

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

MEETING AGENDA

August 15, 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.

Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/777908829>

You can also dial in using your phone.

Access Code:
777-908-829
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 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.

NEXT RESOLUTION NO. 4934

ITEMS OF BUSINESS

1. ROLL CALL

2. AGENDA AMENDMENTS

3. CONSENT CALENDAR

3.1 Minutes for the meeting of July 18, 2024

3.2 Checks written for:

3.2.1	Accounts Payable (General) –	\$400,238.43
3.2.2	Landlords –	\$1,847,337.56
3.2.3	Payroll–	\$152,187.18

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 Quarterly Investment Reports/Reserves Analysis

3.15 Standard Maintenance Charges – Approval of Revised Standard Maintenance Charges to Residents for Cleaning, Repair, Replacement and Miscellaneous Charges, effective October 1, 2024.

Recommendation:

Resolution No. 4934

4. CORRESPONDENCE

4.1 HUD Correspondence, July 29, 2024: Foster Youth to Independence – Obligations of Assistance Foster Youth Initiative

5. REPORTS FROM EXECUTIVE DIRECTOR

5.1 Family Self Sufficiency (FSS Graduate) – Recognition of FSS Graduate Jill Jordan.

Recommendation: Resolution No. 4935

5.2 Family Self Sufficiency (FSS Graduate) – Recognition of FSS Graduate Carol Hartman.

Recommendation: Resolution No. 4936

5.3 Utility Allowances – Annual Adoption of Utility Allowances for Public Housing, Section 8 and Other HACB-Owned Properties.

Recommendation: Motion

5.4 2020A Bonds Budget – Adoption of Proposed Bond Project(s) FY2025 Operating Budget.

Recommendation: Resolution No. 4937

5.5 Winston Gardens, Oroville – HUD Safety and Security Grant, Access Control and Video Surveillance Systems Project Approval.

Recommendation: Resolution No. 4938

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

12. COMMISSIONERS' CALENDAR

- **Next Meeting September 19, 2024**

13. ADJOURNMENT

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

MEETING MINUTES OF July 18, 2024

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

Chair Pittman called the meeting of the Housing Authority of the County of Butte to order at 2:15 p.m.

1. ROLL CALL

Present for the Commissioners: Randy Coy, Darlene Fredericks, David Pittman, and Sarah Richter; all attended in person.

Present for the Staff: Larry Guanzon, Executive Director; Tamra Young, Deputy Executive Director; Hope Stone, Finance Director; Angie Little, Rental Assistance Programs Manager; Juan Meza, Public Housing Manager; Taylor Gonzalez, Project Manager, and Marysol Perez, Executive Assistant; all attended in person.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

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

4. CORRESPONDENCE

4.1 HUD Correspondence regarding accepting application regarding request for Foster Youth Initiative Voucher Program.

5. REPORTS FROM EXECUTIVE DIRECTOR

5.1 Public Housing Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan (AP) –

5.2 Family Self-Sufficiency (FSS) –

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5.3 Agency Annual Plan and Five-Year Capital Fund Program –

As a public agency administering the HUD Low Income Public Housing and Section 8 Housing Choice Voucher programs, HACB is required to annually submit to HUD applicable agency and administrative plan documents 75 days prior to the end of HACB’s fiscal year. Draft revisions of the Public Housing Admissions and Continued Occupancy Policy (ACOP), Section 8 Housing Choice Administrative Plan (AP), Annual Agency Plan, and Capital Fund Program, were received by the Board during the May 2024 meeting, where they were accepted and authorized for issuance for public comment; the highlights for each plan/document include: description of progress in meeting HACB’s annual and 5-year goals, including new activity; refinement of Project Based Vouchers program policy in reflecting Development Activity, and changes reflecting HOTMA regulation. The changes recommended in the ACOP and Section 8 Admin Plan are suggested changes provided by policy consultant Nan-McKay. Since the May meeting there were only comments received from Legal Services regarding the ACOP and while the Annual Plan received no outside comments, HACB Staff is requesting to add a paragraph related to PBV projects. Under new HOTMA regulations, a PHA is allowed to non-competitively project-base vouchers in projects owned by one of its subsidiaries, as long as it is included in the HACB Annual Plan. Since HACB is slated to rehabilitate three (3) of BCAHDC’s tax credit projects sometime in the near future and since such rehabilitation may require the use of PBV vouchers, as a funding source. The Admin Plan received comment from LSNC and staff agreed to a couple of their suggestions; Decisions Subject to Informal Hearings – HACB agrees to adding “Overpayments” to the list of items subject to informal hearing, as requested. Informal Hearings for Participants – HACB agrees to delivery of notices via email, as well as mail, where HACB has email on record for participant. Lastly, HACB Staff found an error under “Waiting List and Selection” for Prospect View Apartments. The Admin Plan referenced the fifteen (15) No Place Like Home Preference, but not the Homeless Preference for the remainder of the units. All units at Prospect View Apartments are referral only. Therefore, we need to add the Homeless Preference language. Once approved by the HACB Board, the plans become effective October 1st.

RESOLUTION NO. 4928

Commissioner Richter moved that Resolution No. 4928 be adopted by reading of title only: “ADOPTION OF PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY PLAN (ACOP) AND SECTION 8 HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (AP)”. Commissioner Fredericks seconded. The vote in favor was unanimous.

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RESOLUTION NO. 4929

Commissioner Richter moved that Resolution No. 4929 be adopted by reading of title only: “ADOPTION OF ACTION PLAN FOR SECTION 8 HOUSING CHOICE VOUCHER FAMILY SELF-SUFFICIENCY PROGRAM”. Commissioner Fredericks seconded. The vote in favor was unanimous.

RESOLUTION NO. 4930

Commissioner Richter moved that Resolution No. 4930 be adopted by reading of title only: “ADOPTION OF THE ONE-YEAR AGENCY PLAN OF THE HOUSING AUTHORITY OF THE COUNTY OF BUTTE”. Commissioner Fredericks seconded. The vote in favor was unanimous.

- 5.4 Capital Fund – HUD awarded the HACB 2024 Public Housing Capital Fund Program funds in the amount of \$1,156,572.00. The HACB annually identifies its Capital Fund needs for its Public Housing properties in its Annual Plan and Five-Year Plan process. Staff recommends acceptance of the 2024 Public Housing Capital Fund monies.

RESOLUTION NO. 4931

Commissioner Richter moved that Resolution No. 4931 be adopted by reading of title only: “ACCEPTANCE OF U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) 2024 PUBLIC HOUSING CAPITAL FUND PROGRAM FUNDS”. Commissioner Coy seconded. The vote in favor was unanimous.

- 5.5 Gridley Farm Labor Housing (FLH) Budget – The 2025 FLH budget was prepared by AWI, the third-party property management agent, in coordination with Executive Director Guanzon and Finance Director Stone. The budget will be submitted to USDA-RD for approval. Once approved budget comes back, it will be incorporated into HACB’s Agency-wide budget.

RESOLUTION NO. 4932

Commissioner Coy moved that Resolution No. 4932 be adopted by reading of title only: “APPROVAL OF FISCAL YEAR 2025 BUDGET FOR THE USDA-RD FARM LABOR HOUSING PROGRAM”. Commissioner Fredericks seconded. The vote in favor was unanimous.

- 5.7 Gridley Springs II Apartments Budget – The 2025 Gridley Springs II (GSII) budget was prepared by Sackett, the third-party property management agent, in coordination with Executive Director Guanzon and Finance Director Stone. The budget is a break-even budget due to regulations. The GSII budget must be

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submitted to USDA-RD for approval and the approved budget will be incorporated into HACB's Agency-wide budget.

RESOLUTION NO. 4933

Commissioner Richter moved that Resolution No. 4933 be adopted by reading of title only: "APPROVAL OF THE FISCAL YEAR 2025 OPERATING BUDGET FOR GRIDLEY SPRINGS II APARTMENTS, 210 FORD AVENUE, GRIDLEY". Commissioner Fredericks seconded. The vote in favor was unanimous.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

None.

9. REPORTS FROM COMMISSIONERS

Chair Pittman shared that the recent data shared regarding the recent public outcry by the residents of two (2) regulated affordable housing projects in Oroville; Mitchell Senior Apartments and Riverbend Family Apartments was very valuable as it showed factual numbers regarding where the residents that moved into these properties moved from.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

None.

12. COMMISSIONERS' CALENDAR

- **Grand Opening The Foundation Apartments, Chico – Thursday. August 15, 2024
10:00 am – 11:30 am, 1297 Park Avenue**
- **Next Meeting – August 15, 2024**

13. ADJOURNMENT

Commissioner Richter moved that the meeting be adjourned. Commissioner Coy seconded. The meeting was adjourned at 3:10 p.m.

Dated: July 18, 2024.

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

Sec - 8 HAP

Computer Checks	\$	14,384.10
Direct Deposits	\$	1,832,953.46
TOTAL		\$ 1,847,337.56

PAYROLL

Employees:

7/12/2024	\$	74,974.00
7/26/2024	\$	75,671.50
TOTAL	\$	150,645.50

Resident Managers:

7/12/2024	\$	770.84
7/26/2024	\$	770.84
TOTAL	\$	1,541.68

BANK ACCOUNTS SUMMARY

Business Activities	\$	174,238.07
Public Housing	\$	163,529.62
Section 8 Admin.	\$	41,368.37
Banyard	\$	4,856.27
BCAHDC	\$	16,246.10
TOTAL		\$ 400,238.43

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

Check Date	Check #	Vendor	Total Amount
7/1/2024	3587	v0000031 - PG&E	0.00
7/1/2024	3588	v0000031 - PG&E	20.00
7/3/2024	3589	v0000011 - California Water Service - Chico	243.77
7/3/2024	3590	v0000192 - Nan McKay & Associates, Inc.	419.00
7/3/2024	3591	v0000213 - MI CASA EDUCATION, INC.	5,000.00
7/3/2024	3592	v0000357 - Yuba City	98.00
7/3/2024	3593	v0000380 - Staples Business Credit	247.19
7/3/2024	3594	v0000402 - US Bank	376.71
7/3/2024	3595	v0000430 - HARRP	110.00
7/3/2024	3596	v0000459 - E Center	268.53
7/3/2024	3597	v0000554 - GreatAmerica Financial Services	156.97
7/3/2024	3598	v0000694 - Trites Backflow Services, Inc.	45.00
7/3/2024	3599	v0000723 - Basis Architecture & Consulting, Inc.	10,508.00
7/3/2024	3600	v0000829 - Armed Guard Private Security, Inc	300.00
7/3/2024	3601	v0004526 - VSP Vision Care	147.76
7/3/2024	3602	v0004543 - Joseph Young	803.60
7/3/2024	3603	v0004614 - City of Chico (Sewer)	84.66
7/3/2024	3604	v0004669 - T-Mobile USA Inc.	29.72
7/10/2024	3605	v0004733 - Bowman & Company, LLP.	20,000.00
7/18/2024	3606	v0000007 - CITY OF CHICO (22332) (FUEL)	168.83
7/18/2024	3607	v0000015 - A-1 Appliance	647.68
7/18/2024	3608	v0000031 - PG&E	29.13
7/18/2024	3609	v0000031 - PG&E	76.39
7/18/2024	3610	v0000031 - PG&E	6,555.17
7/18/2024	3611	v0000031 - PG&E	3,700.60
7/18/2024	3612	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	35.86
7/18/2024	3613	v0000039 - TPx Communications	231.44
7/18/2024	3614	v0000043 - Bryce Consulting, Inc.	570.00
7/18/2024	3615	v0000057 - OPER. ENG. LOCAL #3	930.00
7/18/2024	3616	v0000082 - ENTERPRISE-RECORD	133.14
7/18/2024	3617	v0000121 - United States Postal Service (CMRS-FP)	2,500.00
7/18/2024	3618	v0000140 - COMCAST CABLE	1,056.79
7/18/2024	3619	v0000155 - Susanne Kemp	56.93
7/18/2024	3620	v0000241 - WASTE MANAGEMENT	141.33
7/18/2024	3621	v0000241 - WASTE MANAGEMENT	292.12
7/18/2024	3622	v0000276 - Scrubbs, Inc.	18.00
7/18/2024	3623	v0000312 - Unum Life Insurance Company	355.37
7/18/2024	3624	v0000361 - Awards Company	215.48
7/18/2024	3625	v0000380 - Staples Business Credit	255.15
7/18/2024	3626	v0000382 - FedEx	46.15
7/18/2024	3627	v0000469 - Thermalito Irrigation	45.24
7/18/2024	3628	v0000474 - Advanced Document	78.58
7/18/2024	3629	v0000599 - Access Information Holdings, LLC.	32.69
7/18/2024	3630	v0000773 - Clean Master	1,560.00
7/18/2024	3631	v0000806 - Cypress Dental Administrators	681.11
7/18/2024	3632	v0000821 - Golden State Risk Management Authority	9,690.00
7/18/2024	3633	v0000837 - Gary Quiring	300.00
7/18/2024	3634	v0000845 - HMR Architects, Inc.	2,000.00
7/18/2024	3635	v0000863 - Nor-Cal Landscape Maintenance dba	72.88
7/18/2024	3636	v0000880 - Willdan Financial Services	2,150.00
7/18/2024	3637	v0000882 - RSC Associates, Inc (AP)	32.38
7/18/2024	3638	v0004479 - Netsys Systems, Inc.	2,380.00
7/18/2024	3639	v0004667 - NV5, Inc.	1,270.90
7/18/2024	3640	v0000807 - David Pittman	50.00
7/18/2024	3641	v0000837 - Gary Quiring	1,150.00

7/18/2024	3642	v0000888 - Sarah Richter	50.00
7/18/2024	3643	v0004549 - Randy Coy	50.00
7/18/2024	3644	v0004557 - Darlene D. Fredericks	82.96
7/31/2024	3646	v0000108 - AT&T	9.81
7/31/2024	3647	v0000165 - CITY OF GRIDLEY	12,774.89
7/31/2024	3648	v0000357 - Yuba City	98.00
7/31/2024	3649	v0000402 - US Bank	541.81
7/31/2024	3650	v0000412 - Creative Composition, Inc.	86.60
7/31/2024	3651	v0000554 - GreatAmerica Financial Services	156.97
7/31/2024	3652	v0000723 - Basis Architecture & Consulting, Inc.	12,422.81
7/31/2024	3653	v0000829 - Armed Guard Private Security, Inc	300.00
7/31/2024	3654	v0000861 - Nicolay Consulting Group	4,600.00
7/31/2024	3655	v0004526 - VSP Vision Care	115.38
7/31/2024	3656	v0004543 - Joseph Young	803.60
7/31/2024	3657	v0004669 - T-Mobile USA Inc.	34.08
7/1/2024	70124	v0000793 - Verizon Wireless	352.56
7/2/2024	100204	v0001443 - Francis	916.00
7/2/2024	100205	v0002183 - Chico Pacific Associates	739.00
7/2/2024	100206	v0003020 - Palo Verde Apartments LLC	335.00
7/2/2024	100207	V0003856 - Campos Properties Limited Partnership	1,500.00
7/2/2024	100208	v0003988 - Elle Property Management Solutions	269.00
7/2/2024	100209	v0004607 - Joseph Baker	704.00
7/31/2024	100214	v0000885 - Yardi Systems, Inc.	1,195.00
7/19/2024	2177965	v0000891 - Paylocity	856.63
7/1/2024	2673321	v0000059 - CalPERS	34,802.25
7/1/2024	2673322	v0000059 - CalPERS	13,632.82
7/1/2024	2673323	v0000059 - CalPERS	7,643.38
7/1/2024	2673324	v0000059 - CalPERS	565.00
7/1/2024	2673325	v0000059 - CalPERS	195.25
7/16/2024	7162024	v0000088 - The Home Depot Credit Services	37.02

TOTAL 174,238.07

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

Check Date	Check #	Vendor	Total Amount
7/3/2024	1742	v0000006 - Biggs Municipal Utilities	0.00
7/3/2024	1743	v0000011 - California Water Service - Chico	0.00
7/3/2024	1744	v0000015 - A-1 Appliance	0.00
7/3/2024	1745	v0000031 - PG&E	0.00
7/3/2024	1746	v0000048 - Valero Fleet	0.00
7/3/2024	1747	v0000113 - MILLER GLASS, INC.	0.00
7/3/2024	1748	v0000140 - COMCAST CABLE	0.00
7/3/2024	1749	v0000171 - Industrial Power Products dba	0.00
7/3/2024	1750	v0000206 - JACKSONS GLASS CO, INC.	0.00
7/3/2024	1751	v0000240 - CIC	0.00
7/3/2024	1752	v0000309 - Illustratus	0.00
7/3/2024	1753	v0000380 - Staples Business Credit	0.00
7/3/2024	1754	v0000425 - Climate & Energy Solutions	0.00
7/3/2024	1755	v0000592 - Neal Road Recycling & Waste	0.00
7/3/2024	1756	v0000669 - ROTO-ROOTER OROVILLE	0.00
7/3/2024	1757	v0000680 - MAINTENANCE PLUS	0.00
7/3/2024	1758	v0000694 - Trites Backflow Services, Inc.	0.00
7/3/2024	1759	v0000795 - Richard's North State Pest Mgmt (dba)	0.00
7/3/2024	1760	v0000801 - Chico Turf Plus, LLC	0.00
7/3/2024	1761	v0000879 - GUZI-WEST Inspection and Consulting. LLC	0.00
7/3/2024	1762	v0000886 - Candelario Ace Hardware dba	0.00
7/3/2024	1763	v0000887 - Grimes Heating & Air Inc	0.00
7/3/2024	1764	v0000896 - AWI Management Corporation	0.00
7/3/2024	1765	v0000896 - AWI Management Corporation	0.00
7/3/2024	1766	v0004526 - VSP Vision Care	0.00
7/3/2024	1767	v0004593 - Citiguard, Inc.	0.00
7/3/2024	1768	v0004653 - Jessee Heating & Air Conditioning	0.00
7/3/2024	1769	v0004653 - Jessee Heating & Air Conditioning	0.00
7/3/2024	1770	v0004653 - Jessee Heating & Air Conditioning	0.00
7/8/2024	1771	v0000006 - Biggs Municipal Utilities	2,630.56
7/8/2024	1772	v0000011 - California Water Service - Chico	11,030.32
7/8/2024	1773	v0000015 - A-1 Appliance	164.54
7/8/2024	1774	v0000031 - PG&E	17.00
7/8/2024	1775	v0000048 - Valero Fleet	456.68
7/8/2024	1776	v0000113 - MILLER GLASS, INC.	934.25
7/8/2024	1777	v0000140 - COMCAST CABLE	402.79
7/8/2024	1778	v0000171 - Industrial Power Products dba	58.93
7/8/2024	1779	v0000206 - JACKSONS GLASS CO, INC.	1,237.05
7/8/2024	1780	v0000240 - CIC	308.90
7/8/2024	1781	v0000309 - Illustratus	406.17
7/8/2024	1782	v0000380 - Staples Business Credit	88.91
7/8/2024	1783	v0000425 - Climate & Energy Solutions	12,599.00
7/8/2024	1784	v0000592 - Neal Road Recycling & Waste	14.32
7/8/2024	1785	v0000669 - ROTO-ROOTER OROVILLE	420.00
7/8/2024	1786	v0000680 - MAINTENANCE PLUS	676.05
7/8/2024	1787	v0000694 - Trites Backflow Services, Inc.	270.00
7/8/2024	1788	v0000795 - Richard's North State Pest Mgmt (dba)	1,479.00
7/8/2024	1789	v0000801 - Chico Turf Plus, LLC	240.00
7/8/2024	1790	v0000879 - GUZI-WEST Inspection and Consulting. LLC	654.29
7/8/2024	1791	v0000886 - Candelario Ace Hardware dba	39.21
7/8/2024	1792	v0000887 - Grimes Heating & Air Inc	1,075.00
7/8/2024	1793	v0000896 - AWI Management Corporation	120.00
7/8/2024	1794	v0000896 - AWI Management Corporation	240.00
7/8/2024	1795	v0004526 - VSP Vision Care	258.43
7/8/2024	1796	v0004593 - Citiguard, Inc.	2,520.00
7/8/2024	1797	v0004653 - Jessee Heating & Air Conditioning	226.00
7/8/2024	1798	v0004653 - Jessee Heating & Air Conditioning	9,980.00
7/8/2024	1799	v0004653 - Jessee Heating & Air Conditioning	101.30
7/10/2024	1800	t0058652 - Zepeda	108.00
7/11/2024	1800	t0058652 - Zepeda	-108.00
7/10/2024	1801	v0000006 - Biggs Municipal Utilities	27.00

7/10/2024	1802	v0000011 - California Water Service - Chico	24.00
7/10/2024	1803	v0000014 - Gridley Municipal Utilities	351.00
7/10/2024	1804	v0000031 - PG&E	1,609.00
7/10/2024	1805	v0004614 - City of Chico (Sewer)	111.00
7/18/2024	1806	v0000007 - CITY OF CHICO (22332) (FUEL)	597.10
7/18/2024	1807	v0000010 - California Water Service - Oroville	38.04
7/18/2024	1808	v0000010 - California Water Service - Oroville	1,322.62
7/18/2024	1809	v0000010 - California Water Service - Oroville	177.29
7/18/2024	1810	v0000010 - California Water Service - Oroville	295.08
7/18/2024	1811	v0000014 - Gridley Municipal Utilities	1,574.74
7/18/2024	1812	v0000015 - A-1 Appliance	845.49
7/18/2024	1813	v0000017 - EAGLE SECURITY SYSTEMS	394.18
7/18/2024	1814	v0000031 - PG&E	350.37
7/18/2024	1815	v0000031 - PG&E	277.11
7/18/2024	1816	v0000031 - PG&E	1,660.97
7/18/2024	1817	v0000031 - PG&E	25.14
7/18/2024	1818	v0000031 - PG&E	6.38
7/18/2024	1819	v0000031 - PG&E	4.34
7/18/2024	1820	v0000031 - PG&E	213.86
7/18/2024	1821	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,557.48
7/18/2024	1822	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,080.96
7/18/2024	1823	v0000039 - TPx Communications	140.88
7/18/2024	1824	v0000040 - Gregory P. Einhorn	1,430.00
7/18/2024	1825	v0000072 - Towne Flooring Center	194.85
7/18/2024	1826	v0000140 - COMCAST CABLE	185.89
7/18/2024	1827	v0000206 - JACKSONS GLASS CO, INC.	2,316.02
7/18/2024	1828	v0000241 - WASTE MANAGEMENT	1,396.02
7/18/2024	1829	v0000267 - OFFICE DEPOT INC	365.98
7/18/2024	1830	v0000300 - Better Deal Exchange	7.14
7/18/2024	1831	v0000312 - Unum Life Insurance Company	630.30
7/18/2024	1832	v0000322 - Oroville Safe & Lock	265.42
7/18/2024	1833	v0000380 - Staples Business Credit	66.52
7/18/2024	1834	v0000401 - Plan B Professional Answering Services	137.70
7/18/2024	1835	v0000425 - Climate & Energy Solutions	12,189.00
7/18/2024	1836	v0000469 - Thermalito Irrigation	838.34
7/18/2024	1837	v0000474 - Advanced Document	3.77
7/18/2024	1838	v0000501 - Richard's Tree Service, Inc.	700.00
7/18/2024	1839	v0000592 - Neal Road Recycling & Waste	89.79
7/18/2024	1840	v0000599 - Access Information Holdings, LLC.	32.71
7/18/2024	1841	v0000669 - ROTO-ROOTER OROVILLE	185.00
7/18/2024	1842	v0000680 - MAINTENANCE PLUS	343.55
7/18/2024	1843	v0000722 - Sheri Bouvier	22.05
7/18/2024	1844	v0000773 - Clean Master	870.00
7/18/2024	1845	v0000806 - Cypress Dental Administrators	1,410.60
7/18/2024	1846	v0000821 - Golden State Risk Management Authority	15,711.00
7/18/2024	1847	v0000858 - Down Range Investments, LLC	1,505.22
7/18/2024	1848	v0000863 - Nor-Cal Landscape Maintenance dba	14,747.46
7/18/2024	1849	v0000887 - Grimes Heating & Air Inc	340.00
7/18/2024	1850	v0004479 - Netsys Systems, Inc.	560.00
7/18/2024	1851	v0004614 - City of Chico (Sewer)	24.21
7/18/2024	1852	v0004614 - City of Chico (Sewer)	1,624.37
7/18/2024	1853	v0004637 - Ferguson US Holdings, Inc. (HVAC)	325.11
7/18/2024	1854	v0004653 - Jessee Heating & Air Conditioning	10,197.50
7/31/2024	1855	v0000010 - California Water Service - Oroville	5,467.84
7/31/2024	1856	v0000011 - California Water Service - Chico	8,252.70
7/31/2024	1857	v0000015 - A-1 Appliance	259.05
7/31/2024	1858	v0000031 - PG&E	463.14
7/31/2024	1859	v0000031 - PG&E	23.64
7/31/2024	1860	v0000048 - Valero Fleet	1,215.06
7/31/2024	1861	v0000108 - AT&T	20.45
7/31/2024	1862	v0000140 - COMCAST CABLE	574.09
7/31/2024	1863	v0000206 - JACKSONS GLASS CO, INC.	1,011.99
7/31/2024	1864	v0000235 - HD Supply Facilities Maintenance, Ltd.	2,127.16
7/31/2024	1865	v0000267 - OFFICE DEPOT INC	361.45
7/31/2024	1866	v0000300 - Better Deal Exchange	10.81
7/31/2024	1867	v0000412 - Creative Composition, Inc.	43.30

7/31/2024	1868	v0000631 - Hignell, Inc. dba Experts in Your Home	809.78
7/31/2024	1869	v0000844 - House Detective Termite Control, Inc.	550.00
7/31/2024	1870	v0000886 - Candelario Ace Hardware dba	108.18
7/31/2024	1871	v0000887 - Grimes Heating & Air Inc	95.00
7/31/2024	1872	v0004526 - VSP Vision Care	248.98
7/31/2024	1873	v0004637 - Ferguson US Holdings, Inc. (HVAC)	325.11
7/31/2024	1874	v0004653 - Jessee Heating & Air Conditioning	1,628.00
7/1/2024	7012024	v0000793 - Verizon Wireless	680.81
7/17/2024	7172024	v0000088 - The Home Depot Credit Services	7,204.83

TOTAL 163,529.62

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

Check Date	Check #	Vendor	Total Amount
7/3/2024	2231	v0000240 - CIC	1,127.85
7/3/2024	2232	v0000380 - Staples Business Credit	18.40
7/3/2024	2233	v0000428 - Adecco Employment Services	4,926.60
7/3/2024	2234	v0004526 - VSP Vision Care	192.30
7/18/2024	2235	v0000007 - CITY OF CHICO (22332) (FUEL)	174.26
7/18/2024	2236	v0000039 - TPx Communications	633.94
7/18/2024	2237	v0000040 - Gregory P. Einhorn	3,900.00
7/18/2024	2238	v0000082 - ENTERPRISE-RECORD	953.49
7/18/2024	2239	v0000267 - OFFICE DEPOT INC	794.16
7/18/2024	2240	v0000276 - Scrubbs, Inc.	15.00
7/18/2024	2241	v0000312 - Unum Life Insurance Company	572.62
7/18/2024	2242	v0000380 - Staples Business Credit	484.28
7/18/2024	2243	v0000382 - FedEx	35.55
7/18/2024	2244	v0000474 - Advanced Document	45.84
7/18/2024	2245	v0000599 - Access Information Holdings, LLC.	32.71
7/18/2024	2246	v0000806 - Cypress Dental Administrators	1,082.88
7/18/2024	2247	v0000821 - Golden State Risk Management Authority	18,844.00
7/18/2024	2248	v0000858 - Down Range Investments, LLC	84.40
7/18/2024	2249	v0000863 - Nor-Cal Landscape Maintenance dba	212.30
7/18/2024	2250	v0004479 - Netsys Systems, Inc.	700.00
7/31/2024	2251	v0000108 - AT&T	55.11
7/31/2024	2252	v0000267 - OFFICE DEPOT INC	563.58
7/31/2024	2253	v0000402 - US Bank	165.10
7/31/2024	2254	v0000412 - Creative Composition, Inc.	43.30
7/31/2024	2255	v0000428 - Adecco Employment Services	5,346.07
7/31/2024	2256	v0004526 - VSP Vision Care	192.30
7/1/2024	70124	v0000793 - Verizon Wireless	172.33
TOTAL			41,368.37

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

Check Date	Check #	Vendor	Total Amount
7/18/2024	1174	v0000660 - HACB	4,852.59
7/18/2024	1175	v0000863 - Nor-Cal Landscape Maintenance dba	3.68
TOTAL			4,856.27

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

Check Date	Check #	Vendor	Total Amount
7/18/2024	1489	v0000040 - Gregory P. Einhorn	690.00
7/18/2024	1490	v0000660 - HACB	15,494.02
7/18/2024	1491	v0000863 - Nor-Cal Landscape Maintenance dba	3.68
7/31/2024	1492	v0000382 - FedEx	58.40
TOTAL			16,246.10

Housing Authority of the County of Butte
BALANCE SHEET
June 30, 2024

CUMULATIVE

ASSETS

Current Assets

Cash - Unrestricted	43,834,234
Cash - Other Restricted	(21,555,335)
Account Receivable - Current	1,446,666
Other Current Assets	(4,614,590)

Total Current Assets **19,110,975**

Fixed Assets

Fixed Assets & Accumulated Depreciation	46,565,796
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Total Fixed Assets **46,565,796**

Other Non-Current Assets

Notes Loans & Mortgages Receivable	1,945,049
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Total Other Non-Current Assets **1,945,049**

TOTAL ASSETS **67,621,821**

LIABILITIES

Current Liabilities

Accounts Payable	680,907
Tenant Security Deposits	231,717
Long Term Debt - Current Portion	904,291
Other Long Term Liabilities	9,381,522

Total Current Liabilities **11,198,437**

Long-Term Liabilities

Long-Term Debt	20,396,477
Other Long Term Liabilities	2,634,490

Total Long-Term Liabilities **23,030,967**

TOTAL LIABILITIES **34,229,405**

NET POSITION

Beginning Net Position	4,407,064
Retained Earnings	28,985,352

TOTAL NET POSITION **33,392,416**

TOTAL LIABILITIES AND NET POSITION **67,621,821**

Housing Authority of the County of Butte
CONSOLIDATED INCOME STATEMENT
June 30, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	380,691	397,195	16,504	3,155,134	3,177,557	22,424	66.20%
Tenant Charges	4,399	5,367	968	76,484	42,933	(33,550)	118.76%
Laundry Revenue	1,198	2,658	1,460	12,516	21,261	8,746	39.24%
HUD Grant Revenue	2,218,073	1,982,633	(235,440)	21,154,867	15,861,065	(5,293,803)	88.92%
Other Grant Revenue	0	0	172,976	1,111,966	0	509,241	0.00%
Investment Income-unrestricted	198	705	507	1,308	5,637	4,330	15.46%
Investment Income - restricted	0	12,181	12,181	0	97,446	97,446	0.00%
Fraud Recovery	2,661	4,167	1,506	37,490	33,333	(4,157)	74.98%
Other Income	82,801	58,892	(23,909)	2,381,761	471,133	(1,910,627)	337.03%
TOTAL REVENUES	2,690,021	2,463,796	(53,249)	27,931,525	19,710,367	(6,599,951)	94.47%
Administrative Employee Salaries	241,096	223,978	(17,117)	2,037,986	1,791,827	(246,159)	75.83%
Audit Fee	0	3,328	3,328	0	26,620	26,620	0.00%
Advertising & Marketing	323	1,911	1,587	2,602	15,285	12,683	11.35%
Admin Fringe Benefits & Taxes	80,067	120,844	40,776	537,042	966,750	429,708	37.03%
Office Expenses	21,869	24,464	2,595	188,789	195,715	6,926	64.31%
Legal Expenses	7,158	5,449	(1,709)	79,812	43,593	(36,218)	122.05%
Travel	0	2,435	2,435	0	19,477	19,477	0.00%
Allocated Overhead	0	68,475	68,474	1,105	547,797	546,692	0.13%
Other Admin Expenses	75,663	53,489	(22,174)	723,711	427,913	(295,799)	112.75%
Total Operating Admin Costs	426,177	504,372	78,195	3,571,047	4,034,977	463,930	59.00%
Tenant Services - Salaries	10,506	9,673	(833)	105,670	77,384	(28,286)	91.03%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	3,235	4,279	1,043	40,951	34,228	(6,723)	79.76%
Resident Services MISC	0	19,816	19,816	0	158,530	158,530	0.00%
Total Tenant Services	13,742	33,768	20,026	146,621	270,142	123,521	36.18%
Water	16,465	19,012	2,547	133,200	152,096	18,896	58.38%
Electricity	14,256	9,439	(4,816)	106,190	75,515	(30,674)	93.75%
Gas	4,271	4,934	663	44,397	39,475	(4,922)	74.98%
Sewer	12,540	18,469	5,929	209,127	147,749	(61,378)	92.62%
Total Utilities - Project	47,531	51,854	4,323	492,914	414,835	(78,078)	78.69%
Maintenance Salaries	41,010	38,946	(2,065)	393,416	311,565	(81,850)	84.18%
Maintenance Materials	22,270	23,606	1,336	262,933	188,849	(74,084)	92.82%
Maintenance Contract Costs	106,540	88,367	(18,173)	743,273	706,932	(36,341)	70.09%
Maintenance Fringe Benefits	11,339	17,571	6,233	93,698	140,571	46,873	44.44%
Total Maintenance Costs	181,159	168,490	(12,669)	1,493,319	1,347,917	(145,402)	73.86%
Protective Services	8,431	2,825	(5,606)	56,897	22,600	(34,297)	167.84%
Insurance-Liability/Property/Auto	17,567	34,731	17,164	145,480	277,849	132,369	34.91%
Other General Expenses	1,908	9,964	8,056	14,509	79,709	65,199	12.14%
PILOT	0	9,667	9,667	1,184	77,339	76,154	1.02%
Bad Debt - Tenant	0	6,267	6,267	0	50,133	50,133	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	16,059	28,867	12,808	128,472	230,933	102,462	37.09%
Total Other Operating Expenses	43,964	92,320	48,356	346,543	738,563	392,021	31.28%
Maintenance - Extraordinary	0	0	0	86,550	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,924,957	1,551,473	(373,484)	16,744,424	12,411,787	(4,332,637)	89.94%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,924,957	1,551,473	(373,484)	16,830,974	12,411,787	(4,332,637)	90.40%
TOTAL EXPENSES	2,637,530	2,402,278	(235,252)	22,881,416	19,218,221	(3,576,645)	79.36%
RETAINED EARNINGS	52,491	61,518	9,027	5,050,108	492,145	(3,023,306)	15.11%

Housing Authority of the County of Butte
BUSINESS ACTIVITIES INCOME STATEMENT
June 30, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	257,886	264,576	6,690	2,013,092	2,381,186	368,093	63.41%
Tenant Charges	76	2,033	1,957	16,468	18,300	1,832	67.49%
Laundry Revenue	1,198	1,324	126	12,516	11,919	(597)	78.75%
HUD Grant Revenue	0	0	0	0	0	0	0.00%
Other Grant Revenue	0	0	0	1,111,966	0	(1,111,966)	0.00%
Investment Income-unrestricted	198	171	(27)	1,308	1,542	234	63.60%
Investment Income - restricted	0	8,014	8,014	0	72,127	72,127	0.00%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	78,248	58,067	(20,181)	2,341,652	522,600	(1,819,052)	336.06%
TOTAL REVENUES	337,606	334,186	(3,420)	5,497,001	3,007,673	(2,489,328)	137.07%
Administrative Employee Salaries	119,480	54,277	(65,203)	885,156	488,494	(396,662)	135.90%
Audit Fee	0	1,261	1,261	0	11,348	11,348	0.00%
Advertising & Marketing	323	744	421	2,602	6,696	4,094	29.15%
Admin Fringe Benefits & Taxes	37,861	30,393	(7,468)	245,541	273,537	27,996	67.32%
Office Expenses	8,600	4,964	(3,635)	132,780	44,680	(88,100)	222.89%
Legal Expenses	70	2,533	2,463	11,400	22,793	11,393	37.51%
Travel	0	933	933	0	8,400	8,400	0.00%
Allocated Overhead	(55,458)	(58,868)	(3,410)	(498,021)	(529,812)	(31,791)	70.50%
Other Admin Expenses	66,906	22,355	(44,550)	605,216	201,199	(404,018)	225.60%
Total Operating Admin Costs	177,781	58,593	(119,189)	1,384,673	527,333	(857,340)	0.00%
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	2,181	2,181	0	19,628	19,628	0.00%
Total Tenant Services	0	2,181	2,181	0	19,628	19,628	0.00%
Water	7,877	8,004	126	54,129	72,033	17,904	56.36%
Electricity	12,109	5,614	(6,495)	89,035	50,530	(38,505)	132.15%
Gas	3,918	4,314	396	37,979	38,822	842	73.37%
Sewer	8,700	8,549	(151)	101,019	76,940	(24,080)	98.47%
Total Utilities - Project	32,604	26,480	(6,124)	282,163	238,324	(43,839)	88.80%
Maintenance Salaries	8,416	8,402	(15)	86,680	75,615	(11,065)	85.97%
Maintenance Materials	21,681	12,648	(9,033)	193,424	113,830	(79,594)	127.44%
Maintenance Contract Costs	39,545	59,688	20,143	345,483	537,190	191,707	48.23%
Maintenance Fringe Benefits	8,344	467	(7,877)	59,843	4,200	(55,643)	1068.62%
Total Maintenance Costs	77,986	81,204	3,218	685,430	730,835	45,405	70.34%
Protective Services	5,804	167	(5,638)	29,181	1,500	(27,681)	1459.06%
Insurance-Liability/Property/Auto	17,567	17,142	(425)	140,683	154,278	13,595	68.39%
Other General Expenses	1,908	4,547	2,639	13,482	40,922	27,440	24.71%
PILOT	0	292	292	0	2,631	2,631	0.00%
Bad Debt - Tenant	0	2,100	2,100	0	18,900	18,900	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	16,059	28,867	12,808	128,472	259,800	131,328	37.09%
Total Other Operating Expenses	41,337	53,115	11,777	311,817	478,031	166,214	48.92%
Maintenance - Extraordinary	0	0	0	86,550	0	(86,550)	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	6,117	12,917	6,800	91,419	116,250	24,831	58.98%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	6,117	12,917	6,800	177,969	116,250	(61,719)	114.82%
TOTAL EXPENSES	335,825	234,489	(101,337)	2,842,052	2,110,400	(731,652)	101.00%
RETAINED EARNINGS	1,780	99,697		2,654,950	897,273		36.07%

Housing Authority of the County of Butte
SECTION 8 INCOME STATEMENT
June 30, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	75.00% % Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	2,495	0	(2,495)	10,636	0	(10,636)	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	1,964,606	1,654,722	(309,884)	17,150,935	14,892,500	(2,258,435)	86.37%
Other Grant Revenue	0	0	336,265	0	0	672,530	0.00%
Investment Income-unrestricted	0	150	150	0	1,350	1,350	0.00%
Investment Income - restricted	0	4,167	4,167	0	37,500	37,500	0.00%
Fraud Recovery	2,450	4,167	1,717	35,423	37,500	2,077	70.85%
Other Income	3,772	625	(3,147)	6,680	5,625	(1,055)	89.06%
TOTAL REVENUES	1,973,323	1,663,831	26,773	17,203,674	14,974,475	(1,556,668)	86.16%
Administrative Employee Salaries	59,573	75,467	15,894	570,100	679,202	109,102	62.95%
Audit Fee	0	1,800	1,800	0	16,200	16,200	0.00%
Advertising & Marketing	0	417	417	0	3,750	3,750	0.00%
Admin Fringe Benefits & Taxes	9,855	40,224	30,369	97,293	362,015	264,721	20.16%
Office Expenses	11,144	10,417	(728)	42,471	93,750	51,279	33.98%
Legal Expenses	5,950	1,250	(4,700)	49,328	11,250	(38,078)	328.85%
Travel	0	350	350	0	3,150	3,150	0.00%
Allocated Overhead	26,355	26,355	0	237,198	237,198	0	75.00%
Other Admin Expenses	5,348	20,855	15,507	80,728	187,691	106,963	32.26%
Total Operating Admin Costs	118,224	177,134	58,910	1,077,119	1,594,205	517,087	50.67%
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%
Total Tenant Services	0	0	0	0	0	0	0.00%
Water	0	133	133	350	1,200	850	21.88%
Electricity	0	1,092	1,092	2,903	9,825	6,922	22.16%
Gas	0	83	83	50	750	700	4.97%
Sewer	0	125	125	39	1,125	1,086	2.60%
Total Utilities - Project	0	1,433	1,433	3,341	12,900	9,559	19.43%
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	212	417	204	6,128	3,750	(2,378)	122.57%
Maintenance Contract Costs	6,934	917	(6,018)	11,222	8,250	(2,972)	102.02%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	7,147	1,333	(5,813)	17,350	12,000	(5,350)	108.44%
Protective Services	0	267	267	677	2,400	1,723	21.16%
Insurance-Liability/Property/Auto	0	433	433	4,798	3,900	(898)	92.27%
Other General Expenses	0	5,167	5,167	120	46,500	46,380	0.19%
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%
Total Other Operating Expenses	0	5,867	5,867	5,595	52,800	47,205	7.95%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,801,587	1,459,677	(341,910)	15,691,931	13,137,090	(2,554,841)	89.59%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,801,587	1,459,677	(341,910)	15,691,931	13,137,090	(2,554,841)	89.59%
TOTAL EXPENSES	1,926,957	1,645,444	(281,513)	16,795,336	14,808,995	(1,986,341)	85.06%
RETAINED EARNINGS	46,365	18,387		408,337	165,480		185.07%

Housing Authority of the County of Butte
EMERGENCY HOUSING VOUCHERS INCOME STATEMENT
June 30, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	75.00% % Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	(211)	0	211	(2,067)	0	2,067	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	112,704	107,452	(5,252)	1,047,986	967,071	(80,915)	81.28%
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	211	0	(211)	2,067	0	(2,067)	0.00%
Other Income	0	0	0	0	0	0	0.00%
TOTAL REVENUES	112,704	107,452	(5,252)	1,047,986	967,071	(80,915)	81.28%
Administrative Employee Salaries	0	0	0	0	0	0	0.00%
Audit Fee	0	125	125	0	1,125	1,125	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	3,750	3,750	0.00%
Legal Expenses	0	0	0	514	0	(514)	0.00%
Travel	0	0	0	0	0	0	0.00%
Allocated Overhead	2,474	2,474	(0)	22,262	22,262	0	75.00%
Other Admin Expenses	3	951	948	295	8,556	8,261	2.59%
Total Operating Admin Costs	2,477	3,966	1,489	23,071	35,693	12,622	48.48%
Tenant Services - Salaries	5,337	5,015	(322)	53,048	45,135	(7,913)	88.15%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	525	2,006	1,481	5,991	18,054	12,063	24.89%
Resident Services MISC	0	16,917	16,917	0	152,250	152,250	0.00%
Total Tenant Services	5,862	23,938	18,075	59,039	215,439	156,400	0.00%
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%
Total Utilities - Project	0	0	0	0	0	0	0.00%
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	0	0	0	0	0	0	0.00%
Maintenance Contract Costs	345	0	(345)	457	0	(457)	0.00%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	345	0	(345)	457	0	(457)	0.00%
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%
Total Other Operating Expenses	0	0	0	0	0	0	0.00%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	114,549	78,880	(35,669)	944,753	709,920	(234,833)	99.81%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	114,549	78,880	(35,669)	944,753	709,920	(234,833)	99.81%
TOTAL EXPENSES	123,233	106,784	(16,450)	1,027,320	961,052	(66,268)	80.17%
RETAINED EARNINGS	(10,529)	669		20,666	6,019		257.52%

Housing Authority of the County of Butte
ROSS GRANT (FSS) INCOME STATEMENT
June 30, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	75.00% % 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	8,636	7,197	(1,439)	26,356	64,775	38,419	30.52%
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	2	0	(2)	10,922	0	(10,922)	0.00%
TOTAL REVENUES	8,638	7,197	(1,440)	37,278	64,775	27,497	43.16%
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%
Total Operating Admin Costs	0	0	0	0	0	0	0.00%
Tenant Services - Salaries	5,169	4,658	(511)	52,622	41,922	(10,700)	94.14%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	2,710	2,273	(438)	34,960	20,453	(14,507)	128.20%
Resident Services MISC	0	0	0	0	0	0	0.00%
Total Tenant Services	7,879	6,931	(949)	87,582	62,375	(25,207)	105.31%
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%
Total Utilities - Project	0	0	0	0	0	0	0.00%
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%
Total Maintenance Costs	0	0	0	0	0	0	0.00%
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%
Total Other Operating Expenses	0	0	0	0	0	0	0.00%
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%
Total Other Costs	0	0	0	0	0	0	0
TOTAL EXPENSES	7,879	6,931	(949)	87,582	62,375	(25,207)	105.31%
RETAINED EARNINGS	758	267		(50,304)	2,400		-62.15%

Housing Authority of the County of Butte
HOUSING-ALL INCOME STATEMENT
June 30, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	75.00% % Used
Dwelling Rent	122,805	132,619	9,813	1,142,041	1,193,567	51,525	71.76%
Tenant Charges	2,039	3,333	1,295	51,447	30,000	(21,447)	128.62%
Laundry Revenue	0	1,333	1,333	0	12,000	12,000	0.00%
HUD Grant Revenue	132,127	117,947	(14,181)	1,054,232	1,061,519	7,286	74.49%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	383	383	0	3,450	3,450	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	780	200	(580)	22,508	1,800	(20,708)	937.81%
TOTAL REVENUES	257,751	255,815	(1,936)	2,270,228	2,302,335	32,107	73.95%
Administrative Employee Salaries	48,304	50,480	2,177	505,044	454,322	(50,722)	83.37%
Audit Fee	0	267	267	0	2,400	2,400	0.00%
Advertising & Marketing	0	750	750	0	6,750	6,750	0.00%
Admin Fringe Benefits & Taxes	28,447	26,906	(1,541)	178,234	242,154	63,920	55.20%
Office Expenses	2,125	5,000	2,875	13,538	45,000	31,462	22.56%
Legal Expenses	1,138	1,250	112	18,570	11,250	(7,320)	123.80%
Travel	0	235	235	0	2,119	2,119	0.00%
Allocated Overhead	25,485	25,485	(0)	229,369	229,369	(0)	75.00%
Other Admin Expenses	3,407	4,870	1,463	37,420	43,831	6,410	64.03%
Total Operating Admin Costs	108,907	115,244	6,337	982,175	1,037,195	55,020	71.02%
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	719	719	0	6,469	6,469	0.00%
Total Tenant Services	0	719	719	0	6,469	6,469	0.00%
Water	8,587	10,833	2,246	78,721	97,500	18,779	60.55%
Electricity	2,146	2,417	270	14,252	21,750	7,498	49.15%
Gas	353	500	147	6,368	4,500	(1,868)	106.13%
Sewer	3,840	10,108	6,268	108,069	90,975	(17,094)	89.09%
Total Utilities - Project	14,927	23,858	8,931	207,410	214,725	7,315	72.44%
Maintenance Salaries	32,594	30,044	(2,550)	306,736	270,396	(36,340)	85.08%
Maintenance Materials	377	10,417	10,040	63,380	93,750	30,370	50.70%
Maintenance Contract Costs	57,225	27,429	(29,797)	334,006	246,859	(87,147)	101.48%
Maintenance Fringe Benefits	2,995	16,825	13,830	33,855	151,422	117,567	16.77%
Total Maintenance Costs	93,191	84,714	(8,477)	737,977	762,427	24,449	72.59%
Protective Services	2,627	2,333	(293)	24,715	21,000	(3,715)	88.27%
Insurance-Liability/Property/Auto	0	16,021	16,021	0	144,188	144,188	0.00%
Other General Expenses	0	250	250	907	2,250	1,343	30.25%
PILOT	0	9,375	9,375	1,184	84,375	83,191	1.05%
Bad Debt - Tenant	0	4,167	4,167	0	37,500	37,500	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	0	0	0	0	0	0.00%
Total Other Operating Expenses	2,627	32,146	29,519	26,806	289,313	262,506	6.95%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	2,705	0	(2,705)	16,321	0	(16,321)	0.00%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	2,705	0	(2,705)	16,321	0	(16,321)	0.00%
TOTAL EXPENSES	222,356	256,681	34,324	1,970,689	2,310,128	339,438	63.98%
RETAINED EARNINGS	35,394	(866)		299,538	(7,793)		-2882.95%

Housing Authority of the County of Butte
CAPITAL FUNDS INCOME STATEMENT
June 30, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	75.00% % 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	1,875,359	857,834	(1,017,525)	163.96%
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%
TOTAL REVENUES	0	95,315	95,315	1,875,359	857,834	(1,017,525)	163.96%
Administrative Employee Salaries	13,739	6,708	(7,031)	77,687	60,372	(17,315)	96.51%
Audit Fee	0	0	0	0	0	0	0.00%
Advertising & Marketing	0	0	0	0	0	0	0.00%
Admin Fringe Benefits & Taxes	3,905	3,575	(330)	15,974	32,178	16,204	37.23%
Office Expenses	0	333	333	0	3,000	3,000	0.00%
Legal Expenses	0	0	0	0	0	0	0.00%
Travel	0	94	94	0	844	844	0.00%
Allocated Overhead	1,144	1,144	0	10,297	10,297	0	0.00%
Other Admin Expenses	0	208	208	51	1,875	1,824	0.00%
Total Operating Admin Costs	18,788	12,063	(6,725)	104,008	108,566	4,557	71.85%
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%
Total Tenant Services	0	0	0	0	0	0	0.00%
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%
Total Utilities - Project	0	0	0	0	0	0	0.00%
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	0	0	0	0	0	0	0.00%
Maintenance Contract Costs	2,490	0	0	52,104	0	(52,104)	0.00%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	2,490	0	0	52,104	0	(52,104)	0.00%
Protective Services	0	0	0	2,324	0	(2,324)	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%
Total Other Operating Expenses	0	0	0	2,324	0	(2,324)	0.00%
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%
Total Other Costs	0	0	0	0	0	0	0.00%
TOTAL EXPENSES	21,278	12,063	(6,725)	158,437	108,566	(49,871)	109.45%
RETAINED EARNINGS	(21,278)	83,252		1,716,922	749,268		171.86%

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM
CALENDAR YEAR 2024**

HACB FINANCIAL DATA													
ADMINISTRATIVE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING ADMIN RESERVES	725,447	826,372	926,141	1,000,237	1,063,180	1,097,737							1,551,819
BEG. INVESTED IN CAPITAL ASSETS	0	0	0	0	0	0							0
HUD ADMIN FEE REVENUE	191,764	202,704	191,764	191,482	191,482	192,984							394,468
FRAUD RECOVERY	3,146	1,322	1,829	612	6,495	3,986							4,468
INTEREST INCOME / GAIN or LOSS INV	0	0	0	0	0	0							0
DEPRECIATION (reduces Capital Assets)	0	0	0	0	0	0							0
BAD DEBT-ADMIN / OPEB YE Adj	0	0	0	0	0	0							0
ADMINISTRATIVE EXPENDITURES	-93,985	-104,257	-119,497	-129,151	-163,420	-170,322							-198,242
ENDING ADMIN RESERVE BALANCE	826,372	926,141	1,000,237	1,063,180	1,097,737	1,124,385	0	0	0	0	0	0	1,752,513
<i>YTD Change in Admin.</i>	<i>100,925</i>	<i>200,694</i>	<i>274,790</i>	<i>337,733</i>	<i>372,290</i>	<i>398,938</i>							<i>1,027,066</i>
HAP - Cash Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING HAP RESERVES	270,415	462,010	466,372	431,937	419,030	1,023,371							732,425
HUD HAP REVENUE	1,844,147	1,687,444	1,712,199	1,742,580	2,354,054	1,771,622							3,531,591
FRAUD RECOVERY	3,146	1,322	1,829	612	6,495	3,986							4,468
FSS FORFEITURES	0	0	0	0	0	0							0
BAD DEBT-HAP	0	0	0	0	0	0							0
HOUSING ASSISTANCE PAYMENTS	-1,655,698	-1,684,404	-1,748,463	-1,756,099	-1,756,208	-1,642,752							-3,340,102
ENDING HAP RESERVE BALANCE	462,010	466,372	431,937	419,030	1,023,371	1,156,227	0	0	0	0	0	0	928,382
<i>YTD Change in HAP</i>	<i>191,595</i>	<i>195,957</i>	<i>161,522</i>	<i>148,615</i>	<i>752,956</i>	<i>885,812</i>							<i>657,967</i>
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)	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	19,856,667
HAP EXPENDITURES (Current Month)	1,749,683	1,788,661	1,867,960	1,885,250	1,919,628	1,813,074	0	0	0	0	0	0	11,024,256
CY 2024 HAP BUDGET UTILIZATION	106%	108%	113%	114%	116%	110%	0%	0%	0%	0%	0%	0%	56%
BUDGET AVAILABLE (YTD)	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	1,654,722	21,511,389
TOTAL HAP EXPENDITURES (YTD)	1,749,683	1,788,661	1,867,960	1,885,250	1,919,628	1,813,074	0	0	0	0	0	0	11,024,256
BUDGET REMAINING (YTD)	(94,961)	(133,939)	(213,238)	(230,528)	(264,906)	(158,352)							10,487,133
UNITS LEASED SUMMARY	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
UNITS LEASED (1st of Mo.)	2,214	2,216	2,265	2,249	2,232	2,200							13,376
UNIT MONTH'S AVAILABLE	2,254	2,254	2,254	2,254	2,254	2,254							13,524
OVER or (UNDER) LEASED	-40	-38	11	-5	-22	-54							-148
CY 2024 VOUCHER UTILIZATION	98%	98%	100%	100%	99%	98%							99%
CY 2023 VOUCHER UTILIZATION	95%	97%	96%	97%	97%	97%							98%
CY 2024 AVERAGE HAP	790	807	825	838	860	824							824
CY 2023 AVERAGE HAP	695	707	713	724	711	760							756

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

UNITS LEASED SUMMARY	AUG'24	JUL'24	JUN'24	MAY'24	APR'24	MAR'24	FEB'24	JAN'24	DEC'23	NOV'23	OCT'23	SEP'23
BUTTE												
ACC UNIT MONTHS	1973	1973	1973	1973	1973	1973	1973	1973	1973	1973	1973	1973
CURRENT LEASED	1952	1973	1959	1981	1997	2030	2002	2006	2010	2008	2015	2032
VOUCHER UTILIZATION %	98.94%	100.00%	99.29%	100.41%	101.22%	102.89%	101.47%	101.67%	101.88%	101.77%	102.13%	102.99%
GLENN												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	77	78	76	77	78	72	54	54	55	57	59	59
VOUCHER UTILIZATION %	88.51%	89.66%	87.36%	88.51%	89.66%	82.76%	62.07%	62.07%	63.22%	65.52%	67.82%	67.82%
VASH												
ACC UNIT MONTHS	194	194	194	194	194	194	194	194	194	194	194	194
CURRENT LEASED	164	166	166	168	170	169	163	162	150	150	139	135
VOUCHER UTILIZATION %	84.54%	85.57%	85.57%	86.60%	87.63%	87.11%	84.02%	83.51%	77.32%	77.32%	71.65%	69.59%
TOTAL												
ACC UNIT MONTHS	2254	2254	2254	2254	2254	2254	2254	2254	2254	2254	2254	2254
CURRENT LEASED	2193	2217	2201	2226	2245	2271	2219	2222	2215	2215	2213	2226
VOUCHER UTILIZATION %	97.29%	98.36%	97.65%	98.76%	99.60%	100.75%	98.45%	98.58%	98.27%	98.27%	98.18%	98.76%

HAP SUMMARY*	AUG'24	JUL'24	JUN'24	MAY'24	APR'24	MAR'24	FEB'24	JAN'24	DEC'23	NOV'23	OCT'23	SEP'23
ACC BUDGET	\$ 1,700,008	\$ 1,700,008	\$ 1,700,008	\$ 1,700,008	\$ 1,700,008	\$ 1,700,008	\$ 1,700,008	\$ 1,700,008	\$ 1,640,381	\$ 1,640,381	\$ 1,640,381	\$ 1,640,381
ACTUAL HAP	\$ 1,741,255	\$ 1,764,615	\$ 1,770,673	\$ 1,768,946	\$ 1,773,035	\$ 1,774,682	\$ 1,718,421	\$ 1,687,937	\$ 1,643,583	\$ 1,636,571	\$ 1,609,001	\$ 1,600,730
PER UNIT COST	\$ 794	\$ 796	\$ 804	\$ 795	\$ 790	\$ 781	\$ 774	\$ 760	\$ 742	\$ 739	\$ 727	\$ 719
BUDGET UTILIZATION %	102.43%	103.80%	104.16%	104.06%	104.30%	104.39%	101.08%	99.29%	100.20%	99.77%	98.09%	97.58%

ACTIVITY SUMMARY	AUG'24	JUL'24	JUN'24	MAY'24	APR'24	MAR'24	FEB'24	JAN'24	DEC'23	NOV'23	OCT'23	SEP'23
# PORT IN BILLED	4	4	2	2	1	0	0	0	0	0	0	0
#PORT OUT UNDER CONTRACT	54	57	57	56	58	55	49	49	43	38	37	34
ZERO HAP	10	11	12	13	13	12	16	16	20	17	13	15
UTILITY ASSISTANCE PAYMENTS	137	117	112	116	121	116	111	106	136	125	120	100
NEW ADMISSIONS	**	0	1	3	5	17	69	13	4	19	15	17
INITIAL VOUCHERS SEARCHING	4	4	5	13	17	24	29	33	37	35	38	47
ACTUAL/ESTIMATED EOP	18	11	18	24	20	24	23	14	12	14	16	18
REMAIN ON WAITING LIST	1501	1501	1501	1501	1501	1501	1500	1500	1500	1506	1506	1506

*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
SECTION 8 EMERGENCY HOUSING CHOICE VOUCHER PROGRAM
CALENDAR YEAR 2024**

HACB FINANCIAL DATA													
ADMINISTRATIVE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING ADMIN RESERVES	343,285	342,139	343,486	345,543	347,873	350,396							685,424
BEG. INVESTED IN CAPITAL ASSETS	0	0	0	0	0	0							0
HUD EHV ADMIN FEE REVENUE	10,404	10,404	11,656	11,655	13,689	13,690							20,808
ADMINISTRATIVE EXPENDITURES	-11,550	-9,057	-9,599	-9,325	-11,166	-13,019							-20,607
ENDING ADMIN RESERVE BALANCE	342,139	343,486	345,543	347,873	350,396	351,067	0	0	0	0	0	0	685,625
YTD Change in Admin.	-1,146	201	2,258	4,588	7,111	7,782							342,340
HAP - Cash Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING HAP RESERVES	89,096	121,494	151,463	160,398	168,714	168,816							210,590
HUD EHV HAP REVENUE	130,227	130,226	106,410	106,411	99,014	99,014							260,453
HOUSING ASSISTANCE PAYMENTS	-97,829	-100,257	-97,475	-98,095	-98,912	-97,035							-198,086
ENDING HAP RESERVE BALANCE	121,494	151,463	160,398	168,714	168,816	170,795	0	0	0	0	0	0	272,957
YTD Change in HAP	32,398	62,367	71,302	79,618	79,720	81,699							183,861
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)	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	1,289,428
HAP EXPENDITURES (Current Month)	109,379	109,314	107,074	107,420	110,078	110,054	0	0	0	0	0	0	653,319
CY 2024 EHV HAP BUDGET UTILIZATION	102%	102%	100%	100%	102%	102%	0%	0%	0%	0%	0%	0%	51%
BUDGET AVAILABLE (YTD)	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	107,452	1,396,880
TOTAL HAP EXPENDITURES (YTD)	109,379	109,314	107,074	107,420	110,078	110,054	0	0	0	0	0	0	653,319
BUDGET REMAINING (YTD)	(1,927)	(1,862)	378	32	(2,626)	(2,602)	-	-	-	-	-	-	743,561
UNITS LEASED SUMMARY	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
UNITS LEASED (1st of Mo.)	115	116	116	112	114	111							684
UNIT MONTH'S AVAILABLE	116	116	116	116	116	116	116	116	116	116	116	116	1,392
OVER or (UNDER) LEASED	-1	0	0	-4	-2	-5	0	0	0	0	0	0	-708
CY 2024 VOUCHER UTILIZATION	99%	100%	100%	97%	98%	96%	0%	0%	0%	0%	0%	0%	49%
CY 2023 VOUCHER UTILIZATION	81%	97%	96%	97%	97%	97%	97%	97%	99%	99%	100%	99%	98%
CY 2024 AVERAGE HAP	951	942	923	959	966	991							955
CY 2023 AVERAGE HAP	906	906	906	906	906	906							

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
VACANCY REPORT AS OF THE 1ST OF THE MONTH
2024**

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	115*	7	1****	24	20	10	30	31	0 (12)***	18	40	173	%
Aug-24	12**	0	1****	1	1	0	1	1	12***	1	0	4	97.7%
Jul-24	11**	0	1****	1	0	0	2	0	12***	0	0	2	98.9%
Jun-24	12**	0	1****	0	0	0	0	0	12***	1	0	1	99.4%
May-24	13**	0	1****	1	0	0	0	0	12***	1	1	2	98.9%
Apr-24	13**	0	1****	1	1	0	0	0	12***	1	0	2	98.9%
Mar-24	15**	0	1****	1	2	1	1	0	12***	1	0	5	97.1%
Feb-24	14**	0	1****	1	5	1	1	2	12***	0	0	9	94.8%
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%

* Unit count adjusted by units offline - (18) 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.

**** Laurel Street house donated as of 1/25/2024.

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	%
Aug-24	2	3	2	2	3	2	1	15	95.7%
Jul-24	2	4	2	1	5	1	2	17	95.1%
Jun-24	1	2	3	1	5	2	3	17	95.1%
May-24	1	2	2	1	3	4	3	16	95.4%
Apr-24	1	2	2	1	2	5	1	14	95.9%
Mar-24	1	2	1	2	2	4	4	16	95.4%
Feb-24	2	2	0	3	4	4	4	19	94.5%
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%

BANYARD MGMT	
Location	Chico Commons
# of Units	72
Aug-24	9
Jul-24	7
Jun-24	7
May-24	9
Apr-24	8
Mar-24	6
Feb-24	7
Jan-24	5
Dec-23	4
Nov-23	5
Oct-23	4
Sep-23	3
Aug-23	4
Jul-23	3

BCAHDC				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	107	32	90	56
Aug-24	11	0	2	1
Jul-24	6	0	1	0
Jun-24	4	0	1	0
May-24	4	1	0	1
Apr-24	4	2	2	1
Mar-24	4	2	2	1
Feb-24	4	2	7	2
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

Public Housing

Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	25 Transfer list	6+	1920	6+	1902	6+
2	2457	3+			742	2+
3	778	2+	716	1+	442	2+
4	288	5+			146	4+
5					36	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	464		359	2
2	307	7			73	
3	47	2	51	6	32	
4	18	4+			11	
5					1	

MEMO

Date: August 09, 2024
To: HACB Board of Commissioners
From: Taylor Gonzalez, Project Manager
Subject: Status of HACB Construction Projects

As of August 09, 2024, the status of HACB construction activity follows:

2020A Bond – Activities:

- To date, **\$6,287,681** has been expended, representing approximately **66%** of the project fund. Expenses include the Property Condition Assessment Repairs completed at the six properties that were used to leverage the bond proceeds, and the larger scale capital improvement projects listed below. Larger bond disbursements are expected in the coming months as the CDBG-DR for Mayer Commons funds are nearly fully expended.

Mayer Commons (formerly Kathy Court Apartments), Paradise:

- Construction continues to pace on schedule.
- The long-awaited shop-fabricated structural steel has been delivered to the site and installed.
- Completion of the rough framing is expected within the next week following the recent completion of the structural steel installation.
- Upon completion of the rough framing, the remaining weather resistant barrier will be installed. With this in place, the roofing and siding will be installed, making the building entirely weather-tight.
- A comprehensive evaluation of the septic leach field has been completed. Two distribution boxes and a section of one leach line have been repaired and the system is ready for service.
- The fifth disbursement of the Town of Paradise CDBG-DR loan funds has been received, while the sixth disbursement is currently pending. A total of **\$1,734,628** has been drawn on the **\$2,695,318** loan total, including the pending disbursement.
- Final completion is currently slated for April, 2025.



Photo of construction progress

*August 09, 2024
HACB Construction Status Memo
pg. 1*

Mayer Commons (formerly Kathy Court Apartments), Paradise: (continued)



Structural steel delivery



Structural steel installation



Structural steel base plate installation



Structural steel welding



Structural steel installation complete



Siding materials stored on-site

*August 09, 2024
HACB Construction Status Memo
pg. 2*

Lincoln Apartments, Chico: *Exterior Rehabilitation including repairs to the upper level walkway and staircases, painting of the building exterior, and replacement of the existing aluminum framed, single pane windows and electrical subpanels at the interior of each unit.*

- The revised Invitation For Bid (IFB) yielded six (6) bids from various contractors at the public bid opening held on August 6, 2024.
- Following evaluation, HACB staff has identified the lowest, responsive, responsible bidder at a price that is 1.2% below the Independent Cost Estimate (ICE) for the Project.
- Execution of a contract is currently underway with this bidder.
- Prior to construction, HACB staff will meet with the 3rd party property manager and the general contractor to develop a strategic plan to minimize tenant disturbances during construction.



Upper level walkway slated for repair



Upper level stair landing slated for repair

Park Place Apartments, Oroville: *Exterior Site Rehabilitation with emphasis on an Accessible Path of Travel, replacement of the pergola, and Community Room improvements, including the addition of an accessible bathroom and kitchenette.*

- Once the Lincoln Apartments, Chico work is complete, remaining bond funds will be directed to improvements at Park Place Apartments, Oroville.



Pergola slated for replacement



Community Building prior to improvements

*August 09, 2024
HACB Construction Status Memo
pg. 3*

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

- The demolition phase of the project is currently on hold pending the removal of existing gas and electric meters by Pacific Gas and Electric (PG&E). Due to scheduling constraints in the area, PG&E anticipates they may not be able to remove the meters until September, 2024.
- A resolution was passed by the City of Oroville City Council calling for a special municipal election to be held on November 5th. The measure will seek Article XXXIV authority for the construction of the 18 units multi-family project.



2131 Fogg Avenue, Oroville - Project site and structure slated for demolition

Farm Labor Housing, Gridley: *State Water Board Backup Generator Funding Program*

- Project planning and design for the Well Backup Generator is underway.
- An initial progress meeting between RCAC and HACB occurred in mid-July to review project advancement. HACB staff subsequently conducted an on-site visit with the engineering firm to assess existing conditions and initiate the design phase
- The project is expected to be completed within a timeframe of 14 to 24 months, contingent on potential procurement delays.



FLH Wellhead

12 Month HACB Construction Project Schedule - August, 2024

		Budgeted Amount	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25
Evanswood Estates, Oroville														
	Exterior Modernization	\$3,371,940	█											
Lincoln Apartments, Chico														
	Stair and Second Floor Walkway Repair Project	\$530,683	█	█	█	█	█	█						
Park Place Apartments, Oroville														
	Community Building Renovation and Site Improvements	\$649,038	█	█	█	█	█	█	█	█	█			
Kathy Court Apartments, Paradise														
	Replacement Project	\$6,738,294	█	█	█	█	█	█	█	█	█			
2131 Fogg Avenue, Oroville														
	Design Development and Construction Drawings	\$450,000	█	█	█	█	█	█	█	█	█	█	█	█
	Seek Funding and Grant Application Preparation	\$50,000	█	█	█	█	█	█	█	█	█	█	█	█
	Demolish Existing Vacant Single Family Residence	\$50,000	█	█	█	█								
Farm Labor Housing, Gridley														
	Well 03 Backup Generator Installation	<i>Grant Funded</i>	█	█	█	█	█	█	█	█	█	█	█	█
Total next 12 months:		\$11,839,955												

	Design/Bid Phase
	Construction Phase
	Completed

MEMO

Date: August 8, 2024

To: Board of Commissioners

From: Sheri Bouvier, Contracts Administrator

Subject: Public Housing - Capital Fund Status Report

As of August 8, 2024, the status of HACB Capital Fund construction activity follows:

- On May 7 the Housing Authority of the County of Butte (HACB) received notification of the annual HUD Public Housing Capital Improvement Fund Grant award. The amount awarded to HACB for the 2024 Cap Fund year is \$1,156,572.00.
- HUD Safety and Security Grant - Winston Gardens Apts, Oroville, Public Housing Project 43-10. Access Control and Video Surveillance Systems project. In March the HACB signed a contract with Gaynor Technologies to design, purchase, install, and maintain an access control and video surveillance systems at Winston Gardens.
- HUD Safety and Security Grant - Winston Gardens Apts, Oroville, Public Housing Project 43-10. Access Control and Video Surveillance Systems project to add additional wrought iron fencing, driveway access control gates and all new LED exterior pole lighting. Plans were submitted to the City of Oroville on June 16, 2024 and are currently pending approval. Project went out to bid on July 2, 2024 and will received bid until August 15, 2024.
- 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 Roofing for \$580,653. ABC Roofing has completed installation of 69 residential roofs and 69 shed roofs at the Hamman Park, Oro Dam, Gardella and Casey Ct. properties. Project schedule for completion at the end of August.
- Public Housing – All sites, ongoing. Abatement and replacement of asbestos-containing floor tiles; three units have been completed during the FY 2024; 158 of 232 Public Housing units have been completed overall. The work is being accomplished at unit turnover.

*August 8, 2024
HUD Public Housing Capital Fund Report
pg. 1*

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

Capital Fund 2021, Funding Amount \$917,518.00 to be expended by February 22, 2025

This Capital Fund is 99.94% obligated and 99.89% expended.

- **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. - complete
- **Tree Trim and Removal Project** – Trimmed 294 trees and removed 12 trees. - complete
- **Community Room Improvements** – Winston Gardens (43-10), Community Room accessibility and water distribution improvements, 100% complete.

Capital Fund 2022, Funding Amount \$1,117,056.00 to be expended by May 11, 2026

This Capital Fund is 98.22% obligated and 75.48% expended.

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **HVAC Replacement Chico** – Replace 35 HVAC unit which reached the end of their useful life. 100% complete
- **Roof Replacements** – Replace 70 roofs at 43-14 and 43-15 in Oroville. Replace aging and failing roofing systems fascia, soffit, gutters and downspouts, in progress.
- **Architect Services** – HMR to design plans for Safety and Security Improvements at Winston Gardens, in progress.

Capital Fund 2023, Funding Amount \$1,147,379.00 to be expended by May 11, 2026

This Capital Fund is 12% obligated and 12% expended.

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **Paint Trim** - at 43-14 and 43-15 in Oroville
- **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.

Capital Fund 2023E, Safety and Security Grant for Winston Gardens, Funding Amount \$225,639.00 to be expended by September 17, 2025

This Capital Fund is 43.46% obligated and 1.05% expended.

- **Fencing** – add additional wrought iron fencing and access control systems to the perimeter of the property.
- **Exterior Lighting** – Upgrade exterior grounds and parking lot pole lighting to LED
- **Security Camera** – Install security cameras to the grounds and interior of the community room
- **Access Control System** – Install vehicle and pedestrian gates at Winston Gardens

Housing Authority of the County of Butte

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 General Capital Activity	Totals	"UC" Under Contract
Acct Code	Cash Available as of 8/8/2024	11,554.00	-	5,000.00	-	1,543,633.43	1,560,187.43	
	CF-20, CF-21, CF-22, CF-23, CF23E Funding							
100	Reserved Budget	11,554.00					11,554.00	
1406	Operations		-				-	
1408	Management Improvements			5,000.00			5,000.00	
1410	Administration				-		-	
1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment					1,543,633.43	1,543,633.43	
							1,560,187.43	Total
		0.00	0.00	0.00	0.00	0.00	0.00	

Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 8/8/2024																
Capital Funds CF-20, CF-21, CF-22, CF-23, CF-23E																
		CF-21			CF-22			CF-23			CF-23E Safety and Security Grant			Totals		
		Original	Obligated	Expended	Original	Obligated	Expended	Original	Obligated	Expended	Original	Obligated	Expended	Orig/Revised	Expended	Balance
Line No.	Summary by Development Account															
Total Non-CGP Funds																
1	100	Reserved Budget	4,153.00			3,800.00				3,601.00				11,554.00	-	11,554.00
2	1406	Operations (25% Max)	27,875.00	27,875.00	27,875.00	58,149.00	58,149.00	58,149.00	45,668.00	45,668.00	45,668.00			247,893.75	247,893.75	-
3	1408	Management Improvements							5,000.00					6,883.79	1,883.79	5,000.00
4	1410	Administration (10% Max)	91,336.00	91,336.00	91,336.00	111,325.00	111,325.00	111,325.00	91,336.00	91,336.00	91,336.00			462,817.00	462,817.00	-
14	1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment	794,154.00	797,737.30	797,324.06	943,782.00	927,692.09	673,651.52	1,001,774.00				225,639.00	98,062.59	2,375.00	4,366,663.46
			917,518.00	916,948.30	916,535.06	1,117,056.00	1,097,166.09	843,125.52	1,147,379.00	137,004.00	137,004.00	225,639.00	98,062.59	2,375.00	5,095,812.00	3,535,624.57
				99.94%	99.89%		98.22%	75.48%		12%	12%		43.46%	1.05%		

MEMO

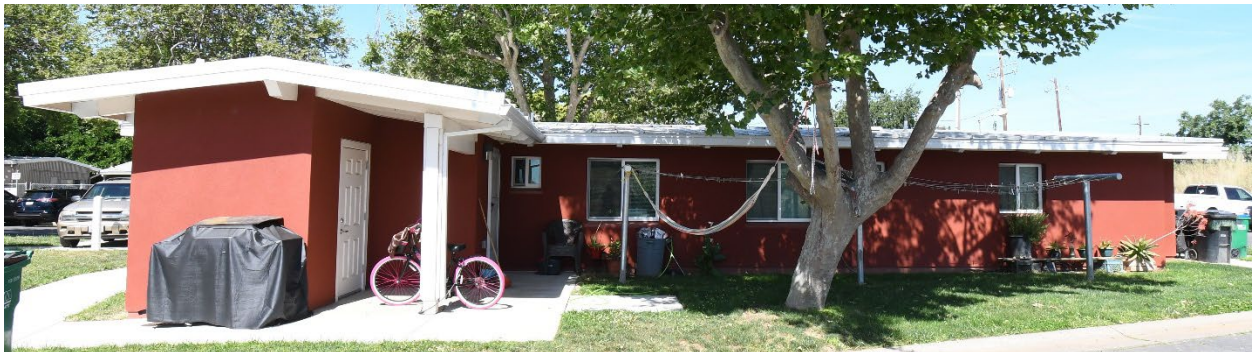
Date: August 8, 2024

To: HACB Board of Commissioners

From: Larry Guanzon, Deputy Executive Director
Juan Meza, Public Housing Manager
Taylor Gonzalez, Project Manager

Subject: Farm Labor Housing, Gridley – status report

As of August 1st, there were a total of (75) occupied units. There was (1) move-in and no move-out's in the month of July. A total of (12) concrete block units are vacant and are rent ready. (18) units are deemed uninhabitable, and (10) are offline, waiting for the next phase renovation. All of the remodeled units are currently occupied. **As residents move-out of the old 1930's-era wooden units the total number of units available for occupancy decreases as they are designated "Uninhabitable" with USDA-RD.** There are no pending unlawful detainers and only (1) intent to vacate notice from 1520 Booth Dr. (remodeled unit) at this time.



Renovated 1980's era Concrete Block Housing

AWI staff continue their marketing efforts. There are (8) applicants in the eligibility process, with two of the applicants nearing approval to move them in this 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 one-month free rent move-in special for all applicants. AWI outreaches to local farms and canneries, to improve the Wait List. The Affirmative Fair Housing Marketing Plan (AFHMP) was recently updated and submitted to USDA RD for approval. The AFHMP includes all marketing efforts (newspaper ad, radio ad, etc.) made by AWI staff to outreach to those applicants least likely to apply for housing at GFLH.

AWI has obtained a USDA-RD compliant Market Study, which is being readied for submittal to USDA-RD. The study indicates there's a lack of farm workers in the area that meet the 514 criteria in order to house them at GFLH. The waiver request would permit occupancy by over-income and/or non-farm labor households, and allow current over-income residents to remain that would make them eligible for housing.

Both HCD and USDA Rural Development performed site inspections for Gridley Farm Labor Housing. HCD staff was onsite for the inspection on 06/26/24, and USDA RD completed their inspection on 07/01/24. Resident files were audited and rental units were inspected during both site inspections. AWI staff is currently working on responding to the findings found by HCD and USDA RD during their site inspections.

YTD total income comes in at \$959,383 or \$15,524 more than budget. YTD expenses are \$118,663 less than anticipated at \$823,479. This brought YTD profit to \$134,187 more than budget at \$135,903.

Chavarria's Landscaping recently replaced and added sprinklers to the front of the property and around the Community Room to improve the property's curb appeal. Staff has an estimate to replace the damaged slide in the playground and is seeking a second estimate at this time. Other planned improvements to the existing playground include adding bark and a border around the playground area.



Unrenovated 1980's era Concrete-block Unit

Mi C.A.S.A.'s monthly food distribution will be held on August 13th. Mi CASA's Summer School classes are coming to an end this month as the new school year quickly approaches. Students attending the summer school classes were provided with breakfast and lunch daily. For the 2025 NAHRO poster contest we received (2) poster entries from Mi CASA students; one was chosen by staff to be judged at the NorCal/Nevada NAHRO conference. The Mi CASA poster entry in the Elementary category was chosen, and will move on to Regional NAHRO competition in Santa Clara, seeking to move on to the National NAHRO competition.

The NVCSS Promotores Dual Language Learning (DLL) program is currently working with (16) families. Promotores and Red Cross staff collaborate with the residents on a Community Garden, located near the soccer field away from the rental units.

A violation notice was recently received from the Butte County Division of Environmental Health for failure to collect and report results for required Manganese testing for 2024. The Manganese testing needed to be sampled and submitted by March 31, 2024 to avoid a citation, and in addition GFLH residents will need to be issued a public notification in regards to this matter. Staff have

reached out to Lance Andes, GFLH water service operator, to complete the testing. Calendar invites have been created and distributed for each required chemical sampling to help ensure testing is not missed moving forward in order to keep the property in compliance.



State Demonstration “Demo” Housing Unit

AWI continues their efforts to renovate the old concrete block units. Estimates are being obtained to rehab (2) of the concrete block units, and once the vendor is chosen for this project the objective would be to have both units rehabbed before the end of the fiscal year. 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

Project planning and design for the Well Backup Generator is underway. An initial progress meeting between RCAC and HACB occurred in mid-July to review project advancement. HACB

staff subsequently conducted an on-site visit with the engineering firm to assess existing conditions and initiate the design phase. Project completion is anticipated within 14 to 24 months, subject to potential procurement challenges.

A leak was identified on the Mi C.A.S.A. building roof. A qualified roofing contractor was dispatched to the site to assess the damage and the required repairs have been completed.

Please find third party property manager AWI's July, 2024 report following.

**Gridley Farm Labor Housing
July 2024**



Separate *Variance Report* explaining budget differences and expenditures.

The reserve balance held at AWI is \$63,285.53

Updates:

GFLH currently has 12 units available for occupancy. One move –in and no move-outs during the month of July.

As of the end of July

- 75 Occupied
- 10 units held for the next phase of rehab / in house rehab
- 18 units deemed uninhabitable (old wooden units)
- 12 units available for occupancy

Renovated Units

- **Unit #AU874** (old maintenance unit) Unit market ready. Applicant approved scheduled for move-in on 08/08/24.

Unit Turns:

- **Unit #OG1461** Market ready. Applicant close to an approval.
- **Unit #MC1457** Full heavy turn. Applicants in process.

Staff currently has 8 applicants on hand, currently processing all as well as bringing in additional techs to expedite turns.

Important Note: As residents move out of the “old wooden units” the total number of units available for occupancy decreases as they are marked uninhabitable with USDA-RD.

Advertising is ongoing via Craigslist, The Publisher, Flyers, Signage, and Resident referral move in specials, outreach to ag employers, canneries, etc...The market study has been completed and indicates a lack of farm workers in the area that meet the 514 criteria. AWI is following up with RD on the submission process. **Recently completed the AFHMP, which included outreach letters, a newspaper ad and a Spanish radio ad.**



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

- **Unit # BO1520** – Balance \$1490.00 Payment plan.
 - This household has provided a 30-day notice.

Staff has received the first estimate to replace the playground slide and is seeking a second estimate plus bids to add a border and bark.

Staff is currently working on the HCD and USDA-RD inspection findings.

We have reached out to local vendors for prices to start the rehab on two units. One vendor visited the property and is preparing an estimate. Another vendor is scheduled. Communications are taking place to ensure the vendor, once chosen, is able to finish the job by the end of the fiscal year.

Staff and the landscape vendor have been working on replacing and adding sprinklers. New sprinklers have have been added to the front of the property, back and side of the community room. This will help beautify the property and keep it nice and green.



Date: August 8, 2024

MEMO

To: HACB Board of Commissioners

From: Larry Guanzon, 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)

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 Arrowhead Management's financials for Gridley Springs II.

Alamont Apartments, Chico (30 units, family, RSC) – There was one (1) vacancy as of the first of August. The monthly RSC narrative reviews the specific turnover incurred for the month. All rents were collected for the month with the exception of one unit where they owe a balance of \$50.00 Total YTD income is \$3,358 more than budget, at \$305,981. Total expenses are \$28,729 less than anticipated, bringing the NOI to \$32,088 more than budget, at \$206,084.



Alamont Apartments, 811 West East Avenue, Chico

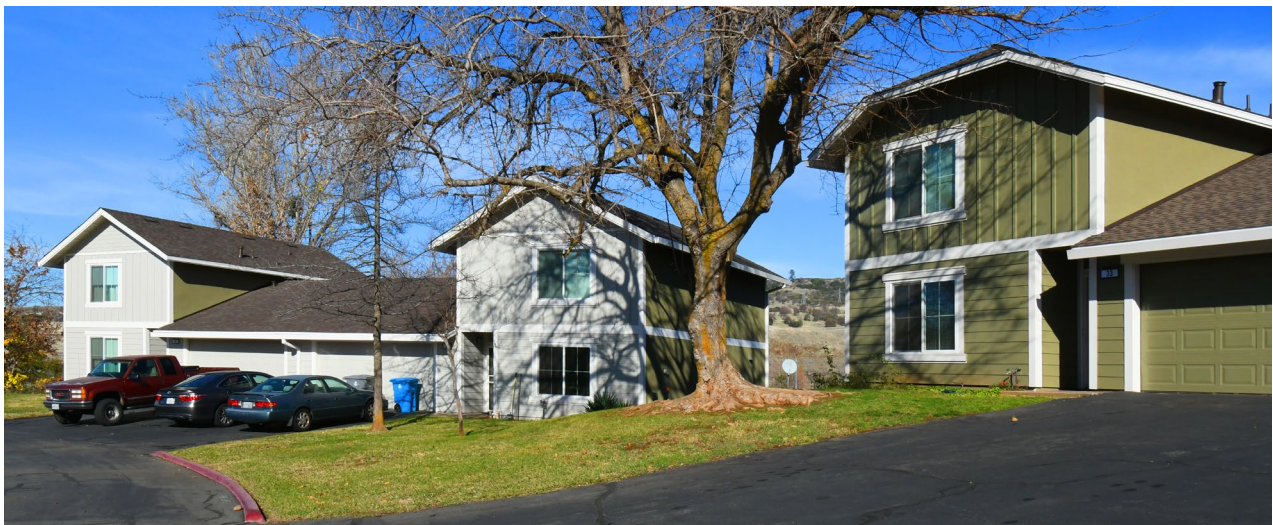
Cordillera/Cameo Apartments, Chico (20 units, family, RSC) - The property had one (1) vacancy as of August 1st. RSC reviews unpaid rents in their monthly narrative following, including four units, explained in detail. Total YTD income is slightly higher than budget by \$1,052 at \$174,562. YTD vacancy loss is more than anticipated at \$8,930, or \$3,180 more than budget. Total YTD Operating Expenses are higher than budget by \$2,409, due to the increased turnover and maintenance expenses. NOI comes to \$78,228, or \$1,356 less than budget.



Cordillera Apartments, Cameo Way, Chico

Evanswood Estates Apartments, Oroville (31 units, family, RSC) – There was one (1) vacancy as of the first of the month. One household has rent unpaid for July where RSC is working to collect; all other rents were fully collected for the month. Total income YTD is \$3,947 more than anticipated, at \$393,369. Total YTD Operating Expenses are \$2,871 less than budget, at \$201,718. YTD NOI is \$6,819 more than budget, at \$191,651. Maintenance and utility expenses all came in higher YTD.

Evanswood Estates Apartments, Oroville Units #21, 25, and 33, 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 \$3,608 more than budget, at \$18,980.



Evanswood Estates, Table Mountain Boulevard, Oroville - new exteriors.



Lincoln Apartments, 474 East 12th Street, Chico

Lincoln Apartments, Chico (18 units, family, RSC) – Lincoln Apartments had one (1) vacancy as of the first of the month; all rents were collected. Total YTD income is ahead of budget by \$754 at \$148,244. Total YTD Expenses are over budget by \$3,629, bringing YTD NOI lower than budget at \$73,783. Stair, railing, second level deck resurfacing and exterior paint improvements, are in process for bidding and completion later in 2024. The improvement activity is planned to require minimal tenant relocation. The first attempt to bid for the improvements resulted in two bids, of which only one qualified, and that, significantly above the “independent cost estimate”. Consequently, the scope of work is being refined to achieve better bid response in the next effort to procure a qualified contractor.

Locust Apartments, Chico (10 units, family, RSC) – The property has zero (0) vacancy as of August 1st. All households paid rent for the month with the exception of one unit, owing a small balance. Total income YTD is ahead of budget by \$1,127 at \$80,261. Total Expenses are lower than budget by \$10,822, so NOI came in higher than budget by \$11,949, at \$50,447. The majority of bond-funded capital improvements are complete, with replacement of water heaters, range hoods, and GFCI outlets installed.



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 no vacancy. All rents were paid, with the exception of one unit where they owe a portion of rent. RSC is in the process of collecting the remaining owed. Total YTD Income is higher than budget by \$10,811 at \$287,426. Expenses are higher than budget due to costs associated with the four units previously turned over earlier this year. Turnover, and Maintenance expenses were higher than anticipated YTD, bringing NOI to \$1,659 less than budget, at \$149,095. Bond-funded work, including equipment and pergola replacements, upgrade of the Community Room, and site path of travel improvements, are in process, with property management collecting bids - work is anticipated for late in 2024.

Other-Owned Properties

Gridley Springs II, Gridley (24 units, Family, Arrowhead Housing) The property has one (1) vacancy as of August 1st. There are no additional 30-day notices. Property management has transitioned to Arrowhead Housing, with ending and starting balances confirmed. YTD income is down compared to budget, though rent increases will be implemented consistent with release of the annual Area Medium Income (AMI) schedules, upon which rents are structured. The actual budgeted amount will increase as the rent increases go in effect. Again, the total YTD Income is skewed on the budget due to rental increases yet to be incorporated. YTD expenses total \$144,203 or \$457 less than budget. NOI comes in YTD at \$9,325; thus, affecting the decrease

in property’s budgeted NOI. Please find Arrowhead’s short narrative, following.



Gridley Springs Apartments II, 210 Ford Avenue, Gridley

Mayer Commons (Kathy Court Apartments), Paradise (12 units, family, RSC) – The general contractor, Modern Construction, has completed the building pad, on-site and under-slab utilities. Framing is substantially complete, along with electrical, mechanical, plumbing and fire sprinkler rough-in. Construction is moving along as scheduled with completion due the first quarter of 2025.

2131 Fogg Ave, Oroville (SFH, HACB) – The single-family house is vacant. A contractor has been secured to complete the removal, scheduled to be completed in August/September, subject to PG&E removal of the gas and electric meters. HACB staff is currently working with a consultant to prepare an application for 2020 CDBG-DR MHP funds. While the application is due September 6th prior to the November 5th election, HACB staff is working diligently to explore all funding opportunities.



August 5, 2024

Larry Guanzon
Executive Director
Housing Authority of the County of Butte
2039 Forest Ave
Chico, CA 95928

RE: July 2024 HACB Monthly Financial Package

Dear Mr. Guanzon:

Below is a summary of the July 2024 key operational activities and highlights of significant financial results for HACB properties managed by RSC Associates, Inc. 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 July. There were no new move ins or move outs during the month.
- **Rent Collection** –
 - ✓ Unit #10 has a small outstanding July rent balance of \$18.00.
 - ✓ All other tenants paid in full.

Mr. Larry Guanzon, Executive Director
Chico, California

- **Expense Variances –**
 - ✓ Property expenses were at or below budget for the month.
- **Capital Improvements –** a new refrigerator was installed in unit #4 as part of the Capital Bond Project.
- **Owner Distributions –**
 - ✓ The monthly owner distribution for July was \$3,435.33

Alamont Apartments

Monthly Highlights:

- **Occupancy –** Unit #10 moved-in on July 12th. Unit #13 is vacant, and we are actively marketing both units.
- **Rent Collection –**
 - ✓ Unit #12 had an ending balance of \$50.00.
- **Expense Variances –**
 - ✓ Utility expenses - Water costs were over budget for the month and YTD. Overall usage was more in July 2024 vs July 2023. Electric costs are higher mostly due to charges for the vacant units.
 - ✓ Maintenance costs were higher due to repairs on 3 HVAC units, refinishing the bathtub in #13 and the paint supplies for unit #13.
 - ✓ All other expense categories were at or below budget.
- **Owner Distributions –**
 - ✓ The monthly owner distribution for July was \$9,788.88.

Cordillera/Cameo Drive Apartments

Monthly Highlights:

- **Occupancy –** 100% as of the end of July.
- **Rent Collection -**
 - ✓ Unit 37-1 has an outstanding balance of \$108.56.
 - ✓ Unit 37-2 has an outstanding balance of \$362.00.
 - ✓ Unit 45-3 has an outstanding balance of \$100.00.
 - ✓ Unit 49-1 has an outstanding balance of \$104.73.

** We are working with the residents to collect these balances. **

- ✓ All other tenants paid in full.

Mr. Larry Guanzon, Executive Director
Chico, California

- **Expense Variances**
 - ✓ Maintenance expenses included a range repair for unit #49 and refrigerator repairs for units 49-2 and 49-4.
 - ✓ Other expense categories were within budget for July.
- **Capital Expenses –**
 - ✓ A new retrofitted patio door was installed in unit #37-1.
- **Owner Distributions –**
 - ✓ There was no owner distribution for July.

Evanswood Estates Apartments

Monthly Highlights:

- **Occupancy –** 100% at the end of July.
- **Rent Collection -**
 - ✓ Unit #71 owes \$1,835.00 for July rent.
 - ✓ All other tenants paid in full.
- **Expense Variances -**
 - ✓ Water and sewer expenses were over budget for July.
- **Capital Improvements-**
 - ✓ We had the HVACs for units #9, #57, #29 and 13 serviced, resulting in a cost overage of \$907.12 for the month.
 - ✓ A new AC condenser was installed in unit #29, as part of the Capital Bond Project.
- **Owner Distributions –**
 - ✓ There was no monthly owner distribution for July.

Evanswood #21, #25, and #33

Monthly Highlights:

- **Occupancy –** 100% at the end of July.
- **Rent Collection –** 100% of rent was collected.

Mr. Larry Guanzon, Executive Director
Chico, California

- **Expense Variances-**
 - ✓ Overall operating expenses were in line with the budget for the month.
- **Owner Distributions –**
 - ✓ The monthly owner distribution for July was \$2,331.69.

Mayor Commons (Kathy Court Apartments):

Monthly Highlights:

- **Expense Variances**
 - ✓ All operating expenses were in line with the budget for the month.

Lincoln Apartments

Monthly Highlights:

- **Occupancy-**
 - ✓ Unit #14 is vacant. We are actively marketing the unit.
- **Rent Collection-**
 - ✓ All tenants paid in full.
- **Expense Variances –**
 - ✓ Administrative expenses - resident manager cost exceeded budget for extra training and marketing hours.
 - ✓ Apartment T/O expenses included costs to clean unit #1.
 - ✓ Maintenance expense overages included the following:
 - Additional landscaping costs as we transitioned landscapers
 - Paint supplies for unit #14
 - Range repair in units #1 & #10
 - Water heater repair in the laundry room
- **Owner Distributions –**
 - ✓ The monthly owner distribution for July was \$3,176.97.

Park Place Apartments

Monthly Highlights:

- **Occupancy –** 100% as of the end of July as there were no new move ins or move outs.
- **Rent Collection**
 - ✓ Unit #16 has an outstanding balance for July rent of \$563.04.
 - ✓ All other tenants paid in full.

Mr. Larry Guanzon, Executive Director
Chico, California

- **Expense Variances –**
 - ✓ Administrative expenses are higher for resident “4th of July” party.
 - ✓ Utilities – sewer charges were higher in July than expected.

- **Capital Improvements –**
 - ✓ Water heater replacement for unit #30.

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

Respectfully,



Susan Critser, CPM
Regional Property Manager
Richard Gillaspie

RG:ph

Cash Flow Statement

Period = Jul 2024:

Book = Accrual ; Tree = hach-cf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	31,929.00	105.94	316,764.00	103.52
Manager Unit	-1,113.00	-3.69	-11,024.00	-3.60
Vacancy Loss	-1,372.74	-4.55	-5,933.29	-1.94
TOTAL RENTAL INCOME	29,443.26	97.69	299,806.71	97.98
NET RENTAL INCOME	29,443.26	97.69	299,806.71	97.98
SERVICE INCOME				
Late Charges	50.00	0.17	375.00	0.12
Cleaning	125.00	0.41	972.50	0.32
Repairs and Maintenance	0.00	0.00	318.12	0.10
Laundry Income	545.23	1.81	4,474.71	1.46
Application Fees	-25.00	-0.08	29.99	0.01
Interest - General Savings	0.00	0.00	2.86	0.00
Interest - General Checking	0.00	0.00	2.10	0.00
TOTAL SERVICE INCOME	695.23	2.31	6,175.28	2.02
TOTAL INCOME	30,138.49	100.00	305,981.99	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Advertising	64.50	0.21	729.00	0.24
Forms/Office Supplies	87.88	0.29	1,002.47	0.33
TOTAL RENTING EXPENSES	152.38	0.51	1,731.47	0.57
ADMINISTRATIVE EXPENSES				
Tax and Audit Fees	0.00	0.00	300.00	0.10
Bad Debt Expense	-114.36	-0.38	-377.40	-0.12
Collection Fees	40.02	0.13	120.06	0.04
Credit Reports	0.00	0.00	60.00	0.02
Resident Manager Expense	361.55	1.20	3,825.14	1.25
Management Fee	1,657.62	5.50	16,826.26	5.50
Miscellaneous	0.00	0.00	50.00	0.02
Cellular	60.33	0.20	548.28	0.18
Internet	112.06	0.37	1,143.53	0.37
Asset Management Fee	373.00	1.24	3,073.00	1.00
Employee Education	0.00	0.00	10.00	0.00
License and Permits	53.69	0.18	798.90	0.26
Professional Dues/Subscriptions	0.00	0.00	673.89	0.22
TOTAL ADMINISTRATIVE EXPENSES	2,543.91	8.44	27,051.66	8.84
UTILITY EXPENSES				
Electricity	891.34	2.96	8,548.53	2.79
Exterminator	80.00	0.27	1,300.00	0.42
Garbage/Trash	251.89	0.84	2,698.32	0.88
Water	1,135.33	3.77	8,590.79	2.81
Sewer	614.67	2.04	6,146.70	2.01
TOTAL UTILITY EXPENSES	2,973.23	9.87	27,284.34	8.92
APARTMENT TURNOVER EXPENSES				
T/O Carpet Cleaning	125.00	0.41	830.00	0.27
T/O Interior Repairs - Labor	1,512.58	5.02	3,649.09	1.19
T/O Interior Repairs - Materials	0.00	0.00	973.58	0.32
TOTAL APARTMENT T/O EXPENSES	1,637.58	5.43	5,452.67	1.78
MAINTENANCE EXPENSES				
Landscape Maintenance - Contract	745.00	2.47	7,450.00	2.43
Landscape Maintenance - Other	0.00	0.00	352.50	0.12
Irrigation Repairs	0.00	0.00	111.59	0.04
On-Site Ground Staff	72.00	0.24	810.00	0.26
Carpet Cleaning	0.00	0.00	125.00	0.04

Cash Flow Statement

Period = Jul 2024

Book = Accrual ; Tree = hach-cf

	Period to Date	%	Year to Date	%
On-Site Cleaning Staff	360.00	1.19	1,888.00	0.62
Paint - Materials	353.98	1.17	530.97	0.17
Repairs - Labor	1,586.89	5.27	8,206.08	2.68
On-Site Maintenance Staff	0.00	0.00	47.97	0.02
Repairs - Materials	254.38	0.84	1,052.16	0.34
Pool Maintenance	601.25	2.00	5,722.75	1.87
Service - Gutters and Drains	0.00	0.00	883.49	0.29
Service - Appliances	0.00	0.00	1,343.73	0.44
Service - HVAC	740.00	2.46	1,456.02	0.48
Exterior Lighting Repairs	0.00	0.00	76.00	0.02
TOTAL MAINTENANCE EXPENSES	4,713.50	15.64	30,056.26	9.82
TAX and INSURANCE EXPENSE				
Insurance	832.11	2.76	8,321.10	2.72
TOTAL TAX and INSURANCE EXPENSE	832.11	2.76	8,321.10	2.72
TOTAL OPERATING EXPENSES	12,852.71	42.65	99,897.50	32.65
NET OPERATING INCOME	17,285.78	57.35	206,084.49	67.35
CAPITAL IMPROVEMENTS				
2020A - Capital Improvements	0.00	0.00	10,303.38	3.37
Interior Paint	0.00	0.00	2,346.77	0.77
Fencing/Gates	0.00	0.00	2,365.00	0.77
TOTAL CAPITAL IMPROVEMENTS	0.00	0.00	15,015.15	4.91
FINANCIAL EXPENSES				
Note - Principle and Interest	8,817.00	29.25	88,170.00	28.82
Capital Repl Resv Fund	750.00	2.49	7,500.00	2.45
2020A - Equity Contributions	0.00	0.00	-10,303.38	-3.37
TOTAL FINANCIAL EXPENSES	9,567.00	31.74	85,366.62	27.90
TOTAL CAP IMPV & FIN EXPENSE	9,567.00	31.74	100,381.77	32.81
NET INCOME	7,718.78	25.61	105,702.72	34.55
ADJUSTMENTS				
Capital Repl Res	750.00	2.49	7,500.00	2.45
Debt Service Reserve	8,817.00	29.25	88,170.00	28.82
Account Receivable	24.99	0.08	-11.01	0.00
Prepaid Expense	832.11	2.76	-1,664.22	-0.54
Security Deposit Collected	1,295.00	4.30	230.00	0.08
Prepaid Rent	-82.00	-0.27	220.37	0.07
Owner Withdrawal	-9,788.88	-32.48	-191,132.28	-62.47
TOTAL ADJUSTMENTS	1,848.22	6.13	-96,687.14	-31.60
CASH FLOW	9,567.00	31.74	9,015.58	2.95

Period to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	5,000.00	5,000.00	0.00
Cash - General Savings	10,972.74	10,972.74	0.00
Cash - Deposit Savings	11,000.00	11,000.00	0.00
Cash - Financial Resv.	5,000.00	14,567.00	9,567.00
Petty Cash	50.00	50.00	0.00
Total Cash	32,022.74	41,589.74	9,567.00

Year to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	1,499.36	5,000.00	3,500.64
Cash - General Savings	2,969.88	10,972.74	8,002.86
Cash - Deposit Savings	11,000.00	11,000.00	0.00
Cash - Financial Resv.	17,289.89	14,567.00	-2,722.89

Cash Flow Statement

Period = Jul 2024

Book = Accrual ; Tree = hach-cf

	Period to Date	%	Year to Date	%
Petty Cash	50.00	50.00	0.00	
Total Cash	32,809.13	41,589.74	8,780.61	

ALAMONT APARTMENTS

2023/2024 PERFORMANCE REVIEW

Performance Review 2023 - 24

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
TOTAL INCOME 2019/20	22,677	23,429	23,720	22,277	23,270	25,436	24,968	24,414	24,434	23,350	25,032	25,092	288,099
TOTAL INCOME 2020/21	24,288	24,193	23,911	24,874	22,113	25,694	25,661	25,861	25,904	25,863	25,381	26,050	299,794
TOTAL INCOME 2021/22	26,058	25,567	25,380	26,065	26,969	26,503	26,573	27,591	27,780	27,756	28,012	27,086	321,339
TOTAL INCOME 2022/23	25,127	27,253	33,104	27,553	27,052	27,164	29,847	28,142	30,996	29,792	29,237	29,695	344,961
TOTAL INCOME 2023/24	30,657	30,607	30,913	31,008	30,111	31,074	31,143	30,422	29,857	30,138			
VARIANCE	5,531	3,354	-2,190	3,456	3,059	3,910	1,297	2,281	-1,140	347			19,903

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 VACANCY LOSS	-843	-840	-3,192	-1,333	-872	0	0	0	0	0	-633	2	-7,711
2020/21 VACANCY LOSS	0	0	-1,894	-4,091	-3,171	-527	0	0	0	1,141	-1,990	-749	-11,282
2021/22 VACANCY LOSS	-1,218	-925	-1,275	-279	0	0	0	0	0	0	0	-675	-4,372
2022/23 VACANCY LOSS	-2,863	-1,076	0	0	-882	-882	-985	-1,064	-680	-980	-519	0	-9,930
2023/24 VACANCY LOSS	0	-604	0	-77	-980	-95	0	-755	-2,050	-1,373			
VARIANCE	2,863	471	0	-77	-98	787	985	309	-1,369	-393			3,478

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 UNPAID RENTS	-901	-561	120	0	0	0	0	-92	-757	-1,496	-203	-849	-4,738
2020/21 UNPAID RENTS	-775	-997	353	2,598	0	0	3,941	0	47	-925	0	-21	4,221
2021/22 UNPAID RENTS	-2,394	211	-4,521	-3,092	3,672	-2,027	-1,625	-2,915	52	3,823	0	-2,333	-11,149
2022/23 UNPAID RENTS	438	1,795	3,593	-932	0	0	4,041	0	-307	633	9	-50	9,219
2023/24 UNPAID RENTS	-305	-534	760	129	0	-50	0	0	50	0			
VARIANCE	-743	-2,329	-2,833	1,061	0	-50	-4,041	0	357	-633			-9,210

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 TOTAL OPER EXP	12,655	7,721	10,633	24,089	7,083	21,406	5,758	6,135	7,257	8,970	7,539	12,589	131,833
2020/21 TOTAL OPER EXP	8,931	8,513	9,052	16,570	18,410	14,650	7,803	6,908	7,477	12,837	12,395	8,811	132,356
2021/22 TOTAL OPER EXP	10,342	7,871	9,076	8,975	7,544	8,446	9,502	8,436	9,124	9,045	11,910	11,748	112,017
2022/23 TOTAL OPER EXP	9,874	9,363	20,418	9,489	7,158	8,850	24,351	9,160	15,181	18,461	7,831	9,256	149,391
2023/24 TOTAL OPER EXP	8,928	8,753	10,730	8,845	9,047	8,252	9,258	11,242	11,375	12,853			
VARIANCE	-946	-609	-9,688	-644	1,889	-598	-15,093	2,082	-3,806	-5,608			-33,021

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 TOTAL NOI	10,022	15,708	13,087	-1,812	16,187	4,031	19,210	18,279	17,177	14,380	17,493	12,503	156,266
2020/21 TOTAL NOI	15,358	15,680	14,859	8,304	3,703	11,044	17,858	18,953	18,426	13,026	12,986	17,239	167,438
2021/22 TOTAL NOI	15,716	17,697	16,304	17,090	19,425	18,058	17,071	19,155	18,657	18,710	16,102	15,338	209,322
2022/23 TOTAL NOI	15,253	17,890	12,686	18,064	19,894	18,315	5,496	18,982	15,815	11,331	21,406	20,439	195,570
2023/24 TOTAL NOI	21,729	21,854	20,183	22,164	21,064	22,822	21,885	19,180	18,481	17,286			
VARIANCE	6,476	3,963	7,497	4,100	1,170	4,507	16,390	199	2,666	5,955			52,924

Cash Flow Statement

Period = Jul 2024

Book = Accrual ; Tree = hach-cf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	19,287.00	102.88	187,875.00	107.63
Manager Unit	-1,095.00	-5.84	-10,770.00	-6.17
Vacancy Loss	-83.87	-0.45	-8,930.11	-5.12
TOTAL RENTAL INCOME	18,108.13	96.60	168,174.89	96.34
NET RENTAL INCOME	18,108.13	96.60	168,174.89	96.34
SERVICE INCOME				
Late Charges	50.00	0.27	350.00	0.20
Cleaning	0.00	0.00	801.54	0.46
Repairs and Maintenance	0.00	0.00	1,817.96	1.04
Laundry Income	588.15	3.14	1,810.61	1.04
Application Fees	0.00	0.00	480.00	0.28
Miscellaneous	0.00	0.00	1,126.50	0.65
Interest - General Savings	0.00	0.00	-0.16	0.00
Interest - General Checking	0.00	0.00	1.28	0.00
TOTAL SERVICE INCOME	638.15	3.40	6,387.73	3.66
TOTAL INCOME	18,746.28	100.00	174,562.62	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Advertising	48.00	0.26	445.00	0.25
Forms/Office Supplies	62.48	0.33	659.53	0.38
TOTAL RENTING EXPENSES	110.48	0.59	1,104.53	0.63
ADMINISTRATIVE EXPENSES				
Tax and Audit Fees	0.00	0.00	675.00	0.39
Bad Debt Expense	0.00	0.00	2,371.75	1.36
Credit Reports	0.00	0.00	270.00	0.15
Resident Manager Expense	271.87	1.45	4,583.10	2.63
Resident Manager Bonus	0.00	0.00	300.00	0.17
Management Fee	1,031.05	5.50	9,614.67	5.51
Miscellaneous	0.00	0.00	193.14	0.11
Telephone	91.86	0.49	908.40	0.52
Internet	71.95	0.38	719.50	0.41
Asset Management Fee	249.00	1.33	2,049.00	1.17
Employee Education	0.00	0.00	10.00	0.01
License and Permits	53.69	0.29	1,119.90	0.64
Professional Dues/Subscriptions	0.00	0.00	452.59	0.26
TOTAL ADMINISTRATIVE EXPENSES	1,769.42	9.44	23,267.05	13.33
UTILITY EXPENSES				
Electricity	131.50	0.70	1,693.16	0.97
Gas	206.31	1.10	3,819.70	2.19
Exterminator	70.00	0.37	700.00	0.40
Garbage/Trash	817.92	4.36	8,179.20	4.69
Water	841.25	4.49	5,139.51	2.94
Sewer	412.59	2.20	4,125.90	2.36
Security - Private	0.00	0.00	136.50	0.08
TOTAL UTILITY EXPENSES	2,479.57	13.23	23,793.97	13.63
APARTMENT TURNOVER EXPENSES				
T/O Apt Cleaning	0.00	0.00	410.00	0.23
T/O Carpet Cleaning	0.00	0.00	270.00	0.15
T/O Interior Repairs - Labor	0.00	0.00	8,678.59	4.97
T/O Interior Repairs - Materials	0.00	0.00	3,480.89	1.99
TOTAL APARTMENT T/O EXPENSES	0.00	0.00	12,839.48	7.36
MAINTENANCE EXPENSES				
Landscape Maintenance - Contract	820.00	4.37	8,200.00	4.70

Cash Flow Statement

Period = Jul 2024

Book = Accrual : Tree = hacb-cf

	Period to Date	%	Year to Date	%
Irrigation Repairs	207.75	1.11	207.75	0.12
On-Site Ground Staff	0.00	0.00	144.54	0.08
On-Site Cleaning Staff	0.00	0.00	140.00	0.08
Paint - Materials	0.00	0.00	480.79	0.28
Repairs - Labor	340.05	1.81	14,179.36	8.12
On-Site Maintenance Staff	0.00	0.00	63.96	0.04
Repairs - Materials	0.00	0.00	812.40	0.47
Service - Appliances	728.58	3.89	1,261.30	0.72
TOTAL MAINTENANCE EXPENSES	2,096.38	11.18	25,490.10	14.60
TAX and INSURANCE EXPENSE				
Insurance	983.90	5.25	9,838.97	5.64
TOTAL TAX and INSURANCE EXPENSE	983.90	5.25	9,838.97	5.64
TOTAL OPERATING EXPENSES	7,439.75	39.69	96,334.10	55.19
NET OPERATING INCOME	11,306.53	60.31	78,228.52	44.81
CAPITAL IMPROVEMENTS				
Building	0.00	0.00	2,930.00	1.68
2020A - Capital Improvements	0.00	0.00	24,967.48	14.30
Countertops/Cabinets	0.00	0.00	5,964.47	3.42
Dishwasher	0.00	0.00	417.21	0.24
Interior Paint	0.00	0.00	10,591.09	6.07
TOTAL CAPITAL IMPROVEMENTS	0.00	0.00	44,870.25	25.70
FINANCIAL EXPENSES				
Note - Interest	10.19	0.05	101.90	0.06
Note - Principle and Interest	11,756.00	62.71	58,780.00	33.67
Capital Repl Resv Fund	500.00	2.67	4,500.00	2.58
2020A - Equity Contributions	0.00	0.00	-24,967.48	-14.30
TOTAL FINANCIAL EXPENSES	12,266.19	65.43	38,414.42	22.01
TOTAL CAP IMPV & FIN EXPENSE	12,266.19	65.43	83,284.67	47.71
NET INCOME	-959.66	-5.12	-5,056.15	-2.90
ADJUSTMENTS				
Capital Repl Res	500.00	2.67	4,500.00	2.58
Debt Service Reserve	11,756.00	62.71	58,780.00	33.67
Account Receivable	-51.38	-0.27	668.84	0.38
Prepaid Expense	983.90	5.25	-1,967.80	-1.13
Security Deposit Collected	0.00	0.00	635.00	0.36
Prepaid Rent	-188.00	-1.00	563.59	0.32
Owner Withdrawal	0.00	0.00	-54,593.59	-31.27
Note - Interest	-10.19	-0.05	-101.90	-0.06
TOTAL ADJUSTMENTS	13,010.71	69.40	8,687.94	4.98
CASH FLOW	12,051.05	64.28	3,631.79	2.08
Period to Date	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	5,000.00	4,795.05	-204.95	
Cash - General Savings	841.31	841.31	0.00	
Cash - Deposit Savings	7,379.50	7,379.50	0.00	
Cash - Financial Resv.	5,000.00	17,256.00	12,256.00	
Petty Cash	100.00	100.00	0.00	
Total Cash	18,320.81	30,371.86	12,051.05	
Year to Date	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	2,167.44	4,795.05	2,627.61	
Cash - General Savings	4,841.47	841.31	-4,000.16	

Cash Flow Statement

Period = Jul 2024

Book = Accrual : Tree = hacb-af

	Period to Date	%	Year to Date	%
Cash - Deposit Savings	7,379.50	7,379.50	0.00	
Cash - Financial Resv.	12,708.00	17,256.00	4,548.00	
Petty Cash	100.00	100.00	0.00	
Total Cash	27,196.41	30,371.86	3,175.45	

CAMEO DR APARTMENTS
2023-2024 PERFORMANCE REVIEW

CA08pr

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
TOTAL INCOME 2019/20	13515	14196	14557	15528	14817	15866	15462	15353	15182	14965	14672	15254	179,368
TOTAL INCOME 2020/21	15219	14368	12405	15069	13858	13144	15841	14315	15536	15828	15848	15905	177,336
TOTAL INCOME 2021/22	16016	15732	15940	15831	16781	15690	16286	16380	16635	16710	16758	16680	195,440
TOTAL INCOME 2022/23	16682	15656	16643	16631	16630	17648	17489	17397	17451	17679	17371	17073	204,350
TOTAL INCOME 2023/24	17073	17907	17302	16455	16288	16991	18108	17922	18022	18746			
VARIANCE	392	2251	659	-176	-342	-658	619	525	571	1067			4,908
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 VACANCY LOSS	-900	-1408	0	-900	-362	0	0	0	-15400	0	0	0	-18,969
2020/21 VACANCY LOSS	-385	-575	-2720	-1,177	-1425	-2600	-215	-1645	-350	-475	-300	-271	-12,137
2021/22 VACANCY LOSS	-300	-300	-590	-300	-150	-770	0	0	0	-299	0	0	-2,709
2022/23 VACANCY LOSS	0	-1140	-37	0	0	0	0	0	-82	-303	-136	-325	-2,023
2023/24 VACANCY LOSS	-325	-325	-325	-2,402	-2895	-1514	-808	0	0	0			
VARIANCE	-325	815	-288	-2402	-2895	-1514	-808	0	82	303			-7,033
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 UNPAID RENTS	173	418	966	1100	249	920	-484	119	1258	-800	-346	25	3,598
2020/21 UNPAID RENTS	441	-313	2	1222	0	0	0	-550	-215	-203	-16	-68	302
2021/22 UNPAID RENTS	20	356	512	0	28	0	25	48	3	3	-452	103	645
2022/23 UNPAID RENTS	-512	243	628	-1137	343	1208	0	-581	-636	-1559	1447	-113	-669
2023/24 UNPAID RENTS	-429	-1713	-763	1195	2544	183	-1742	1494	0	-489			
VARIANCE	83	-1956	-1391	2332	2201	-1025	-1742	2075	636	1070			2,283
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 TOTAL OPER. EXP.	9324	5736	5837	10504	6255	8451	7597	5697	4601	6430	7913	8839	87,183
2020/21 TOTAL OPER. EXP.	7445	13909	6841	19504	10067	6697	9011	8930	7431	7245	6425	6005	109,509
2021/22 TOTAL OPER. EXP.	6291	7694	5872	6807	6532	6166	7664	6471	9952	7267	8448	7709	86,871
2022/23 TOTAL OPER. EXP.	6098	6870	8543	7605	7131	8173	10607	6494	7244	7064	5330	6459	87,619
2023/24 TOTAL OPER. EXP.	5700	6810	6403	12986	12473	8985	20644	7050	7025	7440			
VARIANCE	-399	-60	-2141	5380	5341	812	10036	556	-218	376			19,684
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 TOTAL NOI	4192	8459	8720	5025	8562	7415	7865	9656	-4600	8535	6759	6415	77,003
2020/21 TOTAL NOI	7774	459	5564	-4436	3791	6447	6830	5385	8105	8583	9423	9900	67,827
2021/22 TOTAL NOI	9724	8039	10069	9024	10249	9524	8623	9910	6684	9442	8310	8972	108,569
2022/23 TOTAL NOI	10583	8786	8100	9026	9499	9475	6881	10903	10207	10615	12041	10614	116,732
2023/24 TOTAL NOI	11374	11097	10900	3470	3815	8006	-2536	10872	10997	11307			
VARIANCE	790	2311	2799	-5556	-5684	-1469	-9417	-31	789	691			-14,776

Cash Flow Statement

Period = Jul 2024

Book = Accrual ; Tree = hacb-cf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	41,235.00	102.98	405,795.00	103.16
Manager Unit	-1,390.00	-3.47	-13,900.00	-3.53
Vacancy Loss	0.00	0.00	-6,556.97	-1.67
Pet Rent	170.00	0.42	1,500.00	0.38
TOTAL RENTAL INCOME	40,015.00	99.94	386,838.03	98.34
NET RENTAL INCOME	40,015.00	99.94	386,838.03	98.34
SERVICE INCOME				
Late Charges	25.00	0.06	725.00	0.18
Cleaning	0.00	0.00	1,405.00	0.36
Repairs and Maintenance	0.00	0.00	3,977.77	1.01
Utilities	0.00	0.00	-250.00	-0.06
Application Fees	0.00	0.00	120.00	0.03
Miscellaneous	0.00	0.00	547.69	0.14
Interest - General Savings	0.00	0.00	3.54	0.00
Interest - General Checking	0.00	0.00	2.75	0.00
TOTAL SERVICE INCOME	25.00	0.06	6,531.75	1.66
TOTAL INCOME	40,040.00	100.00	393,369.78	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Advertising	45.00	0.11	450.00	0.11
Forms/Office Supplies	123.53	0.31	1,884.60	0.48
TOTAL RENTING EXPENSES	168.53	0.42	2,334.60	0.59
ADMINISTRATIVE EXPENSES				
Tax and Audit Fees	0.00	0.00	300.00	0.08
Bad Debt Expense	0.00	0.00	3,759.62	0.96
Credit Reports	0.00	0.00	240.00	0.06
Resident Manager Expense	692.58	1.73	8,657.31	2.20
Management Fee	2,002.00	5.00	19,729.45	5.02
Miscellaneous	0.00	0.00	275.00	0.07
Telephone	57.66	0.14	577.64	0.15
Internet	53.50	0.13	535.00	0.14
Computer Service	0.00	0.00	350.00	0.09
Asset Management Fee	348.00	0.87	2,778.00	0.71
H/O Association Dues	5,740.00	14.34	56,560.00	14.38
License and Permits	27.00	0.07	231.00	0.06
Consulting Expense	0.00	0.00	150.00	0.04
Professional Dues/Subscriptions	0.00	0.00	652.17	0.17
TOTAL ADMINISTRATIVE EXPENSES	8,920.74	22.28	94,795.19	24.10
UTILITY EXPENSES				
Electricity	0.00	0.00	82.73	0.02
Gas	0.00	0.00	70.93	0.02
Garbage/Trash	551.04	1.38	5,510.40	1.40
Water	1,454.93	3.63	13,441.89	3.42
Sewer	1,455.99	3.64	12,395.31	3.15
TOTAL UTILITY EXPENSES	3,461.96	8.65	31,501.26	8.01
APARTMENT TURNOVER EXPENSES				
T/O Apt Cleaning	0.00	0.00	900.00	0.23
T/O Carpet Cleaning	0.00	0.00	501.00	0.13
T/O Interior Paint	0.00	0.00	923.48	0.23
T/O Interior Repairs - Labor	0.00	0.00	12,891.99	3.28
T/O Interior Repairs - Materials	0.00	0.00	6,923.46	1.76
TOTAL APARTMENT T/O EXPENSES	0.00	0.00	22,139.93	5.63
MAINTENANCE EXPENSES				

Cash Flow Statement

Period = Jul 2024

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	Period to Date	%	Year to Date	%
On-Site Ground Staff	0.00	0.00	288.27	0.07
On-Site Cleaning Staff	0.00	0.00	336.00	0.09
Paint - Materials	0.00	0.00	998.73	0.25
Repairs - Labor	1,438.17	3.59	24,801.21	6.30
On-Site Maintenance Staff	90.34	0.23	378.34	0.10
Repairs - Materials	0.00	0.00	1,798.19	0.46
Service - Appliances	120.78	0.30	701.51	0.18
Service - HVAC	907.12	2.27	2,762.32	0.70
Service - Water Heater	0.00	0.00	91.25	0.02
Roof Repairs	0.00	0.00	300.00	0.08
TOTAL MAINTENANCE EXPENSES	2,556.41	6.38	32,455.82	8.25
TAX and INSURANCE EXPENSE				
Insurance	1,810.36	4.52	18,491.55	4.70
TOTAL TAX and INSURANCE EXPENSE	1,810.36	4.52	18,491.55	4.70
TOTAL OPERATING EXPENSES	16,918.00	42.25	201,718.35	51.28
NET OPERATING INCOME	23,122.00	57.75	191,651.43	48.72
CAPITAL IMPROVEMENTS				
2020A - Capital Improvements	11,912.25	29.75	23,106.18	5.87
Carpet	0.00	0.00	3,422.00	0.87
Signs	0.00	0.00	2,372.07	0.60
Interior Paint	0.00	0.00	8,739.45	2.22
Garage Doors	0.00	0.00	1,594.88	0.41
TOTAL CAPITAL IMPROVEMENTS	11,912.25	29.75	39,234.58	9.97
FINANCIAL EXPENSES				
Note - Principle and Interest	8,229.00	20.55	82,290.00	20.92
Capital Repl Resv Fund	700.00	1.75	7,000.00	1.78
2020A - Equity Contributions	-11,912.25	-29.75	-23,106.18	-5.87
TOTAL FINANCIAL EXPENSES	-2,983.25	-7.45	66,183.82	16.82
TOTAL CAP IMPV & FIN EXPENSE	8,929.00	22.30	105,418.40	26.80
NET INCOME	14,193.00	35.45	86,233.03	21.92
ADJUSTMENTS				
Capital Repl Res	700.00	1.75	7,000.00	1.78
Debt Service Reserve	8,229.00	20.55	82,290.00	20.92
Account Receivable	-1,760.00	-4.40	700.00	0.18
Prepaid Expense	-9,128.96	-22.80	-3,232.81	-0.82
Security Deposit Collected	0.00	0.00	930.00	0.24
Accounts Payable	3,534.45	8.83	3,534.45	0.90
Prepaid Rent	17.00	0.04	-11,525.66	-2.93
Owner Withdrawal	0.00	0.00	-148,975.31	-37.87
TOTAL ADJUSTMENTS	-5,477.41	-13.68	-76,348.23	-19.41
CASH FLOW	8,715.59	21.77	9,884.80	2.51
Period to Date	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	5,000.00	4,786.59	-213.41	
Cash - General Savings	11,265.31	11,265.31	0.00	
Cash - Deposit Checking	0.00	0.00	0.00	
Cash - Deposit Savings	17,000.00	17,000.00	0.00	
Cash - Replacement Reserve-2015	0.00	0.00	0.00	
Cash - Financial Resv.	5,000.00	13,929.00	8,929.00	
Petty Cash	0.00	0.00	0.00	
Total Cash	38,265.31	46,980.90	8,715.59	

Cash Flow Statement

Period = Jul 2024

Book = Accrual ; Tree = hach-cf

Year to Date	Period to Date	%	Year to Date	%
	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	4,884.34	4,786.59	-97.75	
Cash - General Savings	17,261.77	11,265.31	-5,996.46	
Cash - Deposit Checking	0.00	0.00	0.00	
Cash - Deposit Savings	0.00	17,000.00	17,000.00	
Cash - Replacement Reserve-2015	0.00	0.00	0.00	
Cash - Financial Resv.	14,595.00	13,929.00	-666.00	
Petty Cash	0.00	0.00	0.00	
Total Cash	36,741.11	46,980.90	10,239.79	

Cash Flow Statement

Period = Jul 2024

Book = Accrual . Tree = hacb-cf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	3,491.00	103.44	34,910.00	103.44
Manager Unit	-116.00	-3.44	-1,160.00	-3.44
TOTAL RENTAL INCOME	3,375.00	100.00	33,750.00	100.00
NET RENTAL INCOME	3,375.00	100.00	33,750.00	100.00
TOTAL INCOME	3,375.00	100.00	33,750.00	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Forms/Office Supplies	4.95	0.15	49.50	0.15
TOTAL RENTING EXPENSES	4.95	0.15	49.50	0.15
ADMINISTRATIVE EXPENSES				
Resident Manager Expense	66.86	1.98	661.55	1.96
Management Fee	168.75	5.00	1,687.50	5.00
H/O Association Dues	615.00	18.22	6,060.00	17.96
Professional Dues/Subscriptions	0.00	0.00	17.58	0.05
TOTAL ADMINISTRATIVE EXPENSES	850.61	25.20	8,426.63	24.97
UTILITY EXPENSES				
Water	187.75	5.56	1,404.90	4.16
Sewer	86.82	2.57	2,006.04	5.94
TOTAL UTILITY EXPENSES	274.57	8.14	3,410.94	10.11
MAINTENANCE EXPENSES				
Repairs - Labor	0.00	0.00	1,330.73	3.94
TOTAL MAINTENANCE EXPENSES	0.00	0.00	1,330.73	3.94
TAX and INSURANCE EXPENSE				
Insurance	193.97	5.75	1,551.76	4.60
TOTAL TAX and INSURANCE EXPENSE	193.97	5.75	1,551.76	4.60
TOTAL OPERATING EXPENSES	1,324.10	39.23	14,769.56	43.76
NET OPERATING INCOME	2,050.90	60.77	18,980.44	56.24
CAPITAL IMPROVEMENTS				
2020A - Capital Improvements	0.00	0.00	606.05	1.80
TOTAL CAPITAL IMPROVEMENTS	0.00	0.00	606.05	1.80
FINANCIAL EXPENSES				
2020A - Equity Contributions	0.00	0.00	-606.05	-1.80
TOTAL FINANCIAL EXPENSES	0.00	0.00	-606.05	-1.80
TOTAL CAP IMPV & FIN EXPENSE	0.00	0.00	0.00	0.00
NET INCOME	2,050.90	60.77	18,980.44	56.24
ADJUSTMENTS				
Prepaid Expense	280.79	8.32	92.35	0.27
Owner Withdrawal	-2,331.69	-69.09	-18,072.79	-53.55
TOTAL ADJUSTMENTS	-2,050.90	-60.77	-17,980.44	-53.28
CASH FLOW	0.00	0.00	1,000.00	2.96
Period to Date				
	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	5,000.00	5,000.00	0.00	
Cash - General Savings	6,000.00	6,000.00	0.00	
Cash - Deposit Savings	3,900.00	3,900.00	0.00	
Total Cash	14,900.00	14,900.00	0.00	
Year to Date				
	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	5,000.00	5,000.00	0.00	
Cash - General Savings	5,000.00	6,000.00	1,000.00	

Cash Flow Statement

Period = Jul 2024

Book = Accrual ; Tree = hacb-cf

	Period to Date	%	Year to Date	%
Cash - Deposit Savings	3,900.00	3,900.00	0.00	
Total Cash	13,900.00	14,900.00	1,000.00	

**EVANSWOOD ESTATES
2023 - 2024 PERFORMANCE REVIEW**

Ev08-09pr

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
TOTAL INCOME 2020/2021	30695	30484	30498	30465	30384	30530	30385	30386	30387	30534	28095	30602	363445
TOTAL INCOME 2021/2022	29305	31808	32552	32191	32280	32404	32525	35170	35020	35521	35446	34722	398945
TOTAL INCOME 2022/2023	34018	32986	33827	34816	38781	37201	37345	37181	36806	36071	37346	37327	433707
TOTAL INCOME 2023/2024	39076	41110	38840	36402	40873	39401	39501	39226	40121	40040			
VARIANCE	5058	8124	5013	1586	2092	2200	2155	2044	3315	3969			35556
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/2021 VACANCY LOSS	0	0	0	0	0	0	0	0	0	-145	-2275	-3175	-5595
2021/2022 VACANCY LOSS	-5881	-449	0	0	0	90	-950	0	-510	0	0	-900	-8599
2022/2023 VACANCY LOSS	-1768	-2755	-2583	-1800	-2706	-674	119	-410	-1500	120	0	0	-13957
2023/2024 VACANCY LOSS	0	-180	-818	-3154	-1186	0	0	0	0	0			
VARIANCE	1768	2575	1765	-1354	1520	674	-119	410	1500	-120			8619
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/2021 UNPAID RENTS	-845	9	0	-50	0	0	-881	-881	-4005	290	0	18	-6345
2021/2022 UNPAID RENTS	2388	-1150	2190	0	-2505	2059	945	-810	-2383	-242	-1284	-3735	-4527
2023/2024 UNPAID RENTS	0	-1182	7824	-1843	2160	957	-50	-1305	570	-2061	2011	-1870	5210
2022/2023 UNPAID RENTS	-1840	4541	-871	-289	-907	1191	850	-45	-50	-1735			
VARIANCE	-1840	5722	-8695	1555	-3067	235	900	1260	-620	326			-4224
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 TOTAL OPER. EXP.	25557	11708	9282	15690	13413	14583	5774	14246	12911	13704	13333	19877	170079
2021/22 TOTAL OPER. EXP.	25027	40675	31327	15331	13381	13623	18110	18175	15165	13576	14127	14044	232562
2023/24 TOTAL OPER. EXP.	14525	15863	23927	29424	29225	17944	16201	15771	18492	18486	14154	15780	229792
2022/23 TOTAL OPER. EXP.	17516	19641	18116	23553	19991	33281	20408	16197	16097	16918			
VARIANCE	2990	3778	-5811	-5871	-9234	15337	4207	427	-2395	-1568			1860
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/2021 TOTAL NOI	5137	18775	21217	14774	16972	15946	24612	16140	17476	16830	14762	10725	193366
2021/2022 TOTAL NOI	4279	-8867	1224	16859	18899	18781	14415	16996	19855	21945	21320	20677	166383
2023/2024 TOTAL NOI	19493	17123	9900	5392	9556	19257	21144	21411	18413	17586	23193	21547	204015
2022/2023 TOTAL NOI	21561	21470	20724	12849	20881	6120	19093	23028	24023	23122			
VARIANCE	2068	4347	10824	7457	11326	-13137	-2052	1618	5610	5536			33596

Cash Flow Statement

Period = Jul 2024

Book = Accrual ; Tree = hacb-cf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	16,023.00	105.23	155,995.00	105.23
Manager Unit	-858.00	-5.63	-8,164.84	-5.51
Vacancy Loss	-895.00	-5.88	-5,730.77	-3.87
TOTAL RENTAL INCOME	14,270.00	93.71	142,099.39	95.86
NET RENTAL INCOME	14,270.00	93.71	142,099.39	95.86
SERVICE INCOME				
Cleaning	0.00	0.00	880.00	0.59
Repairs and Maintenance	0.00	0.00	742.13	0.50
Laundry Income	957.32	6.29	4,297.53	2.90
Application Fees	0.00	0.00	120.00	0.08
Miscellaneous	0.00	0.00	100.00	0.07
Interest - General Savings	0.00	0.00	3.66	0.00
Interest - General Checking	0.00	0.00	1.30	0.00
TOTAL SERVICE INCOME	957.32	6.29	6,144.62	4.14
TOTAL INCOME	15,227.32	100.00	148,244.01	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Advertising	53.20	0.35	543.70	0.37
Forms/Office Supplies	110.12	0.72	1,347.27	0.91
TOTAL RENTING EXPENSES	163.32	1.07	1,890.97	1.28
ADMINISTRATIVE EXPENSES				
Tax and Audit Fees	0.00	0.00	200.00	0.13
Bad Debt Expense	0.00	0.00	1,074.39	0.72
Credit Reports	0.00	0.00	150.00	0.10
Resident Manager Expense	613.75	4.03	3,274.11	2.21
Management Fee	837.50	5.50	8,163.74	5.51
Miscellaneous	17.27	0.11	34.54	0.02
Telephone	0.00	0.00	543.62	0.37
Cellular	67.07	0.44	67.07	0.05
Internet	128.55	0.84	958.03	0.65
Asset Management Fee	224.00	1.47	2,196.00	1.48
License and Permits	54.00	0.35	54.00	0.04
Consulting Expense	0.00	0.00	200.00	0.13
Project Fee	0.00	0.00	3,680.75	2.48
Professional Dues/Subscriptions	0.00	0.00	408.34	0.28
TOTAL ADMINISTRATIVE EXPENSES	1,942.14	12.75	21,004.59	14.17
UTILITY EXPENSES				
Electricity	432.45	2.84	5,886.98	3.97
Gas	24.72	0.16	744.76	0.50
Exterminator	160.00	1.05	770.00	0.52
Garbage/Trash	193.94	1.27	1,939.40	1.31
Water	607.33	3.99	4,203.24	2.84
Sewer	392.95	2.58	3,536.55	2.39
TOTAL UTILITY EXPENSES	1,811.39	11.90	17,080.93	11.52
APARTMENT TURNOVER EXPENSES				
T/O Apt Cleaning	210.00	1.38	946.77	0.64
T/O Carpet Cleaning	0.00	0.00	140.00	0.09
T/O Blind Cleaning	0.00	0.00	198.00	0.13
T/O Interior Paint	0.00	0.00	1,400.00	0.94
T/O Interior Repairs - Labor	0.00	0.00	2,638.44	1.78
T/O Interior Repairs - Materials	0.00	0.00	2,055.43	1.39
TOTAL APARTMENT T/O EXPENSES	210.00	1.38	7,378.64	4.98
MAINTENANCE EXPENSES				

Cash Flow Statement

Period = Jul 2024

Book = Accrual . Træ = hach-cf

	Period to Date	%	Year to Date	%
Landscape Maintenance - Contract	583.89	3.83	3,697.56	2.49
Landscape Maintenance - Other	0.00	0.00	191.40	0.13
On-Site Ground Staff	96.37	0.63	96.37	0.06
On-Site Cleaning Staff	0.00	0.00	588.38	0.40
Paint - Materials	353.98	2.32	503.58	0.34
Repairs - Labor	288.01	1.89	5,791.57	3.91
On-Site Maintenance Staff	108.41	0.71	4,253.02	2.87
Repairs - Materials	59.52	0.39	2,635.31	1.78
Service - Gutters and Drains	0.00	0.00	950.00	0.64
Service - Appliances	647.86	4.25	893.29	0.60
Service - Equipment	0.00	0.00	92.50	0.06
Service - HVAC	0.00	0.00	155.49	0.10
Service - Water Heater	321.53	2.11	604.71	0.41
TOTAL MAINTENANCE EXPENSES	2,459.57	16.15	20,453.18	13.80
TAX and INSURANCE EXPENSE				
Insurance	665.26	4.37	6,652.58	4.49
TOTAL TAX and INSURANCE EXPENSE	665.26	4.37	6,652.58	4.49
TOTAL OPERATING EXPENSES	7,251.68	47.62	74,460.89	50.23
NET OPERATING INCOME	7,975.64	52.38	73,783.12	49.77
CAPITAL IMPROVEMENTS				
Building	0.00	0.00	75,048.62	50.63
2020A - Capital Improvements	0.00	0.00	10,481.34	7.07
Water Heaters	0.00	0.00	1,742.04	1.18
Blinds	0.00	0.00	875.00	0.59
Countertops/Cabinets	0.00	0.00	1,110.80	0.75
Flooring	0.00	0.00	775.53	0.52
Interior Paint	0.00	0.00	3,123.53	2.11
TOTAL CAPITAL IMPROVEMENTS	0.00	0.00	93,156.86	62.84
FINANCIAL EXPENSES				
Note - Principle and Interest	5,290.00	34.74	52,900.00	35.68
Capital Repl Resv Fund	450.00	2.96	4,500.00	3.04
2020A - Equity Contributions	0.00	0.00	-10,481.34	-7.07
TOTAL FINANCIAL EXPENSES	5,740.00	37.70	46,918.66	31.65
TOTAL CAP IMPV & FIN EXPENSE	5,740.00	37.70	140,075.52	94.49
NET INCOME	2,235.64	14.68	-66,292.40	-44.72
ADJUSTMENTS				
Capital Repl Res	450.00	2.96	4,500.00	3.04
Debt Service Reserve	5,290.00	34.74	52,900.00	35.68
Account Receivable	93.74	0.62	-19.12	-0.01
Prepaid Expense	665.26	4.37	-1,330.55	-0.90
Security Deposit Collected	0.00	0.00	845.00	0.57
Accounts Payable	-607.33	-3.99	-607.33	-0.41
Prepaid Rent	-85.00	-0.56	263.83	0.18
Owner Withdrawal	-3,176.97	-20.86	-27,235.10	-18.37
TOTAL ADJUSTMENTS	3,844.36	25.25	30,531.39	20.60
CASH FLOW	6,080.00	39.93	-35,761.01	-24.12

Period to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	4,660.00	5,000.00	340.00
Cash - General Savings	6,618.99	6,618.99	0.00
Cash - Deposit Checking	0.00	0.00	0.00
Cash - Deposit Savings	5,700.00	5,700.00	0.00

Cash Flow Statement

Period = Jul 2024

Book = Accrual ; Tree = hach-cf

	Period to Date	%	Year to Date	%
Cash - Replacement Reserve-2015	0.00	0.00	0.00	
Cash - Financial Resv.	5,000.00	10,740.00	5,740.00	
Petty Cash	100.00	100.00	0.00	
Total Cash	22,078.99	28,158.99	6,080.00	

Year to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	11,444.54	5,000.00	-6,444.54
Cash - General Savings	6,615.33	6,618.99	3.66
Cash - Deposit Checking	0.00	0.00	0.00
Cash - Deposit Savings	5,700.00	5,700.00	0.00
Cash - Replacement Reserve-2015	0.00	0.00	0.00
Cash - Financial Resv.	41,471.00	10,740.00	-30,731.00
Petty Cash	100.00	100.00	0.00
Total Cash	65,330.87	28,158.99	-37,171.88

LINCOLN APARTMENTS

2023 / 2024 PERFORMANCE REVIEW

LNA07-08pr

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
TOTAL INCOME 2019/20	12781	12076	11392	11908	13498	12364	11752	12292	11984	12389	12588	11995	147,019
TOTAL INCOME 2020/21	13656	12790	12338	11729	12779	12730	12724	12771	13183	12278	13929	12111	153,018
TOTAL INCOME 2021/22	12920	14529	11291	11888	12538	12714	12573	13846	13432	13742	13790	13682	156,945
TOTAL INCOME 2022/23	13698	14115	13610	14110	13713	14194	13951	13625	14588	14727	14040	14438	168,810
TOTAL INCOME 2023/24	15076	14486	15883	15429	14275	14754	14295	14394	14613	15227			
VARIANCE	1378	371	2273	1318	562	560	344	769	25	501			8,101
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 VACANCY LOSS	0	0	-625	108	0	0	-650	-455	-450	0	0	0	-2,071
2021/21 VACANCY LOSS	0	0	0	0	0	0	0	0	0	-625	1127	-1430	-928
2021/22 VACANCY LOSS	0	-691	-1603	-845	-457	0	0	-653	-169	0	0	0	-4,418
2022/23 VACANCY LOSS	0	-550	0	0	0	0	0	-1059	149	0	0	0	-1,460
2023/24 VACANCY LOSS	0	-970	0	0	-731	-785	-785	-1200	-177	-895			
VARIANCE	0	-420	0	0	-731	-785	-785	-141	-326	-895			-4,083
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 UNPAID RENTS	540	-160	-412	-518	1012	25	-119	-97	0	15	0	-1530	-1,245
2020/21 UNPAID RENTS	1633	53	-750	-797	0	0	78	-25	25	240	-1670	930	-284
2021/22 UNPAID RENTS	-43	216	76	725	-482	477	-31	-226	7	-22	-6	-6	
2022/23 UNPAID RENTS	-6	17	-569	0	18	-47	94	0	-26	0	26	0	
2023/24 UNPAID RENTS	-960	-930	0	-517	-723	666	-176	-443	958	0			
VARIANCE	-954	-947	569	-517	-741	713	-270	-443	984	0			-1,606
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 TOTAL OPER. EXP.	3776	3954	5080	7130	4251	4237	3991	4141	4666	6306	4083	3976	55,592
2020/21 TOTAL OPER. EXP.	4449	4682	7215	5573	5439	4671	4750	5599	4429	5103	8087	6334	66,330
2021/22 TOTAL OPER. EXP.	4741	5505	7678	10341	7310	8900	4505	5386	5893	5317	5502	4801	75,880
2022/23 TOTAL OPER. EXP.	5086	5673	6874	6839	4629	4847	6710	5634	7297	5761	4475	5541	69,367
2023/24 TOTAL OPER. EXP.	5396	6143	9406	5349	9152	7753	5610	11766	5507	7252			
VARIANCE	310	470	2532	-1490	4523	2906	-1100	6132	-1790	1491			13,984
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 TOTAL NOI	9006	8121	6313	4778	9247	8127	7760	8150	7319	6083	8504	8019	91,427
2020/21 TOTAL NOI	9208	8109	5124	6156	7340	8059	7974	7172	8753	7175	5842	5777	86,688
2021/22 TOTAL NOI	8179	9024	3613	1547	5228	3814	8068	8460	7539	8425	8288	8881	81,065
2022/23 TOTAL NOI	8612	8442	6736	7271	9084	9346	7240	7991	7291	8966	9565	8897	99,443
2023/24 TOTAL NOI	9680	8343	6476	10080	5123	7001	8685	2628	9106	7976			
VARIANCE	1068	-99	-260	2809	-3961	-2346	1444	-5363	1815	-990			-5,883

Cash Flow Statement

Period = Jul 2024

Book = Accrual . Tree = hach-cf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	8,405.00	98.48	80,520.00	100.32
Vacancy Loss	0.00	0.00	-1,178.71	-1.47
TOTAL RENTAL INCOME	8,405.00	98.48	79,341.29	98.85
HOA INCOME ACCOUNTS				
Late Charges	0.00	0.00	100.00	0.12
TOTAL HOA INCOME ACCOUNTS	0.00	0.00	100.00	0.12
NET RENTAL INCOME	8,405.00	98.48	79,441.29	98.98
SERVICE INCOME				
Late Charges	0.00	0.00	250.00	0.31
Laundry Income	90.00	1.05	527.85	0.66
Miscellaneous	40.00	0.47	40.00	0.05
Interest - General Savings	0.00	0.00	1.40	0.00
Interest - General Checking	0.00	0.00	0.94	0.00
TOTAL SERVICE INCOME	130.00	1.52	820.19	1.02
TOTAL INCOME	8,535.00	100.00	80,261.48	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Advertising	41.50	0.49	421.50	0.53
Forms/Office Supplies	31.51	0.37	323.52	0.40
TOTAL RENTING EXPENSES	73.01	0.86	745.02	0.93
ADMINISTRATIVE EXPENSES				
Tax and Audit Fees	0.00	0.00	200.00	0.25
Bad Debt Expense	0.00	0.00	392.90	0.49
Credit Reports	0.00	0.00	30.00	0.04
Management Fee	554.78	6.50	5,218.95	6.50
Miscellaneous	0.00	0.00	30.00	0.04
Asset Management Fee	124.00	1.45	1,048.00	1.31
Professional Dues/Subscriptions	0.00	0.00	221.30	0.28
TOTAL ADMINISTRATIVE EXPENSES	678.78	7.95	7,141.15	8.90
UTILITY EXPENSES				
Electricity	152.34	1.78	754.55	0.94
Exterminator	70.00	0.82	700.00	0.87
Garbage/Trash	78.72	0.92	787.20	0.98
Water	280.97	3.29	1,499.87	1.87
Sewer	208.61	2.44	2,086.10	2.60
TOTAL UTILITY EXPENSES	790.64	9.26	5,827.72	7.26
APARTMENT TURNOVER EXPENSES				
T/O Interior Repairs - Labor	0.00	0.00	1,726.00	2.15
T/O Interior Repairs - Materials	0.00	0.00	674.34	0.84
TOTAL APARTMENT T/O EXPENSES	0.00	0.00	2,400.34	2.99
MAINTENANCE EXPENSES				
Landscape Maintenance - Contract	465.00	5.45	4,590.00	5.72
Irrigation Repairs	30.00	0.35	60.00	0.07
On-Site Ground Staff	0.00	0.00	144.54	0.18
Grounds Clean-Up	89.93	1.05	1,079.98	1.35
On-Site Cleaning Staff	0.00	0.00	180.00	0.22
Repairs - Labor	461.31	5.40	3,540.24	4.41
Service - Equipment	0.00	0.00	197.63	0.25
Service - HVAC	0.00	0.00	175.00	0.22
TOTAL MAINTENANCE EXPENSES	1,046.24	12.26	9,967.39	12.42
TAX and INSURANCE EXPENSE				
Insurance	373.22	4.37	3,732.20	4.65
TOTAL TAX and INSURANCE EXPENSE	373.22	4.37	3,732.20	4.65

Cash Flow Statement

Period = Jul 2024

Book = Accrual ; Tree = hacb-cf

	Period to Date	%	Year to Date	%
TOTAL OPERATING EXPENSES	2,961.89	34.70	29,813.82	37.15
NET OPERATING INCOME	5,573.11	65.30	50,447.66	62.85
CAPITAL IMPROVEMENTS				
2020A - Capital Improvements	939.80	11.01	16,954.97	21.12
Countertops/Cabinets	0.00	0.00	5,055.13	6.30
Interior Paint	0.00	0.00	2,285.87	2.85
TOTAL CAPITAL IMPROVEMENTS	939.80	11.01	24,295.97	30.27
FINANCIAL EXPENSES				
Note - Principle and Interest	2,939.00	34.43	29,390.00	36.62
Capital Repl Resv Fund	250.00	2.93	2,500.00	3.11
2020A - Equity Contributions	-939.80	-11.01	-16,954.97	-21.12
TOTAL FINANCIAL EXPENSES	2,249.20	26.35	14,935.03	18.61
TOTAL CAP IMPV & FIN EXPENSE	3,189.00	37.36	39,231.00	48.88
NET INCOME	2,384.11	27.93	11,216.66	13.98
ADJUSTMENTS				
Capital Repl Res	250.00	2.93	2,500.00	3.11
Debt Service Reserve	2,939.00	34.43	29,390.00	36.62
Account Receivable	818.00	9.58	69.57	0.09
Prepaid Expense	373.22	4.37	-746.44	-0.93
Security Deposit Collected	0.00	0.00	400.00	0.50
Prepaid Rent	-140.00	-1.64	51.00	0.06
Owner Withdrawal	-3,435.33	-40.25	-44,263.06	-55.15
TOTAL ADJUSTMENTS	804.89	9.43	-12,598.93	-15.70
CASH FLOW	3,189.00	37.36	-1,382.27	-1.72
Period to Date	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	5,000.00	5,000.00	0.00	
Cash - General Savings	5,839.16	5,839.16	0.00	
Cash - Deposit Savings	3,625.00	3,625.00	0.00	
Cash - Financial Resv.	5,000.00	8,189.00	3,189.00	
Total Cash	19,464.16	22,653.16	3,189.00	
Year to Date	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	4,908.81	5,000.00	91.19	
Cash - General Savings	6,837.62	5,839.16	-998.46	
Cash - Deposit Savings	3,625.00	3,625.00	0.00	
Cash - Financial Resv.	9,134.00	8,189.00	-945.00	
Total Cash	24,505.43	22,653.16	-1,852.27	

1519 LOCUST STREET APARTMENTS

2023 / 2024 PERFORMANCE REVIEW

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	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
TOTAL INCOME 2019/20	5,996	4,525	10,712	6,216	7,354	7,151	6,083	5,976	5,974	6,123	9,441	5,836	81,387
TOTAL INCOME 2020/21	6,087	5,709	6,285	5,912	6,918	6,833	6,642	6,540	6,940	6,809	6,877	6,877	78,430
TOTAL INCOME 2021/22	6,485	7,563	7,108	6,888	7,116	6,988	7,073	7,138	7,231	7,331	7,381	8,032	86,334
TOTAL INCOME 2022/23	7,324	6,486	6,415	6,725	7,420	7,363	7,445	7,480	8,048	7,500	7,576	7,500	87,285
TOTAL INCOME 2023/24	7,684	7,928	7,845	7,647	7,435	7,895	8,335	8,480	8,505	8,535			80,291
VARIANCE	361	1,442	1,430	922	15	532	890	1,000	457	1,035			6,993

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 VACANCY LOSS	0	-350	0	-416	-128	-313	0	0	0	0	0	0	-1,208
2020/21 VACANCY LOSS	0	0	0	0	0	0	-617	-268	0	0	0	0	-886
2021/22 VACANCY LOSS	-564	0	0	0	0	0	0	0	0	0	0	0	-564
2022/23 VACANCY LOSS	0	-815	-815	-642	0	0	0	0	0	0	0	0	-2,272
2023/24 VACANCY LOSS	-50	130	0	-267	-360	-552	0	0	0	0			-1,099
VARIANCE	-50	945	815	375	-360	-552	0	0	0	0			-1,174

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 UNPAID RENTS	-383	-1,300	-199	-861	504	3	-688	-807	-807	-807	2,193	-807	-3,959
2020/21 UNPAID RENTS	-807	-1,024	-708	-839	0	-661	6,665	-455	413	-100	337	-1,202	1,619
2021/22 UNPAID RENTS	566	169	-227	-129	0	-199	-149	-99	1,239	-117	2	-815	241
2022/23 UNPAID RENTS	-1,111	1,623	645	-473	0	0	181	50	-6	-10	-70	86	915
2023/24 UNPAID RENTS	-822	-1,385	526	1,279	424	-424	36	0	-768	768			-366
VARIANCE	289	-3,008	-119	1,752	424	-424	-145	-50	-762	778			1,282

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 TOTAL OPER EXP	3,408	2,193	3,030	2,327	2,455	5,393	4,358	2,504	1,867	2,804	3,167	2,770	36,276
2020/21 TOTAL OPER EXP	7,918	2,361	2,046	5,026	1,888	1,897	8,844	6,166	2,415	2,264	2,470	2,508	45,803
2021/22 TOTAL OPER EXP	3,129	3,039	1,806	2,125	2,421	2,293	2,601	2,225	3,093	1,797	2,991	3,503	31,024
2022/23 TOTAL OPER EXP	2,160	5,847	8,767	8,528	2,562	2,347	3,122	4,422	3,218	2,600	1,981	2,994	48,549
2023/24 TOTAL OPER EXP	2,409	2,180	2,219	3,256	3,279	5,046	2,760	2,927	2,652	2,962			29,691
VARIANCE	249	-3,667	-6,549	-5,272	716	2,699	-362	-1,494	-566	362			18,858

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2019/20 TOTAL NOI	2,588	2,332	7,682	3,889	4,899	1,758	1,726	3,472	4,106	3,319	6,274	3,067	45,112
2020/21 TOTAL NOI	-1,831	3,348	4,239	887	5,029	4,936	-2,202	374	4,626	4,545	4,407	4,300	32,658
2021/22 TOTAL NOI	3,356	4,525	5,303	4,763	4,695	4,695	4,472	4,913	4,137	5,534	4,390	4,528	55,309
2022/23 TOTAL NOI	5,164	639	-2,352	-1,802	4,858	5,016	4,323	3,059	4,830	4,900	5,595	4,506	38,735
2023/24 TOTAL NOI	5,276	5,748	5,626	4,392	4,156	2,849	5,575	5,553	5,853	5,573			50,601
VARIANCE	112	5,109	7,979	6,194	-702	-2,167	1,251	2,494	1,023	673			-11,865

Cash Flow Statement

Period = Jul 2024

Book = Accrual : Tree = hach-cf

	Period to Date	%	Year to Date	%
INCOME				
RENTAL INCOME				
Rents - Potential	30,009.00	101.43	296,489.00	103.15
Manager Unit	-745.00	-2.52	-7,375.00	-2.57
Vacancy Loss	0.00	0.00	-6,439.42	-2.24
TOTAL RENTAL INCOME	29,264.00	98.91	282,674.58	98.35
NET RENTAL INCOME	29,264.00	98.91	282,674.58	98.35
SERVICE INCOME				
Late Charges	0.00	0.00	30.00	0.01
Cleaning	0.00	0.00	380.00	0.13
Repairs and Maintenance	0.00	0.00	1,394.62	0.49
Laundry Income	321.45	1.09	2,874.94	1.00
Application Fees	0.00	0.00	60.00	0.02
Interest - General Savings	0.00	0.00	9.86	0.00
Interest - General Checking	0.00	0.00	2.13	0.00
TOTAL SERVICE INCOME	321.45	1.09	4,751.55	1.65
TOTAL INCOME	29,585.45	100.00	287,426.13	100.00
PROJECT EXPENSES				
RENTING EXPENSES				
Advertising	71.00	0.24	736.00	0.26
Forms/Office Supplies	122.13	0.41	1,722.62	0.60
Resident Activities	272.23	0.92	873.68	0.30
TOTAL RENTING EXPENSES	465.36	1.57	3,332.30	1.16
ADMINISTRATIVE EXPENSES				
Tax and Audit Fees	0.00	0.00	400.00	0.14
Credit Reports	0.00	0.00	120.00	0.04
Legal - Evictions	0.00	0.00	1,827.55	0.64
Resident Manager Expense	284.52	0.96	4,497.60	1.56
Resident Manager Bonus	0.00	0.00	300.00	0.10
Management Fee	1,479.27	5.00	14,329.79	4.99
Internet	253.17	0.86	2,528.07	0.88
Asset Management Fee	400.00	1.35	4,000.00	1.39
License and Permits	27.00	0.09	231.00	0.08
Consulting Expense	0.00	0.00	150.00	0.05
Professional Dues/Subscriptions	0.00	0.00	885.19	0.31
TOTAL ADMINISTRATIVE EXPENSES	2,443.96	8.26	29,269.20	10.18
UTILITY EXPENSES				
Electricity	618.45	2.09	5,185.55	1.80
Gas	10.91	0.04	1,115.99	0.39
Exterminator	280.00	0.95	3,175.00	1.10
Garbage/Trash	324.16	1.10	3,241.60	1.13
Water	914.95	3.09	7,769.29	2.70
Sewer	2,079.99	7.03	17,707.59	6.16
TOTAL UTILITY EXPENSES	4,228.46	14.29	38,195.02	13.29
APARTMENT TURNOVER EXPENSES				
T/O Apt Cleaning	0.00	0.00	3,300.03	1.15
T/O Carpet Cleaning	0.00	0.00	430.00	0.15
T/O Interior Paint	0.00	0.00	1,789.88	0.62
T/O Interior Repairs - Labor	0.00	0.00	11,174.63	3.89
T/O Interior Repairs - Materials	0.00	0.00	7,435.40	2.59
TOTAL APARTMENT T/O EXPENSES	0.00	0.00	24,129.94	8.40
MAINTENANCE EXPENSES				
Landscape Maintenance - Contract	760.00	2.57	7,495.00	2.61
Landscape Maintenance - Other	130.00	0.44	390.00	0.14
On-Site Ground Staff	188.41	0.64	308.86	0.11

Cash Flow Statement

Period = Jul 2024

Book = Accrual , Tree = hach-cf

	Period to Date	%	Year to Date	%
On-Site Cleaning Staff	110.00	0.37	1,510.00	0.53
Paint - Materials	0.00	0.00	1,098.46	0.38
Repairs - Labor	678.47	2.29	15,449.16	5.38
On-Site Maintenance Staff	60.00	0.20	775.31	0.27
Repairs - Materials	68.93	0.23	294.04	0.10
Service - Gutters and Drains	0.00	0.00	723.93	0.25
Service - Appliances	0.00	0.00	142.48	0.05
Service - Equipment	0.00	0.00	312.65	0.11
Service - HVAC	0.00	0.00	1,996.67	0.69
Service - Water Heater	0.00	0.00	147.50	0.05
Exterior Lighting Repairs	0.00	0.00	381.45	0.13
TOTAL MAINTENANCE EXPENSES	1,995.81	6.75	31,025.51	10.79
TAX and INSURANCE EXPENSE				
Insurance	1,237.90	4.18	12,379.00	4.31
TOTAL TAX and INSURANCE EXPENSE	1,237.90	4.18	12,379.00	4.31
TOTAL OPERATING EXPENSES	10,371.49	35.06	138,330.97	48.13
NET OPERATING INCOME	19,213.96	64.94	149,095.16	51.87
CAPITAL IMPROVEMENTS				
2020A - Capital Improvements	0.00	0.00	19,354.21	6.73
Water Heaters	864.52	2.92	864.52	0.30
Tub/Shower Enclosures	0.00	0.00	4,227.53	1.47
Linoleum	0.00	0.00	441.51	0.15
Signs	0.00	0.00	736.10	0.26
Hood Vent	0.00	0.00	438.17	0.15
Interior Paint	0.00	0.00	11,954.20	4.16
Landscaping/Trees	0.00	0.00	3,450.00	1.20
Sidewalk Repairs	0.00	0.00	2,433.60	0.85
Siding Repairs/Replace	0.00	0.00	2,117.04	0.74
TOTAL CAPITAL IMPROVEMENTS	864.52	2.92	46,016.88	16.01
FINANCIAL EXPENSES				
Note - Principle and Interest	11,756.00	39.74	117,560.00	40.90
Capital Repl Resv Fund	1,000.00	3.38	10,000.00	3.48
2020A - Equity Contributions	0.00	0.00	-19,354.21	-6.73
TOTAL FINANCIAL EXPENSES	12,756.00	43.12	108,205.79	37.65
TOTAL CAP IMPV & FIN EXPENSE	13,620.52	46.04	154,222.67	53.66
NET INCOME	5,593.44	18.91	-5,127.51	-1.78
ADJUSTMENTS				
Capital Repl Res	1,000.00	3.38	10,000.00	3.48
Debt Service Reserve	11,756.00	39.74	117,560.00	40.90
Account Receivable	-185.50	-0.63	819.48	0.29
Prepaid Expense	-14,389.70	-48.64	-2,475.80	-0.86
Security Deposit Collected	0.00	0.00	4,120.00	1.43
Accounts Payable	5,049.21	17.07	5,049.21	1.76
Prepaid Rent	115.57	0.39	-1,351.31	-0.47
Owner Withdrawal	0.00	0.00	-6,195.25	-2.16
TOTAL ADJUSTMENTS	-6,752.84	-22.82	117,427.91	40.85
CASH FLOW	-1,159.40	-3.92	112,300.40	39.07
Period to Date	Beginning Balance	Ending Balance	Difference	
Cash - General Checking	10,529.52	5,614.12	-4,915.40	
Cash - General Savings	14,444.79	5,444.79	-9,000.00	
Cash - Deposit Savings	10,000.00	10,000.00	0.00	

Cash Flow Statement

Period = Jul 2024

Book = Accrual ; Tree = hacb-cf

	Period to Date	%	Year to Date	%
Cash - Financial Resv.	185,425.00	198,181.00	12,756.00	
Petty Cash	100.00	100.00	0.00	
Total Cash	220,499.31	219,339.91	-1,159.40	

Year to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	12,299.72	5,614.12	-6,685.60
Cash - General Savings	6,934.93	5,444.79	-1,490.14
Cash - Deposit Savings	10,000.00	10,000.00	0.00
Cash - Financial Resv.	81,621.00	198,181.00	116,560.00
Petty Cash	100.00	100.00	0.00
Total Cash	110,955.65	219,339.91	108,384.26

PARK PLACE APARTMENTS

2023 / 2024 PERFORMANCE REVIEW

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	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
TOTAL INCOME 2020/21	23,364	26,994	26,050	23,591	24,587	24,798	24,718	24,674	24,883	24,136	25,133	24,768	297,696
TOTAL INCOME 2021/22	24,337	23,908	24,872	24,782	23,296	26,066	25,168	26,338	25,296	26,668	26,893	27,660	305,285
TOTAL INCOME 2022/23	26,657	26,554	26,249	26,958	27,287	26,824	26,530	27,184	27,403	27,234	27,340	27,091	323,311
TOTAL INCOME 2023/24	27,547	28,403	29,040	27,251	28,552	28,870	28,910	28,954	29,533	29,585			
VARIANCE	890	1,849	2,791	293	1,265	2,047	2,380	1,770	2,131	2,352			17,767

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 VACANCY LOSS	43	0	-161	0	-102	-635	0	0	-40	-650	-360	0	-1,904
2021/22 VACANCY LOSS	-575	-1,612	-282	0	-1,740	-68	0	0	-738	0	0	0	-5,014
2022/23 VACANCY LOSS	0	0	-452	0	513	0	-588	-288	0	0	-503	-543	-1,862
2023/24 VACANCY LOSS	-1,762	-632	-750	-2,390	-780	0	-554	-352	0	0			
VARIANCE	-1,762	-632	-298	-2,390	-1,293	0	34	-64	0	0			-6,405

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 UNPAID RENTS	-1,876	1,505	1,290	359	0	239	-182	-1,216	613	106	662	-718	783
2021/22 UNPAID RENTS	1,697	1,176	60	-190	-426	0	0	-1,608	1,725	0	0	0	2,434
2022/23 UNPAID RENTS	15	332	-414	-1,626	309	574	-748	-969	-364	-695	2,686	1,752	852
2023/24 UNPAID RENTS	-120	177	-1,569	1,071	185	-103	104	14	-115	-186			
VARIANCE	-135	-155	-1,155	2,697	-124	-677	853	983	249	510			3,045

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 TOTAL OPER EXP	30,368	7,722	8,178	12,825	14,037	9,150	15	8,283	9,807	7,376	19,987	12,054	139,803
2021/22 TOTAL OPER EXP	9,275	13,239	10,511	9,762	9,086	11,293	9,156	9,455	14,212	9,838	10,518	10,363	126,708
2022/23 TOTAL OPER EXP	7,602	10,116	11,649	14,738	9,315	8,953	10,076	15,388	9,997	10,693	12,681	16,360	137,568
2023/24 TOTAL OPER EXP	23,713	10,840	14,521	20,024	15,378	10,689	11,691	14,973	10,740	10,371			
VARIANCE	16,110	724	2,872	5,286	6,063	1,737	1,615	-415	743	-322			34,413

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEPT.	TOTAL
2020/21 TOTAL NOI	7,003	19,272	17,872	10,766	10,550	15,647	24,703	16,391	15,076	16,760	5,146	12,714	171,900
2021/22 TOTAL NOI	15,062	10,669	14,362	15,020	14,210	14,773	16,012	16,883	11,083	16,830	16,375	17,297	178,577
2022/23 TOTAL NOI	19,055	16,438	14,600	12,221	17,972	17,871	16,454	11,796	17,405	16,540	14,659	10,731	185,743
2023/24 TOTAL NOI	3,834	17,563	14,519	7,228	13,174	18,181	17,219	13,981	18,794	19,214			
VARIANCE	-15,221	1,125	-81	-4,993	-4,798	310	765	2,184	1,388	2,674			-16,646

GRIDLEY SPRINGS

August 2024

Property Status:

1. GSI has 0 vacant units with Zero notices to vacate
2. GSII has 1 vacant unit with Zero notices to vacate. Move in approved for 08/10/2024.
3. GS1 had a successful USDA physical inspection with 1 finding that has already been mitigated and the inspection has been closed out.
4. GS2 had its HCD RHCP Bond physical and file inspection on 07/09/2024, there are 2 open items on the report and it should be closed out by end of the month.
5. GS1 had a very successful WNC (tax credit equity investor) physical inspection on 7/10/2024 with Zero findings.
6. GS2 preliminary FY25 budget has been submitted to HACB for review.

Sincerely,

Mac Upshaw

Mac Upshaw

GRIDLEY SPRINGS 2

Budget Comparison

July 31, 2024

Reporting Book:

ACCRUAL

As of Date:

07/31/2024

Location:

GRIDLEY SPRINGS 2

	Month Ending 07/31/2024			Year to Date 07/31/2024		
	Actual	Budget	Variance	Actual	Budget	Variance
Income						
Rental Income						
5120 - Rent Revenue -- Gross Potential	17,901.00	18,800.00	(899.00)	150,306.00	188,000.00	37,694.00
5180 - Local Section 8 Subsidy Revenue	0.00	0.00	0.00	8,144.00	0.00	(8,144.00)
Total Rental Income	17,901.00	18,800.00	(899.00)	158,450.00	188,000.00	29,550.00
Vacancy, Losses & Concessions						
5220 - Vacancy Loss - Apartments	(1,432.00)	(376.00)	(1,056.00)	(5,467.00)	(3,760.00)	1,707.00
Total Vacancy, Losses & Concessions	(1,432.00)	(376.00)	(1,056.00)	(5,467.00)	(3,760.00)	1,707.00
Net Rental Income	16,469.00	18,424.00	(1,955.00)	152,983.00	184,240.00	31,257.00
Financial Income						
5410 - Interest Revenue	0.00	0.00	0.00	433.63	0.00	433.63
5440 - Interest Revenue -- Replacement	3.19	0.00	3.19	3.19	0.00	3.19
Total Financial Income	3.19	0.00	3.19	436.82	0.00	436.82
Other Income						
5910 - Laundry Revenue	0.00	83.00	(83.00)	108.66	833.33	(724.67)
5920 - Tenant Charges (Late Fees, Damage)	0.00	542.00	(542.00)	0.00	5,416.67	(5,416.67)
Total Other Income	0.00	625.00	(625.00)	108.66	6,250.00	(6,141.34)
Total Income	16,472.19	19,049.00	(2,576.81)	153,528.48	190,490.00	(36,961.52)
Expenses						
Administrative Expenses						
6255 - Credit Check Expense	0.00	0.00	0.00	311.27	0.00	(311.27)
6308 - Training	20.88	29.00	8.12	239.37	291.67	52.30
6310 - Office Salaries	447.59	0.00	(447.59)	447.59	0.00	(447.59)
6311 - Office Supplies	30.51	385.00	354.49	709.86	3,853.33	3,143.47
6315 - Software Expenses	38.54	0.00	(38.54)	3,437.92	0.00	(3,437.92)
6318 - Computer Licenses, Maint (IT Services)	100.00	0.00	(100.00)	700.00	0.00	(700.00)
6319 - IT Services	0.00	128.00	128.00	384.00	1,280.00	896.00
6320 - Management Fee Expense	810.00	1,080.00	270.00	11,070.00	10,800.00	(270.00)
6330 - Manager Salaries	2,266.54	1,875.00	(391.54)	21,926.46	18,750.00	(3,176.46)
6335 - Administrative Fees Expense	0.00	29.00	29.00	1,249.99	291.60	(958.39)
6340 - Legal Expense - Project	0.00	125.00	125.00	0.00	1,250.00	1,250.00
6350 - Audit Expense	0.00	0.00	0.00	9,000.00	4,200.00	(4,800.00)
6352 - Bank Fees	0.00	0.00	0.00	15.00	0.00	(15.00)
6360 - Telephone Expense	0.00	70.00	70.00	564.36	700.00	135.64
6390 - Misc. Administrative Expenses	0.00	0.00	0.00	13,056.00	0.00	(13,056.00)
7004 - Employee Mileage	0.00	0.00	0.00	291.08	0.00	(291.08)
Total Administrative Expenses	3,714.06	3,721.00	6.94	63,402.90	41,416.60	(21,986.30)
Marketing Expenses						
6210 - Advertising and Marketing	0.00	8221.00	21.00	0.00	208.33	208.33

Total Marketing Expenses	0.00	21.00	21.00	0.00	208.33	208.33
Utilities						
6449 - Utilities - Vacant	0.00	0.00	0.00	230.83	0.00	(230.83)
6450 - Electricity	65.18	310.00	244.82	2,354.05	3,100.00	745.95
6451 - Water	700.10	500.00	(200.10)	4,212.04	5,000.00	787.96
6452 - Gas	0.00	68.00	68.00	379.22	683.33	304.11
6453 - Sewer	845.10	820.00	(25.10)	7,445.78	8,200.00	754.22
Total Utilities	1,610.38	1,698.00	87.62	14,621.92	16,983.33	2,361.41
Operating & Maintenance Expenses						
6512 - Maintenance Salaries	1,805.88	1,875.00	69.12	20,050.94	18,750.00	(1,300.94)
6519 - Pest Control	100.00	0.00	(100.00)	600.00	0.00	(600.00)
6520 - Contracts - Maint. & Repairs	1,130.00	1,667.00	537.00	12,192.00	16,666.67	4,474.67
6525 - Garbage & Trash Removal	704.62	567.00	(137.62)	6,563.02	5,666.67	(896.35)
6534 - Uniforms	0.00	0.00	0.00	97.55	0.00	(97.55)
6536 - Grounds Supplies	0.00	0.00	0.00	135.44	0.00	(135.44)
6537 - Grounds Contracts	0.00	0.00	0.00	1,000.00	0.00	(1,000.00)
6540 - Repair Materials	654.76	2,815.00	2,160.24	5,860.83	28,154.17	22,293.34
6543 - Repairs - Plumbing	583.06	0.00	(583.06)	2,644.63	0.00	(2,644.63)
6546 - Repairs - HVAC Repairs & Mair	0.00	500.00	500.00	1,217.87	5,000.00	3,782.13
6560 - Interior Paint Contract	0.00	0.00	0.00	680.00	0.00	(680.00)
6561 - Painting Supplies	0.00	0.00	0.00	2,176.36	0.00	(2,176.36)
Total Operating & Maintenance Exper	4,978.32	7,424.00	2,445.68	53,218.64	74,237.51	21,018.87
Taxes & Insurance						
6711 - Payroll Taxes	338.71	418.00	79.29	3,981.88	4,181.67	199.79
6720 - Property & Liability Insurance (f	0.00	167.00	167.00	0.00	1,666.67	1,666.67
6722 - Workers Compensation Ins	345.78	297.00	(48.78)	2,716.10	2,966.67	250.57
6723 - Health Insurance and Other Em	907.03	300.00	(607.03)	6,261.78	3,000.00	(3,261.78)
Total Taxes & Insurance	1,591.52	1,182.00	(409.52)	12,959.76	11,815.01	(1,144.75)
Total Operating Expenses	11,894.28	14,046.00	2,151.72	144,203.22	144,660.83	457.61
Net Operating Income (Loss)	4,577.91	5,003.00	(425.09)	9,325.26	45,829.17	36,503.91
Non-Operating Expenses						
Capital Expenditures						
7340 - Plumbing Replacement	0.00	0.00	0.00	3,666.87	0.00	(3,666.87)
7360 - Exterior Building	0.00	0.00	0.00	1,550.00	0.00	(1,550.00)
7368 - Office Equipment	0.00	0.00	0.00	429.00	0.00	(429.00)
7370 - Heating/AC Replacement	0.00	0.00	0.00	22,099.00	0.00	(22,099.00)
7387 - Door/Screen Replacement	0.00	0.00	0.00	195.62	0.00	(195.62)
7390 - Other Capital Expenses	0.00	0.00	0.00	1,200.00	0.00	(1,200.00)
Total Capital Expenditures	0.00	0.00	0.00	29,140.49	0.00	(29,140.49)
Debt Services						
6820 - Interest on Mortgage Payable -	545.08	0.00	(545.08)	5,450.80	0.00	(5,450.80)
Total Debt Services	545.08	0.00	(545.08)	5,450.80	0.00	(5,450.80)
Total Non-Operating Expenses	545.08	0.00	(545.08)	34,591.29	0.00	(34,591.29)
Net Income (Loss)	4,032.83	5,003.00	(970.17)	(25,266.03)	45,829.17	71,095.20

Cash Flow Statement

Period = Jul 2024

Book = Accrual ; Tree = hacb-cf

	Period to Date	%	Year to Date	%
PROJECT EXPENSES				
ADMINISTRATIVE EXPENSES				
Management Fee	250.00	0.00	2,500.00	0.00
Asset Management Fee	120.00	0.00	1,200.00	0.00
TOTAL ADMINISTRATIVE EXPENSES	370.00	0.00	3,700.00	0.00
UTILITY EXPENSES				
Water	0.00	0.00	175.92	0.00
TOTAL UTILITY EXPENSES	0.00	0.00	175.92	0.00
MAINTENANCE EXPENSES				
Landscape Maintenance - Other	0.00	0.00	900.00	0.00
TOTAL MAINTENANCE EXPENSES	0.00	0.00	900.00	0.00
TAX and INSURANCE EXPENSE				
Insurance	0.00	0.00	66.00	0.00
TOTAL TAX and INSURANCE EXPENSE	0.00	0.00	66.00	0.00
TOTAL OPERATING EXPENSES	370.00	0.00	4,841.92	0.00
NET OPERATING INCOME	-370.00	0.00	-4,841.92	0.00
NET INCOME	-370.00	0.00	-4,841.92	0.00
ADJUSTMENTS				
Funds from Owner	0.00	0.00	5,000.00	0.00
TOTAL ADJUSTMENTS	0.00	0.00	5,000.00	0.00
CASH FLOW	-370.00	0.00	158.08	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	2,450.04	2,080.04	-370.00
Cash - General Savings	0.00	0.00	0.00
Cash - Replacement Reserve-2015	0.00	0.00	0.00
Cash - Financial Resv.	0.00	0.00	0.00
Total Cash	2,450.04	2,080.04	-370.00

Year to Date	Beginning Balance	Ending Balance	Difference
Cash - General Checking	1,921.96	2,080.04	158.08
Cash - General Savings	0.00	0.00	0.00
Cash - Replacement Reserve-2015	0.00	0.00	0.00
Cash - Financial Resv.	0.00	0.00	0.00
Total Cash	1,921.96	2,080.04	158.08

MEMO

Date: August 8, 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 nine (9) vacancies as of the 1st of August. Two new households are scheduled to move in soon. Increased vacancies were anticipated with lease up of the new tax-credit subsidized properties in the area. AWI has increased their marketing to address the dynamic and loss. AWI details current turnover status in the monthly narrative following, as well as unpaid rents for the month. The cost for three (3) exterior building balconies (12 total balconies) came in at approximately \$50,000 and has now been completed. We are also looking to upgrade more balconies and bids are being sought. The expense to rebuild the balconies will come out of property operating and reserves. Parking lot bids to repair/replace sections of asphalt have been obtained and work will be completed weather permitting. Four coin-op laundry machines were vandalized and are in the process of being repaired and or replaced. AWI is looking into new card-based machines, eliminating the risk presented by coinage. A new maintenance tech has been hired. YTD income is up approximately \$8,786 compared to budget, at \$495,455, with total expenses \$17,084 less than budget YTD. Net income is \$25,871 more than budget, at \$68,861. Current Reserve Balance is \$527,018. The property is subject to repositioning, involving refinancing, capital improvements, and replacements. Please find AWI’s monthly narrative and financials for your review.



Chico Commons Apartments, 2071 Amanda Way, Chico



Walker Commons Apartments, 678 Buttonwillow Lane, Chico

Walker Commons Apartments, Chico (56 units, LIHTC, Senior & Disabled, MGP: BCAHDC, PM: AWI) – The property had one (1) vacancy as of August 1st, AWI is working on processing applications and completing the turnover repairs for occupancy. The new maintenance technician, Gregory Ramirez, and new on-site manager Miriam Sainz, are continuing to settle into their new roles. Residents and staff have continued to partner to create monthly activities supporting all residents. Ice cream resident socials are held every Friday in the community room during the HOT Summer! YTD income is higher than budget by approximately \$36,216 with overall expenses lower than anticipated by \$49,692, bringing the property’s Net Profit to \$85,908 more than budget, at \$100,637. Total Property Reserves balance is \$670,252.48. Bids are being collected for elimination of trip hazards, exterior painting of fading siding and gutters/downspout replacement. 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 generates significant cash, which will help with anticipated renovations. Please find the AWI monthly owners report following.



Walker Commons Apartments, Chico - Community Room Building



1200 Park Avenue - Street Entry

1200 Park Avenue Apartments, Chico (107 units, LIHTC, Senior, MGP: BCAHDC, PM: AWI) – There are eleven (11) vacancies as of this date. AWI reviews the turnover and market ready status of these 11 units in their report, following. Specifically, 4 households passed, 2 terminations, and 5 either moved in with family, another complex or RA transfer. AWI is processing applications and preparing the units for lease. Marketing efforts, including flyers have increased due to vacancies; many fixed-extremely low-income applicants on the waiting lists have insufficient income to pay the 50-60% AMI rents. Remaining unpaid rents are in process of being collected, including seven units. Bids are being sought for “sun” damaged or frayed window screens throughout the

property. Landscaping needs are being addressed. New flooring is being scheduled for the first-floor carpeted common areas. CAA Food Distribution is on-going. North Valley Catholic Social Services and others are continuing to be contacted to provide activities for property residents. Mai Kirk, MSW Social Worker from the County of Butte, has been providing information for different programs to the resident seniors, which includes Passages and IHSS. The residents and AWI staff continue to calendar events - monthly bingo and birthdays are celebrated. Usage of the conference room for an “art class” is scheduled every Thursday. Butte County Library is serving property residents. Management hosted a resident appreciation BBQ the month of July which was very much appreciated by the resident’s who attended. Please see photos of the event in AWI’s monthly narrative. Please find AWI’s monthly financials following. YTD income is down by \$20,584, at \$623,894, due to not being able to increase rents to maximum allowed by tax-credit regulation, because of State and local rent restrictions. YTD expenses come in at \$580,094, or \$31,170 less than budget. This brought the net profit YTD to \$10,586 more than budget at \$43,799. Total Reserve balance is \$382,038.90. The property is subject to repositioning, involving refinancing and capital improvements.



1200 Park Avenue Apartments, Inner Courtyard view

Chico Commons Apartments July 2024



Separate *Variance Report* explaining budget differences and expenditures.
The current reserve balance is \$527,018.86, the monthly transfer is \$2500.00

Updates:

Chico Commons currently has 9 vacancies. 1 move-in and 3 move-outs during the month of July. Several of current vacancies are attributed to non-payment of rent. 2 move-in's expected soon.

Vacancies:

- **Unit #48** – (Vacated without reason) Unit Market ready. Facing challenges finding an applicant that can afford the 60% set aside rent amount. **Applicant in process close to approval.**
- **Unit #6** – (Vacated for non-payment to avoid eviction). Unit turn in process. Full paint completed, new flooring, blinds, detail cleaning.
- **Unit #16** – (Termination for non-payment) Unit close to market ready. Pending detail cleaning only.
- **Unit #60** – (Termination for non-payment) Full paint complete. Detail cleaning, new flooring, blinds, partial cabinets/drawers and doors. Working on applicant and reviewing the file.
- **Unit #57** – (Personal) Minor repairs needed with touch up painting.
- **Unit #3** – (Transfer to unit #65) Flooring and cabinet repairs needed, General repairs pending.
- **Unit #47** – (Termination for non-payment) Major repairs needed, flooring, cabinets, cleaning.
- **Unit #24** - (Personal) Paint touch ups and general repairs needed.
- **Unit #39** – (Moved to a larger unit) flooring, painting and general repairs needed.



Management continues advertising via: flyers, signage and resident referrals.

To date in August, several rent payments outstanding - Property Manager is following up to collect.

Concrete grinding has been approved and being scheduled.

Collecting bids for the next phase of patio replacements/upgrades.

The site is fully staffed and receiving help from other properties to speed up the turns.



Chico Commons 549
For the Month Ended July 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 77,629.00	\$ 73,639.00	\$ 3,990.00	\$ 541,519.00	\$ 515,473.00	\$ 26,046.00
Vacancies	(8,176.00)	(4,418.33)	(3,757.67)	(54,903.00)	(30,928.33)	(23,974.67)
Rent Adjustments	(439.00)	(245.83)	(193.17)	(31.40)	(1,720.83)	1,689.43
Manager's Unit	(1,024.00)	(1,024.00)	0.00	(7,109.00)	(7,168.00)	59.00
Total Tenant Rent	\$ 67,990.00	\$ 67,950.84	\$ 39.16	\$ 479,475.60	\$ 475,655.84	\$ 3,819.76
Other Project Income:						
Laundry Income	\$ 75.54	\$ 872.67	\$ (797.13)	\$ 2,863.68	\$ 6,108.67	\$ (3,244.99)
Interest Income	219.32	7.25	212.07	1,298.46	50.75	1,247.71
Restricted Reserve Interest Incom	730.56	0.00	730.56	2,387.79	0.00	2,387.79
Late Charges	315.00	271.08	43.92	1,846.22	1,897.58	(51.36)
Other Tenant Income	\$ 1,302.00	\$ 422.25	\$ 879.75	\$ 7,262.06	\$ 2,955.75	\$ 4,306.31
Miscellaneous Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 321.49	\$ 0.00	\$ 321.49
Other Project Income	\$ 2,642.42	\$ 1,573.25	\$ 1,069.17	\$ 15,979.70	\$ 11,012.75	\$ 4,966.95
Total Project Income	\$ 70,632.42	\$ 69,524.09	\$ 1,108.33	\$ 495,455.30	\$ 486,668.59	\$ 8,786.71
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 34,247.75	\$ 25,595.66	\$ 8,652.09	\$ 198,992.20	\$ 179,169.66	\$ 19,822.54
Utilities (From Pg 2)	8,998.27	10,830.25	(1,831.98)	53,140.08	75,811.75	(22,671.67)
Administrative (From Pg 2)	14,212.77	12,465.50	1,747.27	88,824.01	87,258.50	1,565.51
Taxes & Insurance (From Pg 2)	3,386.92	3,084.84	302.08	23,708.44	21,593.84	2,114.60
Other Taxes & Insurance (Fr Page	1,490.40	3,410.00	(1,919.60)	9,902.39	23,870.00	(13,967.61)
Other Project Expenses	1,252.32	1,812.26	(559.94)	8,737.39	12,685.76	(3,948.37)
Total O&M Expenses	\$ 63,588.43	\$ 57,198.51	\$ 6,389.92	\$ 383,304.51	\$ 400,389.51	\$ (17,085.00)
Mortgage & Owner's Expense						
Interest Expense - City of Chico	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 18,229.19	\$ 18,229.17	\$.02
Mortgage Payment	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 18,229.19	\$ 18,229.17	\$.02
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 7,560.00	\$ 7,560.00	\$ 0.00
Transfer - Reserves	(97,500.00)	2,500.00	(100,000.00)	17,500.00	17,500.00	0.00
Total Mortgage & Owner's Exp.	\$ (93,815.83)	\$ 6,184.17	\$ (100,000.00)	\$ 43,289.19	\$ 43,289.17	\$.02
Total Project Expenses	\$ (30,227.40)	\$ 63,382.68	\$ (93,610.08)	\$ 426,593.70	\$ 443,678.68	\$ (17,084.98)
Net Profit (Loss)	\$ 100,859.82	\$ 6,141.41	\$ 94,718.41	\$ 68,861.60	\$ 42,989.91	\$ 25,871.69

Other Cash Flow Items:

Chico Commons 549
For the Month Ended July 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Reserve Transfers	\$ (100,730.56)	\$ 0.00	\$ (100,730.56)	\$ (102,387.79)	\$ 0.00	\$ (102,387.79)
T & I Transfers	(3,225.98)	0.00	(3,225.98)	(22,416.41)	0.00	(22,416.41)
Operating - MMKT- FFB*	(178.84)	0.00	(178.84)	206,819.45	0.00	206,819.45
Security Deposits Held	(1,300.00)	0.00	(1,300.00)	(2,535.00)	0.00	(2,535.00)
Authorized Reserve - Other	0.00	(8,087.50)	8,087.50	0.00	(56,612.50)	56,612.50
Pending Reserves	(17,000.00)	0.00	(17,000.00)	(17,000.00)	0.00	(17,000.00)
Tenant Receivables	7,803.76	0.00	7,803.76	15,871.38	0.00	15,871.38
Other Receivables	3,587.59	0.00	3,587.59	27,909.13	0.00	27,909.13
Fixed Assets	(357.21)	0.00	(357.21)	(357.21)	0.00	(357.21)
Accounts Payable - Trade	22,194.13	0.00	22,194.13	(9,574.74)	0.00	(9,574.74)
Accrued Interest - City of Chico	2,604.17	0.00	2,604.17	(13,020.81)	0.00	(13,020.81)
Partner's Equity	0.00	0.00	0.00	(76,798.00)	0.00	(76,798.00)
Total Other Cash Flow Items	\$ (86,602.94)	\$ (8,087.50)	\$ (78,515.44)	\$ 6,510.00	\$ (56,612.50)	\$ 63,122.50
Net Operating Cash Change	<u>\$ 14,256.88</u>	<u>\$ (1,946.09)</u>	<u>\$ 16,202.97</u>	<u>\$ 75,371.60</u>	<u>\$ (13,622.59)</u>	<u>\$ 88,994.19</u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 11,486.39	\$ 86,857.99	\$ 75,371.60
Operating - MMKT- FFB*	235,996.02	29,176.57	(206,819.45)
Tax & Insurance-FFB	31,796.70	54,213.11	22,416.41
Security Deposit - FFB	44,775.00	44,775.00	0.00
Reserve Acct-FFB	46,082.80	3,846.73	(42,236.07)
Cash - Reserves	0.00	316.73	316.73
Reserve Acct - MMKT - FFB*	361,365.00	523,172.13	161,807.13
Payables & Receivables:			
Accounts Payable - Trade	24,216.07	14,641.33	(9,574.74)
Rents Receivable - Current Tenants	17,720.84	847.04	(16,873.80)
Allowance for Doubtful Accounts	(2,666.60)	(2,407.61)	258.99
Other Tenant Charges Receivable	2,090.73	2,834.16	743.43

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 5,110.87	\$ 6,044.17	\$ (933.30)	\$ 34,528.66	\$ 42,309.17	\$ (7,780.51)
Janitorial/Cleaning Supplies	149.98	137.33	12.65	510.26	961.33	(451.07)
Plumbing Repairs	751.92	468.17	283.75	3,249.29	3,277.17	(27.88)
Painting & Decorating	49.46	508.17	(458.71)	6,728.20	3,557.17	3,171.03

Chico Commons 549
For the Month Ended July 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Repairs & Maintenance - Supply	\$ 2,677.51	\$ 3,707.08	\$ (1,029.57)	\$ 17,370.50	\$ 25,949.58	\$ (8,579.08)
Repairs & Maintenance - Contract	4,063.52	1,727.67	2,335.85	24,736.93	12,093.67	12,643.26
Grounds Maintenance	2,655.00	2,008.33	646.67	15,390.00	14,058.33	1,331.67
Pest Control Service	574.00	746.08	(172.08)	8,139.00	5,222.58	2,916.42
Fire/Alarm Services	201.87	740.00	(538.13)	3,000.84	5,180.00	(2,179.16)
Capital Improvements - Other	13,082.01	5,209.50	7,872.51	27,095.44	36,466.50	(9,371.06)
Capital Improvements - Flooring	1,041.21	2,433.33	(1,392.12)	16,759.59	17,033.33	(273.74)
Capital Improvements - Appliance	2,333.75	858.33	1,475.42	19,509.95	6,008.33	13,501.62
Capital Improvements - HVAC Repl	0.00	0.00	0.00	8,520.46	0.00	8,520.46
Carpet Cleaning	169.00	66.25	102.75	657.98	463.75	194.23
HVAC Repairs	1,292.00	820.00	472.00	12,061.00	5,740.00	6,321.00
Cable Service	95.65	79.58	16.07	734.10	557.08	177.02
Tenant Services	0.00	41.67	(41.67)	0.00	291.67	(291.67)
Total Maint. & Operating Exp.	\$ 34,247.75	\$ 25,595.66	\$ 8,652.09	\$ 198,992.20	\$ 179,169.66	\$ 19,822.54
Utilities:						
Electricity	\$ 996.21	\$ 879.92	\$ 116.29	\$ 6,108.08	\$ 6,159.42	\$ (51.34)
Water	3,496.13	2,754.83	741.30	11,275.57	19,283.83	(8,008.26)
Sewer	1,698.11	2,746.58	(1,048.47)	13,584.88	19,226.08	(5,641.20)
Heating Fuel/Other	956.92	1,933.92	(977.00)	9,686.05	13,537.42	(3,851.37)
Garbage & Trash Removal	1,850.90	2,515.00	(664.10)	12,485.50	17,605.00	(5,119.50)
Total Utilities	\$ 8,998.27	\$ 10,830.25	\$ (1,831.98)	\$ 53,140.08	\$ 75,811.75	\$ (22,671.67)
Administrative:						
Manager's Salary	\$ 3,763.90	\$ 5,865.67	\$ (2,101.77)	\$ 28,556.73	\$ 41,059.67	\$ (12,502.94)
Management Fees	3,816.00	3,816.00	0.00	26,712.00	26,712.00	0.00
Bad Debt Expense	4,705.00	1,269.25	3,435.75	25,051.09	8,884.75	16,166.34
Auditing	666.67	666.67	0.00	4,666.69	4,666.67	.02
Legal	1,261.20	833.33	427.87	3,837.50	5,833.33	(1,995.83)
Other Administrative Expenses	0.00	14.58	(14.58)	0.00	102.08	(102.08)
Total Administrative Expense	\$ 14,212.77	\$ 12,465.50	\$ 1,747.27	\$ 88,824.01	\$ 87,258.50	\$ 1,565.51
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 92.67	\$ (92.67)	\$ 0.00	\$ 648.67	\$ (648.67)
Property Insurance	3,386.92	2,992.17	394.75	23,708.44	20,945.17	2,763.27
Total Taxes & Insurance Expense	\$ 3,386.92	\$ 3,084.84	\$ 302.08	\$ 23,708.44	\$ 21,593.84	\$ 2,114.60
Other Taxes & Insurance:						
Payroll Taxes	\$ 746.51	\$ 1,069.75	\$ (323.24)	\$ 5,734.73	\$ 7,488.25	\$ (1,753.52)
Other Taxes, Fees & Permits	0.00	192.00	(192.00)	820.95	1,344.00	(523.05)
Bond Premiums	377.00	32.25	344.75	377.00	225.75	151.25
Worker's Compensation Insurance	362.89	643.75	(280.86)	2,569.84	4,506.25	(1,936.41)
Personnel Medical Insurance	4.00	1,472.25	(1,468.25)	399.87	10,305.75	(9,905.88)

Chico Commons 549
For the Month Ended July 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Total Other Taxes & Insurance	\$ 1,490.40	\$ 3,410.00	\$ (1,919.60)	\$ 9,902.39	\$ 23,870.00	\$ (13,967.61)
Other Project Expenses						
Telephone & Answering Service	\$ 189.03	\$ 226.00	\$ (36.97)	\$ 1,914.31	\$ 1,582.00	\$ 332.31
Internet Service	144.85	271.50	(126.65)	1,158.80	1,900.50	(741.70)
Advertising	0.00	54.17	(54.17)	20.00	379.17	(359.17)
Water/Coffee Service	30.23	0.00	30.23	44.79	0.00	44.79
Office Supplies & Expense	450.10	245.92	204.18	2,821.60	1,721.42	1,100.18
Postage	74.61	88.75	(14.14)	612.03	621.25	(9.22)
Toner/Copier Expense	266.26	188.08	78.18	873.02	1,316.58	(443.56)
Office Furniture & Equipment Expe	0.00	500.00	(500.00)	116.36	3,500.00	(3,383.64)
Travel & Promotion	33.26	70.92	(37.66)	291.59	496.42	(204.83)
Training Expense	0.00	66.92	(66.92)	260.92	468.42	(207.50)
Credit Checking	63.98	100.00	(36.02)	623.97	700.00	(76.03)
Total Other Project Expenses	\$ 1,252.32	\$ 1,812.26	\$ (559.94)	\$ 8,737.39	\$ 12,685.76	\$ (3,948.37)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 18,229.19	\$ 18,229.17	\$.02
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 7,560.00	\$ 7,560.00	\$ 0.00
Transfer - Reserves	(97,500.00)	2,500.00	(100,000.00)	17,500.00	17,500.00	0.00
Total Mortgage & Owner's Exp.	\$ (93,815.83)	\$ 6,184.17	\$ (100,000.00)	\$ 43,289.19	\$ 43,289.17	\$.02
Total Expenses	\$ (30,227.40)	\$ 63,382.68	\$ (93,610.08)	\$ 426,593.70	\$ 443,678.68	\$ (17,084.98)
Authorized Reserve - Other	\$ 0.00	\$ 8,087.50	\$ (8,087.50)	\$ 0.00	\$ 56,612.50	\$ (56,612.50)
Pending Reserves	17,000.00	0.00	17,000.00	17,000.00	0.00	17,000.00
Total Authorized Reserves	\$ 17,000.00	\$ 8,087.50	\$ 8,912.50	\$ 17,000.00	\$ 56,612.50	\$ (39,612.50)

Walker Commons July 2024



Separate *Variance Report* explaining budget differences and expenditures.

**The current reserve balance is \$670,252.48. The monthly reserve transfer is \$933.34.

Updates:

Walker Commons currently has 1 vacancy. 1 move-out during the month of July.

Vacant Units:

- **Unit #21** – (vacated for medical) Maintenance is completing the unit. The manager is working up several applicants to fill the unit.

Upcoming Vacancies:

There are no upcoming vacancies currently.

Projects:

Estimates on hand to eliminate trip hazards.

Beginning the bidding process for painting the fading siding.

Collecting bids for gutters in the back of the property.

Events:

- The property holds an Ice cream social each Friday. *Cool treats on hot days.*



Walker Commons 550
For the Month Ended July 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 43,912.00	\$ 40,042.50	\$ 3,869.50	\$ 306,992.00	\$ 280,297.50	\$ 26,694.50
Vacancies	0.00	(1,201.25)	1,201.25	(5,013.00)	(8,408.75)	3,395.75
Rent Adjustments	(207.00)	(18.00)	(189.00)	(402.00)	(126.00)	(276.00)
Manager's Unit	(775.00)	(775.00)	0.00	(5,378.00)	(5,425.00)	47.00
Total Tenant Rent	\$ 42,930.00	\$ 38,048.25	\$ 4,881.75	\$ 296,199.00	\$ 266,337.75	\$ 29,861.25
Other Project Income:						
Laundry Income	\$ 726.58	\$ 271.83	\$ 454.75	\$ 2,733.62	\$ 1,902.83	\$ 830.79
Interest Income	340.94	6.08	334.86	1,482.29	42.58	1,439.71
Restricted Reserve Interest Incom	961.55	0.00	961.55	3,204.53	0.00	3,204.53
Late Charges	64.00	4.17	59.83	451.92	29.17	422.75
Other Tenant Income	\$ 0.00	\$ 123.75	\$ (123.75)	\$ 215.33	\$ 866.25	\$ (650.92)
Miscellaneous Income	\$ 1,107.85	\$ 0.00	\$ 1,107.85	\$ 1,107.91	\$ 0.00	\$ 1,107.91
Other Project Income	\$ 3,200.92	\$ 405.83	\$ 2,795.09	\$ 9,195.60	\$ 2,840.83	\$ 6,354.77
Total Project Income	\$ 46,130.92	\$ 38,454.08	\$ 7,676.84	\$ 305,394.60	\$ 269,178.58	\$ 36,216.02
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 13,158.03	\$ 13,977.64	\$ (819.61)	\$ 77,705.67	\$ 97,843.64	\$ (20,137.97)
Utilities (From Pg 2)	3,761.22	4,880.58	(1,119.36)	17,348.67	34,164.08	(16,815.41)
Administrative (From Pg 2)	6,576.17	8,165.33	(1,589.16)	49,150.70	57,157.33	(8,006.63)
Taxes & Insurance (From Pg 2)	2,113.67	1,948.91	164.76	14,795.69	13,642.41	1,153.28
Other Taxes & Insurance (Fr Page	2,918.84	3,485.33	(566.49)	19,096.05	24,397.33	(5,301.28)
Other Project Expenses	1,934.45	1,083.75	850.70	7,001.78	7,586.25	(584.47)
Total O&M Expenses	\$ 30,462.38	\$ 33,541.54	\$ (3,079.16)	\$ 185,098.56	\$ 234,791.04	\$ (49,692.48)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 8,750.00	\$ 8,750.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 4,375.00	\$ 4,375.00	\$ 0.00
Transfer - Reserves	(99,066.66)	933.33	(99,999.99)	6,533.38	6,533.33	.05
Total Mortgage & Owner's Exp.	\$ (97,191.66)	\$ 2,808.33	\$ (99,999.99)	\$ 19,658.38	\$ 19,658.33	\$.05
Total Project Expenses	\$ (66,729.28)	\$ 36,349.87	\$ (103,079.15)	\$ 204,756.94	\$ 254,449.37	\$ (49,692.43)
Net Profit (Loss)	\$ 112,860.20	\$ 2,104.21	\$ 110,755.99	\$ 100,637.66	\$ 14,729.21	\$ 85,908.45
Other Cash Flow Items:						
Reserve Transfers	\$ (100,961.55)	\$ 0.00	\$ (100,961.55)	\$ (103,204.53)	\$ 0.00	\$ (103,204.53)
T & I Transfers	(2,150.54)	0.00	(2,150.54)	(14,366.80)	0.00	(14,366.80)

Walker Commons 550
For the Month Ended July 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Operating - MMKT- FFB*	\$ (304.07)	\$ 0.00	\$ (304.07)	\$ 118,631.50	\$ 0.00	\$ 118,631.50
Other Cash Changes	0.00	0.00	0.00	(1.66)	0.00	(1.66)
Security Deposits Held	0.00	0.00	0.00	1,240.00	0.00	1,240.00
Authorized Reserve - Other	0.00	(3,583.33)	3,583.33	0.00	(25,083.33)	25,083.33
Tenant Receivables	184.00	0.00	184.00	(5,871.49)	0.00	(5,871.49)
Other Receivables	2,418.34	0.00	2,418.34	19,100.38	0.00	19,100.38
Accounts Payable - Trade	2,185.66	0.00	2,185.66	(20,474.10)	0.00	(20,474.10)
Accounts Payable Other	0.00	0.00	0.00	(2,428.00)	0.00	(2,428.00)
Accrued Interest - City of Chico	1,250.00	0.00	1,250.00	(54,519.00)	0.00	(54,519.00)
Accrued Partnership Fees	625.00	0.00	625.00	(10,625.00)	0.00	(10,625.00)
Partner's Equity	0.00	0.00	0.00	(42,967.00)	0.00	(42,967.00)
Total Other Cash Flow Items	\$ (96,753.16)	\$ (3,583.33)	\$ (93,169.83)	\$ (115,485.70)	\$ (25,083.33)	\$ (90,402.37)
Net Operating Cash Change	\$ 16,107.04	\$ (1,479.12)	\$ 17,586.16	\$ (14,848.04)	\$ (10,354.12)	\$ (4,493.92)

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 64,428.37	\$ 49,580.33	\$ (14,848.04)
Operating - MMKT- FFB*	256,384.62	137,753.12	(118,631.50)
Tax & Insurance - FFB	33,586.56	47,953.36	14,366.80
Security Deposit - FFB	21,230.00	21,230.00	0.00
Reserve Acct - FFB	42,300.28	49,004.31	6,704.03
Reserve Acct MMKT-FFB*	518,214.29	621,248.17	103,033.88
Payables & Receivables:			
Accounts Payable - Trade	14,547.69	(5,926.41)	(20,474.10)
Rents Receivable - Current Tenants	(574.00)	4,877.50	5,451.50
Other Tenant Charges Receivable	226.00	645.99	419.99

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 3,266.54	\$ 4,134.58	\$ (868.04)	\$ 23,861.83	\$ 28,942.08	\$ (5,080.25)
Janitorial/Cleaning Supplies	90.25	110.58	(20.33)	818.58	774.08	44.50
Plumbing Repairs	632.17	375.00	257.17	1,718.70	2,625.00	(906.30)
Painting & Decorating	196.98	461.25	(264.27)	628.51	3,228.75	(2,600.24)
Repairs & Maintenance - Supply	1,010.00	1,089.08	(79.08)	7,093.95	7,623.58	(529.63)
Repairs & Maintenance - Contract	587.41	1,250.00	(662.59)	10,252.18	8,750.00	1,502.18
Grounds Maintenance	4,600.00	2,008.33	2,591.67	13,350.00	14,058.33	(708.33)
Pest Control Service	278.00	333.33	(55.33)	2,119.00	2,333.33	(214.33)
Fire/Alarm Services	100.00	276.75	(176.75)	308.59	1,937.25	(1,628.66)
Capital Improvements - Other	0.00	3,371.33	(3,371.33)	270.14	23,599.33	(23,329.19)

Walker Commons 550
For the Month Ended July 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Capital Improvements - Flooring	\$ 0.00	\$ 0.00	\$ 0.00	\$ 4,888.00	\$ 0.00	\$ 4,888.00
Capital Improvements - Appliance	0.00	0.00	0.00	5,526.98	0.00	5,526.98
Capital Improvements - HVAC Repl	1,945.26	0.00	1,945.26	5,159.80	0.00	5,159.80
Carpet Cleaning	0.00	70.83	(70.83)	0.00	495.83	(495.83)
HVAC Repairs	0.00	200.00	(200.00)	0.00	1,400.00	(1,400.00)
Cable Service	219.30	96.58	122.72	864.10	676.08	188.02
Tenant Services	232.12	200.00	32.12	845.31	1,400.00	(554.69)
Total Maint. & Operating Exp.	\$ 13,158.03	\$ 13,977.64	\$ (819.61)	\$ 77,705.67	\$ 97,843.64	\$ (20,137.97)
Utilities:						
Electricity	\$ 1,121.81	\$ 779.83	\$ 341.98	\$ 4,500.43	\$ 5,458.83	\$ (958.40)
Water	611.38	775.00	(163.62)	3,196.96	5,425.00	(2,228.04)
Sewer	946.18	2,178.92	(1,232.74)	5,676.26	15,252.42	(9,576.16)
Heating Fuel/Other	71.25	386.58	(315.33)	982.75	2,706.08	(1,723.33)
Garbage & Trash Removal	1,010.60	760.25	250.35	2,992.27	5,321.75	(2,329.48)
Total Utilities	\$ 3,761.22	\$ 4,880.58	\$ (1,119.36)	\$ 17,348.67	\$ 34,164.08	\$ (16,815.41)
Administrative:						
Manager's Salary	\$ 2,941.50	\$ 4,134.58	\$ (1,193.08)	\$ 23,440.51	\$ 28,942.08	\$ (5,501.57)
Management Fees	2,968.00	2,968.00	0.00	20,776.00	20,776.00	0.00
Bad Debt Expense	0.00	208.33	(208.33)	267.50	1,458.33	(1,190.83)
Auditing	666.67	666.67	0.00	4,666.69	4,666.67	.02
Legal	0.00	171.08	(171.08)	0.00	1,197.58	(1,197.58)
Other Administrative Expenses	0.00	16.67	(16.67)	0.00	116.67	(116.67)
Total Administrative Expense	\$ 6,576.17	\$ 8,165.33	\$ (1,589.16)	\$ 49,150.70	\$ 57,157.33	\$ (8,006.63)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 12.58	\$ (12.58)	\$ 0.00	\$ 88.08	\$ (88.08)
Property Insurance	2,113.67	1,936.33	177.34	14,795.69	13,554.33	1,241.36
Total Taxes & Insurance Expense	\$ 2,113.67	\$ 1,948.91	\$ 164.76	\$ 14,795.69	\$ 13,642.41	\$ 1,153.28
Other Taxes & Insurance:						
Payroll Taxes	\$ 443.08	\$ 751.58	\$ (308.50)	\$ 4,049.69	\$ 5,261.08	\$ (1,211.39)
Other Taxes, Fees & Permits	0.00	295.92	(295.92)	820.95	2,071.42	(1,250.47)
Bond Premiums	291.00	25.08	265.92	291.00	175.58	115.42
Worker's Compensation Insurance	255.12	449.83	(194.71)	1,922.93	3,148.83	(1,225.90)
Personnel Medical Insurance	1,929.64	1,962.92	(33.28)	12,011.48	13,740.42	(1,728.94)
Total Other Taxes & Insurance	\$ 2,918.84	\$ 3,485.33	\$ (566.49)	\$ 19,096.05	\$ 24,397.33	\$ (5,301.28)
Other Project Expenses						
Telephone & Answering Service	\$ 370.32	\$ 229.00	\$ 141.32	\$ 1,810.80	\$ 1,603.00	\$ 207.80
Internet Service	143.90	197.00	(53.10)	575.60	1,379.00	(803.40)
Advertising	0.00	16.67	(16.67)	0.00	116.67	(116.67)

Walker Commons 550
For the Month Ended July 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Water/Coffee Service	\$ 12.10	\$ 2.08	\$ 10.02	\$ 123.07	\$ 14.58	\$ 108.49
Office Supplies & Expense	722.80	325.00	397.80	2,757.69	2,275.00	482.69
Postage	34.80	81.00	(46.20)	327.76	567.00	(239.24)
Toner/Copier Expense	132.59	110.33	22.26	198.59	772.33	(573.74)
Office Furniture & Equipment Expe	498.94	0.00	498.94	547.64	0.00	547.64
Travel & Promotion	19.00	33.33	(14.33)	240.08	233.33	6.75
Training Expense	0.00	47.67	(47.67)	210.92	333.67	(122.75)
Credit Checking	0.00	41.67	(41.67)	209.63	291.67	(82.04)
Total Other Project Expenses	\$ 1,934.45	\$ 1,083.75	\$ 850.70	\$ 7,001.78	\$ 7,586.25	\$ (584.47)
Lease Up Expenses						
Total Lease Up Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 8,750.00	\$ 8,750.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 4,375.00	\$ 4,375.00	\$ 0.00
Transfer - Reserves	(99,066.66)	933.33	(99,999.99)	6,533.38	6,533.33	.05
Total Mortgage & Owner's Exp.	\$ (97,191.66)	\$ 2,808.33	\$ (99,999.99)	\$ 19,658.38	\$ 19,658.33	\$.05
Total Expenses	\$ (66,729.28)	\$ 36,349.87	\$ (103,079.15)	\$ 204,756.94	\$ 254,449.37	\$ (49,692.43)
Authorized Reserve - Other	\$ 0.00	\$ 3,583.33	\$ (3,583.33)	\$ 0.00	\$ 25,083.33	\$ (25,083.33)
	\$ 0.00	\$ 3,583.33	\$ (3,583.33)	\$ 0.00	\$ 25,083.33	\$ (25,083.33)

1200 Park Avenue Apartments July 2024

Separate *Variance Report* explaining budget differences and expenditures.
The current reserve balance is \$382,038.90. The monthly transfer is \$2,675.00.

Updates:

1200 Park Avenue currently has 11 vacancies. The property took a hard hit in July with 3 move-outs. Currently 2 move-ins are scheduled and a third in progress.

Vacancies:

- **Unit #237** (Eviction for non-payment) Unit market ready, with the exception of needed pest control. Currently working on applicant.
- **Unit #126** (Moved to a complex that offered a larger unit) this unit is scheduled for a Reasonable accommodation transfer.
- **Unit #217** (Deceased) Unit market ready. Working on applicants.
- **Unit #133** (Deceased) Unit needs minor repairs, unit turn in process.
- **Unit #137** (Personal) Unit needs minor repairs, painting and cleaning. Applicant close to approval.
- **Unit #241** (Reasonable Accommodation Transfer) Unit needs flooring, full paint, detail cleaning and blinds.
- **Unit #314** (Deceased) Unit needs minor repairs.
- **Unit #319** (Moved with family) Unit needs minor repairs.
- **Unit #214** (Deceased) Unit needs minor repairs.
- **Unit #260** (Termination) Unit needs minor repairs.
- **Unit #255** (Moved across the street) Unit needs minor repairs.

Upcoming Vacancies:

There are no upcoming vacancies currently.

Current applicants on waiting list have insufficient income to pay the 50% and 60% rents. To attract more traffic we have created tenant referral flyers and have installed a feather banner outside the property.

To date in August, 7 rent payments are outstanding— PM following up to collect.

Estimates to replace damaged or frayed screens on the 2nd & 3rd floors are still in process.



Staff is reaching out to the landscapers to address several areas on the grounds including tree trimming, dry spots, weeds and installing new plants in bare areas.

Flooring for the 1st floor install is scheduled for 8/12/2024 – 8/20/2024. All residents will receive a memo outlining dates and access restrictions.

Events:

- Management held an appreciation BBQ for the residents on 7/31/24. We had a great turn out with over 35 residents attending.
- Two raffles were held during the BBQ.
- Staff went all out with fresh homemade potato salad, hot dogs, hamburgers, fresh cut fruit and vegetables.
- Staff received thank you cards.

Photos from the event:









Park Avenue 569
For the Month Ended July 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 91,757.00	\$ 94,698.25	\$ (2,941.25)	\$ 644,550.00	\$ 662,887.75	\$ (18,337.75)
Vacancies	(6,900.00)	(2,840.92)	(4,059.08)	(24,433.00)	(19,886.42)	(4,546.58)
Rent Adjustments	(166.00)	0.00	(166.00)	38.81	0.00	38.81
Manager's Unit	(965.00)	(889.00)	(76.00)	(6,702.00)	(6,223.00)	(479.00)
Total Tenant Rent	\$ 83,726.00	\$ 90,968.33	\$ (7,242.33)	\$ 613,453.81	\$ 636,778.33	\$ (23,324.52)
Other Project Income:						
Laundry Income	\$ 0.00	\$ 666.67	\$ (666.67)	\$ 4,500.00	\$ 4,666.67	\$ (166.67)
Interest Income	135.79	0.00	135.79	706.35	0.00	706.35
Restricted Reserve Interest Incom	51.14	1.67	49.47	162.34	11.67	150.67
Late Charges	0.00	36.08	(36.08)	657.64	252.58	405.06
Other Tenant Income	\$ 1,201.00	\$ 350.00	\$ 851.00	\$ 4,235.50	\$ 2,450.00	\$ 1,785.50
Miscellaneous Income	\$ 0.00	\$ 45.58	\$ (45.58)	\$ 178.36	\$ 319.08	\$ (140.72)
Other Project Income	\$ 1,387.93	\$ 1,100.00	\$ 287.93	\$ 10,440.19	\$ 7,700.00	\$ 2,740.19
Total Project Income	\$ 85,113.93	\$ 92,068.33	\$ (6,954.40)	\$ 623,894.00	\$ 644,478.33	\$ (20,584.33)
Project Expenses:						
Maint. & Oper. Exp. (Fr Page 2)	\$ 16,930.05	\$ 19,730.17	\$ (2,800.12)	\$ 149,381.91	\$ 138,111.17	\$ 11,270.74
Utilities (From Pg 2)	19,020.76	13,232.67	5,788.09	65,983.91	92,628.67	(26,644.76)
Administrative (From Pg 2)	8,105.10	12,638.91	(4,533.81)	76,632.92	88,472.41	(11,839.49)
Taxes & Insurance (From Pg 2)	6,169.25	5,650.17	519.08	43,184.75	39,551.17	3,633.58
Other Taxes & Insurance (Fr Page	2,399.77	3,989.66	(1,589.89)	18,933.31	27,927.66	(8,994.35)
Other Project Expenses	3,032.41	1,988.51	1,043.90	16,916.67	13,919.51	2,997.16
Total O&M Expenses	\$ 55,657.34	\$ 57,230.09	\$ (1,572.75)	\$ 371,033.47	\$ 400,610.59	\$ (29,577.12)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 26,105.39	\$ 26,300.42	\$ (195.03)	\$ 182,737.73	\$ 184,102.92	\$ (1,365.19)
Managing General Partner Fees	\$ 1,085.50	\$ 1,118.08	\$ (32.58)	\$ 7,598.50	\$ 7,826.58	\$ (228.08)
Transfer - Reserves	2,675.00	2,675.00	0.00	18,725.00	18,725.00	0.00
Total Mortgage & Owner's Exp.	\$ 29,865.89	\$ 30,093.50	\$ (227.61)	\$ 209,061.23	\$ 210,654.50	\$ (1,593.27)
Total Project Expenses	\$ 85,523.23	\$ 87,323.59	\$ (1,800.36)	\$ 580,094.70	\$ 611,265.09	\$ (31,170.39)
Net Profit (Loss)	\$ (409.30)	\$ 4,744.74	\$ (5,154.04)	\$ 43,799.30	\$ 33,213.24	\$ 10,586.06
Other Cash Flow Items:						
Reserve Transfers	\$ (38.36)	\$ 0.00	\$ (38.36)	\$ 28.25	\$ 0.00	\$ 28.25
T & I Transfers	(7,539.56)	0.00	(7,539.56)	(7,515.02)	0.00	(7,515.02)

Park Avenue 569
For the Month Ended July 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Operating - MMKT- FFB*	\$ (59.73)	\$ 0.00	\$ (59.73)	\$ 89,564.17	\$ 0.00	\$ 89,564.17
Other Cash Changes	0.00	0.00	0.00	(121.08)	0.00	(121.08)
Security Deposits Held	(1,400.00)	0.00	(1,400.00)	(2,000.00)	0.00	(2,000.00)
Authorized Reserve - Other	0.00	(11,138.00)	11,138.00	0.00	(77,966.00)	77,966.00
Pending Reserves	0.00	0.00	0.00	(691.72)	0.00	(691.72)
Tenant Receivables	(5,137.00)	0.00	(5,137.00)	(8,350.99)	0.00	(8,350.99)
Other Receivables	6,164.75	0.00	6,164.75	47,153.25	0.00	47,153.25
Accounts Payable - Trade	4,148.26	0.00	4,148.26	(17,299.77)	0.00	(17,299.77)
Accrued Interest City of Chico	6,125.00	0.00	6,125.00	(30,625.00)	0.00	(30,625.00)
Accrued Local Administration Fee	416.67	0.00	416.67	2,916.69	0.00	2,916.69
Accrued Managing GP Fee	668.83	0.00	668.83	(131,912.19)	0.00	(131,912.19)
Accrued Interest Housing Authority	4,785.75	0.00	4,785.75	(2,363.75)	0.00	(2,363.75)
Total Other Cash Flow Items	\$ 8,134.61	\$ (11,138.00)	\$ 19,272.61	\$ (61,217.16)	\$ (77,966.00)	\$ 16,748.84
Net Operating Cash Change	<u>\$ 7,725.31</u>	<u>\$ (6,393.26)</u>	<u>\$ 14,118.57</u>	<u>\$ (17,417.86)</u>	<u>\$ (44,752.76)</u>	<u>\$ 27,334.90</u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 60,451.88	\$ 43,034.02	\$ (17,417.86)
Operating - MMKT- FFB*	90,586.16	1,021.99	(89,564.17)
Tax & Insurance-FFB	80,765.80	88,280.82	7,515.02
Security Deposit - FFB	36,064.00	36,064.00	0.00
Repl Reserves - Berkadia - IMP**	363,342.15	382,038.90	18,696.75
Payables & Receivables:			
Accounts Payable - Trade	13,450.23	(3,849.54)	(17,299.77)
Rents Receivable - Current Tenants	2,490.89	9,638.23	7,147.34
Other Tenant Charges Receivable	3,335.58	4,539.23	1,203.65

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 6,880.30	\$ 7,750.25	\$ (869.95)	\$ 52,462.12	\$ 54,251.75	\$ (1,789.63)
Janitorial/Cleaning Supplies	225.29	318.25	(92.96)	1,368.68	2,227.75	(859.07)
Plumbing Repairs	0.00	219.75	(219.75)	210.00	1,538.25	(1,328.25)
Painting & Decorating	38.65	223.83	(185.18)	654.78	1,566.83	(912.05)
Repairs & Maintenance - Supply	601.57	1,000.00	(398.43)	7,808.81	7,000.00	808.81
Repairs & Maintenance - Contract	580.57	2,250.00	(1,669.43)	14,037.93	15,750.00	(1,712.07)
Grounds Maintenance	1,840.00	1,966.67	(126.67)	14,205.00	13,766.67	438.33
Elevator Maintenance & Contract	1,895.10	984.17	910.93	8,151.30	6,889.17	1,262.13
Pest Control Service	454.00	1,000.00	(546.00)	3,416.00	7,000.00	(3,584.00)
Fire/Alarm Services	1,287.36	773.33	514.03	8,041.50	5,413.33	2,628.17

Park Avenue 569
For the Month Ended July 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Security Service	\$ 1,431.00	\$ 701.00	\$ 730.00	\$ 5,448.00	\$ 4,907.00	\$ 541.00
Capital Improvements - Other	268.62	257.83	10.79	880.95	1,804.83	(923.88)
Capital Improvements - Flooring	0.00	275.00	(275.00)	14,455.77	1,925.00	12,530.77
Capital Improvements - Appliance	1,077.59	422.50	655.09	4,838.25	2,957.50	1,880.75
Capital Improvements - HVAC Repl	0.00	0.00	0.00	594.29	0.00	594.29
Capital Improvements - Water Heat	0.00	0.00	0.00	835.57	0.00	835.57
Carpet Cleaning	0.00	891.67	(891.67)	2,155.00	6,241.67	(4,086.67)
HVAC Repairs	0.00	179.42	(179.42)	159.00	1,255.92	(1,096.92)
Cable Service	0.00	391.50	(391.50)	0.00	2,740.50	(2,740.50)
Tenant Services	350.00	125.00	225.00	9,658.96	875.00	8,783.96
Total Maint. & Operating Exp.	\$ 16,930.05	\$ 19,730.17	\$ (2,800.12)	\$ 149,381.91	\$ 138,111.17	\$ 11,270.74
Utilities:						
Electricity	\$ 14,450.15	\$ 6,614.58	\$ 7,835.57	\$ 38,269.10	\$ 46,302.08	\$ (8,032.98)
Water	1,385.76	1,037.92	347.84	6,731.00	7,265.42	(534.42)
Sewer	1,785.07	4,081.67	(2,296.60)	12,495.49	28,571.67	(16,076.18)
Heating Fuel/Other	264.22	454.92	(190.70)	2,377.96	3,184.42	(806.46)
Garbage & Trash Removal	1,135.56	1,043.58	91.98	6,110.36	7,305.08	(1,194.72)
Total Utilities	\$ 19,020.76	\$ 13,232.67	\$ 5,788.09	\$ 65,983.91	\$ 92,628.67	\$ (26,644.76)
Administrative:						
Manager's Salary	\$ 619.96	\$ 5,859.00	\$ (5,239.04)	\$ 28,859.47	\$ 41,013.00	\$ (12,153.53)
Management Fees	5,671.00	5,671.00	0.00	39,697.00	39,697.00	0.00
Bad Debt Expense	709.00	208.33	500.67	725.75	1,458.33	(732.58)
Auditing	687.50	625.00	62.50	4,811.50	4,375.00	436.50
Legal	411.25	212.33	198.92	2,355.00	1,486.33	868.67
Other Administrative Expenses	6.39	63.25	(56.86)	184.20	442.75	(258.55)
Total Administrative Expense	\$ 8,105.10	\$ 12,638.91	\$ (4,533.81)	\$ 76,632.92	\$ 88,472.41	\$ (11,839.49)
Taxes & Insurance Reserve For:						
Special Assessments	\$ 0.00	\$ 27.58	\$ (27.58)	\$ 0.00	\$ 193.08	\$ (193.08)
Property Insurance	5,869.33	5,322.67	546.66	41,085.31	37,258.67	3,826.64
Other Insurance	299.92	299.92	0.00	2,099.44	2,099.42	.02
Total Taxes & Insurance Expense	\$ 6,169.25	\$ 5,650.17	\$ 519.08	\$ 43,184.75	\$ 39,551.17	\$ 3,633.58
Other Taxes & Insurance:						
Payroll Taxes	\$ 552.16	\$ 1,199.75	\$ (647.59)	\$ 7,239.80	\$ 8,398.25	\$ (1,158.45)
Other Taxes, Fees & Permits	6.39	233.33	(226.94)	991.39	1,633.33	(641.94)
Bond Premiums	560.00	108.75	451.25	560.00	761.25	(201.25)
Worker's Compensation Insurance	307.78	726.08	(418.30)	3,218.59	5,082.58	(1,863.99)
Personnel Medical Insurance	973.44	1,721.75	(748.31)	6,923.53	12,052.25	(5,128.72)
Total Other Taxes & Insurance	\$ 2,399.77	\$ 3,989.66	\$ (1,589.89)	\$ 18,933.31	\$ 27,927.66	\$ (8,994.35)

Park Avenue 569
For the Month Ended July 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Project Expenses						
Telephone & Answering Service	\$ 603.33	\$ 556.00	\$ 47.33	\$ 4,082.21	\$ 3,892.00	\$ 190.21
Internet Service	574.93	355.92	219.01	3,846.75	2,491.42	1,355.33
Advertising	0.00	3.33	(3.33)	357.68	23.33	334.35
Water/Coffee Service	24.00	111.25	(87.25)	240.41	778.75	(538.34)
Office Supplies & Expense	900.18	433.33	466.85	3,918.54	3,033.33	885.21
Postage	18.89	87.67	(68.78)	442.63	613.67	(171.04)
Toner/Copier Expense	320.33	297.92	22.41	1,059.20	2,085.42	(1,026.22)
Office Furniture & Equipment Expe	0.00	0.00	0.00	1,593.13	0.00	1,593.13
Travel & Promotion	590.75	41.67	549.08	1,013.40	291.67	721.73
Training Expense	0.00	63.92	(63.92)	260.92	447.42	(186.50)
Credit Checking	0.00	29.17	(29.17)	101.80	204.17	(102.37)
Employee Meals	0.00	8.33	(8.33)	0.00	58.33	(58.33)
Total Other Project Expenses	\$ 3,032.41	\$ 1,988.51	\$ 1,043.90	\$ 16,916.67	\$ 13,919.51	\$ 2,997.16
Lease Up Expenses						
Total Lease Up Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Mortgage & Owner's Expense						
Mortgage Payment	\$ 26,105.39	\$ 26,300.42	\$ (195.03)	\$ 182,737.73	\$ 184,102.92	\$ (1,365.19)
Managing General Partner Fees	\$ 1,085.50	\$ 1,118.08	\$ (32.58)	\$ 7,598.50	\$ 7,826.58	\$ (228.08)
Transfer - Reserves	2,675.00	2,675.00	0.00	18,725.00	18,725.00	0.00
Total Mortgage & Owner's Exp.	\$ 29,865.89	\$ 30,093.50	\$ (227.61)	\$ 209,061.23	\$ 210,654.50	\$ (1,593.27)
Total Expenses	\$ 85,523.23	\$ 87,323.59	\$ (1,800.36)	\$ 580,094.70	\$ 611,265.09	\$ (31,170.39)
Authorized Reserve - Other	\$ 0.00	\$ 11,138.00	\$ (11,138.00)	\$ 0.00	\$ 77,966.00	\$ (77,966.00)
Pending Reserves	0.00	0.00	0.00	691.72	0.00	691.72
	\$ 0.00	\$ 11,138.00	\$ (11,138.00)	\$ 691.72	\$ 77,966.00	\$ (77,274.28)

MEMO

Date: August 8, 2024

To: HACB Board of Commissioners

From: Sharice Atkins, Special Programs Coordinator
Angie Little, Rental Assistance Program Manager

Subject: Family Self-Sufficiency (FSS) Program update for July 2024

The FSS Program has upcoming classes on mock interviewing and credit repair. A couple families are returning to school as well as part time employment. A few of the new participants are interested in business classes to start their own business. The 2024 FSS year is growing and headed down a good path.

MEMO

Date: August 8, 2024
 To: HACB Board of Commissioners
 From: Sharice Atkins, Special Programs Coordinator
 Angie Little, Rental Assistance Program Manger
 Subject: Family Self-Sufficiency (FSS) Program update for July 2024

Program Statistics for Period Ending	July 2024	July 2023
Number of participants as of last day of the month	26	36
Number of Orientation Briefings	2	0
Number of signed contracts	4	0
Number of Port-In's	0	0
Number of Port-Out's	0	0
Number of Graduates	0	0
Contract Expired	0	0
Number of Terminations	0	0
Number of Voluntary Exits	2	0
Number of Families on FSS Waiting List	5	15
Number of participants with annual income increases (YTD)	2	0
Number of participants with new employment (YTD)	1	0
Number of participants with escrow accounts	25	25
Number of participants currently escrowing	15	16
Amount disbursed from escrow account	\$0.00	\$0.00
Balance of Escrow Account	\$165,008.13	\$127,653.69

FSS FY 2023 HUD Grant Program Tracking Data

Program Management Questions:	2024 Calendar Year
PHA mandatory program size (Initial 50)	N/A
PHA voluntary program size (50)	26
Number of FSS participants identified as a person with disabilities	5
Number of FSS participants employed	9
Number of FSS participants in training programs	2
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	5
Number of FSS families experiencing a reduction in cash assistance	0
Number of FSS families who have ceased receiving cash assistance	1
How many new FSS escrow accounts were established	4
Number of FSS families moved to non-subsidized housing	0
Number of FSS families moved to home-ownership	0

HACB CoC Programs: A Report to the Board of Commissioners for the Month of July 2024

Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	07/2024 Enrollment	07/2024 HAP Assistance	Grant Balance
City of Chico - LGP	7/1/24 - 6/30/25	\$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	7/1/24 - 6/30/25	\$150,000.00	City of Chico	SSA	18	Low-income, under case management with self-sufficiency plan	Butte County	4	\$3,879.00	\$146,121.00
BHHAP/Security Deposit**	7/1/24 - 6/30/25	\$3,426.00	City of Chico	SSA	5	Individuals with a mental illness with homelessness eligibility	Butte County	0	\$0.00	\$3,426.00
BHHAP/ASOC	7/1/24 - 6/30/25	\$24,291.00	BCBH	BCBH	4	Individuals with a mental illness with homelessness eligibility	Butte County	2	\$604.00	\$23,687.00
Totals		\$186,717.00			35			6	\$4,483.00	\$182,234.00

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:08/08/2024

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

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

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
QUARTERLY CASH AND INVESTMENT REPORT
June 30, 2024

INVESTMENT	MATURITY		COST	MARKET VALUE	NON-FEDERAL FUNDS	HUD PUBLIC HSG	HUD HCV SEC. 8	CA HCD RHCP-GSII	USDA-RD FARM LABOR
	DATE	YIELD							
Umpqua - Sec 8 HAP		0.00	1,239,614	1,239,614			1,239,614		
Umpqua - Savings Account		VAR.	889,905	889,905	889,905				
Umpqua - Section 8 FSS Escrow		VAR.	170,721	170,721			170,721		
Umpqua - Sec. 125 Cafeteria Plan		0.00	30,828	30,828	30,828				
Umpqua - Business Activities		0.00	6,822	6,822	6,822				
Umpqua - Sec 8 Admin		0.00	780,069	780,069			780,069		
Umpqua - Bond		0.00	177,436	177,436					
Umpqua - Public Housing		0.00	1,213,809	1,213,809		1,213,809			
FNC - Money Market Funds		VAR.	34,686	34,686	1,734	9,712	23,240		
Mechanics Bank (Security Deposit dox location)		0.00	1,392	1,392	1,392				
Petty Cash Accounts		0.00	107	107.34	107				
Locust St balances @ RSC		0.00	8,874	8,874	8,874				
Park Place Apts @ RSC		0.00	16,847	16,847.30	16,847				
Lincoln Apts balances @ RSC		0.00	7,929	7,929	7,929				
Kathy Court balances @ RSC		0.00	2,450	2,450	2,450				
Alamont Apts balances @ RSC		0.00	14,650	14,650	14,650				
Evanswood balances @ RSC #0284		0.00	69,953	69,953	69,953				
New Evanswood units balances @ RSC #9758		0.00	49,132	49,132	49,132				
Gridley Springs II @ Sackett		0.00	14,926	14,926	14,926			14,926	
Cordillera Apts (Cameo Dr) balances @ RSC		0.00	5,341	5,341	5,341				
SUBTOTAL CASH ACCOUNTS			4,735,492	4,735,492	1,120,892	1,223,521	2,213,644	14,926	0
TCB FLH Operating Account - 0723		0.00	77,838	77,838					77,838
TCBFLH Construction Account - 0735		VAR.	255,799	255,799					255,799
TCBFLH Tax & Insurance - 0772		VAR.	2,696	2,696					2,696
TCB FLH Reserves - 0747		VAR.	364,509	364,509					364,509
TCBFLH Security Deposits - 0759		VAR.	49,357	49,357					49,357
TOTAL USDA-RD FARM LABOR			750,199	750,199	0	0	0	0	750,199
BNY Mellon - Debt Reserve - 2020A			39,969	39,969	39,969				
BNY Mellon - Bond Program Acct (Proceeds) - 2020A			4,292,331	4,292,331	4,292,331				
BNY Mellon - Bond Reserve (P&I) - 2020A			529,403	529,403	529,403				
TOTAL HACB BONDS			4,861,704	4,861,704	4,861,704	0	0	0	0
WESTERN ALLIANCE BANK - 5/5/23 - MATURED	5/3/2024	5.06	0	0					
FIRST TECHNOLOGY FCU - 5/11/23 - MATURED	5/24/2024	5.25	0	0					
MOUNTAIN AMERICA FCU - 11/30/22 - MATURED	5/24/2024	5.00	0	0					
Goldman SACHS BK NEW YORK - 5/6/2021 - MATURED	6/3/2024	2.90	0	0					
GREENSTATE CU 5/16/22 - MATURED	6/3/2024	2.90	0	0					
GLOBAL FCU - 6/16/23 - MATURED	6/17/2024	5.40	0	0					
CITY BANK - 6/18/24	6/25/2024	5.35	100,000	100,140			100,000		
ALLIANT CU - 11/8/2023	11/7/2024	5.80	200,000	200,160		200,000			
BLUPEAK CU - 11/21/23	11/20/2024	5.75	150,000	150,114		150,000			
Centris Fed Credit Union 5/11/23	11/25/2024	5.15	200,000	199,854		200,000			
DISCOVER BANK - 11/1/2023	5/1/2025	5.50	150,000	150,230		150,000			

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
QUARTERLY CASH AND INVESTMENT REPORT
June 30, 2024

COMENITY BANK - 5/13/24	5/13/2025	5.10	100,000	99,794		50,000	50,000		
BMO Bank - 5/30/25	5/30/2025	5.30	200,000	200,112		200,000			
BANK OF AMERICA - 5/22/24	5/30/2025	5.20	200,000	200,112		100,000	100,000		
CHARLES SCHWAB - 06/04/24	6/12/2025	5.40	240,000	240,396		240,000			
MORGAN STANLEY - 5/30/24	12/1/2025	5.20	150,000	150,273		75,000	75,000		
CUSTOMERS BANK - 6/27/24	6/27/2029	4.55	100,000	100,109		50,000	50,000		
TOTAL FNC CD'S			1,790,000	1,791,294	0	950,000	150,000	0	0
Self-Help Credit Union - CD DTD 2/10/20 (compounding)	2/22/2025	4.60	108,065	110,436	110,436				
TOTAL CD'S			1,898,065	1,901,730	110,436	950,000	150,000	0	0
PARS SECTION 115 TRUST		var	2,622,993	2,622,993	262,299	1,049,197	1,311,496		
TOTAL HOUSING AUTHORITY CASH & INVESTMENTS			14,868,453	14,872,117	6,355,331	3,222,718	3,675,140	14,926	750,199

INVESTMENT	MATURITY DATE	YIELD	COST	MARKET VALUE	
1200 Park Avenue, L.P.; 11/23/2004	11/23/2054	4.84	675,000	130,109	* interest compounds to principal June 1st annually
Chico Harvest Park, L.P.; 1/29/2013	1/28/2068	2.31	600,000	778,930	* interest compounds to principal May 1st annually
TOTAL for HACB Mortgages & Loans			1,275,000	909,038	

BCAHDC*	
BCAHDC Umpqua Operating Account - 3261	902,646
BCAHDC Umpqua Savings Account - 5545	343,390

BANYARD MANAGEMENT	
Banyard - Umpqua General Savings - 7883	200,759

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
RESTRICTED VS. UN-RESTRICTED FUNDS ANALYSIS
June 30, 2024

	a	b	c	=a-b-c	
HACB - Primary Government					
	Total Cash + Current Assets	Restricted Cash	Current Liabilities, less debt	6/30/2024 Available Fund Balance	6/30/2023 Available Cash Balance
<u>Unrestricted HA Owned</u>					
Evanswood Estates 21,25,33	15,088	0	4,326	10,762	27,382
Alamont Apts	34,564	0	23,919	10,645	51,250
Cordillera/Cameo	24,664	0	20,106	4,559	47,729
Demo Housing	13,612	0	2,145	11,467	60,576
Evanswood Estates	32,524	0	42,706	-10,182	69,463
General Fund	2,585,780	1,112,952	336,725	1,136,104	2,741,026
Kathy Ct Apts	2,450	0	176	2,274	2,944
Lincoln Apts	24,214	0	13,911	10,303	29,320
Locust St Apts	21,420	0	9,130	12,290	31,633
Park Place Apts (Oro)	211,532	0	36,626	174,906	40,324
Total Unrestricted HA Owned	2,965,848	1,112,952	489,769	1,363,128	3,101,647
<u>Restricted to Federal or State Program</u>					
HCD Gridley Springs II	216,925	75,654	92,548	48,722	92,665
HUD Public Housing	1,581,131	276,190	209,774	1,095,167	398,847
USDA Farm Labor Housing	1,301,283	622,736	367,949	310,599	-193,325
HUD EHV (S8)	559,530	94,923	394,588	70,019	0
HUD Section 8 HCV	5,989,292	3,760,582	1,552,640	676,070	346,005
HUD ROSS Program (S8)	17,298	0	12,516	4,782	47,589
Total Federal/State Programs	9,665,459	4,830,085	2,630,015	2,205,359	691,782
TOTAL HACB PRIMARY GOV'T	12,631,307	5,943,036	3,119,784	3,568,487	3,793,429

HACB - Component Units					
	Total Cash & Current A/R	Restricted Cash	Current Liabilities	6/30/2024 Available Fund Balance	6/30/2023 Available Cash Balance
<u>Restricted to Mission Stmt</u>					
BCAHDC General Fund	1,419,679	0	103,450	1,316,229	1,117,441
Banyard Management	202,878	0	189	202,689	215,942

Note: Column a Asset formula updated to include prepaid expenses; mirrors HUD PHAS scoring denominator

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4934

ADOPT STANDARD CHARGES TO RESIDENTS FOR CLEANING, REPAIR,
REPLACEMENT AND MISCELLANEOUS CHARGES

WHEREAS, the Housing Authority of the County of Butte (HACB) administers the U.S. Department of Housing and Urban Development (HUD) Low Income Public Housing (LIPH) Program under Annual Contributions Contract; and

WHEREAS, the HACB owns, manages and maintains 345 LIPH units, and other non-regulated housing units; and

WHEREAS, each year the HACB reviews its Standard Charges to Residents for Cleaning, Repair, Replacement and Miscellaneous Charges; and

WHEREAS, each year the HACB re-establishes its Standard Charges to Residents for Cleaning, Repair, Replacement and Miscellaneous Charges to reflect current costs for accomplishment of work and provision of materials; and

WHEREAS, HACB staff has reviewed the Standard Charges to Residents for Cleaning, Repair, Replacement and Miscellaneous Charges, effective October 1, 2024, and made recommendations for amendment; and

WHEREAS, the Board of Commissioners of the HACB has reviewed the changes recommended by HACB staff to the Standard Charges to Residents for Cleaning, Repair, Replacement and Miscellaneous Charges and determined such charges are made in accordance with program regulation and in the best interest of the HACB;

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to adopt its Standard Charges to Residents for Cleaning, Repair, Replacement and Miscellaneous Charges, such schedule of charges to become effective October 1, 2024, such schedule to include recommended changes and amendments, such schedule attached to and made a part of this Resolution Number 4934.

Dated: August 15, 2024.

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

Maintenance: (530) 895-4474 or (800) 564-2999

**STANDARD CHARGES TO RESIDENTS FOR
CLEANING, REPAIR, REPLACEMENT AND MISCELLANEOUS CHARGES**

(Approved by Board Resolution No.4934 August 15, 2024)

Effective October 1, 2024

NOTE: All labor between 7:30 a.m. and 4:30 p.m. Monday through Friday will be charged at the rate of \$56.51 per hour. All after hours' labor will be charged at the rate of \$75.35 per hour. Charges are for tenant caused damages, beyond normal wear and tear. Labor rates are based upon individual item replacement; the labor charge for multiple items replaced on a single work order may be lower, based on time expended.

The HACB will also contract the services of local businesses in regards to maintenance, apartment cleaning, carpet cleaning, and routine and non-routine repairs, to perform repair to various tenant caused damages beyond ordinary wear and tear. The maintenance charges will be based on the actual cost for labor and materials by the third-party contractor, plus the time accrued by the HACB Maintenance Staff managing the contractor.

The charges listed are subject to change in cases where the actual costs to the HACB have been changed by the vendor.

BATHROOM Replacement of:

Complete toilet replacement	\$279.00 + 2 hrs labor
Toilet tank lid	\$56.00+ .50 hr labor
Toilet seat	\$37.50 + .50 hr labor
Toilet paper dispenser	\$4.00 + .50 hr labor
Toilet paper roller	\$2.00 + .50 hr labor
Towel bar 24" (bar & brackets)	\$12.00 + .75 hr labor
Towel bar only	\$3.00 + .50 hr labor
Medicine cabinet	\$64.00 + 1 hr labor or see invoice
Shower curtain rod	\$14.00 + .50 hr labor
Fixed Shower Head	\$8.00 + .50 hr labor
Hand Held Shower Head	\$28.00 + .50 hr labor
Slide Rail Shower System (ADA Units)	\$158.00 + 1 hr labor or see invoice
Rubber Tub/Sink Stoppers	\$4.00 + .50 hr labor
Pop-up Sink Stoppers	\$6.00 + .50 hr labor
Faucet Aerator	\$8.50 + .50 hr labor

KITCHEN Replacement of:

Bread board	\$30.00 + .25 hr labor
Refrigerator door gasket	see invoice + 2 hrs labor
Fresh food bin	see invoice + .50 hr labor
Crisper top	see invoice + .50 hr labor
Freezer door bar	see invoice + .50 hr labor
Freezer door end caps	see invoice + .50 hr labor
Fresh food door bar	see invoice + .50 hr labor
Fresh food end caps	see invoice + .50 hr labor
Stove hood filter	\$6.00 + .50 hr labor
Oven rack	see invoice + .50 hr labor
GFCI (Ground Fault Circuit Interrupters)	\$18.35 + labor
Sink Strainer Baskets (Lug or Rubber-bottom)	\$8.00 + .50 hr. labor
Faucet Aerator	\$8.50 + .50 hr labor

DOORS, WINDOWS AND SCREENS Replacement of:

Door – exterior (solid core)	see invoice + 2.5 hrs labor
Door – interior (hollow core)	\$79.00+ 2.5 hrs labor
Door – Screen Door	see invoice + 2.5 hrs labor
Door – Screen Door Screen	\$40.00 + 1 hr labor
Door stop	\$1.00 each + .50 hr labor
Window glass	see invoice + 1 hr labor (board up window)
Window screen only	\$35.00 + .50 hr labor or see invoice
Window screen plus frame	\$45.00 + .50 hr labor or see invoice
Front door viewer	\$10.00 + .50 hr labor
Mini blind	see invoice + .50 hr labor per blind
Mini blind wands	\$4.00 + .50 hr labor

BEDROOM Replacement of:

NEW 13” CEILING LIGHT FIXTURES LED	\$46.00 + .50 hr labor
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GENERAL (Replacement of):

Smoke detectors	\$20.00 + .50 hr labor
Carbon Monoxide detectors	\$37.00 + .50 hr labor
Combination Smoke & Carbon Monoxide detector	\$52.00 + .50 hr labor
VCT floor tile	\$1.00 each + 1 hr labor (1–5 tiles)
Hallway light fixture glass (FLH-Gridley-Biggs) LED	see invoice + .50 hr labor
Hallway light fixture glass (Gardella) LED	see invoice + .50 hr labor
Jelly jar light fixture glass (porch light) LED	\$45.00 + .50 labor
Electrical, cable or receptacle plates	\$1.00 + .25 hr labor

Light bulbs

Fluorescent 4’	\$6.00 + .25 hr labor (1-4 bulbs)
Compact fluorescent light – bi-pin	\$16.00 + .25 hr labor (1-4 bulbs)
Compact fluorescent light – twist	\$16.00 + .25 hr labor (1-4 bulbs)

LED light fixtures	see invoice + .50 hr labor
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Cooler vent cover	\$16.00 + .25 hr labor
Telephone jack	\$3.00 + .50 hr labor
Clothes line for backyard	\$47.00 + 1 hr labor

OTHER:

Cleaning, as required	# hrs x \$56.51 or see cleaning vendor invoice** **Cleaning Vendor cost varies according to: Unit Bedroom Size and Light, Medium, or Heavy Cleaning required upon move-out (\$249.00 up to \$659.00 per unit & up) *** plus dump fees & actual labor cost @ \$56.51 per hour.
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Carpet cleaning:	
1 bedroom	see invoice (range \$199.00 - \$254.00)
2 bedroom	see invoice (range \$235.00- \$309.00)
Disinfecting	\$60.00 or see invoice
Stain Removal	see invoice
Repairs	see invoice
Pet Damage	see invoice
Carpet Replacement	Pro-rated useful life or see invoice
Interior Painting	Pro-rated useful life or see invoice

Interior Painting – Prep	# of hours x \$56.51
TV – Microwave disposal	\$25.00 each + # hours x \$56.51 + (see invoice)
Refrigerator disposal	\$35.00 each + # hours x \$56.51 + (see invoice)
Dump fees	see invoice
Appliance pickup	\$25.00 each + # hours x \$56.51 + (see invoice)
Sewage Line Clog – Resident Caused	# hours x \$56.51 or see invoice
Debris hauling	# hours x \$56.51 + (see invoice) dump fees
Lost keys (lost or broken)	\$17.00
Lock out (during work hours)	\$15.00
Lock out (after work hours)	see vendor invoice
Complete exterior lock replacement (include re-key)	\$45.00
Complete interior lock replacement	\$30.00
Keys (additional)	\$6.00 + # hours x \$56.51
Re-key only (each lock)	\$30.00
Vehicle towing	# of hours x \$56.51 or see vendor invoice
Mow & trim yard	# of hours x \$56.51 or see vendor invoice
Clean-up yard & disposal of items	# hours x \$56.51 or see vendor invoice
Damage due to smoking within unit	materials (see invoice) + # hours x \$56.51
Packing & storage of abandoned personal items after move-out	storage facility (see invoice) + # hours x \$56.51
Pests - general*	\$56.51 or see vendor invoice
Pests - bed bugs	varies \$400.00 or see vendor invoice

*Residents whose housekeeping habits cause pest infestation may be charged at the contractor’s or maintenance personnel labor cost for pest control services per treatment.

Items not identified above which could include, “Excessive cleaning and/or replacement of carpets, linoleum, tile, windows, appliances or repair of damage beyond normal wear and tear will be done at cost per receipt from our service vendor companies or maintenance personnel”.

Other Misc Charges

Any City or County fines incurred by the HACB on a tenant’s behalf for failure to comply with City or County ordinances shall be assessed directly to the tenant whose failure to comply is the basis for the fine.

Fees related to the Unlawful Detainer Process, (eviction) brought by the HACB against residents are charged and payable as follows:

Filing Fee for Summons and Complaint	Actual Cost
Attorney’s Fees	Actual Cost
Process Service Fees for service of Summons & Complaint	Actual Cost
Sheriff Fees for service of execution for eviction	Actual Cost
Sheriff Fees for actual eviction	Actual Cost

Late Charges for unpaid rent will be \$25.00 if not paid by the 5th of each month.

Non-Sufficient Funds charge for returned checks will be \$25.00.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Financial Management Center
2380 McGee Street, Suite 400
Kansas City, Missouri 64108-2605

OFFICE OF PUBLIC AND INDIAN HOUSING

July 29, 2024

CA043
COUNTY OF BUTTE HSG AUTH
2039 FOREST AVENUE, SUITE 10
CHICO, CA 95928

Dear Executive Director:

SUBJECT: Foster Youth to Independence – Obligations of Assistance Foster Youth Initiative

This letter is to notify you that funds have been obligated to provide Foster Youth to Independence (FYI) Vouchers to assist eligible youth identified in the request for assistance submitted to HUD under the requirements of Notice PIH 2020-28, amended by Notice PIH 2021-26.

In relation to regular HCV funding, all special purpose voucher disbursements are determined using form 50058 entered in IMS/PIC. It is important to ensure timely reporting by the 19th of each month as this information is picked up in eVMS prior to the final monthly disbursement calculation.

FYI Vouchers do not “sunset” like the FYI Tenant Protection Vouchers (TPV) awarded under Notice 2019018. Public housing agencies (PHAs) should continue to use FYI Vouchers awarded under Notice PIH 2020-28/2021-26 for eligible youth upon turnover. If another eligible youth is not available and the PHA does not anticipate future eligible applicants, the PHA must provide notification to FYI@hud.gov and the PHA’s respective Financial Management Center (FMC) Financial Analyst. HUD will reduce the PHA’s HCV baseline to account for the return of FYI assistance. Individual participants are still subject to the 36-month limit in receiving assistance with the FYI voucher.

PHAs must maintain a special program code for FYI participants in line 2n of the Family Report (form HUD-55058) or line 2p of the MTW Family Report (form HUD-50058), as applicable. The special program code is “FYI”. As a reminder, PHAs should also be responding to the homeless at the admission field (line 4C), of the form as well. PHAs should also report the leasing and expense information for these vouchers in the VMS, Form HUD-52681B. The “Family Unification 2008/ Forward – MTW” or “Family Unification – Non MTW” category, as appropriate for your PHA, must be used. Additional program-specific requirements are outlined and clarified in Notice PIH 2021-26.

Enclosed is your executed copy of the notice to amend the Consolidated Annual Contributions Contract (CACC) with revised funding exhibits reflecting the changes described above. The amendment notice and revised funding exhibits should be filed with your most recent executed CACC.

Housing agencies receiving an increment in excess of \$100,000 in Annual Budget Authority are required to submit Form HUD-50071, Certification of Payments to Influence Federal Transactions, and, if applicable, Form SF-LLL, Disclosure of Lobbying Activities. If this letter notifies you of a renewal in excess of \$100,000 and your agency has not submitted the HUD-50071 (and SF-LLL where applicable) with a budget or budget revision for your current FY which includes the ABA for that renewal increment, the document(s) must be submitted to your Financial Analyst within 30 days of the date of this letter. These forms can be found on the Internet at the following addresses:

Form HUD-50071
<https://www.hud.gov/sites/documents/50071.PDF>

Form SF-LLL
https://www.hud.gov/sites/documents/19161_SF-LLL.PDF

If you have any questions, please contact your Financial Analyst.

Sincerely,

Nebyu Fissha. Tilahun  Digitally signed by Nebyu Fissha Tilahun
DN: CN = Nebyu Fissha Tilahun, C = US,
O = Financial Management Center,
OU = Division Director,
Reason: I am approving this document

Nebyu F. Tilahun
Division Director

Enclosures

Increment Number Table

U. S. Department of Housing and Urban Development
Office of Public and Indian Housing

Housing Choice Voucher Program

Section 8

Increment Number	Program Funding	No. of Units	Budget Authority Assigned	Effective Date	Term	Approximate Monthly Disbursement
CA043VO0349	VO	10	\$92,761	7/1/2024	12	\$7,731
CA043AF0164	AF	N/A	\$7,500	7/1/2024	1	\$7,500

(The terms of the funding, including the approximate amount of the monthly payment, are reflected in the table above)

**Consolidated
Annual Contributions Contract**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Housing Choice Voucher Program

Section 8

**HUD NOTICE TO HOUSING AGENCY AMENDING
CONSOLIDATED ANNUAL CONTRIBUTIONS CONTRACT**

**Housing Agency: CA043
COUNTY OF BUTTE HSG AUTH**

In accordance with Paragraph 2.c. of the Consolidated Annual Contributions Contract between HUD and the HA, you are notified that the funding exhibits of the Consolidated Annual Contributions Contract is hereby revised to add a new funding increment as provided in the attached revised funding exhibit. (This notice adds one or more funding increments listed on the attached funding exhibit.)

The revised funding exhibit is attached to this HUD notice. This revised funding exhibit replaces and revises the prior funding exhibit.

In accordance with Paragraph 2.d. of the Consolidated Annual Contributions Contract, this HUD notice and the attached funding exhibit constitutes an amendment to the Consolidated Annual Contributions Contract.

United States of America

Secretary of Housing and Urban Development
Authorized Representative

Date of Document:

Robert H. Boepple, Director
Financial Management Center

7/26/2024

Form HUD-52520A (12/97)

U.S. Department of Housing and Urban Development
PIH Section 8 - Funding Exhibit
 Program-Based



ACC NUMBER: CA043AF
FIELD OFFICE: 9GPH
 SACFO, PIH, OPH
HA NUMBER: CA043
 COUNTY OF BUTTE HSG AUTH
 2039 FOREST AVENUE, SUITE 10
 CHICO, CA 95928
HA FISCAL YEAR END: 09/30
PROGRAM TYPE: ADMIN FEE

FI Number	First Date of Term	Last Date of Term	Contract Term	Budget Authority	Units Count
CA043AF0155	06-01-2023	09-30-2023	4	\$668,424.00	N/A
CA043AF0156	10-01-2023	10-31-2023	1	\$167,106.00	N/A
CA043AF0157	09-01-2023	09-30-2023	1	\$141,244.00	N/A
CA043AF0158	11-01-2023	12-31-2023	2	\$404,834.00	N/A
CA043AF0159	01-01-2024	01-31-2024	1	\$191,764.00	N/A
CA043AF0160	02-01-2024	02-29-2024	1	\$191,764.00	N/A
CA043AF0161	03-01-2024	03-31-2024	1	\$191,764.00	N/A
CA043AF0162	04-01-2024	05-31-2024	2	\$382,964.00	N/A
CA043AF0163	06-01-2024	10-31-2024	5	\$964,920.00	N/A
CA043AF0164	07-01-2024	07-31-2024	1	\$7,500.00	N/A
CA043AFR123	07-01-2023	07-31-2023	1	\$125,804.00	N/A
CA043AFR323	02-01-2024	02-29-2024	1	\$10,940.00	N/A
CA043AFR423	07-01-2024	07-31-2024	1	\$11,784.00	N/A
CA043AFRF23	09-01-2023	09-30-2023	1	\$133,306.00	N/A

U.S. Department of Housing and Urban Development
PIH Section 8 - Funding Exhibit
 Program-Based



ACC NUMBER: CA043VO
FIELD OFFICE: 9GPH
 SACFO, PIH, OPH
HA NUMBER: CA043
 COUNTY OF BUTTE HSG AUTH
 2039 FOREST AVENUE, SUITE 10
 CHICO, CA 95928
HA FISCAL YEAR END: 09/30
PROGRAM TYPE: VOUCHER PROGRAM

FI Number	First Date of Term	Last Date of Term	Contract Term	Budget Authority	Units Count
CA043VO0311	10-01-2022	09-30-2023	12	\$147,187.00	18
CA043VO0314	01-01-2023	12-31-2023	12	\$1.00	35
CA043VO0315	01-01-2023	12-31-2023	12	\$1.00	25
CA043VO0316	01-01-2023	12-31-2023	12	\$1.00	15
CA043VO0317	01-01-2023	12-31-2023	12	\$1.00	23
CA043VO0318	01-01-2023	12-31-2023	12	\$1.00	3
CA043VO0319	01-01-2023	12-31-2023	12	\$1.00	19
CA043VO0320	01-01-2023	12-31-2023	12	\$1.00	6
CA043VO0321	01-01-2023	12-31-2023	12	\$1.00	8
CA043VO0322	01-01-2023	12-31-2023	12	\$1.00	30
CA043VO0323	01-01-2023	12-31-2023	12	\$1.00	30
CA043VO0327	06-01-2023	09-30-2023	4	\$5,067,401.00	2042
CA043VO0328	10-01-2023	10-31-2023	1	\$1,266,850.00	2060
CA043VO0329	11-01-2023	12-31-2023	2	\$2,696,570.00	2060
CA043VO0331	01-01-2024	01-31-2024	1	\$1,560,505.00	2060
CA043VO0332	02-01-2024	02-29-2024	1	\$1,560,505.00	2060
CA043VO0333	01-01-2024	12-31-2024	12	\$1.00	35
CA043VO0334	01-01-2024	12-31-2024	12	\$1.00	25
CA043VO0335	01-01-2024	12-31-2024	12	\$1.00	15
CA043VO0336	01-01-2024	12-31-2024	12	\$1.00	23
CA043VO0337	01-01-2024	12-31-2024	12	\$1.00	3
CA043VO0338	01-01-2024	12-31-2024	12	\$1.00	19
CA043VO0339	01-01-2024	12-31-2024	12	\$1.00	6
CA043VO0340	01-01-2024	12-31-2024	12	\$1.00	8
CA043VO0341	01-01-2024	12-31-2024	12	\$1.00	30
CA043VO0342	01-01-2024	12-31-2024	12	\$1.00	30
CA043VO0343	03-01-2024	03-31-2024	1	\$1,580,650.00	2060
CA043VO0344	04-01-2024	04-30-2024	1	\$1,755,716.00	2060
CA043VO0345	05-01-2024	05-31-2024	1	\$1,614,344.00	2060

U.S. Department of Housing and Urban Development
PIH Section 8 - Funding Exhibit
 Program-Based



FI Number	First Date of Term	Last Date of Term	Contract Term	Budget Authority	Units Count
CA043VO0346	06-01-2024	08-31-2024	3	\$5,526,068.00	2060
CA043VO0348	09-01-2024	09-30-2024	1	\$1,699,724.00	2060
CA043VO0349	07-01-2024	06-30-2025	12	\$92,761.00	10
CA043VOPR23	05-01-2024	05-31-2024	1	\$3,397.00	N/A

August 8, 2024

MEMO

To: HACB Board of Commissioners
From: Sharice Atkins, Special Programs Coordinator
Subject: Resolution No. 4935
Section 8 FSS Graduate – Jill Jordan

Jill Jordan Started the FSS program in June of 2017. At the start of the program Jill wanted to explore cleaning up her credit. After reviewing her credit history with the FSS coordinator, it was determined her credit was ok and not in need of repair. Jill worked with her FFS coordinator and made new goals to explore local job training and worked towards finding gainful employment. Jill received training through Far Northern Regional Center and successfully gained skills for employment. Over the years Jill has stayed employed through local Staffing agencies.

- ✓ Job Training
- ✓ Job retention

Jill attended Butte Community College and received a certificate in Floral Design and Agriculture. Jill has been gainfully employed since the start of the program in 2017. Jill's favorite places of work are the Boys and Girls Club of The North State with campers and Butte Humane Society. Jill enjoys working with kids and animals and plans to continue working in her experienced fields as long as they will have her.

Recommendation: Adoption of Resolution No. 4935

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4935

RECOGNITION OF FSS GRADUATE

JILL JORDAN

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

WHEREAS, JILL JORDAN, entered the FSS program on June 1, 2017; and

WHEREAS, JILL JORDAN successfully completed her FSS Contract of Participation, effective November 30, 2023, by fulfilling all of her responsibilities under the terms of the Contract of Participation; and

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

WHEREAS, JILL JORDAN, in completing her Contract of Participation, has accrued an FSS escrow balance of \$3,217.13;

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

Dated: August 15, 2024

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

August 8, 2024

MEMO

To: HACB Board of Commissioners
From: Sharice Atkins, Special Programs Coordinator
Subject: Resolution No. 4936
Section 8 FSS Graduate – Carol Hartman

Carol Hartman started the FSS Program February 1, 2019. At the start of the program Carol was interested in keeping track of her credit, looking for a car and becoming gainfully employed. Over the years Carol has been gainfully employed as an IHSS worker and has been in the same career for many years.

Carol has put a lot of time and effort into her participation with the FSS program. Carol has been dedicated to her career and has reached the end of her FSS contract requirements. Carol will graduate with enough escrow funds to put towards helping the household stay self-sufficient.

Recommendation: Adoption of Resolution No. 4936

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4936

RECOGNITION OF FSS GRADUATE

CAROL HARTMAN

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

WHEREAS, CAROL HARTMAN entered the FSS program on February 1, 2019; and

WHEREAS, CAROL HARTMAN successfully completed her FSS Contract of Participation, effective December 31, 2023, by fulfilling all of her responsibilities under the terms of the Contract of Participation; and

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

WHEREAS, CAROL HARTMAN, in completing her Contract of Participation, has accrued an FSS escrow balance of \$9,265.89;

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

Dated: August 15, 2024

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

August 8, 2024

MEMO

To: HACB Board of Commissioners

From: Angie Little, Rental Assistance Program Manager
Juan Meza, Public Housing Manager
Larry Guanzon, Executive Director

Subject: Agenda Item No. 5.3
Utility Allowances:

- HUD Low Income Public Housing
- Butte County Section 8 Housing Choice Voucher Program
- Butte County Section 8 Housing Choice Voucher Program (High Efficiency)
- Glenn County Section 8 Housing Choice Voucher Program
- Glenn County Section 8 Housing Choice Voucher Program (High Efficiency)
- Gridley Farm Labor Housing
- Other Properties (Chico Commons, Walker Commons, 1200 Park Avenue, Harvest Park, Gridley Springs II)

The HACB has completed its annual review of Utility Allowances (UA's), used for administration of HACB's Public Housing, Section 8 and other rental assistance programs where tenant rent and utility obligations are considered. The 2024/2025 Utility Allowance review was completed under contract by Management Resource Group, Inc. (MRG) & US Housing Consultants LLC. MRG/USHC uses a blended methodology to develop the UA's, combining "engineering-based" and "consumption-based" approaches to arrive at conclusions. Utility Allowances must be reviewed annually, and must be adjusted if there is an increase or decrease of more than 10%.

Utility Allowances are established for each dwelling unit-type category (single-family, multi-family, manufactured home, etc.), and unit bedroom size, assuming "reasonable" consumption by an energy-conservative household. The UA's assume use of PG&E "CARE" rates, available to low-income households.

The HCV area wide UAs remained largely stagnant from last year's numbers with the exception of Bottle Gas (propane), which shows a significant decrease across the board. In addition, water usage charges have decreased somewhat in most areas.

Public Housing UA's have increased for the property's in Chico, Oroville, and Biggs due to the higher cost of electric, gas, and water/sewer rates in comparison to last year's UA's. However, for the Gridley area the water/sewer rates are lower on average than they were the previous year resulting in decreased UA's for our Gridley rental units.

For Public Housing Residents only, pursuant to regulation 24CFR 965.502, HACB must provide 60 days' advance notice of the proposed utility allowances implementation.

Following are the proposed Monthly Utility Allowances.

Recommended is a motion to adopt Utility Allowances as proposed for the upcoming 2024/2025-year, effective January 1, 2025 for the Public Housing program, and October 1, 2024 for the Section 8 HCV Program.

Gridley Farm Labor UA's are to be implemented after Board and USDA approval, as of October 1, 2024.

Tax Credit property UA's are to be implemented within ninety (90) days of Board approval.

MANAGEMENT RESOURCE GROUP, INC.

2402 Mount Vernon Road, Suite 200, Atlanta, Georgia 30338

July 30, 2024

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

Re: Public Housing Program - 2025

Dear Mr. Guanzon:

Enclosed are the Housing Authority of the County of Butte's new utility allowance estimates for your Public Housing Program. The allowance estimates reflect current rate schedules and consumption for units in the various Public Housing developments.

Electric, natural gas, and Cal water rates have all risen since last year. These schedules reflect the installation of LED lamps in the existing fixtures.

If you have any questions upon review, please contact me.

Sincerely,



Howard S. Fleisig, CEO
Management Resource Group, Inc.

HSF/BL

Enclosure(s)

Public Housing Utility Allowance Estimates



Prepared for the
Housing Authority
of the County of Butte
Chico, California

July 2024

Management Resource Group, Inc.

2402 Mount Vernon Road, Suite 200 / Atlanta, Georgia 30338
Tel: 770♦396♦9856 / Fax: 603♦218♦6274 / atlmrg@comcast.net

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CA 43-1A, Gridley

CA 43-1B, Gridley

CA 43-2A, Biggs

CA 43-2B, Biggs

CA 43-3, Chico

CA 43-4, Gridley

CA 43-10, Winston Gardens

CA 43-13, Rhodes Terrace and Shelton Oaks

CA 43-14, Oroville

CA 43-15, Oroville

Water/Sewer Tables

Current Residential Utility Rate Schedules

Utility Allowance Estimates Summary

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
CHICO, CALIFORNIA**

**UTILITY ALLOWANCE ESTIMATES FOR THE
PUBLIC HOUSING PROGRAM**

FY 2025

CA 43-1A, Gridley				
	Electricity	Natural Gas	Water/Sewer	Total
2 Bedroom	44.00	52.00	63.00	\$ 159.00
3 Bedroom	48.00	61.00	64.00	\$ 173.00
4 Bedroom	52.00	72.00	66.00	\$ 190.00

CA 43-1B, Gridley				
	Electricity	Natural Gas	Water/Sewer	Total
1 Bedroom ADA	54.00	30.00	62.00	\$ 146.00
2 Bedroom	44.00	52.00	63.00	\$ 159.00
3 Bedroom	48.00	61.00	64.00	\$ 173.00
4 Bedroom	52.00	72.00	66.00	\$ 190.00
5 Bedroom	57.00	82.00	67.00	\$ 206.00

CA 43-2A, Biggs				
	Electricity	Natural Gas	Water/Sewer	Total
1 Bedroom ADA	48.00	30.00	129.00	\$ 207.00
2 Bedroom	38.00	52.00	129.00	\$ 219.00
3 Bedroom	42.00	61.00	129.00	\$ 232.00
4 Bedroom	46.00	72.00	129.00	\$ 247.00

CA 43-2B, Biggs				
	Electricity	Natural Gas	Water/Sewer	Total
2 Bedroom	38.00	52.00	129.00	\$ 219.00
3 Bedroom	42.00	61.00	129.00	\$ 232.00

Note: The Housing Authority of the County of Butte is in the process of installing individual water meters on each apartment. When this has been done, that apartment would be responsible to the water/sewer provider for the billing and an allowance would then be applied.

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
CHICO, CALIFORNIA**

**UTILITY ALLOWANCE ESTIMATES FOR THE
PUBLIC HOUSING PROGRAM**

FY 2025

CA 43-3, Chico				
	Electricity	Natural Gas	Water/Sewer	Total
1 Bedroom	58.00	41.00	49.00	\$ 148.00
2 Bedroom	62.00	50.00	52.00	\$ 164.00
3 Bedroom	68.00	59.00	54.00	\$ 181.00
4 Bedroom	75.00	70.00	57.00	\$ 202.00

CA 43-3, Chico - ADA				
	Electricity	Natural Gas	Water/Sewer	Total
1 Bedroom	78.00	28.00	49.00	\$ 155.00
2 Bedroom	89.00	35.00	52.00	\$ 176.00
3 Bedroom	99.00	42.00	54.00	\$ 195.00

CA 43-4, Gridley				
	Electricity	Natural Gas	Water/Sewer	Total
1 Bedroom	42.00	42.00	62.00	\$ 146.00
2 Bedroom	44.00	52.00	63.00	\$ 159.00
3 Bedroom	48.00	61.00	64.00	\$ 173.00
4 Bedroom	52.00	72.00	66.00	\$ 190.00

CA 43-10, Winston Gardens				
	Electricity	Natural Gas	Total	
1 Bedroom	121.00	25.00	\$ 146.00	
2 Bedroom	144.00	30.00	\$ 174.00	

Note: The Housing Authority of the County of Butte is in the process of installing individual water meters on each apartment. When this has been done, that apartment would be responsible to the water/sewer provider for the billing and an allowance would then be applied.

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
CHICO, CALIFORNIA
UTILITY ALLOWANCE ESTIMATES FOR THE
PUBLIC HOUSING PROGRAM
FY 2025**

CA 43-13, Rhodes Terrace and Shelton Oaks				
	Electricity	Natural Gas	Water/Sewer	Total
2 Bedroom	59.00	45.00	52.00	\$ 156.00
3 Bedroom	66.00	52.00	54.00	\$ 172.00

CA 43-14, Oroville				
	Electricity	Natural Gas	Water/Sewer	Total
3 Bedroom	68.00	56.00	41.00	\$ 165.00

CA 43-15, Oroville				
	Electricity	Natural Gas	Water/Sewer	Total
3 Bedroom	68.00	53.00	43.00	\$ 164.00

Note: The Housing Authority of the County of Butte is in the process of installing individual water meters on each apartment. When this has been done, that apartment would be responsible to the water/sewer provider for the billing and an allowance would then be applied.

MANAGEMENT RESOURCE GROUP, INC.
2402 Mount Vernon Road, Suite 200, Atlanta, Georgia 30338

July 30, 2024

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

Re: Butte County Section 8 Housing Choice Voucher - 2025

Dear Mr. Guanzon:

Enclosed are the Housing Authority of the County of Butte's new utility allowance estimates. The allowance estimates reflect current rate schedules and consumption for units in the Butte County Section 8 Housing Choice Voucher Program.

Electric (PG&E), natural gas, and Cal water rates are all higher than last year.

If you have any questions upon review, please contact me.

Sincerely,



Howard S. Fleisig, CEO
Management Resource Group, Inc.

HSF/BL

Enclosure(s)

Butte County Section 8 Housing Choice Voucher Program Utility Allowance Estimates



Prepared for the
Housing Authority
of the County of Butte
Chico, California

July 2024

Management Resource Group, Inc.

2402 Mount Vernon Road, Suite 200 / Atlanta, Georgia 30338
Tel: 770♦396♦9856 / Fax: 603♦218♦6274 / atlmrg@comcast.net

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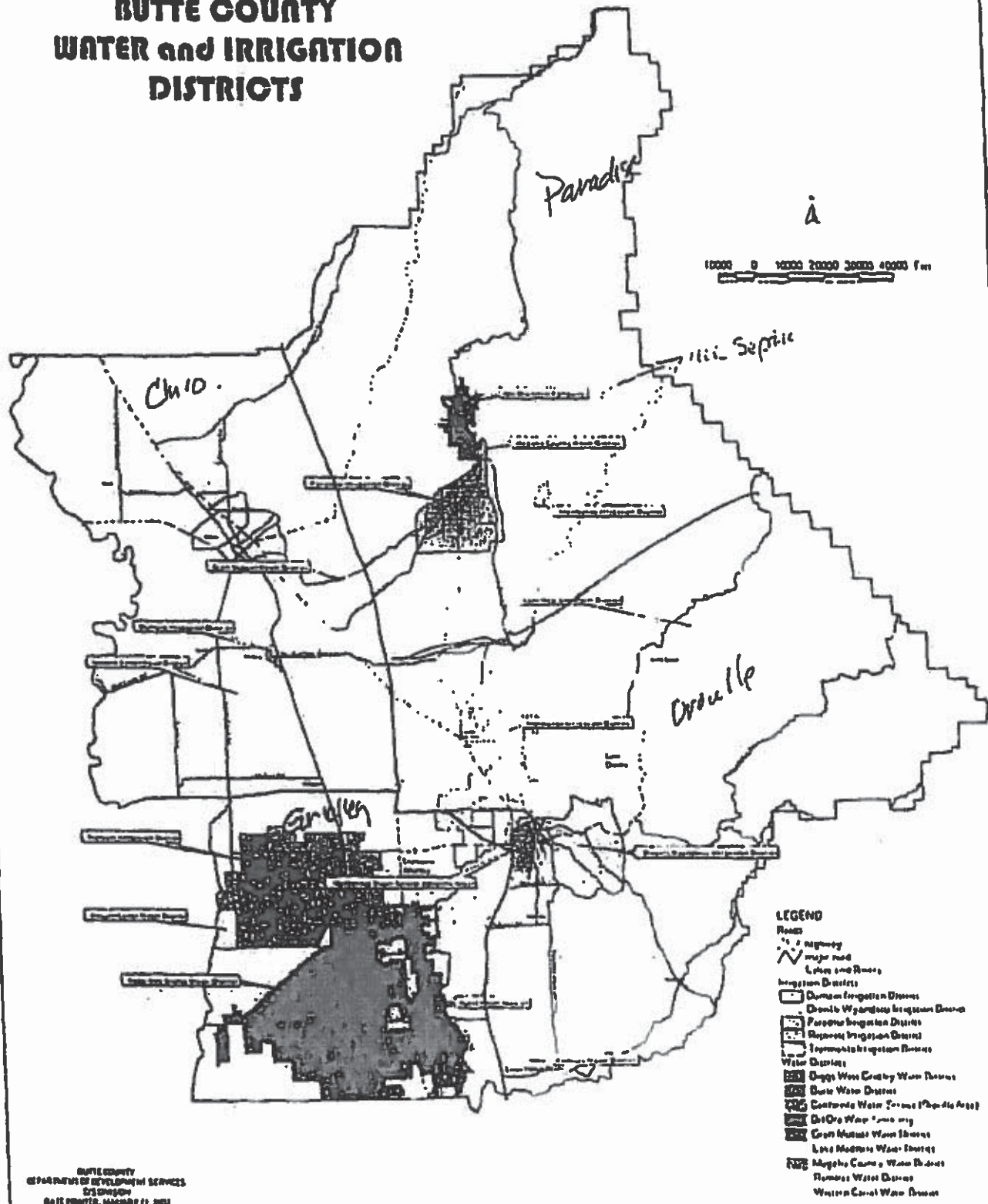
Magalia Water Area

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Current Residential Utility Rate Schedules

**Housing Choice Voucher
Utility Allowance Estimates**

BUTTE COUNTY WATER and IRRIGATION DISTRICTS



- LEGEND**
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 - highway
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 - Irrigation Districts
 - ☐ Dumont Irrigation District
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 - ☐ Northern Water District
 - ☐ Western Canal Water District

BUTTE COUNTY
DEPARTMENT OF DEVELOPMENT SERVICES
523 DIVISION
AS IT PRINTED, MARCH 27, 2003

Chico Water Area

Utility Allowances Schedule

See Public Reporting and Instructions on back

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Chico Water Area		Single Family					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	20	25	30	38	44	47	
	Bottled Gas	35	45	53	68	79	85	
	Electric	43	48	61	71	81	93	
	Electric - Heat Pump	37	41	52	60	69	79	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	21	24	33	38	43	50	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	Chico	21	21	25	27	32	34	
Sewer	Chico	29	29	29	29	29	29	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
 Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Chico Water Area		Manufactured/Mobile Home					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	18	23	28	35	41	44	
	Bottled Gas	33	41	50	63	73	79	
	Electric	40	45	57	66	75	87	
	Electric - Heat Pump	37	41	52	60	69	79	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	20	23	30	35	40	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	Chico	21	21	25	27	32	34	
Sewer	Chico	29	29	29	29	29	29	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
 Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA Housing Authority of the County of Butte Chico Water Area		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	16	21	25	31	37	40
	Bottled Gas	30	37	45	57	67	72
	Electric	37	41	52	60	68	79
	Electric - Heat Pump	31	34	44	51	58	67
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	4	4	4	5	5	6
	Bottled Gas	7	8	9	9	10	11
	Electric	19	22	25	28	31	34
	Fuel Oil	-	-	-	-	-	-
Other Electric		50	65	77	94	110	130
Air Conditioning	Refrigerated Air	18	21	28	32	37	42
	Evaporative Cooling	4	4	6	6	7	9
Water Heating	Natural Gas	16	16	20	24	28	32
	Bottled Gas	17	18	25	33	40	47
	Electric	34	35	49	65	80	94
	Electric - Heat Pump	26	27	37	49	60	70
	Fuel Oil	-	-	-	-	-	-
Water	Chico	21	21	25	27	32	34
Sewer	Chico	29	29	29	29	29	29
Trash Collection - Recology		40	40	40	40	40	40
Other -specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Chico Water Area		Flat/Garden/High Rise Apt					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	15	19	24	30	34	37	
	Bottled Gas	28	35	42	54	63	68	
	Electric	34	38	49	56	64	74	
	Electric - Heat Pump	29	32	41	48	55	63	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	25	28	31	34	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	17	20	26	30	35	40	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	Chico	21	21	25	27	32	34	
Sewer	Chico	29	29	29	29	29	29	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Durham Water Area

Utility Allowances Schedule

See Public Reporting and Instructions on back

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Durham Irrigation District		Single Family					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	20	25	30	38	44	47	
	Bottled Gas	35	45	53	68	79	85	
	Electric	43	48	61	71	81	93	
	Electric - Heat Pump	37	41	52	60	69	79	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	21	24	33	38	43	50	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	Durham	23	23	24	25	26	27	
Sewer	Chico	28	28	28	28	28	28	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
 Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Durham Irrigation District		Manufactured/Mobile Home					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	18	23	28	35	41	44	
	Bottled Gas	33	41	50	63	73	79	
	Electric	40	45	57	66	75	87	
	Electric - Heat Pump	37	41	52	60	69	79	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	20	23	30	35	40	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	Durham	23	23	24	25	26	27	
Sewer	Chico	28	28	28	28	28	28	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

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Utility Allowances Schedule

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 Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Durham Irrigation District		Duplex/Row/Townhouse					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	16	21	25	31	37	40	
	Bottled Gas	30	37	45	57	67	72	
	Electric	37	41	52	60	68	79	
	Electric - Heat Pump	31	34	44	51	58	67	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	25	28	31	34	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	18	21	28	32	37	42	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	Durham	23	23	24	25	26	27	
Sewer	Chico	28	28	28	28	28	28	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
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Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Durham Irrigation District		Flat/Garden/High Rise Apt					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	15	19	24	30	34	37	
	Bottled Gas	28	35	42	54	63	68	
	Electric	34	38	49	56	64	74	
	Electric - Heat Pump	29	32	41	48	55	63	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	25	28	31	34	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	17	20	26	30	35	40	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	Durham	23	23	24	25	26	27	
Sewer	Chico	28	28	28	28	28	28	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

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Oroville Water Area

Utility Allowances Schedule

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**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Oroville Water Area		Single Family					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	20	25	30	38	44	47	
	Bottled Gas	35	45	53	68	79	85	
	Electric	43	48	61	71	81	93	
	Electric - Heat Pump	37	41	52	60	69	79	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric-	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	21	24	33	38	43	50	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	Oroville	35	35	41	46	53	59	
	Thermalito	41	41	43	44	46	48	
Sewer	Oroville	49	49	49	49	49	49	
	Thermalito	49	49	49	49	49	49	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Houshold Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

Previous versions are obsolete.

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Utility Allowances Schedule

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Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Oroville Water Area		Manufactured/Mobile Home					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	18	23	28	35	41	44	
	Bottled Gas	33	41	50	63	73	79	
	Electric	40	45	57	66	75	87	
	Electric - Heat Pump	37	41	52	60	69	79	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	20	23	30	35	40	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	Oroville	35	35	41	46	53	59	
	Thermalito	41	41	43	44	46	48	
Sewer	Oroville	49	49	49	49	49	49	
	Thermalito	49	49	49	49	49	49	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating	\$		
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

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Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Oroville Water Area		Duplex/Row/Townhouse					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	16	21	25	31	37	40	
	Bottled Gas	30	37	45	57	67	72	
	Electric	37	41	52	60	68	79	
	Electric - Heat Pump	31	34	44	51	58	67	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	25	28	31	34	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	18	21	28	32	37	42	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	Oroville	35	35	41	46	53	59	
	Thermalito	41	41	43	44	46	48	
Sewer	Oroville	49	49	49	49	49	49	
	Thermalito	49	49	49	49	49	49	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

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Utility Allowances Schedule

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OMB Approval No. 2577-0169
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Oroville Water Area		Flat/Garden/High Rise Apt					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	15	19	24	30	34	37	
	Bottled Gas	28	35	42	54	63	68	
	Electric	34	38	49	56	64	74	
	Electric - Heat Pump	29	32	41	48	55	63	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	25	28	31	34	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	17	20	26	30	35	40	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	Oroville	35	35	41	46	53	59	
	Thermalito	41	41	43	44	46	48	
Sewer	Oroville	49	49	49	49	49	49	
	Thermalito	49	49	49	49	49	49	
Trash Collection - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

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Gridley Water Area

Utility Allowances Schedule

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**U.S. DEPARTMENT OF HOUSING
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Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Gridley Water District		Single Family					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	20	25	30	38	44	47	
	Bottled Gas	35	45	53	68	79	85	
	Electric	32	36	45	52	60	69	
	Electric - Heat Pump	27	30	39	44	51	59	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric -Gridley	14	17	19	21	24	26	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		37	48	57	69	81	96	
Air Conditioning	Refrigerated Air	16	18	24	28	32	37	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	25	26	36	48	59	69	
	Electric - Heat Pump	19	20	27	36	45	52	
	Fuel Oil	-	-	-	-	-	-	
Water	Gridley	27	27	29	30	32	34	
Sewer	Gridley	40	40	40	40	40	40	
Trash Collection - Gridley		32	32	32	32	32	32	
Other -specify Customer Charge	Electric	13	13	13	13	13	13	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total		\$	

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Gridley Water District		Manufactured/Mobile Home					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	18	23	28	35	41	44	
	Bottled Gas	33	41	50	63	73	79	
	Electric	30	33	42	49	56	64	
	Electric - Heat Pump	27	30	39	44	51	59	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric -Gridley	14	17	19	21	24	26	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		37	48	57	69	81	96	
Air Conditioning	Refrigerated Air	15	17	23	26	30	34	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	25	26	36	48	59	69	
	Electric - Heat Pump	19	20	27	36	45	52	
	Fuel Oil	-	-	-	-	-	-	
Water	Gridley	27	27	29	30	32	34	
Sewer	Gridley	40	40	40	40	40	40	
Trash Collection - Gridley		32	32	32	32	32	32	
Other -specify Customer Charge	Electric	13	13	13	13	13	13	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Gridley Water District		Duplex/Row/Townhouse					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	16	21	25	31	37	40	
	Bottled Gas	30	37	45	57	67	72	
	Electric	27	30	38	44	51	58	
	Electric - Heat Pump	23	25	32	37	43	49	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric -Gridley	14	16	19	21	23	25	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		37	48	57	69	81	96	
Air Conditioning	Refrigerated Air	13	16	21	24	27	31	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	25	26	36	48	59	69	
	Electric - Heat Pump	19	20	27	36	45	52	
	Fuel Oil	-	-	-	-	-	-	
Water	Gridley	27	27	29	30	32	34	
Sewer	Gridley	40	40	40	40	40	40	
Trash Collection - Gridley		32	32	32	32	32	32	
Other -specify Customer Charge	Electric	13	13	13	13	13	13	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule
See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Gridley Water District		Flat/Garden/High Rise Apt					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	15	19	24	30	34	37	
	Bottled Gas	28	35	42	54	63	68	
	Electric	25	28	36	41	48	55	
	Electric - Heat Pump	22	24	31	35	40	46	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric -Gridley	14	16	19	21	23	25	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		37	48	57	69	81	96	
Air Conditioning	Refrigerated Air	13	15	19	22	26	29	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	25	26	36	48	59	69	
	Electric - Heat Pump	19	20	27	36	45	52	
	Fuel Oil	-	-	-	-	-	-	
Water	Gridley	27	27	29	30	32	34	
Sewer	Gridley	40	40	40	40	40	40	
Trash Collection - Gridley		32	32	32	32	32	32	
Other -specify Customer Charge	Electric	13	13	13	13	13	13	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Biggs Water Area

Utility Allowances Schedule

See Public Reporting and Instructions on back

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Biggs Water Area		Single Family					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	20	25	30	38	44	47	
	Bottled Gas	35	45	53	68	79	85	
	Electric- Biggs	26	28	36	41	48	55	
	Electric - Heat Pump	22	24	31	35	41	47	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric- Biggs	12	13	15	17	19	21	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		29	38	45	55	65	76	
Air Conditioning	Refrigerated Air	13	15	19	22	26	29	
	Evaporative Cooling	2	3	3	4	4	5	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric - Biggs	20	21	29	38	47	55	
	Electric - Heat Pump	15	16	22	29	35	41	
	Fuel Oil	-	-	-	-	-	-	
Water	Biggs	61	61	61	61	61	61	
Sewer	Biggs	78	78	78	78	78	78	
Trash Collection		38	38	38	38	38	38	
Other -specify Customer Charge	Electric	7	7	7	7	7	7	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
Number of Bedrooms					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
 Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Biggs Water Area		Manufactured/Mobile Home					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	18	23	28	35	41	44	
	Bottled Gas	33	41	50	63	73	79	
	Electric- Biggs	24	26	34	39	44	51	
	Electric - Heat Pump	22	24	31	35	41	47	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric- Biggs	12	13	15	17	19	21	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		29	38	45	55	65	76	
Air Conditioning	Refrigerated Air	13	15	19	22	26	29	
	Evaporative Cooling	2	3	3	4	4	5	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric - Biggs	20	21	29	38	47	55	
	Electric - Heat Pump	15	16	22	29	35	41	
	Fuel Oil	-	-	-	-	-	-	
Water	Biggs	61	61	61	61	61	61	
Sewer	Biggs	78	78	78	78	78	78	
Trash Collection		38	38	38	38	38	38	
Other -specify Customer Charge	Electric	7	7	7	7	7	7	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Biggs Water Area		Duplex/Row/Townhouse					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	16	21	25	31	37	40	
	Bottled Gas	30	37	45	57	67	72	
	Electric- Biggs	21	24	30	35	40	46	
	Electric - Heat Pump	18	20	26	30	34	39	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric- Biggs	11	13	15	16	18	20	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		29	38	45	55	65	76	
Air Conditioning	Refrigerated Air	13	15	19	22	26	29	
	Evaporative Cooling	2	3	3	4	4	5	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric - Biggs	20	21	29	38	47	55	
	Electric - Heat Pump	15	16	22	29	35	41	
	Fuel Oil	-	-	-	-	-	-	
Water	Biggs	61	61	61	61	61	61	
Sewer	Biggs	78	78	78	78	78	78	
Trash Collection		38	38	38	38	38	38	
Other -specify Customer Charge	Electric	7	7	7	7	7	7	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

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Utility Allowances Schedule
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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
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Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Biggs Water Area		Flat/Garden/High Rise Apt					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	15	19	24	30	34	37	
	Bottled Gas	28	35	42	54	63	68	
	Electric- Biggs	20	22	29	33	38	43	
	Electric - Heat Pump	17	19	24	28	32	37	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric- Biggs	11	13	15	16	18	20	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		29	38	45	55	65	76	
Air Conditioning	Refrigerated Air	13	15	19	22	26	29	
	Evaporative Cooling	2	3	3	4	4	5	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric - Biggs	20	21	29	38	47	55	
	Electric - Heat Pump	15	16	22	29	35	41	
	Fuel Oil	-	-	-	-	-	-	
Water	Biggs	61	61	61	61	61	61	
Sewer	Biggs	78	78	78	78	78	78	
Trash Collection		38	38	38	38	38	38	
Other -specify Customer Charge	Electric	7	7	7	7	7	7	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Magalia Water Area

Utility Allowances Schedule

See Public Reporting and Instructions on back

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Magalia Water Area		Single Family					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	20	25	30	38	44	47	
	Bottled Gas	35	45	53	68	79	85	
	Electric	43	48	61	71	81	93	
	Electric - Heat Pump	37	41	52	60	69	79	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric - PG&E	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	21	24	33	38	43	50	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	Magalia	47	47	50	53	57	60	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection - NRWS		41	41	41	41	41	41	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

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Utility Allowances Schedule

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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
 Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Magalia Water Area		Manufactured/Mobile Home					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	18	23	28	35	41	44	
	Bottled Gas	33	41	50	63	73	79	
	Electric	40	45	57	66	75	87	
	Electric - Heat Pump	37	41	52	60	69	79	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	20	23	30	35	40	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	Magalia	47	47	50	53	57	60	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection - NRWS		41	41	41	41	41	41	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

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Utility Allowances Schedule

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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Magalia Water Area		Duplex/Row/Townhouse					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	16	21	25	31	37	40	
	Bottled Gas	30	37	45	57	67	72	
	Electric	37	41	52	60	68	79	
	Electric - Heat Pump	31	34	44	51	58	67	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	25	28	31	34	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	18	21	28	32	37	42	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	Magalia	47	47	50	53	57	60	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection - NRWS		41	41	41	41	41	41	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

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Utility Allowances Schedule
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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
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Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Magalia Water Area		Flat/Garden/High Rise Apt					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	15	19	24	30	34	37	
	Bottled Gas	28	35	42	54	63	68	
	Electric	34	38	49	56	64	74	
	Electric - Heat Pump	29	32	41	48	55	63	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	25	28	31	34	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	17	20	26	30	35	40	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	Magalia	47	47	50	53	57	60	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection - NRWS		41	41	41	41	41	41	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Paradise Water Area

Utility Allowances Schedule

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**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Paradise Water Area		Single Family					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	20	25	30	38	44	47	
	Bottled Gas	35	45	53	68	79	85	
	Electric	43	48	61	71	81	93	
	Electric - Heat Pump	37	41	52	60	69	79	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	21	24	33	38	43	50	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	Paradise	46	47	55	61	70	78	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection - NRWS		39	39	39	39	39	39	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Paradise Water Area		Manufactured/Mobile Home					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	18	23	28	35	41	44	
	Bottled Gas	33	41	50	63	73	79	
	Electric	40	45	57	66	75	87	
	Electric - Heat Pump	37	41	52	60	69	79	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	20	23	30	35	40	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	Paradise	46	47	55	61	70	78	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection - NRWS		39	39	39	39	39	39	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA Housing Authority of the County of Butte Paradise Water Area		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	16	21	25	31	37	40
	Bottled Gas	30	37	45	57	67	72
	Electric	37	41	52	60	68	79
	Electric - Heat Pump	31	34	44	51	58	67
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	4	4	4	5	5	6
	Bottled Gas	7	8	9	9	10	11
	Electric	19	22	25	28	31	34
	Fuel Oil	-	-	-	-	-	-
Other Electric		50	65	77	94	110	130
Air Conditioning	Refrigerated Air	18	21	28	32	37	42
	Evaporative Cooling	4	4	6	6	7	9
Water Heating	Natural Gas	16	16	20	24	28	32
	Bottled Gas	17	18	25	33	40	47
	Electric	34	35	49	65	80	94
	Electric - Heat Pump	26	27	37	49	60	70
	Fuel Oil	-	-	-	-	-	-
Water	Paradise	46	47	55	61	70	78
Sewer	Not Applicable	-	-	-	-	-	-
Trash Collection - NRWS		39	39	39	39	39	39
Other -specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule
See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Paradise Water Area		Flat/Garden/High Rise Apt				10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	15	19	24	30	34	37
	Bottled Gas	28	35	42	54	63	68
	Electric	34	38	49	56	64	74
	Electric - Heat Pump	29	32	41	48	55	63
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	4	4	4	5	5	6
	Bottled Gas	7	8	9	9	10	11
	Electric	19	22	25	28	31	34
	Fuel Oil	-	-	-	-	-	-
Other Electric		50	65	77	94	110	130
Air Conditioning	Refrigerated Air	17	20	26	30	35	40
	Evaporative Cooling	4	4	6	6	7	9
Water Heating	Natural Gas	16	16	20	24	28	32
	Bottled Gas	17	18	25	33	40	47
	Electric	34	35	49	65	80	94
	Electric - Heat Pump	26	27	37	49	60	70
	Fuel Oil	-	-	-	-	-	-
Water	Paradise	46	47	55	61	70	78
Sewer	Not Applicable	-	-	-	-	-	-
Trash Collection - NRWS		39	39	39	39	39	39
Other -specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
Head of Houshold Name					Heating		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

MANAGEMENT RESOURCE GROUP, INC.

2402 Mount Vernon Road, Suite 200, Atlanta, Georgia 30338

July 30, 2024

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

Re: Glenn County Section 8 Housing Choice Voucher - 2025

Dear Mr. Guanzon:

Enclosed are the Housing Authority of the County of Butte's new utility allowance estimates. The allowance estimates reflect current rate schedules and consumption for units in the Glenn County Section 8 Housing Choice Voucher Program.

Electric (PG&E), natural gas, and Cal water rates are all higher than last year.

If you have any questions upon review, please contact me.

Sincerely,



Howard S. Fleisig, CEO
Management Resource Group, Inc.

HSF/BL

Enclosure(s)

Glenn County Section 8 Housing Choice Voucher Program Utility Allowance Estimates



Prepared for the
Housing Authority
of the County of Butte
Chico, California

July 2024

Management Resource Group, Inc.

2402 Mount Vernon Road, Suite 200 / Atlanta, Georgia 30338
Tel: 770♦396♦9856 / Fax: 603♦218♦6274 / atlmrg@comcast.net

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**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Glenn County-Orland Water Area		Single Family					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	20	25	30	38	44	47	
	Bottled Gas	35	45	53	68	79	85	
	Electric	43	48	61	71	81	93	
	Electric - Heat Pump	37	41	52	60	69	79	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	21	24	33	38	43	50	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	In-City	35	35	35	35	35	35	
	Out-City	70	70	70	70	70	70	
Sewer	In-City	34	34	34	34	34	34	
	Out-City	68	68	68	68	68	68	
Trash Collection - In City		45	45	45	45	45	45	
Trash Collection - County		45	45	45	45	45	45	
Other -specify Customer Charge	Electric	-	-	-	-	-	-	
	Natural Gas	4	4	4	4	4	4	
Range		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating	\$		
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
Number of Bedrooms					Sewer			
					Trash Collection			
					Other			
Range/Microwave					Refrigerator			
					Total	\$		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Glenn County-Orland Water Area		Mobile Home					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	18	23	28	35	41	44	
	Bottled Gas	33	41	50	63	73	79	
	Electric	40	45	57	66	75	87	
	Electric - Heat Pump	37	41	52	60	69	79	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	21	24	33	38	43	50	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	In-City	35	35	35	35	35	35	
	Out-City	70	70	70	70	70	70	
Sewer	In-City	34	34	34	34	34	34	
	Out-City	68	68	68	68	68	68	
Trash Collection - In City		45	45	45	45	45	45	
Trash Collection - County		45	45	45	45	45	45	
Other -specify Customer Charge	Electric	-	-	-	-	-	-	
	Natural Gas	4	4	4	4	4	4	
Range		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating	\$		
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
Range/Microwave					Refrigerator			
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OMB Approval No. 2577-0169
 Office of Public and Indian Housing (exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Glenn County-Orland Water Area		Duplex/Row/Townhouse					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	16	21	25	31	37	40	
	Bottled Gas	30	37	45	57	67	72	
	Electric	37	41	52	60	68	79	
	Electric - Heat Pump	31	34	44	51	58	67	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	25	28	31	34	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	21	24	33	38	43	50	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	In-City	35	35	35	35	35	35	
	Out-City	70	70	70	70	70	70	
Sewer	In-City	34	34	34	34	34	34	
	Out-City	68	68	68	68	68	68	
Trash Collection - In City		45	45	45	45	45	45	
Trash Collection - County		45	45	45	45	45	45	
Other -specify Customer Charge	Electric	-	-	-	-	-	-	
	Natural Gas	4	4	4	4	4	4	
Range		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Glenn County-Orland Water Area		Flat/Garden/High Rise Apt					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	15	19	24	30	34	37	
	Bottled Gas	28	35	42	54	63	68	
	Electric	34	38	49	56	64	74	
	Electric - Heat Pump	29	32	41	48	55	63	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	25	28	31	34	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		50	65	77	94	110	130	
Air Conditioning	Refrigerated Air	21	24	33	38	43	50	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	16	16	20	24	28	32	
	Bottled Gas	17	18	25	33	40	47	
	Electric	34	35	49	65	80	94	
	Electric - Heat Pump	26	27	37	49	60	70	
	Fuel Oil	-	-	-	-	-	-	
Water	In-City	35	35	35	35	35	35	
	Out-City	70	70	70	70	70	70	
Sewer	In-City	34	34	34	34	34	34	
	Out-City	68	68	68	68	68	68	
Trash Collection - In City		45	45	45	45	45	45	
Trash Collection - County		45	45	45	45	45	45	
Other -specify Customer Charge	Electric	-	-	-	-	-	-	
	Natural Gas	4	4	4	4	4	4	
Range		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
					Number of Bedrooms			
Refrigerator								
Total								

Previous versions are obsolete.

Form HUD-52667 (04/2023)

MANAGEMENT RESOURCE GROUP, INC.

2402 Mount Vernon Road, Suite 200, Atlanta, Georgia 30338

July 30, 2024

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

Re: Area Wide High Efficiency - 2025

Dear Mr. Guanzon:

Enclosed are the Housing Authority of the County of Butte's new high efficiency utility allowance estimates. The allowance estimates reflect current rate schedules and consumption for units in Butte and Glenn Counties.

We assumed ultra-high-efficiency HVAC systems, low-E glass with sub .50 U-values, tankless water heaters, Energy Star appliances, and LED lighting. Water/sewer allowances assumed 1.28 gpf toilets, 1.5 gpm showerheads, and low-flow aerators on all sinks and faucets.

If you have any questions upon review, please contact me.

Sincerely,



Howard S. Fleisig, CEO
Management Resource Group, Inc.

HSF/BL

Enclosure(s)

High Efficiency Area Wide Section 8 Housing Choice Voucher Program Utility Allowance Estimates for the Water Areas in Butte and Glenn Counties



Prepared for the
Housing Authority
of the County of Butte
Chico, California

July 2024

Management Resource Group, Inc.

2402 Mount Vernon Road, Suite 200 / Atlanta, Georgia 30338
Tel: 770♦396♦9856 / Fax: 603♦218♦6274 / atlmrg@comcast.net

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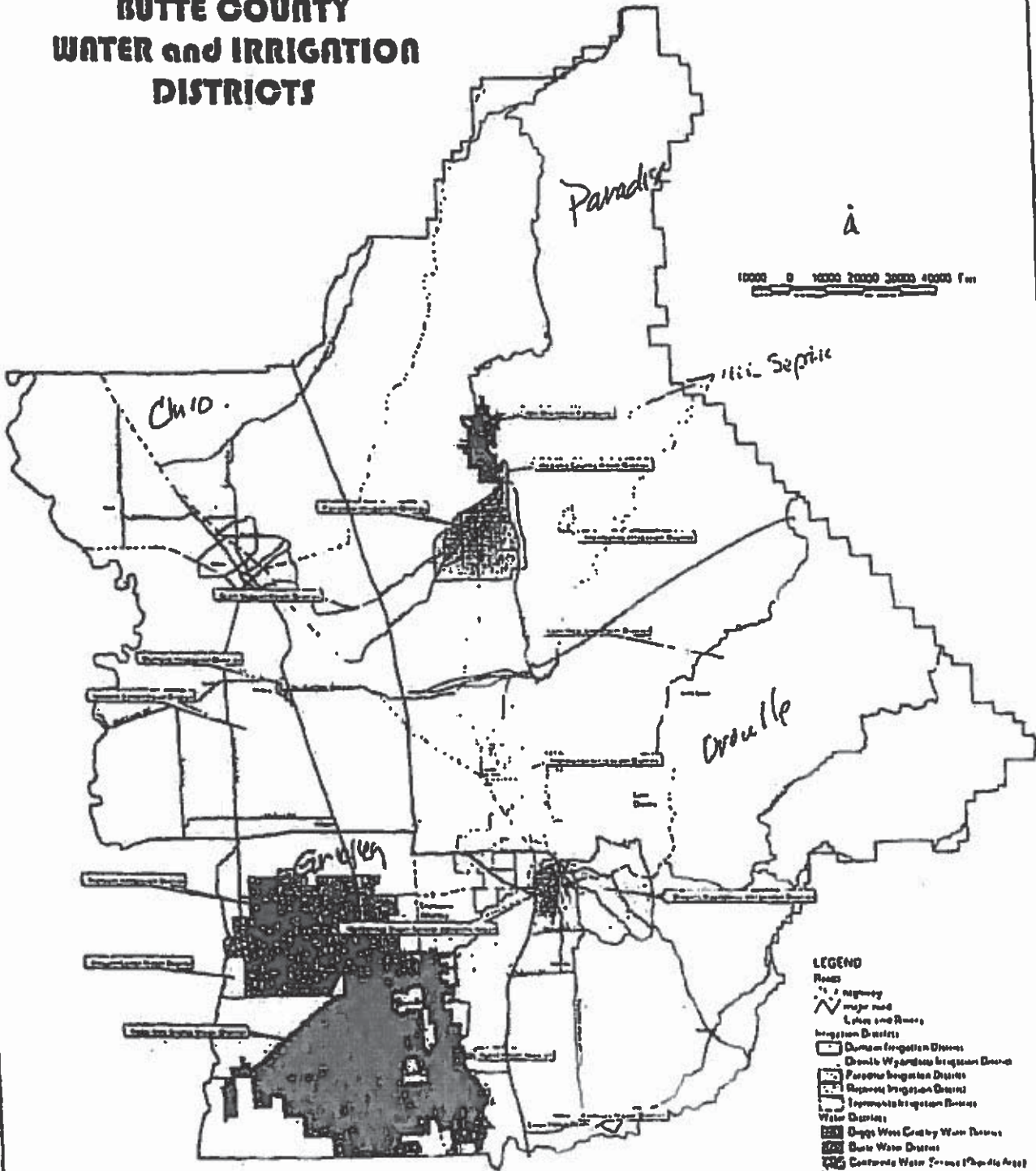
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Current Residential Utility Rate Schedules

BUTTE COUNTY WATER and IRRIGATION DISTRICTS



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 - Central Water District (Paradise Area)
 - Chico Water District
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 - Lower Middle Water District
 - Middle Water District
 - Middle Water District
 - Western Canal Water District

BUTTE COUNTY
DEPARTMENT OF DEVELOPMENT SERVICES
523 SHAWAN
AS PRINTED, MARCH 21, 2001

Butte County
Biggs Water Area

Utility Allowances Schedule

See Public Reporting and Instructions on back

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Biggs Water Area - High Efficiency Allowances		Single Family					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	13	15	18	21	22	
	Bottled Gas	16	19	26	31	37	39	
	Electric	21	25	34	41	47	51	
	Electric - Heat Pump	18	21	29	35	40	44	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	12	13	15	17	19	21	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		22	23	28	32	38	43	
Air Conditioning	Refrigerated Air	11	14	18	22	26	27	
	Evaporative Cooling	2	3	3	4	4	5	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	12	13	21	25	29	34	
	Electric - Heat Pump	9	10	16	19	22	26	
	Fuel Oil	-	-	-	-	-	-	
Water	Biggs	61	61	61	61	61	61	
Sewer	Biggs	78	78	78	78	78	78	
Trash - Biggs		38	38	38	38	38	38	
Other -specify Customer Charge	Electric	7	7	7	7	7	7	
	Natural Gas	4	4	4	4	4	4	
Range		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Biggs Water Area - High Efficiency Allowances		Mobile Home					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	12	14	17	20	21	
	Bottled Gas	15	17	24	29	34	36	
	Electric	20	23	32	38	44	48	
	Electric - Heat Pump	18	21	29	35	40	44	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	12	13	15	17	19	21	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		22	23	28	32	38	43	
Air Conditioning	Refrigerated Air	11	14	18	22	26	27	
	Evaporative Cooling	2	3	3	4	4	5	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	12	13	21	25	29	34	
	Electric - Heat Pump	9	10	16	19	22	26	
	Fuel Oil	-	-	-	-	-	-	
Water	Biggs	61	61	61	61	61	61	
Sewer	Biggs	78	78	78	78	78	78	
Trash - Biggs		38	38	38	38	38	38	
Other -specify Customer Charge	Electric	7	7	7	7	7	7	
	Natural Gas	4	4	4	4	4	4	
Range		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

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Utility Allowances Schedule

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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA Housing Authority of the County of Butte Biggs Water Area - High Efficiency Allowances		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	7	11	12	15	17	19
	Bottled Gas	13	15	22	26	31	33
	Electric	17	21	29	34	40	43
	Electric - Heat Pump	15	18	24	29	34	37
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	4	4	4	5	5	6
	Bottled Gas	7	8	9	9	10	11
	Electric	11	13	15	17	18	20
	Fuel Oil	-	-	-	-	-	-
Other Electric		22	23	28	32	38	43
Air Conditioning	Refrigerated Air	11	14	18	22	26	27
	Evaporative Cooling	2	3	3	4	4	5
Water Heating	Natural Gas	4	4	7	8	10	11
	Bottled Gas	7	8	12	15	18	21
	Electric	12	13	21	25	29	34
	Electric - Heat Pump	9	10	16	19	22	26
	Fuel Oil	-	-	-	-	-	-
Water	Biggs	61	61	61	61	61	61
Sewer	Biggs	78	78	78	78	78	78
Trash - Biggs		38	38	38	38	38	38
Other -specify Customer Charge	Electric	7	7	7	7	7	7
	Natural Gas	4	4	4	4	4	4
Range		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
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Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Flat/Garden/High Rise Apt					10/01/2024	
Biggs Water Area - High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	7	10	11	14	16	17	
	Bottled Gas	12	15	20	24	29	31	
	Electric	16	19	27	32	37	41	
	Electric - Heat Pump	14	17	23	28	32	35	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	11	13	15	17	18	20	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		22	23	28	32	38	43	
Air Conditioning	Refrigerated Air	11	14	18	22	26	27	
	Evaporative Cooling	2	3	3	4	4	5	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	12	13	21	25	29	34	
	Electric - Heat Pump	9	10	16	19	22	26	
	Fuel Oil	-	-	-	-	-	-	
Water	Biggs	61	61	61	61	61	61	
Sewer	Biggs	78	78	78	78	78	78	
Trash - Biggs		38	38	38	38	38	38	
Other -specify Customer Charge	Electric	7	7	7	7	7	7	
	Natural Gas	4	4	4	4	4	4	
Range		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Butte County
Chico Water Area

Utility Allowances Schedule

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**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Chico Water Area--High Efficiency Allowances		Single Family					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	13	15	18	21	22	
	Bottled Gas	16	19	26	31	37	39	
	Electric	35	42	58	70	80	87	
	Electric - Heat Pump	30	36	50	59	68	74	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
	Fuel Oil	-	-	-	-	-	-	
Water	Chico	20	20	22	24	27	29	
Sewer	Chico	29	29	29	29	29	29	
Trash - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

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Utility Allowances Schedule

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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
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 Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Chico Water Area--High Efficiency Allowances		Mobile Home					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	12	14	17	20	21	
	Bottled Gas	15	17	24	29	34	36	
	Electric	33	39	54	65	74	81	
	Electric - Heat Pump	30	36	50	59	68	74	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
	Fuel Oil	-	-	-	-	-	-	
Water	Chico	20	20	22	24	27	29	
Sewer	Chico	29	29	29	29	29	29	
Trash - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

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Utility Allowances Schedule

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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
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 Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA Housing Authority of the County of Butte Chico Water Area--High Efficiency Allowances		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	7	11	12	15	17	19
	Bottled Gas	13	15	22	26	31	33
	Electric	30	35	49	59	68	74
	Electric - Heat Pump	25	30	42	50	57	63
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	4	4	4	5	5	6
	Bottled Gas	7	8	9	9	10	11
	Electric	19	22	25	28	31	34
	Fuel Oil	-	-	-	-	-	-
Other Electric		36	39	48	54	65	72
Air Conditioning	Refrigerated Air	19	23	31	37	44	46
	Evaporative Cooling	4	4	6	6	7	9
Water Heating	Natural Gas	4	4	7	8	10	11
	Bottled Gas	7	8	12	15	18	21
	Electric	20	22	36	42	50	58
	Electric - Heat Pump	15	17	27	31	38	44
	Fuel Oil	-	-	-	-	-	-
Water	Chico	20	20	22	24	27	29
Sewer	Chico	29	29	29	29	29	29
Trash - Recology		40	40	40	40	40	40
Other -specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
Unit Address					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
Number of Bedrooms					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Flat/Garden/High Rise Apt					10/01/2024	
Chico Water Area--High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	7	10	11	14	16	17	
	Bottled Gas	12	15	20	24	29	31	
	Electric	28	33	46	55	64	69	
	Electric - Heat Pump	24	28	39	47	54	59	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	25	28	31	34	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
	Fuel Oil	-	-	-	-	-	-	
Water	Chico	20	20	22	24	27	29	
Sewer	Chico	29	29	29	29	29	29	
Trash - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

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Butte County
Durham Water Area

Utility Allowances Schedule

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**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Single Family					10/01/2024	
Durham Irrigation District--High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	13	15	18	21	22	
	Bottled Gas	16	19	26	31	37	39	
	Electric	35	42	58	70	80	87	
	Electric - Heat Pump	30	36	50	59	68	74	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
	Fuel Oil	-	-	-	-	-	-	
Water	Durham	23	23	23	24	25	25	
Sewer	Chico	28	28	28	28	28	28	
Trash - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA Housing Authority of the County of Butte Durham Irrigation District--High Efficiency Allowances		Unit Type Mobile Home				Date (mm/dd/yyyy) 10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	9	12	14	17	20	21
	Bottled Gas	15	17	24	29	34	36
	Electric	33	39	54	65	74	81
	Electric - Heat Pump	30	36	50	59	68	74
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	4	5	5	5	6	6
	Bottled Gas	7	8	9	9	10	11
	Electric	19	22	26	29	32	35
	Fuel Oil	-	-	-	-	-	-
Other Electric		36	39	48	54	65	72
Air Conditioning	Refrigerated Air	19	23	31	37	44	46
	Evaporative Cooling	4	4	6	6	7	9
Water Heating	Natural Gas	4	4	7	8	10	11
	Bottled Gas	7	8	12	15	18	21
	Electric	20	22	36	42	50	58
	Electric - Heat Pump	15	17	27	31	38	44
	Fuel Oil	-	-	-	-	-	-
Water	Durham	23	23	23	24	25	25
Sewer	Chico	28	28	28	28	28	28
Trash - Recology		40	40	40	40	40	40
Other -specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating	\$	
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total	\$	

Previous versions are obsolete.

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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA Housing Authority of the County of Butte		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2024	
Durham Irrigation District--High Efficiency Allowances							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	7	11	12	15	17	19
	Bottled Gas	13	15	22	26	31	33
	Electric	30	35	49	59	68	74
	Electric - Heat Pump	25	30	42	50	57	63
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	4	4	4	5	5	6
	Bottled Gas	7	8	9	9	10	11
	Electric	19	22	25	28	31	34
	Fuel Oil	-	-	-	-	-	-
Other Electric		36	39	48	54	65	72
Air Conditioning	Refrigerated Air	19	23	31	37	44	46
	Evaporative Cooling	4	4	6	6	7	9
Water Heating	Natural Gas	4	4	7	8	10	11
	Bottled Gas	7	8	12	15	18	21
	Electric	20	22	36	42	50	58
	Electric - Heat Pump	15	17	27	31	38	44
	Fuel Oil	-	-	-	-	-	-
Water	Durham	23	23	23	24	25	25
Sewer	Chico	28	28	28	28	28	28
Trash - Recology		40	40	40	40	40	40
Other -specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Flat/Garden/High Rise Apt					10/01/2024	
Durham Irrigation District--High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	7	10	11	14	16	17	
	Bottled Gas	12	15	20	24	29	31	
	Electric	28	33	46	55	64	69	
	Electric - Heat Pump	24	28	39	47	54	59	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	25	28	31	34	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
	Fuel Oil	-	-	-	-	-	-	
Water	Durham	23	23	23	24	25	25	
Sewer	Chico	28	28	28	28	28	28	
Trash - Recology		40	40	40	40	40	40	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Butte County
Gridley Water Area

Utility Allowances Schedule

See Public Reporting and Instructions on back

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Gridley Water Area--High Efficiency Allowances		Single Family					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	13	15	18	21	22	
	Bottled Gas	16	19	26	31	37	39	
	Electric	26	31	43	52	59	64	
	Electric - Heat Pump	22	27	37	44	50	55	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	14	17	19	21	24	26	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		27	29	36	40	48	54	
Air Conditioning	Refrigerated Air	14	17	23	27	32	34	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	15	17	26	31	37	43	
	Electric - Heat Pump	11	13	20	23	28	32	
	Fuel Oil	-	-	-	-	-	-	
Water	Gridley	27	27	28	29	30	31	
Sewer	Gridley	40	40	40	40	40	40	
Trash Collection	Gridley	32	32	32	32	32	32	
Other -specify Customer Charge	Electric	13	13	13	13	13	13	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

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Utility Allowances Schedule

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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
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 Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Gridley Water Area--High Efficiency Allowances		Mobile Home					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	12	14	17	20	21	
	Bottled Gas	15	17	24	29	34	36	
	Electric	24	29	40	48	55	60	
	Electric - Heat Pump	22	27	37	44	50	55	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	14	17	19	21	24	26	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		27	29	36	40	48	54	
Air Conditioning	Refrigerated Air	14	17	23	27	32	34	
	Evaporative Cooling	3	3	4	5	5	7	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	15	17	26	31	37	43	
	Electric - Heat Pump	11	13	20	23	28	32	
	Fuel Oil	-	-	-	-	-	-	
Water	Gridley	27	27	28	29	30	31	
Sewer	Gridley	40	40	40	40	40	40	
Trash Collection	Gridley	32	32	32	32	32	32	
Other -specify Customer Charge	Electric	13	13	13	13	13	13	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

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Utility Allowances Schedule

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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
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Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA Housing Authority of the County of Butte Gridley Water Area--High Efficiency Allowances		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	7	11	12	15	17	19
	Bottled Gas	13	15	22	26	31	33
	Electric	22	26	36	43	50	54
	Electric - Heat Pump	19	22	31	37	42	46
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	4	4	4	5	5	6
	Bottled Gas	7	8	9	9	10	11
	Electric	14	16	19	21	23	25
	Fuel Oil	-	-	-	-	-	-
Other Electric		27	29	36	40	48	54
Air Conditioning	Refrigerated Air	14	17	23	27	32	34
	Evaporative Cooling	3	3	4	5	5	7
Water Heating	Natural Gas	4	4	7	8	10	11
	Bottled Gas	7	8	12	15	18	21
	Electric	15	17	26	31	37	43
	Electric - Heat Pump	11	13	20	23	28	32
	Fuel Oil	-	-	-	-	-	-
Water	Gridley	27	27	28	29	30	31
Sewer	Gridley	40	40	40	40	40	40
Trash Collection	Gridley	32	32	32	32	32	32
Other -specify Customer Charge	Electric	13	13	13	13	13	13
	Natural Gas	4	4	4	4	4	4
Range/Microwave		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

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Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type				Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Flat/Garden/High Rise Apt				10/01/2024	
Gridley Water Area--High Efficiency Allowances							
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	7	10	11	14	16	17
	Bottled Gas	12	15	20	24	29	31
	Electric	21	25	34	41	47	51
	Electric - Heat Pump	18	21	29	35	40	43
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	4	4	4	5	5	6
	Bottled Gas	7	8	9	9	10	11
	Electric	14	16	19	21	23	25
	Fuel Oil	-	-	-	-	-	-
Other Electric		27	29	36	40	48	54
Air Conditioning	Refrigerated Air	14	17	23	27	32	34
	Evaporative Cooling	3	3	4	5	5	7
Water Heating	Natural Gas	4	4	7	8	10	11
	Bottled Gas	7	8	12	15	18	21
	Electric	15	17	26	31	37	43
	Electric - Heat Pump	11	13	20	23	28	32
	Fuel Oil	-	-	-	-	-	-
Water	Gridley	27	27	28	29	30	31
Sewer	Gridley	40	40	40	40	40	40
Trash Collection	Gridley	32	32	32	32	32	32
Other -specify Customer Charge	Electric	13	13	13	13	13	13
	Natural Gas	4	4	4	4	4	4
Range/Microwave		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Butte County
Magalia Water Area

Utility Allowances Schedule

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**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Magalia Water Area--High Efficiency Allowances		Single Family					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	13	15	18	21	22	
	Bottled Gas	16	19	26	31	37	39	
	Electric	35	42	58	70	80	87	
	Electric - Heat Pump	30	36	50	59	68	74	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
	Fuel Oil	-	-	-	-	-	-	
Water	Magalia	46	46	48	50	53	54	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection	NRWS	41	41	41	41	41	41	
Other -specify Customer Charge	Electric - PG&E	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

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Utility Allowances Schedule

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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
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 Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Magalia Water Area--High Efficiency Allowances		Mobile Home					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	12	14	17	20	21	
	Bottled Gas	15	17	24	29	34	36	
	Electric	33	39	54	65	74	81	
	Electric - Heat Pump	30	36	50	59	68	74	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
	Fuel Oil	-	-	-	-	-	-	
Water	Magalia	46	46	48	50	53	54	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection	NRWS	41	41	41	41	41	41	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

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Utility Allowances Schedule

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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
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Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA Housing Authority of the County of Butte Magalia Water Area--High Efficiency Allowances		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	7	11	12	15	17	19
	Bottled Gas	13	15	22	26	31	33
	Electric	30	35	49	59	68	74
	Electric - Heat Pump	25	30	42	50	57	63
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	4	4	4	5	5	6
	Bottled Gas	7	8	9	9	10	11
	Electric	19	22	25	28	31	34
	Fuel Oil	-	-	-	-	-	-
Other Electric		36	39	48	54	65	72
Air Conditioning	Refrigerated Air	19	23	31	37	44	46
	Evaporative Cooling	4	4	6	6	7	9
Water Heating	Natural Gas	4	4	7	8	10	11
	Bottled Gas	7	8	12	15	18	21
	Electric	20	22	36	42	50	58
	Electric - Heat Pump	15	17	27	31	38	44
	Fuel Oil	-	-	-	-	-	-
Water	Magalia	46	46	48	50	53	54
Sewer	Not Applicable	-	-	-	-	-	-
Trash Collection	NRWS	41	41	41	41	41	41
Other -specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

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Utility Allowances Schedule

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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Flat/Garden/High Rise Apt					10/01/2024	
Magalia Water Area--High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	7	10	11	14	16	17	
	Bottled Gas	12	15	20	24	29	31	
	Electric	28	33	46	55	64	69	
	Electric - Heat Pump	24	28	39	47	54	59	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	25	28	31	34	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
	Fuel Oil	-	-	-	-	-	-	
Water	Magalia	46	46	48	50	53	54	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection	NRWS	41	41	41	41	41	41	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Butte County
Oroville Water Area

Utility Allowances Schedule

See Public Reporting and Instructions on back

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA Housing Authority of the County of Butte Oroville Water Area--High Efficiency Allowances		Unit Type Single Family					Date (mm/dd/yyyy) 10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	13	15	18	21	22	
	Bottled Gas	16	19	26	31	37	39	
	Electric	35	42	58	70	80	87	
	Electric - Heat Pump	30	36	50	59	68	74	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
	Fuel Oil	-	-	-	-	-	-	
Water	Oroville	33	34	38	41	45	48	
	Thermalito	41	41	42	43	44	45	
Sewer	Oroville	49	49	49	49	49	49	
	Thermalito	49	49	49	49	49	49	
Trash Collection	Recology	40	40	40	40	40	40	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Houshold Name					Heating	\$		
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total	\$		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169

AND URBAN DEVELOPMENT

(exp. (04/30/2026))

Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Mobile Home					10/01/2024	
Oroville Water Area--High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	12	14	17	20	21	
	Bottled Gas	15	17	24	29	34	36	
	Electric	33	39	54	65	74	81	
	Electric - Heat Pump	30	36	50	59	68	74	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
Fuel Oil		-	-	-	-	-	-	
Water	Oroville	33	34	38	41	45	48	
	Thermalito	41	41	42	43	44	45	
Sewer	Oroville	49	49	49	49	49	49	
	Thermalito	49	49	49	49	49	49	
Trash Collection	Recology	40	40	40	40	40	40	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating	\$		
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Duplex/Row/Townhouse					10/01/2024	
Oroville Water Area--High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	7	11	12	15	17	19	
	Bottled Gas	13	15	22	26	31	33	
	Electric	30	35	49	59	68	74	
	Electric - Heat Pump	25	30	42	50	57	63	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	25	28	31	34	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
	Fuel Oil	-	-	-	-	-	-	
Water	Oroville	33	34	38	41	45	48	
	Thermalito	41	41	42	43	44	45	
Sewer	Oroville	49	49	49	49	49	49	
	Thermalito	49	49	49	49	49	49	
Trash Collection	Recology	40	40	40	40	40	40	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OMB Approval No. 2577-0169
 Office of Public and Indian Housing (exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Flat/Garden/High Rise Apt					10/01/2024	
Oroville Water Area--High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	7	10	11	14	16	17	
	Bottled Gas	12	15	20	24	29	31	
	Electric	28	33	46	55	64	69	
	Electric - Heat Pump	24	28	39	47	54	59	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	25	28	31	34	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
	Fuel Oil	-	-	-	-	-	-	
Water	Oroville	33	34	38	41	45	48	
	Thermalito	41	41	42	43	44	45	
Sewer	Oroville	49	49	49	49	49	49	
	Thermalito	49	49	49	49	49	49	
Trash Collection	Recology	40	40	40	40	40	40	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Butte County
Paradise Water Area

Utility Allowances Schedule

See Public Reporting and Instructions on back

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte Paradise Water Area--High Efficiency Allowances		Single Family					10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	13	15	18	21	22	
	Bottled Gas	16	19	26	31	37	39	
	Electric	35	42	58	70	80	87	
	Electric - Heat Pump	30	36	50	59	68	74	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
	Fuel Oil	-	-	-	-	-	-	
Water	Paradise	45	45	50	54	60	64	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection	NRWS	39	39	39	39	39	39	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Mobile Home					10/01/2024	
Paradise Water Area--High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	12	14	17	20	21	
	Bottled Gas	15	17	24	29	34	36	
	Electric	33	39	54	65	74	81	
	Electric - Heat Pump	30	36	50	59	68	74	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
	Fuel Oil	-	-	-	-	-	-	
Water	Paradise	45	45	50	54	60	64	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection	NRWS	39	39	39	39	39	39	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
Unit Address					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
Number of Bedrooms					Other			
					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
 Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA Housing Authority of the County of Butte Paradise Water Area--High Efficiency Allowances		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	7	11	12	15	17	19
	Bottled Gas	13	15	22	26	31	33
	Electric	30	35	49	59	68	74
	Electric - Heat Pump	25	30	42	50	57	63
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	4	4	4	5	5	6
	Bottled Gas	7	8	9	9	10	11
	Electric	19	22	25	28	31	34
	Fuel Oil	-	-	-	-	-	-
Other Electric		36	39	48	54	65	72
Air Conditioning	Refrigerated Air	19	23	31	37	44	46
	Evaporative Cooling	4	4	6	6	7	9
Water Heating	Natural Gas	4	4	7	8	10	11
	Bottled Gas	7	8	12	15	18	21
	Electric	20	22	36	42	50	58
	Electric - Heat Pump	15	17	27	31	38	44
	Fuel Oil	-	-	-	-	-	-
Water	Paradise	45	45	50	54	60	64
Sewer	Not Applicable	-	-	-	-	-	-
Trash Collection	NRWS	39	39	39	39	39	39
Other -specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
Unit Address					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
Number of Bedrooms					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Flat/Garden/High Rise Apt					10/01/2024	
Paradise Water Area--High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	7	10	11	14	16	17	
	Bottled Gas	12	15	20	24	29	31	
	Electric	28	33	46	55	64	69	
	Electric - Heat Pump	24	28	39	47	54	59	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	4	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	25	28	31	34	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
	Fuel Oil	-	-	-	-	-	-	
Water	Paradise	45	45	50	54	60	64	
Sewer	Not Applicable	-	-	-	-	-	-	
Trash Collection	NRWS	39	39	39	39	39	39	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Glenn County
Orland Water Area

Utility Allowances Schedule

See Public Reporting and Instructions on back

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Single Family					10/01/2024	
Glenn County-Orland Water Area--High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	13	15	18	21	22	
	Bottled Gas	16	19	26	31	37	39	
	Electric	35	42	58	70	80	87	
	Electric - Heat Pump	30	36	50	59	68	74	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
	Fuel Oil	-	-	-	-	-	-	
Water	In-City	35	35	35	35	35	35	
	Out-City	69	69	69	69	69	69	
Sewer	In-City	34	34	34	34	34	34	
	Out-City	67	67	67	67	67	67	
Trash Collection	In-City	45	45	45	45	45	45	
	County	45	45	45	45	45	45	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating	\$		
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
Range/Microwave					Refrigerator			
					Total	\$		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Mobile Home					10/01/2024	
Glenn County-Orland Water Area--High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	12	14	17	20	21	
	Bottled Gas	15	17	24	29	34	36	
	Electric	33	39	54	65	74	81	
	Electric - Heat Pump	30	36	50	59	68	74	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
	Fuel Oil	-	-	-	-	-	-	
Water	In-City	35	35	35	35	35	35	
	Out-City	69	69	69	69	69	69	
Sewer	In-City	34	34	34	34	34	34	
	Out-City	67	67	67	67	67	67	
Trash Collection	In-City	45	45	45	45	45	45	
	County	45	45	45	45	45	45	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating	\$		
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total	\$		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule
See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA Housing Authority of the County of Butte Glenn County-Orland Water Area--High Efficiency Allowances		Unit Type Duplex/Row/Townhouse					Date (mm/dd/yyyy) 10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	7	11	12	15	18	19	
	Bottled Gas	13	15	22	26	31	33	
	Electric	30	35	49	59	68	74	
	Electric - Heat Pump	25	30	42	50	57	63	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	5	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	25	28	31	34	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
	Fuel Oil	-	-	-	-	-	-	
Water	In-City	35	35	35	35	35	35	
	Out-City	69	69	69	69	69	69	
Sewer	In-City	34	34	34	34	34	34	
	Out-City	67	67	67	67	67	67	
Trash Collection	In-City	45	45	45	45	45	45	
	County	45	45	45	45	45	45	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule
See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type						Date (mm/dd/yyyy)
Housing Authority of the County of Butte		Flat/Garden/High Rise Apt						10/01/2024
Glenn County-Orland Water Area--High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	7	10	11	14	17	17	
	Bottled Gas	12	15	20	24	29	31	
	Electric	28	33	46	55	64	69	
	Electric - Heat Pump	24	28	39	47	54	59	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	4	5	5	5	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	25	28	31	34	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
	Fuel Oil	-	-	-	-	-	-	
Water	In-City	35	35	35	35	35	35	
	Out-City	69	69	69	69	69	69	
Sewer	In-City	34	34	34	34	34	34	
	Out-City	67	67	67	67	67	67	
Trash Collection	In-City	45	45	45	45	45	45	
	County	45	45	45	45	45	45	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Glenn County
Willows Water Area

Utility Allowances Schedule

See Public Reporting and Instructions on back

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Single Family					10/01/2024	
Glenn County-Willows Water Area--High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	13	15	18	21	22	
	Bottled Gas	16	19	26	31	37	39	
	Electric	35	42	58	70	80	87	
	Electric - Heat Pump	30	36	50	59	68	74	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
	Fuel Oil	-	-	-	-	-	-	
Water	Willows-Cal Wat	44	44	46	47	48	49	
Sewer	Paid By Owner	-	-	-	-	-	-	
Trash Collection	In-City	45	45	45	45	45	45	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
 Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of the County of Butte		Mobile Home					10/01/2024	
Glenn County-Willows Water Area--High Efficiency Allowances								
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	9	12	14	17	20	21	
	Bottled Gas	15	17	24	29	34	36	
	Electric	33	39	54	65	74	81	
	Electric - Heat Pump	30	36	50	59	68	74	
	Fuel Oil	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	
Cooking	Natural Gas	4	5	5	5	6	6	
	Bottled Gas	7	8	9	9	10	11	
	Electric	19	22	26	29	32	35	
	Fuel Oil	-	-	-	-	-	-	
Other Electric		36	39	48	54	65	72	
Air Conditioning	Refrigerated Air	19	23	31	37	44	46	
	Evaporative Cooling	4	4	6	6	7	9	
Water Heating	Natural Gas	4	4	7	8	10	11	
	Bottled Gas	7	8	12	15	18	21	
	Electric	20	22	36	42	50	58	
	Electric - Heat Pump	15	17	27	31	38	44	
	Fuel Oil	-	-	-	-	-	-	
Water	Willows-Cal Wat	44	44	46	47	48	49	
Sewer	Paid By Owner	-	-	-	-	-	-	
Trash Collection	In-City	45	45	45	45	45	45	
Other -specify Customer Charge	Electric	12	12	12	12	12	12	
	Natural Gas	4	4	4	4	4	4	
Range/Microwave		7	7	7	7	7	7	
Refrigerator		8	8	8	8	8	8	
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
 Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA Housing Authority of the County of Butte Glenn County-Willows Water Area--High Efficiency Allowances		Unit Type Duplex/Row/Townhouse				Date (mm/dd/yyyy) 10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	7	11	12	15	17	19
	Bottled Gas	13	15	22	26	31	33
	Electric	30	35	49	59	68	74
	Electric - Heat Pump	25	30	42	50	57	63
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	4	4	4	5	5	6
	Bottled Gas	7	8	9	9	10	11
	Electric	19	22	25	28	31	34
	Fuel Oil	-	-	-	-	-	-
Other Electric		36	39	48	54	65	72
Air Conditioning	Refrigerated Air	19	23	31	37	44	46
	Evaporative Cooling	4	4	6	6	7	9
Water Heating	Natural Gas	4	4	7	8	10	11
	Bottled Gas	7	8	12	15	18	21
	Electric	20	22	36	42	50	58
	Electric - Heat Pump	15	17	27	31	38	44
	Fuel Oil	-	-	-	-	-	-
Water	Willows-Cal Wat	44	44	46	47	48	49
Sewer	Paid By Owner	-	-	-	-	-	-
Trash Collection	In-City	45	45	45	45	45	45
Other -specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
Unit Address					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
Number of Bedrooms					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA Housing Authority of the County of Butte Glenn County-Willows Water Area--High Efficiency Allowances		Unit Type Flat/Garden/High Rise Apt				Date (mm/dd/yyyy) 10/01/2024	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	7	10	11	14	16	17
	Bottled Gas	12	15	20	24	29	31
	Electric	28	33	46	55	64	69
	Electric - Heat Pump	24	28	39	47	54	59
	Fuel Oil	-	-	-	-	-	-
	Other	-	-	-	-	-	-
Cooking	Natural Gas	4	4	4	5	5	6
	Bottled Gas	7	8	9	9	10	11
	Electric	19	22	25	28	31	34
	Fuel Oil	-	-	-	-	-	-
Other Electric		36	39	48	54	65	72
Air Conditioning	Refrigerated Air	19	23	31	37	44	46
	Evaporative Cooling	4	4	6	6	7	9
Water Heating	Natural Gas	4	4	7	8	10	11
	Bottled Gas	7	8	12	15	18	21
	Electric	20	22	36	42	50	58
	Electric - Heat Pump	15	17	27	31	38	44
	Fuel Oil	-	-	-	-	-	-
Water	Willows-Cal Wat	44	44	46	47	48	49
Sewer	Paid By Owner	-	-	-	-	-	-
Trash Collection	In-City	45	45	45	45	45	45
Other -specify Customer Charge	Electric	12	12	12	12	12	12
	Natural Gas	4	4	4	4	4	4
Range/Microwave		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Form HUD-52667 (04/2023)

MANAGEMENT RESOURCE GROUP, INC.

2402 Mount Vernon Road, Suite 200, Atlanta, Georgia 30338

July 30, 2024

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

Re: Gridley Farm Labor Housing - 2025

Dear Mr. Guanzon:

Enclosed are the Housing Authority of the County of Butte's new utility allowance estimates for the Gridley Farm Labor Housing units. The first page of each section shows the annual consumption values for electricity and natural gas, and the following pages show monthly consumption and dollar values for electricity and natural gas respectively.

The "Care NG Rates" and the "Life Support Rates" were used for electricity. Electric and natural gas rates for Gridley have risen since last year. These schedules reflect the installation of LED lamps in the existing fixtures.

If you have any questions upon review, please contact me.

Sincerely,



Howard S. Fleisig, CEO
Management Resource Group, Inc.

HSF/BL

Enclosure(s)

Gridley Farm Labor Housing Utility Allowance Estimates



**Prepared for the
Housing Authority
of the County of Butte
Chico, California**

July 2024

Management Resource Group, Inc.

2402 Mount Vernon Road, Suite 200 / Atlanta, Georgia 30338
Tel: 770♦396♦9856 / Fax: 603♦218♦6274 / atlmrg@comcast.net

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Gridley Farm Labor Housing

 Rehabbed Units

 Older Units

Current Residential Utility Rate Schedules

Utility Allowance Estimates Summary

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
CHICO, CALIFORNIA
UTILITY ALLOWANCE ESTIMATES FOR THE
GRIDLEY FARM LABOR DEVELOPMENT
FY 2025**

Gridley Farm Labor Housing - Rehabbed Units			
	Electricity	Natural Gas	Total
1 Bedroom	66.00	34.00	\$ 100.00
2 Bedroom	71.00	40.00	\$ 111.00
3 Bedroom	104.00	60.00	\$ 164.00
4 Bedroom	111.00	63.00	\$ 174.00

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
CHICO, CALIFORNIA
UTILITY ALLOWANCE ESTIMATES FOR THE
GRIDLEY FARM LABOR DEVELOPMENT
FY 2025**

Gridley Farm Labor Housing - Older Units			
	Electricity	Natural Gas	Total
2 Bedroom CB	45.00	86.00	\$ 131.00
2 Bedroom Wood	43.00	71.00	\$ 114.00
3 Bedroom CB	49.00	95.00	\$ 144.00
3 Bedroom Wood	48.00	89.00	\$ 137.00

MANAGEMENT RESOURCE GROUP, INC.

2402 Mount Vernon Road, Suite 200, Atlanta, Georgia 30338

July 30, 2024

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

Re: Tax Credit Properties - 2025

Dear Mr. Guanzon:

Enclosed are the Housing Authority of the County of Butte's new utility allowance estimates for your tax credit properties. The allowance estimates reflect current rate schedules and consumption for units in the five tax credit developments.

Electric, natural gas, and water/sewer rates have all risen since last year. These allowance estimates reflect the installation of LED lamps in the existing fixtures.

If you have any questions upon review, please contact me.

Sincerely,



Howard S. Fleisig, CEO
Management Resource Group, Inc.

HSF/BL

Enclosure(s)

Tax Credit Properties Utility Allowance Estimates



**Prepared for the
Housing Authority
of the County of Butte
Chico, California**

July 2024

Management Resource Group, Inc.

2402 Mount Vernon Road, Suite 200 / Atlanta, Georgia 30338
Tel: 770♦396♦9856 / Fax: 603♦218♦6274 / atlmrg@comcast.net

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Utility Allowance Estimates Summary

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
CHICO, CALIFORNIA
UTILITY ALLOWANCE ESTIMATES FOR THE
TAX CREDIT PROPERTIES
FY 2025**

1200 Park Avenue			
	Electricity	Natural Gas	Total
1 Bedroom	68.00	29.00	\$ 97.00
2 Bedroom Middle	77.00	37.00	\$ 114.00
2 Bedroom End	86.00	42.00	\$ 128.00

Chico Commons			
	Electricity	Natural Gas	Total
1 Bedroom	69.00	19.00	\$ 88.00
2 Bedroom	82.00	23.00	\$ 105.00
3 Bedroom	94.00	27.00	\$ 121.00

Walker Commons			
	Electricity	Natural Gas	Total
1 Bedroom	72.00	42.00	\$ 114.00

**HOUSING AUTHORITY OF THE COUNTY OF BUTTE
CHICO, CALIFORNIA
UTILITY ALLOWANCE ESTIMATES FOR THE
TAX CREDIT PROPERTIES
FY 2025**

Gridley Springs			
	Electricity	Natural Gas	Total
1 Bedroom	65.00	31.00	\$ 96.00
2 Bedroom	72.00	39.00	\$ 111.00
3 Bedroom	79.00	45.00	\$ 124.00

Harvest Park Apartments			
	Electricity	Natural Gas	Total
1 Bedroom	68.00	21.00	\$ 89.00
2 Bedroom	78.00	26.00	\$ 104.00
3 Bedroom	87.00	31.00	\$ 118.00
4 Bedroom	100.00	37.00	\$ 137.00



HOUSING AUTHORITY of the County of Butte

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

August 16, 2024

To: ALL PUBLIC HOUSING RESIDENTS

Subject: Public Housing Program – Notice of Proposed Utility Allowances, FY 2024 - 2025

The Housing Authority of the County of Butte (HACB) has completed its annual review of Utility Allowances for the Public Housing program and encourages residents to review the proposed utility allowances and their supporting documentation. Residents may provide written comment to the HACB.

The HACB here provides to residents of its HUD Low Income Public Housing sixty (60) day notice of implementation of the proposed utility allowances (in accordance with federal regulation 24 CFR 965.502).

DATES AVAILABLE FOR REVIEW: August 16, 2024 to October 15, 2024.

HACB records and documents which provide the basis for the proposed Utility Allowances are available for review and comment, during the dates listed above, at the following locations:

- HACB's main administrative office, located at **2039 Forest Ave, Chico, CA.**

Proposed changes have been made to the HACB's Utility Allowances schedule because of changing local utility rates. The methodology for Utility Allowance determination is based on consumption data, utility rate adjustments, local climate, and building construction type, (in accordance with 24 CFR 965.507).

The HACB will gather all comments received and review them at the close of the comment period, which is not sooner than 60 days from the date of this notice, or October 15, 2024. The HACB will respond to comments within twenty one (21) days of the close of the comment period. Written comments will be kept by the HACB and will be available for inspection by Public Housing residents.

PROPOSED EFFECTIVE DATE OF IMPLEMENTATION IS JANUARY 1, 2025.

Note: Requests for relief from surcharges for excess consumption, payment of supplier billings in excess of the allowances for resident purchased utilities, may be granted by the PHA on reasonable grounds, such as special needs for the elderly, ill or disabled residents, or special factors, on a case by case basis.



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

August 8, 2024

MEMO

To: HACB Board of Commissioners

From: Hope Stone, Finance Director
Larry Guanzon, Executive Director

Subject: HACB Resolution No.4937 – Adoption of FY 2024 - 25 Bond Budgets

Please find the proposed FY 2024 - 25 Operating Budgets for the six (6) 2020A Bond Properties for October 1, 2024 thru September 30, 2025.

The budgets were prepared by RSC Associates, Inc. 3rd party property management in coordination with HACB management.

The Bond budgets are presented in advance of the HACB Consolidated Operating Budget in order to meet Bond Indenture requirements.

(The FY 2024 - 25 HACB Consolidated Operating Budget will be presented to the Board not later than the September Board meeting.)

Recommendation: motion to approve Resolution No. 4937

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4937

APPROVAL OF FISCAL YEAR 2025 BUDGET
FOR THE
HOUSING AUTHORITY SERIES 2020A BOND PROGRAM

WHEREAS, the Housing Authority of the County of Butte (HACB) owns and operates six (6) multi-family apartment properties, including 149 units of affordable housing, which were used to underwrite the 2020A bond issuance, such properties including the Alamont Apartments, Chico; Cordillera/Cameo Apartments, Chico; Lincoln Apartments, Chico; Locust Apartments, Chico; Evanswood Apartments, Oroville; and Park Place Apartments, Oroville; and

WHEREAS, the HACB annually establishes and approves an Operating Budget for operation of its bond-financed properties; and

WHEREAS, the Operating Budget addresses and budgets anticipated expenses and revenues of the HACB in the operation and administration of its multi-family bond-financed property program for the fiscal year extending from October 1, 2024 through September 30, 2025; and

WHEREAS, the HACB has drafted a proposed Operating Budget for its multi-family bond-financed properties for the 2025 Fiscal Year; and

WHEREAS, the draft Operating Budget has been determined to be in the best interest of the HACB, its multi-family portfolio used to underwrite its 2020A bond issuance, and the tenants served;

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte (HACB) to hereby accept and authorize the Fiscal Year 2025 Operating Budget, attached to and made a part of this Resolution No. 4937, for its for its multi-family properties, including Alamont Apartments, Chico; Cordillera/Cameo Apartments, Chico; Lincoln Apartments, Chico; Locust Apartments, Chico; Evanswood Apartments, Oroville; and Park Place Apartments, Oroville.

Dated: August 15, 2024.

David Pittman, Chair

ATTEST:

Lawrence C. Guanzon, Secretary

OPERATING BUDGETS FOR EACH PROJECT & COMBINED PROJECTS

Fiscal Year 2024/25

	Locust Street Apts.	Park Place Apts.	Lincoln Apts.	Alamont Apts	Evanswood Estates	Cordillera Apts	2024-25 Budget Projects Combined	FY 23-24 Budget Projects Combined	FY 23-24 Actuals thru 07.31.24 Projects Combined
Income									
Total Rental Income	\$103,255.00	\$364,559.00	\$196,999.00	\$397,201.00	\$506,100.00	\$236,884.00	\$1,804,998.00	\$1,731,038.00	\$1,444,938.00
Miscellaneous Income	2,617.00	6,982.00	6,112.00	8,112.00	9,322.00	5,812.00	38,957.00	35,090.00	30,911.12
Less Vacancy and Credit Loss	-3,100.00	-20,640.00	-17,664.00	-22,800.00	-29,900.00	-23,850.00	-117,954.00	-113,452.00	-86,003.11
Effective Gross Income (EGI)	\$102,772.00	\$350,901.00	\$185,447.00	\$382,513.00	\$485,522.00	\$218,846.00	\$1,726,001.00	\$1,652,676.00	\$1,389,846.01
Expenses									
Real Estate Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance	4,694.00	15,534.00	8,367.00	10,425.00	25,352.00	10,513.00	74,885.00	63,935.00	59,415.40
Utilities	8,767.00	48,586.00	21,571.00	31,678.00	37,943.00	31,710.00	180,255.00	188,521.00	143,683.24
Repairs & Maintenance	8,300.00	23,020.00	19,600.00	27,685.00	28,925.00	16,000.00	123,530.00	126,540.00	116,457.53
Landscaping	7,740.00	10,170.00	4,980.00	10,909.00	0.00	11,100.00	44,899.00	43,699.00	32,990.73
Turnover Expenses	5,235.00	27,790.00	16,350.00	18,660.00	34,550.00	13,825.00	116,410.00	106,035.00	74,341.00
Management Fee	8,168.00	22,000.00	12,965.00	25,514.00	27,985.00	15,143.00	111,775.00	123,283.00	73,882.86
General Administrative	5,148.00	26,173.00	11,906.00	16,899.00	93,973.00	16,554.00	170,653.00	136,548.00	139,784.87
Total Operating Expenses	\$48,052.00	\$173,273.00	\$95,739.00	\$141,770.00	\$248,728.00	\$114,845.00	\$822,407.00	\$788,561.00	\$640,555.63
Total Expenses as % of EGI	46.8%	49.4%	51.6%	37.1%	51.2%	52.5%	47.6%	47.7%	46.1%
Net Project Revenues	\$54,720.00	\$177,628.00	\$89,708.00	\$240,743.00	\$236,794.00	\$104,001.00	\$903,594.00	\$864,115.00	\$749,290.38
Debt Service Payable	\$45,068.00	\$156,968.00	\$71,280.00	\$129,351.00	\$130,748.00	\$95,735.00	\$629,150.00	\$593,409.00	\$586,512.13
Replenish Reserve Transfer	3,000.00	12,000.00	5,400.00	9,000.00	8,400.00	6,000.00	43,800.00	43,800.00	36,000.00
Interest Earnings	0.00	0.00	0.00	0.00	0.00	146.00	146.00	74.00	101.90
Required Net Debt Service	\$48,068.00	\$168,968.00	\$76,680.00	\$138,351.00	\$139,148.00	\$101,881.00	\$673,096.00	\$637,283.00	\$622,614.03
CASH FLOW	\$6,652.00	\$8,660.00	\$13,028.00	\$102,392.00	\$97,646.00	\$2,120.00	\$230,498.00	\$226,832.00	\$126,676.35
Debt Service Coverage Ratio	1.14	1.05	1.17	1.74	1.70	1.02	1.34	1.36	1.20