACB Audit – The HACB FY2022 Audit report was presented for acceptance. The Audit was due June 30<sup>th</sup>, 2023 but was delayed due to multiple factors including; transition to new auditing firm, enterprise software conversion (YARDI), and HACB internal accounting department restructuring, including a new CFO. This was the first time the HACB Audit was been delivered late. The auditor’s comments regarding the audit have related to internal controls associated with the transitions, but there were no compliance findings or questioned costs.

**\*MOTION\***

Commissioner Richter moved the HACB FY2022 Audit report be accepted as presented. Commissioner Ober seconded. The vote in favor was unanimous.

- 5.2 Personnel – CalPERS requires that earnable compensation be duly approved and adopted by the governing body of the Housing Authority of the County of Butte, such information is to be accessible and available for public review.

**\*RESOLUTION NO. 4914\***

Commissioner Ober moved that Resolution No. 4914 be adopted by reading of title only: “RESOLUTION ADOPTING PUBLICALLY AVAILABLE PAY SCHEDULE FOR THE HOUSING AUTHORITY OF THE COUNTY OF BUTTE”. Commissioner Richter seconded. The vote in favor was unanimous.

6. MEETING OPEN FOR PUBLIC DISCUSSION

The HACB was approached by Brandon Slater, President of Chico Chamber of Commerce, about participation by Executive Director Mayer on a telecast panel discussing the Valley’s Edge Subdivision, subject to a voter referendum, and use of the HACB’s Training Room to stage the webcast. The Board of Commissioners agreed to not have the telecast sourced from the HACB, given HACB’s policy of neutrality.

7. MATTERS CONTINUED FOR DISCUSSION

None

8. SPECIAL REPORTS

None.

9. REPORTS FROM COMMISSIONERS

Chair Pittman briefly shared code enforcement activity in Oroville in addressing abandoned homes and unmaintained properties.

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10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

Adjourned: 2:58 pm  
Reconvened: 3:40 pm

All persons identified in the meeting Roll Call was in attendance.

- 11.1 Government Code 54956.8: Conference with Real Estate Negotiator – Direction was provided to staff regarding the donation of authority-owned single-family home located at 1744 Laurel Street to New Beginning Housing Foundation.

Executive Director Mayer and Commissioners were in attendance.

- 11.2 Government Code 54957: Executive Director – Direction was given regarding Executive Director recruitment process.

12. COMMISSIONERS' CALENDAR

- **Next Meeting – January 18, 2024**

13. ADJOURNMENT

Commissioner Ober moved that the meeting be adjourned. Commissioner Richter seconded. The meeting was adjourned at 3:41 p.m.

Dated: December 21, 2023.

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David Pittman, Board Chair

ATTEST:

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Edward S. Mayer, Secretary

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**Housing Authority of the County of Butte  
HACB Business Activities Account  
AP Check Register**

Check Date	Check #	Vendor	Total Amount
12/12/2023	3001	v0000007 - CITY OF CHICO (22332)	-131.68
12/7/2023	3123	v0000011 - California Water Service - Chico	98.07
12/7/2023	3124	v0000017 - EAGLE SECURITY SYSTEMS	235.76
12/7/2023	3125	v0000121 - United States Postal Service (CMRS-FP)	2,500.00
12/7/2023	3126	v0000149 - Susana Torres-Agustin	217.00
12/7/2023	3127	v0000155 - Susanne Kemp	56.93
12/7/2023	3128	v0000241 - WASTE MANAGEMENT	439.75
12/7/2023	3129	v0000295 - Platt Electric Supply	146.75
12/7/2023	3130	v0000316 - Slakey Brothers, Inc.	11.25
12/7/2023	3131	v0000357 - Yuba City	1,414.00
12/7/2023	3132	v0000380 - Staples Business Credit	1,026.18
12/7/2023	3133	v0000402 - US Bank	541.81
12/7/2023	3134	v0000425 - Climate & Energy Solutions	599.00
12/7/2023	3135	v0000430 - HARRP	20.00
12/7/2023	3136	v0000459 - E Center	153.64
12/7/2023	3137	v0000474 - Advanced Document	149.52
12/7/2023	3138	v0000554 - GreatAmerica Financial Services	156.97
12/7/2023	3139	v0000599 - Access Information Holdings, LLC.	65.38
12/7/2023	3140	v0000769 - Douglas DeSoto	164.90
12/7/2023	3141	v0000769 - Douglas DeSoto	174.90
12/7/2023	3142	v0000773 - Clean Master	1,625.00
12/7/2023	3143	v0000829 - Armed Guard Private Security, Inc	47.53
12/7/2023	3144	v0000863 - Nor-Cal Landscape Maintenance dba	69.72
12/7/2023	3145	v0000886 - Candelario Ace Hardware dba	214.48
12/7/2023	3146	v0000897 - Gridley Farm Labor Housing	699.81
12/7/2023	3147	v0004479 - Netsys Systems, Inc.	3,290.00
12/7/2023	3148	v0004526 - VSP Vision Care	525.95
12/7/2023	3149	v0004543 - Joseph Young	803.60
12/7/2023	3150	v0004614 - City of Chico (Sewer)	84.65
12/7/2023	3151	v0004655 - Housing and Development Law Institute	1,325.00
12/7/2023	3152	v0004656 - Avrit Insurance Agency, Inc.	21,170.00
12/12/2023	3153	v0004665 - Maria Montez	576.93
12/21/2023	3154	v0000004 - CHWCA	24,876.00
12/21/2023	3155	v0000007 - CITY OF CHICO (22332)	174.68
12/21/2023	3156	v0000015 - A-1 Appliance	908.32
12/21/2023	3157	v0000031 - PG&E	29.06
12/21/2023	3158	v0000031 - PG&E	889.19
12/21/2023	3159	v0000031 - PG&E	450.88
12/21/2023	3160	v0000031 - PG&E	4,486.44
12/21/2023	3161	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	23.18
12/21/2023	3162	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	35.86
12/21/2023	3163	v0000040 - Gregory P. Einhorn	220.00
12/21/2023	3164	v0000057 - OPER. ENG. LOCAL #3	900.00
12/21/2023	3165	v0000085 - LES SCHWAB TIRES	499.18
12/21/2023	3166	v0000108 - AT&T	10.72
12/21/2023	3167	v0000140 - COMCAST CABLE	1,033.39
12/21/2023	3168	v0000155 - Susanne Kemp	56.93
12/21/2023	3169	v0000203 - LOWE'S	510.25
12/21/2023	3170	v0000229 - InterWest Insurance Services, LLC	550.00
12/21/2023	3171	v0000267 - OFFICE DEPOT INC	66.92
12/21/2023	3172	v0000276 - Scrubbs, Inc.	32.00
12/21/2023	3173	v0000304 - Butte-Glenn Community College District	700.00
12/21/2023	3174	v0000312 - Unum Life Insurance Company	377.47
12/21/2023	3175	v0000316 - Slakey Brothers, Inc.	80.44
12/21/2023	3176	v0000357 - Yuba City	102.00

12/21/2023	3177	v0000361 - Awards Company	201.72
12/21/2023	3178	v0000402 - US Bank	178.10
12/21/2023	3179	v0000450 - McClelland Air Conditioning, Inc.	6,495.00
12/21/2023	3180	v0000469 - Thermalito Irrigation	42.40
12/21/2023	3181	v0000589 - Floors by Ray	654.00
12/21/2023	3182	v0000631 - Hignell, Inc. dba Experts in Your Home	32,525.07
12/21/2023	3183	v0000680 - MAINTENANCE PLUS	16,351.50
12/21/2023	3184	v0000723 - Basis Architecture & Consulting, Inc.	19,124.00
12/21/2023	3185	v0000732 - WCP Solutions	119.40
12/21/2023	3186	v0000763 - METAGRAPHICS	227.58
12/21/2023	3187	v0000806 - Cypress Dental Administrators	681.11
12/21/2023	3188	v0000807 - David Pittman	50.00
12/21/2023	3189	v0000821 - Golden State Risk Management Authority	9,690.00
12/21/2023	3190	v0000845 - HMR Architects, Inc.	13,515.00
12/21/2023	3191	v0000859 - Richard H. Ober	50.00
12/21/2023	3192	v0000866 - Charles Alford	50.00
12/21/2023	3193	v0000882 - RSC Associates, Inc	1,209.32
12/21/2023	3194	v0000888 - Sarah Richter	50.00
12/21/2023	3195	v0004526 - VSP Vision Care	147.76
12/21/2023	3196	v0004557 - Darlene D. Fredericks	50.00
12/21/2023	3197	v0004667 - NV5, Inc.	829.00
12/21/2023	3198	v0000888 - Sarah Richter	50.00
12/21/2023	3199	v0000888 - Sarah Richter	50.00
12/21/2023	3200	v0000888 - Sarah Richter	50.00
12/1/2023	100126	v0001443 - Francis	1,216.00
12/1/2023	100127	v0001669 - Sierra Pacific Management Company Inc	454.00
12/1/2023	100128	V0001729 - The Conference Claimants Endowment Board	1,255.00
12/1/2023	100129	v0002183 - Chico Pacific Associates	739.00
12/1/2023	100130	v0003020 - Palo Verde Apartments LLC	1,025.00
12/1/2023	100131	v0003175 - Menlo Pointe LP	1,064.00
12/1/2023	100132	v0003197 - Chico Harvest Park LP	868.00
12/1/2023	100133	V0003856 - Campos Properties Limited Partnership	1,500.00
12/1/2023	100134	v0003988 - Elle Property Management Solutions	200.00
12/1/2023	100135	v0004254 - Lava Ridge Apartments	1,441.00
12/1/2023	100136	v0004575 - North Creek Crossings	859.00
12/1/2023	100137	v0004607 - Joseph Baker	704.00
12/7/2023	100138	v0004563 - Novogradac & Company LLP	11,643.00
12/15/2023	113023	v0000799 - Benefit Resource, Inc.	150.00
12/1/2023	120123	v0000181 - Empower	1,495.00



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12/15/2023	121523	v0000181 - Empower	1,545.00
12/15/2023	121523	v0004576 - Aflac	494.70
12/18/2023	121523	v0004576 - Aflac	-494.70
12/29/2023	122923	v0000181 - Empower	1,545.00
12/13/2023	2525247	v0000059 - CalPERS	13,274.65
12/13/2023	2525248	v0000059 - CalPERS	6,388.65
12/13/2023	2525249	v0000059 - CalPERS	240.00
12/7/2023	12072023	v0000088 - The Home Depot Credit Services	47.39
12/20/2023	12202023	v0000439 - Umpqua Bank	5,486.42
12/4/2023	20231204	v0000806 - Cypress Dental Administrators	3,001.20
			<b>234,017.98</b>

**Housing Authority of the County of Butte  
HACB S8 Admin Account  
AP Check Register**

<b>Check Date</b>	<b>Check #</b>	<b>Vendor</b>	<b>Total Amount</b>
12/7/2023	100	v0001443 - Francis	2,000.00
12/7/2023	101	v0003771 - Templeton	1,000.00
12/7/2023	102	v0004631 - Tonea Senior LP	1,773.00
12/21/2023	103	v0003988 - Elle Property Management Solutions	500.00
12/12/2023	2001	v0000007 - CITY OF CHICO (22332)	-135.85
12/7/2023	2056	v0000017 - EAGLE SECURITY SYSTEMS	261.76
12/7/2023	2057	v0000192 - Nan McKay & Associates, Inc.	37.50
12/7/2023	2058	v0000240 - CIC	3,297.40
12/7/2023	2059	v0000267 - OFFICE DEPOT INC	155.86
12/7/2023	2060	v0000380 - Staples Business Credit	322.96
12/7/2023	2061	v0000402 - US Bank	165.10
12/7/2023	2062	v0000428 - Adecco Employment Services	3,256.10
12/7/2023	2063	v0000474 - Advanced Document	50.81
12/7/2023	2064	v0000599 - Access Information Holdings, LLC.	65.42
12/7/2023	2065	v0000829 - Armed Guard Private Security, Inc	138.45
12/7/2023	2066	v0000863 - Nor-Cal Landscape Maintenance dba	203.06
12/7/2023	2067	v0004479 - Netsys Systems, Inc.	770.00
12/21/2023	2068	v0000007 - CITY OF CHICO (22332)	178.85
12/21/2023	2069	v0000040 - Gregory P. Einhorn	380.00
12/21/2023	2070	v0000082 - ENTERPRISE-RECORD	1,165.53
12/21/2023	2071	v0000108 - AT&T	57.19
12/21/2023	2072	v0000168 - The Nelrod Company	1,649.00
12/21/2023	2073	v0000267 - OFFICE DEPOT INC	331.76
12/21/2023	2074	v0000312 - Unum Life Insurance Company	480.76
12/21/2023	2075	v0000402 - US Bank	178.10
12/21/2023	2076	v0000412 - Creative Composition, Inc.	43.30
12/21/2023	2077	v0000428 - Adecco Employment Services	2,512.00
12/21/2023	2078	v0000806 - Cypress Dental Administrators	953.84
12/21/2023	2079	v0000821 - Golden State Risk Management Authority	11,312.00
12/21/2023	2080	v0000846 - Javier Pinedo	30.00
12/21/2023	2081	v0004484 - Holbrooks Clearance Center	4,314.34
12/21/2023	2082	v0004526 - VSP Vision Care	166.32
12/21/2023	2083	v0000267 - OFFICE DEPOT INC	367.39
12/4/2023	12042023	v0000793 - Verizon Wireless	200.51
<b>TOTAL</b>			<b>38,182.46</b>

**Housing Authority of the County of Butte  
HACB Public Housing Account  
AP Check Register**

Check Date	Check #	Vendor	Total Amount
12/12/2023	1007	v0000007 - CITY OF CHICO (22332)	-791.32
12/13/2023	1099	v0000088 - The Home Depot Credit Services	-6,107.50
12/1/2023	1157	v0000006 - Biggs Municipal Utilities	38.00
12/1/2023	1158	v0000011 - California Water Service - Chico	167.00
12/1/2023	1159	v0000014 - Gridley Municipal Utilities	329.00
12/1/2023	1160	v0000031 - PG&E	833.00
12/7/2023	1161	v0000006 - Biggs Municipal Utilities	2,614.72
12/7/2023	1162	v0000011 - California Water Service - Chico	3,748.88
12/7/2023	1163	v0000014 - Gridley Municipal Utilities	1,239.86
12/7/2023	1164	v0000015 - A-1 Appliance	948.89
12/7/2023	1165	v0000017 - EAGLE SECURITY SYSTEMS	206.49
12/7/2023	1166	v0000031 - PG&E	67.39
12/7/2023	1167	v0000031 - PG&E	8.68
12/7/2023	1168	v0000031 - PG&E	9.05
12/7/2023	1169	v0000133 - CHICO POWER EQUIPMENT	1,295.69
12/7/2023	1170	v0000140 - COMCAST CABLE	391.24
12/7/2023	1171	v0000157 - Two Men & A Truck, Inc.	900.00
12/7/2023	1172	v0000206 - JACKSONS GLASS CO, INC.	604.03
12/7/2023	1173	v0000240 - CIC	889.97
12/7/2023	1174	v0000241 - WASTE MANAGEMENT	2,882.74
12/7/2023	1175	v0000300 - Better Deal Exchange	109.90
12/7/2023	1176	v0000401 - Plan B Professional Answering Services	123.00
12/7/2023	1177	v0000474 - Advanced Document	72.08
12/7/2023	1178	v0000504 - Jiffy Lube, Inc.	130.01
12/7/2023	1179	v0000592 - Neal Road Recycling & Waste	132.22
12/7/2023	1180	v0000599 - Access Information Holdings, LLC.	65.43
12/7/2023	1181	v0000631 - Hignell, Inc. dba Experts in Your Home	416.00
12/7/2023	1182	v0000669 - ROTO-ROOTER OROVILLE	417.50
12/7/2023	1183	v0000773 - Clean Master	715.00
12/7/2023	1184	v0000795 - Richard's North State Pest Mgmt (dba)	1,479.00
12/7/2023	1185	v0000801 - Chico Turf Plus, LLC	455.00
12/7/2023	1186	v0000803 - Ginno Construction, Inc.	135,589.32
12/7/2023	1187	v0000814 - Bull's Eye Windshield Repair&Replacement	518.97
12/7/2023	1188	v0000829 - Armed Guard Private Security, Inc	109.22
12/7/2023	1189	v0000836 - Nacho's Electric (dba)	90.00
12/7/2023	1190	v0000849 - R&D Mfg. & Machine Co. dba	649.50
12/7/2023	1191	v0000863 - Nor-Cal Landscape Maintenance dba	11,500.18
12/7/2023	1192	v0000879 - GUZI-WEST Inspection and Consulting. LLC	4,088.70
12/7/2023	1193	v0000886 - Candelario Ace Hardware dba	143.67
12/7/2023	1194	v0004593 - Citiguard, Inc.	2,520.00
12/12/2023	1195	v0000833 - Henry Carlson	104.27
12/13/2023	1196	v0000469 - Thermalito Irrigation	199.43
12/21/2023	1197	v0000007 - CITY OF CHICO (22332)	834.32
12/21/2023	1198	v0000010 - California Water Service - Oroville	2,519.75
12/21/2023	1199	v0000014 - Gridley Municipal Utilities	1,135.71
12/21/2023	1200	v0000015 - A-1 Appliance	678.59
12/21/2023	1201	v0000031 - PG&E	286.61
12/21/2023	1202	v0000031 - PG&E	59.22
12/21/2023	1203	v0000031 - PG&E	247.00
12/21/2023	1204	v0000031 - PG&E	113.90
12/21/2023	1205	v0000031 - PG&E	29.21
12/21/2023	1206	v0000031 - PG&E	22.65
12/21/2023	1207	v0000031 - PG&E	1,170.36
12/21/2023	1208	v0000031 - PG&E	29.66
12/21/2023	1209	v0000031 - PG&E	15.42
12/21/2023	1210	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,080.96
12/21/2023	1211	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,867.99
12/21/2023	1212	v0000082 - ENTERPRISE-RECORD	2,168.35
12/21/2023	1213	v0000108 - AT&T	22.37
12/21/2023	1214	v0000125 - Butte County Recorder	16.00
12/21/2023	1215	v0000125 - Butte County Recorder	16.00

12/21/2023	1216	v0000140 - COMCAST CABLE	182.55
12/21/2023	1217	v0000203 - LOWE'S	2,954.45
12/21/2023	1218	v0000223 - EMPLOYMENT DEV.DEPT.	161.00
12/21/2023	1219	v0000228 - Wike Restoration, Inc.	5,501.30
12/21/2023	1220	v0000228 - Wike Restoration, Inc.	5,701.30
12/21/2023	1221	v0000228 - Wike Restoration, Inc.	3,834.20
12/21/2023	1222	v0000235 - HD Supply Facilities Maintenance, Ltd.	1,421.21
12/21/2023	1223	v0000240 - CIC	113.04
12/21/2023	1224	v0000267 - OFFICE DEPOT INC	367.39
12/21/2023	1225	v0000300 - Better Deal Exchange	49.77
12/21/2023	1226	v0000312 - Unum Life Insurance Company	596.30
12/21/2023	1227	v0000322 - Oroville Safe & Lock	48.26
12/21/2023	1228	v0000369 - THRIFTY ROOTER-SERVICE & PLUMBING	320.00
12/21/2023	1229	v0000412 - Creative Composition, Inc.	129.90
12/21/2023	1230	v0000425 - Climate & Energy Solutions	650.00
12/21/2023	1231	v0000469 - Thermalito Irrigation	748.93
12/21/2023	1232	v0000504 - Jiffy Lube, Inc.	153.08
12/21/2023	1233	v0000592 - Neal Road Recycling & Waste	316.27
12/21/2023	1234	v0000669 - ROTO-ROOTER OROVILLE	470.00
12/21/2023	1235	v0000680 - MAINTENANCE PLUS	560.00
12/21/2023	1236	v0000766 - JACOBS, ANDERSON, POTTER & CHAPLIN, LLP	3,198.75
12/21/2023	1237	v0000803 - Ginno Construction, Inc.	43,787.68
12/21/2023	1238	v0000806 - Cypress Dental Administrators	1,226.57
12/21/2023	1239	v0000814 - Bull's Eye Windshield Repair&Replacement	334.01
12/21/2023	1240	v0000821 - Golden State Risk Management Authority	14,888.00
12/21/2023	1241	v0000886 - Candelario Ace Hardware dba	146.18
12/21/2023	1242	v0004526 - VSP Vision Care	238.52
12/21/2023	1243	v0004585 - Central Valley Construction	9,060.00
12/21/2023	1244	v0004644 - Ledbetter Electric, Inc.	375.00
12/21/2023	1245	v0004653 - Jessee Heating & Air Conditioning	81,844.65
12/4/2023	12042023	v0000793 - Verizon Wireless	662.06
12/7/2023	12072023	v0000088 - The Home Depot Credit Services	6,060.11
12/13/2023	12132023	v0000088 - The Home Depot Credit Services	1,050.50
<b>TOTAL</b>			<b>371,369.26</b>

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

Check Date	Check #	Vendor	Total Amount
12/7/2023	1157	v0000017 - EAGLE SECURITY SYSTEMS	1.16
12/7/2023	1158	v0000660 - HACB	1,870.04
12/7/2023	1159	v0000829 - Armed Guard Private Security, Inc	2.40
12/7/2023	1160	v0000863 - Nor-Cal Landscape Maintenance dba	3.52
TOTAL			1,877.12

**Housing Authority of the County of Butte  
HACB BCAHDC Account  
AP Check Register**

<b>Check Date</b>	<b>Check #</b>	<b>Vendor</b>	<b>Total Amount</b>
12/7/2023	1454	v0000017 - EAGLE SECURITY SYSTEMS	4.53
12/7/2023	1455	v0000382 - FedEx	136.91
12/7/2023	1456	v0000660 - HACB	15,689.55
12/7/2023	1457	v0000829 - Armed Guard Private Security, Inc	2.40
12/7/2023	1458	v0000863 - Nor-Cal Landscape Maintenance dba	3.52
12/21/2023	1459	v0000382 - FedEx	85.56
<b>TOTAL</b>			<b>15,922.47</b>

Housing Authority of the County of Butte  
BALANCE SHEET  
November 30, 2023

CUMULATIVE

**ASSETS**

**Current Assets**

Cash - Unrestricted	3,370,732
Cash - Other Restricted	1,323,766
Cash - Tenant Security Deposits	437,016
Account Receivable - Current	345,201
Note Receivable - Current Portion	52,401
Investments - Unrestricted	1,825,475
Investments - Restricted	11,405,184
Inventory	25,939
Prepaid Expenses	347,554

<b>Total Current Assets</b>	<b>19,133,268</b>
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**Fixed Assets**

Fixed Assets & Accumulated Depreciation	26,831,928
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<b>Total Fixed Assets</b>	<b>26,831,928</b>
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**Other Non-Current Assets**

Notes Loans & Mortgages Receivable	1,965,372
Deferred Outflows - GASB 68 & 75	712,666
Safety Deposit Box, Key Deposit	10
Investment in Limited Partnerships	3,820,117

<b>Total Other Non-Current Assets</b>	<b>6,498,165</b>
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<b>TOTAL ASSETS</b>	<b>52,463,360</b>
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**LIABILITIES**

**Current Liabilities**

Accounts Payable	77,371
Accrued Payroll Liabilities	212,878
Accrued Interest Payable	392,368
Tenant Security Deposits	329,034
Deferred Revenue	60,651
Long Term Debt - Current Portion	336,738
Accrued Liabilities - Other	666,504

<b>Total Current Liabilities</b>	<b>2,075,543</b>
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**Long-Term Liabilities**

Deferred Inflows - GASB 68 & 75	119,279
Other Post Retirement Ben-Net GASB 75	243,914
Unfunded Pension Liability - GASB 68	3,733,706
Long-Term Debt	13,464,527
Non-Current Liability - Other (FSS)	41,847

<b>Total Long-Term Liabilities</b>	<b>17,603,273</b>
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<b>TOTAL LIABILITIES</b>	<b>19,678,816</b>
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**NET POSITION**

Beginning Net Position	29,569,518
Retained Earnings	3,215,026

<b>TOTAL NET POSITION</b>	<b>32,784,544</b>
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<b>TOTAL LIABILITIES AND NET POSITION</b>	<b>52,463,360</b>
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Housing Authority of the County of Butte  
CONSOLIDATED INCOME STATEMENT  
November 30, 2023

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	356,735	397,195	40,459	726,382	794,389	68,008	0.00%
Tenant Charges	12,562	5,367	(7,196)	19,245	10,733	(8,512)	0.00%
Laundry Revenue	1,796	2,658	861	3,519	5,315	1,796	0.00%
HUD Grant Revenue	1,735,953	1,982,633	246,680	3,529,529	3,965,266	435,737	14.84%
Other Grant Revenue	0	0	172,976	0	0	509,241	0.00%
Investment Income-unrestricted	2	705	702	4	1,409	1,405	0.05%
Investment Income - restricted	0	12,181	12,181	0	24,362	24,362	0.00%
Fraud Recovery	0	4,167	4,167	0	8,333	8,333	0.00%
Other Income	215,818	58,892	(156,927)	449,553	117,783	(331,769)	63.61%
<b>TOTAL REVENUES</b>	<b>2,322,868</b>	<b>2,463,796</b>	<b>313,904</b>	<b>4,728,231</b>	<b>4,927,592</b>	<b>708,601</b>	<b>15.99%</b>
Administrative Employee Salaries	158,729	223,978	65,249	318,559	447,957	129,398	11.85%
Audit Fee	667	3,328	2,661	1,302	6,655	5,353	3.26%
Advertising & Marketing	10,317	1,911	(8,406)	6,275	3,821	(2,453)	27.37%
Admin Fringe Benefits & Taxes	79,855	120,844	40,989	159,710	241,688	81,977	11.01%
Office Expenses	20,021	24,464	4,444	36,193	48,929	12,736	12.33%
Legal Expenses	11,701	5,449	(6,252)	17,923	10,898	(7,025)	27.41%
Travel	3,326	2,435	(891)	7,145	4,869	(2,276)	24.46%
Allocated Overhead	86,531	68,475	(18,057)	173,063	136,949	(36,113)	21.06%
Other Admin Expenses	47,614	53,489	5,876	75,161	106,978	31,818	11.71%
<b>Total Operating Admin Costs</b>	<b>418,760</b>	<b>504,372</b>	<b>85,612</b>	<b>795,330</b>	<b>1,008,744</b>	<b>213,414</b>	<b>13.14%</b>
Tenant Services - Salaries	11,431	9,673	(1,758)	22,862	19,346	(3,516)	19.70%
Relocation Costs	900	0	(900)	900	0	(900)	0.00%
Employee Benefits - Tenant Services	7,601	4,279	(3,323)	15,202	8,557	(6,645)	29.61%
Resident Services MISC	7,500	19,816	12,316	15,000	39,633	24,633	6.31%
<b>Total Tenant Services</b>	<b>27,432</b>	<b>33,768</b>	<b>6,336</b>	<b>53,964</b>	<b>67,536</b>	<b>13,572</b>	<b>13.32%</b>
Water	18,668	19,012	344	39,097	38,024	(1,073)	17.14%
Electricity	12,601	9,439	(3,162)	22,052	18,879	(3,173)	19.47%
Gas	1,346	4,934	3,589	1,966	9,869	7,903	3.32%
Sewer	85,181	18,469	(66,712)	93,690	36,937	(56,752)	41.49%
<b>Total Utilities - Project</b>	<b>117,795</b>	<b>51,854</b>	<b>(65,941)</b>	<b>156,804</b>	<b>103,709</b>	<b>(53,095)</b>	<b>25.03%</b>
Maintenance Salaries	30,384	38,946	8,561	121,537	77,891	(43,646)	26.01%
Maintenance Materials	59,248	23,606	(35,642)	142,901	47,212	(95,689)	50.45%
Maintenance Contract Costs	38,766	88,367	49,601	75,298	176,733	101,436	7.10%
Maintenance Fringe Benefits	13,201	17,571	4,370	26,403	35,143	8,740	12.52%
<b>Total Maintenance Costs</b>	<b>141,600</b>	<b>168,490</b>	<b>26,890</b>	<b>366,138</b>	<b>336,979</b>	<b>(29,159)</b>	<b>18.11%</b>
Protective Services	3,711	2,825	(886)	6,640	5,650	(990)	19.59%
Insurance-Liability/Property/Auto	29,852	34,731	4,880	59,910	69,462	9,552	14.37%
Other General Expenses	3,957	9,964	6,006	20,484	19,927	(556)	17.13%
PILOT	9,375	9,667	292	18,750	19,335	585	16.16%
Bad Debt - Tenant	0	6,267	6,267	0	12,533	12,533	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	51,439	28,867	(22,573)	125,447	57,733	(67,713)	36.21%
<b>Total Other Operating Expenses</b>	<b>98,334</b>	<b>92,320</b>	<b>(6,014)</b>	<b>231,230</b>	<b>184,641</b>	<b>(46,589)</b>	<b>20.87%</b>
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,875,906	1,551,473	(324,433)	3,605,462	3,102,947	(502,516)	19.37%
Fraud Losses	0	0	0	0	0	0	0.00%
<b>Total Other Costs</b>	<b>1,875,906</b>	<b>1,551,473</b>	<b>(324,433)</b>	<b>3,605,462</b>	<b>3,102,947</b>	<b>(502,516)</b>	<b>19.37%</b>
<b>TOTAL EXPENSES</b>	<b>2,679,827</b>	<b>2,402,278</b>	<b>(277,549)</b>	<b>5,208,929</b>	<b>4,804,555</b>	<b>(404,373)</b>	<b>18.07%</b>
<b>RETAINED EARNINGS</b>	<b>(356,959)</b>	<b>61,518</b>	<b>418,477</b>	<b>(480,697)</b>	<b>123,036</b>	<b>1,112,975</b>	<b>-2.07%</b>



Housing Authority of the County of Butte  
BUSINESS ACTIVITIES INCOME STATEMENT  
November 30, 2023

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	16.67% % Used
Dwelling Rent	232,381	264,576	32,195	470,110	529,152	59,043	14.81%
Tenant Charges	6,921	2,033	(4,888)	7,296	4,067	(3,229)	29.90%
Laundry Revenue	1,796	1,324	(472)	3,519	2,649	(870)	22.14%
HUD Grant Revenue	0	0	0	0	0	0	0.00%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	2	171	169	4	343	339	0.19%
Investment Income - restricted	0	8,014	8,014	0	16,028	16,028	0.00%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	215,275	58,067	(157,209)	430,023	116,133	(313,890)	61.71%
<b>TOTAL REVENUES</b>	<b>456,376</b>	<b>334,186</b>	<b>(122,190)</b>	<b>910,951</b>	<b>668,372</b>	<b>(242,579)</b>	<b>22.72%</b>
Adminsitrative Employee Salaries	65,306	54,277	(11,029)	131,712	108,554	(23,158)	20.22%
Audit Fee	667	1,261	594	1,302	2,522	1,220	8.60%
Advertising & Marketing	10,017	744	(9,273)	2,823	1,488	(1,335)	31.62%
Admin Fringe Benefits & Taxes	38,145	30,393	(7,752)	76,291	60,786	(15,505)	20.92%
Office Expenses	9,641	4,964	(4,677)	19,054	9,929	(9,126)	31.99%
Legal Expenses	500	2,533	2,033	1,000	5,065	4,065	3.29%
Travel	3,326	933	(2,393)	6,652	1,867	(4,785)	59.39%
Allocated Overhead	31,073	13,016	(18,057)	62,147	26,032	(36,114)	39.79%
Other Admin Expenses	42,358	22,355	(20,002)	67,842	44,711	(23,131)	25.29%
<b>Total Operating Admin Costs</b>	<b>201,033</b>	<b>130,477</b>	<b>(70,556)</b>	<b>368,822</b>	<b>260,954</b>	<b>(107,869)</b>	<b>0.00%</b>
Tenant Services - Salaries	0	0	0	0	0	0	0.00%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	1,688	0	(1,688)	3,377	0	(3,377)	0.00%
Resident Services MISC	7,500	2,181	(5,319)	15,000	4,362	(10,638)	57.32%
<b>Total Tenant Services</b>	<b>9,188</b>	<b>2,181</b>	<b>(7,008)</b>	<b>18,377</b>	<b>4,362</b>	<b>(14,015)</b>	<b>70.22%</b>
Water	6,971	8,004	1,032	14,507	16,007	1,500	15.10%
Electricity	9,264	5,614	(3,649)	16,438	11,229	(5,210)	24.40%
Gas	987	4,314	3,326	1,481	8,627	7,146	2.86%
Sewer	6,140	8,549	2,409	12,296	17,098	4,802	11.99%
<b>Total Utilities - Project</b>	<b>23,362</b>	<b>26,480</b>	<b>3,118</b>	<b>44,721</b>	<b>52,961</b>	<b>8,239</b>	<b>14.07%</b>
Maintenance Salaries	0	8,402	8,402	0	16,803	16,803	0.00%
Maintenance Materials	29,398	12,648	(16,750)	61,310	25,296	(36,015)	40.40%
Maintenance Contract Costs	25,543	59,688	34,145	51,343	119,376	68,032	7.17%
Maintenance Fringe Benefits	0	467	467	0	933	933	0.00%
<b>Total Maintenance Costs</b>	<b>54,941</b>	<b>81,204</b>	<b>26,263</b>	<b>112,653</b>	<b>162,408</b>	<b>49,754</b>	<b>11.56%</b>
Protective Services	48	167	119	95	333	238	4.75%
Insurance-Liability/Property/Auto	13,398	17,142	3,744	27,001	34,284	7,283	13.13%
Other General Expenses	3,957	4,547	590	20,144	9,094	(11,050)	36.92%
PILOT	0	292	292	0	585	585	0.00%
Bad Debt - Tenant	0	2,100	2,100	0	4,200	4,200	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	51,439	28,867	(22,573)	125,447	57,733	(67,713)	36.21%
<b>Total Other Operating Expenses</b>	<b>68,842</b>	<b>53,115</b>	<b>(15,727)</b>	<b>172,687</b>	<b>106,229</b>	<b>(66,458)</b>	<b>27.09%</b>
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	15,058	12,917	(2,141)	30,116	25,833	(4,283)	19.43%
Fraud Losses	0	0	0	0	0	0	0.00%
<b>Total Other Costs</b>	<b>15,058</b>	<b>12,917</b>	<b>(2,141)</b>	<b>30,116</b>	<b>25,833</b>	<b>(4,283)</b>	<b>19.43%</b>
<b>TOTAL EXPENSES</b>	<b>372,424</b>	<b>306,373</b>	<b>(66,051)</b>	<b>747,376</b>	<b>612,746</b>	<b>(134,630)</b>	<b>20.33%</b>
<b>RETAINED EARNINGS</b>	<b>83,952</b>	<b>27,813</b>		<b>163,575</b>	<b>55,626</b>		<b>2.39%</b>

Housing Authority of the County of Butte  
ROSS GRANT (FSS) INCOME STATEMENT  
November 30, 2023

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	16.67%
							% Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	0	0	0	0	0	0	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	10,916	7,197	(3,719)	10,917	14,394	3,477	12.64%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	0	0	0	0	0	0.00%
Investment Income - restricted	0	0	0	0	0	0	0.00%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	0	0	0	0	0	0	0.00%
<b>TOTAL REVENUES</b>	<b>10,916</b>	<b>7,197</b>	<b>(3,719)</b>	<b>10,917</b>	<b>14,394</b>	<b>3,477</b>	<b>12.64%</b>
Administrative Employee Salaries	0	0	0	0	0	0	0.00%
Audit Fee	0	0	0	0	0	0	0.00%
Advertising & Marketing	0	0	0	0	0	0	0.00%
Admin Fringe Benefits & Taxes	0	0	0	0	0	0	0.00%
Office Expenses	0	0	0	0	0	0	0.00%
Legal Expenses	0	0	0	0	0	0	0.00%
Travel	0	0	0	0	0	0	0.00%
Allocated Overhead	0	0	0	0	0	0	0.00%
Other Admin Expenses	0	0	0	0	0	0	0.00%
<b>Total Operating Admin Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
Tenant Services - Salaries	7,350	4,658	(2,692)	14,699	9,316	(5,383)	26.30%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	4,523	2,273	(2,251)	9,047	4,545	(4,502)	33.18%
Resident Services MISC	0	0	0	0	0	0	0.00%
<b>Total Tenant Services</b>	<b>11,873</b>	<b>6,931</b>	<b>(4,943)</b>	<b>23,746</b>	<b>13,861</b>	<b>(9,885)</b>	<b>28.55%</b>
Water	0	0	0	0	0	0	0.00%
Electricity	0	0	0	0	0	0	0.00%
Gas	0	0	0	0	0	0	0.00%
Sewer	0	0	0	0	0	0	0.00%
<b>Total Utilities - Project</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	0	0	0	0	0	0	0.00%
Maintenance Contract Costs	0	0	0	0	0	0	0.00%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
<b>Total Maintenance Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
Protective Services	0	0	0	0	0	0	0.00%
Insurance-Liability/Property/Auto	0	0	0	0	0	0	0.00%
Other General Expenses	0	0	0	0	0	0	0.00%
PILOT	0	0	0	0	0	0	0.00%
Bad Debt - Tenant	0	0	0	0	0	0	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	0	0	0	0	0	0.00%
<b>Total Other Operating Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	0	0	0	0	0	0	0.00%
Fraud Losses	0	0	0	0	0	0	0.00%
<b>Total Other Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL EXPENSES</b>	<b>11,873</b>	<b>6,931</b>	<b>(4,943)</b>	<b>23,746</b>	<b>13,861</b>	<b>(9,885)</b>	<b>28.55%</b>
<b>RETAINED EARNINGS</b>	<b>(957)</b>	<b>267</b>		<b>(12,829)</b>	<b>533</b>		<b>-15.91%</b>

Housing Authority of the County of Butte  
EMERGENCY HOUSING VOUCHERS INCOME STATEMENT  
November 30, 2023

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	16.67% % Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	0	0	0	0	0	0	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	104,377	107,452	3,075	208,754	214,905	6,151	16.19%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	0	0	0	0	0	0.00%
Investment Income - restricted	0	0	0	0	0	0	0.00%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	0	0	0	0	0	0	0.00%
<b>TOTAL REVENUES</b>	<b>104,377</b>	<b>107,452</b>	<b>3,075</b>	<b>208,754</b>	<b>214,905</b>	<b>6,151</b>	<b>16.19%</b>
Administrative Employee Salaries	0	0	0	0	0	0	0.00%
Audit Fee	0	125	125	0	250	250	0.00%
Advertising & Marketing	0	0	0	0	0	0	0.00%
Admin Fringe Benefits & Taxes	0	0	0	0	0	0	0.00%
Office Expenses	0	417	417	0	833	833	0.00%
Legal Expenses	0	0	0	0	0	0	0.00%
Travel	0	0	0	0	0	0	0.00%
Allocated Overhead	2,474	2,474	(0)	4,948	4,947	(1)	16.67%
Other Admin Expenses	53	951	898	53	1,901	1,848	0.47%
<b>Total Operating Admin Costs</b>	<b>2,527</b>	<b>3,966</b>	<b>1,439</b>	<b>5,001</b>	<b>7,932</b>	<b>2,931</b>	<b>10.51%</b>
Tenant Services - Salaries	4,081	5,015	934	8,162	10,030	1,868	0.00%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	1,389	2,006	617	2,779	4,012	1,233	0.00%
Resident Services MISC	0	16,917	16,917	0	33,833	33,833	0.00%
<b>Total Tenant Services</b>	<b>5,471</b>	<b>23,938</b>	<b>18,467</b>	<b>10,941</b>	<b>47,875</b>	<b>36,934</b>	<b>0.00%</b>
Water	0	0	0	0	0	0	0.00%
Electricity	0	0	0	0	0	0	0.00%
Gas	0	0	0	0	0	0	0.00%
Sewer	0	0	0	0	0	0	0.00%
<b>Total Utilities - Project</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	0	0	0	0	0	0	0.00%
Maintenance Contract Costs	0	0	0	0	0	0	0.00%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
<b>Total Maintenance Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
Protective Services	0	0	0	0	0	0	0.00%
Insurance-Liability/Property/Auto	0	0	0	0	0	0	0.00%
Other General Expenses	0	0	0	0	0	0	0.00%
PILOT	0	0	0	0	0	0	0.00%
Bad Debt - Tenant	0	0	0	0	0	0	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	0	0	0	0	0	0.00%
<b>Total Other Operating Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	106,198	78,880	(27,318)	206,882	157,760	(49,122)	21.86%
Fraud Losses	0	0	0	0	0	0	0.00%
<b>Total Other Costs</b>	<b>106,198</b>	<b>78,880</b>	<b>(27,318)</b>	<b>206,882</b>	<b>157,760</b>	<b>(49,122)</b>	<b>21.86%</b>
<b>TOTAL EXPENSES</b>	<b>114,196</b>	<b>106,784</b>	<b>(7,412)</b>	<b>222,825</b>	<b>213,567</b>	<b>(9,257)</b>	<b>17.39%</b>
<b>RETAINED EARNINGS</b>	<b>(9,819)</b>	<b>669</b>		<b>(14,071)</b>	<b>1,337</b>		<b>-175.33%</b>

Housing Authority of the County of Butte  
SECTION 8 INCOME STATEMENT  
November 30, 2023

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	16.67% % Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	0	0	0	2,388	0	(2,388)	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	1,620,660	1,654,722	34,062	3,309,858	3,309,445	(414)	16.67%
Other Grant Revenue	0	0	336,265	0	0	672,530	0.00%
Investment Income-unrestricted	0	150	150	0	300	300	0.00%
Investment Income - restricted	0	4,167	4,167	0	8,333	8,333	0.00%
Fraud Recovery	0	4,167	4,167	0	8,333	8,333	0.00%
Other Income	(68)	625	693	19,153	1,250	(17,903)	255.37%
<b>TOTAL REVENUES</b>	<b>1,620,592</b>	<b>1,663,831</b>	<b>379,504</b>	<b>3,331,399</b>	<b>3,327,661</b>	<b>668,792</b>	<b>16.69%</b>
Administrative Employee Salaries	53,914	75,467	21,553	107,827	150,934	43,106	11.91%
Audit Fee	0	1,800	1,800	0	3,600	3,600	0.00%
Advertising & Marketing	300	417	117	2,260	833	(1,427)	45.20%
Admin Fringe Benefits & Taxes	22,993	40,224	17,231	45,987	80,448	34,461	9.53%
Office Expenses	6,625	10,417	3,791	11,543	20,833	9,291	9.23%
Legal Expenses	6,223	1,250	(4,973)	8,253	2,500	(5,753)	55.02%
Travel	0	350	350	0	700	700	0.00%
Allocated Overhead	26,355	26,355	0	52,710	52,711	1	16.67%
Other Admin Expenses	4,363	20,855	16,492	6,375	41,709	35,335	2.55%
<b>Total Operating Admin Costs</b>	<b>120,773</b>	<b>177,134</b>	<b>56,361</b>	<b>234,954</b>	<b>354,268</b>	<b>119,313</b>	<b>11.05%</b>
Tenant Services - Salaries	0	0	0	0	0	0	0.00%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	0	0	0	0	0	0	0.00%
Resident Services MISC	0	0	0	0	0	0	0.00%
<b>Total Tenant Services</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
Water	88	133	45	350	267	(83)	21.88%
Electricity	1,299	1,092	(208)	2,903	2,183	(719)	22.16%
Gas	8	83	75	17	167	150	1.66%
Sewer	39	125	86	39	250	211	2.60%
<b>Total Utilities - Project</b>	<b>1,434</b>	<b>1,433</b>	<b>(1)</b>	<b>3,308</b>	<b>2,867</b>	<b>(442)</b>	<b>19.23%</b>
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	203	417	214	4,939	833	(4,105)	98.78%
Maintenance Contract Costs	964	917	(47)	2,619	1,833	(786)	23.81%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
<b>Total Maintenance Costs</b>	<b>1,167</b>	<b>1,333</b>	<b>167</b>	<b>7,558</b>	<b>2,667</b>	<b>(4,892)</b>	<b>47.24%</b>
Protective Services	539	267	(272)	677	533	(144)	21.16%
Insurance-Liability/Property/Auto	433	433	0	867	867	(0)	16.67%
Other General Expenses	0	5,167	5,167	0	10,333	10,333	0.00%
PILOT	0	0	0	0	0	0	0.00%
Bad Debt - Tenant	0	0	0	0	0	0	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	0	0	0	0	0	0.00%
<b>Total Other Operating Expenses</b>	<b>972</b>	<b>5,867</b>	<b>4,895</b>	<b>1,544</b>	<b>11,733</b>	<b>10,189</b>	<b>2.19%</b>
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,753,228	1,459,677	(293,551)	3,365,333	2,919,353	(445,980)	19.21%
Fraud Losses	0	0	0	0	0	0	0.00%
<b>Total Other Costs</b>	<b>1,753,228</b>	<b>1,459,677</b>	<b>(293,551)</b>	<b>3,365,333</b>	<b>2,919,353</b>	<b>(445,980)</b>	<b>19.21%</b>
<b>TOTAL EXPENSES</b>	<b>1,877,574</b>	<b>1,645,444</b>	<b>(232,130)</b>	<b>3,612,698</b>	<b>3,290,888</b>	<b>(321,810)</b>	<b>18.30%</b>
<b>RETAINED EARNINGS</b>	<b>(256,982)</b>	<b>18,387</b>		<b>(281,299)</b>	<b>36,773</b>		<b>-127.49%</b>

Housing Authority of the County of Butte  
HOUSING-ALL INCOME STATEMENT  
November 30, 2023

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	124,354	132,619	8,265	256,272	265,237	8,965	16.10%
Tenant Charges	5,641	3,333	(2,308)	9,561	6,667	(2,895)	23.90%
Laundry Revenue	0	1,333	1,333	0	2,667	2,667	0.00%
HUD Grant Revenue	0	117,947	117,947	0	235,893	235,893	0.00%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	383	383	0	767	767	0.00%
Investment Income - restricted	0	0	0	0	0	0	0.00%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	611	200	(411)	377	400	23	15.70%
<b>TOTAL REVENUES</b>	<b>130,606</b>	<b>255,815</b>	<b>125,209</b>	<b>266,210</b>	<b>511,630</b>	<b>245,420</b>	<b>8.67%</b>
Administrative Employee Salaries	34,060	50,480	16,421	68,119	100,961	32,841	11.25%
Audit Fee	0	267	267	0	533	533	0.00%
Advertising & Marketing	0	750	750	1,192	1,500	308	13.24%
Admin Fringe Benefits & Taxes	16,113	26,906	10,793	32,225	53,812	21,587	9.98%
Office Expenses	3,754	5,000	1,246	5,596	10,000	4,404	9.33%
Legal Expenses	4,978	1,250	(3,728)	8,670	2,500	(6,170)	57.80%
Travel	0	235	235	493	471	(22)	17.45%
Allocated Overhead	25,485	25,485	0	50,970	50,971	1	16.67%
Other Admin Expenses	840	4,870	4,030	840	9,740	8,900	1.44%
<b>Total Operating Admin Costs</b>	<b>85,229</b>	<b>115,244</b>	<b>30,015</b>	<b>168,106</b>	<b>230,488</b>	<b>62,382</b>	<b>12.16%</b>
Tenant Services - Salaries	0	0	0	0	0	0	0.00%
Relocation Costs	900	0	(900)	900	0	(900)	0.00%
Employee Benefits - Tenant Services	0	0	0	0	0	0	0.00%
Resident Services MISC	0	719	719	0	1,438	1,438	0.00%
<b>Total Tenant Services</b>	<b>900</b>	<b>719</b>	<b>(181)</b>	<b>900</b>	<b>1,438</b>	<b>538</b>	<b>0.00%</b>
Water	11,608	10,833	(775)	24,239	21,667	(2,573)	18.65%
Electricity	2,038	2,417	378	2,711	4,833	2,122	9.35%
Gas	350	500	150	468	1,000	532	7.81%
Sewer	79,002	10,108	(68,893)	81,355	20,217	(61,138)	67.07%
<b>Total Utilities - Project</b>	<b>92,998</b>	<b>23,858</b>	<b>(69,140)</b>	<b>108,774</b>	<b>47,717</b>	<b>(61,058)</b>	<b>37.99%</b>
Maintenance Salaries	30,384	30,044	(340)	121,537	60,088	(61,449)	33.71%
Maintenance Materials	29,647	10,417	(19,230)	76,652	20,833	(55,819)	61.32%
Maintenance Contract Costs	12,259	27,429	15,169	19,573	54,858	35,284	5.95%
Maintenance Fringe Benefits	13,201	16,825	3,623	26,403	33,649	7,246	13.08%
<b>Total Maintenance Costs</b>	<b>85,492</b>	<b>84,714</b>	<b>(778)</b>	<b>244,165</b>	<b>169,428</b>	<b>(74,737)</b>	<b>24.02%</b>
Protective Services	3,125	2,333	(792)	5,868	4,667	(1,201)	20.96%
Insurance-Liability/Property/Auto	16,021	16,021	(0)	32,042	32,042	(0)	16.67%
Other General Expenses	0	250	250	339	500	161	11.31%
PILOT	9,375	9,375	0	18,750	18,750	0	16.67%
Bad Debt - Tenant	0	4,167	4,167	0	8,333	8,333	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	0	0	0	0	0	0.00%
<b>Total Other Operating Expenses</b>	<b>28,521</b>	<b>32,146</b>	<b>3,625</b>	<b>56,999</b>	<b>64,292</b>	<b>7,293</b>	<b>14.78%</b>
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,422	0	(1,422)	3,131	0	(3,131)	0.00%
Fraud Losses	0	0	0	0	0	0	0.00%
<b>Total Other Costs</b>	<b>1,422</b>	<b>0</b>	<b>(1,422)</b>	<b>3,131</b>	<b>0</b>	<b>(3,131)</b>	<b>0.00%</b>
<b>TOTAL EXPENSES</b>	<b>294,563</b>	<b>256,681</b>	<b>(37,882)</b>	<b>582,076</b>	<b>513,362</b>	<b>(68,714)</b>	<b>18.90%</b>
<b>RETAINED EARNINGS</b>	<b>(163,956)</b>	<b>(866)</b>		<b>(315,866)</b>	<b>(1,732)</b>		<b>3040.09%</b>

Housing Authority of the County of Butte  
CAPITAL FUNDS INCOME STATEMENT  
November 30, 2023

	Month to Date			Year to Date			YTD % 16.67%
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	0	0	0	0	0	0	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	0	95,315	95,315	0	190,630	190,630	0.00%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	0	0	0	0	0	0.00%
Investment Income - restricted	0	0	0	0	0	0	0.00%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	0	0	0	0	0	0	0.00%
<b>TOTAL REVENUES</b>	<b>0</b>	<b>95,315</b>	<b>95,315</b>	<b>0</b>	<b>190,630</b>	<b>190,630</b>	<b>0.00%</b>
Administrative Employee Salaries	5,450	6,708	1,258	10,900	13,416	2,516	13.54%
Audit Fee	0	0	0	0	0	0	0.00%
Advertising & Marketing	0	0	0	0	0	0	0.00%
Admin Fringe Benefits & Taxes	2,604	3,575	972	5,208	7,151	1,943	12.14%
Office Expenses	0	333	333	0	667	667	0.00%
Legal Expenses	0	0	0	0	0	0	0.00%
Travel	0	94	94	0	188	188	0.00%
Allocated Overhead	1,144	1,144	0	2,288	2,288	0	0.00%
Other Admin Expenses	0	208	208	51	417	365	0.00%
<b>Total Operating Admin Costs</b>	<b>9,198</b>	<b>12,063</b>	<b>2,865</b>	<b>18,447</b>	<b>24,126</b>	<b>5,679</b>	<b>12.74%</b>
Tenant Services - Salaries	0	0	0	0	0	0	0.00%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	0	0	0	0	0	0	0.00%
Resident Services	0	0	0	0	0	0	0.00%
<b>Total Tenant Services</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
Water	0	0	0	0	0	0	0.00%
Electricity	0	0	0	0	0	0	0.00%
Gas	0	0	0	0	0	0	0.00%
Sewer	0	0	0	0	0	0	0.00%
<b>Total Utilities - Project</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	0	0	0	0	0	0	0.00%
Maintenance Contract Costs	0	0	0	1,761	0	(1,761)	0.00%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
<b>Total Maintenance Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,761</b>	<b>0</b>	<b>(1,761)</b>	<b>0.00%</b>
Protective Services	0	0	0	0	0	0	0.00%
Insurance-Liability/Property/Auto	0	0	0	0	0	0	0.00%
Other General Expenses	0	0	0	0	0	0	0.00%
PILOT	0	0	0	0	0	0	0.00%
Bad Debt - Tenant	0	0	0	0	0	0	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	0	0	0	0	0	0.00%
<b>Total Other Operating Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	0	0	0	0	0	0	0.00%
Fraud Losses	0	0	0	0	0	0	0.00%
<b>Total Other Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>
<b>TOTAL EXPENSES</b>	<b>9,198</b>	<b>12,063</b>	<b>2,865</b>	<b>20,208</b>	<b>24,126</b>	<b>3,918</b>	<b>13.96%</b>
<b>RETAINED EARNINGS</b>	<b>(9,198)</b>	<b>83,252</b>		<b>(20,208)</b>	<b>166,504</b>		<b>-2.02%</b>

HOUSING AUTHORITY OF THE COUNTY OF BUTTE  
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM  
CALENDAR YEAR 2023

HACB FINANCIAL DATA													
ADMINISTRATIVE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING ADMIN RESERVES	1,730,393	1,877,995	2,091,259	2,240,375	2,335,972	2,443,573	2,502,193	2,595,914	2,693,359	2,793,925	2,944,665		3,608,388
BEG. INVESTED IN CAPITAL ASSETS	0	0	0	0	0	0	0	0	0	0	0		0
HUD ADMIN FEE REVENUE	163,219	225,782	164,603	164,603	164,603	167,106	167,106	167,106	167,106	167,106	202,417		389,001
FRAUD RECOVERY	820	1,217	760	934	672	753	791	898	2,564	945	1,797		2,037
INTEREST INCOME / GAIN or LOSS INV	0	0	0	0	0	0	0	0	0	0	0		0
DEPRECIATION (reduces Capital Assets)	0	0	0	0	0	0	0	0	0	0	0		0
BAD DEBT-ADMIN / OPEB YE Adj	0	0	0	0	0	0	0	0	0	0	0		0
ADMINISTRATIVE EXPENDITURES	-16,437	-13,735	-16,247	-69,940	-57,674	-109,239	-74,176	-70,559	-69,104	-17,311	-18,355		-30,172
ENDING ADMIN RESERVE BALANCE	1,877,995	2,091,259	2,240,375	2,335,972	2,443,573	2,502,193	2,595,914	2,693,359	2,793,925	2,944,665	3,130,524		3,969,254
YTD Change in Admin.	147,602	360,866	509,982	605,579	713,180	771,800	865,521	962,966	1,063,532	1,214,272	1,400,131	-1,730,393	2,238,861
HAP - Cash Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING HAP RESERVES	-229,579	239,543	135,785	76,949	5,190	523,246	487,797	455,849	526,386	463,006	379,165		9,964
HUD HAP REVENUE	1,898,792	1,363,492	1,418,598	1,418,598	2,008,540	1,455,885	1,492,807	1,618,611	1,522,092	1,522,092	1,418,243		3,262,284
FRAUD RECOVERY	820	1,217	760	934	672	753	791	898	2,564	945	1,797		2,037
FSS FORFEITURES	0	0	0	0	0	0	0	0	0	0	0		0
BAD DEBT-HAP	0	0	0	0	0	0	0	0	0	0	0		0
HOUSING ASSISTANCE PAYMENTS	-1,430,490	-1,468,467	-1,478,194	-1,491,291	-1,491,156	-1,492,087	-1,525,546	-1,548,972	-1,588,036	-1,606,878	-1,605,785		-2,898,957
ENDING HAP RESERVE BALANCE	239,543	135,785	76,949	5,190	523,246	487,797	455,849	526,386	463,006	379,165	193,420	0	375,328
YTD Change in HAP	469,122	365,364	306,528	234,769	752,825	717,376	685,428	755,965	692,585	608,744	422,999	229,579	604,907
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)	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548		17,793,027
HAP EXPENDITURES (Current Month)	1,446,927	1,482,202	1,494,441	1,561,231	1,548,830	1,601,326	1,599,722	1,619,531	1,657,140	1,624,189	1,624,140		17,259,679
CY 2023 HAP BUDGET UTILIZATION	89%	92%	92%	97%	96%	99%	99%	100%	102%	100%	100%		97%
BUDGET AVAILABLE (YTD)	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548	1,617,548		17,793,027
TOTAL HAP EXPENDITURES (YTD)	1,446,927	1,482,202	1,494,441	1,561,231	1,548,830	1,601,326	1,599,722	1,619,531	1,657,140	1,624,189	1,624,140		17,259,679
BUDGET REMAINING (YTD)	170,621	135,346	123,107	56,317	68,718	16,222	17,826	(1,983)	(39,592)	(6,641)	(6,592)		533,348
UNITS LEASED SUMMARY	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
UNITS LEASED (1st of Mo.)	2,152	2,179	2,175	2,195	2,181	2,180	2,187	2,197	2,228	2,229	2,250		24,153
UNIT MONTH'S AVAILABLE	2,236	2,236	2,236	2,236	2,236	2,254	2,254	2,254	2,254	2,254	2,254		24,704
OVER or (UNDER) LEASED	-84	-57	-61	-41	-55	-74	-67	-57	-26	-25	-4	0	-551
CY 2023 VOUCHER UTILIZATION	96%	97%	97%	98%	98%	97%	97%	97%	99%	99%	100%		98%
CY 2022 VOUCHER UTILIZATION	88%	89%	89%	90%	91%	92%	91%	92%	92%	94%	95%		88%
CY 2023 AVERAGE HAP	672	680	687	711	710	735	731	737	744	729	722		715
CY 2022 AVERAGE HAP	655	611	692	704	695	703	705	717	712	675	696		687

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE**

**HOUSING CHOICE VOUCHER (SECTION 8)**

**UTILIZATION SUMMARY REPORT**

**ROLLING 12 MONTH ANALYSIS**

UNITS LEASED SUMMARY	JAN'24	DEC'23	NOV'23	OCT'23	SEP'23	AUG'23	JUL'23	JUN'23	MAY'23	APR'23	MAR'23	FEB'23
BUTTE												
ACC UNIT MONTHS	1973	1973	1973	1973	1973	1973	1973	1973	1973	1973	1973	1973
CURRENT LEASED	2013	2020	2019	2029	2032	1994	1986	1979	1984	2005	1987	1962
VOUCHER UTILIZATION %	102.03%	102.38%	102.33%	102.84%	102.99%	101.06%	100.66%	100.30%	100.56%	101.62%	100.71%	99.44%
GLENN												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	54	55	57	59	59	59	62	61	62	62	62	63
VOUCHER UTILIZATION %	62.07%	63.22%	65.52%	67.82%	67.82%	67.82%	71.26%	70.11%	71.26%	71.26%	71.26%	72.41%
VASH												
ACC UNIT MONTHS	194	194	194	194	194	194	194	194	194	194	194	194
CURRENT LEASED	155	151	150	139	136	141	139	140	135	136	129	122
VOUCHER UTILIZATION %	79.90%	77.84%	77.32%	71.65%	70.10%	72.68%	71.65%	72.16%	69.59%	70.10%	66.49%	62.89%
TOTAL												
ACC UNIT MONTHS	2254	2254	2254	2254	2254	2254	2254	2254	2254	2254	2254	2254
CURRENT LEASED	2222	2226	2226	2227	2227	2194	2187	2180	2181	2203	2178	2147
VOUCHER UTILIZATION %	98.58%	98.76%	98.76%	98.80%	98.80%	97.34%	97.03%	96.72%	96.76%	97.74%	96.63%	95.25%

HAP SUMMARY*	JAN'24	DEC'23	NOV'23	OCT'23	SEP'23	AUG'23	JUL'23	JUN'23	MAY'23	APR'23	MAR'23	FEB'23
ACC BUDGET	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733	\$ 1,687,733
ACTUAL HAP	\$ 1,595,298	\$ 1,614,873	\$ 1,628,934	\$ 1,610,221	\$ 1,602,302	\$ 1,557,897	\$ 1,541,127	\$ 1,499,832	\$ 1,496,347	\$ 1,499,465	\$ 1,488,942	\$ 1,488,248
PER UNIT COST	\$ 718	\$ 725	\$ 732	\$ 723	\$ 719	\$ 710	\$ 705	\$ 688	\$ 686	\$ 681	\$ 684	\$ 693
BUDGET UTILIZATION %	94.52%	95.68%	96.52%	95.41%	94.94%	92.31%	91.31%	88.87%	88.66%	88.84%	88.22%	88.18%

ACTIVITY SUMMARY	JAN'24	DEC'23	NOV'23	OCT'23	SEP'23	AUG'23	JUL'23	JUN'23	MAY'23	APR'23	MAR'23	FEB'23
# PORT IN BILLED	0	0	0	0	0	0	0	0	0	0	0	0
#PORT OUT UNDER CONTRACT	53	52	49	47	44	43	43	44	44	45	46	47
ZERO HAP	16	20	17	13	15	15	17	22	22	27	23	24
UTILITY ASSISTANCE PAYMENTS	106	136	125	120	100	100	100	100	112	105	105	104
NEW ADMISSIONS	**	4	19	15	17	54	35	35	26	26	43	44
INITIAL VOUCHERS SEARCHING	33	37	35	38	47	42	99	82	137	121	135	157
ACTUAL/ESTIMATED EOP	17	7	14	16	18	21	17	17	15	23	18	22
REMAIN ON WAITING LIST	1500	1500	1506	1506	1506	1506	1506	1507	1523	1536	1587	97

\*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  
2023**

HOUSING AUTHORITY OWNED PROPERTIES													
	Gridley FLH		Open Market Units										
Location	FLH	Demo	Other	Gridley Springs II	Cameo	Locust	Alamont	Evanswood	Kathy Ct	Lincoln	Park Place	Total	Occupancy
# of Units	116*	7	2	24	20	10	30	31	0 (12)	18	40	175	%
Jan-24	15**	0	2	1	2	0	0	1	12***	0	3	6	96.6%
Dec-23	15**	0	2	0	1	0	0	0	12***	1	2	4	97.7%
Nov-23	17**	0	2	1	1	0	1	1	12***	1	1	5	97.1%
Oct-23	17**	0	2	0	1	0	0	0	12***	0	4	5	97.1%
Sep-23	14**	0	2	0	1	0	0	0	12***	0	4	5	97.1%
Aug-23	13**	0	1	0	0	0	1	0	12***	0	0	1	99.4%
Jul-23	13**	0	1	0	0	0	1	1	12***	0	0	2	98.9%
Jun-23	15**	0	1	0	0	0	1	0	12***	0	0	1	99.4%
May-23	16**	0	1	0	0	0	1	0	12***	1	1	3	98.3%
Apr-23	15**	0	0	1	0	0	1	0	12***	0	0	1	99.4%
Mar-23	18**	0	0	0	0	0	1	1	12***	0	0	2	98.9%
Feb-23	18**	0	0	0	0	0	0	2	12***	0	0	2	98.9%
Jan-23	17**	0	0	0	0	1	0	1	12***	0	0	2	98.9%
Dec-22	17**	0	0	0	1	1	0	3	12***	0	0	5	97.1%

\* Unit count adjusted by units offline - (17) uninhabitable and (10) less units due to rehab reconfiguration.

\*\* Vacancy rate does not include units offline for construction; (10) 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	%
Jan-24	3	2	0	5	2	2	2	16	95.4%
Dec-23	4	2	0	4	1	2	1	14	95.9%
Nov-23	3	3	1	2	1	2	1	13	96.2%
Oct-23	2	2	1	3	2	2	2	14	95.9%
Sep-23	3	3	1	2	2	2	2	15	95.7%
Aug-23	3	2	2	1	1	2	2	13	96.2%
Jul-23	3	2	1	2	1	3	2	14	95.9%
Jun-23	3	0	2	4	1	1	1	12	96.5%
May-23	3	1	2	4	2	0	1	13	96.2%
Apr-23	3	0	2	4	2	0	1	12	96.5%
Mar-23	1	0	3	3	2	0	1	10	97.1%
Feb-23	1	0	3	3	1	0	1	9	97.4%
Jan-23	2	0	3	2	0	0	0	7	98.0%
Dec-22	2	0	3	2	2	1	0	10	97.1%

BANYARD MGMT	
Location	Chico Commons
# of Units	72
Jan-24	5
Dec-23	4
Nov-23	5
Oct-23	4
Sep-23	3
Aug-23	4
Jul-23	3
Jun-23	5
May-23	4
Apr-23	4
Mar-23	5
Feb-23	4
Jan-23	3
Dec-22	4

BCAHDC				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	107	32	90	56
Jan-24	4	1	5	4
Dec-23	4	0	3	4
Nov-23	5	1	1	3
Oct-23	4	0	2	3
Sep-23	6	2	5	4
Aug-23	5	1	5	2
Jul-23	3	0	4	1
Jun-23	2	0	4	1
May-23	3	0	4	0
Apr-23	4	1	1	0
Mar-23	3	0	1	2
Feb-23	2	0	2	2
Jan-23	2	1	2	0
Dec-22	1	0	2	0

## Public Housing

### Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	23 Transfer list	6+	1300	6+	1463	6+
2	1330	3+			570	2+
3	639	2+	532	1+	329	2+
4	188	5+			100	4+
5					20	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	348		279	2
2	151	7			62	
3	42	2	41	6	24	
4	13	4+			8	
5					0	

## MEMO

Date: January 12, 2024

To: HACB Board of Commissioners

From: Taylor Gonzalez, Project Manager

Subject: Status of HACB Construction Projects

As of January 12, 2024, the status of HACB construction activity follows:

### **2020A Bond Activity - Property Condition Assessment Repairs, various properties:**

- A majority of the work identified in the Property Condition Assessments conducted to identify renovation work at the six (6) properties financially leveraged for the Bond issuance is being completed by property manager RSC Associates through the course of operations, supported by the architect who provides specifications for materials and products.
- As of this writing, **\$603,425** of capital improvement work has been completed.
- Per RSC, the capital improvement work is substantially complete.

**Evanswood Estates Exterior Modernization, Oroville:** *Comprehensive Exterior Rehabilitation including replacement windows and doors, fascia, gutters, roofing at select units, new cement board siding at front facades and application of an acrylic stucco coat.*

- As of this writing, the project is substantially complete.
- The “punch list” items have nearly all been addressed and the contractor has demobilized their equipment and excess material from the site.
- There was \$182,688 in additional costs to correct framing-related issues, dry rot, and other miscellaneous repairs, which was absorbed by project contingency funds. The additional costs represent a 6% increase from the original contract amount, typical for work of this nature.
- HACB staff has started close-out of the project. A final change order is being prepared which will address any remaining items, and will be paid by remaining project contingency funds.
- HACB staff and property manager, RSC Associates will conduct a final walk-through of all units followed by the recording of a Notice of Completion. To minimize disruption to tenants, the final walk-through will be conducted in conjunction with the property manager’s yearly unit walkthroughs.

**Kathy Court Apartments, Paradise:** *Reconstruction of the Kathy Court Apartments, 12-unit, two story apartment building consisting of 2 1-BR, 8 2-BR, and 2 3-BR residential units.*

- The Notice to Proceed was issued to the contractor, Modern Building on November 9, 2023.

January 12, 2024  
HACB Construction Status Memo  
pg. 1

- Erosion and Sediment Control BMPs (Best Management Practices) have been implemented and, the project site has been secured with temporary fencing.
- Construction progress is currently tracking behind schedule due to weather and re-work that was required for the building pad certification.
- Weekly Zoom meetings are being held with the project architect and contractor, where construction progress, submittals and requests for information (RFIs) are discussed.
- The design team revised the electrical design to conform with PG&E standards; it is anticipated that the revised electrical switchgear may have a shortened lead time. The Town of Paradise and PG&E are currently reviewing the project requirements and it is anticipated that PG&E will approve the proposed switchgear, which will allow the product to be ordered.
- Construction activity in the coming month includes the concrete slab on grade foundation.
- It is currently anticipated that the contractor will achieve substantial completion by September 16, 2024, excluding the receipt and installation of the electrical switchgear, which is subject to supply-chain constriction. Final completion is currently slated for February, 2025 due to the projected switchgear delay.
- 

#### *Kathy Court Construction Activity*



*Project Trailer and Erosion Control measures in place*



*Delivery of Pre-Fabricated Wall Panels*



*Pre-Fabricated Wall Panels stored on-site*



*Completed Building Pad with Building Layout staked*

*January 12, 2024  
HACB Construction Status Memo  
pg. 2*

### **Lincoln Apartments, Chico:**

- It has been determined that extensive repairs to the upper level walkways are required. Due to the scope of the repairs, the HACB will undertake the walkway repair project internally, rather than through RSC Associates.
- A scope of work was developed, and the design team has completed the necessary plans and specifications required for bidding and permitting.
- The plans, which were submitted to the City of Chico Building Department on December 11, 2023 are expected to be approved on or before January 18, 2024.
- A bid package is currently being finalized and it's anticipated that the bid advertisement will be issued on January 16, 2024. It is anticipated that the repairs will commence in March 2024.
- HACB staff in conjunction with RSC Associates are currently developing a plan that will dictate the sequencing of construction activities, so to minimize the disruption to tenants.

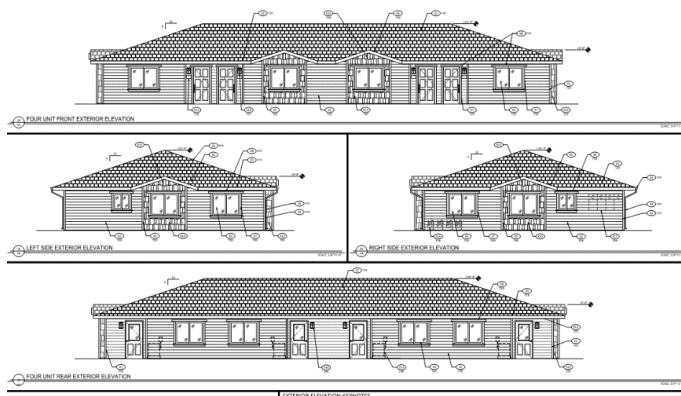
### **Park Place Apartments, Oroville:**

- HACB Staff met with property manager RSC Associates and developed a prioritized list of improvements, including replacement of the (failing) wooden gazebo, and replacement of damaged concrete walkways near the Community Building. Once the above-mentioned projects at the Lincoln Apartments are complete, any remaining funds will be utilized to complete the improvements at Park Place Apartments.

### **2131 Fogg Avenue, Oroville:** *Development Initiative (1+ acre lot with single-family home).*

HMR Architects have completed schematic design plans using traditional multifamily construction methods (single story, stick frame, slab-on-grade, yielding 18 units (16 one-bedroom and 2 two-bedroom)).

- This initiative seeks financing, including CDBG-DR and “other” monies (likely State). Predevelopment costs may be paid via excess 2020A Bond funds, or other agency equity.
- Because lead paint and asbestos are present in the structures, related specifications were prepared for the demolition contractor. An invitation to bid will be issued in January 2024.
- HACB staff is working with the City of Oroville to obtain Article 34 Authority, which is required for HACB development of the property.



*Preliminary exterior elevations of one of the proposed four plex buildings*

January 12, 2024  
HACB Construction Status Memo  
pg. 3

**12 Month HACB Construction Project Schedule - January 12, 2024**

		Budgeted Amount	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Feb-25
	<b>Property Condition Assessment Repairs</b>														
	Alamont, Cordillera, Evanswood, Lincoln, Locust and Park Place	\$603,425													
	<b>Evanswood Estates Exterior Modernization</b>														
	Exterior Modernization Project	\$3,371,940													
	<b>Lincoln Apartments</b>														
	Exterior Stairway and Balcony Repair Project	\$650,000													
	<b>Park Place Apartments</b>														
	Gazebo Replacement and Site Work Project	\$326,429													
	<b>Kathy Court Apartments</b>														
	Replacement Project	\$6,738,294													
	<b>2131 Fogg Avenue</b>														
	Design Development and Construction Drawings	\$450,000													
	Seek Funding and Grant Application Preparation	\$50,000													
	Demolish Existing Vacant Single Family Residence	\$50,000													
<b>Total next 12 months:</b>		<b>\$12,240,088</b>													

	Design/Bid Phase
	Construction Phase
	Completed

## MEMO

Date: January 12, 2024

To: Board of Commissioners

From: Sheri Bouvier, Contracts Administrator

Subject: Public Housing - Capital Fund Status Report

As of January 11, 2024, the status of HACB Capital Fund construction activity follows:

- Public Housing (43-10) Site Access Control and Video Surveillance Systems (ACS).
  - RFP 24001 for professional services, was issued January 3<sup>rd</sup>, requesting proposals to design, purchase, install, and maintain a site access control and video surveillance system at Winston Gardens. The selected company will coordinate plans with HMR Architects and the General Contractor hired to construct the ACS infrastructure, fencing and lighting in Summer 2024.
  - Architect HMR has submitted preliminary plans of the fencing and gate portions of the project to the HACB for review.
- Public Housing – Roof Replacement Project (43-14, 43-15) The work includes re-roofing of (70) Public Housing units and ancillary structures in Oroville (not including Winston Gardens). Contract was awarded to Above Board Construction and is scheduled to begin February 1st.
- Public Housing – Unit and Community Building Accessibility Improvements Project (43-10) Winston Gardens, Oroville. Ginno Construction has completed conversion of the three units to fully accessible. Project is substantially complete. Punch list items are being completed.
- Public Housing – All sites, ongoing. Abatement and replacement of asbestos-containing floor tiles; ten (12) units have been completed during the FY 2023; 153 of 232 Public Housing units have been completed overall. The work is being accomplished at unit turnover.

***Detailed Capital Fund activity is provided following, by Capital Fund Project:***

*January 12, 2024  
HUD Public Housing Capital Fund Report  
pg. 1*

**Capital Fund 501-20, Funding Amount \$875,339, to be expended by March 25, 2026**

This Capital Fund is 93% obligated and 65% expended. Projects Included:

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **ADA Unit Accessibility Work** – Winston Gardens (43-10), three units and the community room to be upgraded to full accessibility standards, 99% complete, balance of funding assigned to 501-21.
- **Maintenance Sheds Re-roof** – Abate asbestos roofing and lead paint, repair dry rot damage, install new roofs. 100% completed

**Capital Fund 501-21, Funding Amount \$913,365, to be expended by February 22, 2025**

This Capital Fund is 100% obligated and 100% expended; the project is ready for close-out. Projects Planned:

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **Unit Range Replacements** - Replaced (122) select Gas Ranges which have reached the end of their useful life. Installation was completed August 2022.
- **Tree Trim and Removal Project** – Trimmed 294 trees and removed 12 trees.
- **Community Room Improvements** – Winston Gardens (43-10), Community Room accessibility and water distribution improvements, 99% complete, balance of funding assigned to 501-20.

**Capital Fund 501-22, Funding Amount \$1,113,256.00, to be expended by May 11, 2026**

This Capital Fund is 83% obligated and 8% expended.

- **Water Heater Replacement Project**– Countywide, replace water heaters which have reached the end of their useful life, in planning.
- **Roof Replacements** – Select Units. Replace aging and failing roofing systems fascia, soffit, gutters and downspouts, in progress.
- **HVAC Replacements** – Replace HVAC units which have reached the end of their useful life at 43-10 Winston Gardens. In planning.

**Capital Fund 501-23, Funding Amount \$1,143,778, to be expended by May 11, 2026**

This Capital Fund is 0% obligated and 0% expended.

- **Water Heater Replacement Project**– Countywide, replace water heaters which have reached the end of their useful life, in planning
- **Bathroom Tub/Shower Remodel** – Select concrete block units, in planning.
- **Kitchen Remodel** – Select units, in planning.

**2023 Safety and Security Grant, to be expended by September 17, 2025**

HACB was awarded over \$225,000 to address safety and security issues at the Winston Gardens Apartments, Oroville, serving seniors and disabled. Non-residents, including homeless persons, are crossing the property, vandalizing vehicles, and roaming and sleeping on the property late at night. Fencing, gates, cameras and other security measures have been proposed. HMR Architects was retained October 26 to develop the scope of work.



Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 1/12/2024

Capital Funds 501-20, 501-21, 501-22, 501-23

			501-20				501-21				501-22				501-23				Totals							
			Original	Revised	Obligated	Expended	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																	-	-	-					
2	1406	Operations (25% Max)	90,000.00		90,000.00	90,000.00	27,875.00		27,875.00	27,875.00	58,149.00				285,944.50				490,779.50	125,871.97	364,907.53					
3	1408	Management Improvements	2,000.00				5,000.00				5,000.00				5,000.00				19,000.00	1,883.79	17,116.21					
4	1410	Administration (10% Max)	87,533.00		87,533.00	87,533.00	91,336.00		91,336.00	91,336.00	111,325.00		111,325.00		114,377.80				485,858.80	260,156.00	225,702.80					
5	1480	Audit	2,000.00				2,000.00				2,000.00				2,000.00				10,000.00	-	10,000.00					
7	1480	Fees and Costs	90,000.00		6,207.84	6,207.84	75,000.00		86,450.59	86,450.69	75,000.00				35,818.00				350,938.00	128,124.62	222,813.38					
14	1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment	600,306.00		633,543.27	389,119.04	712,154.00		707,703.41	707,703.41	861,782.00		815,601.78	86,879.33	700,637.70				3,498,042.70	1,853,176.50	1,644,866.20					
17	1480	Relocation Costs	3,500.00																3,500.00	-	3,500.00					
16	1492	Move to Work Demonstration																	-	-	-					
18	1501	Moving To Work Demonstration																	-	-	-					
19	1503	Collator Exp/Debt Srvc																	-	-	-					
20	1504	RAD-CFP																	-	-	-					
21	9000	RAD Investment Activity																	-	-	-					
22	9001	Debt Reserves																	-	-	-					
23	9002	Bond Debt Obligation																	-	-	-					
24	9900	Post Audit Adjustment																	-	-	-					
			875,339.00	-	817,284.11	572,859.88	913,365.00	-	913,365.00	913,365.10	1,113,256.00	-	926,926.78	86,879.33	1,143,778.00	-	-	-	4,858,119.00	2,369,212.88	2,488,906.12					
			93%				65%		100%				100%		83%				8%		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 12/15/2023	-	364,907.53	17,116.21	225,702.80	10,000.00	222,813.38	1,644,866.20	3,500.00	2,488,906.12	
	501-20, 501-21, 501-22, 501-23 Funding										
100	Reserved Budget	-								-	
1406	Operations		364,907.53							364,907.53	
1408	Management Improvements			17,116.21						17,116.21	
1411	Audit Cost Cap Fund					10,000.00				10,000.00	
1410	Administration				225,702.80					225,702.80	
1430	Fees and Costs: Arch. Service, Permits Const. Admin, Etc..						222,813.38			222,813.38	
1460	Dwelling Structures									-	
1465	Dwelling Equipment									-	
1470	Non-Dwelling Structures									-	
1475	Non-Dwelling Equipment									-	
1485	Demolition									-	
	General Capital Fund Activity: Site Improvement, Dwelling										
1480	Structures, Dwelling Equipment							1,644,866.20		1,644,866.20	
1495	Relocation Costs								3,500.00	3,500.00	
1502	Contingency									-	
										2,488,906.12	Total
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

## MEMO

Date: January 12, 2024

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 January 1, there are a total of (74) occupied units. There were (3) move-in's and (1) move-out in the month of December. A total of (14) concrete block units are vacant and are rent ready. (17) units are deemed uninhabitable, and (10) are offline, waiting for the next phase renovation. All of the remodeled units are currently occupied. There are no pending unlawful detainers or intent to vacate notices at this time. Three tenants are on payment plans for rent owed.

AWI staff continue their marketing efforts - applicant traffic continues to be slow as we go into the winter months. There's (1) applicant in the eligibility process that may move-in before the end of the month. Marketing includes distribution of flyers to local farms and businesses, a listing on Craig's List, and \$100 referral reward coupons to residents who make successful referrals. AWI is also offering a move-in special for all applicants, which includes free rent for the first month. AWI staff will be coordinating outreach efforts to visit local farms such as M&T Ranch and canneries, to increase the applicants on their waiting list.



*Renovated 1980's era Concrete Block Housing*

USDA-RD has failed to respond to the waiver request permitting occupancy by over-income and/or non-farm labor households. The waiver would also allow current over-income residents to remain on the property. AWI is securing a USDA-RD compliant Market Study through Laurin Associates, to provide further basis and leverage for the waiver request.

California Department of Public Health notified the HACB in October 2023 of an environmental investigation by Butte County Public Health at 1491 Ogden Ave, Gridley CA. Lead hazards in paint and soil were identified in seven (7) areas. The investigation was triggered by a child in the

home with elevated blood lead levels. The household has been relocated to a newly renovated unit with no lead. Abatement of the lead has been authorized, the scope of work for remediation is being packaged for bidding.



*Rear of Fully Modernized Unit with Kitchen Garden*

Chavarria's Landscaping continues with landscape upkeep. Gridley Public Works is on track to installing a new generator for the sewer lift station, and paving its driveway from the street, at City expense. Staff is obtaining estimates for tree trimming and gutter cleaning.

Mi C.A.S.A.'s monthly food distribution was held on January 9<sup>th</sup>, 2024. Mi CASA's Spring Semester Session is underway; they've continued to see high attendance from residents. There were two Mi CASA entries submitted for this year's NAHRO "What Home Means to Me" poster contest. One of the entries was chosen as a finalist and winner at the National level - it will be featured in the 2024 What Home Means to Me calendar. The art of Samantha Navarro, age nine, is featured for the month of July 2024. Students are currently working on poster entries for this year's poster contest. The entries received will be judged at the NorCal/Nevada NAHRO conference in Napa, to be held on January 22-23.



*State "Demonstration" Housing Unit*



The NVCSS Promotores Dual Language Learning (DLL) program is currently working with (16) families. Promotores and Red Cross staff continue to collaborate with the residents on a Community Garden, which is located near the soccer field away from the rental units. A local church group (Christian life Center) held a Christmas event last month for all residents on December 17. Free food was provided to all who attended along with presents for all children and gift card raffles for the adults.



*Unrenovated 1980's era Concrete Block Unit*

AWI continues work to renovate concrete block units on Ogden Avenue. A rental unit previously marked as uninhabitable on Ogden Avenue due a bathtub has been recently repaired and is now rent ready. This initiative will establish a third category of concrete block units in inventory, the three categories including un-rehabilitated, moderately rehabilitated, and completely rebuilt.

Additional funds are being sought to continue property building renovation. The USDA is not a factor. State Joe Serna Jr. Farmworker Housing and other program funds are contemplated. Renovation and/or demolition and/or historic preservation of the historically significant 1930's era wooden units is pressing – only nine of the original twenty-four wooden units are habitable.



*1930's era Wood Frame Units*

With approval by the State Water Board of the application for grants funds to install a backup generator for the community well, Rural Community Assistance Corporation (RCAC) will be working with staff to actualize the work.

Please find third party property manager AWI's December 2023 report following.

## Gridley Farm Labor Housing December 2023

Separate *Variance Report* explaining budget differences and expenditures.

### Updates:

**GFLH** currently has 15 units available for occupancy. **Three move –ins** and one move-out during the month of December

As of the end of December.

- 74 Occupied
- 10 units held for the next phase of rehab
- 17 units deemed uninhabitable
- 14 units available for occupancy

**\*\*\*All renovated units are occupied.**

Applicant traffic at the property continues be slow; however we are excited to report staff was able to fill three units with farm labor qualified families. Two of the move ins resulted from the resident referral program. An application is in process for a January move in as well.

Advertising is ongoing via Craigslist, The Publisher, Flyers, Signage, Resident referral and move in specials. Posted flyers at canneries, outreach to M & T Ranch. The market study for diminished need is being finalized by Laurin Associates/ Raney Planning to request a waiver from USDA –RD.

### **Unit Turns:**

- **ST 1468** Unit turn in process. Processing applicant.
- **MC 1457** New move out. 01/02/2024.

### **Past Due Balances:**

- SU1528 – balance \$765.35 Payment plan.
- AU878 – Balance \$2,471 Payment plan.
- BO1520 – Balance \$4,157 Payment plan.

Several January rents payments outstanding as it is early in the month.

Staff is seeking estimates for tree trimming. Cleaning of the gutters will follow.

The Transition plan has been completed and received. Later this year will start with Year 1<sup>st</sup> improvements.

The Christian Life Center held a Christmas celebration on December 17, 2023. Presents were provided for children's and a raffle for adults. What a thoughtful way to celebrate the holidays!



Gridley Farm Labor 645  
For the Month Ended December 31, 2023  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
<b>Rental Income</b>						
Gross Rents	\$ 113,779.00	\$ 118,448.00	\$ (4,669.00)	\$ 341,337.00	\$ 355,344.00	\$ (14,007.00)
Vacancies	(23,530.00)	(23,142.91)	(387.09)	(71,545.00)	(69,428.75)	(2,116.25)
Manager's Unit	(1,230.00)	(1,230.00)	0.00	(3,690.00)	(3,690.00)	0.00
Total Tenant Rent	<u>\$ 89,019.00</u>	<u>\$ 94,075.09</u>	<u>\$ (5,056.09)</u>	<u>\$ 266,102.00</u>	<u>\$ 282,225.25</u>	<u>\$ (16,123.25)</u>
<b>Other Project Income:</b>						
Laundry Income	\$ 483.00	\$ 216.66	\$ 266.34	\$ 1,035.75	\$ 650.00	\$ 385.75
Interest Income	31.69	2.50	29.19	152.97	7.50	145.47
Restricted Reserve Interest Incom	19.73	0.00	19.73	66.44	0.00	66.44
Other Tenant Income	\$ 0.00	\$ 91.66	\$ (91.66)	\$ 237.00	\$ 275.00	\$ (38.00)
Miscellaneous Income	\$ 98.00	\$ 0.00	\$ 98.00	\$ 98.00	\$ 0.00	\$ 98.00
Other Project Income	<u>\$ 632.42</u>	<u>\$ 310.82</u>	<u>\$ 321.60</u>	<u>\$ 1,590.16</u>	<u>\$ 932.50</u>	<u>\$ 657.66</u>
Total Project Income	<u>\$ 89,651.42</u>	<u>\$ 94,385.91</u>	<u>\$ (4,734.49)</u>	<u>\$ 267,692.16</u>	<u>\$ 283,157.75</u>	<u>\$ (15,465.59)</u>
<b>Project Expenses:</b>						
Maint. & Oper. Exp. (Fr Page 2)	\$ 30,053.19	\$ 35,903.14	\$ (5,849.95)	\$ 69,040.63	\$ 107,709.50	\$ (38,668.87)
Utilities (From Pg 2)	12,299.44	10,841.07	1,458.37	26,319.08	32,523.25	(6,204.17)
Administrative (From Pg 2)	17,295.22	15,386.91	1,908.31	41,141.29	46,160.75	(5,019.46)
Taxes & Insurance (From Pg 2)	7,399.41	8,510.25	(1,110.84)	22,198.23	25,530.75	(3,332.52)
Other Taxes & Insurance (Fr Page	10,032.33	5,356.11	4,676.22	13,397.93	16,068.25	(2,670.32)
Other Project Expenses	(1,536.66)	2,158.23	(3,694.89)	777.59	6,474.75	(5,697.16)
Total O&M Expenses	<u>\$ 75,542.93</u>	<u>\$ 78,155.71</u>	<u>\$ (2,612.78)</u>	<u>\$ 172,874.75</u>	<u>\$ 234,467.25</u>	<u>\$ (61,592.50)</u>
<b>Mortgage &amp; Owner's Expense</b>						
Mortgage Payment	\$ 12,558.96	\$ 12,558.59	\$ .37	\$ 37,676.88	\$ 37,675.75	\$ 1.13
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 1,875.00	\$ 1,875.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	8,625.00	8,625.00	0.00
Total Mortgage & Owner's Exp.	<u>\$ 16,058.96</u>	<u>\$ 16,058.59</u>	<u>\$ .37</u>	<u>\$ 48,176.88</u>	<u>\$ 48,175.75</u>	<u>\$ 1.13</u>
Total Project Expenses	<u>\$ 91,601.89</u>	<u>\$ 94,214.30</u>	<u>\$ (2,612.41)</u>	<u>\$ 221,051.63</u>	<u>\$ 282,643.00</u>	<u>\$ (61,591.37)</u>
Net Profit (Loss)	<u>\$ (1,950.47)</u>	<u>\$ 171.61</u>	<u>\$ (2,122.08)</u>	<u>\$ 46,640.53</u>	<u>\$ 514.75</u>	<u>\$ 46,125.78</u>
<b>Other Cash Flow Items:</b>						
Reserve Transfers	\$ (19.73)	\$ 0.00	\$ (19.73)	\$ 1,433.56	\$ 0.00	\$ 1,433.56
T & I Transfers	(8,581.69)	0.00	(8,581.69)	104,583.44	0.00	104,583.44
Operating-MMKT-FFB*	0.00	0.00	0.00	(100,040.87)	0.00	(100,040.87)
AWI Security Deposit	(160.65)	0.00	(160.65)	(160.65)	0.00	(160.65)



Gridley Farm Labor 645  
For the Month Ended December 31, 2023  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Sec Dep Owner Held	\$ 500.00	\$ 0.00	\$ 500.00	\$ (525.00)	\$ 0.00	\$ (525.00)
Rent Annuity	52,398.00	0.00	52,398.00	155,527.00	0.00	155,527.00
Rent Subsidy	(52,398.00)	0.00	(52,398.00)	(155,527.00)	0.00	(155,527.00)
Authorized Reserve - Other	0.00	0.00	0.00	(1,500.00)	0.00	(1,500.00)
Tenant Receivables	(187.00)	0.00	(187.00)	644.00	0.00	644.00
Other Receivables	(7,121.92)	0.00	(7,121.92)	(73,134.22)	0.00	(73,134.22)
Rental Assistance	(883.00)	0.00	(883.00)	(44.00)	0.00	(44.00)
Accounts Payable - Trade	14,306.40	0.00	14,306.40	1,155.26	0.00	1,155.26
Sewer-Accrual	3,497.31	0.00	3,497.31	3,497.31	0.00	3,497.31
Accrued Property Taxes	2,500.00	0.00	2,500.00	(144.64)	0.00	(144.64)
Accrued Local Administration Fee	625.00	0.00	625.00	1,875.00	0.00	1,875.00
Total Other Cash Flow Items	<u>\$ 4,474.72</u>	<u>\$ 0.00</u>	<u>\$ 4,474.72</u>	<u>\$ (62,360.81)</u>	<u>\$ 0.00</u>	<u>\$ (62,360.81)</u>
Net Operating Cash Change	<u><u>\$ 2,524.25</u></u>	<u><u>\$ 171.61</u></u>	<u><u>\$ 2,352.64</u></u>	<u><u>\$ (15,720.28)</u></u>	<u><u>\$ 514.75</u></u>	<u><u>\$ (16,235.03)</u></u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 88,989.56	\$ 73,269.28	\$ (15,720.28)
Operating-MMKT-FFB*	0.00	100,040.87	100,040.87
Tax & Insurance - FFB	192,911.66	88,253.60	(104,658.06)
Tax & Insurance - MMKT - FFB*	(74.62)	0.00	74.62
AWI Security Deposit	0.00	160.65	160.65
RD Reserves - FFB	44,307.73	51,499.17	7,191.44
Cash - Owner Held Reserves**	396,699.00	396,699.00	0.00
Payables & Receivables:			
Accounts Payable - Trade	9,642.50	10,797.76	1,155.26
Rents Receivable - Current Tenants	6,706.35	6,070.35	(636.00)
Other Tenant Charges Receivable	10.00	2.00	(8.00)

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
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Maintenance & Operating Expenses:

Maintenance Payroll	\$ 9,107.44	\$ 6,820.91	\$ 2,286.53	\$ 23,044.75	\$ 20,462.75	\$ 2,582.00
Janitorial/Cleaning Supplies	364.51	79.75	284.76	852.40	239.25	613.15
Plumbing Repairs	175.00	832.91	(657.91)	730.00	2,498.75	(1,768.75)
Painting & Decorating	197.02	199.41	(2.39)	365.23	598.25	(233.02)
Repairs & Maintenance - Supply	1,677.57	1,532.34	145.23	4,174.55	4,597.00	(422.45)
Repairs & Maintenance - Contract	698.00	2,252.91	(1,554.91)	788.00	6,758.75	(5,970.75)
Grounds Maintenance	8,567.76	8,000.00	567.76	23,942.96	24,000.00	(57.04)
Pest Control Service	0.00	249.41	(249.41)	1,225.00	748.25	476.75
Fire/Alarm Services	0.00	1,588.50	(1,588.50)	0.00	4,765.50	(4,765.50)

Gridley Farm Labor 645  
For the Month Ended December 31, 2023  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Security Service	\$ 1,573.89	\$ 0.00	\$ 1,573.89	\$ 4,980.97	\$ 0.00	\$ 4,980.97
Capital Improvements - Other	7,367.00	11,983.34	(4,616.34)	7,367.00	35,950.00	(28,583.00)
Capital Improvements - Flooring	0.00	975.00	(975.00)	0.00	2,925.00	(2,925.00)
Capital Improvements - Appliance	0.00	697.25	(697.25)	0.00	2,091.75	(2,091.75)
Capital Improvements - HVAC Repl	0.00	250.00	(250.00)	556.70	750.00	(193.30)
Capital Improvements - Water Heat	0.00	142.50	(142.50)	0.00	427.50	(427.50)
Carpet Cleaning	0.00	25.09	(25.09)	0.00	75.25	(75.25)
HVAC Repairs	325.00	53.41	271.59	974.00	160.25	813.75
Cable Service	0.00	178.75	(178.75)	0.00	536.25	(536.25)
Tenant Services	0.00	41.66	(41.66)	39.07	125.00	(85.93)
Total Maint. & Operating Exp.	\$ 30,053.19	\$ 35,903.14	\$ (5,849.95)	\$ 69,040.63	\$ 107,709.50	\$ (38,668.87)
Utilities:						
Electricity	\$ 2,675.45	\$ 2,666.66	\$ 8.79	\$ 7,858.40	\$ 8,000.00	\$ (141.60)
Water	3,641.72	2,916.66	725.06	8,263.26	8,750.00	(486.74)
Sewer	3,497.31	2,174.41	1,322.90	3,497.31	6,523.25	(3,025.94)
Heating Fuel/Other	277.04	583.34	(306.30)	568.40	1,750.00	(1,181.60)
Garbage & Trash Removal	2,207.92	2,500.00	(292.08)	6,131.71	7,500.00	(1,368.29)
Total Utilities	\$ 12,299.44	\$ 10,841.07	\$ 1,458.37	\$ 26,319.08	\$ 32,523.25	\$ (6,204.17)
Administrative:						
Manager's Salary	\$ 10,157.95	\$ 7,713.59	\$ 2,444.36	\$ 19,988.43	\$ 23,140.75	\$ (3,152.32)
Management Fees	6,320.00	6,715.00	(395.00)	18,960.00	20,145.00	(1,185.00)
Bad Debt Expense	(798.00)	0.00	(798.00)	(829.50)	0.00	(829.50)
Auditing	666.67	666.66	.01	2,000.01	2,000.00	.01
Legal	0.00	291.66	(291.66)	73.75	875.00	(801.25)
Other Administrative Expenses	948.60	0.00	948.60	948.60	0.00	948.60
Total Administrative Expense	\$ 17,295.22	\$ 15,386.91	\$ 1,908.31	\$ 41,141.29	\$ 46,160.75	\$ (5,019.46)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 1,493.34	\$ (1,493.34)	\$ 0.00	\$ 4,480.00	\$ (4,480.00)
Special Assessments	2,500.00	2,117.50	382.50	7,500.00	6,352.50	1,147.50
Property Insurance	4,899.41	4,899.41	0.00	14,698.23	14,698.25	(.02)
Total Taxes & Insurance Expense	\$ 7,399.41	\$ 8,510.25	\$ (1,110.84)	\$ 22,198.23	\$ 25,530.75	\$ (3,332.52)
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,628.02	\$ 1,270.59	\$ 357.43	\$ 3,427.99	\$ 3,811.75	\$ (383.76)
Other Taxes, Fees & Permits	7,677.81	116.34	7,561.47	8,262.81	349.00	7,913.81
Bond Premiums	0.00	15.00	(15.00)	0.00	45.00	(45.00)
Worker's Compensation Insurance	720.50	1,075.84	(355.34)	1,631.60	3,227.50	(1,595.90)
Personnel Medical Insurance	6.00	2,878.34	(2,872.34)	75.53	8,635.00	(8,559.47)
Total Other Taxes & Insurance	\$ 10,032.33	\$ 5,356.11	\$ 4,676.22	\$ 13,397.93	\$ 16,068.25	\$ (2,670.32)

Gridley Farm Labor 645  
For the Month Ended December 31, 2023  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Project Expenses						
Telephone & Answering Service	\$ 93.52	\$ 314.66	\$ (221.14)	\$ 235.66	\$ 944.00	\$ (708.34)
Internet Service	370.43	135.34	235.09	1,109.53	406.00	703.53
Advertising	0.00	375.00	(375.00)	68.17	1,125.00	(1,056.83)
Water/Coffee Service	0.00	0.00	0.00	11.00	0.00	11.00
Office Supplies & Expense	(2,624.22)	504.41	(3,128.63)	(1,865.83)	1,513.25	(3,379.08)
Postage	15.94	41.75	(25.81)	31.95	125.25	(93.30)
Toner/Copier Expense	27.30	27.75	(.45)	105.82	83.25	22.57
Office Furniture & Equipment Expe	344.87	0.00	344.87	344.87	0.00	344.87
Travel & Promotion	163.75	611.91	(448.16)	207.50	1,835.75	(1,628.25)
Training Expense	0.00	104.16	(104.16)	424.33	312.50	111.83
Credit Checking	49.26	13.41	35.85	82.10	40.25	41.85
Employee Meals	22.49	29.84	(7.35)	22.49	89.50	(67.01)
Total Other Project Expenses	<u>\$ (1,536.66)</u>	<u>\$ 2,158.23</u>	<u>\$ (3,694.89)</u>	<u>\$ 777.59</u>	<u>\$ 6,474.75</u>	<u>\$ (5,697.16)</u>
Lease Up Expenses						
Total Lease Up Expenses	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.59	\$ .37	\$ 37,676.88	\$ 37,675.75	\$ 1.13
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 1,875.00	\$ 1,875.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	8,625.00	8,625.00	0.00
Total Mortgage & Owner's Exp.	<u>\$ 16,058.96</u>	<u>\$ 16,058.59</u>	<u>\$ .37</u>	<u>\$ 48,176.88</u>	<u>\$ 48,175.75</u>	<u>\$ 1.13</u>
Total Expenses	<u>\$ 91,601.89</u>	<u>\$ 94,214.30</u>	<u>\$ (2,612.41)</u>	<u>\$ 221,051.63</u>	<u>\$ 282,643.00</u>	<u>\$ (61,591.37)</u>
Authorized Reserve - Other	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 1,500.00</u>	<u>\$ 0.00</u>	<u>\$ 1,500.00</u>
	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 1,500.00</u>	<u>\$ 0.00</u>	<u>\$ 1,500.00</u>

## MEMO

Date: January 12, 2024

To: HACB Board of Commissioners

From: Larry Guanzon, Deputy Executive Director

Subject: Agenda Item 3.10 - Status Report: Bond-Financed and Other-owned Properties

### Bond-Financed

- Alamont Apartments, Chico (30 units, family)
- Cordillera/Cameo Apartments, Chico (20 units, family)
- Evanswood Estates, Oroville (31 units, family)
- Lincoln Apartments, Chico (18 units, family)
- Locust Apartments, Chico (10 units, family)
- Park Place Apartments, Oroville (40 units, senior)

### Other-Owned

- Gridley Springs II, Gridley (24 units, family)
- Kathy Court Apartments, Paradise (12 units, family)
- 2131 Fogg Ave, (1 single family house)
- 1744 Laurel St, Chico (1 single family house)

*For Alamont, Cordillera, Evanswood, Kathy Court, Lincoln, Locust, and Park Place Apartments, please see monthly reports provided by the property manager, RSC Associates Inc. following this memo. Please also find Sackett Corporation's financials for Gridley Springs II.*

**Alamont Apartments, Chico** (30 units, family, RSC) – There is no vacancy as of the first of January - all rents were collected for December, excepting one unit owing a small balance. Total YTD income is \$1,879 more than budget at \$92,178. Total expenses are \$4,646 less than anticipated, bringing the NOI to \$6,525 more than budget, at \$63,766. Owner distributions totaled \$51,671.00, subject bond debt service. Property roof replacement is complete, as well as HVAC unit and deck reconstructions, all paid thru 2020A Bond funds.



*Alamont Apartments, 811 West East Avenue, Chico*

**Cordillera/Cameo Apartments, Chico** (20 units, family, RSC) - The property has two (2) vacancies as of January 1st. RSC is working on two Behavioral Health clients to approve occupancy. RSC reviews unpaid rents in their monthly narrative following, including three units, explained in detail. Total YTD income is above budget at \$52,030. Total YTD Operating Expenses are lower than budget by \$7,244, bringing NOI to \$32,298, or \$7,280 more than budget. Total Owner distribution was \$24,165.51 for the quarter.



*Cordillera Apartments, Cameo Way, Chico*

**Evanswood Estates Apartments, Oroville** (31 units, family, RSC) – The property had one vacancy as of the first of January. One household owed a small amount of rent, which management is in process of collecting. Total income YTD is higher than anticipated, at \$117,807, or \$2,252 more than budget. Total Operating Expenses are \$7,092 less than budget, at \$55,272. YTD NOI is \$9,344 more than budget, at \$62,534.

**Units #21, 25, and 33**, purchased and tracked separately, were occupied, with no unpaid rents. Income and expenses are all within or slightly ahead of budget, with expenses being lower than budget. YTD NOI is \$679 more than budget, at \$5,337.



*Evanswood Estates, Table Mountain Boulevard, Oroville - new façades.*





*Lincoln Apartments, 474 East 12<sup>th</sup> Street, Chico*

**Lincoln Apartments, Chico** (18 units, family, RSC) – Lincoln Apartments is 100% occupied. All rents have been collected for the month. Total YTD income is ahead of budget by \$1,519, at \$45,257. Total YTD Expenses are under budget by \$749, bringing YTD NOI to \$23,918, or \$2,268 more than budget. There were no owner withdrawals, due to anticipated capital improvements. Additional bond-funded improvements are being planned, including electrical service panel replacements, window replacements, and exterior stairway, railing, and access improvements. We are awaiting approval from the City of Chico building department. The above-mentioned improvements will require relocation of several households on the second level of the property during the construction schedule.

**Locust Apartments, Chico** (10 units, family, RSC) – The property is fully occupied, but a move out did occur prior to this memo. All but two rents were collected, one owing two month's rent is in the process of collection, with the resident's file to be turned over for legal action. Total income YTD is above budget by \$310, at \$23,458. Total Expenses are lower than budget by \$5,311, so NOI came in higher than budget by \$5,621, at \$16,527. Total owner withdrawals came to \$15,600.56, subject to bond debt service. The majority of bond-funded capital improvements are complete, with replacement of water heaters, range hoods, and GFCI outlets



*Locust Apartments, 1519 Locust Street, Chico*



*Park Place Apartments, 2105 Park Avenue, Oroville*

**Park Place Apartments, Oroville** (40 units, senior, RSC) – The month ended with three (3) vacancies - third party property manager RSC is working to fill them. All rents were paid, with the exception of three units, owing small balances. Total YTD Income is higher than budget by \$1,347, at \$84,990. Expenses are higher than budget due to turnover cost associated with the four units previously turned over. Administrative, Utility, and Turnover, expenses were \$8,017 higher than anticipated YTD, bringing NOI to \$6,669 less than budget, at \$35,917. There was no owner withdrawal due to anticipated of future capital improvements. Bond-funded work, including equipment and gazebo replacements, upgrade of the Community Room, and site path of travel improvements, are in process, with property management collecting bids.

### **Other-Owned Properties**

**Gridley Springs II, Gridley** (24 units, Family, Sackett) The property has one (1) vacancy as of January 1<sup>st</sup>. There are no additional 30-day notices. YTD Income came to \$46,305, or \$10,841 less than anticipated. As rents are increased throughout the year the total income will increase. Total YTD Expenses coming in slightly below budget at \$46,085. This brings property NOI YTD to \$220, or \$10,588 less than budget. Again, the decrease in NOI is due to income not being as budgeted due to rents being increased over the year. Please find Sackett Corporation's financials for GS II, as well as a short narrative, following. Sackett Corporation is closing its doors with the retirement of its founder – third party property management will be contracted from Arrowhead Housing, the new home of Sackett's former Asset Manager.



*Gridley Springs Apartments II, 210 Ford Avenue, Gridley*



**Kathy Court Apartments, Paradise** (12 units, family, RSC) – The general contractor, Modern Construction, has completed the building pad. Underground and foundation work is underway. The building is scheduled for completion September 2024.



*Kathy Court Apartments, Kay Court, Paradise - Rendering*

**2131 Fogg Ave, Oroville** (SFH, HACB) – The single-family house is vacant, as of mid-April. Board action was approved to remove the building in anticipation of a multi-family development initiative. A contractor is being secured to complete the removal, scheduled to be complete by February.

**1744 Laurel St, Chico** (SFH, HACB) – This single family 2-bedroom, 1 bath house is currently vacant. The property is in escrow, pending title transfer, being donated by the HACB to New Beginnings Housing Foundation. The non-profit provides housing and supportive services to developmentally disabled persons, in partnership with Far Norther Regional Center.





January 4, 2024

Ed Mayer  
Executive Director  
Housing Authority of the County of Butte  
2039 Forest Ave  
Chico, CA 95928

RE: December 2023 HACB Monthly Financial Package

Dear Mr. Mayer:

Below is a summary of the December 2023 key operational activities and highlights of significant financial results for HACB properties managed by RSC. For additional details, please review the following financial reports provided for each property:

1. Cash Flow Summary
2. Balance Sheet
3. Budget Comparison
4. General Ledger
5. Trial Balance
6. Tenant Rent Roll
7. 12 Month Income Statement
8. 2023/2024 Performance Review
9. Capital Improvement Summary

### **1519 Locust Apartments**

#### **Monthly Highlights:**

- **Occupancy** – 100% at the end of December. There were no move-outs or move-ins during the month. We confirm in January the resident in #3 moved out so we will have a vacancy in January.
- **Rent Collection** –
  - ✓ Unit #3 owes rent for November and December.
  - ✓ Unit #6 is making payments towards their outstanding balance.
  - ✓ All other tenants paid in full.

Mr. Ed Mayer, Executive Director  
Chico, California

- **Expense Variances –**
  - ✓ Expenses came in at or below budget for the month and year to date.

The Owner distribution of \$15,600.56 included the quarterly reserve distribution of \$13,701.00.

### **Alamont Apartments**

#### **Monthly Highlights:**

- **Occupancy –** 100% at the end of December. There were no move ins or move outs for the month.
- **Rent Collection –**
  - ✓ Unit #22 ended the month with a small balance due.
  - ✓ All other tenants paid in full.
- **Expense Variances –**
  - ✓ Utility expenses were below budget for the month. Year to date the exterminator and water expenses were above budget for a bedbug treatment in unit #18 and overall higher water usage costs.
  - ✓ Turnover and Maintenance expenses were below budget for the month and year to date.
- **Capital Improvements –**
  - ✓ There was a complete interior paint for unit #26.
- The Owner distribution of \$51,671.11 included the quarterly reserve distribution of \$40,990.89.

### **Cordillera/Cameo Drive Apartments**

#### **Monthly Highlights:**

- **Occupancy –** 92% as of the end of December. Unit #49-3A is still vacant and unit #49-3B moved out on 12/8/23. We are working with the Behavioral Health team on applicants for these units.
- **Rent Collection**
  - ✓ Unit #37-1 did not pay their rent in December. They moved from the property on January 8, 2024.
  - ✓ Unit #45-3 did not pay their December rent and moved out on January 4<sup>th</sup>, 2024.
  - ✓ Unit #49-1 made a partial payment in December. We are working with them on a payment plan to collect the small remaining balance.
  - ✓ All other tenants paid in full.

Mr. Ed Mayer, Executive Director  
Chico, California

- **Expense Variances**
  - ✓ Expenses came in at or below budget for the month and year to date.
- The Owner distribution of \$24,165.51 included the quarterly reserve distribution of \$19,842.00.

### **Evanswood Estates Apartments**

#### **Monthly Highlights:**

- **Occupancy** – 96.42% at the end of December. There is one vacant unit #28, who moved out on 12/15/23. A new resident is scheduled to move in on January 13<sup>th</sup>.
- **Rent Collection**
  - ✓ Unit #8 has a small outstanding balance for December rent of \$57.33.
  - ✓ All other tenants paid rent in full.
- **Expense Variances**
  - ✓ Resident manager expenses were over budget by \$358.50 for additional hours related to turnover, leasing, and meeting with contractors at the property.
  - ✓ Professional Dues/Subscriptions were over budget by \$312.67 for the annual NVPOA and CAA dues.
  - ✓ Turnover expenses were higher than budgeted due to the turnover costs for unit #40 which included replacing the kitchen sink.
- **Capital Improvements**
  - ✓ The complex monument sign was replaced.
  - ✓ The interior of unit #40 was painted.
  - ✓ The garage door for unit #65 was replaced.
- The Owner distribution of \$43,524.44 included the quarterly reserve distribution of \$36,382.00.

### **Evanswood #21, #25, and #33**

#### **Monthly Highlights**

- **Occupancy** – 100% at the end of December. There we no move-outs or move-ins during the month.
- **Rent Collection** – 100% of rent was collected.

Mr. Ed Mayer, Executive Director  
Chico, California

- **Expense Variances**

- ✓ Overall, expenses were in line with the budget, except for the Utility expenses, which paid the annual sewer service for the City of Oroville.

### **Kathy Court Apartments**

**Monthly Highlights:** Operating expenses were below budget for the month.

### **Lincoln Apartments**

**Monthly Highlights:**

- **Occupancy** – 100% as of the end of December. There was a new move in at unit #8 on December 1<sup>st</sup>.
- **Rent Collection**
  - ✓ All tenants paid in full.
- **Expense Variances** –
  - ✓ Administrative expenses were higher than budgeted due to a write off to Bad Debt expense for unit #8, Martha Saldana. We are pursuing collection of this unpaid balance.
  - ✓ Turnover expenses were over budget by \$1,765.90 which included the following repairs for unit #8: replacement of the bathroom vanity, adjusting the closet and bedroom doors along with replacing two electrical outlets.
- **Capital Improvements** –
  - ✓ Complete interior paint for unit #8.
  - ✓ 2020A Capital Bond Project - We had stucco removed in sections of the 2<sup>nd</sup> story walkway for engineer inspections.

### **Park Place Apartments**

**Monthly Highlights:**

- **Occupancy** – 92.50% as of the end of December. There were three vacant units at the end of the month, units #2, #28, and #39. There was one new move in for unit #29 on December 29<sup>th</sup>. We are processing applications for units #28 and 39. We are actively marketing all of the vacant units until we have approved applicants.
- **Rent Collection**
  - ✓ Unit #4 had an outstanding balance at the end of December of \$125.00. As of January 2<sup>nd</sup> she has paid her balance in full.

Mr. Ed Mayer, Executive Director  
Chico, California

- ✓ Unit #6 we are working with the resident to collect the \$100.00 outstanding balance for December rent.
- ✓ Unit #35 we are working with the resident to collect the \$83.68 outstanding balance at the end of December.
- ✓ All other tenants paid in full.
- **Expense Variances –**
  - ✓ Professional Dues/Subscriptions were over budget as we paid the annual NVPOA and CAA dues.
  - ✓ Turnover expenses were over budget due to the work performed turning unit #8. The former resident resided in the unit for 14 years so the work needed was extensive and included: light fixture replacement, new blinds, new outlets, shelving repairs, etc.
  - ✓ YTD Turnover costs are over budget by \$9,313.92 which is due to the much higher than normal turnover which included 3 residents passing away within a 2 month timeframe.
- **Capital Improvements –**
  - ✓ The range hood was replaced in unit #5.

If you have any questions regarding this package, please contact myself or Patti Hampton at 530-893-8228.

Respectfully,



Richard Gillaspie  
Property Manager  
RG:ph



## GRIDLEY SPRINGS December 2023

### Property Status:

1. GSI has 1 vacant units with Zero notices to vacate
2. GSII has 1 vacant unit with Zero notice to vacate.
3. The GSI (USDA) FY24 budget was approved by USDA.
4. Sackett Corporation is closing operations on 12/31/2023 and the properties will be transferring to a new property management company.

Sincerely,  
Mac Upshaw



**HACB GRIDLEY SPRINGS II**  
**As of**  
**December 31, 2023**

<b>CASH SUMMARY - Operating Account</b>	<b>DECEMBER</b>		<b>3 months YTD</b>	
	<b>2023</b>	<b>%%</b>	<b>2023</b>	<b>%%</b>
Total Rent Revenue	15,431.00	100.00%	46,952.00	100.00%
Vacancies	(652.00)	-4.23%	(1,039.00)	-2.21%
Net Rental Revenue	14,779.00	95.77%	45,913.00	97.79%
Other Income	143.13	0.93%	392.90	0.84%
<b>Total Revenue</b>	<b>14,922.13</b>	<b>96.70%</b>	<b>46,305.90</b>	<b>98.62%</b>
<b>Expenses:</b>				
Administrative Expenses	16,730.40	108.42%	22,895.51	48.76%
Utilities	612.73	3.97%	4,915.31	10.47%
Operating & Maintenance	9,642.76	62.49%	15,574.02	33.17%
Depreciation and Amortization Expense	0.00	0.00%	0.00	0.00%
Taxes & Insurance	1,360.65	8.82%	2,700.42	5.75%
<b>Total Expenses</b>	<b>28,346.54</b>	<b>174.88%</b>	<b>46,085.26</b>	<b>7.60%</b>
<b>Net Operating Income</b>	<b>(13,424.41)</b>	<b>66.46%</b>	<b>220.64</b>	<b>43.64%</b>
Interest and Finance Expense	565.08	3.66%	1,695.24	3.61%
Replacement Costs	0.00	0.00%	10,500.00	22.36%
<b>Net Cash Flow from Operations</b>	<b>(13,989.49)</b>		<b>(11,974.60)</b>	
<b>Plus (Minus)</b>				
Interest Income	(112.80)		(350.82)	
Unpaid Rent Collected (Owed)	(37.00)		(436.00)	
Prepaid Rent Received (Absorbed)	0.00		148.00	
Security Deposits Received (Refunded)	0.00		(652.00)	
Accrued Interest (Payment)	545.08		(41,438.76)	
<b>Net Cash Increase (Decrease)</b>	<b>(13,594.21)</b>		<b>(54,704.18)</b>	
<b>Beginning of Period Cash Balance</b>	<b>20,762.96</b>		<b>79,177.59</b>	
Contributions (Distributions) to Owner	0.00		(15,602.00)	
Close Petty Cash	250.00		250.00	
Transfer from (to) Impound Account	(401.33)		(1,203.99)	
Transfer From (to) Replacement Reserves	(450.00)		(1,350.00)	
Transfer from (to) Security account	679.79		679.79	
<b>Ending Cash Balance - Operating Account</b>	<b>\$7,247.21</b>		<b>\$7,247.21</b>	
<b>- Replacement Reserve</b>			<b>\$122,163.74</b>	
<b>- Tax and Insurance Impounds</b>			<b>\$58,367.01</b>	
<b>- Security Deposit Accounts</b>			<b>\$14,635.00</b>	

<b>TENANT RECEIVABLES</b>	<b>Current</b>	<b>UNIT STATUS</b>	<b>Current</b>
	<b>Month</b>		<b>Month</b>
<b>Rent and Rent Related Receivables</b>		Total Units	24
Balance at Beginning of Month	599.00	Vacant units at beginning of month	1
Uncollected (Collected) During Month	37.00	Plus Units vacated during month	0
Written off to Bad Debts	0.00	Less move ins and deposits to hold	0
Balance at End of Month	<u>\$636.00</u>	Vacant units at end of month	<u>1</u>

**Balance Sheet**  
**HACB GRIDLEY SPRINGS II**  
**As of**  
**December 31, 2023**

**\*\*\* ASSETS \*\*\***

Petty Cash	0.00	
Cash - Operating	7,247.21	
Cash - Replacement Reserve	122,163.74	
Cash - Impound Account	58,367.01	
Cash - Security Deposit Account	14,635.00	
<b>Total Cash</b>		202,412.96

**ACCOUNTS RECEIVABLE**

Tenant Rent Receivable	636.00	
<b>Total Accounts Receivable</b>		636.00

**Prepaid Expenses**

	6,290.00	
<b>Total Prepaid Expenses</b>		6,290.00

<b>Total Current Assets</b>		209,338.96
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**CAPITAL IMPROVEMENTS**

Land	55,276.00	
Building	497,483.59	
Improvements	439,398.94	
Accumulated Depreciation	(340,906.00)	
<b>Total Fixed Assets</b>		651,252.53
<b>TOTAL ASSETS</b>		860,591.49

**\*\*\* LIABILITIES \*\*\***

Accounts Payable	10,500.00	
Accrued Interest-SHRA	47,902.33	
Security Deposit Liability	14,635.00	
Prepaid Rent Revenue	173.00	
<b>Total Current Liabilities</b>		73,210.33

Note Payable	218,032.00	
Due to the Authority	8,184.00	
<b>Total Long Term Liabilities</b>		226,216.00
<b>Total Liabilities</b>		299,426.33

**\*\*\* OWNER'S EQUITY \*\*\***

Partner's Equity (CF Distributions)	684,336.63	
AGP Cash Flow Distributions	(56,413.00)	
Retained Earnings	(172,258.55)	
Owner Contributions/Distribution	117,474.68	
Current Year Net Income (Loss)	(11,974.60)	
<b>Total Equity</b>		561,165.16

**Total Liabilities & Equity**<sup>56</sup>

**860,591.49**



**Income Statement**  
**HACB GRIDLEY SPRINGS II**  
**As of**  
**December 31, 2023**

	***** Current Month *****			***** Year-to-Date *****		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>*** REVENUES ***</b>						
Rent Revenue - Gross Potential						
Apartment Rents	14,828.00	18,800.00	(3,972.00)	44,970.00	56,400.00	(11,430.00)
Tenant Assistance Payments	603.00	0.00	603.00	1,982.00	0.00	1,982.00
<b>Total Revenue</b>	<b>15,431.00</b>	<b>18,800.00</b>	<b>(3,369.00)</b>	<b>46,952.00</b>	<b>56,400.00</b>	<b>(9,448.00)</b>
Apartment Vacancies	(652.00)	(376.00)	(276.00)	(1,039.00)	(1,128.00)	89.00
<b>Total Vacancies</b>	<b>(652.00)</b>	<b>(376.00)</b>	<b>(276.00)</b>	<b>(1,039.00)</b>	<b>(1,128.00)</b>	<b>89.00</b>
<b>NET RENTAL REVENUE</b>	<b>14,779.00</b>	<b>18,424.00</b>	<b>(3,645.00)</b>	<b>45,913.00</b>	<b>55,272.00</b>	<b>(9,359.00)</b>
Interest Income-Other Cash	103.95	0.00	103.95	323.03	0.00	323.03
Interest Income-Sec Deposits	8.85	0.00	8.85	27.79	0.00	27.79
<b>Total Financial Revenue</b>	<b>112.80</b>	<b>0.00</b>	<b>112.80</b>	<b>350.82</b>	<b>0.00</b>	<b>350.82</b>
Misc Tenant Charges/Damages & Cleaning	0.00	542.00	(542.00)	0.00	1,625.00	(1,625.00)
NSF and Late Fee Income	0.00	0.00	0.00	0.00	0.00	0.00
Other Income/Application Fee	0.00	0.00	0.00	0.00	0.00	0.00
Laundry Revenue	30.33	83.00	(52.67)	42.08	250.00	(207.92)
<b>Total Other Revenue</b>	<b>30.33</b>	<b>625.00</b>	<b>(594.67)</b>	<b>42.08</b>	<b>1,875.00</b>	<b>(1,832.92)</b>
<b>TOTAL REVENUE</b>	<b>14,922.13</b>	<b>19,049.00</b>	<b>(4,126.87)</b>	<b>46,305.90</b>	<b>57,147.00</b>	<b>(10,841.10)</b>
<b>*** EXPENSES ***</b>						
<b>Administrative Expenses</b>						
Advertising and Promotions	0.00	21.00	(21.00)	0.00	62.50	(62.50)
Credit Reports	0.00	0.00	0.00	60.00	0.00	60.00
Uniforms	0.00	0.00	0.00	0.00	0.00	0.00
IT Support Services	128.00	128.00	0.00	384.00	384.00	0.00
Telephone/Answering Service	32.16	70.00	(37.84)	199.36	210.00	(10.64)
Consulting/Purchased Services	0.00	0.00	0.00	0.00	0.00	0.00
Postage and Mailing	61.11	0.00	61.11	61.11	0.00	61.11
Administrative Expense/Office Personnel	0.00	29.00	(29.00)	0.00	87.50	(87.50)
Office Supplies/Expenses	217.64	385.00	(167.36)	445.32	1,156.00	(710.68)
Dues and Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00
Management Fee	1,980.00	1,080.00	900.00	4,050.00	3,240.00	810.00
Manager Salaries	5,311.49	1,875.00	3,436.49	8,695.72	5,625.00	3,070.72
Education/Registration fees	0.00	125.00	(125.00)	0.00	375.00	(375.00)
Legal Expense	0.00	29.00	(29.00)	0.00	87.50	(87.50)
Auditing Fees	9,000.00	4,200.00	4,800.00	9,000.00	4,200.00	4,800.00
Television/Cable Expense	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Administrative Expenses</b>	<b>16,730.40</b>	<b>7,942.00</b>	<b>8,788.40</b>	<b>22,895.51</b>	<b>15,427.50</b>	<b>7,468.01</b>
<b>Utility Expenses</b>						
Electricity	0.00	310.00	(310.00)	179.27	930.00	(750.73)
Water	0.00	500.00	(500.00)	1,102.44	1,500.00	(397.56)
Gas	85.08	68.00	17.08	161.01	205.00	(43.99)
Sewer	0.00	820.00	(820.00)	1,609.64	2,460.00	(850.36)
Garbage and Trash Removal	527.65	567.00	(39.35)	1,862.95	1,700.00	162.95
<b>Total Utility Expenses</b>	<b>612.73</b>	<b>2,265.00</b>	<b>(1,652.27)</b>	<b>4,915.31</b>	<b>6,795.00</b>	<b>(1,879.69)</b>

**Income Statement**  
**HACB GRIDLEY SPRINGS II**  
As of  
December 31, 2023

	***** Current Month *****			***** Year-to-Date *****		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Operating &amp; Maintenance Expense</b>						
Clean and Repair Apartment	0.00	0.00	0.00	0.00	0.00	0.00
Cleaning Supplies	0.00	0.00	0.00	0.00	0.00	0.00
Exterminating Contract	300.00	0.00	300.00	400.00	0.00	400.00
Tree Service	0.00	0.00	0.00	0.00	0.00	0.00
Grounds Contract	2,000.00	0.00	2,000.00	2,271.12	0.00	2,271.12
Grounds Maintenance and Supplies	135.44	0.00	135.44	135.44	0.00	135.44
Maintenance Personnel	4,120.36	1,875.00	2,245.36	7,324.58	5,625.00	1,699.58
Repair Materials	107.18	2,815.00	(2,707.82)	1,290.84	8,446.25	(7,155.41)
Repair Contract/Vendor Labor	0.00	1,667.00	(1,667.00)	0.00	5,000.00	(5,000.00)
Electrical Repair and Supplies	0.00	0.00	0.00	0.00	0.00	0.00
HVAC Repair/Maintenance	0.00	500.00	(500.00)	698.00	1,500.00	(802.00)
Appliance Repair/Maintenance	0.00	0.00	0.00	195.87	0.00	195.87
Plumbing Repair/Supplies	803.42	0.00	803.42	1,081.81	0.00	1,081.81
Interior Painting/Supplies	2,176.36	0.00	2,176.36	2,176.36	0.00	2,176.36
Gas, Oil and Mileage	0.00	0.00	0.00	0.00	0.00	0.00
Fire Protection Equipment	0.00	0.00	0.00	0.00	0.00	0.00
Misc Operation & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Operating &amp; Maint Expenses</b>	<b>9,642.76</b>	<b>6,857.00</b>	<b>2,785.76</b>	<b>15,574.02</b>	<b>20,571.25</b>	<b>(4,997.23)</b>
<b>Taxes &amp; Insurance Expenses</b>						
Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00
Payroll Taxes	858.46	418.00	440.46	1,638.52	1,254.50	384.02
Property & Liability Insurance	0.00	167.00	(167.00)	0.00	500.00	(500.00)
Worker's Compensation	386.26	297.00	89.26	667.75	890.00	(222.25)
Health/Dental Insurance	115.93	300.00	(184.07)	394.15	900.00	(505.85)
Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Taxes &amp; Insurance Expenses</b>	<b>1,360.65</b>	<b>1,182.00</b>	<b>178.65</b>	<b>2,700.42</b>	<b>3,544.50</b>	<b>(844.08)</b>
<b>TOTAL EXPENSES</b>	<b>28,346.54</b>	<b>18,246.00</b>	<b>10,100.54</b>	<b>46,085.26</b>	<b>46,338.25</b>	<b>(252.99)</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(13,424.41)</b>	<b>803.00</b>	<b>(14,227.41)</b>	<b>220.64</b>	<b>10,808.75</b>	<b>(10,588.11)</b>
<b>Interest &amp; Finance Expense</b>						
Mortgage Interest	545.08	0.00	545.08	1,635.24	0.00	1,635.24
Bank Fees	20.00	0.00	20.00	60.00	0.00	60.00
<b>Total Interest &amp; Finance Expense</b>	<b>565.08</b>	<b>0.00</b>	<b>565.08</b>	<b>1,695.24</b>	<b>0.00</b>	<b>1,695.24</b>
<b>OPERATING PROFIT (LOSS)</b>	<b>(13,989.49)</b>	<b>803.00</b>	<b>(14,792.49)</b>	<b>(1,474.60)</b>	<b>10,808.75</b>	<b>(12,283.35)</b>
<b>Replacements</b>						
Roofing/Paving/Exterior Repair	0.00	0.00	0.00	0.00	0.00	0.00
Drapery/Blind Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Appliance Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Furniture/Equipment Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Carpet/Flooring Replacement	0.00	0.00	0.00	0.00	0.00	0.00
HVAC/Plumbing Replacement	0.00	0.00	0.00	10,500.00	0.00	10,500.00
Glass Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Furniture and Equip Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Door/Screen Repair/Replacement	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Cost of Replacements</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,500.00</b>	<b>0.00</b>	<b>10,500.00</b>
<b>NET CASH FLOW FROM OPERATIONS</b>	<b>(13,989.49)</b>	<b>803.00</b>	<b>(14,792.49)</b>	<b>(11,974.60)</b>	<b>10,808.75</b>	<b>(22,783.35)</b>

## MEMO

Date: January 12, 2024

To: HACB Board of Commissioners

From: Larry Guanzon, Deputy Executive Director

Subject: Status Report – HACB Investor Limited Partner (ILP) LIHTC Properties

- Chico Commons Apartment, Chico (72 units, LIHTC, Family)
- Walker Commons Apartments, Chico (56 units, LIHTC, senior/disabled)
- 1200 Park Avenue Apartments, Chico (107 units, LIHTC, senior)

*For Chico Commons, Walker Commons, and 1200 Park Ave. Apartments, Chico, please also see monthly reports provided by the property manager, AWI, following this memo.*

**Chico Commons Apartments, Chico** (72 units, LIHTC, Family, MGP: Banyard Management, PM: AWI) – There are five (5) vacancies as of the 1<sup>st</sup> of January. AWI details current turnover status in the monthly narrative following, as well as unpaid rents for the month. Four units are on re-payment plans. Five units received 3/30-day notices for unpaid rent and have been sent to AWI's attorney for Unlawful Detainer actions. The third and last dumpster enclosure will be upgraded and rebuilt in the first quarter of this year. The cost for three (3) exterior building balconies came in at approximately \$50,000, which will be completed by end of January. The expense to rebuild the balconies will come out of property and operating reserves. Parking lot bids to repair/replace sections of asphalt have been obtained and work will be completed weather permitting. Annual tree/shrub trimming is completed this month. YTD income is up approximately \$64,439 compared to budget, with total expenses \$66,687 more than budget YTD. Net income is \$2,247 less than budget, at \$78,775. YTD transfers of \$128,744 from property reserves have paid for patio/balconies rebuilding, final trash enclosure upgrades, annual shrub and tree pruning, and an additional security camera system to cover another area of the complex. The property is subject to repositioning, involving refinancing, capital improvements, and replacements. The long-term maintenance person has resigned, and AWI is in search of a replacement.



*Chico Commons Apartments, 2071 Amanda Way, Chico*



*Walker Commons Apartments, 678 Buttonwillow Lane, Chico*

**Walker Commons Apartments**, Chico (56 units, LIHTC, Senior & Disabled, MGP: BAHDC, PM: AWI) – The property currently has four (4) vacancies as of January 1<sup>st</sup>. Unpaid rent collection efforts include three (3) households. The property has hired another maintenance technician, Gregory Ramirez. A new on-site manager has been hired, a transfer from another AWI managed property - her name is Miriam Sainz. Tree trimming and roof cleanings are planned before year end. Automatic door locks are being installed on the community room and laundry room, eliminating the need for staff to personally lock the two areas. Senior service provider, Passages, has been contacted to provide supportive services for the residents. The residents and staff have also partnered to create monthly activities in support of all residents. Butte County Library services now cannot help with services as they are understaffed. YTD income is higher than budget by approximately \$40,874, with overall expenses lower than anticipated, bringing the property's Net Income to \$125,279 more than budget, at \$164,872. Please find the AWI monthly owners report following. The property is subject to repositioning, involving refinance, capital improvements and replacements. Gutters, downspouts and fascia boards, windows, siding, and PTAC units need attention. The property continues to generate significant cashflow, which will help with anticipated renovations.



*Walker Commons Apartments, Chico*





*1200 Park Avenue Apartments, Chico*

**1200 Park Avenue Apartments**, Chico (107 units, LIHTC, Senior, MGP: BAHDC, PM: AWI) – There are four (4) vacancies as of this date; AWI is processing applications and preparing the units for lease. One move-in occurred at the beginning of the month and there was one move-out. Remaining unpaid rents are in process of being collected, including 10 units. There is a new on-site manager, Denise Smith. Flooring will be replaced in the first-floor lobby areas; bids are currently being sought, with the timeline for replacement targeting the first quarter of 2024. The annual fire sprinkler system inspection was completed. A better security camera system was installed to capture the majority of the common areas to help prevent theft. Common area furniture is being upgraded in various areas. CAA Food Distribution is on-going; resident supportive services are being sought from Passages, North Valley Catholic Social Services, or others, to provide activities for property residents. The residents and AWI staff have started their own calendar of events - monthly bingo and birthdays are celebrated. Usage of the conference room for an “art class” is scheduled for every Thursday. Butte County Library is working with the residents. Please find AWI’s monthly financials and narrative following. YTD income is down due to not being able to increase rents to maximum allowed by tax-credit regulation, because of State and local rent restrictions, but lower YTD expenses has yielded a Net Profit YTD that is \$14,462 more than budget, totaling \$74,733. The property is subject to repositioning, involving refinancing and capital improvements.



*1200 Park Avenue Apartments, Chico*

## Chico Commons Apartments December 2023

Separate *Variance Report* explaining budget differences and expenditures.

### Updates:

Chico Commons currently has 5 vacancies. One move-in and one move-out during the month of December.

Vacancies:

- **Unit #48** – Unit market ready. Struggling to collect necessary paperwork from applicants. New app in process.
- **Unit #23** – Pending flooring and detail cleaning. Working on applicants.
- **Unit #20** – Abandoned unit. Will be a complete rehab. Left all belongings in the unit.
- **Unit #70** – Unit turn nearly complete. Applicant close to an approval.
- **Unit #21** – New move out 01/01/24.

Applicant traffic at the property has been very low and those that apply have adverse landlord history and/or credit. Flyers have been distributed to businesses and a new banner has been installed.

To date in January, 24 rents are outstanding, including the below. Property Manager is following up to collect.

- **Unit #6; Balance \$4, 538.29** sent to legal.
- **Unit #14; Balance \$3,804.99** has a payment plan.
- **Unit #16; Balance \$3,354.50** sent to legal.
- **Unit #21; Balance \$5,655.60** sent to legal.
- **Unit #30; Balance \$428.00** has a payment plan
- **Unit #47; Balance \$2,387.80** working on a payment plan.
- **Unit #49; Balance \$4,926.00** sent to legal.
- **Unit #53; Balance \$1,634.61** working on a payment plan.
- **Unit #60; Balance \$2,648.75** sent to legal.



Year – End Spending:

- The updating of the 2<sup>nd</sup> level balconies in buildings 25-32, 33-40 and 41-48 is in process and expected for completion by mid-January
- The trimming of trees and tall bushes along the backside of units 1-16 was completed by Nor Cal.
- The replacement of the last dumpster at a cost of \$23k was processed from operating by year –end. Payment will be held until work is complete.
- An additional camera system to provide coverage for units #9 though #16 has been installed.

We are pleased to announce Carlton Perry as Maintenance Technician. He joined the team on 12/27/23 and is familiarizing himself with the property and protocols. An introduction letter has been distributed to all residents!

Chico Commons 549  
For the Month Ended December 31, 2023  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
<b>Rental Income</b>						
Gross Rents	\$ 76,147.00	\$ 69,187.00	\$ 6,960.00	\$ 890,210.00	\$ 830,244.00	\$ 59,966.00
Vacancies	(4,185.00)	(3,459.34)	(725.66)	(46,992.00)	(41,512.00)	(5,480.00)
Rent Adjustments	(10.00)	(245.84)	235.84	(6,418.00)	(2,950.00)	(3,468.00)
Manager's Unit	(965.00)	(965.00)	0.00	(11,580.00)	(11,580.00)	0.00
<b>Total Tenant Rent</b>	<b>\$ 70,987.00</b>	<b>\$ 64,516.82</b>	<b>\$ 6,470.18</b>	<b>\$ 825,220.00</b>	<b>\$ 774,202.00</b>	<b>\$ 51,018.00</b>
<b>Other Project Income:</b>						
Laundry Income	\$ 610.68	\$ 872.66	\$ (261.98)	\$ 10,401.07	\$ 10,472.00	\$ (70.93)
Interest Income	225.12	4.75	220.37	1,214.60	57.00	1,157.60
Restricted Reserve Interest Incom	296.15	0.00	296.15	1,705.84	0.00	1,705.84
Late Charges	313.32	271.09	42.23	4,242.32	3,253.00	989.32
Other Tenant Income	\$ 1,053.00	\$ 349.59	\$ 703.41	\$ 6,657.84	\$ 4,195.00	\$ 2,462.84
Miscellaneous Income	\$ 25.00	\$ 0.00	\$ 25.00	\$ 7,176.44	\$ 0.00	\$ 7,176.44
<b>Other Project Income</b>	<b>\$ 2,523.27</b>	<b>\$ 1,498.09</b>	<b>\$ 1,025.18</b>	<b>\$ 31,398.11</b>	<b>\$ 17,977.00</b>	<b>\$ 13,421.11</b>
<b>Total Project Income</b>	<b>\$ 73,510.27</b>	<b>\$ 66,014.91</b>	<b>\$ 7,495.36</b>	<b>\$ 856,618.11</b>	<b>\$ 792,179.00</b>	<b>\$ 64,439.11</b>
<b>Project Expenses:</b>						
Maint. & Oper. Exp. (Fr Page 2)	\$ 88,272.24	\$ 24,707.09	\$ 63,565.15	\$ 316,448.68	\$ 296,485.00	\$ 19,963.68
Utilities (From Pg 2)	6,665.81	9,902.93	(3,237.12)	104,991.48	118,835.00	(13,843.52)
Administrative (From Pg 2)	13,748.08	11,165.77	2,582.31	127,615.60	133,989.00	(6,373.40)
Taxes & Insurance (From Pg 2)	2,601.92	2,767.16	(165.24)	32,853.09	33,206.00	(352.91)
Other Taxes & Insurance (Fr Page	1,111.01	2,744.16	(1,633.15)	13,963.51	32,930.00	(18,966.49)
Other Project Expenses	(2,023.98)	1,791.73	(3,815.71)	9,016.62	21,501.00	(12,484.38)
<b>Total O&amp;M Expenses</b>	<b>\$ 110,375.08</b>	<b>\$ 53,078.84</b>	<b>\$ 57,296.24</b>	<b>\$ 604,888.98</b>	<b>\$ 636,946.00</b>	<b>\$ (32,057.02)</b>
<b>Mortgage &amp; Owner's Expense</b>						
Interest Expense - City of Chico	\$ 2,604.17	\$ 2,604.16	\$ .01	\$ 31,250.04	\$ 31,250.00	\$ .04
Mortgage Payment	\$ 2,604.17	\$ 2,604.16	\$ .01	\$ 31,250.04	\$ 31,250.00	\$ .04
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 12,960.00	\$ 12,960.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	128,744.00	30,000.00	98,744.00
<b>Total Mortgage &amp; Owner's Exp.</b>	<b>\$ 6,184.17</b>	<b>\$ 6,184.16</b>	<b>\$ .01</b>	<b>\$ 172,954.04</b>	<b>\$ 74,210.00</b>	<b>\$ 98,744.04</b>
<b>Total Project Expenses</b>	<b>\$ 116,559.25</b>	<b>\$ 59,263.00</b>	<b>\$ 57,296.25</b>	<b>\$ 777,843.02</b>	<b>\$ 711,156.00</b>	<b>\$ 66,687.02</b>
<b>Net Profit (Loss)</b>	<b>\$ (43,048.98)</b>	<b>\$ 6,751.91</b>	<b>\$ (49,800.89)</b>	<b>\$ 78,775.09</b>	<b>\$ 81,023.00</b>	<b>\$ (2,247.91)</b>

Other Cash Flow Items:



Chico Commons 549  
For the Month Ended December 31, 2023  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Reserve Transfers	\$ 24,703.85	\$ 0.00	\$ 24,703.85	\$ 23,294.16	\$ 0.00	\$ 23,294.16
T & I Transfers	(2,781.78)	0.00	(2,781.78)	(29,044.11)	0.00	(29,044.11)
Operating - MMKT- FFB*	24,786.66	0.00	24,786.66	(18,704.85)	0.00	(18,704.85)
Security Deposits Held	(715.00)	0.00	(715.00)	(15.00)	0.00	(15.00)
Authorized Reserve - Other	(25,000.00)	(12,433.34)	(12,566.66)	(25,000.00)	(149,200.00)	124,200.00
Tenant Receivables	(2,672.17)	0.00	(2,672.17)	(9,648.50)	0.00	(9,648.50)
Other Receivables	(44,416.08)	0.00	(44,416.08)	(16,593.64)	0.00	(16,593.64)
Fixed Assets	0.00	0.00	0.00	(616.00)	0.00	(616.00)
Accounts Payable - Trade	34,328.71	0.00	34,328.71	6,911.55	0.00	6,911.55
Accounts Payable Other	(1,698.00)	0.00	(1,698.00)	0.00	0.00	0.00
Accrued Interest - City of Chico	2,604.17	0.00	2,604.17	.04	0.00	.04
Accrued Property Taxes	0.00	0.00	0.00	370.67	0.00	370.67
Total Other Cash Flow Items	\$ 9,140.36	\$ (12,433.34)	\$ 21,573.70	\$ (69,045.68)	\$ (149,200.00)	\$ 80,154.32
Net Operating Cash Change	<u>\$ (33,908.62)</u>	<u>\$ (5,681.43)</u>	<u>\$ (28,227.19)</u>	<u>\$ 9,729.41</u>	<u>\$ (68,177.00)</u>	<u>\$ 77,906.41</u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 1,756.98	\$ 11,486.39	\$ 9,729.41
Operating - MMKT- FFB*	217,291.17	235,996.02	18,704.85
Tax & Insurance-FFB	2,752.59	31,796.70	29,044.11
Security Deposit - FFB	44,775.00	44,775.00	0.00
Reserve Acct-FFB	101,881.07	46,082.80	(55,798.27)
Reserve Acct - MMKT - FFB*	200,116.89	361,365.00	161,248.11
Payables & Receivables:			
Accounts Payable - Trade	25,304.52	32,216.07	6,911.55
Rents Receivable - Current Tenants	20,366.39	17,720.84	(2,645.55)
Allowance for Doubtful Accounts	(14,834.60)	(2,666.60)	12,168.00
Other Tenant Charges Receivable	1,964.68	2,090.73	126.05

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 3,653.55	\$ 5,212.00	\$ (1,558.45)	\$ 59,080.30	\$ 62,544.00	\$ (3,463.70)
Janitorial/Cleaning Supplies	34.43	137.34	(102.91)	897.87	1,648.00	(750.13)
Plumbing Repairs	0.00	468.16	(468.16)	900.55	5,618.00	(4,717.45)
Painting & Decorating	95.11	508.16	(413.05)	4,009.22	6,098.00	(2,088.78)
Repairs & Maintenance - Supply	1,549.26	3,707.09	(2,157.83)	35,609.52	44,485.00	(8,875.48)

Chico Commons 549  
For the Month Ended December 31, 2023  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Repairs & Maintenance - Contract	\$ 2,613.09	\$ 1,570.59	\$ 1,042.50	\$ 24,226.59	\$ 18,847.00	\$ 5,379.59
Grounds Maintenance	2,080.00	1,908.34	171.66	23,390.00	22,900.00	490.00
Pest Control Service	245.00	695.09	(450.09)	7,395.00	8,341.00	(946.00)
Fire/Alarm Services	3,041.93	579.34	2,462.59	8,208.64	6,952.00	1,256.64
Capital Improvements - Other	69,504.66	7,262.50	62,242.16	79,715.05	87,150.00	(7,434.95)
Capital Improvements - Flooring	3,542.21	979.16	2,563.05	32,219.22	11,750.00	20,469.22
Capital Improvements - Appliance	0.00	875.00	(875.00)	10,293.84	10,500.00	(206.16)
Capital Improvements - HVAC Repl	0.00	0.00	0.00	18,569.18	0.00	18,569.18
Capital Improvements - Water Heat	0.00	0.00	0.00	663.50	0.00	663.50
Carpet Cleaning	0.00	61.66	(61.66)	596.00	740.00	(144.00)
HVAC Repairs	1,913.00	651.09	1,261.91	9,799.15	7,813.00	1,986.15
Cable Service	0.00	49.91	(49.91)	875.05	599.00	276.05
Tenant Services	0.00	41.66	(41.66)	0.00	500.00	(500.00)
Total Maint. & Operating Exp.	\$ 88,272.24	\$ 24,707.09	\$ 63,565.15	\$ 316,448.68	\$ 296,485.00	\$ 19,963.68
Utilities:						
Electricity	\$ 500.93	\$ 800.16	\$ (299.23)	\$ 8,963.50	\$ 9,602.00	\$ (638.50)
Water	1,837.58	2,754.84	(917.26)	27,327.14	33,058.00	(5,730.86)
Sewer	(1,698.00)	2,746.59	(4,444.59)	21,571.33	32,959.00	(11,387.67)
Heating Fuel/Other	1,533.70	1,691.34	(157.64)	18,418.25	20,296.00	(1,877.75)
Garbage & Trash Removal	4,491.60	1,910.00	2,581.60	28,711.26	22,920.00	5,791.26
Total Utilities	\$ 6,665.81	\$ 9,902.93	\$ (3,237.12)	\$ 104,991.48	\$ 118,835.00	\$ (13,843.52)
Administrative:						
Manager's Salary	\$ 5,592.08	\$ 4,939.00	\$ 653.08	\$ 46,937.38	\$ 59,268.00	\$ (12,330.62)
Management Fees	3,600.00	3,600.00	0.00	43,200.00	43,200.00	0.00
Bad Debt Expense	2,931.00	1,153.84	1,777.16	22,903.12	13,846.00	9,057.12
Auditing	1,625.00	625.00	1,000.00	8,500.00	7,500.00	1,000.00
Legal	0.00	833.34	(833.34)	6,075.10	10,000.00	(3,924.90)
Other Administrative Expenses	0.00	14.59	(14.59)	0.00	175.00	(175.00)
Total Administrative Expense	\$ 13,748.08	\$ 11,165.77	\$ 2,582.31	\$ 127,615.60	\$ 133,989.00	\$ (6,373.40)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 92.66	\$ (92.66)	\$ 370.67	\$ 1,112.00	\$ (741.33)
Special Assessments	0.00	0.00	0.00	969.06	0.00	969.06
Property Insurance	2,601.92	2,674.50	(72.58)	31,513.36	32,094.00	(580.64)
Total Taxes & Insurance Expense	\$ 2,601.92	\$ 2,767.16	\$ (165.24)	\$ 32,853.09	\$ 33,206.00	\$ (352.91)
Other Taxes & Insurance:						
Payroll Taxes	\$ 726.89	\$ 865.84	\$ (138.95)	\$ 8,837.40	\$ 10,390.00	\$ (1,552.60)
Other Taxes, Fees & Permits	10.29	192.00	(181.71)	279.17	2,304.00	(2,024.83)
Bond Premiums	0.00	29.91	(29.91)	376.00	359.00	17.00
Worker's Compensation Insurance	357.43	766.25	(408.82)	4,130.15	9,195.00	(5,064.85)
Personnel Medical Insurance	16.40	890.16	(873.76)	340.79	10,682.00	(10,341.21)

Chico Commons 549  
For the Month Ended December 31, 2023  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Total Other Taxes & Insurance	\$ 1,111.01	\$ 2,744.16	\$ (1,633.15)	\$ 13,963.51	\$ 32,930.00	\$ (18,966.49)
Other Project Expenses						
Telephone & Answering Service	\$ 102.20	\$ 226.00	\$ (123.80)	\$ 2,184.44	\$ 2,712.00	\$ (527.56)
Internet Service	0.00	271.50	(271.50)	1,593.35	3,258.00	(1,664.65)
Advertising	20.00	54.16	(34.16)	120.00	650.00	(530.00)
Water/Coffee Service	7.28	0.00	7.28	60.09	0.00	60.09
Office Supplies & Expense	(2,356.54)	227.66	(2,584.20)	104.69	2,732.00	(2,627.31)
Postage	111.34	88.75	22.59	599.75	1,065.00	(465.25)
Toner/Copier Expense	60.00	188.09	(128.09)	1,151.47	2,257.00	(1,105.53)
Office Furniture & Equipment Expe	0.00	500.00	(500.00)	2,170.93	6,000.00	(3,829.07)
Travel & Promotion	0.00	70.91	(70.91)	0.00	851.00	(851.00)
Training Expense	0.00	64.66	(64.66)	445.22	776.00	(330.78)
Credit Checking	31.74	100.00	(68.26)	586.68	1,200.00	(613.32)
Total Other Project Expenses	\$ (2,023.98)	\$ 1,791.73	\$ (3,815.71)	\$ 9,016.62	\$ 21,501.00	\$ (12,484.38)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 2,604.17	\$ 2,604.16	\$ .01	\$ 31,250.04	\$ 31,250.00	\$ .04
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 12,960.00	\$ 12,960.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	128,744.00	30,000.00	98,744.00
Total Mortgage & Owner's Exp.	\$ 6,184.17	\$ 6,184.16	\$ .01	\$ 172,954.04	\$ 74,210.00	\$ 98,744.04
Total Expenses	<u>\$ 116,559.25</u>	<u>\$ 59,263.00</u>	<u>\$ 57,296.25</u>	<u>\$ 777,843.02</u>	<u>\$ 711,156.00</u>	<u>\$ 66,687.02</u>
Authorized Reserve - Other	\$ 25,000.00	\$ 12,433.34	\$ 12,566.66	\$ 25,000.00	\$ 149,200.00	\$ (124,200.00)
Total Authorized Reserves	<u>\$ 25,000.00</u>	<u>\$ 12,433.34</u>	<u>\$ 12,566.66</u>	<u>\$ 25,000.00</u>	<u>\$ 149,200.00</u>	<u>\$ (124,200.00)</u>

## Walker Commons December 2023



Separate *Variance Report* explaining budget differences and expenditures.

### Updates:

Walker Commons currently has two vacancies. No move-ins and one move -out during the month of December.

Vacancies:

- **Unit #16** – Unit market ready. Applicant close to an approval.
- **Unit #23** - Unit close to market ready. Pending flooring -scheduled for next week.

To date in January, 3 rent payments are outstanding.

Staff continues to work on estimates to repair the ADA sidewalk. 4 bids on hand; however they are still not “apples to apples”....pursuing revised bids.

The tree trimming was completed (01/05/24). Gutter cleaning will be scheduled.

Installation of the automatic lock system for the laundry room and community room is complete. Staff will be learning how to use and program the system.

Sections of the wood fencing along the backside of the property need repair/replacement. Maintenance will begin repairs in house as he is now caught up on unit turns.



Walker Commons 550  
For the Month Ended December 31, 2023  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
<b>Rental Income</b>						
Gross Rents	\$ 43,332.00	\$ 38,993.00	\$ 4,339.00	\$ 508,788.00	\$ 467,916.00	\$ 40,872.00
Vacancies	(3,106.00)	(1,169.75)	(1,936.25)	(17,854.00)	(14,037.00)	(3,817.00)
Rent Adjustments	1,779.00	(44.16)	1,823.16	1,379.26	(530.00)	1,909.26
Manager's Unit	(728.00)	(728.00)	0.00	(8,736.00)	(8,736.00)	0.00
<b>Total Tenant Rent</b>	<b>\$ 41,277.00</b>	<b>\$ 37,051.09</b>	<b>\$ 4,225.91</b>	<b>\$ 483,577.26</b>	<b>\$ 444,613.00</b>	<b>\$ 38,964.26</b>
<b>Other Project Income:</b>						
Laundry Income	\$ 0.00	\$ 341.09	\$ (341.09)	\$ 2,615.09	\$ 4,093.00	\$ (1,477.91)
Interest Income	222.49	6.09	216.40	1,345.16	73.00	1,272.16
Restricted Reserve Interest Incom	440.48	0.00	440.48	2,409.15	0.00	2,409.15
Late Charges	0.00	4.16	(4.16)	348.00	50.00	298.00
Other Tenant Income	\$ 0.00	\$ 123.75	\$ (123.75)	\$ 894.32	\$ 1,485.00	\$ (590.68)
<b>Other Project Income</b>	<b>\$ 662.97</b>	<b>\$ 475.09</b>	<b>\$ 187.88</b>	<b>\$ 7,611.72</b>	<b>\$ 5,701.00</b>	<b>\$ 1,910.72</b>
<b>Total Project Income</b>	<b>\$ 41,939.97</b>	<b>\$ 37,526.18</b>	<b>\$ 4,413.79</b>	<b>\$ 491,188.98</b>	<b>\$ 450,314.00</b>	<b>\$ 40,874.98</b>
<b>Project Expenses:</b>						
Maint. & Oper. Exp. (Fr Page 2)	\$ 30,065.69	\$ 13,672.93	\$ 16,392.76	\$ 128,233.42	\$ 164,075.00	\$ (35,841.58)
Utilities (From Pg 2)	671.36	4,355.00	(3,683.64)	35,372.31	52,260.00	(16,887.69)
Administrative (From Pg 2)	8,978.41	7,340.66	1,637.75	85,056.31	88,088.00	(3,031.69)
Taxes & Insurance (From Pg 2)	1,653.67	1,720.93	(67.26)	20,219.11	20,651.00	(431.89)
Other Taxes & Insurance (Fr Page	2,165.95	3,255.64	(1,089.69)	17,404.03	39,068.00	(21,663.97)
Other Project Expenses	(1,757.26)	1,073.25	(2,830.51)	6,331.11	12,879.00	(6,547.89)
<b>Total O&amp;M Expenses</b>	<b>\$ 41,777.82</b>	<b>\$ 31,418.41</b>	<b>\$ 10,359.41</b>	<b>\$ 292,616.29</b>	<b>\$ 377,021.00</b>	<b>\$ (84,404.71)</b>
<b>Mortgage &amp; Owner's Expense</b>						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 15,000.00	\$ 15,000.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 7,500.00	\$ 7,500.00	\$ 0.00
Transfer - Reserves	933.34	933.34	0.00	11,200.08	11,200.00	.08
<b>Total Mortgage &amp; Owner's Exp.</b>	<b>\$ 2,808.34</b>	<b>\$ 2,808.34</b>	<b>\$ 0.00</b>	<b>\$ 33,700.08</b>	<b>\$ 33,700.00</b>	<b>\$ .08</b>
<b>Total Project Expenses</b>	<b>\$ 44,586.16</b>	<b>\$ 34,226.75</b>	<b>\$ 10,359.41</b>	<b>\$ 326,316.37</b>	<b>\$ 410,721.00</b>	<b>\$ (84,404.63)</b>
<b>Net Profit (Loss)</b>	<b>\$ (2,646.19)</b>	<b>\$ 3,299.43</b>	<b>\$ (5,945.62)</b>	<b>\$ 164,872.61</b>	<b>\$ 39,593.00</b>	<b>\$ 125,279.61</b>
<b>Other Cash Flow Items:</b>						
Reserve Transfers	\$ (440.48)	\$ 0.00	\$ (440.48)	\$ (102,409.15)	\$ 0.00	\$ (102,409.15)
T & I Transfers	(1,732.91)	0.00	(1,732.91)	(20,596.92)	0.00	(20,596.92)
Operating - MMKT- FFB*	(209.58)	0.00	(209.58)	(1,239.82)	0.00	(1,239.82)

Walker Commons 550  
For the Month Ended December 31, 2023  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Security Deposit - FFB	\$ (280.00)	\$ 0.00	\$ (280.00)	\$ (280.00)	\$ 0.00	\$ (280.00)
Security Deposits Held	(340.00)	0.00	(340.00)	(1,380.00)	0.00	(1,380.00)
Authorized Reserve - Other	0.00	(3,166.66)	3,166.66	0.00	(38,000.00)	38,000.00
Tenant Receivables	(3,146.00)	0.00	(3,146.00)	606.00	0.00	606.00
Other Receivables	(30,085.33)	0.00	(30,085.33)	(12,654.31)	0.00	(12,654.31)
Accounts Payable - Trade	24,662.67	0.00	24,662.67	19,198.72	0.00	19,198.72
Accounts Payable Other	(1,518.00)	0.00	(1,518.00)	2,034.00	0.00	2,034.00
Accrued Interest - City of Chico	1,250.00	0.00	1,250.00	(20,642.00)	0.00	(20,642.00)
Accrued Partnership Fees	625.00	0.00	625.00	7,500.00	0.00	7,500.00
Partner's Equity	0.00	0.00	0.00	(42,967.00)	0.00	(42,967.00)
Total Other Cash Flow Items	\$ (11,214.63)	\$ (3,166.66)	\$ (8,047.97)	\$ (172,830.48)	\$ (38,000.00)	\$ (134,830.48)
Net Operating Cash Change	<u>\$ (13,860.82)</u>	<u>\$ 132.77</u>	<u>\$ (13,993.59)</u>	<u>\$ (7,957.87)</u>	<u>\$ 1,593.00</u>	<u>\$ (9,550.87)</u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 72,386.24	\$ 64,428.37	\$ (7,957.87)
Operating - MMKT- FFB*	255,144.80	256,384.62	1,239.82
Tax & Insurance - FFB	12,989.64	33,586.56	20,596.92
Security Deposit - FFB	20,950.00	21,230.00	280.00
Reserve Acct - FFB	100,746.74	42,300.28	(58,446.46)
Reserve Acct MMKT-FFB*	346,158.60	518,214.29	172,055.69

Payables & Receivables:			
Accounts Payable - Trade	3,348.97	22,547.69	19,198.72
Rents Receivable - Current Tenants	177.00	(574.00)	(751.00)
Other Tenant Charges Receivable	81.00	226.00	145.00

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
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Maintenance & Operating Expenses:

Maintenance Payroll	\$ 4,341.24	\$ 3,474.66	\$ 866.58	\$ 22,707.61	\$ 41,696.00	\$ (18,988.39)
Janitorial/Cleaning Supplies	66.85	110.59	(43.74)	533.60	1,327.00	(793.40)
Plumbing Repairs	545.66	375.00	170.66	1,129.73	4,500.00	(3,370.27)
Painting & Decorating	264.59	166.66	97.93	6,944.57	2,000.00	4,944.57
Repairs & Maintenance - Supply	1,337.25	1,089.09	248.16	4,836.24	13,069.00	(8,232.76)
Repairs & Maintenance - Contract	7,922.18	1,250.00	6,672.18	18,106.10	15,000.00	3,106.10
Grounds Maintenance	3,710.00	1,908.34	1,801.66	24,005.00	22,900.00	1,105.00
Pest Control Service	0.00	333.34	(333.34)	2,809.00	4,000.00	(1,191.00)
Fire/Alarm Services	200.00	276.75	(76.75)	3,046.27	3,321.00	(274.73)
Capital Improvements - Other	10,786.58	2,481.50	8,305.08	28,096.58	29,778.00	(1,681.42)
Capital Improvements - Flooring	0.00	700.00	(700.00)	9,515.41	8,400.00	1,115.41

Walker Commons 550  
For the Month Ended December 31, 2023  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Capital Improvements - Appliance	\$ 706.34	\$ 425.00	\$ 281.34	\$ 706.34	\$ 5,100.00	\$ (4,393.66)
Capital Improvements - HVAC Repl	0.00	544.50	(544.50)	4,077.75	6,534.00	(2,456.25)
Carpet Cleaning	185.00	70.84	114.16	370.00	850.00	(480.00)
HVAC Repairs	0.00	200.00	(200.00)	0.00	2,400.00	(2,400.00)
Cable Service	0.00	66.66	(66.66)	1,062.05	800.00	262.05
Tenant Services	0.00	200.00	(200.00)	287.17	2,400.00	(2,112.83)
<b>Total Maint. &amp; Operating Exp.</b>	<b>\$ 30,065.69</b>	<b>\$ 13,672.93</b>	<b>\$ 16,392.76</b>	<b>\$ 128,233.42</b>	<b>\$ 164,075.00</b>	<b>\$ (35,841.58)</b>
Utilities:						
Electricity	\$ 495.32	\$ 713.34	\$ (218.02)	\$ 7,576.69	\$ 8,560.00	\$ (983.31)
Water	355.48	775.00	(419.52)	7,965.95	9,300.00	(1,334.05)
Sewer	947.18	2,178.91	(1,231.73)	12,377.08	26,147.00	(13,769.92)
Heating Fuel/Other	206.38	177.50	28.88	2,650.39	2,130.00	520.39
Garbage & Trash Removal	(1,333.00)	510.25	(1,843.25)	4,802.20	6,123.00	(1,320.80)
<b>Total Utilities</b>	<b>\$ 671.36</b>	<b>\$ 4,355.00</b>	<b>\$ (3,683.64)</b>	<b>\$ 35,372.31</b>	<b>\$ 52,260.00</b>	<b>\$ (16,887.69)</b>
Administrative:						
Manager's Salary	\$ 4,553.41	\$ 3,565.66	\$ 987.75	\$ 41,183.31	\$ 42,788.00	\$ (1,604.69)
Management Fees	2,800.00	2,800.00	0.00	33,600.00	33,600.00	0.00
Bad Debt Expense	0.00	208.34	(208.34)	233.00	2,500.00	(2,267.00)
Auditing	1,625.00	625.00	1,000.00	8,500.00	7,500.00	1,000.00
Legal	0.00	125.00	(125.00)	1,540.00	1,500.00	40.00
Other Administrative Expenses	0.00	16.66	(16.66)	0.00	200.00	(200.00)
<b>Total Administrative Expense</b>	<b>\$ 8,978.41</b>	<b>\$ 7,340.66</b>	<b>\$ 1,637.75</b>	<b>\$ 85,056.31</b>	<b>\$ 88,088.00</b>	<b>\$ (3,031.69)</b>
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 10.59	\$ (10.59)	\$ 0.00	\$ 127.00	\$ (127.00)
Special Assessments	0.00	0.00	0.00	148.42	0.00	148.42
Property Insurance	1,653.67	1,710.34	(56.67)	20,070.69	20,524.00	(453.31)
<b>Total Taxes &amp; Insurance Expense</b>	<b>\$ 1,653.67</b>	<b>\$ 1,720.93</b>	<b>\$ (67.26)</b>	<b>\$ 20,219.11</b>	<b>\$ 20,651.00</b>	<b>\$ (431.89)</b>
Other Taxes & Insurance:						
Payroll Taxes	\$ 849.54	\$ 617.91	\$ 231.63	\$ 5,804.90	\$ 7,415.00	\$ (1,610.10)
Other Taxes, Fees & Permits	8.00	295.91	(287.91)	662.99	3,551.00	(2,888.01)
Bond Premiums	0.00	23.25	(23.25)	292.00	279.00	13.00
Worker's Compensation Insurance	320.03	542.41	(222.38)	2,239.62	6,509.00	(4,269.38)
Personnel Medical Insurance	988.38	1,776.16	(787.78)	8,404.52	21,314.00	(12,909.48)
<b>Total Other Taxes &amp; Insurance</b>	<b>\$ 2,165.95</b>	<b>\$ 3,255.64</b>	<b>\$ (1,089.69)</b>	<b>\$ 17,404.03</b>	<b>\$ 39,068.00</b>	<b>\$ (21,663.97)</b>
Other Project Expenses						
Telephone & Answering Service	\$ 102.20	\$ 223.00	\$ (120.80)	\$ 2,538.10	\$ 2,676.00	\$ (137.90)
Internet Service	0.00	197.00	(197.00)	791.45	2,364.00	(1,572.55)
Advertising	0.00	16.66	(16.66)	40.00	200.00	(160.00)

Walker Commons 550  
For the Month Ended December 31, 2023  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Water/Coffee Service	\$ 0.00	\$ 2.09	\$ (2.09)	\$ 36.68	\$ 25.00	\$ 11.68
Office Supplies & Expense	(1,965.95)	325.00	(2,290.95)	75.32	3,900.00	(3,824.68)
Postage	90.07	81.00	9.07	394.93	972.00	(577.07)
Toner/Copier Expense	0.00	110.34	(110.34)	654.84	1,324.00	(669.16)
Office Furniture & Equipment Expe	0.00	0.00	0.00	872.16	0.00	872.16
Travel & Promotion	0.00	33.34	(33.34)	389.14	400.00	(10.86)
Training Expense	0.00	43.16	(43.16)	445.22	518.00	(72.78)
Credit Checking	16.42	41.66	(25.24)	78.27	500.00	(421.73)
Employee Meals	0.00	0.00	0.00	15.00	0.00	15.00
Total Other Project Expenses	<u>\$ (1,757.26)</u>	<u>\$ 1,073.25</u>	<u>\$ (2,830.51)</u>	<u>\$ 6,331.11</u>	<u>\$ 12,879.00</u>	<u>\$ (6,547.89)</u>
Lease Up Expenses						
Total Lease Up Expenses	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 15,000.00	\$ 15,000.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 7,500.00	\$ 7,500.00	\$ 0.00
Transfer - Reserves	933.34	933.34	0.00	11,200.08	11,200.00	.08
Total Mortgage & Owner's Exp.	<u>\$ 2,808.34</u>	<u>\$ 2,808.34</u>	<u>\$ 0.00</u>	<u>\$ 33,700.08</u>	<u>\$ 33,700.00</u>	<u>\$ .08</u>
Total Expenses	<u>\$ 44,586.16</u>	<u>\$ 34,226.75</u>	<u>\$ 10,359.41</u>	<u>\$ 326,316.37</u>	<u>\$ 410,721.00</u>	<u>\$ (84,404.63)</u>
Authorized Reserve - Other	<u>\$ 0.00</u>	<u>\$ 3,166.66</u>	<u>\$ (3,166.66)</u>	<u>\$ 0.00</u>	<u>\$ 38,000.00</u>	<u>\$ (38,000.00)</u>
	\$ 0.00	\$ 3,166.66	\$ (3,166.66)	\$ 0.00	\$ 38,000.00	\$ (38,000.00)



## 1200 Park Avenue Apartments December 2023



Separate *Variance Report* explaining budget differences and expenditures.

### Updates:

1200 Park Avenue currently has 4 vacancies. One move-in and one move-out during the month of December.

Vacancies:

- **Unit #136** Unit market ready. Applicant close to an approval.
- **Unit #237** Heavy Turn. Unit close to market ready. Working applicants
- **Unit #219** No notice given. Full turn in process. Working on applicants.
- **Unit #126** Pending full paint, flooring, blinds, stove and detail cleaning.

To date in January, 10 rent payments are outstanding as it is early in the month.

On December 15, 2023 Hayden Fire Protection completed the fire sprinkler inspection.

The cleaning of the dryer vents in all laundry rooms was re-scheduled by the vendor for January 25, 2024.

The camera system for coverage of the first floor community areas has been installed and has been very beneficial so far in detouring vandalism.

Furniture has been chosen to upgrade some of the old fabric seating areas with a material that can be more easily cleaned in the lobby area. Staff is excited to install the new items for residents to enjoy!

Residents continue to enjoy Bingo and Cake Day every month.



Park Avenue 569  
For the Month Ended December 31, 2023  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
<b>Rental Income</b>						
Gross Rents	\$ 91,393.00	\$ 92,602.00	\$ (1,209.00)	\$ 1,068,560.00	\$ 1,111,224.00	\$ (42,664.00)
Vacancies	(2,255.00)	(2,778.09)	523.09	(30,059.00)	(33,337.00)	3,278.00
Rent Adjustments	386.50	0.00	386.50	(5,424.34)	0.00	(5,424.34)
Manager's Unit	(912.00)	(912.00)	0.00	(10,944.00)	(10,944.00)	0.00
<b>Total Tenant Rent</b>	<b>\$ 88,612.50</b>	<b>\$ 88,911.91</b>	<b>\$ (299.41)</b>	<b>\$ 1,022,132.66</b>	<b>\$ 1,066,943.00</b>	<b>\$ (44,810.34)</b>
<b>Other Project Income:</b>						
Laundry Income	\$ 2,500.00	\$ 819.50	\$ 1,680.50	\$ 8,500.00	\$ 9,834.00	\$ (1,334.00)
Interest Income	103.83	0.00	103.83	620.04	0.00	620.04
Restricted Reserve Interest Income	45.85	16.41	29.44	249.22	197.00	52.22
Late Charges	111.08	41.66	69.42	1,317.08	500.00	817.08
Other Tenant Income	\$ 2,584.50	\$ 350.00	\$ 2,234.50	\$ 6,845.50	\$ 4,200.00	\$ 2,645.50
Miscellaneous Income	\$ 131.88	\$ 12.50	\$ 119.38	\$ 837.38	\$ 150.00	\$ 687.38
<b>Other Project Income</b>	<b>\$ 5,477.14</b>	<b>\$ 1,240.07</b>	<b>\$ 4,237.07</b>	<b>\$ 18,369.22</b>	<b>\$ 14,881.00</b>	<b>\$ 3,488.22</b>
<b>Total Project Income</b>	<b>\$ 94,089.64</b>	<b>\$ 90,151.98</b>	<b>\$ 3,937.66</b>	<b>\$ 1,040,501.88</b>	<b>\$ 1,081,824.00</b>	<b>\$ (41,322.12)</b>
<b>Project Expenses:</b>						
Maint. & Oper. Exp. (Fr Page 2)	\$ 43,286.27	\$ 17,410.27	\$ 25,876.00	\$ 243,378.13	\$ 208,923.00	\$ 34,455.13
Utilities (From Pg 2)	8,677.46	12,597.89	(3,920.43)	113,773.23	151,175.00	(37,401.77)
Administrative (From Pg 2)	13,094.82	12,243.59	851.23	132,346.13	146,923.00	(14,576.87)
Taxes & Insurance (From Pg 2)	4,689.50	6,618.18	(1,928.68)	64,158.99	79,418.00	(15,259.01)
Other Taxes & Insurance (Fr Page 2)	2,956.62	4,217.09	(1,260.47)	29,181.09	50,605.00	(21,423.91)
Other Project Expenses	1,409.30	1,948.89	(539.59)	22,503.80	23,387.00	(883.20)
<b>Total O&amp;M Expenses</b>	<b>\$ 74,113.97</b>	<b>\$ 55,035.91</b>	<b>\$ 19,078.06</b>	<b>\$ 605,341.37</b>	<b>\$ 660,431.00</b>	<b>\$ (55,089.63)</b>
<b>Mortgage &amp; Owner's Expense</b>						
Mortgage Payment	\$ 26,242.49	\$ 26,300.41	\$ (57.92)	\$ 314,909.88	\$ 315,605.00	\$ (695.12)
Managing General Partner Fees	\$ 1,118.09	\$ 1,118.09	\$ 0.00	\$ 13,417.08	\$ 13,417.00	\$ .08
Transfer - Reserves	2,675.00	2,675.00	0.00	32,100.00	32,100.00	0.00
<b>Total Mortgage &amp; Owner's Exp.</b>	<b>\$ 30,035.58</b>	<b>\$ 30,093.50</b>	<b>\$ (57.92)</b>	<b>\$ 360,426.96</b>	<b>\$ 361,122.00</b>	<b>\$ (695.04)</b>
<b>Total Project Expenses</b>	<b>\$ 104,149.55</b>	<b>\$ 85,129.41</b>	<b>\$ 19,020.14</b>	<b>\$ 965,768.33</b>	<b>\$ 1,021,553.00</b>	<b>\$ (55,784.67)</b>
<b>Net Profit (Loss)</b>	<b>\$ (10,059.91)</b>	<b>\$ 5,022.57</b>	<b>\$ (15,082.48)</b>	<b>\$ 74,733.55</b>	<b>\$ 60,271.00</b>	<b>\$ 14,462.55</b>
<b>Other Cash Flow Items:</b>						
Reserve Transfers	\$ 26,779.15	\$ 0.00	\$ 26,779.15	\$ 26,626.64	\$ 0.00	\$ 26,626.64
T & I Transfers	(6,519.78)	0.00	(6,519.78)	(77,743.03)	0.00	(77,743.03)

Park Avenue 569  
For the Month Ended December 31, 2023  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Operating - MMKT- FFB*	\$ (74.05)	\$ 0.00	\$ (74.05)	\$ (80,432.35)	\$ 0.00	\$ (80,432.35)
Other Cash Changes	(50.00)	0.00	(50.00)	(150.00)	0.00	(150.00)
Security Deposits Held	300.00	0.00	300.00	(1,200.00)	0.00	(1,200.00)
Authorized Reserve - Other	(26,813.53)	(7,660.41)	(19,153.12)	(26,813.53)	(91,925.00)	65,111.47
Pending Reserves	40,988.60	0.00	40,988.60	0.00	0.00	0.00
Tenant Receivables	(3,167.70)	0.00	(3,167.70)	(663.69)	0.00	(663.69)
Other Receivables	(74,617.50)	0.00	(74,617.50)	(19,274.67)	0.00	(19,274.67)
Accounts Payable - Trade	22,845.60	0.00	22,845.60	18,573.26	0.00	18,573.26
Accrued Interest City of Chico	6,125.00	0.00	6,125.00	73,500.00	0.00	73,500.00
Accrued Local Administration Fee	416.67	0.00	416.67	5,000.04	0.00	5,000.04
Accrued Managing GP Fee	701.42	0.00	701.42	(23,279.96)	0.00	(23,279.96)
Accrued Interest Housing Authority	4,922.85	0.00	4,922.85	(50,553.80)	0.00	(50,553.80)
Total Other Cash Flow Items	\$ (8,163.27)	\$ (7,660.41)	\$ (502.86)	\$ (156,411.09)	\$ (91,925.00)	\$ (64,486.09)
Net Operating Cash Change	<u>\$ (18,223.18)</u>	<u>\$ (2,637.84)</u>	<u>\$ (15,585.34)</u>	<u>\$ (81,677.54)</u>	<u>\$ (31,654.00)</u>	<u>\$ (50,023.54)</u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 142,129.42	\$ 60,451.88	\$ (81,677.54)
Operating - MMKT- FFB*	10,153.81	90,586.16	80,432.35
Tax & Insurance-FFB	3,022.77	80,765.80	77,743.03
Security Deposit - FFB	36,064.00	36,064.00	0.00
Repl Reserves - Berkadia - IMP**	357,868.79	363,342.15	5,473.36

Payables & Receivables:			
Accounts Payable - Trade	3,126.97	21,700.23	18,573.26
Rents Receivable - Current Tenants	3,518.00	2,490.89	(1,027.11)
Other Tenant Charges Receivable	1,644.78	3,335.58	1,690.80

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 9,794.65	\$ 7,313.34	\$ 2,481.31	\$ 80,425.75	\$ 87,760.00	\$ (7,334.25)
Janitorial/Cleaning Supplies	162.25	318.25	(156.00)	2,980.76	3,819.00	(838.24)
Plumbing Repairs	0.00	191.50	(191.50)	4,455.41	2,298.00	2,157.41
Painting & Decorating	0.00	223.84	(223.84)	564.58	2,686.00	(2,121.42)
Repairs & Maintenance - Supply	451.99	1,000.00	(548.01)	13,929.79	12,000.00	1,929.79
Repairs & Maintenance - Contract	2,742.38	2,083.34	659.04	31,716.77	25,000.00	6,716.77
Grounds Maintenance	1,700.00	1,816.66	(116.66)	21,932.18	21,800.00	132.18
Elevator Maintenance & Contract	0.00	847.34	(847.34)	9,669.16	10,168.00	(498.84)
Pest Control Service	2,027.00	1,000.00	1,027.00	4,524.00	12,000.00	(7,476.00)
Fire/Alarm Services	7,746.21	773.34	6,972.87	15,499.70	9,280.00	6,219.70

Park Avenue 569  
For the Month Ended December 31, 2023  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Security Service	\$ 666.00	\$ 701.00	\$ (35.00)	\$ 7,230.00	\$ 8,412.00	\$ (1,182.00)
Capital Improvements - Other	6,096.77	0.00	6,096.77	6,593.63	0.00	6,593.63
Capital Improvements - Flooring	6,342.58	0.00	6,342.58	16,172.86	0.00	16,172.86
Capital Improvements - Appliance	0.00	0.00	0.00	2,691.93	0.00	2,691.93
Capital Improvements - HVAC Repl	3,982.60	0.00	3,982.60	3,982.60	0.00	3,982.60
Capital Improvements - Water Heat	1,573.84	0.00	1,573.84	4,699.87	0.00	4,699.87
Carpet Cleaning	0.00	891.66	(891.66)	4,062.00	10,700.00	(6,638.00)
HVAC Repairs	0.00	125.00	(125.00)	1,615.00	1,500.00	115.00
Cable Service	0.00	0.00	0.00	1,087.86	0.00	1,087.86
Tenant Services	0.00	125.00	(125.00)	9,544.28	1,500.00	8,044.28
Total Maint. & Operating Exp.	\$ 43,286.27	\$ 17,410.27	\$ 25,876.00	\$ 243,378.13	\$ 208,923.00	\$ 34,455.13
Utilities:						
Electricity	\$ 4,196.68	\$ 6,182.41	\$ (1,985.73)	\$ 64,162.57	\$ 74,189.00	\$ (10,026.43)
Water	816.52	1,037.91	(221.39)	10,976.26	12,455.00	(1,478.74)
Sewer	1,785.07	4,081.66	(2,296.59)	20,983.35	48,980.00	(27,996.65)
Heating Fuel/Other	1,027.63	416.91	610.72	5,431.89	5,003.00	428.89
Garbage & Trash Removal	851.56	879.00	(27.44)	12,219.16	10,548.00	1,671.16
Total Utilities	\$ 8,677.46	\$ 12,597.89	\$ (3,920.43)	\$ 113,773.23	\$ 151,175.00	\$ (37,401.77)
Administrative:						
Manager's Salary	\$ 8,358.35	\$ 5,857.34	\$ 2,501.01	\$ 57,836.00	\$ 70,288.00	\$ (12,452.00)
Management Fees	5,350.00	5,350.00	0.00	64,200.00	64,200.00	0.00
Bad Debt Expense	0.00	208.34	(208.34)	1,552.00	2,500.00	(948.00)
Auditing	(625.00)	625.00	(1,250.00)	6,250.00	7,500.00	(1,250.00)
Legal	0.00	177.91	(177.91)	1,910.80	2,135.00	(224.20)
Reporting Ptr/Mgmt Fees	0.00	0.00	0.00	535.00	0.00	535.00
Other Administrative Expenses	11.47	25.00	(13.53)	62.33	300.00	(237.67)
Total Administrative Expense	\$ 13,094.82	\$ 12,243.59	\$ 851.23	\$ 132,346.13	\$ 146,923.00	\$ (14,576.87)
Taxes & Insurance Reserve For:						
Special Assessments	\$ 0.00	\$ 26.09	\$ (26.09)	\$ 324.66	\$ 313.00	\$ 11.66
Property Insurance	4,571.00	6,461.09	(1,890.09)	62,412.33	77,533.00	(15,120.67)
Other Insurance	118.50	131.00	(12.50)	1,422.00	1,572.00	(150.00)
Total Taxes & Insurance Expense	\$ 4,689.50	\$ 6,618.18	\$ (1,928.68)	\$ 64,158.99	\$ 79,418.00	\$ (15,259.01)
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,356.37	\$ 1,166.25	\$ 190.12	\$ 12,131.52	\$ 13,995.00	\$ (1,863.48)
Other Taxes, Fees & Permits	15.29	233.34	(218.05)	172.37	2,800.00	(2,627.63)
Bond Premiums	0.00	108.75	(108.75)	559.00	1,305.00	(746.00)
Worker's Compensation Insurance	601.77	982.59	(380.82)	4,979.68	11,791.00	(6,811.32)
Personnel Medical Insurance	983.19	1,726.16	(742.97)	11,338.52	20,714.00	(9,375.48)
Total Other Taxes & Insurance	\$ 2,956.62	\$ 4,217.09	\$ (1,260.47)	\$ 29,181.09	\$ 50,605.00	\$ (21,423.91)

Park Avenue 569  
For the Month Ended December 31, 2023  
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Project Expenses						
Telephone & Answering Service	\$ 578.09	\$ 556.00	\$ 22.09	\$ 6,773.30	\$ 6,672.00	\$ 101.30
Internet Service	483.30	355.91	127.39	3,925.50	4,271.00	(345.50)
Advertising	0.00	0.00	0.00	40.00	0.00	40.00
Water/Coffee Service	25.98	75.00	(49.02)	1,125.63	900.00	225.63
Office Supplies & Expense	(2,772.85)	433.34	(3,206.19)	551.51	5,200.00	(4,648.49)
Postage	142.53	87.66	54.87	729.66	1,052.00	(322.34)
Toner/Copier Expense	52.00	297.91	(245.91)	5,660.88	3,575.00	2,085.88
Office Furniture & Equipment Expe	2,875.07	0.00	2,875.07	2,439.65	0.00	2,439.65
Travel & Promotion	0.00	41.66	(41.66)	501.75	500.00	1.75
Training Expense	0.00	63.91	(63.91)	468.02	767.00	(298.98)
Credit Checking	25.18	29.16	(3.98)	287.90	350.00	(62.10)
Employee Meals	0.00	8.34	(8.34)	0.00	100.00	(100.00)
Total Other Project Expenses	<u>\$ 1,409.30</u>	<u>\$ 1,948.89</u>	<u>\$ (539.59)</u>	<u>\$ 22,503.80</u>	<u>\$ 23,387.00</u>	<u>\$ (883.20)</u>
Lease Up Expenses						
Total Lease Up Expenses	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>
Mortgage & Owner's Expense						
Mortgage Payment	\$ 26,242.49	\$ 26,300.41	\$ (57.92)	\$ 314,909.88	\$ 315,605.00	\$ (695.12)
Managing General Partner Fees	\$ 1,118.09	\$ 1,118.09	\$ 0.00	\$ 13,417.08	\$ 13,417.00	\$ .08
Transfer - Reserves	2,675.00	2,675.00	0.00	32,100.00	32,100.00	0.00
Total Mortgage & Owner's Exp.	<u>\$ 30,035.58</u>	<u>\$ 30,093.50</u>	<u>\$ (57.92)</u>	<u>\$ 360,426.96</u>	<u>\$ 361,122.00</u>	<u>\$ (695.04)</u>
Total Expenses	<u>\$ 104,149.55</u>	<u>\$ 85,129.41</u>	<u>\$ 19,020.14</u>	<u>\$ 965,768.33</u>	<u>\$ 1,021,553.00</u>	<u>\$ (55,784.67)</u>
Authorized Reserve - Other	\$ 26,813.53	\$ 7,660.41	\$ 19,153.12	\$ 26,813.53	\$ 91,925.00	\$ (65,111.47)
Pending Reserves	(40,988.60)	0.00	(40,988.60)	0.00	0.00	0.00
	<u>\$ (14,175.07)</u>	<u>\$ 7,660.41</u>	<u>\$ (21,835.48)</u>	<u>\$ 26,813.53</u>	<u>\$ 91,925.00</u>	<u>\$ (65,111.47)</u>

Date: 12/8/2023

MEMO

To: Board of Commissions

From: Angie Little, Section 8 Housing Manager

Subject: Family Self-Sufficiency (FSS) Program update for December 2023

<b>Program Statistics for Period Ending</b>	<b>December 2023</b>	<b>December 2022</b>
Number of participants as of last day of the month	32	35
Number of Orientation Briefings	0	0
Number of signed contracts	0	0
Number of Port-In's	0	0
Number of Port-Out's	1	0
Number of Graduates	0	0
Contract Expired	0	0
Number of Terminations	0	1
Number of Voluntary Exits	0	1
Number of Families on FSS Waiting List	15	5
Number of participants with annual income increases (YTD)	0	7
Number of participants with new employment (YTD)	0	3
Number of participants with escrow accounts	21	25
Number of participants currently escrowing	14	16
Amount disbursed from escrow account	\$0.00	\$0.00
Balance of Escrow Account	\$199,875.82	\$127,645.19

### **FSS FY 2022 HUD Grant Program Tracking Data**

<b>Program Management Questions:</b>	<b>YTD (2022)</b>
PHA mandatory program size (Initial 50)	N/A
PHA voluntary program size (50)	32
Number of FSS participants identified as a person with disabilities	9
Number of FSS participants employed	19
Number of FSS participants in training programs	7
Number of FSS participants enrolled in higher/adult education	3
Number of FSS participants enrolled in school and employed	1
Number of FSS families receiving cash assistance	2
Number of FSS families experiencing a reduction in cash assistance	0
Number of FSS families who have ceased receiving cash assistance	2
How many new FSS escrow accounts were established	1
Number of FSS families moved to non-subsidized housing	1
Number of FSS families moved to home-ownership	1



HACB CoC Programs: A Report to the Board of Commissioners for the Month of December 2023										
Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	12/2023 Enrollment	12/2023 HAP Assistance	Grant Balance
City of Chico - LGP	7/1/23 - 6/30/24	\$9,000.00	City of Chico	SSA	8	Low-income, referred by supportive service agency	Chico	0	\$0.00	\$9,000.00
City of Chico - TBRA	7/1/23 - 6/30/24	\$120,000.00	City of Chico	SSA	18	Low-income, under case management with self-sufficiency plan	Butte County	11	\$10,938.00	\$41,687.00
BHHAP/Security Deposit**	7/1/23 - 6/30/24	\$3,426.00	City of Chico	SSA	5	Individuals with a mental illness with homelessness eligibility	Butte County	0	\$0.00	\$2,026.00
BHHAP/ASOC	7/1/23 - 6/30/24	\$24,291.00	BCBH	BCBH	4	Individuals with a mental illness with homelessness eligibility	Butte County	2	\$500.00	\$21,291.00
Totals		\$156,717.00			35			13	\$11,438.00	\$74,004.00

**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:**01/10/2024  
**Path:** Z:\Boutique Programs\Special Programs Budget and Reports

\*\*Written authorization given from BCDDBH to take any over spent dollars from BHHAP/ASOC to cover BHHAP/Security Deposit




## Housing complex going up at motel site



*Construction equipment is parked inside fenced-off property at 2324 The Esplanade in Chico on Wednesday. Photo by ED BOOTH - ER*

*Chico Enterprise Record, by Ed Booth, December 28, 2023*

CHICO >> After being nothing more than a rock-strewn empty field for nearly a decade, the vacant property at 2324 The Esplanade is on its way to usefulness again.

Construction equipment and fencing are in place and it appears preliminary work, such as the installation of underground utilities, has begun at the site just north of Rio Lindo Avenue.

City of Chico officials have approved construction of a 37-unit housing complex on the 1.29-acre parcel, once the home of the Rio Lindo Motel, which became the Regal Inn in the 1990s. The one-story motel opened in the 1940s to serve travelers along The Esplanade, which at the time was U.S. Highway 99E, Northern California's main northsouth road on the east side of the Sacramento River.

However, with the passage of time and the opening of the 99 freeway in the 1960s, the motel began to decline. By the early 2000s, it had become a mostly residential property. City officials and police became annoyed at the increasing transient activity there, along with vandalism and other assorted lawlessness — including a suspicious fire in June 2014. City inspectors found numerous code and health violations and condemned the structure that summer; demolition began in November 2014.

### **Eliminating a dilapidated eyesore**

According to the Enterprise-Record in December 2014, Stephen Cowee, owner of North State Auto Brokers — a used-car dealership on Humboldt Avenue near Main Street — was interested in buying the property for purposes of business expansion. Associate city planner Greg Redeker said the city endorsed the new use, as it would eliminate a dilapidated eyesore while providing a compatible use in the area.

Car dealership Miller Buick-Oldsmobile, for example, had a sales lot directly across the street at 2303 The Esplanade from 1956 until 2007. Auto repair and car rental businesses were just south of that location.

Nothing came of the plan for North State Auto Brokers, however, despite entering escrow in 2014 to purchase the property from the lot's owners. The lot has remained vacant ever since.

Now there will be a complex made up entirely of “affordable” rental units — meaning the occupants will be paying no more than 30% of their gross income to live there. The city is partially funding the complex's construction, which has a designation to serve “special needs” residents. Pacific West Communities, based in Eagle, Idaho, is the project's developer, in partnership with Chico PSH Pacific Associates



# **IRS issues standard mileage rates for 2024; mileage rate increases to 67 cents a mile, up 1.5 cents from 2023**

IR-2023-239, Dec. 14, 2023

WASHINGTON — The Internal Revenue Service today issued the 2024 optional standard mileage rates used to calculate the deductible costs of operating an automobile for business, charitable, medical or moving purposes.

Beginning on Jan. 1, 2024, the standard mileage rates for the use of a car (also vans, pickups or panel trucks) will be:

- 67 cents per mile driven for business use, up 1.5 cents from 2023.
- 21 cents per mile driven for medical or moving purposes for qualified active-duty members of the Armed Forces, a decrease of 1 cent from 2023.
- 14 cents per mile driven in service of charitable organizations; the rate is set by statute and remains unchanged from 2023.

These rates apply to electric and hybrid-electric automobiles as well as gasoline and diesel-powered vehicles.

The standard mileage rate for business use is based on an annual study of the fixed and variable costs of operating an automobile. The rate for medical and moving purposes is based on the variable costs.

It is important to note that under the Tax Cuts and Jobs Act, taxpayers cannot claim a miscellaneous itemized deduction for unreimbursed employee travel expenses. Taxpayers also cannot claim a deduction for moving expenses, unless they are members of the Armed Forces on active duty moving under orders to a permanent change of station. For more details see [Moving expenses for members of the armed forces](#).

Taxpayers always have the option of calculating the actual costs of using their vehicle rather than using the standard mileage rates.

Taxpayers can use the standard mileage rate but generally must opt to use it in the first year the car is available for business use. Then, in later years, they can choose either the standard mileage rate or actual expenses. Leased vehicles must use the standard mileage rate method for the entire lease period (including renewals) if the

standard mileage rate is chosen.

Notice 2024-08 [PDF](#) contains the optional 2024 standard mileage rates, as well as the maximum automobile cost used to calculate the allowance under a fixed and variable rate (FAVR) plan. In addition, the notice provides the maximum fair market value of employer-provided automobiles first made available to employees for personal use in calendar year 2024 for which employers may use the fleet-average valuation rule in or the vehicle cents-per-mile valuation rule.

*Page Last Reviewed or Updated: 14-Dec-2023*

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NUMBER 4915

RECOGNITION OF SAMANTHA NAVARRO  
WINNER OF NATIONAL NAHRO “WHAT HOME MEANS TO ME” POSTER CONTEST

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WHEREAS, the Housing Authority of the County of Butte (HACB) provides affordable housing opportunity to low-income households in Butte and Glen Counties; and

WHEREAS, HACB is an agency member of the National Association of Housing and Redevelopment Officials (NAHRO), whose mission it is to advocate on behalf of Public Housing Authorities (PHA’s) and affordable housing interests, and

WHEREAS, NAHRO has established the “Housing America Task Force”, whose purpose is to inform the general public of the importance of affordable housing; and

WHEREAS, NAHRO’s Housing America Task Force conducts an annual poster contest, themed “What Home Means to Me”, such contest eligible to children residing in PHA housing; and

WHEREAS, Samantha Navarro resides in property owned and operated by the HACB; and

WHEREAS, Samantha Navarro submitted a poster for consideration in the 2023 “What Home Means to Me” poster contest; and

WHEREAS, Samantha Navarro’s poster was selected by the Northern California-Nevada Chapter of the Pacific Southwest Regional Council of NAHRO as the elementary school level Regional poster winner, to be forwarded for consideration in the National NAHRO competition; and

WHEREAS, Samantha Navarro’s poster was selected as one of the nation’s twelve winning posters, to be displayed in NAHRO’s 2024 Housing America Calendar.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to recognize and appreciate Samantha Navarro for her artwork and its contribution to the advancement of affordable housing awareness, as evidenced by her poster’s publication in the National NAHRO 2024 Housing America “What Home Means to Me” calendar; and further recognizes this achievement by award of \$500 towards the furtherance of her education and well-being.

Dated: January 18, 2024.

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David Pittman, Board Chair

ATTEST

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Edward S. Mayer, Secretary



## 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](http://www.butte-housing.com)  
2039 Forest Avenue • Chico, CA 95928

January 3, 2024

### MEMO

Subject: Camp Fire Disaster Recovery  
Analysis: Public Dollars towards Housing

Attached is an analysis of the public dollars that have been invested in housing in response to the 2018 Camp Fire Disaster. It includes 46 multi-family housing developments, generating 2,846 affordable housing units. There are some interesting take-aways:

- On average, it currently costs about \$425K to produce an affordable housing unit in Butte County.
- Given our Fed/State/Local housing “system”, affordable housing can simply not be produced whatsoever without significant *public* outlay.
- The public subsidy necessary to develop an affordable housing unit is roughly the same as the Total Development Cost of the Unit.
- In response to the Disaster, the Federal government committed 10 times more funding than committed by State and Local sources.
- There are still nine projects seeking funding; all have City, Town, or County CDBG-DR commitments; all seek LIHTC financing.
- The Federal Government contributed \$1,135,040,276 to Camp Fire Recovery housing:
  - \$ 516,806,380 Special Congressional Camp Fire IRS Section 42 LIHTC allocations (2)
  - \$ 404,962,330 Conventional IRS Section 42 LIHTC allocations
  - \$ 197,325,554 HUD CDBG-DR.
  - \$ 14,023,037 HUD HOME

Very little, if any, of the housing included in the analysis could have been produced without the disaster-related Federal assistance. Notably, credit is to be given to Congress’ special allocations of LIHTC’s.



*The Housing Authority is an equal opportunity employer and housing provider.*

JurisdictionProjectUnitsTypeDeveloper					TDCPer Unit		Federal				State				Local																	
							LIHTC's		CDBG-DR		CDBG	HOME	LIHTC	NPLH	MHP	PLHA																
							Special DR LIHTC's	Regular LIHTC's	City	County																						
Chico																																
1	B20 Apts	60	Senior	K2 Development	\$	21,817,703	\$	363,628	\$	2,782,710																						
2	Bar Triangle Apts	70	Family	AHDC	\$	36,105,715	\$	515,796		\$	2,223,996	\$	14,442,686																			
3	Creekside Place Apts	101	Senior	CHIP	\$	44,988,191	\$	445,428		\$	3,408,514			\$	2,683,105		\$	593,028														
4	Cussick Apts	75	Family	Danco Group	\$	46,663,123	\$	622,175		\$	1,900,776	\$	10,720,918	\$	5,638,254																	
5	Deer Creek Apts I	156	Family	The Pacific Companies	\$	50,545,625	\$	324,010	\$	5,000,000																						
6	Deer Creek Apts II	48	Family	The Pacific Companies	\$	17,198,232	\$	358,297	\$	1,874,977																						
7	Greenfield	64	Family	Domus-Newport	\$	39,244,552	\$	613,196		\$	2,173,225		\$	13,936,934																		
8	Humboldt Apts	80	Senior	Christian Church Homes	\$	37,577,018	\$	469,713		\$	2,521,993		\$	13,884,408																		
9	Lava Ridge Apts	98	Family	Domus-Newport	\$	34,388,047	\$	350,898	\$	3,624,555																						
10	North Creek Crossings Apts I	106	Family	AHDC	\$	50,158,751	\$	473,196	\$	4,999,628							\$	1,000,000														
11	North Creek Crossings Apts II	54	Family	AHDC	\$	25,700,702	\$	475,939	\$	2,615,963			\$	671,523			\$	1,300,000														
12	Oak Park Apts I	76	Family	Domus-Newport	\$	33,496,998	\$	440,750		\$	1,982,583																					
13	Oak Park Apts II	60	Senior	Domus-Newport	\$	21,908,104	\$	365,135		\$	1,567,313			\$	14,442,686																	
14	Oleander Community Housing Apts	38	Special Needs	The Pacific Companies	\$	15,261,445	\$	401,617		\$	710,932	\$	6,031,626																			
15	Senator Conness Apts	162	Family	CRP Affordable	\$	51,221,780	\$	316,184	\$	5,000,000																						
16	The Foundation	59	Special Needs	Jamboree Housing	\$	25,224,825	\$	427,539	\$	2,664,386			\$	659,000	\$	1,822,975	\$	1,106,384														
17	Tonea Way Apts	104	Senior	Domus-Newport	\$	31,750,621	\$	305,294		\$	3,361,670																					
Gridley																																
18	Ford Oaks Apts	36	Family	The Pacific Companies	\$	15,383,439	\$	427,318	\$	1,649,402																						
19	Orchard View Apts I	48	Family	The Pacific Companies	\$	23,798,043	\$	495,793		\$	1,765,224		\$	8,650,000																		
20	Orchard View Apts II	36	Family	The Pacific Companies	\$	18,248,001	\$	506,889		\$	1,440,000	\$	2,034,902																			
21	Sunrise Village Apts	37	Senior	The Pacific Companies	\$	14,831,344	\$	400,847		\$	834,384																					
Orland																																
22	Liberty Bell Apts	32	Senior	The Pacific Companies	\$	12,324,424	\$	385,138		\$	613,644		\$	5,720,330																		
23	Woodward Apts	36	Family	The Pacific Companies	\$	19,130,948	\$	531,415		\$	955,782			\$	18,300,000		\$	6,905,287														
Oroville																																
24	Lincoln Family Apts	61	Family	The Richman Group	\$	26,067,728	\$	427,340		\$	2,182,961	\$	7,988,820					\$	2,500,000													
25	Lincoln Senior Apts	61	Senior	The Richman Group	\$	25,703,543	\$	421,370		\$	216,235	\$	8,150,000																			
26	Mitchell Ave Apts I	36	Senior	The Pacific Companies	\$	12,323,761	\$	342,327	\$	1,342,432																						
27	Mitchell Ave Apts II	35	Senior	The Pacific Companies	\$	11,894,274	\$	339,836	\$	1,320,897																						
28	Olive Ranch Apts I	81	Family	K2 Development	\$	30,650,580	\$	378,402	\$	2,812,960																						
29	Olive Ranch Apts II	80	Family	K2 Development	\$	30,331,815	\$	379,148	\$	2,782,710																						
30	Olive Ranch Apts III	51	Senior	K2 Development	\$	18,109,546	\$	355,089	\$	1,892,391			\$	1,600,000																		
31	Oroville Heights Apts II	66	Family	Willow Partners	\$	23,722,012	\$	359,424	\$	2,114,640																						
32	Prospect View Apts	40	Special Needs	The Pacific Companies	\$	18,160,965	\$	454,024	\$	1,677,562					\$	2,734,965		\$	1,000,000													
33	Riverbend Apts I	72	Family	The Pacific Companies	\$	27,924,953	\$	387,847	\$	2,863,653																						
34	Riverbend Apts II	48	Family	The Pacific Companies	\$	18,847,631	\$	392,659	\$	2,005,871																						
35	Sierra Heights Apts I	40	Senior	Willow Partners	\$	10,352,250	\$	258,806		\$	310,683			\$	4,500,000			\$	780,000													
36	Sierra Heights Apts II	48	Senior	Willow Partners	\$	16,414,489	\$	341,969	\$	1,536,000																						
37	Table Mountain Apts I	47	Family	K2 Development	\$	17,300,867	\$	368,104					\$	7,988,820																		
38	Table Mountain Apts II	48	Family	K2 Development	\$	17,300,867	\$	360,435		\$	1,739,000		\$	8,150,000																		
Paradise																																
39	Clark Road Apts	70	Family	Kingdom Development	\$	38,131,035	\$	544,729		\$	2,426,374	\$	15,000,000																			
40	Cypress Family Apts	70	Family	Mercy Housing/CHIP	\$	35,696,693	\$	509,953		\$	2,500,000	\$	14,278,677	\$	5,355,715																	
41	Cypress Senior Apts	70	Senior	Mercy Housing/CHIP	\$	29,096,304	\$	415,661		\$	1,745,778	\$	11,638,522																			
42	Eaglepointe Apts	43	Family	The Pacific Companies	\$	18,478,247	\$	429,727		\$	1,470,917	\$	7,390,000																			
43	Kathy Court Apts	12	Family	Housing Authority	\$	6,738,294	\$	561,525			\$	2,724,004						\$	4,014,290													
44	Northwind Apts	21	Senior	The Pacific Companies	\$	9,132,643	\$	434,888		\$	528,424	\$	3,600,000																			
45	Paradise Gardens III	48	Senior	Impact Development	\$	21,671,742	\$	451,495	\$	1,119,901																						
Butte County																																
46	Lakeridge Circle Apts	63	Family	CHIP	\$	31,932,085	\$	506,858		\$	1,915,825		\$	12,772,834																		
2,847 Units					subTOTALS	\$	1,182,949,955	\$	422,561	\$	51,680,638	\$	40,496,233	\$	104,000,155	\$	93,325,399	\$	1,922,975	\$	14,023,037	\$	30,168,969	\$	8,890,068	\$	6,905,287	\$	2,500,000	\$	8,687,318	
											x 10		x 10	years								x 5										
					subTOTALS						\$	516,806,380	\$	404,962,330	\$	104,000,155	\$	93,325,399	\$	1,922,975	\$	14,023,037	\$	150,844,845	\$	8,890,068	\$	6,905,287	\$	2,500,000	\$	8,687,318
											x \$.85/credit		x \$.85/credit										x \$.85/credit									
											\$	439,285,423	\$	344,217,981	Tax-Credit Investment Monies							\$	128,218,118	Tax-Credit Investment Monies								
											\$	911,721,522	Total Tax-Credit Investment										\$	15,989,326	= Projects (9) seeking LIHTC funding							
											\$	1,135,040,276	Total Federal Outlay																			
											\$	177,827,518	Total State & Local Outlay																			
											\$	1,312,867,794	Total Public Outlay																			

Source: Housing Authority of the County of Butte



# **NAVIGATING THE FUTURE**

## **SAVE-THE-DATE 2024 NORCAL/NEVADA NAHRO CONFERENCE**

**Napa Valley Marriott Hotel & Spa**

**Sunday, January 21, 2024– Commissioner Track  
January 22–23 General Attendee Sessions**

### **CONFERENCE TOPICS**

**(PARTIAL LIST)**

**Family Self-Sufficiency**

**HUD Hot Topics**

**Maintenance**

**HR/ Hiring Challenges**

**Development**

**Project-Based Vouchers**

**Small Area Fair Market Rents**

**Payment Standards**

**HOTMA**

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"What Home Means to Me"**