

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

MEETING AGENDA

September 19, 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/817082037>

You can also dial in using your phone.

Access Code:
817-082-037
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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. 4939

ITEMS OF BUSINESS

1. ROLL CALL

2. AGENDA AMENDMENTS

3. CONSENT CALENDAR

- 3.1 Minutes for the meeting of August 15, 2024
Minutes for the Special Meeting of September 10, 2024
- 3.2 Checks written for:
 - 3.2.1 Accounts Payable (General) – \$877,647.31
 - 3.2.2 Landlords – \$1,967,183.50
 - 3.2.3 Payroll – \$154,953.31
- 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
 - 3.10.1 Gridley Springs II - 2024 HCD Site Visit Letter and Report
- 3.11 Tax Credit Properties
- 3.12 Family Self Sufficiency
- 3.13 Rental Assistance Programs
- 3.14 News Article
 - 3.14.1 [“The Foundation lays the foundation for residents in need of affordable housing – Chico Enterprise-Record \(chicoer.com\)”](#) *Jennie Blevins*, August 16, 2024
 - 3.14.2 [“More opportunities, but more people in need, throughout Butte County | State of Homelessness – Chico Enterprise-Record \(chicoer.com\)”](#) *Michael Weber*, September 8, 2024

4. CORRESPONDENCE

4.1 HUD Correspondence, August 20, 2024: Section 8 Housing Choice Voucher Program – Award of Additional Funding Point of Obligation Letter

4.2 US Interagency Council on Homelessness – Visit to Butte County, California, September 4, 2024

5. REPORTS FROM EXECUTIVE DIRECTOR

5.1 HACB Consolidated Budget – Adopt 2024-2025 HACB Agency-Wide Operating Budget.

Recommendation: Resolution No. 4939

5.2 Section 8 Housing Choice Voucher (HCV) & Emergency Housing Voucher (EHV) Payment Standards – Adopt 2025 HUD Section 8 and EHV Payment Standards for Butte and Glenn Counties.

Recommendation: Resolution No. 4940

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

- **NAHRO: 2024 National Conference and Exhibition, Orlando, FL – September 26-28, 2024**
- **Next Meeting October 17, 2024**

13. ADJOURNMENT

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

MEETING MINUTES OF August 15, 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 2:00 p.m.

1. ROLL CALL

Present for the Commissioners: Charles Alford, Darlene Fredericks, Rich Ober, 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; 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 Ober moved that the Consent Calendar, including Resolution No. 4934 “ADOPT STANDARD CHARGES TO RESIDENTS FOR CLEANING, REPAIR, REPLACEMENT AND MISCELLANEOUS CHARGES”, be accepted as presented, Commissioner Fredericks seconded. The vote in favor was unanimous.

4. CORRESPONDENCE

4.1 HUD Correspondence regarding obligations of assistance Foster Youth Initiative (FYI).

5. REPORTS FROM EXECUTIVE DIRECTOR

5.1 Family Self-Sufficiency (FSS Graduate) – Ms. Jordan was not present for her recognition as a graduate of the FSS program. Ms. Jordan enrolled in the FSS

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program in June of 2017, her goals while in the program included job training and job retention. She was able to attain those goals and stay gainfully employed through local staffing agencies. Ms. Jordan also attended Butte College and received a certificate in Floral design and Agriculture. Ms. Jordan exits the FSS program having accrued \$3,217.13.

RESOLUTION NO. 4935

Commissioner Ober moved that Resolution No. 4935 be adopted by reading of title only: “RECOGNITION OF FSS GRADUATE JILL JORDAN”. Commissioner Richter seconded. The vote in favor was unanimous.

- 5.2 Family Self-Sufficiency (FSS Graduate) – Ms. Hartman was not present for her recognition as a graduate of the FSS program. Ms. Hartman enrolled in the FSS program in February of 2019. Ms. Hartman goals included credit monitoring, vehicle search and gainful employment. Ms. Hartman has been gainfully employed as an IHSS worker for many years. Ms. Hartman exits the FSS program having accrued \$9,265.89.

RESOLUTION NO. 4936

Commissioner Richter moved that Resolution No. 4936 be adopted by reading of title only: “RECOGNITION OF FSS GRADUATE CAROL HARTMAN”. Commissioner Ober seconded. The vote in favor was unanimous.

- 5.3 Utility Allowances – The HACB has completed its annual review of the Utility Allowances (UA’s) used for administration of HACB’s properties and programs. The Utility Allowance review was completed under contract by Management Resource Group, Inc. using a blended methodology, combining “engineering-based” and “consumption-based” approaches. In comparison to last year’s UA’s, the HCV area wide UA’s remained stagnant with the exception of bottle gas (propane) which shows a significant decrease across the board. Public Housing UA’s have an increased in Chico, Oroville and Biggs, but decreased in Gridley.

MOTION

Commissioner Fredericks moved that the Utility Allowances for the upcoming 2024-/2025-year: effective January 1, 2025 for the Public Housing program; effective October 1, 2024 for the Section 8 HCV Program; effective as of October 1, 2024 for the Gridley Farm Labor, subject to USDA approval; and effective within 90 days of Board approval for Tax Credit properties; be adopted as proposed. Commissioner Richter seconded. The vote in favor was unanimous.

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- 5.4 2020A Bonds Budget – The proposed budgets were prepared by RSC Associates in coordination with HACB staff and reviewed by the budget committee. The budgets address the following six (6) properties: Alamont Apartments, Chico; Cordillera Apartments, Chico; Lincoln Apartments, Chico; Locust Apartments, Chico; Evanswood Apartments, Oroville, and Park Place Apartments, Oroville. These six properties are not HUD subsidized, but they comprise the basis with which the HACB underwrote its 2020A Bond Issuance. These budgets will be rolled into the Agency Consolidated budget and presented to the Board at the September Board meeting.

RESOLUTION NO. 4937

Commissioner Ober moved that Resolution No. 4937 be adopted by reading of title only: “APPROVAL OF FISCAL YEAR 2025 BUDGET FOR HOUSING AUTHORITY SERIES 2020A BOND PROGRAM”. Commissioner Alford seconded. The vote in favor was unanimous.

- 5.5 Winston Gardens, Oroville – HUD Safety and Security Grant, Access Control and Video Surveillance Systems Project Approval. The described agenda item is not ready for presentation and approval. Staff is recommending pulling and tabling this item for a special board meeting in a couple weeks, due to bids being due this morning and unfortunately two of the bids came in two times higher than the estimated cost and the low bidder was rejected due to material omissions in the bid package. Contracts Administrator Sheri Bouvier will re-bid the safety project on September 4th and the grant has to be obligated by September 17th, hard deadline. A Special Board meeting was agreed by HACB Board of Commissioners to be scheduled on September 10, 2024 at 10:00 a.m. anticipating a successful re-bid of the project.

6. MEETING OPEN FOR PUBLIC DISCUSSION

None.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

The Foundation Ribbon cutting ceremony was held this morning. Executive Director Larry Guanzon; Deputy Executive Director Tamra Young; Project Manager Taylor Gonzalez; and

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Executive Assistant Marysol Perez attended the event on behalf of the HACB and BCAHDC and Chair Pittman and Commissioner Ober attended on behalf of HACB Board of Commissioners. The event was very well attended by executives, local politicians and community members. The Foundation is the first project in Butte County for Jamboree Housing.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

None.

12. COMMISSIONERS' CALENDAR

- **Special HACB Board Meeting – September 10, 2024 10:00 a.m.**
- **Next Meeting – September 19, 2024**

13. ADJOURNMENT

The meeting was adjourned at 3:04 p.m.

Dated: August 15, 2024.

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

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

SPECIAL MEETING

**MEETING MINUTES
August 15, 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 10:00 p.m.

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

1. ROLL CALL

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

Present for the Staff: Larry Guanzon, Executive Director; Tamra Young, Deputy Executive; Taylor Gonzalez, Project Manager, and Marysol Perez, Executive Assistant; all attended in person with the exception of Taylor Gonzalez who attended by means of web-conference.

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

None.

4. CORRESPONDENCE

None.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Winston Gardens, Oroville – Last month during the August 15th HACB Board of Commissioners meeting this agenda item was tabled due to having to re-solicit the project for new bids because two of the bids significantly exceeded the budget and the third was non-responsive. On September 5th the HACB received one responsive bid in the amount of \$496,711.00 the amount exceeds the independent cost estimate (ICE) by 2.32% and is considered reasonable. The project consists of increasing video surveillance, improving access control and improving lighting at Winston Gardens. The contract compensation will be paid for with HUD Public Housing Capital Fund monies secured under Capital Fund Emergency Safety and Security Grant 2023 and Capital Fund 501-2023.

RESOLUTION NO. 4938

Commissioner Fredericks moved that Resolution No. 4938 be adopted by reading of title only: "AUTHORIZATION TO ENTER INTO CONTRACT WITH BIRCHARD CONSTRUCTION, INC FOR WINSTON GARDENS ACCESS CONTROL AND VIDEO SURVEILLANCE PROJECT". Commissioner Ober seconded. The roll call 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 DIRECTORS

None.

10. MATTERS INITIATED BY DIRECTORS

None.

11. EXECUTIVE SESSION

None.

12. DIRECTOR'S CALENDAR

Next Meeting – September 19, 2024

13. ADJOURNMENT

Commissioner Fredericks moved that the meeting be adjourned. Commissioner Richter seconded. The meeting was adjourned at 10:14 a.m.

Dated: September 10, 2024.

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

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

Check Date	Check #	Vendor	Total Amount
8/5/2024	3645	v0000031 - PG&E	20.00
8/20/2024	3658	v0000007 - CITY OF CHICO (22332) (FUEL)	73.74
8/20/2024	3659	v0000011 - California Water Service - Chico	322.38
8/20/2024	3660	v0000015 - A-1 Appliance	895.05
8/20/2024	3661	v0000017 - EAGLE SECURITY SYSTEMS	303.21
8/20/2024	3662	v0000031 - PG&E	102.58
8/20/2024	3663	v0000031 - PG&E	27.19
8/20/2024	3664	v0000031 - PG&E	3,219.55
8/20/2024	3665	v0000031 - PG&E	7,486.75
8/20/2024	3666	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	35.86
8/20/2024	3667	v0000040 - Gregory P. Einhorn	750.00
8/20/2024	3668	v0000057 - OPER. ENG. LOCAL #3	930.00
8/20/2024	3669	v0000082 - ENTERPRISE-RECORD	151.32
8/20/2024	3670	v0000108 - AT&T	10.51
8/20/2024	3671	v0000121 - United States Postal Service (CMRS-FP)	5,000.00
8/20/2024	3672	v0000140 - COMCAST CABLE	1,058.08
8/20/2024	3673	v0000149 - Susana Torres-Agustin	286.00
8/20/2024	3674	v0000155 - Susanne Kemp	56.93
8/20/2024	3675	v0000162 - Timothy Fox	140.00
8/20/2024	3676	v0000229 - InterWest Insurance Services, LLC	1,150.00
8/20/2024	3677	v0000362 - Modern Building, Inc.	522,012.90
8/20/2024	3678	v0000369 - THRIFTY ROOTER-SERVICE & PLUMBING	19,647.78
8/20/2024	3679	v0000380 - Staples Business Credit	450.45
8/20/2024	3680	v0000430 - HARRP	40.00
8/20/2024	3681	v0000459 - E Center	338.95
8/20/2024	3682	v0000469 - Thermalito Irrigation	44.38
8/20/2024	3683	v0000474 - Advanced Document	84.18
8/20/2024	3684	v0000599 - Access Information Holdings, LLC.	32.69
8/20/2024	3685	v0000723 - Basis Architecture & Consulting, Inc.	18,808.90
8/20/2024	3686	v0000773 - Clean Master	1,560.00
8/20/2024	3687	v0000795 - Richard's North State Pest Mgmt (dba)	43.00
8/20/2024	3688	v0000806 - Cypress Dental Administrators	681.11
8/20/2024	3689	v0000807 - David Pittman	50.00
8/20/2024	3690	v0000807 - David Pittman	50.00
8/20/2024	3691	v0000821 - Golden State Risk Management Authority	4,302.00
8/20/2024	3692	v0000859 - Richard H. Ober	50.00
8/20/2024	3693	v0000863 - Nor-Cal Landscape Maintenance dba	72.88
8/20/2024	3694	v0000866 - Charles Alford	50.00
8/20/2024	3695	v0000866 - Charles Alford	50.00
8/20/2024	3696	v0000867 - George Roofing dba	1,670.00
8/20/2024	3697	v0000882 - RSC Associates, Inc (AP)	612.00
8/20/2024	3698	v0000888 - Sarah Richter	50.00
8/20/2024	3699	v0000888 - Sarah Richter	50.00
8/20/2024	3700	v0000892 - Michael's Mechanical Heating & AC	11,345.00
8/20/2024	3701	v0004479 - Netsys Systems, Inc.	980.00
8/20/2024	3702	v0004549 - Randy Coy	50.00
8/20/2024	3703	v0004557 - Darlene D. Fredericks	165.92
8/20/2024	3704	v0004614 - City of Chico (Sewer)	84.65
8/20/2024	3705	v0004677 - Paradise Irrigation District	44.21
8/20/2024	3706	v0004726 - US Housing Consultants LLC	577.56
8/20/2024	3707	v0004733 - Bowman & Company, LLP.	10,000.00
8/29/2024	3709	v0000015 - A-1 Appliance	760.94
8/29/2024	3710	v0000072 - Towne Flooring Center	4,144.47
8/29/2024	3711	v0000106 - Messenger Publishing Group	72.00
8/29/2024	3712	v0000121 - United States Postal Service (CMRS-FP)	2,500.00

8/29/2024	3713	v0000304 - Butte-Glenn Community College District	1,875.00
8/29/2024	3714	v0000402 - US Bank	541.81
8/29/2024	3715	v0000554 - GreatAmerica Financial Services	156.97
8/29/2024	3716	v0000754 - GINNOS KITCHEN & APPLIANCE CTR, INC.	788.06
8/29/2024	3717	v0000829 - Armed Guard Private Security, Inc	300.00
8/29/2024	3718	v0000837 - Gary Quiring	300.00
8/29/2024	3719	v0000882 - RSC Associates, Inc (AP)	284.68
8/29/2024	3720	v0000899 - Kinetic Valuation Group	2,500.00
8/29/2024	3721	v0004526 - VSP Vision Care	180.14
8/15/2024	100210	v0002183 - Chico Pacific Associates	842.00
8/15/2024	100211	v0003020 - Palo Verde Apartments LLC	365.00
8/15/2024	100212	V0003856 - Campos Properties Limited Partnership	1,500.00
8/15/2024	100213	v0003988 - Elle Property Management Solutions	269.00
8/20/2024	100215	v0000724 - ED MAYER	1,367.52
8/29/2024	100220	v0000724 - ED MAYER	236.63
8/29/2024	100221	v0004543 - Joseph Young	803.60
8/29/2024	100222	v0004678 - Oroville PSH Pacific Associates, LP	250.00
8/15/2024	1034695	v0000799 - Benefit Resource, Inc.	150.00
8/29/2024	2723092	v0000059 - CalPERS	11,807.39
8/29/2024	2723093	v0000059 - CalPERS	7,761.50
8/29/2024	2723094	v0000059 - CalPERS	700.00
8/29/2024	2723095	v0000059 - CalPERS	565.00
8/5/2024	8052024	v0000793 - Verizon Wireless	352.50
8/7/2024	8072024	v0000039 - TPx Communications	232.69
8/4/2024	8072024	v0000439 - Umpqua Bank	7,131.55
8/9/2024	1002708660	v0000059 - CalPERS	11,804.13
8/13/2024	1002708661	v0000059 - CalPERS	7,761.50
8/13/2024	1002708662	v0000059 - CalPERS	565.00
8/9/2024	366059749	v0000181 - Empower	1,540.00

TOTAL 686,426.79

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

Check Date	Check #	Vendor	Total Amount
8/1/2024	1875	v0000006 - Biggs Municipal Utilities	27.00
8/1/2024	1876	v0000011 - California Water Service - Chico	298.00
8/1/2024	1877	v0000014 - Gridley Municipal Utilities	1,053.00
8/1/2024	1878	v0000031 - PG&E	1,492.00
8/1/2024	1879	v0004614 - City of Chico (Sewer)	37.00
8/20/2024	1880	v0000006 - Biggs Municipal Utilities	2,695.10
8/20/2024	1881	v0000007 - CITY OF CHICO (22332) (FUEL)	684.71
8/20/2024	1882	v0000010 - California Water Service - Oroville	4,799.23
8/20/2024	1883	v0000010 - California Water Service - Oroville	289.32
8/20/2024	1884	v0000010 - California Water Service - Oroville	179.40
8/20/2024	1885	v0000010 - California Water Service - Oroville	40.18
8/20/2024	1886	v0000010 - California Water Service - Oroville	1,799.31
8/20/2024	1887	v0000011 - California Water Service - Chico	120.07
8/20/2024	1888	v0000014 - Gridley Municipal Utilities	1,762.34
8/20/2024	1889	v0000015 - A-1 Appliance	187.69
8/20/2024	1890	v0000017 - EAGLE SECURITY SYSTEMS	106.75
8/20/2024	1891	v0000031 - PG&E	416.08
8/20/2024	1892	v0000031 - PG&E	166.81
8/20/2024	1893	v0000031 - PG&E	1,858.94
8/20/2024	1894	v0000031 - PG&E	22.52
8/20/2024	1895	v0000031 - PG&E	13.66
8/20/2024	1896	v0000031 - PG&E	9.19
8/20/2024	1897	v0000031 - PG&E	291.18
8/20/2024	1898	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,080.96
8/20/2024	1899	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,557.48
8/20/2024	1900	v0000072 - Towne Flooring Center	1,187.05
8/20/2024	1901	v0000078 - Johnny's Lock & Safe	6.50
8/20/2024	1902	v0000082 - ENTERPRISE-RECORD	123.82
8/20/2024	1903	v0000108 - AT&T	21.96
8/20/2024	1904	v0000140 - COMCAST CABLE	278.50
8/20/2024	1905	v0000206 - JACKSONS GLASS CO, INC.	1,815.33
8/20/2024	1906	v0000223 - Employment Development Dept	161.00
8/20/2024	1907	v0000235 - HD Supply Facilities Maintenance, Ltd.	5,202.52
8/20/2024	1908	v0000240 - CIC	435.30
8/20/2024	1909	v0000241 - WASTE MANAGEMENT	1,829.47
8/20/2024	1910	v0000401 - Plan B Professional Answering Services	134.20
8/20/2024	1911	v0000469 - Thermalito Irrigation	966.47
8/20/2024	1912	v0000474 - Advanced Document	35.28
8/20/2024	1913	v0000501 - Richard's Tree Service, Inc.	1,800.00
8/20/2024	1914	v0000592 - Neal Road Recycling & Waste	141.54
8/20/2024	1915	v0000599 - Access Information Holdings, LLC.	32.71
8/20/2024	1916	v0000669 - ROTO-ROOTER OROVILLE	185.00
8/20/2024	1917	v0000680 - MAINTENANCE PLUS	290.00
8/20/2024	1918	v0000732 - WCP Solutions	645.93
8/20/2024	1919	v0000773 - Clean Master	1,068.00
8/20/2024	1920	v0000795 - Richard's North State Pest Mgmt (dba)	1,561.50
8/20/2024	1921	v0000806 - Cypress Dental Administrators	1,410.60
8/20/2024	1922	v0000821 - Golden State Risk Management Authority	15,711.00
8/20/2024	1923	v0000863 - Nor-Cal Landscape Maintenance dba	13,812.46
8/20/2024	1924	v0000879 - GUZI-WEST Inspection and Consulting, LLC	579.08
8/20/2024	1925	v0000887 - Grimes Heating & Air Inc	380.00
8/20/2024	1926	v0004479 - Netsys Systems, Inc.	630.00
8/20/2024	1927	v0004593 - Citiguard, Inc.	2,880.00
8/20/2024	1928	v0004614 - City of Chico (Sewer)	117.85
8/20/2024	1929	v0004614 - City of Chico (Sewer)	1,624.38
8/20/2024	1930	v0004637 - Ferguson US Holdings, Inc. (HVAC)	536.15
8/20/2024	1931	v0004653 - Jessee Heating & Air Conditioning	9,980.00
8/20/2024	1932	v0004726 - US Housing Consultants LLC	428.54
8/20/2024	1933	v0004742 - Four Seasons Roofing	20,647.00
8/20/2024	1934	v0000206 - JACKSONS GLASS CO, INC.	137.63
8/29/2024	1935	v0000011 - California Water Service - Chico	80.80

8/29/2024	1936	v0000014 - Gridley Municipal Utilities	159.81
8/29/2024	1937	v0000015 - A-1 Appliance	96.47
8/29/2024	1938	v0000031 - PG&E	24.59
8/29/2024	1939	v0000031 - PG&E	159.77
8/29/2024	1940	v0000048 - Valero Fleet	287.94
8/29/2024	1941	v0000071 - Riebes Auto Parts	16.23
8/29/2024	1942	v0000140 - COMCAST CABLE	0.42
8/29/2024	1943	v0000425 - Climate & Energy Solutions	10,440.00
8/29/2024	1944	v0000661 - Juan Meza	10.00
8/29/2024	1945	v0000669 - ROTO-ROOTER OROVILLE	215.00
8/29/2024	1946	v0000801 - Chico Turf Plus, LLC	240.00
8/29/2024	1947	v0004526 - VSP Vision Care	267.88
8/29/2024	1948	v0004622 - Hispanic Resource Council of Northern California	25.00
8/29/2024	1949	v0004653 - Jessee Heating & Air Conditioning	665.00
8/5/2024	8052024	v0000793 - Verizon Wireless	832.64
8/7/2024	8072024	v0000039 - TPx Communications	141.64
8/7/2024	8072024	v0000439 - Umpqua Bank	4,702.58
TOTAL			128,150.46

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

Check Date	Check #	Vendor	Total Amount
8/29/2024	121	v0000027 - Beck Capital Group LLC	500.00
8/29/2024	122	v0002957 - Blue Oak Property Management Inc	2,450.00
8/29/2024	123	v0004203 - Almond Blossom Properties	500.00
8/20/2024	2257	v0000007 - CITY OF CHICO (22332) (FUEL)	172.64
8/20/2024	2258	v0000040 - Gregory P. Einhorn	2,160.00
8/20/2024	2259	v0000108 - AT&T	59.40
8/20/2024	2260	v0000240 - CIC	1,796.15
8/20/2024	2261	v0000380 - Staples Business Credit	257.89
8/20/2024	2262	v0000428 - Adecco Employment Services	1,847.48
8/20/2024	2263	v0000474 - Advanced Document	57.33
8/20/2024	2264	v0000599 - Access Information Holdings, LLC.	32.71
8/20/2024	2265	v0000732 - WCP Solutions	645.93
8/20/2024	2266	v0000806 - Cypress Dental Administrators	1,082.88
8/20/2024	2267	v0000821 - Golden State Risk Management Authority	14,180.00
8/20/2024	2268	v0000863 - Nor-Cal Landscape Maintenance dba	212.30
8/20/2024	2269	v0004479 - Netsys Systems, Inc.	1,400.00
8/20/2024	2270	v0004726 - US Housing Consultants LLC	2,943.90
8/29/2024	2271	v0000402 - US Bank	165.10
8/29/2024	2272	v0000428 - Adecco Employment Services	2,815.20
8/29/2024	2273	v0004526 - VSP Vision Care	192.30
8/29/2024	2274	v0004622 - Hispanic Resource Council of Northern California	25.00
8/5/2024	8052024	v0000793 - Verizon Wireless	172.33
8/7/2024	8072024	v0000039 - TPx Communications	637.36
8/7/2024	8072024	v0000439 - Umpqua Bank	328.31
TOTAL			34,634.21

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

Check Date	Check #	Vendor	Total Amount
8/20/2024	1176	v0000660 - HACB	5,880.00
8/20/2024	1177	v0000863 - Nor-Cal Landscape Maintenance dba	3.68
8/20/2024	1178	v0004745 - Department of Justice	25.00
8/29/2024	1179	v0004563 - Novogradac & Company LLP	2,800.00
TOTAL			8,708.68

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

Check Date	Check #	Vendor	Total Amount
8/20/2024	1493	v0000040 - Gregory P. Einhorn	2,500.00
8/20/2024	1494	v0000660 - HACB	14,348.49
8/20/2024	1495	v0000863 - Nor-Cal Landscape Maintenance dba	3.68
8/20/2024	1496	v0004745 - Department of Justice	75.00
8/29/2024	1497	v0004563 - Novogradac & Company LLP	2,800.00
TOTAL			19,727.17

Housing Authority of the County of Butte
BALANCE SHEET
July 31, 2024

CUMULATIVE

ASSETS

Current Assets

Cash - Unrestricted	45,960,148
Cash - Other Restricted	(23,399,410)
Account Receivable - Current	1,595,557
Other Current Assets	(4,598,768)

Total Current Assets	19,557,527
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Fixed Assets

Fixed Assets & Accumulated Depreciation	46,568,240
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Total Fixed Assets	46,568,240
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Other Non-Current Assets

Notes Loans & Mortgages Receivable	1,945,049
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Total Other Non-Current Assets	1,945,049
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TOTAL ASSETS	68,070,816
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LIABILITIES

Current Liabilities

Accounts Payable	648,905
Tenant Security Deposits	233,087
Long Term Debt - Current Portion	904,291
Other Long Term Liabilities	9,530,799

Total Current Liabilities	11,317,081
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Long-Term Liabilities

Long-Term Debt	20,396,477
Other Long Term Liabilities	2,580,697

Total Long-Term Liabilities	22,977,174
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TOTAL LIABILITIES	34,294,255
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NET POSITION

Beginning Net Position	4,791,209
Retained Earnings	28,985,352

TOTAL NET POSITION	33,776,561
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TOTAL LIABILITIES AND NET POSITION	68,070,816
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Housing Authority of the County of Butte
CONSOLIDATED INCOME STATEMENT
July 31, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	382,053	397,195	15,142	3,824,450	3,971,947	147,497	80.24%
Tenant Charges	3,987	5,367	1,379	87,368	53,667	(33,702)	135.66%
Laundry Revenue	3,646	2,658	(988)	11,549	26,577	15,028	36.21%
HUD Grant Revenue	2,363,969	1,982,633	(381,336)	23,392,766	19,826,331	(3,566,436)	98.32%
Other Grant Revenue	0	0	172,976	1,111,966	0	509,241	0.00%
Investment Income-unrestricted	408	705	297	1,639	7,047	5,408	19.38%
Investment Income - restricted	0	12,181	12,181	0	121,808	121,808	0.00%
Fraud Recovery	2,865	4,167	1,302	40,355	41,667	1,312	80.71%
Other Income	325,821	58,892	(266,929)	2,593,381	588,917	(2,004,465)	366.97%
TOTAL REVENUES	3,082,749	2,463,796	(445,977)	31,063,474	24,637,958	(4,804,308)	105.07%
Administrative Employee Salaries	196,019	223,978	27,959	2,216,343	2,239,783	23,440	82.46%
Audit Fee	20,000	3,328	(16,673)	54,794	33,275	(21,519)	137.23%
Advertising & Marketing	323	1,911	1,587	3,325	19,107	15,781	14.50%
Admin Fringe Benefits & Taxes	73,915	120,844	46,929	674,308	1,208,438	534,129	46.50%
Office Expenses	17,634	24,464	6,830	124,923	244,644	119,721	42.55%
Legal Expenses	6,767	5,449	(1,318)	86,578	54,492	(32,087)	132.40%
Travel	1,228	2,435	1,207	27,385	24,346	(3,039)	93.74%
Allocated Overhead	(3,409)	68,475	71,884	(34,096)	684,747	718,843	-4.15%
Other Admin Expenses	73,112	53,489	(19,623)	844,935	534,891	(310,045)	131.64%
Total Operating Admin Costs	385,588	504,372	118,784	3,998,496	5,043,722	1,045,225	66.06%
Tenant Services - Salaries	10,745	9,673	(1,072)	149,984	96,730	(53,254)	129.21%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	3,387	4,279	891	45,892	42,785	(3,107)	89.38%
Resident Services MISC	0	19,816	19,816	0	198,163	198,163	0.00%
Total Tenant Services	14,132	33,768	19,635	195,876	337,678	141,801	48.34%
Water	37,326	19,012	(18,314)	182,332	190,120	7,788	79.92%
Electricity	18,424	9,439	(8,984)	129,048	94,394	(34,654)	113.93%
Gas	3,674	4,934	1,260	44,957	49,343	4,386	75.93%
Sewer	24,934	18,469	(6,465)	240,669	184,687	(55,983)	106.59%
Total Utilities - Project	84,357	51,854	(32,502)	597,007	518,544	(78,462)	95.31%
Maintenance Salaries	44,284	38,946	(5,339)	438,740	389,457	(49,283)	93.88%
Maintenance Materials	25,448	23,606	(1,842)	352,439	236,061	(116,378)	124.42%
Maintenance Contract Costs	119,351	88,367	(30,984)	766,755	883,665	116,910	72.31%
Maintenance Fringe Benefits	28,991	17,571	(11,420)	205,045	175,713	(29,332)	97.24%
Total Maintenance Costs	218,074	168,490	(49,585)	1,762,979	1,684,896	(78,083)	87.20%
Protective Services	5,882	2,825	(3,057)	44,900	28,250	(16,650)	132.45%
Insurance-Liability/Property/Auto	18,544	34,731	16,188	181,748	347,312	165,564	43.61%
Other General Expenses	4,153	9,964	5,811	38,962	99,636	60,674	32.59%
PILOT	0	9,667	9,667	1,184	96,673	95,489	1.02%
Bad Debt - Tenant	0	6,267	6,267	0	62,667	62,667	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	16,059	28,867	12,808	160,590	288,667	128,077	46.36%
Total Other Operating Expenses	44,637	92,320	47,683	427,384	923,204	495,821	38.58%
Maintenance - Extraordinary	0	0	0	86,550	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	1,877,991	1,551,473	(326,517)	18,536,156	15,514,733	(3,021,423)	99.56%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,877,991	1,551,473	(326,517)	18,622,706	15,514,733	(3,021,423)	100.03%
TOTAL EXPENSES	2,624,780	2,402,278	(222,502)	25,604,447	24,022,777	(1,495,121)	88.81%
RETAINED EARNINGS	457,969	61,518	(396,451)	5,459,026	615,182	(3,309,188)	16.26%

Housing Authority of the County of Butte
BUSINESS ACTIVITIES INCOME STATEMENT
July 31, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	254,021	264,576	10,555	2,554,377	2,645,762	91,385	80.45%
Tenant Charges	415	2,033	1,618	18,235	20,333	2,099	74.73%
Laundry Revenue	2,505	1,324	(1,181)	15,830	13,243	(2,586)	99.61%
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	408	171	(237)	1,639	1,713	75	79.70%
Investment Income - restricted	0	8,014	8,014	0	80,141	80,141	0.00%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	321,795	58,067	(263,728)	2,554,133	580,667	(1,973,466)	366.55%
TOTAL REVENUES	579,145	334,186	(244,959)	6,256,179	3,341,859	(2,914,320)	156.01%
Administrative Employee Salaries	80,694	54,277	(26,417)	965,850	542,771	(423,079)	148.29%
Audit Fee	20,000	1,261	(18,739)	54,794	12,608	(42,186)	362.15%
Advertising & Marketing	323	744	421	3,325	7,440	4,115	37.24%
Admin Fringe Benefits & Taxes	28,508	30,393	1,885	289,469	303,930	14,461	79.37%
Office Expenses	8,365	4,964	(3,400)	32,446	49,644	17,198	54.46%
Legal Expenses	0	2,533	2,533	11,400	25,325	13,925	37.51%
Travel	1,228	933	(295)	27,385	9,333	(18,052)	244.51%
Allocated Overhead	(58,868)	(58,868)	0	(588,680)	(588,680)	0	83.33%
Other Admin Expenses	59,086	22,355	(36,730)	736,329	223,554	(512,775)	274.48%
Total Operating Admin Costs	139,335	58,593	(80,743)	1,532,318	585,926	(946,393)	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	21,808	21,808	0.00%
Total Tenant Services	0	2,181	2,181	0	21,808	21,808	0.00%
Water	8,566	8,004	(562)	74,481	80,037	5,555	77.55%
Electricity	15,588	5,614	(9,974)	109,057	56,144	(52,913)	161.87%
Gas	3,259	4,314	1,055	38,125	43,135	5,010	73.65%
Sewer	21,120	8,549	(12,571)	128,768	85,488	(43,280)	125.52%
Total Utilities - Project	48,533	26,480	(22,052)	350,431	264,804	(85,627)	110.28%
Maintenance Salaries	11,586	8,402	(3,185)	99,306	84,017	(15,289)	98.50%
Maintenance Materials	23,790	12,648	(11,143)	264,821	126,478	(138,343)	174.48%
Maintenance Contract Costs	47,816	59,688	11,872	375,737	596,878	221,140	52.46%
Maintenance Fringe Benefits	11,554	467	(11,087)	76,307	4,667	(71,641)	1362.63%
Total Maintenance Costs	94,747	81,204	(13,543)	816,171	812,038	(4,133)	83.76%
Protective Services	2,968	167	(2,801)	14,270	1,667	(12,603)	713.49%
Insurance-Liability/Property/Auto	18,544	17,142	(1,402)	176,950	171,420	(5,530)	86.02%
Other General Expenses	4,153	4,547	394	37,934	45,469	7,535	69.52%
PILOT	0	292	292	0	2,923	2,923	0.00%
Bad Debt - Tenant	0	2,100	2,100	0	21,000	21,000	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	16,059	28,867	12,808	160,590	288,667	128,077	46.36%
Total Other Operating Expenses	41,723	53,115	11,391	389,744	531,146	141,402	61.15%
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	4,483	12,917	8,434	95,902	129,167	33,265	61.87%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	4,483	12,917	8,434	182,452	129,167	(53,285)	117.71%
TOTAL EXPENSES	328,821	234,489	(94,332)	3,271,117	2,344,889	(926,228)	116.25%
RETAINED EARNINGS	250,324	99,697		2,985,062	996,970		39.76%

Housing Authority of the County of Butte
SECTION 8 INCOME STATEMENT
July 31, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	83.33% % Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	1,370	0	(1,370)	12,006	0	(12,006)	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	2,011,604	1,654,722	(356,882)	19,162,539	16,547,223	(2,615,317)	96.50%
Other Grant Revenue	0	0	336,265	0	0	672,530	0.00%
Investment Income-unrestricted	0	150	150	0	1,500	1,500	0.00%
Investment Income - restricted	0	4,167	4,167	0	41,667	41,667	0.00%
Fraud Recovery	2,654	4,167	1,513	38,077	41,667	3,590	76.15%
Other Income	4,026	625	(3,401)	10,705	6,250	(4,455)	142.74%
TOTAL REVENUES	2,019,654	1,663,831	(19,558)	19,223,327	16,638,306	(1,912,491)	96.28%
Administrative Employee Salaries	62,501	75,467	12,966	614,939	754,668	139,730	67.90%
Audit Fee	0	1,800	1,800	0	18,000	18,000	0.00%
Advertising & Marketing	0	417	417	0	4,167	4,167	0.00%
Admin Fringe Benefits & Taxes	24,300	40,224	15,923	172,892	402,238	229,346	35.82%
Office Expenses	3,861	10,417	6,556	46,332	104,167	57,834	37.07%
Legal Expenses	5,028	1,250	(3,778)	54,356	12,500	(41,856)	362.37%
Travel	0	350	350	0	3,500	3,500	0.00%
Allocated Overhead	26,355	26,355	0	263,553	263,553	0	83.33%
Other Admin Expenses	13,464	20,855	7,391	94,215	208,546	114,330	37.65%
Total Operating Admin Costs	135,509	177,134	41,624	1,246,288	1,771,339	525,051	58.63%
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	1,333	983	21.88%
Electricity	0	1,092	1,092	2,903	10,917	8,014	22.16%
Gas	0	83	83	50	833	784	4.97%
Sewer	0	125	125	39	1,250	1,211	2.60%
Total Utilities - Project	0	1,433	1,433	3,341	14,333	10,992	19.43%
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	297	417	120	6,425	4,167	(2,258)	128.50%
Maintenance Contract Costs	180	917	737	11,402	9,167	(2,235)	103.65%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	477	1,333	857	17,827	13,333	(4,493)	111.42%
Protective Services	0	267	267	677	2,667	1,990	21.16%
Insurance-Liability/Property/Auto	0	433	433	4,798	4,333	(465)	92.27%
Other General Expenses	0	5,167	5,167	120	51,667	51,547	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	58,667	53,072	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	1,776,224	1,459,677	(316,548)	17,381,897	14,596,767	(2,785,131)	99.23%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,776,224	1,459,677	(316,548)	17,381,897	14,596,767	(2,785,131)	99.23%
TOTAL EXPENSES	1,912,211	1,645,444	(266,767)	18,654,948	16,454,439	(2,200,509)	94.48%
RETAINED EARNINGS	107,443	18,387		568,379	183,867		257.60%

Housing Authority of the County of Butte
EMERGENCY HOUSING VOUCHERS INCOME STATEMENT
July 31, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	83.33% % Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	(211)	0	211	(2,278)	0	2,278	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	211,602	107,452	(104,150)	1,259,588	1,074,523	(185,065)	97.69%
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)	2,278	0	(2,278)	0.00%
Other Income	0	0	0	0	0	0	0.00%
TOTAL REVENUES	211,602	107,452	(104,150)	1,259,588	1,074,523	(185,065)	97.69%
Administrative Employee Salaries	0	0	0	0	0	0	0.00%
Audit Fee	0	125	125	0	1,250	1,250	0.00%
Advertising & Marketing	0	0	0	0	0	0	0.00%
Admin Fringe Benefits & Taxes	0	0	0	0	0	0	0.00%
Office Expenses	0	417	417	0	4,167	4,167	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)	24,736	24,736	0	83.33%
Other Admin Expenses	3	951	948	241	9,507	9,265	2.12%
Total Operating Admin Costs	2,477	3,966	1,489	25,491	39,659	14,168	53.56%
Tenant Services - Salaries	5,410	5,015	(395)	58,457	50,150	(8,307)	97.14%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	463	2,006	1,543	6,617	20,060	13,443	27.49%
Resident Services MISC	0	16,917	16,917	0	169,167	169,167	0.00%
Total Tenant Services	5,872	23,938	18,065	65,074	239,377	174,303	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	0	0	0	348	0	(348)	0.00%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	0	0	0	348	0	(348)	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	94,838	78,880	(15,958)	1,039,591	788,800	(250,791)	109.83%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	94,838	78,880	(15,958)	1,039,591	788,800	(250,791)	109.83%
TOTAL EXPENSES	103,187	106,784	3,596	1,130,505	1,067,836	(62,669)	88.22%
RETAINED EARNINGS	108,415	669		129,083	6,687		1608.52%

Housing Authority of the County of Butte
ROSS GRANT (FSS) INCOME STATEMENT
July 31, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	83.33% % 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)	34,992	71,972	36,980	40.52%
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	0	0	0	10,922	0	(10,922)	0.00%
TOTAL REVENUES	8,636	7,197	(1,439)	45,914	71,972	26,058	53.16%
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	5,335	4,658	(677)	91,527	46,580	(44,947)	163.75%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	2,925	2,273	(652)	39,275	22,725	(16,550)	144.02%
Resident Services MISC	0	0	0	0	0	0	0.00%
Total Tenant Services	8,260	6,931	(1,330)	130,802	69,305	(61,497)	157.28%
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	8,260	6,931	(1,330)	130,802	69,305	(61,497)	157.28%
RETAINED EARNINGS	376	267		(84,888)	2,667		-104.12%

Housing Authority of the County of Butte
HOUSING-ALL INCOME STATEMENT
July 31, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	83.33% % Used
Dwelling Rent	128,032	132,619	4,587	1,270,073	1,326,185	56,112	79.81%
Tenant Charges	2,413	3,333	920	59,406	33,333	(26,072)	148.51%
Laundry Revenue	1,141	1,333	193	(4,281)	13,333	17,614	-26.76%
HUD Grant Revenue	132,127	117,947	(14,181)	1,060,289	1,179,465	119,176	74.91%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	383	383	0	3,833	3,833	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	200	200	17,621	2,000	(15,621)	734.21%
TOTAL REVENUES	263,713	255,815	(7,898)	2,403,108	2,558,150	155,042	78.28%
Administrative Employee Salaries	46,476	50,480	4,005	558,388	504,803	(53,585)	92.18%
Audit Fee	0	267	267	0	2,667	2,667	0.00%
Advertising & Marketing	0	750	750	0	7,500	7,500	0.00%
Admin Fringe Benefits & Taxes	19,683	26,906	7,223	195,852	269,060	73,208	60.66%
Office Expenses	5,408	5,000	(408)	46,145	50,000	3,855	76.91%
Legal Expenses	1,739	1,250	(489)	20,309	12,500	(7,809)	135.39%
Travel	0	235	235	0	2,354	2,354	0.00%
Allocated Overhead	25,485	25,485	0	254,854	254,854	0	83.33%
Other Admin Expenses	560	4,870	4,310	14,098	48,701	34,603	24.12%
Total Operating Admin Costs	99,351	115,244	15,892	1,089,646	1,152,438	62,792	78.79%
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	7,188	7,188	0.00%
Total Tenant Services	0	719	719	0	7,188	7,188	0.00%
Water	28,760	10,833	(17,927)	107,501	108,333	833	82.69%
Electricity	2,836	2,417	(419)	17,088	24,167	7,079	58.92%
Gas	415	500	85	6,783	5,000	(1,783)	113.05%
Sewer	3,814	10,108	6,295	111,862	101,083	(10,779)	92.22%
Total Utilities - Project	35,824	23,858	(11,966)	243,234	238,583	(4,650)	84.96%
Maintenance Salaries	32,698	30,044	(2,654)	339,434	300,440	(38,994)	94.15%
Maintenance Materials	1,361	10,417	9,056	81,193	104,167	22,973	64.95%
Maintenance Contract Costs	71,355	27,429	(43,926)	327,163	274,288	(52,876)	99.40%
Maintenance Fringe Benefits	17,437	16,825	(612)	128,738	168,247	39,509	63.76%
Total Maintenance Costs	122,850	84,714	(38,136)	876,528	847,141	(29,387)	86.22%
Protective Services	2,914	2,333	(581)	27,629	23,333	(4,296)	98.67%
Insurance-Liability/Property/Auto	0	16,021	16,021	0	160,208	160,208	0.00%
Other General Expenses	0	250	250	907	2,500	1,593	30.25%
PILOT	0	9,375	9,375	1,184	93,750	92,566	1.05%
Bad Debt - Tenant	0	4,167	4,167	0	41,667	41,667	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	2,914	32,146	29,232	29,721	321,458	291,738	7.70%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	2,445	0	(2,445)	18,766	0	(18,766)	0.00%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	2,445	0	(2,445)	18,766	0	(18,766)	0.00%
TOTAL EXPENSES	263,385	256,681	(6,704)	2,257,895	2,566,808	308,914	73.30%
RETAINED EARNINGS	328	(866)		145,213	(8,658)		-1397.62%

Housing Authority of the County of Butte
CAPITAL FUNDS INCOME STATEMENT
July 31, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	83.33% % 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	953,148	(922,210)	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	953,148	(922,210)	163.96%
Administrative Employee Salaries	6,348	6,708	360	77,166	67,080	(10,086)	95.86%
Audit Fee	0	0	0	0	0	0	0.00%
Advertising & Marketing	0	0	0	0	0	0	0.00%
Admin Fringe Benefits & Taxes	1,423	3,575	2,152	16,094	35,753	19,659	37.51%
Office Expenses	0	333	333	0	3,333	3,333	0.00%
Legal Expenses	0	0	0	0	0	0	0.00%
Travel	0	94	94	0	938	938	0.00%
Allocated Overhead	1,144	1,144	0	11,441	11,441	0	0.00%
Other Admin Expenses	0	208	208	51	2,083	2,032	0.00%
Total Operating Admin Costs	8,915	12,063	3,147	104,753	120,628	15,876	72.37%
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	0	0	0	52,104	0	(52,104)	0.00%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	0	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	8,915	12,063	3,147	159,181	120,628	(38,553)	109.97%
RETAINED EARNINGS	(8,915)	83,252		1,716,178	832,520		171.79%

September 10, 2024

MEMO

To: HACB Board of Commissioners

From: Hope Stone, Finance Director

Subject: Fiscal Year 2023 Audit/FDS Submission and Yardi Software Update

HACB terminated the contract with Novogradic & Company, LLC., the 2022 fiscal year auditors due to severe lack of communication and continued delays in reporting. Bowman & Company, LLP has been hired in their stead to complete the 2023 fiscal year audit and all audits going forward.

The Bowman Audit Team is working closely with HACB Finance Department to complete and submit the 2023 Unaudited and Audited FDS reports to HUD over the next couple of months. With these submissions completed, HACB Agency wide 2024 Fiscal Year audit will be completed timely and the 2024 FDS submissions will be to HUD within their required timeline.

Yardi was unable to rectify the many implementation issues specific to the Finance Department modules of their software; therefore, HACB has purchased a finance specific software - MIP Fund Accounting - to house the agency financial data.

The Finance Department is working closely with the MIP implementation team working toward a GO LIVE date of January 1, 2025. In the interim, HACB is running the agency wide financials in Excel and will continue to do so until the new software is up and running to the reporting standards we require.

Please let me know if you have any questions regarding these matters.

**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	1,124,385						1,551,819
BEG. INVESTED IN CAPITAL ASSETS	0	0	0	0	0	0	0						0
HUD ADMIN FEE REVENUE	191,764	202,704	191,764	191,482	191,482	192,984	204,768						394,468
FRAUD RECOVERY	3,146	1,322	1,829	612	6,495	3,986	2,105						4,468
INTEREST INCOME / GAIN or LOSS INV	0	0	0	0	0	0	0						0
DEPRECIATION (reduces Capital Assets)	0	0	0	0	0	0	0						0
BAD DEBT-ADMIN / OPEB YE Adj	0	0	0	0	0	0	0						0
ADMINISTRATIVE EXPENDITURES	-93,985	-104,257	-119,497	-129,151	-163,420	-170,322	-135,986						-198,242
ENDING ADMIN RESERVE BALANCE	826,372	926,141	1,000,237	1,063,180	1,097,737	1,124,385	1,195,272	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>469,825</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	1,047,378						732,425
HUD HAP REVENUE	1,844,147	1,687,444	1,712,199	1,742,580	2,354,054	1,771,622	1,806,836						3,531,591
FRAUD RECOVERY	3,146	1,322	1,829	612	6,495	3,986	2,105						4,468
FSS FORFEITURES	0	0	0	0	0	0	0						0
BAD DEBT-HAP	0	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	-1,751,601	-1,766,179						-3,340,102
ENDING HAP RESERVE BALANCE	462,010	466,372	431,937	419,030	1,023,371	1,047,378	1,090,140	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>776,963</i>	<i>819,725</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	1,921,923	1,902,165	0	0	0	0	0	13,035,270
CY 2024 HAP BUDGET UTILIZATION	106%	108%	113%	114%	116%	116%	115%	0%	0%	0%	0%	0%	66%
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	1,921,923	1,902,165	0	0	0	0	0	13,035,270
BUDGET REMAINING (YTD)	(94,961)	(133,939)	(213,238)	(230,528)	(264,906)	(267,201)	(247,443)						8,476,119
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	2,210						15,586
UNIT MONTH'S AVAILABLE	2,254	2,254	2,254	2,254	2,254	2,254	2,254						15,778
OVER or (UNDER) LEASED	-40	-38	11	-5	-22	-54	-44						-192
CY 2024 VOUCHER UTILIZATION	98%	98%	100%	100%	99%	98%	98%						99%
CY 2023 VOUCHER UTILIZATION	95%	97%	96%	97%	97%	97%	97%						98%
CY 2024 AVERAGE HAP	790	807	825	838	860	874	861						836
CY 2023 AVERAGE HAP	695	707	713	724	711	760	732						756

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

UNITS LEASED SUMMARY	SEP'24	AUG'24	JUL'24	JUN'24	MAY'24	APR'24	MAR'24	FEB'24	JAN'24	DEC'23	NOV'23	OCT'23
BUTTE												
ACC UNIT MONTHS	1973	1973	1973	1973	1973	1973	1973	1973	1973	1973	1973	1973
CURRENT LEASED	1932	1952	1973	1959	1981	1997	2030	2002	2006	2010	2008	2015
VOUCHER UTILIZATION %	97.92%	98.94%	100.00%	99.29%	100.41%	101.22%	102.89%	101.47%	101.67%	101.88%	101.77%	102.13%
GLENN												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	81	77	78	76	77	78	72	54	54	55	57	59
VOUCHER UTILIZATION %	93.10%	88.51%	89.66%	87.36%	88.51%	89.66%	82.76%	62.07%	62.07%	63.22%	65.52%	67.82%
VASH												
ACC UNIT MONTHS	194	194	194	194	194	194	194	194	194	194	194	194
CURRENT LEASED	163	164	166	166	168	170	169	163	162	150	150	139
VOUCHER UTILIZATION %	84.02%	84.54%	85.57%	85.57%	86.60%	87.63%	87.11%	84.02%	83.51%	77.32%	77.32%	71.65%
TOTAL												
ACC UNIT MONTHS	2254	2254	2254	2254	2254	2254	2254	2254	2254	2254	2254	2254
CURRENT LEASED	2176	2193	2217	2201	2226	2245	2271	2219	2222	2215	2215	2213
VOUCHER UTILIZATION %	96.54%	97.29%	98.36%	97.65%	98.76%	99.60%	100.75%	98.45%	98.58%	98.27%	98.27%	98.18%

HAP SUMMARY*	SEP'24	AUG'24	JUL'24	JUN'24	MAY'24	APR'24	MAR'24	FEB'24	JAN'24	DEC'23	NOV'23	OCT'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	\$ 1,700,008	\$ 1,640,381	\$ 1,640,381	\$ 1,640,381
ACTUAL HAP	\$ 1,745,125	\$ 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
PER UNIT COST	\$ 802	\$ 794	\$ 796	\$ 804	\$ 795	\$ 790	\$ 781	\$ 774	\$ 760	\$ 742	\$ 739	\$ 727
BUDGET UTILIZATION %	102.65%	102.43%	103.80%	104.16%	104.06%	104.30%	104.39%	101.08%	99.29%	100.20%	99.77%	98.09%

ACTIVITY SUMMARY	SEP'24	AUG'24	JUL'24	JUN'24	MAY'24	APR'24	MAR'24	FEB'24	JAN'24	DEC'23	NOV'23	OCT'23
# PORT IN BILLED	8	4	4	2	2	1	0	0	0	0	0	0
#PORT OUT UNDER CONTRACT	52	54	57	57	56	58	55	49	49	43	38	37
ZERO HAP	12	10	11	12	13	13	12	16	16	20	17	13
UTILITY ASSISTANCE PAYMENTS	177	137	117	112	116	121	116	111	106	136	125	120
NEW ADMISSIONS	**	9	7	1	3	5	17	69	13	4	19	15
INITIAL VOUCHERS SEARCHING	4	4	4	5	13	17	24	29	33	37	35	38
ACTUAL/ESTIMATED EOP	17	15	11	18	24	20	24	23	14	12	14	16
REMAIN ON WAITING LIST	1501	1501	1501	1501	1501	1501	1501	1500	1500	1500	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	351,067						685,424
BEG. INVESTED IN CAPITAL ASSETS	0	0	0	0	0	0	0						0
HUD EHV ADMIN FEE REVENUE	10,404	10,404	11,656	11,655	13,689	13,690	9,369						20,808
ADMINISTRATIVE EXPENDITURES	-11,550	-9,057	-9,599	-9,325	-11,166	-13,019	-9,327						-20,607
ENDING ADMIN RESERVE BALANCE	342,139	343,486	345,543	347,873	350,396	351,067	351,109	0	0	0	0	0	685,625
YTD Change in Admin.	-1,146	201	2,258	4,588	7,111	7,782	7,824						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	170,795						210,590
HUD EHV HAP REVENUE	130,227	130,226	106,410	106,411	99,014	99,014	202,233						260,453
HOUSING ASSISTANCE PAYMENTS	-97,829	-100,257	-97,475	-98,095	-98,912	-97,035	-93,773						-198,086
ENDING HAP RESERVE BALANCE	121,494	151,463	160,398	168,714	168,816	170,795	279,255	0	0	0	0	0	272,957
YTD Change in HAP	32,398	62,367	71,302	79,618	79,720	81,699	190,159						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	103,100	0	0	0	0	0	756,419
CY 2024 EHV HAP BUDGET UTILIZATION	102%	102%	100%	100%	102%	102%	96%	0%	0%	0%	0%	0%	59%
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	103,100	0	0	0	0	0	756,419
BUDGET REMAINING (YTD)	(1,927)	(1,862)	378	32	(2,626)	(2,602)	4,352	-	-	-	-	-	640,461
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	112						796
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	-4	0	0	0	0	0	-596
CY 2024 VOUCHER UTILIZATION	99%	100%	100%	97%	98%	96%	97%	0%	0%	0%	0%	0%	57%
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	921						950
CY 2023 AVERAGE HAP	906	906	906	906	906	906	906						0

**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	%
Sep-24	12**	0	1****	2	1	0	2	2	12***	1	0	6	96.6%
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%

* 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	%
Sep-24	2	2	2	2	3	1	2	14	95.9%
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%

BANYARD MGMT	
Location	Chico Commons
# of Units	72
Sep-24	9
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

BCAHDC				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	107	32	90	56
Sep-24	8	0	1	1
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

Public Housing

Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	23 Transfer list	6+	2229	6+	2104	6+
2	3007	3+			838	2+
3	860	2+	802	2+	498	2+
4	313	5+			161	4+
5					39	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	528	3	407	2
2	419	7			83	
3	59	2	52	6	39	
4	18	4+			12	
5					1	

MEMO

Date: September 13, 2024
To: HACB Board of Commissioners
From: Taylor Gonzalez, Project Manager
Subject: Status of HACB Construction Projects

As of September 13, 2024, the status of HACB construction activity follows:

2020A Bond – Activities:

- To date, **\$6,325,706** has been expended, representing approximately **67%** 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 with final completion slated for April, 2025.
- Exterior work has progressed significantly. The patio and roof framing have been completed, marking the conclusion of the rough framing phase.
- Siding installation has begun, with porch soffits and enclosed eaves now in progress. For enhanced fire resistance, Vulcan Vents, a fire-resistant venting system is being utilized. Siding installation is expected to be finalized by the end of September.
- With the completion of rough framing, electrical, plumbing, and mechanical work, the Town of Paradise will conduct a 4-way inspection during the week of September 16th.
- To date, we have incurred additional costs of **\$146,103**, representing a **3.2%** increase from the original contract amount. These additional costs are primarily due to revisions in the electrical design, septic system repairs, and site work design, as well as additional required rough framing. It's important to note that all of these additional costs have been absorbed by the project's contingency fund.
- 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 **\$1,940,677** has been drawn on the **\$2,695,318** loan total, including the pending disbursement.



Photo of construction progress

*September 13, 2024
HACB Construction Status Memo
pg. 1*

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



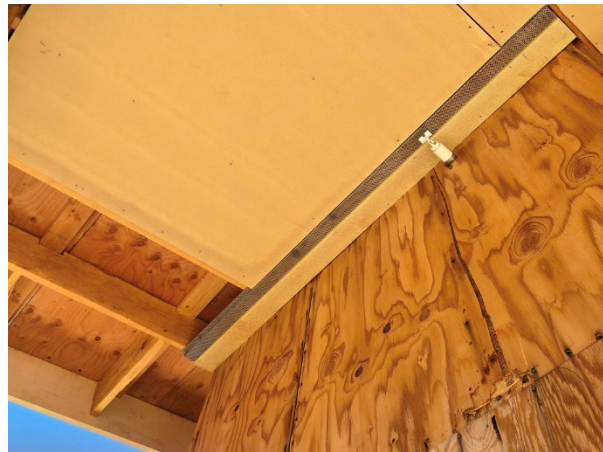
Soffit installation in process



Soffit installation in process



Enclosed eaves with fire-resistant venting



Enclosed eaves with fire-resistant venting



Fire Suppression Riser Room



Tub inserts installed throughout

*September 13, 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.*

- Execution of a construction contract is currently underway with the general contractor.
- 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.
- Pending general contractor availability, we anticipate project commencement to occur in early October.



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.
- Staff continues to coordinate with the third-party property manager, RSC Associates to plan the future improvements.



Pergola slated for replacement



Community Building prior to improvements

*September 13, 2024
HACB Construction Status Memo
pg. 3*

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

- HACB staff has received confirmation from PG&E that their facilities have been removed from the site. This clearance allows us to proceed with demolition activities.
- Pending contractor availability, we anticipate demolition to commence in early October.
- In collaboration with our grant consultant, Housing Tools, the HACB submitted a CDBG-DR MHP application on September 6th. This application seeks funding from the \$31,419,367 allocated for multifamily housing projects in Butte County that were impacted by the 2020 federally-declared disaster wildfires.
- The California Department of Housing and Community Development (HCD) is scheduled to announce award recipients on February 5, 2025. Given the anticipated high level of competition for these funds, we expect this funding round to be challenging.



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.
- A progress meeting between RCAC and HACB occurred in mid-August to review project advancement. HACB staff is coordinating with the design team to determine the proper generator sizing and fuel type.
- The project is expected to be completed within a timeframe of 14 to 24 months, contingent on potential procurement delays.



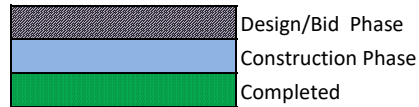
FLH Wellhead

*September 13, 2024
HACB Construction Status Memo
pg. 4*

12 Month HACB Construction Project Schedule - September, 2024

		Budgeted Amount	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-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



MEMO

Date: September 12, 2024

To: Board of Commissioners

From: Sheri Bouvier, Contracts Administrator

Subject: Public Housing - Capital Fund Status Report

As of September 12, 2024, the status of HACB Capital Fund construction activity follows:

- Public Housing - Five-year Environmental Review, RFP was issued August 27, 2024 to perform required environmental review of improvement and maintenance projects planned for the next five-year period for all Public Housing sites.
- Public Housing - 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 approved by the City of Oroville on September 4, 2024. On September 12, 2024 the HACB signed a contract for \$496,771.00 with Birchard Construction for performance of the work. The project is anticipated to begin in October 2024 and to be completed in Spring of 2025.
- 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 \$580,653.00. ABC Roofing has completed installation of the roofs and are currently working on punch list.
- 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.
- Public Housing – a project is currently being organized to paint the trim of the 70 townhouses at 43-14 and 43-15 in Oroville. Anticipated IFB release date is September 30, 2024.

*September 12, 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 99.95% obligated and 99.95% 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 98.32% obligated and 92.84% 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 46% obligated and 14% 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 100% obligated and 1.11% 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

Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 9/30/2024																	
Capital Fund CF-21, CF-22, CF-23, CF-23E																	
Line No.	Summary by Development Account	CF-21			CF-22			CF-23			CF-23E Safety and Security Grant			Totals		Balance	
		Original	obligated	expended	Original	obligated	expended	Original	obligated	expended	Original	obligated	expended	Original	expended		
1	100	4,153.00			3,800.00			3,601.00							11,654.00	-	11,654.00
2	1400	27,875.00	27,875.00	27,875.00	56,149.00	56,149.00	56,149.00	65,668.00	65,668.00	65,668.00					247,893.75	247,893.75	5,000.00
3	1400							5,000.00							6,893.73	1,883.73	5,000.00
4	1410	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	662,817.00	
14	1400	794,154.00	797,293.76	797,293.76	943,782.00	939,769.02	897,616.28	1,061,774.00	399,965.41	20,647.00	225,639.00	225,639.00	2,498.02	4,366,603.46	3,009,909.32	1,276,694.14	
		917,618.00	917,104.76	917,104.76	1,117,096.00	1,099,243.02	1,037,089.28	1,147,379.00	526,969.41	197,661.00	225,639.00	225,639.00	2,498.02	5,096,912.00	3,802,563.66	1,293,248.34	
			99.95%	99.95%		98.32%	92.84%		46%	14%		100.00%	1.11%				

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 9/12/2024	11,554.00	-	5,000.00	-	1,276,694.14	1,293,248.14	
	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					1,276,694.14	1,276,694.14	
							1,293,248.14	Total

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MEMO

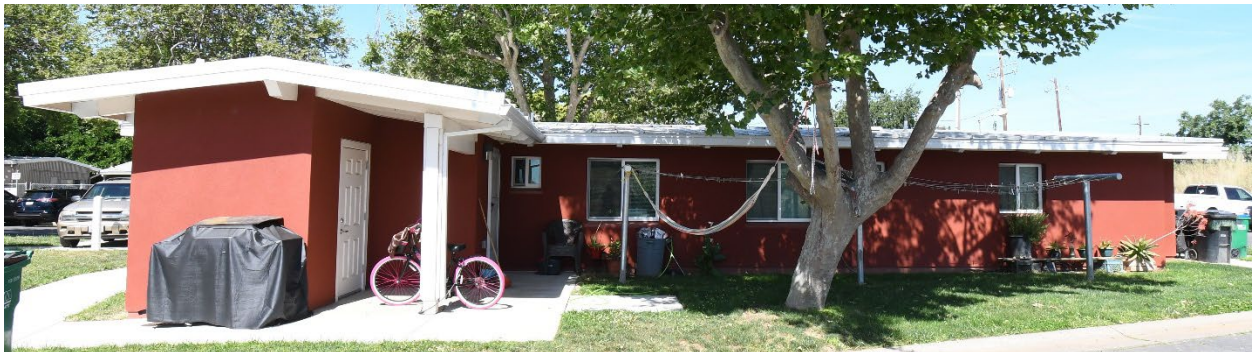
Date: September 13, 2024

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 September 1st, there were a total of (75) occupied units. There was (1) move-in and (2) move-out's in the month of August. 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 occupied with the exception of 1520 Booth Dr. which is expected to be rented soon. **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 or intent to vacate notices 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 (3) 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.

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.

Chavarria’s Landscaping continues to service the landscaping needs of the property. 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. Clearing of the canal is scheduled for September 27th, 2024.



Unrenovated 1980’s era Concrete-block Unit

Mi C.A.S.A.’s monthly food distribution was held on September 10th. Mi CASA’s Fall Session is underway classes, and staff is reporting that they have (45-50) students attend classes on a daily basis. 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.



State Demonstration “Demo” Housing Unit

AWI continues their efforts to renovate the old concrete block unit. Currently there are (2) concrete block units being rehabbed. The flooring is being removed in both units and the walls are being painted before the rehab can start due to lead and asbestos. The abatement for both units was completed on 09/09/24. Both units are expected to be fully rehabbed by October 1st, 2024.

YTD income comes in at \$16,941.00 more than anticipated at \$1,055,186.24. Increased Rental Income, Less Vacancy Loss & increased Other Project Income attributed to the increased income YTD. Total YTD Expenses comes in \$133,190.58 less than budget at \$903.167.12. This brought our YTD Net Profit to \$152,019.00.

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.

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

**Gridley Farm Labor Housing
August 2024**

August

Separate *Variance Report* explaining budget differences and expenditures.

The reserve balance held at AWI is \$66,180.48.

Updates:

GFLH currently has 12 units available for occupancy. 1 move-in and 2 move-outs during the month of August.

As of the end of August.

- 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 #BO1520** Full paint and deep cleaning needed. Applicants in process.

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. AWI will schedule a property walk in September to re-inspect all wooden units and determine if any can be restored to a habitable status.

Advertising is ongoing via Craigslist, The Publisher, flyers, signage, resident referrals, I move in specials, outreach to ag employers, canneries, etc...



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

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.

Work on the 2 rehab units has started. The flooring will need to be removed and the walls painted before the rehab can start due to asbestos and lead. Abatement is scheduled for the week of 9/9/24. The contractor is ready to finish work before 10/1.

Clearing of the canal is scheduled for September 27th.

(530) 745-6170 tel AWI Management Corporation
(530) 745-6171 fax 120 Center Street
www.awimc.com Auburn CA 95603



AWI Management Corporation is an Equal Opportunity provider.

Gridley Farm Labor 645
For the Month Ended August 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 118,283.00	\$ 118,448.00	\$ (165.00)	\$ 1,310,235.00	\$ 1,302,928.00	\$ 7,307.00
Vacancies	\$ (22,973.00)	\$ (23,142.92)	\$ 169.92	\$ (248,086.00)	\$ (254,572.09)	\$ 6,486.09
Manager's Unit	(84.00)	(1,230.00)	1,146.00	(12,692.00)	(13,530.00)	838.00
Total Tenant Rent	\$ 95,226.00	\$ 94,075.08	\$ 1,150.92	\$ 1,049,457.00	\$ 1,034,825.91	\$ 14,631.09
Other Project Income:						
Laundry Income	\$ 202.05	\$ 216.67	\$ (14.62)	\$ 1,609.20	\$ 2,383.34	\$ (774.14)
Interest Income	209.88	2.50	207.38	1,480.29	27.50	1,452.79
Restricted Reserve Interest Incom	19.95	0.00	19.95	247.75	0.00	247.75
Other Tenant Income	145.00	91.67	53.33	1,315.00	1,008.34	306.66
Miscellaneous Income	0.00	0.00	0.00	1,077.00	0.00	1,077.00
Other Project Income	\$ 576.88	\$ 310.84	\$ 266.04	\$ 5,729.24	\$ 3,419.18	\$ 2,310.06
Total Project Income	\$ 95,802.88	\$ 94,385.92	\$ 1,416.96	\$ 1,055,186.24	\$ 1,038,245.09	\$ 16,941.15
Project Expenses:						
Maint. & Oper. Exp. (Page 3)	\$ 29,673.25	\$ 35,903.18	\$ (6,229.93)	\$ 278,485.21	\$ 394,934.86	\$ (116,449.65)
Utilities (Page 3)	6,542.61	10,841.09	(4,298.48)	101,816.41	119,251.93	(17,435.52)
Administrative (Page 3)	15,194.82	15,386.92	(192.10)	190,484.43	169,256.09	21,228.34
Taxes & Insurance (Page 3)	10,127.46	8,510.25	1,617.21	112,196.96	93,612.75	18,584.21
Other Taxes & Insurance (Page 4)	1,707.16	5,356.07	(3,648.91)	32,161.32	58,916.89	(26,755.57)
Other Project Expenses (Page 4)	383.28	2,158.26	(1,774.98)	11,374.23	23,740.77	(12,366.54)
Total O&M Expenses	\$ 63,628.58	\$ 78,155.77	\$ (14,527.19)	\$ 726,518.56	\$ 859,713.29	\$ (133,194.73)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.58	\$.38	\$ 138,148.56	\$ 138,144.41	\$ 4.15
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 6,875.00	\$ 6,875.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	31,625.00	31,625.00	0.00
Total Mortgage & Owner's Exp.	\$ 16,058.96	\$ 16,058.58	\$.38	\$ 176,648.56	\$ 176,644.41	\$ 4.15
Total Project Expenses	\$ 79,687.54	\$ 94,214.35	\$ (14,526.81)	\$ 903,167.12	\$ 1,036,357.70	\$ (133,190.58)
Net Profit (Loss)	\$ 16,115.34	\$ 171.57	\$ 15,943.77	\$ 152,019.12	\$ 1,887.39	\$ 150,131.73

Gridley Farm Labor 645
For the Month Ended August 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Cash Flow Items:						
Reserve Transfers	\$ (19.95)	\$ 0.00	\$ (19.95)	\$ 9,752.25	\$ 0.00	\$ 9,752.25
T & I Transfers	(10,602.49)	0.00	(10,602.49)	22,701.35	0.00	22,701.35
Operating-MMKT-FFB*	(106.39)	0.00	(106.39)	(160,812.10)	0.00	(160,812.10)
Other Cash Changes	(100.00)	0.00	(100.00)	(100.00)	0.00	(100.00)
Tenants Security Deposits - FLH	855.00	0.00	855.00	926.00	0.00	926.00
Authorized Reserve - Other	0.00	0.00	0.00	(10,000.00)	0.00	(10,000.00)
Tenant Receivables	310.00	0.00	310.00	2,461.00	0.00	2,461.00
Other Receivables	6,794.38	0.00	6,794.38	(19,504.44)	0.00	(19,504.44)
Rental Assistance	(848.00)	0.00	(848.00)	(7,394.00)	0.00	(7,394.00)
Accounts Payable - Trade	(19,673.45)	0.00	(19,673.45)	(9,642.50)	0.00	(9,642.50)
Accrued Sewer Fees	2,469.58	0.00	2,469.58	23,253.95	0.00	23,253.95
Accrued Property Taxes	2,500.00	0.00	2,500.00	19,875.36	0.00	19,875.36
Accrued Property Taxes	1,499.75	0.00	1,499.75	(1,499.75)	0.00	(1,499.75)
Accrued Local Administration Fee	625.00	0.00	625.00	(625.00)	0.00	(625.00)
Total Other Cash Flow Items	\$ (16,296.57)	\$ 0.00	\$ (16,296.57)	\$ (130,607.88)	\$ 0.00	\$ (130,607.88)
Net Operating Cash Change	\$ (181.23)	\$ 171.57	\$ (352.80)	\$ 21,411.24	\$ 1,887.39	\$ 19,523.85

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 88,989.56	\$ 110,400.80	\$ 21,411.24
Operating-MMKT-FFB*	0.00	160,812.10	160,812.10
Cash - FLH Operating Acct TCB	77,838.00	77,838.00	0.00
Cash - FLH Operating Acct-Umpq	255,643.00	255,643.00	0.00
Tax & Insurance - FFB	192,911.66	82,026.42	(110,885.24)
Tax & Insurance - MMKT - FFB*	(74.62)	88,109.27	88,183.89
RD Reserves - FFB	44,307.73	6,180.48	(38,127.25)
RD Reserves - MMKT - FFB*	0.00	60,000.00	60,000.00
Cash - FLH Security Deposits-TCB	49,340.00	49,340.00	0.00
Cash - FLH Reserves-TCB	364,191.00	364,191.00	0.00
Payables & Receivables:			
Accounts Payable - Trade	9,642.50	0.00	(9,642.50)
Rents Receivable - Current Tenants	5,826.35	3,375.35	(2,451.00)
Allowance for Doubtful Accounts	(60.00)	(60.00)	0.00
Other Tenant Charges Receivable	10.00	0.00	(10.00)

Gridley Farm Labor 645
For the Month Ended August 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 7,261.58	\$ 6,820.92	\$ 440.66	\$ 81,752.47	\$ 75,030.09	\$ 6,722.38
Janitorial/Cleaning Supplies	92.50	79.75	12.75	1,900.97	877.25	1,023.72
Plumbing Repairs	225.00	832.92	(607.92)	1,960.00	9,162.09	(7,202.09)
Painting & Decorating	114.55	199.42	(84.87)	3,105.46	2,193.59	911.87
Repairs & Maintenance - Supply	2,539.21	1,532.33	1,006.88	20,944.40	16,855.66	4,088.74
Repairs & Maintenance - Contract	1,799.40	2,252.92	(453.52)	8,455.13	24,782.09	(16,326.96)
Grounds Maintenance	15,185.08	8,000.00	7,185.08	98,664.74	88,000.00	10,664.74
Pest Control Service	0.00	249.42	(249.42)	1,225.00	2,743.59	(1,518.59)
Fire/Alarm Services	145.89	1,588.50	(1,442.61)	1,233.92	17,473.50	(16,239.58)
Security Service	1,713.60	0.00	1,713.60	19,661.16	0.00	19,661.16
Repairs & Maintenance - Other	18.94	11,983.33	(11,964.39)	26,121.08	131,816.66	(105,695.58)
Repairs & Maintenance - Flooring	0.00	975.00	(975.00)	1,829.52	10,725.00	(8,895.48)
Repairs & Maintenance - Appliance	0.00	697.25	(697.25)	7,252.90	7,669.75	(416.85)
Repairs & Maintenance - HVAC	0.00	250.00	(250.00)	556.70	2,750.00	(2,193.30)
Repairs & Maintenance - Water Heaters	0.00	142.50	(142.50)	0.00	1,567.50	(1,567.50)
Carpet Cleaning	0.00	25.08	(25.08)	0.00	275.91	(275.91)
HVAC Repairs	577.50	53.42	524.08	3,689.44	587.59	3,101.85
Cable Service	0.00	178.75	(178.75)	0.00	1,966.25	(1,966.25)
Tenant Services	0.00	41.67	(41.67)	132.32	458.34	(326.02)
Total Maint. & Operating Exp.	\$ 29,673.25	\$ 35,903.18	\$ (6,229.93)	\$ 278,485.21	\$ 394,934.86	\$ (116,449.65)
Utilities:						
Electricity	\$ 130.07	\$ 2,666.67	\$ (2,536.60)	\$ 27,629.68	\$ 29,333.34	\$ (1,703.66)
Water	0.00	2,916.67	(2,916.67)	23,374.01	32,083.34	(8,709.33)
Sewer	2,469.58	2,174.42	295.16	23,253.95	23,918.59	(664.64)
Heating Fuel/Other	83.17	583.33	(500.16)	3,569.38	6,416.66	(2,847.28)
Garbage & Trash Removal	3,859.79	2,500.00	1,359.79	23,989.39	27,500.00	(3,510.61)
Total Utilities	\$ 6,542.61	\$ 10,841.09	\$ (4,298.48)	\$ 101,816.41	\$ 119,251.93	\$ (17,435.52)
Administrative:						
Manager's Salary	\$ 7,128.15	\$ 7,713.58	\$ (585.43)	\$ 78,579.11	\$ 84,849.41	\$ (6,270.30)
Management Fees	7,390.00	6,715.00	675.00	86,776.00	73,865.00	12,911.00
Bad Debt Expense	10.00	0.00	10.00	1,059.50	0.00	1,059.50
Auditing	666.67	666.67	0.00	23,047.47	7,333.34	15,714.13
Legal	0.00	291.67	(291.67)	73.75	3,208.34	(3,134.59)
Other Administrative Expenses	0.00	0.00	0.00	948.60	0.00	948.60
Total Administrative Expense	\$ 15,194.82	\$ 15,386.92	\$ (192.10)	\$ 190,484.43	\$ 169,256.09	\$ 21,228.34
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 1,499.75	\$ 1,493.33	\$ 6.42	\$ 16,497.25	\$ 16,426.66	\$ 70.59
Special Assessments	2,500.00	2,117.50	382.50	27,500.00	23,292.50	4,207.50
Property Insurance	6,127.71	4,899.42	1,228.29	68,199.71	53,893.59	14,306.12

Gridley Farm Labor 645
For the Month Ended August 31, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Total Taxes & Insurance Expense	\$ 10,127.46	\$ 8,510.25	\$ 1,617.21	\$ 112,196.96	\$ 93,612.75	\$ 18,584.21
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,091.81	\$ 1,270.58	\$ (178.77)	\$ 13,590.84	\$ 13,976.41	\$ (385.57)
Other Taxes, Fees & Permits	0.00	116.33	(116.33)	11,473.10	1,279.66	10,193.44
Bond Premiums	0.00	15.00	(15.00)	571.00	165.00	406.00
Worker's Compensation Insurance	593.80	1,075.83	(482.03)	6,323.87	11,834.16	(5,510.29)
Personnel Medical Insurance	21.55	2,878.33	(2,856.78)	202.51	31,661.66	(31,459.15)
Total Other Taxes & Insurance	\$ 1,707.16	\$ 5,356.07	\$ (3,648.91)	\$ 32,161.32	\$ 58,916.89	\$ (26,755.57)
Other Project Expenses						
Telephone & Answering Service	\$ 95.55	\$ 314.67	\$ (219.12)	\$ 902.13	\$ 3,461.34	\$ (2,559.21)
Internet Service	0.00	135.33	(135.33)	3,835.87	1,488.66	2,347.21
Advertising	0.00	375.00	(375.00)	468.17	4,125.00	(3,656.83)
Water/Coffee Service	0.00	0.00	0.00	94.45	0.00	94.45
Office Supplies & Expense	112.20	504.42	(392.22)	2,952.23	5,548.59	(2,596.36)
Postage	16.99	41.75	(24.76)	229.42	459.25	(229.83)
Toner/Copier Expense	21.04	27.75	(6.71)	337.72	305.25	32.47
Office Furniture & Equipment Expense	0.00	0.00	0.00	516.44	0.00	516.44
Travel & Promotion	137.50	611.92	(474.42)	861.75	6,731.09	(5,869.34)
Training Expense	0.00	104.17	(104.17)	946.17	1,145.84	(199.67)
Credit Checking	0.00	13.42	(13.42)	229.88	147.59	82.29
Employee Meals	0.00	29.83	(29.83)	0.00	328.16	(328.16)
Total Other Project Expenses	\$ 383.28	\$ 2,158.26	\$ (1,774.98)	\$ 11,374.23	\$ 23,740.77	\$ (12,366.54)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.58	\$.38	\$ 138,148.56	\$ 138,144.41	\$ 4.15
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 6,875.00	\$ 6,875.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	31,625.00	31,625.00	0.00
Total Mortgage & Owner's Exp.	\$ 16,058.96	\$ 16,058.58	\$.38	\$ 176,648.56	\$ 176,644.41	\$ 4.15
Total Expenses	\$ 79,687.54	\$ 94,214.35	\$ (14,526.81)	\$ 903,167.12	\$ 1,036,357.70	\$ (133,190.58)
Reserves						
Authorized Reserve - Other	\$ 0.00	\$ 0.00	\$ 0.00	\$ 10,000.00	\$ 0.00	\$ 10,000.00
	\$ 0.00	\$ 0.00	\$ 0.00	\$ 10,000.00	\$ 0.00	\$ 10,000.00

Date: September 13, 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 two (2) vacancies as of the first of September. 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 \$3,112 more than budget, at \$336,975. Total expenses are \$20,736 less than anticipated, bringing the NOI to \$23,848 more than budget, at \$213,586.



Alamont Apartments, 811 West East Avenue, Chico

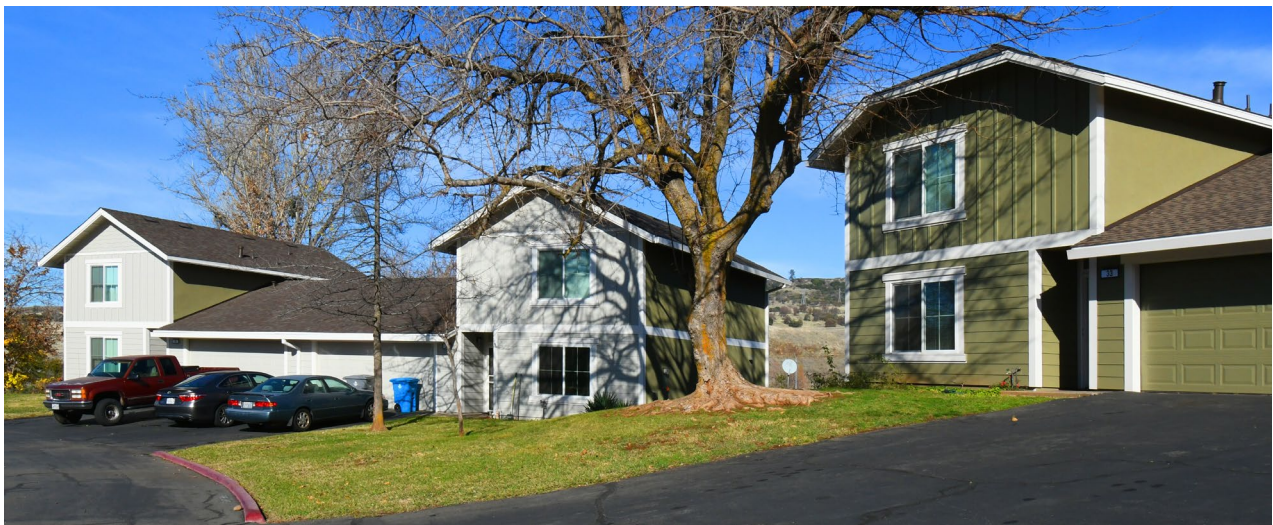
Cordillera/Cameo Apartments, Chico (20 units, family, RSC) - The property had one (1) vacancy as of September 1st. RSC reviews unpaid rents in their monthly narrative following, including two units, explained in detail. Total YTD income is slightly higher than budget by \$1,591 at \$193,384. YTD vacancy loss is more than anticipated at \$9,280, or \$3,530 more than budget. Total YTD Operating Expenses are higher than budget by \$3,656, due to the increased turnover and maintenance expenses. NOI comes to \$88,747, or \$2,064 less than budget.



Cordillera Apartments, Cameo Way, Chico

Evanswood Estates Apartments, Oroville (31 units, family, RSC) – There was two (2) vacancies as of the first of the month. Four households have small unpaid rent balances where RSC is working to collect; all other rents were fully collected for the month. Total income YTD is \$2,142 more than anticipated, at \$431,518. Total YTD Operating Expenses are \$6,172 less than budget, at \$221,266. YTD NOI is \$8,315 more than budget, at \$210,252. 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 \$2,529 more than budget, at \$19,634.



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 \$83 at \$162,514. YTD Expenses are over budget by \$313, bringing YTD NOI slightly below budget at \$82,284. Exterior Rehabilitation including repairs to the upper level walkway and staircases, and painting of the building exterior are in process with the execution of a construction contract with the successful bidder. Prior to construction commencement on-site, HACB will meet with the 3rd party property manager and the general contractor to develop a strategic plan to minimize tenant disturbances during construction. Pending general contractor availability, we anticipate commencement next month with completion slated for early January, 2025.

Locust Apartments, Chico (10 units, family, RSC) – The property has zero (0) vacancy as of September 1st. All households paid rent for the month with the exception of five units, owing small balances which RSC is in the process of collecting. Total income YTD is ahead of budget by \$1,643 at \$88,876. Total Expenses are lower than budget by \$11,899, so NOI came in higher than budget by \$13,543, at \$56,671. 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 \$12,711 at \$316,997. 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 \$930 less than budget, at \$166,058. 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 two (2) vacancies as of September 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 \$164,886 or \$6,181 more than budget. NOI comes in YTD at \$6,097; 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 Building has completed the rough framing phase of the project, with the patio and roof framing finished. Siding installation is underway. A 4-way inspection by the Town of Paradise is scheduled for mid-September to assess the completed rough framing, electrical, plumbing, and mechanical work. Completion of this inspection will mark a major milestone in construction progress.

2131 Fogg Ave, Oroville (SFH, HACB) – The single-family house is vacant. A contractor has been secured to complete the demolition and PG&E has cleared their facilities, allowing demolition to begin in early October. The HACB submitted a CDBG-DR MHP application for project funding in early September. The funding award announcement is scheduled for February 5, 2025, and competition is expected to be high. HACB staff continues working diligently to explore all funding opportunities.



September 10, 2024

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

RE: August 2024 HACB Monthly Financial Package

Dear Mr. Guanzon:

Below is a summary of the August 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 August. There were no new move ins or move outs during the month.
- **Rent Collection** –
 - ✓ Unit #1 has a small outstanding balance of \$50.00. Four tenants have small pre-paid balances for September.
 - ✓ 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 – None.**
- **Owner Distributions –**
 - ✓ The monthly owner distribution for August was \$3,235.82.

Alamont Apartments

Monthly Highlights:

- **Occupancy –** we ended August with 3 vacant units, 13, 17, and 29:
 - ✓ Unit #13 – we moved a new resident in on September 1st.
 - ✓ Unit #17 – the resident passed away in the unit during the month. They had lived at Alamont for 21 years. We are prepping the unit to re-rent.
 - ✓ Unit #29 – we moved a new resident in on September 6th.
- **Rent Collection –**
 - ✓ Unit #12 had an ending balance of \$50.00.
 - ✓ We received funds from PCS Collections for \$228.72 which is reflected under Bad Debt.
- **Expense Variances –**
 - ✓ Utility expenses - Water costs were over budget for the month and YTD. Overall usage is higher in 2024 vs 2023.
 - ✓ Apartment Turnover – turnover expenses were over budget by \$9,005.06 for turning and upgrading unit #13. The previous resident lived in the unit for 23 years. Turnover work included full paint, cabinet refinishing, replacement of all fixtures, doors, blinds, etc.
 - ✓ Maintenance costs were higher due to higher pool costs to replace the Rx algae ball and clean the filter system. Also, we had Modular Air complete minor repairs on the HVAC's in units #1, 15, 18.
 - ✓ All other expense categories were at or below budget.
- **Capital Expenses –**
 - ✓ Included costs to replace counter tops in unit #13.
- **Owner Distributions –**
 - ✓ There was no owner distribution for August due to high turnover expenses in unit #13. We moved excess August operating funds to the General Savings account to pay for the unit upgrades costs in September.

Cordillera/Cameo Drive Apartments

Monthly Highlights:

Mr. Larry Guanzon, Executive Director
Chico, California

- **Occupancy** – We ended the month with one vacant unit. Unit 41-3A is a Behavior Health unit, the tenant occupying one of the bedrooms passed away. The maintenance turn is almost complete.
- **Rent Collection** -
 - ✓ Unit 37-1 has an outstanding balance of \$108.56.
 - ✓ Unit 49-1 has an outstanding balance of \$193.73
 - ✓ All other tenants paid in full.
- **Expense Variances** -
 - ✓ Under Bad Debt Expense we wrote off \$575 from unit 41-3A after his passing away.
 - ✓ Resident Manager Expense – this category was over budget for extra hours as they worked with death of a tenant in unit 41-3A and his family who could only come to the property on a Saturday to remove belongings.
 - ✓ Other expense categories were within budget for August.
- **Capital Expenses** –
 - ✓ There were no capital expenses for August.
- **Owner Distributions** –
 - ✓ The monthly owner distribution for August was \$5,480.32.

Evanswood Estates Apartments

Monthly Highlights:

- **Occupancy** – In August unit #36 moved out. We have an application we are working on to approve. Unit #12 is on notice. After a recent inspection we observed this will be a costly turnover.
- **Rent Collection** -
 - ✓ Unit #12 owes \$50, #29 owes \$50 & #41 owes \$60.
 - ✓ Unit #71 owes \$190.00.
 - ✓ All other tenants paid in full.
- **Expense Variances** -
 - ✓ Telephone – over budget due to ATT billing error which was corrected in September.
 - ✓ Water and expenses were over budget for August and YTD.
 - ✓ Repairs – Labor was over budget by \$1,621.95 due to a broken water line next to the water meter in front of units #8 and #13.
 - ✓ Roof Repairs – We had a section of roofing on unit #17 repaired after it was damaged by wind.
- **Capital Improvements-**

Mr. Larry Guanzon, Executive Director
Chico, California

- ✓ Included \$798.99 to replace the range in unit #20. This cost was included in the 2020A bond capital costs,
- **Owner Distributions –**
 - ✓ The monthly owner distribution for August was \$12,124.73.

Evanswood #21, #25, and #33

Monthly Highlights:

- **Occupancy –** 100% at the end of August.
- **Rent Collection –** 100% of rent was collected.
- **Expense Variances-**
 - ✓ Repairs – Labor – included costs to repair a tub drain leak in the upstairs bathroom.
- **Distributions –**
 - ✓ The monthly owner distribution for August was \$935.20.

Mayer 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 was vacant at the end of August. We moved a new resident into the unit on September 6th. We worked with the Youth for Change Program to find this resident.
- **Rent Collection-**
 - ✓ All tenants are paid in full.
- **Expense Variances –**
 - ✓ Resident Manager expenses were over budget by \$872.12 for extra training hours for the new manager and working with pest control on a broad abate on the property.
 - ✓ Other expenses categories with at or below budget for the month.

Mr. Larry Guanzon, Executive Director
Chico, California

- **Capital Improvements**
 - ✓ A new refrigerator was installed in unit #1 and carpet was replaced in unit #14, as part of the Capital Bond Project.
- **Owner Distributions –**
 - ✓ The monthly owner distribution for August was \$2,753.70.

Park Place Apartments

Monthly Highlights:

- **Occupancy** – 100% as of the end of August. There are no notices.
- **Rent Collection** –
 - ✓ Unit #16 has an ending balance of \$506.04. We are working with the resident to collect this balance.
 - ✓ All other tenants paid in full.
- **Expense Variances** - Expenses for August meet budget or are slightly under budget.
- **Capital Improvements** –
 - ✓ The vinyl was replaced in unit #20 as part of the Capital Bond Project.
 - ✓ The pergola was disassembled and removed from the common area.
 - ✓ We are working on cement replacement around the office, laundry room and clubhouse.

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

cc: Richard Gillaspie

GRIDLEY SPRINGS

September 2024

Property Status:

1. GSI has 0 vacant units with Zero notices to vacate
2. GSII has 2 vacant units with Zero notices to vacate.
3. GSI: We received the final closeout of the FY24 HCD HOME Audit with no open issues or findings.
4. GSII: We received the final closeout of the RHCP-Bond Audit with no open items.
5. Both properties are operating well, and we have no knowledge of any capital needs for either properties for the remainder of FY2024.

Sincerely,

Mac Upshaw

Mac Upshaw

GRIDLEY SPRINGS 2

Budget Comparison

August 31, 2024

	Month Ending 08/31/2024				Year to Date 08/31/2024			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Income								
Rental Income								
5120 - Rent Revenue -- Gross Potential	17,199.00	18,800.00	(1,601.00)	(8.51)	167,505.00	206,800.00	(39,295.00)	(19.00)
5180 - Local Section 8 Subsidy Revenue	0.00	0.00	0.00	0.00	8,144.00	0.00	8,144.00	100.00
Total Rental Income	17,199.00	18,800.00	(1,601.00)	(8.51)	175,649.00	206,800.00	(31,151.00)	(15.06)
Vacancy, Losses & Concessions								
5220 - Vacancy Loss - Apartments	(1,247.00)	(376.00)	(871.00)	(231.64)	(6,714.00)	(4,136.00)	(2,578.00)	(62.33)
Total Vacancy, Losses & Concessions	(1,247.00)	(376.00)	(871.00)	(231.64)	(6,714.00)	(4,136.00)	(2,578.00)	(62.33)
Net Rental Income	15,952.00	18,424.00	(2,472.00)	(13.41)	168,935.00	202,664.00	(33,729.00)	(16.64)
Financial Income								
5410 - Interest Revenue	0.00	0.00	0.00	0.00	433.63	0.00	433.63	100.00
5440 - Interest Revenue -- Replacement Reserve	3.04	0.00	3.04	100.00	6.23	0.00	6.23	100.00
Total Financial Income	3.04	0.00	3.04	100.00	439.86	0.00	439.86	100.00
Other Income								
5910 - Laundry Revenue	17.85	83.00	(65.15)	(78.49)	126.51	913.00	(786.49)	(86.14)
5920 - Tenant Charges (Late Fees, Damages)	1,459.30	540.00	919.30	170.24	1,459.30	5,960.00	(4,500.70)	(75.51)
5950 - Utility Bill Back Revenue	22.95	0.00	22.95	100.00	22.95	0.00	22.95	100.00
Total Other Income	1,500.10	623.00	877.10	140.78	1,608.76	6,873.00	(5,264.24)	(76.59)
Total Income	17,455.14	19,047.00	(1,591.86)	(8.35)	170,983.62	209,537.00	(38,553.38)	(18.39)
Expenses								
Administrative Expenses								
6255 - Credit Check Expense	89.09	0.00	(89.09)	(100.00)	400.36	0.00	(400.36)	(100.00)
6308 - Training	20.88	29.00	8.12	28.00	260.25	319.00	58.75	18.41
6310 - Office Salaries	0.00	0.00	0.00	0.00	447.59	0.00	(447.59)	(100.00)
6311 - Office Supplies	109.48	385.00	275.52	71.56	819.34	4,235.00	3,415.66	80.65
6315 - Software Expenses	340.98	0.00	(340.98)	(100.00)	3,778.90	0.00	(3,778.90)	(100.00)
6318 - Computer Licenses, Maint (IT services) and Supplies	100.00	0.00	(100.00)	(100.00)	800.00	0.00	(800.00)	(100.00)
6319 - IT Services	0.00	128.00	128.00	100.00	384.00	1,408.00	1,024.00	72.72
6320 - Management Fee Expense	900.00	1,080.00	180.00	16.66	11,970.00	11,880.00	(90.00)	(0.75)
6330 - Manager Salaries	2,067.22	1,875.00	(192.22)	(10.25)	23,993.68	20,625.00	(3,368.68)	(16.33)
6335 - Administrative Fees Expense	0.00	29.00	29.00	100.00	1,249.99	319.00	(930.99)	(291.84)
6340 - Legal Expense - Project	1,325.00	125.00	(1,200.00)	(960.00)	1,325.00	1,375.00	50.00	3.63
6350 - Audit Expense	0.00	0.00	0.00	0.00	9,000.00	4,200.00	(4,800.00)	(114.28)
6352 - Bank Fees	0.00	0.00	0.00	0.00	15.00	0.00	(15.00)	(100.00)
6360 - Telephone Expense	76.02	70.00	(6.02)	(8.60)	640.38	770.00	129.62	16.83
6390 - Misc. Administrative Expenses	0.00	0.00	0.00	0.00	13,056.00	0.00	(13,056.00)	(100.00)

GRIDLEY SPRINGS 2

Budget Comparison

August 31, 2024

	Month Ending 08/31/2024				Year to Date 08/31/2024			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
7004 - Employee Mileage	132.80	0.00	(132.80)	(100.00)	423.88	0.00	(423.88)	(100.00)
Total Administrative Expenses	5,161.47	3,721.00	(1,440.47)	(38.71)	68,564.37	45,131.00	(23,433.37)	(51.92)
Marketing Expenses								
6210 - Advertising and Marketing	23.06	20.00	(3.06)	(15.30)	23.06	230.00	206.94	89.97
Total Marketing Expenses	23.06	20.00	(3.06)	(15.30)	23.06	230.00	206.94	89.97
Utilities								
6449 - Utilities - Vacant	359.62	0.00	(359.62)	(100.00)	590.45	0.00	(590.45)	(100.00)
6450 - Electricity	629.56	310.00	(319.56)	(103.08)	2,983.61	3,410.00	426.39	12.50
6451 - Water	808.28	500.00	(308.28)	(61.65)	5,020.32	5,500.00	479.68	8.72
6452 - Gas	149.80	68.00	(81.80)	(120.29)	529.02	748.00	218.98	29.27
6453 - Sewer	845.04	820.00	(25.04)	(3.05)	8,290.82	9,020.00	729.18	8.08
Total Utilities	2,792.30	1,698.00	(1,094.30)	(64.44)	17,414.22	18,678.00	1,263.78	6.76
Operating & Maintenance Expenses								
6512 - Maintenance Salaries	1,869.74	1,875.00	5.26	0.28	21,920.68	20,625.00	(1,295.68)	(6.28)
6519 - Pest Control	400.00	0.00	(400.00)	(100.00)	1,000.00	0.00	(1,000.00)	(100.00)
6520 - Contracts - Maint. & Repairs	240.00	1,667.00	1,427.00	85.60	12,432.00	18,337.00	5,905.00	32.20
6525 - Garbage & Trash Removal	504.62	567.00	62.38	11.00	7,067.64	6,237.00	(830.64)	(13.31)
6534 - Uniforms	0.00	0.00	0.00	0.00	97.55	0.00	(97.55)	(100.00)
6536 - Grounds Supplies	750.00	0.00	(750.00)	(100.00)	885.44	0.00	(885.44)	(100.00)
6537 - Grounds Contracts	1,270.93	0.00	(1,270.93)	(100.00)	2,270.93	0.00	(2,270.93)	(100.00)
6540 - Repair Materials	2,442.61	2,815.00	372.39	13.22	8,303.44	30,965.00	22,661.56	73.18
6543 - Repairs - Plumbing	2,395.49	0.00	(2,395.49)	(100.00)	5,040.12	0.00	(5,040.12)	(100.00)
6546 - Repairs - HVAC Repairs & Maintenance	99.00	500.00	401.00	80.20	1,316.87	5,500.00	4,183.13	76.05
6560 - Interior Paint Contract	1,255.00	0.00	(1,255.00)	(100.00)	1,935.00	0.00	(1,935.00)	(100.00)
6561 - Painting Supplies	0.00	0.00	0.00	0.00	2,176.36	0.00	(2,176.36)	(100.00)
Total Operating & Maintenance Expenses	11,227.39	7,424.00	(3,803.39)	(51.23)	64,446.03	81,664.00	17,217.97	21.08
Taxes & Insurance								
6711 - Payroll Taxes	294.33	418.00	123.67	29.58	4,276.21	4,598.00	321.79	6.99
6720 - Property & Liability Insurance (Hazard)	0.00	167.00	167.00	100.00	0.00	1,837.00	1,837.00	100.00
6722 - Workers Compensation Ins	304.20	297.00	(7.20)	(2.42)	3,020.30	3,267.00	246.70	7.55
6723 - Health Insurance and Other Employee Benefits	880.51	300.00	(580.51)	(193.50)	7,142.29	3,300.00	(3,842.29)	(116.43)
Total Taxes & Insurance	1,479.04	1,182.00	(297.04)	(25.13)	14,438.80	13,002.00	(1,436.80)	(11.05)
Total Operating Expenses	20,683.26	14,045.00	(6,638.26)	(47.26)	164,886.48	158,705.00	(6,181.48)	(3.89)
Net Operating Income (Loss)	(3,228.12)	5,002.00	(8,230.12)	(164.53)	6,097.14	50,832.00	(44,734.86)	(88.00)
Non-Operating Expenses								
Capital Expenditures								
7340 - Plumbing Replacement	0.00	0.00	0.00	0.00	3,666.87	0.00	(3,666.87)	(100.00)

GRIDLEY SPRINGS 2 Budget Comparison August 31, 2024

	Month Ending 08/31/2024				Year to Date 08/31/2024			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
7360 - Exterior Building	0.00	0.00	0.00	0.00	1,550.00	0.00	(1,550.00)	(100.00)
7368 - Office Equipment	0.00	0.00	0.00	0.00	429.00	0.00	(429.00)	(100.00)
7370 - Heating/AC Replacement	0.00	0.00	0.00	0.00	22,099.00	0.00	(22,099.00)	(100.00)
7380 - Appliance Replacement	388.01	0.00	(388.01)	(100.00)	388.01	0.00	(388.01)	(100.00)
7387 - Door/Screen Replacement	0.00	0.00	0.00	0.00	195.62	0.00	(195.62)	(100.00)
7390 - Other Capital Expenses	0.00	0.00	0.00	0.00	1,200.00	0.00	(1,200.00)	(100.00)
Total Capital Expenditures	388.01	0.00	(388.01)	(100.00)	29,528.50	0.00	(29,528.50)	(100.00)
Debt Services								
6820 - Interest on Mortgage Payable - 1st	545.08	0.00	(545.08)	(100.00)	5,995.88	0.00	(5,995.88)	(100.00)
Total Debt Services	545.08	0.00	(545.08)	(100.00)	5,995.88	0.00	(5,995.88)	(100.00)
Total Non-Operating Expenses	933.09	0.00	(933.09)	(100.00)	35,524.38	0.00	(35,524.38)	(100.00)
Net Income (Loss)	(4,161.21)	5,002.00	(9,163.21)	(183.19)	(29,427.24)	50,832.00	(80,259.24)	(157.89)

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF STATE FINANCIAL ASSISTANCE
Asset Management and Compliance Branch

651 Bannon St., 8th Floor
Sacramento, CA 95811
P. O. Box 952054
Sacramento, CA 94252-2054
(916) 263-2771; FAX (916) 263-3393
www.hcd.ca.gov



August 23, 2024

Larry Guanzon, Executive Director
Gridley Springs II, L.P.
c/o Housing Authority of the County of Butte
2039 Forest Ave.
Chico CA 95928

RE: Rental Housing Construction Program – Bond (RHCP-B)
Gridley Springs II Apartments – 91-RHCP-089
2024 Site Visit and Monitoring Report Clearance Letter

Dear Larry Guanzon:

The Department of Housing and Community Development (HCD) has reviewed your response to the site visit Findings and have found the submitted documentation to be acceptable.

Thank you for implementing timely corrective actions for Gridley Springs II Apartments. We wish you continued success in the management of this property. If you have any questions, please contact Gary Pettigrew, Occupancy Representative, at (916) 883-8287, or gary.pettigrew@hcd.ca.gov.

Sincerely,

Keri Valdez, Program Manager
Occupancy Compliance Section

cc: Gary Pettigrew, Occupancy Representative – HCD
Hayle Genilo -Fiscal Representative - HCD
Mac Upshaw, Arrowhead Inc.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF STATE FINANCIAL ASSISTANCE
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July 23, 2024

Edward S. Mayer, Executive Director
Gridley Springs II, L.P.
c/o Housing Authority of the County of Butte
2039 Forest Ave.
Chico CA 95928

RE: Rental Housing Construction Program – Bond (RHCP-B)
Gridley Springs II Apartments – 91-RHCP-089
2024 Site Visit and Monitoring Report

Dear Edward S. Mayer:

The Department of Housing and Community Development (HCD) conducted a site visit of the above-referenced project at 210 Ford Ave., Gridley, CA, on July 9, 2024. The purpose of the visit was to ensure that the management of the project complies with State and Federal regulations.

A “Finding” is a deficiency in performance based on a statute, regulation, guideline, and/or regulatory agreement for which Negative points will be assigned to future funding application(s), if left uncured. There were **(6)** Findings as detailed in the attached Monitoring Report. Please submit a written response to all of the “Required Corrective Action” identified in the Monitoring Report within 30 days of the date of this letter.

The Department thanks your staff for their time and assistance extended to HCD during the site visit. If you have any questions, please contact Gary Pettigrew, Occupancy Representative, at 916-883-8287 or gary.pettigrew@hcd.ca.gov.

Sincerely,


Keri Valdez, Program Manager
Occupancy Compliance Section

cc: Gary Pettigrew – Occupancy Representative - HCD
Hayle Genilo -Fiscal Representative - HCD
Mac Upshaw, Arrowhead Inc.

2024 Monitoring Report

Gridley Springs II (91-RHCP-0089) is governed by the State of California Health and Safety Code Part 2 of Division 31 and California Code of Regulations Title 25 of Division 1 regarding the State of California (RHCP) Program. To ensure adherence to the above stated Regulations, a specific Department of Housing and Community Development (HCD) Regulatory Agreement was recorded on August 20, 1992.

The scope of the site visit conducted on July 9, 2024, included examination of the tenant files, unit conditions, property standards (common areas, exterior conditions), and Management Plan and/or Property Management Agreement, and if applicable, verification of Supportive Services.

The project contains a total of 24 units, 24 of which are RHCP-assisted. The following units were selected: #9, 10, 23, 7, and 2. There were **5** Findings.

Finding #1– Units #9 and 23 - annual income exceeds the eligible maximum established by Butte County median income for Very-Low income rent levels.

Required Corrective Action – Please provide the following item:

- Please make every effort to meet Program occupancy requirements by re-designating the unit of the Very Low income to the Lower-income level and charge the higher rents.

Finding #2 – Unit #10 – Sealing/caulking needed at base of bathtub at vinyl flooring.

Required Corrective Action – Please provide the following item:

- This area should be a focus item on the annual inspections. Lack of maintenance in this area could result in deterioration of underlayment and cause potential mold issues. Re-caulk this area as soon as soon as possible.

Finding #3 – Units #10 and 23 - Smoke detectors missing.

Required Corrective Action – Please provide the following item:

- Please ensure all smoke detectors are installed and working properly. **This is an urgent matter to be remedied within 24 hours of this report.**

Finding #4 – Unit #10 - Bedroom and other doors damaged beyond repair.

Required Corrective Action – Please provide the following item:

- Replace/paint doors as needed.

Finding #5 – Unit #7 – Flooring in hallway deteriorating.

Required Corrective Action – Please provide the following item:

- Replace flooring in hallway.

Finding #6 – Reported TIC dates on SRI are inconsistent with approved SRI.

Required Corrective Action – Please provide the following item:

- Please make sure accurate information is submitted with every SRI.

MEMO

Date: September 13, 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 September. **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. YTD income is up approximately \$7,495 compared to budget, at \$563,688, with total expenses \$28,561 less than budget YTD. Net income is \$36,057 more than budget, at \$85,188. Current Reserve Balance is \$530,271. 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 September 1st. There are no thirty (30) day notices to vacate. 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 \$40,681 with overall expenses lower than anticipated by \$49,247, bringing the property’s Net Profit to \$89,928 more than budget, at \$106,762. Total Property Reserves balance is \$671,731.71. 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 eight (8) vacancies as of this date. A total of three (3) new move-ins occurred in the past month. AWI reviews the turnover and market ready status of these 8 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 twelve units. Bids are being sought for “sun” damaged or frayed window screens throughout the property. Landscaping needs are being addressed. New flooring has been installed for the first-floor carpeted common areas. Please see photos of the new flooring depicted in AWI narrative. CAA Food Distribution is on-going. North Valley Catholic Social Services and others are continuing to be contacted to provide activities for property residents. 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. Please find AWI’s monthly financials following. YTD income is down by \$28,681, at \$707,865, due to not being able to increase rents to maximum allowed by tax-credit regulation, because of State and local rent restrictions, as well as vacancy loss being \$8,626 more than anticipated. YTD expenses come in at \$665,096, or \$33,492 less than budget. This brought the net profit YTD to \$4,810 more than budget at \$42,768. Total Reserve balance is \$384,712.15. The property is subject to repositioning, involving refinancing and capital improvements.



1200 Park Avenue Apartments, Inner Courtyard view

Chico Commons Apartments August 2024



Separate *Variance Report* explaining budget differences and expenditures.
The current reserve balance is \$530,271.25.

Updates:

Chico Commons currently has 10 vacancies. 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. **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.
- **Unit #13** – (Personal) flooring, painting and general repairs needed.

(530) 745-6170 tel AWI Management Corporation
(530) 745-6171 fax 120 Center Street
www.awimc.com Auburn CA 95603



AWI Management Corporation is an Equal Opportunity provider.

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

To date in September, 10 rent payments are outstanding - Property Manager is following up to collect.

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.

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AWI Management Corporation is an Equal Opportunity provider.

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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 76,795.00	\$ 73,639.00	\$ 3,156.00	\$ 618,314.00	\$ 589,112.00	\$ 29,202.00
Vacancies	\$ (9,465.00)	\$ (4,418.33)	\$ (5,046.67)	\$ (64,368.00)	\$ (35,346.66)	\$ (29,021.34)
Rent Adjustments	(1,182.00)	(245.83)	(936.17)	(1,213.40)	(1,966.66)	753.26
Manager's Unit	(1,024.00)	(1,024.00)	0.00	(8,133.00)	(8,192.00)	59.00
Total Tenant Rent	\$ 65,124.00	\$ 67,950.84	\$ (2,826.84)	\$ 544,599.60	\$ 543,606.68	\$ 992.92
Other Project Income:						
Laundry Income	\$ 0.00	\$ 872.67	\$ (872.67)	\$ 2,863.68	\$ 6,981.34	\$ (4,117.66)
Interest Income	47.29	7.25	40.04	1,345.75	58.00	1,287.75
Restricted Reserve Interest Incom	435.66	0.00	435.66	2,823.45	0.00	2,823.45
Late Charges	322.00	271.08	50.92	2,168.22	2,168.66	(.44)
Other Tenant Income	2,266.42	422.25	1,844.17	9,528.48	3,378.00	6,150.48
Miscellaneous Income	37.50	0.00	37.50	358.99	0.00	358.99
Other Project Income	\$ 3,108.87	\$ 1,573.25	\$ 1,535.62	\$ 19,088.57	\$ 12,586.00	\$ 6,502.57
Total Project Income	\$ 68,232.87	\$ 69,524.09	\$ (1,291.22)	\$ 563,688.17	\$ 556,192.68	\$ 7,495.49
Project Expenses:						
Maint. & Oper. Exp. (Page 3)	\$ 18,315.16	\$ 25,595.66	\$ (7,280.50)	\$ 217,307.36	\$ 204,765.32	\$ 12,542.04
Utilities (Page 3)	11,091.34	10,830.25	261.09	64,231.42	86,642.00	(22,410.58)
Administrative (Page 3)	8,506.56	12,465.50	(3,958.94)	97,330.57	99,724.00	(2,393.43)
Taxes & Insurance (Page 3)	4,241.09	3,084.84	1,156.25	29,735.66	24,678.68	5,056.98
Other Taxes & Insurance (Page 4)	1,214.28	3,410.00	(2,195.72)	11,116.67	27,280.00	(16,163.33)
Other Project Expenses (Page 4)	567.10	1,812.26	(1,245.16)	9,304.49	14,498.02	(5,193.53)
Total O&M Expenses	\$ 43,935.53	\$ 57,198.51	\$ (13,262.98)	\$ 429,026.17	\$ 457,588.02	\$ (28,561.85)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 20,833.36	\$ 20,833.34	\$.02
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 8,640.00	\$ 8,640.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	20,000.00	20,000.00	0.00
Total Mortgage & Owner's Exp.	\$ 6,184.17	\$ 6,184.17	\$ 0.00	\$ 49,473.36	\$ 49,473.34	\$.02
Total Project Expenses	\$ 50,119.70	\$ 63,382.68	\$ (13,262.98)	\$ 478,499.53	\$ 507,061.36	\$ (28,561.83)
Net Profit (Loss)	\$ 18,113.17	\$ 6,141.41	\$ 11,971.76	\$ 85,188.64	\$ 49,131.32	\$ 36,057.32

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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Cash Flow Items:						
Reserve Transfers	\$ (435.66)	\$ 0.00	\$ (435.66)	\$ (102,823.45)	\$ 0.00	\$ (102,823.45)
T & I Transfers	(3,208.13)	0.00	(3,208.13)	(25,624.54)	0.00	(25,624.54)
Operating - MMKT- FFB*	(24.66)	0.00	(24.66)	206,794.79	0.00	206,794.79
Security Deposits Held	0.00	0.00	0.00	(2,535.00)	0.00	(2,535.00)
Authorized Reserve - Other	0.00	(8,087.50)	8,087.50	0.00	(64,700.00)	64,700.00
Pending Reserves	0.00	0.00	0.00	(17,000.00)	0.00	(17,000.00)
Tenant Receivables	(10,643.42)	0.00	(10,643.42)	5,227.96	0.00	5,227.96
Other Receivables	4,966.09	0.00	4,966.09	34,661.35	0.00	34,661.35
Furniture and Equipment	0.00	0.00	0.00	(357.21)	0.00	(357.21)
Accounts Payable - Trade	(21,058.28)	0.00	(21,058.28)	(30,633.02)	0.00	(30,633.02)
Accrued Interest - City of Chico	2,604.17	0.00	2,604.17	(10,416.64)	0.00	(10,416.64)
Partner's Equity	0.00	0.00	0.00	(76,798.00)	0.00	(76,798.00)
Total Other Cash Flow Items	\$ (27,799.89)	\$ (8,087.50)	\$ (19,712.39)	\$ (19,503.76)	\$ (64,700.00)	\$ 45,196.24
Net Operating Cash Change	\$ (9,686.72)	\$ (1,946.09)	\$ (7,740.63)	\$ 65,684.88	\$ (15,568.68)	\$ 81,253.56

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 11,486.39	\$ 77,171.27	\$ 65,684.88
Operating - MMKT- FFB*	235,996.02	29,201.23	(206,794.79)
Tax & Insurance-FFB	31,796.70	57,421.24	25,624.54
Security Deposit - FFB	44,775.00	44,775.00	0.00
Reserve Acct-FFB	46,082.80	6,359.57	(39,723.23)
Reserve Acct - MMKT - FFB*	361,365.00	523,911.68	162,546.68
Payables & Receivables:			
Accounts Payable - Trade	24,216.07	(6,416.95)	(30,633.02)
Rents Receivable - Current Tenants	17,720.84	9,322.04	(8,398.80)
Allowance for Doubtful Accounts	(2,666.60)	(2,407.61)	258.99
Other Tenant Charges Receivable	2,090.73	5,002.58	2,911.85

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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 5,457.79	\$ 6,044.17	\$ (586.38)	\$ 39,986.45	\$ 48,353.34	\$ (8,366.89)
Janitorial/Cleaning Supplies	120.00	137.33	(17.33)	630.26	1,098.66	(468.40)
Plumbing Repairs	217.55	468.17	(250.62)	3,466.84	3,745.34	(278.50)
Painting & Decorating	245.59	508.17	(262.58)	6,973.79	4,065.34	2,908.45
Repairs & Maintenance - Supply	2,062.84	3,707.08	(1,644.24)	19,433.34	29,656.66	(10,223.32)
Repairs & Maintenance - Contract	1,616.04	1,727.67	(111.63)	26,352.97	13,821.34	12,531.63
Grounds Maintenance	3,405.00	2,008.33	1,396.67	18,795.00	16,066.66	2,728.34
Pest Control Service	333.00	746.08	(413.08)	8,472.00	5,968.66	2,503.34
Fire/Alarm Services	429.92	740.00	(310.08)	3,430.76	5,920.00	(2,489.24)
Capital Improvements - Other	2,800.00	5,209.50	(2,409.50)	29,895.44	41,676.00	(11,780.56)
Capital Improvements - Flooring	231.86	2,433.33	(2,201.47)	16,991.45	19,466.66	(2,475.21)
Capital Improvements - Appliances	886.57	858.33	28.24	20,396.52	6,866.66	13,529.86
Capital Improvements - HVAC Repl.	0.00	0.00	0.00	8,520.46	0.00	8,520.46
Carpet Cleaning	0.00	66.25	(66.25)	657.98	530.00	127.98
HVAC Repairs	509.00	820.00	(311.00)	12,570.00	6,560.00	6,010.00
Cable Service	0.00	79.58	(79.58)	734.10	636.66	97.44
Tenant Services	0.00	41.67	(41.67)	0.00	333.34	(333.34)
Total Maint. & Operating Exp.	\$ 18,315.16	\$ 25,595.66	\$ (7,280.50)	\$ 217,307.36	\$ 204,765.32	\$ 12,542.04
Utilities:						
Electricity	\$ 1,237.29	\$ 879.92	\$ 357.37	\$ 7,345.37	\$ 7,039.34	\$ 306.03
Water	3,442.05	2,754.83	687.22	14,717.62	22,038.66	(7,321.04)
Sewer	1,698.11	2,746.58	(1,048.47)	15,282.99	21,972.66	(6,689.67)
Heating Fuel/Other	1,154.99	1,933.92	(778.93)	10,841.04	15,471.34	(4,630.30)
Garbage & Trash Removal	3,558.90	2,515.00	1,043.90	16,044.40	20,120.00	(4,075.60)
Total Utilities	\$ 11,091.34	\$ 10,830.25	\$ 261.09	\$ 64,231.42	\$ 86,642.00	\$ (22,410.58)
Administrative:						
Manager's Salary	\$ 3,890.56	\$ 5,865.67	\$ (1,975.11)	\$ 32,447.29	\$ 46,925.34	\$ (14,478.05)
Management Fees	3,816.00	3,816.00	0.00	30,528.00	30,528.00	0.00
Bad Debt Expense	0.00	1,269.25	(1,269.25)	25,051.09	10,154.00	14,897.09
Auditing	725.00	666.67	58.33	5,391.69	5,333.34	58.35
Legal	75.00	833.33	(758.33)	3,912.50	6,666.66	(2,754.16)
Other Administrative Expenses	0.00	14.58	(14.58)	0.00	116.66	(116.66)
Total Administrative Expense	\$ 8,506.56	\$ 12,465.50	\$ (3,958.94)	\$ 97,330.57	\$ 99,724.00	\$ (2,393.43)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 92.67	\$ (92.67)	\$ 0.00	\$ 741.34	\$ (741.34)
Property Insurance	4,241.09	2,992.17	1,248.92	29,735.66	23,937.34	5,798.32
Total Taxes & Insurance Expense	\$ 4,241.09	\$ 3,084.84	\$ 1,156.25	\$ 29,735.66	\$ 24,678.68	\$ 5,056.98

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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Taxes & Insurance:						
Payroll Taxes	\$ 787.91	\$ 1,069.75	\$ (281.84)	\$ 6,522.64	\$ 8,558.00	\$ (2,035.36)
Other Taxes, Fees & Permits	0.00	192.00	(192.00)	820.95	1,536.00	(715.05)
Bond Premiums	0.00	32.25	(32.25)	377.00	258.00	119.00
Worker's Compensation Insurance	380.30	643.75	(263.45)	2,950.14	5,150.00	(2,199.86)
Personnel Medical Insurance	46.07	1,472.25	(1,426.18)	445.94	11,778.00	(11,332.06)
Total Other Taxes & Insurance	\$ 1,214.28	\$ 3,410.00	\$ (2,195.72)	\$ 11,116.67	\$ 27,280.00	\$ (16,163.33)
Other Project Expenses						
Telephone & Answering Service	\$ 104.45	\$ 226.00	\$ (121.55)	\$ 2,018.76	\$ 1,808.00	\$ 210.76
Internet Service	0.00	271.50	(271.50)	1,158.80	2,172.00	(1,013.20)
Advertising	0.00	54.17	(54.17)	20.00	433.34	(413.34)
Water/Coffee Service	96.44	0.00	96.44	141.23	0.00	141.23
Office Supplies & Expense	174.39	245.92	(71.53)	2,995.99	1,967.34	1,028.65
Postage	51.52	88.75	(37.23)	663.55	710.00	(46.45)
Toner/Copier Expense	66.56	188.08	(121.52)	939.58	1,504.66	(565.08)
Office Furniture & Equipment Expense	0.00	500.00	(500.00)	116.36	4,000.00	(3,883.64)
Travel & Promotion	29.01	70.92	(41.91)	320.60	567.34	(246.74)
Training Expense	0.00	66.92	(66.92)	260.92	535.34	(274.42)
Credit Checking	44.73	100.00	(55.27)	668.70	800.00	(131.30)
Total Other Project Expenses	\$ 567.10	\$ 1,812.26	\$ (1,245.16)	\$ 9,304.49	\$ 14,498.02	\$ (5,193.53)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 20,833.36	\$ 20,833.34	\$.02
Reporting / Partner Management Fee	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 8,640.00	\$ 8,640.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	20,000.00	20,000.00	0.00
Total Mortgage & Owner's Exp.	\$ 6,184.17	\$ 6,184.17	\$ 0.00	\$ 49,473.36	\$ 49,473.34	\$.02
Total Expenses	\$ 50,119.70	\$ 63,382.68	\$ (13,262.98)	\$ 478,499.53	\$ 507,061.36	\$ (28,561.83)
Reserves						
Authorized Reserve - Other	\$ 0.00	\$ 8,087.50	\$ (8,087.50)	\$ 0.00	\$ 64,700.00	\$ (64,700.00)
Pending Reserves	0.00	0.00	0.00	17,000.00	0.00	17,000.00
	\$ 0.00	\$ 8,087.50	\$ (8,087.50)	\$ 17,000.00	\$ 64,700.00	\$ (47,700.00)

Walker Commons August 2024



Separate *Variance Report* explaining budget differences and expenditures.

**The current reserve balance is \$671,731.71.

Updates:

Walker Commons is currently 100% occupied. 1 move in during the month of August

Upcoming Vacancies:

No upcoming vacancies

Projects:

Estimates on hand to eliminate trip hazards.

Beginning the bidding process for painting the fading siding.

Collecting bids for gutter cleaning and repairs.

Events:

- The property continues to host an ice cream social each Friday.

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AWI Management Corporation is an Equal Opportunity provider.

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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 36,230.00	\$ 40,042.50	\$ (3,812.50)	\$ 343,222.00	\$ 320,340.00	\$ 22,882.00
Private Subsidy Income	\$ 7,682.00	\$ 0.00	\$ 7,682.00	\$ 7,682.00	\$ 0.00	\$ 7,682.00
Vacancies	(837.00)	(1,201.25)	364.25	(5,850.00)	(9,610.00)	3,760.00
Rent Adjustments	0.00	(18.00)	18.00	(402.00)	(144.00)	(258.00)
Manager's Unit	(775.00)	(775.00)	0.00	(6,153.00)	(6,200.00)	47.00
Total Tenant Rent	\$ 42,300.00	\$ 38,048.25	\$ 4,251.75	\$ 338,499.00	\$ 304,386.00	\$ 34,113.00
Other Project Income:						
Laundry Income	\$ 0.00	\$ 271.83	\$ (271.83)	\$ 2,733.62	\$ 2,174.66	\$ 558.96
Interest Income	136.56	6.08	130.48	1,618.85	48.66	1,570.19
Restricted Reserve Interest Incom	545.89	0.00	545.89	3,750.42	0.00	3,750.42
Late Charges	70.00	4.17	65.83	521.92	33.34	488.58
Other Tenant Income	(132.84)	123.75	(256.59)	82.49	990.00	(907.51)
Miscellaneous Income	0.00	0.00	0.00	1,107.91	0.00	1,107.91
Other Project Income	\$ 619.61	\$ 405.83	\$ 213.78	\$ 9,815.21	\$ 3,246.66	\$ 6,568.55
Total Project Income	\$ 42,919.61	\$ 38,454.08	\$ 4,465.53	\$ 348,314.21	\$ 307,632.66	\$ 40,681.55
Project Expenses:						
Maint. & Oper. Exp. (Page 3)	\$ 17,312.37	\$ 13,977.64	\$ 3,334.73	\$ 95,018.04	\$ 111,821.28	\$ (16,803.24)
Utilities (Page 3)	3,195.42	4,880.58	(1,685.16)	20,544.09	39,044.66	(18,500.57)
Administrative (Page 3)	7,836.16	8,165.33	(329.17)	56,986.86	65,322.66	(8,335.80)
Taxes & Insurance (Page 3)	2,113.67	1,948.91	164.76	17,402.63	15,591.32	1,811.31
Other Taxes & Insurance (Page 4)	2,535.79	3,485.33	(949.54)	21,631.84	27,882.66	(6,250.82)
Other Project Expenses (Page 4)	499.85	1,083.75	(583.90)	7,501.63	8,670.00	(1,168.37)
Total O&M Expenses	\$ 33,493.26	\$ 33,541.54	\$ (48.28)	\$ 219,085.09	\$ 268,332.58	\$ (49,247.49)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 10,000.00	\$ 10,000.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 5,000.00	\$ 5,000.00	\$ 0.00
Transfer - Reserves	933.34	933.33	.01	7,466.72	7,466.66	.06
Total Mortgage & Owner's Exp.	\$ 2,808.34	\$ 2,808.33	\$.01	\$ 22,466.72	\$ 22,466.66	\$.06
Total Project Expenses	\$ 36,301.60	\$ 36,349.87	\$ (48.27)	\$ 241,551.81	\$ 290,799.24	\$ (49,247.43)
Net Profit (Loss)	\$ 6,618.01	\$ 2,104.21	\$ 4,513.80	\$ 106,762.40	\$ 16,833.42	\$ 89,928.98

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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Cash Flow Items:						
Reserve Transfers	\$ (545.89)	\$ 0.00	\$ (545.89)	\$ (103,750.42)	\$ 0.00	\$ (103,750.42)
T & I Transfers	(2,133.78)	0.00	(2,133.78)	(16,500.58)	0.00	(16,500.58)
Operating - MMKT- FFB*	(116.45)	0.00	(116.45)	118,515.05	0.00	118,515.05
Other Cash Changes	0.00	0.00	0.00	(1.66)	0.00	(1.66)
Security Deposits Held	(340.00)	0.00	(340.00)	900.00	0.00	900.00
Authorized Reserve - Other	0.00	(3,583.33)	3,583.33	0.00	(28,666.66)	28,666.66
Tenant Receivables	1,464.84	0.00	1,464.84	(4,406.65)	0.00	(4,406.65)
Other Receivables	2,780.34	0.00	2,780.34	22,373.99	0.00	22,373.99
Accounts Payable - Trade	(1,644.38)	0.00	(1,644.38)	(22,118.48)	0.00	(22,118.48)
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	(53,269.00)	0.00	(53,269.00)
Accrued Partnership Fees	625.00	0.00	625.00	(10,000.00)	0.00	(10,000.00)
Partner's Equity	0.00	0.00	0.00	(42,967.00)	0.00	(42,967.00)
Total Other Cash Flow Items	\$ 1,339.68	\$ (3,583.33)	\$ 4,923.01	\$ (113,652.75)	\$ (28,666.66)	\$ (84,986.09)
Net Operating Cash Change	\$ 7,957.69	\$ (1,479.12)	\$ 9,436.81	\$ (6,890.35)	\$ (11,833.24)	\$ 4,942.89

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 64,428.37	\$ 57,538.02	\$ (6,890.35)
Operating - MMKT- FFB*	256,384.62	137,869.57	(118,515.05)
Tax & Insurance - FFB	33,586.56	50,087.14	16,500.58
Security Deposit - FFB	21,230.00	21,230.00	0.00
Reserve Acct - FFB	42,300.28	49,958.35	7,658.07
Reserve Acct MMKT-FFB*	518,214.29	621,773.36	103,559.07
Payables & Receivables:			
Accounts Payable - Trade	14,547.69	(7,570.79)	(22,118.48)
Rents Receivable - Current Tenants	(574.00)	3,474.74	4,048.74
Other Tenant Charges Receivable	226.00	583.91	357.91

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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 3,649.33	\$ 4,134.58	\$ (485.25)	\$ 27,511.16	\$ 33,076.66	\$ (5,565.50)
Janitorial/Cleaning Supplies	316.51	110.58	205.93	1,135.09	884.66	250.43
Plumbing Repairs	266.71	375.00	(108.29)	1,985.41	3,000.00	(1,014.59)
Painting & Decorating	47.32	461.25	(413.93)	675.83	3,690.00	(3,014.17)
Repairs & Maintenance - Supply	6,573.95	1,089.08	5,484.87	13,667.90	8,712.66	4,955.24
Repairs & Maintenance - Contract	0.00	1,250.00	(1,250.00)	10,252.18	10,000.00	252.18
Grounds Maintenance	1,800.00	2,008.33	(208.33)	15,150.00	16,066.66	(916.66)
Pest Control Service	278.00	333.33	(55.33)	2,397.00	2,666.66	(269.66)
Fire/Alarm Services	1,777.42	276.75	1,500.67	2,086.01	2,214.00	(127.99)
Capital Improvements - Other	0.00	3,371.33	(3,371.33)	270.14	26,970.66	(26,700.52)
Capital Improvements - Flooring	2,603.13	0.00	2,603.13	7,491.13	0.00	7,491.13
Capital Improvements - Appliances	0.00	0.00	0.00	5,526.98	0.00	5,526.98
Capital Improvements - HVAC Repl.	0.00	0.00	0.00	5,159.80	0.00	5,159.80
Carpet Cleaning	0.00	70.83	(70.83)	0.00	566.66	(566.66)
HVAC Repairs	0.00	200.00	(200.00)	0.00	1,600.00	(1,600.00)
Cable Service	0.00	96.58	(96.58)	864.10	772.66	91.44
Tenant Services	0.00	200.00	(200.00)	845.31	1,600.00	(754.69)
Total Maint. & Operating Exp.	\$ 17,312.37	\$ 13,977.64	\$ 3,334.73	\$ 95,018.04	\$ 111,821.28	\$ (16,803.24)
Utilities:						
Electricity	\$ 1,060.30	\$ 779.83	\$ 280.47	\$ 5,560.73	\$ 6,238.66	\$ (677.93)
Water	575.81	775.00	(199.19)	3,772.77	6,200.00	(2,427.23)
Sewer	946.18	2,178.92	(1,232.74)	6,622.44	17,431.34	(10,808.90)
Heating Fuel/Other	65.53	386.58	(321.05)	1,048.28	3,092.66	(2,044.38)
Garbage & Trash Removal	547.60	760.25	(212.65)	3,539.87	6,082.00	(2,542.13)
Total Utilities	\$ 3,195.42	\$ 4,880.58	\$ (1,685.16)	\$ 20,544.09	\$ 39,044.66	\$ (18,500.57)
Administrative:						
Manager's Salary	\$ 2,854.49	\$ 4,134.58	\$ (1,280.09)	\$ 26,295.00	\$ 33,076.66	\$ (6,781.66)
Management Fees	2,968.00	2,968.00	0.00	23,744.00	23,744.00	0.00
Bad Debt Expense	1,347.00	208.33	1,138.67	1,614.50	1,666.66	(52.16)
Auditing	666.67	666.67	0.00	5,333.36	5,333.34	.02
Legal	0.00	171.08	(171.08)	0.00	1,368.66	(1,368.66)
Other Administrative Expenses	0.00	16.67	(16.67)	0.00	133.34	(133.34)
Total Administrative Expense	\$ 7,836.16	\$ 8,165.33	\$ (329.17)	\$ 56,986.86	\$ 65,322.66	\$ (8,335.80)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 12.58	\$ (12.58)	\$ 0.00	\$ 100.66	\$ (100.66)
Property Insurance	2,113.67	1,936.33	177.34	17,402.63	15,490.66	1,911.97
Total Taxes & Insurance Expense	\$ 2,113.67	\$ 1,948.91	\$ 164.76	\$ 17,402.63	\$ 15,591.32	\$ 1,811.31

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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Taxes & Insurance:						
Payroll Taxes	\$ 467.69	\$ 751.58	\$ (283.89)	\$ 4,517.38	\$ 6,012.66	\$ (1,495.28)
Other Taxes, Fees & Permits	0.00	295.92	(295.92)	820.95	2,367.34	(1,546.39)
Bond Premiums	0.00	25.08	(25.08)	291.00	200.66	90.34
Worker's Compensation Insurance	266.94	449.83	(182.89)	2,189.87	3,598.66	(1,408.79)
Personnel Medical Insurance	1,801.16	1,962.92	(161.76)	13,812.64	15,703.34	(1,890.70)
Total Other Taxes & Insurance	\$ 2,535.79	\$ 3,485.33	\$ (949.54)	\$ 21,631.84	\$ 27,882.66	\$ (6,250.82)
Other Project Expenses						
Telephone & Answering Service	\$ 104.45	\$ 229.00	\$ (124.55)	\$ 1,915.25	\$ 1,832.00	\$ 83.25
Internet Service	0.00	197.00	(197.00)	575.60	1,576.00	(1,000.40)
Advertising	0.00	16.67	(16.67)	0.00	133.34	(133.34)
Water/Coffee Service	80.35	2.08	78.27	203.42	16.66	186.76
Office Supplies & Expense	256.20	325.00	(68.80)	3,013.89	2,600.00	413.89
Postage	18.85	81.00	(62.15)	346.61	648.00	(301.39)
Toner/Copier Expense	0.00	110.33	(110.33)	198.59	882.66	(684.07)
Office Furniture & Equipment Expense	0.00	0.00	0.00	547.64	0.00	547.64
Travel & Promotion	40.00	33.33	6.67	280.08	266.66	13.42
Training Expense	0.00	47.67	(47.67)	210.92	381.34	(170.42)
Credit Checking	0.00	41.67	(41.67)	209.63	333.34	(123.71)
Total Other Project Expenses	\$ 499.85	\$ 1,083.75	\$ (583.90)	\$ 7,501.63	\$ 8,670.00	\$ (1,168.37)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 10,000.00	\$ 10,000.00	\$ 0.00
Reporting / Partner Management Fee	\$ 625.00	\$ 625.00	\$ 0.00	\$ 5,000.00	\$ 5,000.00	\$ 0.00
Transfer - Reserves	933.34	933.33	.01	7,466.72	7,466.66	.06
Total Mortgage & Owner's Exp.	\$ 2,808.34	\$ 2,808.33	\$.01	\$ 22,466.72	\$ 22,466.66	\$.06
Total Expenses	\$ 36,301.60	\$ 36,349.87	\$ (48.27)	\$ 241,551.81	\$ 290,799.24	\$ (49,247.43)
Reserves						
Authorized Reserve - Other	\$ 0.00	\$ 3,583.33	\$ (3,583.33)	\$ 0.00	\$ 28,666.66	\$ (28,666.66)
	\$ 0.00	\$ 3,583.33	\$ (3,583.33)	\$ 0.00	\$ 28,666.66	\$ (28,666.66)

1200 Park Avenue Apartments August 2024

Separate *Variance Report* explaining budget differences and expenditures.
The current reserve balance is \$384,712.15.

Updates:

1200 Park Avenue currently has 8 vacancies. Currently 1 move-in is scheduled and 2 transfers in progress.

Vacancies:

- **Unit #237** (Eviction for non-payment) Unit market ready, with the exception of needed pest control. Treatment underway, including neighboring units. Currently working on applicant.
- **Unit #133** (Deceased) Unit needs minor repairs, unit turn in process.
- **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:

- **Unit #201** (Reasonable Accommodation) Transferred to #126.
- **Unit #221** (Reasonable Accommodation) Transfer
- **Unit #242** (Reasonable Accommodation) Transfer

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 September, 12 rent payments are outstanding– PM following up to collect.

Staff is reaching out to the landscapers to address tree trimming and grounds.



Upgrades:

- Flooring install was completed on 08/22/2024 and looks fantastic!
- Getting bids to paint the center posts and mailbox to accent the new flooring.

BEFORE:



AFTER:





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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 91,411.00	\$ 94,698.25	\$ (3,287.25)	\$ 735,961.00	\$ 757,586.00	\$ (21,625.00)
Vacancies	\$ (6,921.00)	\$ (2,840.92)	\$ (4,080.08)	\$ (31,354.00)	\$ (22,727.34)	\$ (8,626.66)
Rent Adjustments	(256.50)	0.00	(256.50)	(217.69)	0.00	(217.69)
Manager's Unit	(965.00)	(889.00)	(76.00)	(7,667.00)	(7,112.00)	(555.00)
Total Tenant Rent	\$ 83,268.50	\$ 90,968.33	\$ (7,699.83)	\$ 696,722.31	\$ 727,746.66	\$ (31,024.35)
Other Project Income:						
Laundry Income	\$ 0.00	\$ 666.67	\$ (666.67)	\$ 4,500.00	\$ 5,333.34	\$ (833.34)
Interest Income	37.44	0.00	37.44	743.79	0.00	743.79
Restricted Reserve Interest Incom	(2.33)	1.67	(4.00)	160.01	13.34	146.67
Late Charges	148.00	36.08	111.92	805.64	288.66	516.98
Application Fees	0.00	16.67	(16.67)	125.00	133.34	(8.34)
Other Tenant Income	519.64	333.33	186.31	4,630.14	2,666.66	1,963.48
Miscellaneous Income	0.00	45.58	(45.58)	178.36	364.66	(186.30)
Other Project Income	\$ 702.75	\$ 1,100.00	\$ (397.25)	\$ 11,142.94	\$ 8,800.00	\$ 2,342.94
Total Project Income	\$ 83,971.25	\$ 92,068.33	\$ (8,097.08)	\$ 707,865.25	\$ 736,546.66	\$ (28,681.41)
Project Expenses:						
Maint. & Oper. Exp. (Page 3)	\$ 14,922.55	\$ 19,730.17	\$ (4,807.62)	\$ 164,304.46	\$ 157,841.34	\$ 6,463.12
Utilities (Page 3)	18,287.01	13,232.67	5,054.34	84,270.92	105,861.34	(21,590.42)
Administrative (Page 3)	11,877.87	12,638.91	(761.04)	88,510.79	101,111.32	(12,600.53)
Taxes & Insurance (Page 3)	6,169.25	5,650.17	519.08	49,354.00	45,201.34	4,152.66
Other Taxes & Insurance (Page 4)	2,221.20	3,989.66	(1,768.46)	21,154.51	31,917.32	(10,762.81)
Other Project Expenses (Page 4)	1,658.05	1,988.51	(330.46)	18,574.72	15,908.02	2,666.70
Total O&M Expenses	\$ 55,135.93	\$ 57,230.09	\$ (2,094.16)	\$ 426,169.40	\$ 457,840.68	\$ (31,671.28)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 26,105.39	\$ 26,300.42	\$ (195.03)	\$ 208,843.12	\$ 210,403.34	\$ (1,560.22)
Managing General Partner Fees	\$ 1,085.50	\$ 1,118.08	\$ (32.58)	\$ 8,684.00	\$ 8,944.66	\$ (260.66)
Transfer - Reserves	2,675.00	2,675.00	0.00	21,400.00	21,400.00	0.00
Total Mortgage & Owner's Exp.	\$ 29,865.89	\$ 30,093.50	\$ (227.61)	\$ 238,927.12	\$ 240,748.00	\$ (1,820.88)
Total Project Expenses	\$ 85,001.82	\$ 87,323.59	\$ (2,321.77)	\$ 665,096.52	\$ 698,588.68	\$ (33,492.16)
Net Profit (Loss)	\$ (1,030.57)	\$ 4,744.74	\$ (5,775.31)	\$ 42,768.73	\$ 37,957.98	\$ 4,810.75

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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Cash Flow Items:						
Reserve Transfers	\$ 1.75	\$ 0.00	\$ 1.75	\$ 30.00	\$ 0.00	\$ 30.00
T & I Transfers	(7,500.08)	0.00	(7,500.08)	(15,015.10)	0.00	(15,015.10)
Operating - MMKT- FFB*	(.86)	0.00	(.86)	89,563.31	0.00	89,563.31
Other Cash Changes	0.00	0.00	0.00	(121.08)	0.00	(121.08)
Security Deposits Held	0.00	0.00	0.00	(2,000.00)	0.00	(2,000.00)
Authorized Reserve - Other	0.00	(11,138.00)	11,138.00	0.00	(89,104.00)	89,104.00
Pending Reserves	(891.70)	0.00	(891.70)	(1,583.42)	0.00	(1,583.42)
Tenant Receivables	2,914.36	0.00	2,914.36	(5,436.63)	0.00	(5,436.63)
Other Receivables	4,968.75	0.00	4,968.75	52,122.00	0.00	52,122.00
Accounts Payable - Trade	(4,400.46)	0.00	(4,400.46)	(21,700.23)	0.00	(21,700.23)
Accrued Interest City of Chico	6,125.00	0.00	6,125.00	(24,500.00)	0.00	(24,500.00)
Accrued Local Administration Fee	416.67	0.00	416.67	3,333.36	0.00	3,333.36
Accrued Managing GP Fee	668.83	0.00	668.83	(131,243.36)	0.00	(131,243.36)
Accrued Interest Housing Authority	4,785.75	0.00	4,785.75	2,422.00	0.00	2,422.00
Total Other Cash Flow Items	\$ 7,088.01	\$ (11,138.00)	\$ 18,226.01	\$ (54,129.15)	\$ (89,104.00)	\$ 34,974.85
Net Operating Cash Change	\$ 6,057.44	\$ (6,393.26)	\$ 12,450.70	\$ (11,360.42)	\$ (51,146.02)	\$ 39,785.60

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 60,451.88	\$ 49,091.46	\$ (11,360.42)
Operating - MMKT- FFB*	90,586.16	1,022.85	(89,563.31)
Tax & Insurance-FFB	80,765.80	95,780.90	15,015.10
Security Deposit - FFB	36,064.00	36,064.00	0.00
Repl Reserves - Berkadia - IMP**	363,342.15	384,712.15	21,370.00
Payables & Receivables:			
Accounts Payable - Trade	13,450.23	(8,250.00)	(21,700.23)
Rents Receivable - Current Tenants	2,490.89	6,862.23	4,371.34
Other Tenant Charges Receivable	3,335.58	4,400.87	1,065.29

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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 7,154.00	\$ 7,750.25	\$ (596.25)	\$ 59,616.12	\$ 62,002.00	\$ (2,385.88)
Janitorial/Cleaning Supplies	142.77	318.25	(175.48)	1,511.45	2,546.00	(1,034.55)
Plumbing Repairs	0.00	219.75	(219.75)	210.00	1,758.00	(1,548.00)
Painting & Decorating	0.00	223.83	(223.83)	654.78	1,790.66	(1,135.88)
Repairs & Maintenance - Supply	1,263.19	1,000.00	263.19	9,072.00	8,000.00	1,072.00
Repairs & Maintenance - Contract	739.99	2,250.00	(1,510.01)	14,777.92	18,000.00	(3,222.08)
Grounds Maintenance	1,750.00	1,966.67	(216.67)	15,955.00	15,733.34	221.66
Elevator Maintenance & Contract	0.00	984.17	(984.17)	8,151.30	7,873.34	277.96
Pest Control Service	480.00	1,000.00	(520.00)	3,896.00	8,000.00	(4,104.00)
Fire/Alarm Services	694.10	773.33	(79.23)	8,735.60	6,186.66	2,548.94
Security Service	0.00	701.00	(701.00)	5,448.00	5,608.00	(160.00)
Capital Improvements - Other	0.00	257.83	(257.83)	880.95	2,062.66	(1,181.71)
Capital Improvements - Flooring	0.00	275.00	(275.00)	14,455.77	2,200.00	12,255.77
Capital Improvements - Appliances	2,573.50	422.50	2,151.00	7,411.75	3,380.00	4,031.75
Capital Improvements - HVAC Repl.	0.00	0.00	0.00	594.29	0.00	594.29
Capital Improvements - Water Heaters	0.00	0.00	0.00	835.57	0.00	835.57
Carpet Cleaning	125.00	891.67	(766.67)	2,280.00	7,133.34	(4,853.34)
HVAC Repairs	0.00	179.42	(179.42)	159.00	1,435.34	(1,276.34)
Cable Service	0.00	391.50	(391.50)	0.00	3,132.00	(3,132.00)
Tenant Services	0.00	125.00	(125.00)	9,658.96	1,000.00	8,658.96
Total Maint. & Operating Exp.	\$ 14,922.55	\$ 19,730.17	\$ (4,807.62)	\$ 164,304.46	\$ 157,841.34	\$ 6,463.12
Utilities:						
Electricity	\$ 14,467.43	\$ 6,614.58	\$ 7,852.85	\$ 52,736.53	\$ 52,916.66	\$ (180.13)
Water	1,653.60	1,037.92	615.68	8,384.60	8,303.34	81.26
Sewer	1,785.07	4,081.67	(2,296.60)	14,280.56	32,653.34	(18,372.78)
Heating Fuel/Other	236.91	454.92	(218.01)	2,614.87	3,639.34	(1,024.47)
Garbage & Trash Removal	144.00	1,043.58	(899.58)	6,254.36	8,348.66	(2,094.30)
Total Utilities	\$ 18,287.01	\$ 13,232.67	\$ 5,054.34	\$ 84,270.92	\$ 105,861.34	\$ (21,590.42)
Administrative:						
Manager's Salary	\$ 2,774.85	\$ 5,859.00	\$ (3,084.15)	\$ 31,634.32	\$ 46,872.00	\$ (15,237.68)
Management Fees	5,671.00	5,671.00	0.00	45,368.00	45,368.00	0.00
Bad Debt Expense	2,525.00	208.33	2,316.67	3,250.75	1,666.66	1,584.09
Auditing	687.50	625.00	62.50	5,499.00	5,000.00	499.00
Legal	218.75	212.33	6.42	2,573.75	1,698.66	875.09
Other Administrative Expenses	.77	63.25	(62.48)	184.97	506.00	(321.03)
Total Administrative Expense	\$ 11,877.87	\$ 12,638.91	\$ (761.04)	\$ 88,510.79	\$ 101,111.32	\$ (12,600.53)
Taxes & Insurance Reserve For:						
Special Assessments	\$ 0.00	\$ 27.58	\$ (27.58)	\$ 0.00	\$ 220.66	\$ (220.66)
Property Insurance	5,869.33	5,322.67	546.66	46,954.64	42,581.34	4,373.30

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

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Insurance	\$ 299.92	\$ 299.92	\$ 0.00	\$ 2,399.36	\$ 2,399.34	\$.02
Total Taxes & Insurance Expense	\$ 6,169.25	\$ 5,650.17	\$ 519.08	\$ 49,354.00	\$ 45,201.34	\$ 4,152.66
Other Taxes & Insurance:						
Payroll Taxes	\$ 755.91	\$ 1,199.75	\$ (443.84)	\$ 7,995.71	\$ 9,598.00	\$ (1,602.29)
Other Taxes, Fees & Permits	0.00	233.33	(233.33)	991.39	1,866.66	(875.27)
Bond Premiums	0.00	108.75	(108.75)	560.00	870.00	(310.00)
Worker's Compensation Insurance	397.68	726.08	(328.40)	3,616.27	5,808.66	(2,192.39)
Personnel Medical Insurance	1,067.61	1,721.75	(654.14)	7,991.14	13,774.00	(5,782.86)
Total Other Taxes & Insurance	\$ 2,221.20	\$ 3,989.66	\$ (1,768.46)	\$ 21,154.51	\$ 31,917.32	\$ (10,762.81)
Other Project Expenses						
Telephone & Answering Service	\$ 636.09	\$ 556.00	\$ 80.09	\$ 4,718.30	\$ 4,448.00	\$ 270.30
Internet Service	589.11	355.92	233.19	4,435.86	2,847.34	1,588.52
Advertising	0.00	3.33	(3.33)	357.68	26.66	331.02
Water/Coffee Service	47.34	111.25	(63.91)	287.75	890.00	(602.25)
Office Supplies & Expense	0.00	433.33	(433.33)	3,918.54	3,466.66	451.88
Postage	38.94	87.67	(48.73)	481.57	701.34	(219.77)
Toner/Copier Expense	157.08	297.92	(140.84)	1,216.28	2,383.34	(1,167.06)
Office Furniture & Equipment Expense	0.00	0.00	0.00	1,593.13	0.00	1,593.13
Travel & Promotion	147.50	41.67	105.83	1,160.90	333.34	827.56
Training Expense	0.00	63.92	(63.92)	260.92	511.34	(250.42)
Credit Checking	41.99	29.17	12.82	143.79	233.34	(89.55)
Employee Meals	0.00	8.33	(8.33)	0.00	66.66	(66.66)
Total Other Project Expenses	\$ 1,658.05	\$ 1,988.51	\$ (330.46)	\$ 18,574.72	\$ 15,908.02	\$ 2,666.70
Mortgage & Owner's Expense						
Mortgage Payment	\$ 26,105.39	\$ 26,300.42	\$ (195.03)	\$ 208,843.12	\$ 210,403.34	\$ (1,560.22)
Managing General Partner Fees	\$ 1,085.50	\$ 1,118.08	\$ (32.58)	\$ 8,684.00	\$ 8,944.66	\$ (260.66)
Transfer - Reserves	2,675.00	2,675.00	0.00	21,400.00	21,400.00	0.00
Total Mortgage & Owner's Exp.	\$ 29,865.89	\$ 30,093.50	\$ (227.61)	\$ 238,927.12	\$ 240,748.00	\$ (1,820.88)
Total Expenses	\$ 85,001.82	\$ 87,323.59	\$ (2,321.77)	\$ 665,096.52	\$ 698,588.68	\$ (33,492.16)
Reserves						
Authorized Reserve - Other	\$ 0.00	\$ 11,138.00	\$ (11,138.00)	\$ 0.00	\$ 89,104.00	\$ (89,104.00)
Pending Reserves	891.70	0.00	891.70	1,583.42	0.00	1,583.42
	\$ 891.70	\$ 11,138.00	\$ (10,246.30)	\$ 1,583.42	\$ 89,104.00	\$ (87,520.58)

MEMO

Date: September 12, 2024
 To: HACB Board of Commissioners
 From: Sharice Atkins, Special Programs Coordinator
 Subject: Family Self-Sufficiency (FSS) Program update for August 2024

Program Statistics for Period Ending	August 2024	August 2023
Number of participants as of last day of the month	25	36
Number of Orientation Briefings	3	0
Number of signed contracts	0	0
Number of Port-In's	0	0
Number of Port-Out's	0	0
Number of Graduates	2	0
Contract Expired	0	0
Number of Terminations	0	0
Number of Voluntary Exits	0	0
Number of Families on FSS Waiting List	5	15
Number of participants with annual income increases (YTD)	0	0
Number of participants with new employment (YTD)	0	0
Number of participants with escrow accounts	15	25
Number of participants currently escrowing	9	16
Amount disbursed from escrow account	\$12,483.02	\$0.00
Balance of Escrow Account	\$ 170,428.45	\$115,869.12

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)	22
Number of FSS participants identified as a person with disabilities	4
Number of FSS participants employed	9
Number of FSS participants in training programs	3
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	3
How many new FSS escrow accounts were established	0
Number of FSS families moved to non-subsidized housing	0
Number of FSS families moved to home-ownership	0

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

Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	08/2024 Enrollment	08/2024 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	2	\$2,362.00	\$143,759.00
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	\$634.00	\$23,053.00
Totals		\$186,717.00			35			4	\$2,996.00	\$179,238.00

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:09/12/2024

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

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The Foundation lays the foundation for residents in need of affordable housing



The Foundation Resident Speaker Debra Raabe gives an emotional and stirring speech about her experience as a homeless person Thursday, Aug. 15, 2024 during a press conference for the opening of The Foundation, an affordable housing development in Chico, California which provides apartments for vulnerable seniors and those with mental illness and special needs. Raabe now lives in an apartment there. (Jennie Blevins/Enterprise-Record)

By **JENNIE BLEVINS** | jblevins@chicoer.com

PUBLISHED: August 16, 2024 at 4:15 a.m.

CHICO –When The Foundation resident Debra Raabe became homeless several years ago, she felt lost, hopeless and alone. She didn't know what she was going to do and was scared of living on the street.

Raabe went to Safe Space shelter during the day but was forced to wander the streets of Chico at night. She set up a tent behind the Chico Police Department for awhile and temporarily stayed in a

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"I felt I didn't belong," Raabe said in an emotional speech during a press conference and ribbon cutting held Thursday to officially open The Foundation, a brand new affordable housing development in Chico. "I was lost and felt like I had done something wrong. The community treated me differently during that time."

The process took a long time but she was ecstatic when she got a call telling her a unit was available for her at The Foundation.

"I'm so thankful and grateful to be here," Raabe said.

Today, Raabe lives in a one-bedroom apartment at the Foundation, located on Park Avenue and owned by Jamboree Housing Corporation. The location once housed the Jesus Center, a nonprofit dedicated to helping people dealing with homelessness. The building was demolished and the Jesus Center moved to a different location. The Foundation contains 59 homes for individuals, working families, vulnerable seniors, people with mental illness and those with special needs who earn up to 30 to 60% of the Area Median Income, according to a press release. The development took five years to complete and opened to residents in July.

There are studio apartments, one bedroom units, two bedroom units and a three-bedroom single family home for the onsite manager.

The event was held by Jamboree Housing Corporation and partnered with the Butte County Affordable Housing Development Corporation. PRx Digital in Silicon Valley was hired by Jamboree to handle marketing and communication for the event and help the press who attended.

The city's needs for more quality affordable housing increased after the devastating effects of the Camp Fire, the North Complex fires and the recent Park Fire, which is still burning. According to a press release, the Camp Fire destroyed more than 18,000 structures and 75% of these were homes.

Jamboree worked with the state of California to support available federal tax credits administered by the California Tax Credit Allocation Committee.

"For me driving up and seeing the residents walking along and thinking about why we did this is so exciting," said Jamboree President and Chief Executive Officer Laura Archuleta before the press conference. "Affordable housing is difficult. The development is 100% occupied and the building is fire resistant."

After Raabe's speech, Jamboree Executive Vice President and Chief Development Officer Michael Massie told the crowd that sometimes taking the first step toward affordable housing is simple.

"Sometimes all you need is a little bit of help," Massie said.

The Foundation is Jamboree's first affordable housing community in Chico. The project was funded from several sources including nearly \$3 million from the city of Chico via Home and Community

Development Block Grant funding programs.

PRx Digital in Silicon Valley handled the marketing and communications and other details for the press conference and ribbon cutting.

“This was a long process,” said Massie. “A lot of people had to do a lot of work, but the process went smoothly. The Jesus Center is fantastic and a pillar of the community.”

The Foundation also offers a community room, a community kitchen, community garden, laundry facilities, computer lab, barbecue area, dog run, bike parking and bike repair stations, onsite resident services, onsite parking and onsite property management. Social activities are held such as bingo and the staff provide information to residents about where to grocery shop, where food banks are located, where banks are and where they can find cleaning services.







Show Caption

1 of 4

Butte County Housing Authority Executive Director and Butte County Affordable Housing Development Corporation President Larry Guanzon speaks to the crowd Thursday, Aug. 15, 2024 during a press conference for the opening of The Foundation, an affordable housing development for seniors and those with mental illness and special needs in Chico, California. (Jennie Blevins/Enterprise-Record)

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Butte County: More opportunities, more people in need

‘This isn’t a problem we’re going to solve; it’s a problem we’re going to manage’



North State Shelter Team volunteers Mike Hawkins, left, Carson Sellers and board president Charles Withuhn canvas at the downtown farmers market on Saturday in Chico. MICHAEL WEBER — ENTERPRISE-RECORD

BY MICHAEL WEBER

MWEBER@CHICOER.COM

CHICO >> Homelessness remained a consistent challenge and top priority for officials throughout Butte County and Chico the past year, with anti-camping enforcement continuing in Chico with no pause in sight.

Charged by Gov. Gavin Newsom’s statewide call to address homelessness, Chico, Oroville and other localities’ officials worked to figure out avenues that would allow them to legally remove camps.

Ron Belser, nine-year director of Code Enforcement for Oroville, said Aug. 21 that while his resources are mostly devoted to homelessness issues, “it’s not a problem that we’ve ever turned our back to ... or said that it was OK to behave a certain way.

“This isn’t a problem we’re going to solve; it’s a problem we’re going to manage,” Belser said.

And on this “problem,” local officials have looked to gain clarity on what enforcement power they do or do not have when respecting one’s rights during camp abatement, particularly in June when the U. S. Supreme Court ruled in *Grants Pass v. Johnson* that jurisdictions can enforce anti-camping laws without regard to available nor adequate shelter.

In Chico, city officials filed in August to a federal court requesting exit from its settlement in *Warren v. Chico*, the ruling which resulted in the city’s 177 Pallet shelters to accommodate a rigid relocation process. The city claimed the agreement is “unworkable” in maintaining safety of public property, and that it is now backed by the Supreme Court’s decision.

As officials look to strengthen their front towards removing camps, service organizations opened more pathways for many homeless people in 2024, including new programs devoted solely to serving people experiencing addiction or mental illness while homeless.

The county and local nonprofits beefed up programs this year following a “housing first” approach to shelter, transitional and permanent housing by including mental health and addiction services.

Housing opportunities now exist for chronically homeless and disabled people that did not exist before, like Chico Housing Action Team’s 20-cabin campus Everhart Village, which opened right next to the Butte County Behavioral Health facility for immediate and regular behavioral health care.

And serving the population of chronically homeless people are dedicated outreach teams that have been the backbone of jurisdictions enforcing anti-camping laws in public areas, in considering their dignity and fundamental rights to property.

Nonprofits Safe Space Chico, which hosts summer and winter shelters in Chico churches, and North State Shelter Team, which does weekly mobile shower services, have both put in work to move people’s belongings when law enforcement comes knocking on moving day.

Butte County

Throughout Butte County, outreach workers with the county Department of Behavioral Health and Department of Employment and Social Services did field work with people regardless of their living situation.

The Butte County Department of Employment and Social Services, on an administrative end, takes in housing referrals from all organizations in the county including the largest shelters like Torres Community Shelter and Chico’s Genesis (Pallet) housing site.

DESS, which is also the lead administrator for the Butte County Homeless Continuum of Care, works with jurisdictions with their housing referrals. Outreach workers with this department also accompany law enforcement to help with services, while BCBH workers deal with mental health issues.

Similarly, Chico's Target police team is also accompanied by DESS and BCBH professionals when the city's social worker hands out assessments for shelter following the Warren v. Chico settlement agreement.

Navigating services

In this year, navigation centers have been clearly identified as a key service in addressing homelessness in a "housing first" approach.

DESS's navigation center in Oroville is the main hub for housing referrals, and True North Housing Alliance will be opening their own navigation center expansion to the Torres Community within one year.

Because there are so many services — for families, veterans, disabled, chronically homeless — these centers are directed to help appropriately connect people with what they need, according to service providers.

Services adjacent to homelessness include BCBH's Sobering Center which opened Aug. 1, allowing walk in and immediate care for people who are acutely intoxicated.

Soon, CARE court will be in effect for Butte County in December, promising to open an avenue for families, social workers and law enforcement to request CARE court for certain people who struggle to live independently.

Chico housing

Capacity for affordable housing and temporary shelter increased in Chico, both for permanent affordable housing and temporary shelter shelter.

Of 1,251 affordable housing units in the pipeline since 2020 using disaster tax credits, and serving area median incomes of 30-60%, 575 units are now completed and occupied, 542 are in construction and 134 are in pre-development, according to a housing report by the city in August 2024.

For homeless families, shelter nonprofit Jesus Center's Renewal Center has been open since September 2023, serving stays up to six months with a focus on childcare and classes for kids in order to free time for parents to gain work training and work on next steps toward housing.

At Chico's Genesis housing site, where 177 Pallet shelters were built as result of the Warren v. Chico settlement agreement, 368 people were served at least one night within two years of its opening. Notably, 78% of the people served were identified as being homeless for more than one year.

Meanwhile, its alternative campsite, where people determined incompatible with the city's two biggest shelters, saw a massive maintenance job in August that displaced homeless people who were not authorized to be there, and also improved the site's safety with increased spacing between camps and security cameras.

A recent success celebrated is The Foundation. Built by nonprofit Jamboree on the former grounds of the Jesus Center, it opened in June to serve a variety of households with mixed income, including 43 units with Section 8 housing and 27 units dedicated for people with special needs.

Oroville housing

In Oroville, city councilors heard about continued need for more affordable housing development from the Butte County Housing Authority, with 882 units coming online in the city in the past five years.

A report by Amy Bergstrand, director of business assistance and housing development for Oroville, showed vacancy rates at 1% to none for new affordable housing complexes in the city, and wait lists exceeding 80 with wait times up to one year or more.

For success in light of shelter opportunity, Oroville Rescue Mission has been working away at opening a 105-bed expansions slated for December called Esperanza Village, with the help of the city to obtain more than \$4.4 million in grants, to help provide safe parking, safe camping and 30 double-bed Pallet shelters.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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

OFFICE OF PUBLIC AND INDIAN HOUSING

August 20, 2024

CA043
COUNTY OF BUTTE HSG AUTH
2039 FOREST AVENUE, SUITE 10
CHICO, CA 95928-5928

Dear Executive Director:

SUBJECT: Section 8 Housing Choice Voucher Program - Award of Additional Funding
Point of Obligation Letter

This letter is to notify you that HUD will be providing your agency additional Housing Voucher program funds. The amount of funds being obligated and the purpose of such funds are reflected in the table below.

Table with 3 columns: Program Funding, Budget Authority Assigned, Purpose of Funding. Row 1: AF, \$61,935, VASH Addl Admin Fees

Your executed copy of the notice to amend the Consolidated Annual Contributions Contract (CACC) with revised funding exhibits reflecting the changes described above will be transmitted under separate cover. That letter will contain all information related to this funding including increment number, effective/expiration dates and units, if applicable.

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

Sincerely,

Nebyu F. Tilahun

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

Division Director

Memo Reference: 24-200



US Interagency Council on Homelessness

Visit to Butte County, California

September 4, 2024

Schedule:

Time	Activity	Location
9:00 – 9:15am	Arrival and introductions at the Department of Employment and Social Services (DESS)	Osprey Room (2 nd floor), 765 East Avenue, Chico, 95926
9:15 – 10:00am	Travel to Concow	Highway 99 South to State Route 149 South to Highway 70 North
10:00 – 10:30am	Discussion at Camelot Subdivision	Concow Road to Camelot Lane
10:30 – 11:15am	Travel to Magalia	Highway 70 South to Durham Pentz Road to Clark Road to Skyway into Magalia Addresses: 1) 6604 Rosewood 2) 14417 Skyway
11:15 – 11:45am	Discussion at Magalia sites	Various
11:45 – 12:00pm	Drive by Paradise Building Resiliency Center	Coutelenc Road to 6295 Skway, Paradise, 95969
12:00 – 1:30pm	Working lunch with Paradise Town staff, discussion of Town issues	Paradise Town Hall 5555 Skyway, Paradise, 95969
1:30 – 2:00pm	Travel to Genesis (Pallet) Shelter in Chico	Skyway to Highway 99 North to 20 th Street (W) to 2280 Dr. Martin Luther King Jr. Parkway
2:00 – 2:30pm	Tour and discussion at Genesis Shelter	Genesis (Pallet) Shelter

2:30 – 3:00pm	Travel from Genesis Shelter via Alternate Camp Site to DESS	Highway 99 North to Cohasset Road (E) to Eaton Road
3:00 – 5:00pm	Discussion of issues and wrap up at DESS	Cohasset Road to Osprey Room (2 nd floor), 765 East Avenue, Chico, 95926
5:00pm	Adjourn and depart	

Participants:

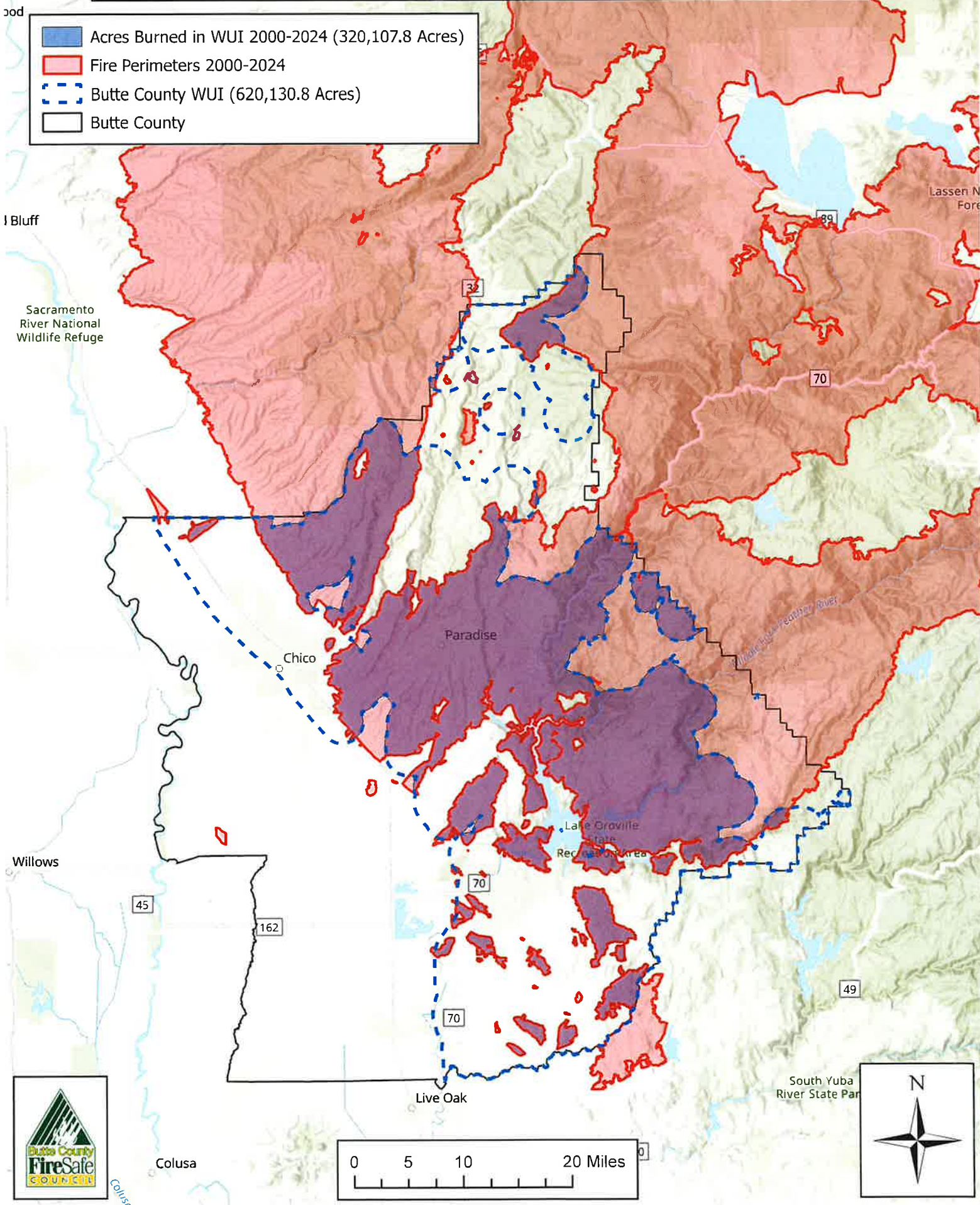
Name	Affiliation	Email
Helene Schneider	Senior Regional Advisor US Interagency Council on Homelessness	Helene.Schneider@usich.gov
Beverly Ebersole	Director of National Initiative US Interagency Council on Homelessness	
Ed Cabrera	HUD Field Representative	
Doug Teeter	Butte County Supervisor	dteeter@buttecounty.net
Tami Ritter	Butte County Supervisor	tritter@buttecounty.net
Andy Pickett	Butte County CAO	apickett@buttecounty.net
Paula Daneluk	Butte County Development Services Director	pdaneluk@buttecounty.net
Shelby Boston	Butte County Employment & Social Services Director	sboston@buttecounty.net
Briana Harvey-Butterfield	Butte County Housing and Homeless Administrator	bhbutterfield@buttecounty.net
Chris Jellison	Butte County County Enforcement	cjellison@buttecounty.net
Katie Simmons	Butte County Deputy CAO	ksimmons@buttecounty.net
Jim Goodwin	Paradise Town Administrator	jgoodwin@townofparadise.com
Colette Curtis	Paradise Recovery Director	ccurtis@townofparadise.com
Amber Abney-Bass	Jesus Center / Genesis Shelter	Amber@jesuscenter.org
Larry Guanzon	Butte County Housing Authority	LarryG@Butte-Housing.com

Amenities: transportation, lunch, snacks, soda and water provided.

Day-of contacts: Andy Pickett (530.990.1647) or Katie Simmons (925.286.0358)

Butte County WUI Fire History 2000-8/19/2024

- Acres Burned in WUI 2000-2024 (320,107.8 Acres)
- Fire Perimeters 2000-2024
- Butte County WUI (620,130.8 Acres)
- Butte County



Camelot Community Before 2018



Camelot Community 2018



Camelot Community 2024



Homelessness in Camelot Community: Contributing Factors of Recovery Challenges

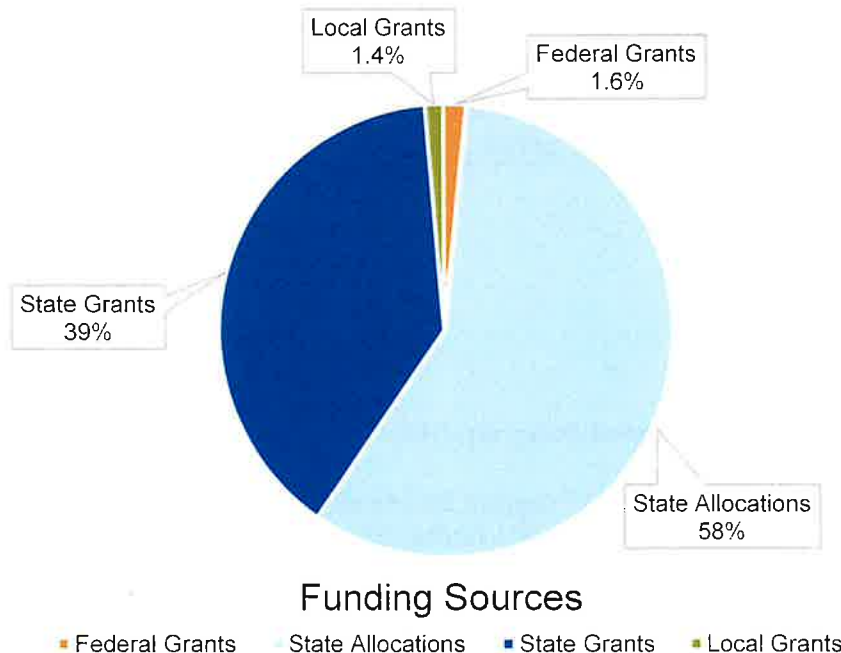
- Pre-Camp Fire this was a small rural subdivision with an organized community including a HOA
- Surrounding area was also devastated in the fire with many people leaving the area and properties turning over into illegal cannabis grows which were the first to build back
- Fire survivors from other areas of the Camp Fire found opportunities to relocate as temporary housing in this area
- Some entered into “rent to own” agreements which they were hoping to be able to afford after receiving PG&E settlement agreement monies
- Others saw an opportunity to occupy without notice from owners or authorities due to the remote location
- No established utilities were initially available for power and lots were served by wells and septic
- No trash service in area since no established residences
- Residents have desire to live in less populated areas and have refused assistance to find housing in the more urban valley communities
- For those paying rent for a lot (\$300/mo) provides a solution they can afford vs an apartment in the valley communities renting at \$1,000/mo plus
- Existing situation further depresses the area and stymies rebuilding due to the blight of the neighborhood



Housing and Homeless Funding Sources

Butte County Department of Employment and Social Services (DESS) receives funding through State allocations for those experiencing homelessness as a component of existing social service programs. In addition to re-occurring State allocations, DESS has successfully obtained federal and State grants for housing and homeless solutions. DESS has expanded services to include a Housing and Homeless Team that dedicates staff to identify and respond to barriers or gaps in homeless and housing services. The Housing and Homeless Team also supports the Butte County Continuum of Care (CoC) as the Collaborative Applicant, Lead Agency and Homeless Management Information System (HMIS) Lead, collaborates with local jurisdictions and community-based organizations and pursues funding opportunities, in the form of one-time grants, specific to housing and homelessness.

A total of \$14,623,106.54 is available for homeless solutions during the current, and future, County fiscal year(s), depending on the State allocation and/or grant. Of the total, \$230,321.00 is received directly from federal agencies. The federal funding comes from grants, that are applied for annually, through the local CoC. \$8,489,870.00 is received from the State as re-occurring allocations for the various Employment and Eligibility, Children and Adult Social Service Programs. \$5,707,915.54 are one-time State grants that were secured by the Department. Finally, \$195,000.00 is local funding that has been re-directed to support some of the staff time required to facilitate the coordination and administration of the CoC.



Federal Grants

1. Continuum of Care (CoC) Program

The CoC Program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

CoC Program funds are currently used to support the expansion and support of the Homeless Management Information System (HMIS), access to the Coordinated Entry System (CES), and CoC Planning processes.

Name of Funding	Target Population	Services Provided	Total Cost of Program FY 23/24	FY 24/25 Grant Amount
Housing and Urban Development (HUD) CoC Program - Coordinated Entry System (CES)	Individuals/families experiencing unsheltered homelessness.	Coordinated Entry Enrollment	\$36,241.00	\$36,241.00
Housing and Urban Development (HUD) CoC Program - Homeless Management Information System (HMIS)	Individuals/families experiencing homelessness and housing instability.	HMIS Tracking/Data Entry	\$144,080.00	\$144,080.00
Housing and Urban Development (HUD) CoC Program - Planning	Individuals/families experiencing homelessness and housing instability.	Administration of CoC	\$21,038.00	\$50,000.00

TOTAL \$201,359.00 \$230,231.00

State Allocations

Employment and Eligibility:

1. CalWORKs Homeless Assistance Program (HA)

The CalWORKs Homeless Assistance (HA) Program serves eligible CalWORKs recipients or apparently eligible CalWORKs applicants, who are homeless or at risk of homelessness. CalWORKs HA can provide payments for temporary shelter for up to 16 consecutive calendar days, as well as payments to secure or maintain housing, including a security deposit and last month’s rent, or up to two months of rent arrearages.

Those potentially eligible to HA must be CalWORKs recipients, or apparently eligible CalWORKs applicants, who are homeless or at risk of homelessness.

2. CalWORKs Housing Support Program (HSP)

HSP provides financial assistance and supportive services to CalWORKs families. Services include, but are not limited to: rental assistance, security deposits, utility payments, moving costs, hotel and motel vouchers, landlord recruitment, case management, housing outreach and placement, legal services, and credit repair.

Those potentially eligible to HSP must be CalWORKs recipients who are experiencing homelessness or at risk of homelessness.

Housing and Homeless:

3. Housing and Disability Advocacy Program (HDAP)

HDAP provides disabled adults experiencing homelessness with case management, benefit advocacy and assistance moving into rental housing. Housing assistance could include referrals to rentals, rental assistance, and supportive services toward income and housing stability.

Those potentially eligible to HDAP must be disabled; not currently receiving SSI, SSDI or Veteran's Disability; a resident of Butte County and plan on remaining in Butte County; and experiencing, or at risk of experiencing, homelessness.

4. Permanent Local Housing Allocation (PLHA)

PLHA provides funding to local governments in California for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities. Funding helps increase the supply of housing for households at or below 60% of Area Median Income, assist persons experiencing or at risk of homelessness, and facilitate housing affordability, particularly for lower- and moderate-income households.

Children and Adult Services:

5. Bringing Families Home (BFH) Program

The BFH Program was established to reduce the number of families in the child welfare system experiencing or at risk of homelessness, to increase family reunification, and to reduce foster care placement. The goal of BFH is to support the safety and housing stability of families by providing housing-related assistance including housing navigation, case management, short-term financial assistance (e.g., rental deposits, move-in costs, etc.), interim housing interventions (e.g. motels, shelters, etc.), eviction prevention, landlord outreach, making homes habitable, and other services.

6. Transitional Housing Program (THP)

The THP is a transitional housing program for young adults who exited foster care (including those supervised by Probation) on or after their 18th birthday and are not yet 24 years of age. A housing model could include apartments, single-family dwellings, condominiums, college dormitories, and host family models.

7. Home Safe Adult Protective Services Program

The Home Safe Program assists Adult Protective Services (APS) clients who are experiencing, or are at imminent risk of experiencing, homelessness. Home Safe supports APS in building stronger collaboration and engagement between APS and the Butte County homelessness system to help ensure APS clients requiring long-term or permanent housing assistance are connected to homelessness services within the community. Home Safe implements prevention and diversion services including case management, short-term financial assistance, legal services, eviction prevention, heavy cleaning, landlord mediation and other services.

Name of Program	# of People Served FY 23/24	Total Cost of Program FY 23/24	FY 24/25 Allocation Amount
CalWORKs Homeless Assistance (HA)	330	\$445,802.00	HA included with CalWORKs Allocation; reimbursed for direct costs.
CalWORKs Housing Support Program (HSP)	491	\$4,520,000.00	\$4,169,292.00
Housing and Disability Advocacy Program (HDAP)	23	\$381,051.00	\$1,166,467.00
Permanent Local Housing Allocation (PLHA)	172	\$401,278.84	\$1,437,734.00
Bringing Families Home (BFH)	47	\$190,839.48	\$505,509.00
Transitional Housing Program (THP)	20	\$581,604.00	\$581,604.00
Home Safe Adult Protective Services (HSAPS) Program	110	\$467,128.00	\$629,264.00
TOTAL	1,193	\$6,987,703.32	\$8,489,870.00

State Grants

1. California Emergency Solutions and Housing (CESH)

The California Emergency Solutions and Housing (CESH) Program provides funds for a variety of activities to assist persons experiencing or at risk of homelessness. CESH funds may be used for five primary activities: housing relocation and stabilization services (including rental assistance), operating subsidies for permanent housing, flexible housing subsidy funds, operating support for emergency housing interventions, and systems support for homelessness services and housing delivery systems. In addition, some administrative entities may use CESH funds to develop or update a Coordinated Entry System (CES), Homeless Management Information System (HMIS), or Homelessness Plan.

CESSH Round 1 Subcontracts:

Catalyst Domestic Violence Services, \$207,000 - To expand capacity to provide emergency housing, case management, and counseling to additional families at Haven Emergency Family Shelter.

Oroville Rescue Mission, \$167,857 - To provide supportive services to clients of the emergency overnight shelter and to add a case manager, intake/services coordinator, and overnight shelter supervisor (in coordination with HEAP funding).

True North Housing Alliance, \$26,203 - To provide case management services to clients of Aurora North Emergency Family Shelter.

CESSH 1 grant closed June 30, 2024.

CESSH Round 2 Subcontracts:

True North Housing Alliance, \$226,000 - To provide Aurora North Emergency Family Shelter with funds for operating expenses and case management services.

2. Community Development Block Grant (CDBG) (Awarded through HCD)

The CDBG Program provides annual grants on a formula basis to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. CDBG's emphasis on consolidated planning expands and strengthens partnerships among all levels of government and the private sector in enhancing community development.

Locally, CDBG is used to support the operations of the Housing Navigation Center located in Oroville. The Housing Navigation Center provides housing and case management resources to members of the public that are unsheltered or unstably housed.

The CDBG grant closed April 3, 2024.

3. County Medical Services Program (CMSP) Local Indigent Care Needs (LICN) Grant

LICN grants were created to expand the delivery of locally directed indigent care services in CMSP counties. Populations served include low-income uninsured and under-insured adults who lack access to health, behavioral health, or associated support services in CMSP counties.

Locally, the LICN project supports a respite program that allows those experiencing homelessness that are prepared to exit an inpatient hospital stay. Identified individuals can stay in a dedicated emergency shelter with ongoing access to healthcare during their continued recovery.

4. Encampment Resolution Funding (ERF) Program

ERF is competitive funding made available to assist local jurisdictions in ensuring the wellness and safety of people experiencing homelessness in encampments by providing services and supports that address their immediate physical and mental wellness and result in meaningful paths to safe and stable permanent housing.

ERF Round 2 is supporting occupants of two identified encampments in unincorporated areas of South County.

ERF Round 3 is supporting occupants of encampments in City of Chico as well as in the unincorporated areas surrounding Chico.

5. **Homeless Housing Assistance and Prevention Program (HHAP)**

HHAP was established to support regional coordination and expand local capacity to address immediate homelessness challenges. Through HHAP Rounds 1 - 4 rapid rehousing, operating subsidies, landlord incentives, outreach, service coordination, systems support, homelessness prevention, shelter diversion, new navigation centers, and permanent housing services are supported.

HHAP Round 1 Subcontracts:

Catalyst Domestic Violence Services, \$290,000.00 - To add navigation coordinators to work collaboratively with other local agencies to bridge services for survivors of domestic violence.

Chico Housing Action Team, \$826,833.45 - To support case managers and support staff for residents of the Housing Now Program.

True North Housing Alliance, \$1,177,500.00 - To expand the Torres Shelter to include a 24/7 Navigation Center and an additional emergency shelter 20 beds.

Youth for Change, \$233,896 - To expand case management services and provide rent and utility subsidies to youth.

HHAP Round 2 Subcontracts:

Chico Housing Action Team, \$530,868.42 - To support staff dedicated to Everhart Village.

True North Housing Alliance, \$436,506.50 - To continue to support day services at the Torres Shelter and to add support staff to support the 50-emergency shelter bed expansion.

Youth for Change, \$209,413.00 - To add an outreach coordinator to provide direct outreach and connection to youth experiencing homelessness.

HHAP Round 3 Subcontracts:

Catalyst Domestic Violence Services, \$252,000.00 - To support an additional Advocate to provide case management services and move domestic violence survivors into permanent housing.

Chico Housing Action Team, \$550,000.00 - To provide down payments for the acquisition of 3 houses to provide permanent housing to those experiencing homelessness.

City of Chico, \$500,000.00 - To support the Outreach and Engagement Team in providing outreach services to individuals experiencing homelessness in Chico city limits and to move them into the Genesis Shelter (formally Pallet Shelter).

Jesus Center, \$400,000.00 - To support staffing necessary to provide services at the Renewal Center Emergency Family Shelter Program.

Safe Space Winter Shelter, \$208,560.00 - To support a program coordinator and rental subsidies to move individuals experiencing homelessness into permanent housing.

True North Housing Alliance, \$562,834.02 - To support day services and expanded navigation services at the Torres Shelter.

Youth for Change, \$401,477.00 - To purchase a duplex to permanently house youth experiencing homelessness.

HHAP Round 4 Subcontracts:

Butte County Office of Education, \$300,000.00 – To provide a case manager to conduct street outreach to students and families, to support school ties and prevention services for students and families experiencing homelessness or are at risk of experiencing homelessness.

Catalyst Domestic Violence Services, \$335,310.00 – To add an advocate and a therapist to provide housing readiness and case management services to those identify as survivors and who are receiving services through the organization's established shelter site.

City of Chico, \$500,000.00 – To support the Genesis Shelter site operations, including site operator, shelter security services, meals for residents, and hygiene services.

Jesus Center, \$325,000.00 – To add three shelter monitors and one case coordinator to support the operation of the Renewal Center Emergency Shelter for Families and Seniors.

True North Housing Alliance, \$130,000.00 – To add a rapid rehousing case manager to support and assist shelter residents in finding permanent housing.

True North Housing Alliance, \$275,000.00 - To provide a case manager and direct care staff to support enhanced navigation services.

Youth for Change, \$237,690.00 – To add a housing case manager and a housing program manager to support services through the Youth Housing Case Management Services.

6. Homeless Housing Incentive Program (HHIP)

As a means of addressing social determinants of health and health disparities, Medi-Cal managed care plans earn incentive funds through HHIP by making investments and progress in addressing homelessness and keeping people housed. Through HHIP funds, managed care plans partner with the local homeless Continuum of Care, local public health jurisdictions, county behavioral health, public hospitals, county social services, and local housing departments. Funds are used to support street outreach, flexible financial assistance for housing lease up, enhanced housing navigation, and services in shelter.

7. Housing Navigators Program (HNP)

HNP funds support housing navigators assisting young adults aged 18 years and up to 21 years secure and maintain housing, with priority given to young adults in the foster care system.

The HNP grant closed June 30, 2024.

8. Whole Person Care (WPC)

WPC is the coordination of health, behavioral health, and social services, as applicable, in a patient-centered manner with the goals of improved beneficiary health and wellbeing through more efficient and effective use of resources. WPC provides an option to a county, a city and county, a health or hospital authority, or a consortium of any of the above entities serving a county or region consisting of more than one county, or a health authority, to receive support to integrate care for a particularly vulnerable group of Medi-Cal beneficiaries who have been identified as high users of multiple systems and continue to have poor health outcomes.

WPC is used to support Ampla Health's Mobile Medical Unit (MMU).

Name of Funding	# of People Served FY 23/24	Total Cost of Program FY 23/24	FY 24/25 Grant Budget
California Emergency Solutions and Housing (CESH) Round 1	34	\$193,154.36	Grant Closed June 30, 2024
California Emergency Solutions and Housing (CESH) Round 2	4	\$87,202.64	\$106,624.00
Community Development Block Grant (CDBG) - through HCD	1186	\$213,855.11	Grant Closed April 3, 2024
County Medical Services Program (CMSP) Local Indigent Care Needs (LICN)	54	\$305,942.44	\$500,000.00
Encampment Resolution Funding Program, Round 2 (ERF-2-R)	55	\$637,763.59	\$437,536.41
Encampment Resolution Funding Program, Round 3 (ERF-3-R)			\$296,934.00
Homeless Housing Assistance and Prevention Program (HHAP) Round 1	764	\$465,308.36	\$1,421,690.66
Homeless Housing Assistance and Prevention Program (HHAP) Round 2	98	\$197,286.96	\$570,116.68
Homeless Housing Assistance and Prevention Program (HHAP) Round 3	682	\$186,876.17	\$811,310.00
Homeless Housing Assistance and Prevention Program (HHAP) Round 4	36	\$50,949.03	\$750,000.00
Homeless Housing Assistance and Prevention Program (HHAP) Round 5			\$400,000.00
Housing and Homelessness Incentive Program (HHIP)	1256	\$279,255.53	\$93,703.79
Housing Navigators Program (HNP)	80	\$33,059.10	Grant Closed June 30, 2024
Whole Person Care (WPC)	286	\$239,392.41	\$320,000.00
TOTAL	4,535	\$2,890,045.70	\$5,707,915.54

Local Grants

1. Butte County Department of Behavioral Health

Behavioral Health provides funds to support the Department of Employment and Social Services' administrative and staff support to the local Continuum of Care (CoC).

2. City of Chico

City of Chico provides funds to support the Department of Employment and Social Services' administrative and staff support to the local Continuum of Care (CoC). The City of Chico typically uses Community Development Block Grant funds to support the CoC.

3. City of Oroville

City of Oroville provides funds to support 0.5 Full Time Equivalent Housing Navigator to provide outreach services and address immediate homelessness challenges in the Greater Oroville Area. The Housing Navigator partners with City of Oroville Municipal Law Enforcement and Code Enforcement.

4. Community Corrections Partnership (CCP)

CCP provides funds to support 0.5 Full Time Equivalent Housing Navigator to provide outreach services and address immediate homelessness challenges in the Greater Oroville Area. The Housing Navigator partners with Department of Development Services and the Sheriff's Office.

Name of Funding	Services Provided	Total Cost of Program FY 23/24	FY 24/25 Grant Budget
Butte County Department of Behavioral Health	Administrative support to the Continuum of Care.	\$25,000.00	\$25,000.00
City of Chico	Administrative support to the Continuum of Care.	\$20,000.00	\$20,000.00
City of Oroville	Support Housing Navigator staffing to provide outreach to those experiencing homelessness in the Greater Oroville Area.	\$29,550.60	\$50,000.00
Community Corrections Partnership (CCP)	Support Housing Navigator staffing to provide outreach to those experiencing homelessness in the Greater Oroville Area.	\$50,000.00	\$100,000.00
TOTAL		\$124,550.60	\$195,000.00



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

January 3, 2024

MEMO

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

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

- On average, it currently costs about \$425K to produce an affordable housing unit in Butte County.
- The public subsidy necessary to develop an affordable housing unit is roughly the same as the Total Development Cost of the Unit.
- The Federal Government contributed \$1,135,040,276 to Camp Fire Recovery housing:
 - \$ 516,806,380 Special Congressional Camp Fire IRS Section 42 LIHTC allocations (2)
 - \$ 404,962,330 Conventional IRS Section 42 LIHTC allocations
 - \$ 197,325,554 HUD CDBG-DR.
 - \$ 14,023,037 HUD HOME
- Given our Fed/State/Local housing “system”, affordable housing can simply not be produced whatsoever without significant **public** outlay – the federal government is the only entity large enough to capitalize affordable housing.
- Responding to the Disaster, the Federal government committed 10 times more funding than that by State and Local sources, with local sources comprised mostly of recycled Federal sources.
- There are still nine projects seeking funding; all have City, Town, or County CDBG-DR commitments; all seek Federal LIHTC financing.
- Tax credit investors provide \$911,721,522 (est.) towards the disaster recovery, including \$159,893,260 (est.) in Federal tax-credit authority needed for the remaining nine developments.
- Very little, if any, of the housing included in the analysis could have been produced without the disaster-related Federal assistance. Notably, credit is to be given to Congress’ special allocations of LIHTC’s.



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

Housing Recovery After Wildfire

Butte County, California

From 2018 to 2020, Butte County experienced several devastating wildfires, including the Camp Fire and the North Complex Fire. The Camp Fire was particularly notable, ranking as the deadliest wildfire in the U.S. since the Cloquet Fire of 1918. More recently, Butte County experienced the Thompson and Park fires, the impacts of which are still being determined.

Camp and North Complex Fires

- 100+** Fatalities from both wildfires.
- 14%** Countywide housing stock loss equates to the loss of Citrus Heights, Rancho Cordova, and Carmichael in Sacramento.
- 16,000** Housing units lost.
- 64-81%** GDP decrease in the burn scar.
- 97%** Of total mobile home parks destroyed in impacted areas.
- 84%** Population loss in the Town of Paradise.
 - 10% population gain in Chico, CA
 - 8% population gain in Oroville, CA

Rebuilding Housing after the Camp Fire

16,000 homes were lost. What's been rebuilt in the last six years?

- 2,488 homes in the Town of Paradise.
- 618 homes in process.

- 565 homes in Butte County Unincorporated.
- 163 homes in process.

- 516 Multi-Family Units rebuilt.
- 186 Multi-Family Units in process.



Rebuilding Challenges

- Under insured/uninsured
- Duplication of benefits
- PG&E settlement pace (2024/88%)
- Increasing costs of rebuilding
- Unmet Need Funding comes last by federal design

Fire Survivors Experiencing Homelessness

568

568 Fire Survivors of the Camp, Wall, Dixie, North Complex Fires reported experiencing homelessness between 2018 to 2023.

61%

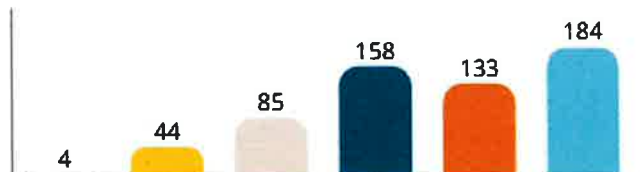
61% of Fire Survivors experiencing homelessness reported having disabilities.

Exit Destinations as of August 28, 2024



■ Institutionalized
 ■ Temporary Housing
 ■ Permanent Housing

Age Demographics of Fire Survivors



■ 0-17
 ■ 18-24
 ■ 25-34
 ■ 35-44
 ■ 45-54
 ■ 55+

2018 Camp Fire Multi-Family Housing Disaster Recovery Funding - Butte County, CA

Jurisdiction	Project Name	City	Total Units	Total Affordable Units	Total Development Cost	Total CDBG-DR Funds	Total Cost Per Unit	Status
Butte County	Cussick Apartments	Chico	75	74	\$ 48,913,437.00	\$ 5,209,091.00	\$ 652,179.16	Under Construction
Butte County	Greenfield	Chico	64	63	\$ 35,912,853.00	\$ 13,936,934.00	\$ 561,138.33	Applying for additional funding
Butte County	Lakeridge Circle	Magalia	64	63	\$ 32,711,700.00	\$ 12,772,148.00	\$ 511,120.31	Applying for additional funding
Butte County	Oak Park Family	Chico	76	75	\$ 29,570,392.00	\$ 11,828,200.00	\$ 389,084.11	Applying for additional funding
Butte County	Oak Park Senior	Chico	60	59	\$ 17,357,080.00	\$ 6,942,808.00	\$ 289,284.67	Applying for additional funding
Butte County	Olive Ranch Senior	Oroville	51	50	\$ 19,447,492.00	\$ 1,600,000.00	\$ 381,323.37	Leasing Up
Butte County	Orchard View Phase I	Gridley	48	47	\$ 24,689,154.00	\$ 8,650,000.00	\$ 514,357.38	Under Construction
Butte County	Table Mountain Phase I	Oroville	48	47	\$ 21,497,645.00	\$ 3,875,218.00	\$ 447,867.60	Completed & Fully Leased
Butte County	Table Mountain Phase II	Oroville	47	46	\$ 23,551,072.00	\$ 4,500,000.00	\$ 501,086.64	Leasing Up
City of Chico	Chico Bar Triangle	Chico	70	69	\$ 37,535,994.00	\$ 14,770,347.00	\$ 536,228.49	Under Construction
City of Chico	Cussick Apartments	Chico	75	74	\$ 48,913,437.00	\$ 10,720,918.00	\$ 652,179.16	Under Construction
City of Chico	Oleander Apartments	Chico	37	38	\$ 15,261,445.00	\$ 6,031,626.00	\$ 412,471.49	Under Construction
City of Gridley	Orchard View Phase II	Gridley	36	35	\$ 16,984,338.00	\$ 2,034,932.00	\$ 471,787.17	Applying for additional funding
City of Oroville	Lincoln Street Family	Oroville	61	60	\$ 34,293,382.00	\$ 7,988,820.00	\$ 562,186.59	
Town of Paradise	Kathy Court	Paradise	12	12	\$ 7,026,670.00	\$ 2,724,004.00	\$ 585,555.83	
Town of Paradise	Eaglepoint Apartments	Paradise	42	43	\$ 18,478,247.00	\$ 7,390,000.00	\$ 439,958.26	
Town of Paradise	Cypress Family Apartments	Paradise	70	69	\$ 40,310,746.00	\$ 14,278,677.00	\$ 575,867.80	
Town of Paradise	Northwind Senior Apartments	Paradise	21	21	\$ 9,246,085.00	\$ 3,600,000.00	\$ 440,289.76	
Totals			957	945	\$ 481,701,169.00	\$ 138,853,723.00		

Data as of September 3, 2024

US Interagency Council on Homelessness
Butte County, DESS Office - September 4, 2024 @ 3-5pm, Chico, CA

Housing Authority of the County of Butte - Information

Housing Choice Voucher Program - Section 8

*HACB administers a total of **2254 HCV Vouchers**

- 1) **VASH** (Veterans Affairs Supportive Housing) Vouchers - 166 of 194 leased
*Referrals thru VA Office with Case Management
- 2) **EHV** (Emergency Housing Vouchers) - 110 of 116 leased
*These EHV are special award and are not re-issued upon turnover. EHV Program expected to sunset by 2030. Referrals thru agencies listed below with Case Mgmt.

EHV Referrals by agencies HACB has MOU's with:

- Butte County Behavioral Health
- Community Action Agency
- Caring Choices
- Catalyst
- CHAT
- Butte Countywide Homeless Continuum of Care
- Dos Rios Continuum of Care (Glen County)
- Department of Employment and Social Services (DESS)
- Jesus Center
- Oroville Rescue Mission
- Torres Shelter
- Youth for Change

3) **FYI** (Foster Youth to Independence) Vouchers - 10 of 10 awarded and working on leasing. Foster Youth 18-24 yr olds coming out of Foster Care . Referrals thru DESS

*Will apply for additional FYI vouchers thru HUD in 2025.

4) **PBV** (Project Based Vouchers) Set - Aside for Affordable Housing Developments

*675 allowed of 2254 HCV Vouchers

a) We currently have 313 vouchers housed in 8 different properties located in Butte and Glenn Counties

b) We have an additional 133 vouchers dedicated to 5 additional properties under development.

c) 131 more vouchers promised to another 6 properties planned for development in the next few years

5) **MISC Vouchers thru CoC** (LGP, TBRA, BHHAP - SD, BHHAP - ASOC) 35

- 6) **TBRA** (Tenant Based Rental Assistance) thru City of Chico 5 TBRA
*Hopefully 8-10 this fiscal year.

Housing Choice Voucher Waiting List last opened in January of 2023 (1-30-23 thru 2-13-23)

- a) Total applied 8638
- b) Total After Lottery 1500
- c) Total not selected 7138
- d) Current on S8 waiting list 1500 (as of August 2024)

HCV Waiting List CLOSED and anticipate issuing in late 2026 or early 2027. HACB last issued an HCV voucher in December 2023. Basically, due to PBV/Development activity (disaster response), we will not issue any voucher, that's not a PBV, for three (3) years.

HCV (Section 8) Waiting List Preferences;

- Homeless Preference – 65 families* (referral by Butte or Glenn County CoC)
- Moving Up Preference – 10 families* (referral by Butte or Glenn County CoC)
- Government Displacement – Executive Director approval required
- Public Housing Transfers
- Family Unification and Transitional Age Youth Preference – 10 families* (referral by Butte County CSD)

* The Homeless, Moving Up and Family Unification Preference are all capped per above # of families. All applicants are via referral with case management. However, none of the preferences are active, since we have no vouchers.

Average HAP (Housing Assistance Payment) \$824 (\$68 increase from 2023)
Average HAP 2023 \$756

Public Housing Program

345 total units @ 95.7% Occupancy (4% vacancy loss)

345 units scattered throughout Butte County in the City of Chico, Oroville, Biggs, & Gridley

Chico

- (1) Bedrooms 6+ wait 23 on transfer list, waiting list closed since 6/15/2009
- (2) Bedrooms 3+ wait 2852
- (3) Bedrooms 2+ wait 836
- (4) Bedrooms 5+ wait 306

Oroville

- (1) Bedrooms 6+ wait 2150

- (2) Bedrooms – only 2 units at WG, so list does not exist
- (3) Bedrooms 2+ wait 780

Gridley/Biggs

- (1) Bedrooms 6+ wait 2044
- (2) Bedrooms 2+ wait 812
- (3) Bedrooms 2+ wait 483
- (4) Bedrooms 4+ wait 158
- (5) Bedrooms 5+ wait 39

Butte County Affordable Housing Development Corporation (BCAHDC)

***The non-profit development arm (instrumentality) of the Housing Authority**

***BCAHDC is the Managing General Partner**

24 Total Developments

11 leased up and under mgmt.

2 developments with construction completed and are leasing up

7 developments under construction

4 developments seeking financing to complete their funding packages

Developments supporting the “HOMELESS”

Prospect View, Oroville – Formerly Homeless & 15 NPLH units (40 units) 39 PBV

The Foundation 1297 Park Ave, Chico – formerly homeless (59 units) fully leased 43 PBV

Oleander Apts, Chico – special needs & homeless (38 37 units) under construction 38 PBV 37 units

Other locations where we support a % of homeless **households??** 15 NPLH at Creekside Place, Chico. (Elderly, 62+)

Housing Authority of the County of Butte (HACB)

Established as a public entity under State law on April 22, 1946, by resolution of the Butte County Board of Supervisors
EIN 94-6000745

Programs (2,415)

HUD Section 8 HCV (2,380)
S8 HCV – Butte County (1,973)
S8 HCV - Glenn County (87)
S8 HUD-VASH (194)
S8 EHV (116)
S8 FYI (10)

City of Chico
TBRA (18)
LGP (8)

Butte County Dept of Behavioral Health
BHHAP – Sec Dep (5)
BHHAP - ASOC (4)

Properties (656)

HUD - Public Housing (345)
Biggs (20)
Chico (145)
Gridley (50)
Oroville (130)
PM = HACB

USDA-RD Farmworker (120)
FLH, Gridley (120)
PM = AWI

Bond-Financed (149)
1519 Locust, Chico (10)
Alamont Apts, Chico (30)
Cordillera Apts, Chico (20)
Evanswood Apts, Oroville (31)
Lincoln Apts, Chico (18)
Park Place Apts, Oroville (40)

Other-Owned (42)
Kathy Court Apts, Paradise (12)
Gridley Springs II, Gridley (24)
Demo Units, Gridley FLH (6)
2131 Fogg, Oroville vacant lot

Banyard Management 501(C)(3) non-profit EIN 68-0167872 (72 units)

Chico Commons Apts
72 units - Families
1994 – new construction

Butte County Affordable Housing Development Corporation 501(c)(3) non-profit development instrumentality of HACB EIN 68-0355316 (1,422 units)

Chico

Walker Commons Apts
56 units, Seniors 55+, Disabled
1996, new construction, MGP

1200 Park Ave Apts
107 units, Seniors 55+
2006, new construction, MGP

Harvest Park Apts
90 units, Families
2013, new construction, MGP

N. Creek Crossings Apts I & II
106/54 units, Families, 26/13 PBV's
2023, new construction, MGP

The Foundation Apts
59 units, Singles, 43 PBV's
2023, new construction, Co-MGP

Deer Creek Apts I & II
156/48 units, Families
2024, new construction, MGP

Oleander Com Housng Apts
38 units, Singles/NPLH, 37 PBV's
2024, new construction, MGP

Bar Triangle Apts
70 units, Families
202_, new construction, MGP

Oroville

Mitchell Ave Apts I & II
36/35 units, Seniors 55+
2023-23, new construction, MGP

Riverbend Apts I & II
72/48 units, Families
2023, new construction, MGP

Prospect View Apts
40 units, Singles/NPLH, 39 PBV's
2023, new construction, MGP

Lincoln Family Apts
61 units, Families, 25 PBV's
2024, new construction, MGP

Lincoln Senior Apts
61 units, Seniors, 25 PBV's
202_, new construction, MGP

Northwind Senior Apts
21 units, Seniors
202_, new construction, MGP

Eaglepointe Apts
43 units – Families
2024, new construction, MGP

Woodward Apts
36 units, Families, 25 PBV's
2024, new construction, MGP

Gridley

Gridley Springs Apts I
32 units, Families
2012, acquisition-rehab, MGP

Ford Oaks Apts
36 units, Families
2022, new construction, MGP

Sunrise Village Apts
37 units, Seniors 62+, 36 PBV's
2023, new construction, MGP

Orchard View Apts I
48 units, Families
2024, new construction, MGP

Orchard View Apts II
36 units, Families
2024, new construction, MGP

Paradise

Liberty Bell Courtyard Apts
32 units, Seniors 62+, 31 PBV's
2024, new construction, MGP

Orland

Woodward Apts
36 units, Families, 25 PBV's
2024, new construction, MGP

Legend:
AWI – Always With Integrity, Inc., Auburn, CA
BHHAP – Behavioral Health Housing Assistance Program
FLH = Farm Labor Housing
HUD = U.S. Dept. of Housing and Urban Development
LGP = Lease Guarantee Program
MGP = Managing General Partner
PBV = Project Based Voucher
PM = Property Manager
PSH = Permanent Supportive Housing
TBRA = Tenant-based Rental Assistance
S8 HCV = HUD Section 8 Housing Choice Voucher
USDA-RD = U.S. Dept Agriculture, Rural Development Dept.

September 10, 2024

Memo

To: Board of Commissioners

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

Subject: Proposed Fiscal Year 2024-25 HACB Agency-Wide Operating Budget

This Budget Committee met to review budget assumptions and projections. The individual fund budgets were crafted using revenue and expense trends from FY 2024 plus various assumptions outlined below:

1) All Funds:

a) Salaries Expense:

- i) The budget assumes the current Organizational Chart
- ii) This budget includes the salaries for the current Organizational Chart, assumed 5% COLA, all longevity, step and annual increases.
- iii) The budget includes a part-time Development Manager position
- iv) Budgets to each fund reflect historical data for actual charges to each program, plus filling the vacant positions.

b) Payroll Taxes and Benefits Expenses:

- i) These costs follow Salaries in their allocation to programs.
- ii) Health, Dental, and Vision insurance increases of approximately 15%, plus CalPERS payments, are estimated to increase the benefits by roughly 10% overall.
- iii) The combined Payroll Tax and Benefits fringe rate of 53.3% which excludes employee medical insurance opt-out payments (3.1%). Both the ROSS Grant and EHV Grant carry lower fringe rates due to the particular employees assigned to those programs.
- iv) CalPERS employer rates increased 1.60% in July 2023, and the Unfunded Actuarial Liability (UAL) payments continue to escalate for both Classic and PEPRA members. The fluctuations in UAL payments are continuing to be addressed with flat payments of \$190,000 from operational cash flow and the balance funded from the PARS Section 115 Trust, as per the most recent estimates from the Actuary.
- v) Other Post Retirement Benefits (OPEB GASB 75): the calculations, contributions, and liability are based upon a July-June fiscal year, same as the Pension reporting per GASB Statement No. 68. Starting with FY 2018, the net unfunded liability is reported on the balance sheet (Liability less Trust Balance). The following data is from the June 30, 2023 OPEB Actuarial Study.

Plan Year	2023 - 2024	2024 - 2025	2025 - 2026
Actuarial Accrued Liability	\$659,111	Projected ¹ \$648,790	Projected ¹ \$639,327
Actuarial Value of Assets ²	725,808	765,727	807,842
Unfunded Actuarial Accrued Liability	(\$66,697)	(\$116,937)	(\$168,516)
Amortization Period ³	15	14	13
Normal Cost (EOY)	\$16,389	\$16,389	\$16,389
Amortization of UAAL ⁴	0	0	0
Actuarially Determined Contribution	\$16,389	\$16,389	\$16,389

vi) The HACB’s Unfunded Pension Liability is estimated at \$2.5 million as of 6/30/2024 and the Employer rates and UAL for CalPERS history and projects are below:

CalPERS Classic Rate History and Projections			PEPRA Rate History and Projections		
CalPERS Year	HACB Paid Employer %	UAL Due	PEPRA Year	HACB Paid Employer %	UAL Due
2019-2020	10.22%	\$ 280,255	2019-2020	6.75%	\$ 1,360
2020-2021	11.03%	\$ 294,223	2020-2021	6.75%	\$ 1,599
2021-2022	10.88%	\$ 329,757	2021-2022	6.75%	\$ 1,966
2022-2023	10.87%	\$ 349,760	2022-2023	6.75%	\$ 2,528
2023-2024	12.47%	\$ 349,848	2023-2024	7.87%	\$ 2,553
2024-2025	12.50%	\$ 344,000	2024-2025	7.87%	\$ 3,115
2025-2026	12.50%	\$ 329,000	2025-2026	7.87%	\$ 3,482
2026-2027	12.50%	\$ 312,000	2026-2027	7.87%	\$ 3,721
2027-2028	12.50%	\$ 289,000	2027-2028	7.87%	\$ 3,746
2028-2029	12.50%	\$ 301,000	2028-2029	7.87%	\$ 4,308

- c) Travel- Budget includes \$80,000 in training contracts that are billed as you go.
- d) Insurance-All: Budget includes a 15% increase to all insurance premiums over the current rates.
- e) Utilities: budgeted with an increase of 5% over the current rates at current usage.
- f) Other Admin: planned purchase of six new desktop computer stations phasing out older, outdated and slower models. Travel/Training budget was increased due to COVID closure declines and the reinstatement of in person training and seminars.

2) USDA Farm Labor Housing

- a) This budget was approved by the Board in July 2024. This budget has not yet been approved by HCD or USDA.

3) HUD Low Income Public Housing (LIPH)

- a) CY 2025 Operating Subsidy revenue is estimated at 98.5%; which is offset by anticipated rent receipts to result in no profit or loss to the HACB. The CY 2025 proration may vary before it is finalized at the end of the year.
- b) Rents are based upon current rent rolls, which have been increasing over the past several years. Increasing rents result in lower Operating Subsidy as per HUD funding calculations.
- c) Maintenance Contracts are estimated to increase due to minimum wage increases; however, the budget is lower with Bond improvements listed “below the line” as Capital Assets. Other expenses have been reviewed and updated to current trends.
- d) A transfer from the Capital Fund is budgeted at 20% of the grant which is allowed.

4) HUD Section 8 Housing Choice Voucher Program (HCV)

- a) Housing Assistance Payments (HAP) funding is recalculated each calendar year based upon the prior calendar year’s HAP expenditures.
- b) HAP revenue is estimated at a 99.50% proration for CY 2025 for an estimated total of \$22.5 million of available HAP dollars.
- c) Per unit HAP costs with the new approved payment standard have increased. The average HAP is estimated now to be \$773.
- d) The FY 2025 lease up rate is estimated at 100% which would expend about \$20.9 million of available HAP dollars. However, given the PBVs coming online, the actual lease up rate may be higher.
- e) Administrative Fee revenue is estimated using the CY 2024 HUD AF rates; proration levels of 99.50% for CY 2024 and CY 2025; coupled with a 98% lease up rate for an estimated \$2.3 million in AF Revenue.
- f) AF revenue is earned based upon units leased, a higher lease up rate yields higher AF revenue, and vice versa. AF rates paid by HUD are re-determined annually.

5) HUD S8 Emergency Housing Vouchers Grant

- a) Funds to assist housing people experiencing homelessness; this program is funded through the American Rescue Plan Act of 2021.
- b) Revenue and expenses estimated at projected funding levels, assuming full lease up of 116 vouchers.
- c) A portion of a Special Programs Coordinator will be paid from this grant.
- d) Tenant Services are funded separately from Admin. and HAP dollars and may be used for a wide variety of services to assist families to attain into housing.
- e) Supportive services are to be provided by MOU with local service agencies.

6) HUD ROSS Grant (FSS Coordinator Grant):

- a) Funding estimated at CY 2024 level to pay a portion of a Special Programs Coordinator position. The balance of the payroll costs are budgeted to Section 8 HCV and the General Fund for managing City of Chico and Butte County HAP Programs.

7) HUD FYI Program (Foster Youth Initiative)

- a) Funds to assist housing youth’s aging out of the Foster System.
- b) Participants are referred from DESS program.

8) HUD Capital Fund Program

- a) This budget uses the CY 2024 Grant amount of \$1,156,572.
- b) A transfer of Operations the Public Housing is budgeted at 20% of the total grant amount.

9) General Fund

- a) The Tenants Services budget was moved from the Demo fund in this fund. This line item includes \$20,000 earmarked for a donation to the Mi Casa After School program, plus \$2,400 in shared utilities for the space occupied by the program.
- b) Other General Expenses include \$1,500 for the Employee Wellness Committee; \$10,000 for the annual S&P rating; \$6,000 for the Holiday Luncheon and service awards; \$4,000/yr. for employee meetings; the acknowledgement of special occasions; coffee/tea; and \$4,900 for Board stipends.
- c) Excess cash from the HACB owned properties are proposed to be transferred into the General Fund at fiscal year-end.
- d) The General Fund will pay the annual 2020A Bond Debt and Reserve payments from excess cash transferred from the Bond Properties. Reserves deposits are budgeted at \$300 per unit per year. This arrangement will simplify the allocation of the payments.
- e) City of Chico and County of Butte programs are also budgeted in this fund: Admin \$33,000 and HAP \$155,000.

10) Demo

- a) Funds were budgeted at current income and expense level for the management and maintenance for the seven (7) residential units.

11) HCD Gridley Springs II

- a) This budget was approved by the Board in July 2024 and HCD has not yet approved it.

12) Manor Commons Apts

- a) RSC manages the upkeep of the vacant property for a small management fee.

13) 21, 24, 33 Evanswood

- a) These are the three (3) units purchased with 2020A Bond proceeds.
- b) The units are accounted for separately from the Evanswood Estates units covered by the 2020A Bond issuance.

14) 2020A Bond Properties

- a) The new Bond issuance includes regulatory compliance for Locust St Apts, Park Place, Lincoln, Alamont, Evanswood Estates, and Cordillera/Cameo.
- b) Excess cash flow will be transferred to the General Fund to cover the annual debt and reserves payments.
- c) Proceeds from the Bonds will be used to complete much needed capital improvements at the properties as well as to purchase new properties, should the opportunity arise.
- d) All of these budgets were crafted in coordination with RSC.

If you have any questions, they may be addressed at the Board Meeting.

Recommendation: approval Resolution Number 4939

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4939

APPROVAL OF FISCAL YEAR 2024-25 CONSOLIDATED OPERATING BUDGET

INCLUDING THE

HUD SECTION 8 HOUSING CHOICE VOUCHER PROGRAM,
HUD CONVENTIONAL LOW RENT PUBLIC HOUSING PROGRAM,
USDA FARM LABOR HOUSING PROGRAM,
AUTHORITY OWNED PROJECTS, AND OTHER
AUTHORITY ADMINISTERED PROGRAMS AND CONTRACTS

WHEREAS, the Housing Authority of the County of Butte (HACB) approves an agency-wide Operating Budget on an annual basis; and

WHEREAS, the Operating Budget addresses and budgets anticipated expenses and revenues of the HACB, its properties, programs and contracts for the fiscal year extending from October 1, 2024 through September 30, 2025; and

WHEREAS, in the approval of said Budgets certain HUD and USDA forms, reflecting the approved budget, must be completed and signed for program compliance;

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte (HACB) to hereby approve the Operating Budget for fiscal year 2024-25, extending from October 1, 2024 through September 30, 2025, such Operating Budget attached to and part of this Resolution No. 4939, and further, to authorize the Executive Director to sign all applicable program, contract and other forms on behalf of the HACB and submit them to the U.S. Department of Housing and Urban Development, U.S. Department of Agriculture, and other contracting entities as required to implement and administer the budget as here adopted.

Dated: September 19, 2024.

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

HOUSING AUTHORITY of the COUNTY of BUTTE
FY 2024-25 OPERATING BUDGET

CY 2024 90.00% 84.0%

Effective 10/1/2024

(See Page 2)

	AGENCY WIDE TOTAL	Allocated	HUD	HUD	HUD	HUD	HUD	HUD	Business
		Overhead	Public Hsg	S8 HCV	S8 EHV	FSS/ROSS	FYI	CAP FUND	Activities
REVENUE	3,042	0	345	2,236	116	0	0	0	345
POTENTIAL DWELLING RENT	5,652,336	0	1,950,612	0	0	0	0	0	3,701,724
REBATES	0	0	0	0	0	0	0	0	0
VACANCY LOSS*	-398,322	0	-39,012	0	0	0	0	0	-359,310
NET DWELLING RENT	5,254,014	0	1,911,600	0	0	0	0	0	3,342,414
TENANT CHARGES	68,075	0	40,000	0	0	0	0	0	28,075
LAUNDRY REVENUE	33,820	0	16,000	0	0	0	0	0	17,820
HUD GRANT REVENUE	27,607,396	0	1,512,863	23,300,258	1,413,575	86,366	137,761	1,156,572	0
MORTGAGE INTEREST INCOME	76,369	0	0	0	0	0	0	0	76,369
FRAUD RECOVERY	50,000	0	0	50,000	0	0	0	0	0
OTHER INCOME	669,683	0	2,400	7,500	0	0	0	0	659,783
INVESTMENT INCOME-unrestrict.	14,956	0	4,600	1,800	0	0	0	0	8,556
INVESTMENT INCOME-restricted	69,800	0	0	50,000	0	0	0	0	19,800
TOTAL REVENUE	33,844,112	0	3,487,463	23,409,558	1,413,575	86,366	137,761	1,156,572	4,152,817
EXPENSES									
ADMIN. SALARIES	2,853,316	701,467	486,259	781,780	0	0	0	91,980	791,830
AUDIT FEES	44,980	0	3,200	20,100	1,500	0	0	0	20,180
ADVERTISING & MKTG	22,496	0	9,000	5,000	0	0	0	0	8,496
PR TAXES & BENEFITS-ADMIN	1,533,590	373,882	259,176	416,689	0	0	0	49,025	434,818
OFFICE EXPENSES	273,315	40,000	60,000	125,000	0	0	0	4,000	44,315
LEGAL EXPENSES	61,740	5,000	15,000	15,000	0	0	0	0	26,740
TRAVEL	211,465	9,865	71,093	89,423	2,877	0	0	1,719	36,488
ALLOCATED OVERHEAD	0	-1,365,549	494,540	511,420	48,000	0	0	22,201	289,388
OTHER ADMIN. EXPENSE	692,169	51,000	58,441	250,255	11,408	0	0	2,500	318,565
TOTAL OPERATING ADMIN.	5,693,071	-184,335	1,456,709	2,214,667	63,785	0	0	171,425	1,970,819
TENANT SERVICES-SALARIES	145,717	0	0	0	58,925	58,039	28,753	0	0
PR TAXES & BENEFITS-TS	65,684	0	0	0	21,110	28,327	16,247	0	0
TENANT SERVICES-MISC.	239,145	0	8,625	0	203,000	0	0	0	27,520
TOTAL TENANT SERVICES	450,546	0	8,625	0	283,036	86,366	45,000	0	27,520
WATER	235,864	500	130,000	1,600	0	0	0	0	103,764
ELECTRICITY	134,544	3,800	29,000	33,100	0	0	0	0	68,644
GAS	59,144	450	6,000	1,000	0	0	0	0	51,694
SEWER	247,239	400	141,300	5,000	0	0	0	0	100,539
TOTAL UTILITIES-PROJECT	676,791	5,150	306,300	40,700	0	0	0	0	324,641
MAINTENANCE SALARIES	545,786	6,000	425,452	0	0	0	0	0	114,334
MAINTENANCE MATERIALS	293,980	1,500	125,000	5,000	0	0	0	0	162,480
MAINT. CONTRACT COSTS	1,244,010	154,005	329,145	11,000	0	0	0	0	749,860
PR TAXES & BENEFITS-MAINT	247,213	3,360	238,253	0	0	0	0	0	5,600
TOTAL MAINTENANCE	2,330,989	164,865	1,117,850	16,000	0	0	0	0	1,032,274
PROTECTIVE SERVICES	33,900	700	28,000	3,200	0	0	0	0	2,000
INSURANCE-ALL	452,187	13,620	201,863	5,460	0	0	0	0	231,244
OTHER GENERAL EXP.	291,083	0	3,000	62,000	0	0	0	175,546	50,537
PILOT	203,508	0	200,000	0	0	0	0	0	3,508
BAD DEBTS-TENANT	67,000	0	50,000	0	0	0	0	0	17,000
INTEREST EXPENSE	206,000	0	79,800	119,700	0	0	0	0	6,500
TOTAL OTHER OP. EXPENSES	1,253,678	14,320	562,663	190,360	0	0	0	175,546	310,789
TOTAL OPERATING EXPENSES	10,405,075	0	3,452,147	2,461,727	346,821	86,366	45,000	346,971	3,666,043
HOUSING ASSIST. PAYMENTS	22,212,904	0	0	20,908,374	1,066,754	0	92,761	0	145,015
TOTAL OTHER COSTS	22,212,904	0	0	20,908,374	1,066,754	0	92,761	0	145,015
TOTAL EXPENSES	32,617,979	0	3,452,147	23,370,101	1,413,575	86,366	137,761	346,971	3,811,058
RETAINED EARNINGS	1,226,133	0	35,316	39,457	0	0	0	809,601	341,758
+ BOND \$ or RESERVE USAGE	229,250	0	0	0	0	0	0	0	229,250
+/- CASH TRANSFERS	72,951	0	0	0	0	0	0	0	72,951
- DEBT PRINCIPAL PAYMENTS	-341,979	0	0	0	0	0	0	0	-341,979
- CAPITALIZED ASSETS	-988,851	0	0	0	0	0	0	-809,601	-179,250
- RESERVE DEP or RESTR INTEREST	-160,746	0	-32,000	-37,000	0	0	0	0	-91,746
NET CASH FLOW	36,758	0	3,316	2,457	0	0	0	0	30,984

**HOUSING AUTHORITY of the COUNTY of BUTTE
FY 2024-25 OPERATING BUDGET**

Effective 10/1/2024	BUSINESS ACTIVITIES TOTAL	OTHER HACB OWNED						(See Page 3)
		Pending HCD Approval			Pending HCD Approval			
		General Fund	USDA FLH	Demo Units	Mayor Commons	Gridley Springs II	21, 25, 33 E'wood	Bond Properties
REVENUE	345	50	103	7	12	24	3	146
POTENTIAL DWELLING RENT	3,701,724	0	1,498,800	72,600	44,910	237,216	43,200	1,804,998
REBATES	0	0	0	0	0	0	0	0
VACANCY LOSS*	-359,310	0	-224,820	-1,452	-8,828	-4,744	-1,512	-117,954
NET DWELLING RENT	3,342,414	0	1,273,980	71,148	36,082	232,472	41,688	1,687,044
TENANT CHARGES	28,075	0	1,100	700	100	2,500	150	23,525
LAUNDRY REVENUE	17,820	0	1,960	0	0	500	0	15,360
MORTGAGE INTEREST INCOME	76,369	76,369	0	0	0	0	0	0
OTHER INCOME	659,783	559,783	100,000	0	0	0	0	0
INVESTMENT INCOME-unrestricted	8,556	1,700	284	0	0	6,500	0	72
INVESTMENT INCOME-restricted	19,800	19,800	0	0	0	0	0	0
TOTAL REVENUE	4,152,817	657,652	1,377,324	71,848	36,182	241,972	41,838	1,726,001
EXPENSES								
ADMIN. SALARIES	791,830	681,358	105,472	5,000	0	0	0	0
AUDIT FEE	20,180	735	8,000	100	200	9,000	70	2,075
ADVERTISING & MKTG	8,496	0	1,500	0	2,568	250	0	4,178
PR TAXES & BENEFITS-ADMIN	434,818	363,164	68,989	2,665	0	0	0	0
OFFICE EXPENSES	44,315	15,000	10,900	3,800	510	7,000	60	7,045
LEGAL EXPENSES	26,740	10,000	2,500	0	600	2,000	0	11,640
TRAVEL	36,488	33,043	1,250	1,845	0	350	0	0
ALLOCATED OVERHEAD	289,388	241,128	0	15,000	1,200	0	1,200	30,860
OTHER ADMIN. EXPENSE	318,565	14,320	99,844	9,937	9,240	37,260	9,900	138,064
TOTAL OPERATING ADMIN.	1,970,819	1,358,748	298,455	38,347	14,318	55,860	11,230	193,862
TENANT SERVICES-MISC.	27,520	23,500	0	0	1,200	0	0	2,820
TOTAL TENANT SERVICES	27,520	23,500	0	0	1,200	0	0	2,820
WATER	103,764	1,600	35,000	3,800	3,600	6,000	1,560	52,204
ELECTRICITY	68,644	2,200	33,500	2,400	420	3,720	0	26,404
GAS	51,694	300	40,850	150	0	820	0	9,574
SEWER	100,539	1,000	29,635	2,000	0	9,840	1,080	56,984
TOTAL UTILITIES-PROJECT	324,641	5,100	138,985	8,350	4,020	20,380	2,640	145,166
MAINTENANCE SALARIES	114,334	2,000	104,334	8,000	0	0	0	0
MAINTENANCE MATERIALS	162,480	1,500	158,480	2,500	0	0	0	0
MAINT. CONTRACT COSTS	749,860	10,000	242,823	6,000	7,470	90,585	4,308	388,674
PR TAXES & BENEFITS-MAINT	5,600	1,120	0	4,480	0	0	0	0
TOTAL MAINTENANCE	1,032,274	14,620	505,637	20,980	7,470	90,585	4,308	388,674
PROTECTIVE SERVICES	2,000	500	0	1,500	0	0	0	0
INSURANCE-ALL	231,244	20,100	120,833	3,500	0	10,030	1,896	74,885
OTHER GENERAL EXP.	50,537	32,000	18,337	200	0	0	0	0
PILOT	3,508	8	0	3,500	0	0	0	0
BAD DEBTS-TENANT	17,000	0	0	0	0	0	0	17,000
INTEREST EXPENSE	6,500	0	0	0	0	6,500	0	0
TOTAL OTHER OP. EXPENSES	310,789	52,608	139,170	8,700	0	16,530	1,896	91,885
TOTAL OPERATING EXPENSES	3,666,043	1,454,576	1,082,247	76,377	27,008	183,355	20,074	822,407
HOUSING ASSIST. PAYMENTS	145,015	145,015	0	0	0	0	0	0
TOTAL OTHER COSTS	145,015	145,015	0	0	0	0	0	0
TOTAL EXPENSES	3,811,058	1,599,591	1,082,247	76,377	27,008	183,355	20,074	822,407
RETAINED EARNINGS	341,758	-941,939	295,077	-4,529	9,174	58,617	21,764	903,594
+ BOND \$ or RESERVE USAGE	229,250	50,000	35,000	0	0	0	0	144,250
+/- CASH TRANSFERS	72,951	809,601	-107,500	0	0	0	0	-629,150
- DEBT PRINCIPAL PAYMENTS	-341,979	-131,200	-150,703	0	-6,000	-10,276	0	-43,800
- CAPITALIZED ASSETS	-179,250	0	-35,000	0	0	0	0	-144,250
- RESERVE DEP or RESTR INTEREST	-91,746	-63,600	-34,500	0	0	6,500	0	-146
NET CASH FLOW	30,984	-277,138	2,374	-4,529	3,174	54,841	21,764	230,498

Operating Budget page 2 of 3

**HOUSING AUTHORITY of the COUNTY of BUTTE
FY 2024-25 OPERATING BUDGET**

Effective 10/1/2024

	Page 3 BOND TOTALS	2020A BOND PROPERTIES					
		Budgets Approved by Board August 2024					
		1519 Locust	Park Place Apts	Lincoln Apts	Alamont Apts	Evanswood Estates	Cordillera / Cameo
REVENUE	146	10	40	18	30	28	20
POTENTIAL DWELLING RENT	1,804,998	103,255	364,559	196,999	397,201	506,100	236,884
REBATES	0	0	0	0	0	0	0
VACANCY LOSS*	-117,954	-3,100	-20,640	-17,664	-22,800	-29,900	-23,850
NET DWELLING RENT	1,687,044	100,155	343,919	179,335	374,401	476,200	213,034
TENANT CHARGES	23,525	2,125	3,190	1,900	3,000	9,310	4,000
LAUNDRY REVENUE	15,360	480	3,780	4,200	5,100	0	1,800
INVESTMENT INCOME-unrestricted	72	12	12	12	12	12	12
INVESTMENT INCOME-restricted	0	0	0	0	0	0	0
TOTAL REVENUE	1,726,001	102,772	350,901	185,447	382,513	485,522	218,846
EXPENSES							
AUDIT FEE	2,075	200	400	200	300	300	675
ADVERTISING & MKTG	4,178	498	852	648	780	800	600
OFFICE EXPENSES	7,045	420	2,005	1,340	900	1,660	720
LEGAL EXPENSES	11,640	1,350	2,880	1,560	1,650	2,310	1,890
ALLOCATED OVERHEAD	30,860	1,260	5,580	3,700	4,600	11,220	4,500
OTHER ADMIN. EXPENSE	138,064	8,288	33,936	15,601	29,683	30,725	19,831
TOTAL OPERATING ADMIN.	193,862	12,016	45,653	23,049	37,913	47,015	28,216
TENANT SERVICES-MISC.	2,820	150	1,520	0	400	0	750
TOTAL TENANT SERVICES	2,820	150	1,520	0	400	0	750
WATER	52,204	3,170	11,335	4,810	9,600	16,362	6,927
ELECTRICITY	26,404	795	5,989	6,900	10,080	240	2,400
GAS	9,574	0	1,853	1,257	0	125	6,339
SEWER	56,984	2,550	21,969	4,979	7,614	14,592	5,280
TOTAL UTILITIES-PROJECT	145,166	6,515	41,146	17,946	27,294	31,319	20,946
MAINT. CONTRACT COSTS	388,674	23,527	68,420	44,477	61,638	139,042	51,570
TOTAL MAINTENANCE	388,674	23,527	68,420	44,477	61,638	139,042	51,570
INSURANCE-ALL	74,885	4,694	15,534	8,367	10,425	25,352	10,513
BAD DEBTS-TENANT	17,000	1,150	1,000	1,900	4,100	6,000	2,850
TOTAL OTHER OP. EXPENSES	91,885	5,844	16,534	10,267	14,525	31,352	13,363
TOTAL OPERATING EXPENSES	822,407	48,052	173,273	95,739	141,770	248,728	114,845
TOTAL EXPENSES	822,407	48,052	173,273	95,739	141,770	248,728	114,845
RETAINED EARNINGS	903,594	54,720	177,628	89,708	240,743	236,794	104,001
+ BOND \$ or RESERVE USAGE	144,250	9,800	45,900	7,800	23,550	32,000	25,200
+/- CASH TRANSFERS	-629,150	-45,068	-156,968	-71,280	-129,351	-130,748	-95,735
- DEBT PRINCIPAL PAYMENTS	-43,800	-3,000	-12,000	-5,400	-9,000	-8,400	-6,000
- CAPITALIZED ASSETS	-144,250	-9,800	-45,900	-7,800	-23,550	-32,000	-25,200
- RESERVE DEP or RESTR INTEREST	-146	0	0	0	0	0	-146
NET CASH FLOW	230,498	6,652	8,660	13,028	102,392	97,646	2,120



HOUSING AUTHORITY of the County of Butte

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

September 12, 2024

Memo

To: HACB Board of Commissioners

From: Angie Little, Rental Assistance Programs Manager
Tamra C. Young, Deputy Executive Director

Subject: Resolution No. 4940 – 2025 HUD Section 8 HCV and EHV Payment Standards

Each year, as administrator of the HUD Section 8 Housing Choice Voucher (HCV) Program, the HACB sets Payment Standards for its rental assistance programs. HUD issues Fair Market Rent (FMR) data, which is then analyzed by the local PHA for applicability to local market conditions and program funding levels. The PHA then adopts the standards, which are applied to program administration for the following fiscal year. The PHA has discretionary authority to set the Payment Standards anywhere from 90-110% of the FMRs for HCV and up to 120% of the FMRs for EHV.

Below are two (2) charts, the first showing current 2024 FMRs and adopted Payment Standards for each of HACB’s jurisdictions, Butte and Glenn Counties. The second chart shows HUD’s 2025 FMRs and staff’s recommendations for Payment Standards. This year’s published Fair Market Rents represent an average increase of 2% for the majority of HACB’s jurisdiction.

The last two years we were fortunate enough to provide a major benefit to our participants by establishing a Payment Standard of the maximum 110% of FMR, providing more options and reducing the rent burden to households. After analyzing the program projections into 2025 and 2026, the Housing Authority’s Budget Authority is not able to support an increase at this time. By moving forward into 2025 with no change to the Payment Standards, we will minimize overspending of the Budget Authority while still providing adequate subsidy for program participants, with no change to rent burden according to the analysis. Staff recommends the 2025 HCV Payments Standards remain unchanged from 2024.

The EHV Program is a separate funding source from HCV and analysis indicate there is adequate funding available to provide the maximum 120% of FMR, which is what staff recommends for 2025.





HOUSING AUTHORITY of the County of Butte

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 TDD/TTY (800) 735-2929
 (800) 564-2999 Butte County Only
 WEBSITE: www.butte-housing.com
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2024 HCV FMRs and Payment Standards

	Bedrooms				
	0	1	2	3	4
Butte County – 2024 HUD FMR	\$1049	\$1091	\$1428	\$2012	\$2423
% FMR	110%	110%	110%	110%	110%
Butte County 2024 Payment Standard	\$1153	\$1200	\$1570	\$2213	\$2665
Glenn County – 2024 HUD FMR	\$771	\$866	\$1138	\$1484	\$1846
% FMR	110%	110%	110%	110%	110%
Glenn County 2024 Payment Standard	\$848	\$952	\$1251	\$1632	\$2030

2025 HCV FMRs and Proposed Payment Standards

	Bedrooms				
	0	1	2	3	4
Butte County – 2025 HUD FMR	\$1069	\$1126	\$1466	\$2054	\$2462
% FMR	107.9%	106.6%	107.1%	107.8%	108.2%
Butte County 2025 Payment Standard	\$1153	\$1200	\$1570	\$2213	\$2665
Glenn County – 2025 HUD FMR	\$841	\$935	\$1227	\$1631	\$2060
% FMR	100.8%	101.8%	102%	100.1%	98.5%
Glenn County 2025 Payment Standard	\$848	\$952	\$1251	\$1632	\$2030

2024 EHV FMRs and Payment Standards

	Bedrooms				
	0	1	2	3	4
Butte County – 2024 HUD FMR	\$1049	\$1091	\$1428	\$2012	\$2423
% FMR	120%	120%	120%	120%	120%
Butte County 2024 Payment Standard	\$1258	\$1309	\$1713	\$2414	\$2907
Glenn County – 2024 HUD FMR	\$771	\$866	\$1138	\$1484	\$1846
% FMR	120%	120%	120%	120%	120%
Glenn County 2024 Payment Standard	\$925	\$1039	\$1365	\$1780	\$2215

2025 EHV FMRs and Proposed Payment Standards

	Bedrooms				
	0	1	2	3	4
Butte County – 2025 HUD FMR	\$1069	\$1126	\$1466	\$2054	\$2462
% FMR	120%	120%	120%	120%	120%
Butte County 2025 Payment Standard	\$1283	\$1351	\$1759	\$2464	\$2954
Glenn County – 2025 HUD FMR	\$841	\$935	\$1227	\$1631	\$2060
% FMR	120%	120%	120%	120%	120%
Glenn County 2025 Payment Standard	\$1009	\$1122	\$1472	\$1957	\$2472

Recommendation: Adoption of Resolution No. 4940



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



HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4940

DETERMINATION OF 2025 PAYMENT STANDARDS
FOR THE HUD SECTION 8 HOUSING CHOICE VOUCHER PROGRAM AND
EMERGENCY HOUSING VOUCHER PROGRAM

WHEREAS, the Housing Authority of the County of Butte (HACB) administers under contract the U.S. Department of Housing and Urban Development (HUD) Housing Choice Voucher (HCV) program in two jurisdictions, Butte and Glenn Counties; and

WHEREAS, the Housing Authority of the County of Butte (HACB) administers under contract the U.S. Department of Housing and Urban Development (HUD) Emergency Housing Voucher (EHV) program in two jurisdictions, Butte and Glenn Counties; and

WHEREAS, each year HUD, in accordance with 24 CFR Part 982, issues Fair Market Rent (FMR) data for the HACB’s jurisdictions, such data to be used by the HACB as a starting point in the determination of Payment Standards for purposes of administration of the HCV and EHV programs; and

WHEREAS, by program regulation, HACB has authority to set areawide HCV Payment Standards between 90% and 110% of the applicable FMR for each unit size, and can set Payment Standards for the EHV program at up to 120% of the applicable FMR for each unit size; and

WHEREAS, the HACB determines Payment Standards that is the amount generally needed to rent a moderately-priced dwelling unit in the local housing market and that is used to calculate the amount of housing assistance a family will receive; and

WHEREAS, HACB has reviewed its available HCV and EHV program budget authorities and obligations, as well as its Rent Reasonableness database, regarding rent burdens in the two (2) jurisdictional areas; and

WHEREAS, the HACB had determined that Payment Standards for 2025 be set in accordance with the following tables, such Payment Standards being determined to be in the best interest of the HACB, its HCV and EHV programs, and its HCV and EHV program participants;

2025 HCV FMRs and Payment Standards

	Bedrooms				
	0	1	2	3	4
Butte County – 2025 HUD FMR	\$1069	\$1126	\$1466	\$2054	\$2462
% FMR	107.9%	106.6%	107.1%	107.8%	108.2%
Butte County 2025 Payment Standard	\$1153	\$1200	\$1570	\$2213	\$2665
Glenn County – 2025 HUD FMR	\$841	\$935	\$1227	\$1631	\$2060
% FMR	100.8%	101.8%	102%	100.1%	98.5%
Glenn County 2025 Payment Standard	\$848	\$952	\$1251	\$1632	\$2030

2025 EHV FMRs and Payment Standards

	Bedrooms				
	0	1	2	3	4
Butte County – 2025 HUD FMR	\$1069	\$1126	\$1466	\$2054	\$2462
% FMR	120%	120%	120%	120%	120%
Butte County 2025 Payment Standard	\$1283	\$1351	\$1759	\$2464	\$2954
Glenn County – 2025 HUD FMR	\$841	\$935	\$1227	\$1631	\$2060
% FMR	120%	120%	120%	120%	120%
Glenn County 2025 Payment Standard	\$1009	\$1122	\$1472	\$1957	\$2472

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to set its 2024 Payment Standards for the HUD Section 8 Housing Choice Voucher and Emergency Housing Voucher programs in accordance with the tables above, such standards to be applied effective October 1, 2024.

Dated: September 19, 2024.

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary