

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

MEETING AGENDA

December 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/231547437>

You can also dial in using your phone.

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United States:
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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. 4950

ITEMS OF BUSINESS

1. ROLL CALL

2. AGENDA AMENDMENTS

3. CONSENT CALENDAR

3.1 Minutes for the meeting of November 21, 2024

3.2 Checks written for:

3.2.1 Accounts Payable (General) – \$1,777,621.50

3.2.2 Landlords – \$1,965,722.80

3.2.3 Payroll – \$158,041.08

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 PG&E Easement – Park Place Apartments, Oroville

3.11 Tax Credit Properties

3.12 Family Self Sufficiency

3.13 Rental Assistance Programs

3.14 News Article

3.14.1 “Housing crisis continues to get worse” Cal Matters, *Dan Walters*,
December 6, 2024

4. CORRESPONDENCE

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Housing Forecast – Presentation by Ed Mayer
 Recommendation: Information
- 5.2 HACB Write-Offs – Approval of HACB Write-Offs (Revised) Uncollectible Accounts Receivable.
 Recommendation: Resolution No. 4950
- 5.3 HACB Audit – Receive and Accept FY2023 Audit Report.
 Recommendation: Motion
- 5.4 Personnel – Adopt Publicly Available Pay Schedules for HACB.
 Recommendation: Resolution No. 4951
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
- **2025 Commissioners Calendar**
 - **Next Meeting: January 16, 2025**
13. ADJOURNMENT

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

MEETING MINUTES OF November 21, 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 2:08 p.m.

1. ROLL CALL

Present for the Commissioners: Charles Alford (*arrived 2:15 p.m.*), Randy Coy, Darlene Fredericks, David Pittman, and Sarah Richter; all attended in person.

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

2. AGENDA AMENDMENTS

None.

3. CONSENT CALENDAR

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

4. CORRESPONDENCE

- 4.1 PARS 115 Trust – Yearly review provided regarding PARS 115 Trust investment.
- 4.2 NAHRO 2024 Presidential Transition Report was provided for informational purposes only.

5. REPORTS FROM EXECUTIVE DIRECTOR

- 5.1 Section 8 Management Assessment Plan (SEMAP) – The HUD Section 8 Management Assessment Program (SEMAP) is a yearly require exercise, where

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HACB self-certifies its program performance in each jurisdiction it serves (Butte and Glenn Counties). SEMAP looks at voucher statistics; leasing rates, expenditures, compliance, distribution of vouchers throughout the community. This year the HACB will receive all of the possible points available, maintaining the High Performer Status.

RESOLUTION NO. 4946

Commissioner Fredericks moved that Resolution No. 4946 be adopted by reading of title only: “APPROVAL OF SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION”. Commissioner Richter seconded. The vote in favor was unanimous.

- 5.2 Public Housing Flat Rents – Annually, the HACB must review its HUD Public Housing Flat Rent determinations. Public Housing tenants can choose one of two rent methods; either an “income-based rent”, which is calculated at roughly 30% of total household income, or a “Flat Rent”, which is based on marked considerations, and is set at not less than 80% of the applicable HUD-Determined Fair Market Rent (FMR) for the area. The idea behind Flat Rents is to increase income diversity in Public Housing, allowing higher income households that would otherwise be forced out of the program by virtue of higher incomes to remain in Public Housing. Currently there are EIGHT (8) Public Housing households that have selected the Flat Rent option out of the 345 households served in Public Housing. The action updates the Flat Rent Schedule for the 2025 operating year.

RESOLUTION NO. 4947

Commissioner Coy moved that Resolution No. 4947 be adopted by reading of title only: “DETERMINATION OF PUBLIC HOUSING FLAT RENTS”. Commissioner Richter seconded. The vote in favor was unanimous.

- 5.3 Personnel – In July of 2024, the State of California adopted SB 553 adding additional requirements to the development and adoption of a Workplace Violence Plan. The HACB had already adopted a CalOSHA required Workplace Violence Prevention Plan in 2013. The newly added requirements in the plan must include evaluation and correction of workplace violence hazards, training of employees and supervisors, maintaining an incident log and keeping records of all trainings and violent incidents. On Tuesday November 19th the HACB had a representative from CHWCA come on site and train all employees and supervisors on the plan, making the agency compliant with both CalOSHA and SB553.

RESOLUTION NO. 4948

Commissioner Richter moved that Resolution No. 4948 be adopted by reading of title only: “ADOPTION OF CalOSHA-REQUIRED POLICY: WORKPLACE VIOLENCE PREVENTION POLICY”. Commissioner Fredericks seconded. The vote in favor was unanimous.

- 5.4 Personnel – Management is recommending the following changes regarding staffing. First recommendation is to create a “Lead Assisted Housing Specialist” in the Public Housing department. The position would mirror the Lead Occupancy Specialist in the Section 8 department. The position would serve as an overlay to the existing position and provide a 10% salary increase to the individual that is successfully selected. The second recommendation is to amend the Executive Assistant job description; which would include managing the front desk clerical staff and provide a 5% salary increase to take on a supervisory role. The suggested staffing changes would alleviate Executive management time and additional duties as the Executive team remains with one unfilled position.

RESOLUTION NO. 4949

Commissioner Richter moved that Resolution No. 4949 be adopted by reading of title only: “ADOPTION OF POSITION DESCRIPTIONS AND REVISED HACB ORG CHART FOR EXECUTIVE ASSISTANT AND LEAD ASSISTED HOUSING SPECIALIST”. Commissioner Alford seconded. The vote in favor was unanimous.

7. MATTERS CONTINUED FOR DISCUSSION

None.

8. SPECIAL REPORTS

None.

9. REPORTS FROM COMMISSIONERS

None.

10. MATTERS INITIATED BY COMMISSIONERS

None.

11. EXECUTIVE SESSION

None.

12. COMMISSIONERS' CALENDAR

- **Save the date: Holiday Luncheon: December 18, 2024**
- **Next Meeting – December 19, 2024**

13. ADJOURNMENT

The meeting was adjourned at 3:08 p.m.

Dated: November 21, 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
11/4/2024	3838	v0000031 - PG&E	504.00
11/7/2024	3839	v0000011 - California Water Service - Chico	391.33
11/7/2024	3840	v0000017 - EAGLE SECURITY SYSTEMS	169.14
11/7/2024	3841	v0000031 - PG&E	4,868.98
11/7/2024	3842	v0000031 - PG&E	96.74
11/7/2024	3843	v0000057 - OPER. ENG. LOCAL #3	868.00
11/7/2024	3844	v0000082 - ENTERPRISE-RECORD	818.60
11/7/2024	3845	v0000113 - MILLER GLASS, INC.	727.78
11/7/2024	3846	v0000140 - COMCAST CABLE	411.34
11/7/2024	3847	v0000149 - Susana Torres-Agustin	286.00
11/7/2024	3848	v0000192 - Nan McKay & Associates, Inc.	375.00
11/7/2024	3849	v0000213 - MI CASA EDUCATION, INC.	7,500.00
11/7/2024	3850	v0000229 - InterWest Insurance Services, LLC	575.00
11/7/2024	3851	v0000241 - WASTE MANAGEMENT	433.45
11/7/2024	3852	v0000267 - OFFICE DEPOT INC	59.21
11/7/2024	3853	v0000336 - Housing Tools	3,920.00
11/7/2024	3854	v0000362 - Modern Building, Inc.	287,309.45
11/7/2024	3855	v0000402 - US Bank	225.16
11/7/2024	3856	v0000412 - Creative Composition, Inc.	55.29
11/7/2024	3857	v0000459 - E Center	198.22
11/7/2024	3858	v0000474 - Advanced Document	146.46
11/7/2024	3859	v0000554 - GreatAmerica Financial Services	185.12
11/7/2024	3860	v0000599 - Access Information Holdings, LLC.	65.38
11/7/2024	3861	v0000631 - Hignell, Inc. dba Experts in Your Home	162,432.07
11/7/2024	3862	v0000795 - Richard's North State Pest Mgmt (dba)	43.00
11/7/2024	3863	v0000821 - Golden State Risk Management Authority	7,894.00
11/7/2024	3864	v0000829 - Armed Guard Private Security, Inc	300.00
11/7/2024	3865	v0000863 - Nor-Cal Landscape Maintenance dba	72.88
11/7/2024	3866	v0004614 - City of Chico (Sewer)	33.29
11/7/2024	3867	v0004655 - Housing and Development Law Institute	1,325.00
11/7/2024	3868	v0004733 - Bowman & Company, LLP.	15,000.00
11/7/2024	3869	v0004768 - William Berry Jr.	10,376.00
11/7/2024	3870	v0004774 - Sierra Excavating LLC	44,963.00
11/21/2024	3871	v0000007 - CITY OF CHICO (22332) (FUEL)	121.52
11/21/2024	3872	v0000031 - PG&E	1,073.38
11/21/2024	3873	v0000031 - PG&E	101.81
11/21/2024	3874	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	35.86
11/21/2024	3875	v0000039 - TPx Communications	229.87
11/21/2024	3876	v0000040 - Gregory P. Einhorn	2,680.00
11/21/2024	3877	v0000108 - AT&T	10.24
11/21/2024	3878	v0000121 - United States Postal Service (CMRS-FP)	2,500.00
11/21/2024	3879	v0000125 - Butte County Recorder	16.00
11/21/2024	3880	v0000140 - COMCAST CABLE	647.34
11/21/2024	3881	v0000267 - OFFICE DEPOT INC	28.57
11/21/2024	3882	v0000312 - Unum Life Insurance Company	330.22
11/21/2024	3883	v0000315 - Holden Law Group	655.60
11/21/2024	3884	v0000315 - Holden Law Group	84.00
11/21/2024	3885	v0000357 - Yuba City	340.00
11/21/2024	3886	v0000362 - Modern Building, Inc.	532,358.17
11/21/2024	3887	v0000402 - US Bank	316.65
11/21/2024	3888	v0000434 - Chico Economy Towing	90.00
11/21/2024	3889	v0000469 - Thermalito Irrigation	43.35
11/21/2024	3890	v0000474 - Advanced Document	727.44
11/21/2024	3891	v0000773 - Clean Master	1,560.00
11/21/2024	3892	v0000806 - Cypress Dental Administrators	681.11

11/21/2024	3893	v0000903 - Chico Auto Care / Ace Radiator	801.40
11/21/2024	3894	v0004507 - S&P Global Ratings	11,000.00
11/21/2024	3895	v0004526 - VSP Vision Care	147.76
11/21/2024	3896	v0004656 - Avrit Insurance Agency, Inc.	42,537.90
11/21/2024	3897	v0004709 - CGI Technical Services, Inc.	580.00
11/21/2024	3898	v0004778 - Sutter Butte Flood Control Agency	3,117.30
11/4/2024	100239	v0002183 - Chico Pacific Associates	1,066.00
11/4/2024	100240	v0003020 - Palo Verde Apartments LLC	815.00
11/4/2024	100241	v0003960 - Chico Housing Action Team	5,712.00
11/4/2024	100242	v0003988 - Elle Property Management Solutions	269.00
11/4/2024	100243	v0004114 - DeGarmo Terrace Apts	1,975.00
11/7/2024	100244	v0000159 - Tamra C. Young	281.00
11/7/2024	100245	v0000159 - Tamra C. Young	196.17
11/7/2024	100246	v0004479 - Netsys Systems, Inc.	1,330.00
11/7/2024	100247	v0004563 - Novogradac & Company LLP	4,072.00
11/15/2024	100248	v0004115 - Ramos	1,347.00
11/21/2024	100249	v0000155 - Susanne Kemp	56.93
11/21/2024	100250	v0000724 - ED MAYER	1,460.14
11/21/2024	100251	v0004543 - Joseph Young	803.60
11/29/2024	112924	v0000891 - Paylocity	110,104.34
11/15/2024	835085	v0004576 - Aflac	954.06
11/15/2024	1052672	v0000799 - Benefit Resource, Inc.	150.00
11/20/2024	2424694	v0000891 - Paylocity	856.63
11/4/2024	2769769	v0000059 - CalPERS	34,802.25
11/4/2024	2769770	v0000059 - CalPERS	12,046.66
11/4/2024	2769771	v0000059 - CalPERS	565.00
11/4/2024	2769772	v0000059 - CalPERS	195.25
11/4/2024	2769773	v0000059 - CalPERS	2.76
11/14/2024	2777404	v0000059 - CalPERS	12,110.05
11/14/2024	2777405	v0000059 - CalPERS	6,783.01
11/14/2024	2777406	v0000059 - CalPERS	6,629.79
11/14/2024	2777407	v0000059 - CalPERS	565.00
11/1/2024	11012024	v0000891 - Paylocity	109,459.75
11/5/2024	11052024	v0000439 - Umpqua Bank	3,425.45
11/14/2024	11142024	v0000380 - Staples Business Credit	453.75
11/15/2024	11152024	v0000891 - Paylocity	110,002.75
11/18/2024	11182024	v0000088 - The Home Depot Credit Services	34.56
11/5/2024	407059553	v0000181 - Empower	1,540.00
11/15/2024	411990971	v0000181 - Empower	1,540.00

TOTAL 1,587,049.28

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

Check Date	Check #	Vendor	Total Amount
11/4/2024	2126	v0000006 - Biggs Municipal Utilities	27.00
11/4/2024	2127	v0000011 - California Water Service - Chico	87.00
11/4/2024	2128	v0000014 - Gridley Municipal Utilities	681.00
11/4/2024	2129	v0000031 - PG&E	1,349.00
11/4/2024	2130	v0004614 - City of Chico (Sewer)	37.00
11/6/2024	2131	b0001256 - Warner	706.87
11/6/2024	2132	t0021918 - Hinojosa	525.00
11/6/2024	2133	v0000006 - Biggs Municipal Utilities	2,809.98
11/6/2024	2134	v0000011 - California Water Service - Chico	6,961.35
11/6/2024	2135	v0000015 - A-1 Appliance	364.64
11/6/2024	2136	v0000017 - EAGLE SECURITY SYSTEMS	110.90
11/6/2024	2137	v0000031 - PG&E	60.09
11/6/2024	2138	v0000031 - PG&E	938.85
11/6/2024	2139	v0000031 - PG&E	42.83
11/6/2024	2140	v0000072 - Towne Flooring Center	1,431.14
11/6/2024	2141	v0000113 - MILLER GLASS, INC.	452.82
11/6/2024	2142	v0000140 - COMCAST CABLE	243.71
11/6/2024	2143	v0000185 - Warren Asbestos Abatement Cont., Inc.	6,104.25
11/6/2024	2144	v0000206 - JACKSONS GLASS CO, INC.	456.50
11/6/2024	2145	v0000235 - HD Supply Facilities Maintenance, Ltd.	6,440.09
11/6/2024	2146	v0000240 - CIC	548.00
11/6/2024	2147	v0000241 - WASTE MANAGEMENT	1,396.02
11/6/2024	2148	v0000267 - OFFICE DEPOT INC	401.22
11/6/2024	2149	v0000309 - Illustratus	131.72
11/6/2024	2150	v0000401 - Plan B Professional Answering Services	133.50
11/6/2024	2151	v0000412 - Creative Composition, Inc.	98.60
11/6/2024	2152	v0000474 - Advanced Document	32.99
11/6/2024	2153	v0000592 - Neal Road Recycling & Waste	17.69
11/6/2024	2154	v0000599 - Access Information Holdings, LLC.	65.42
11/6/2024	2155	v0000669 - ROTO-ROOTER OROVILLE	545.00
11/6/2024	2156	v0000680 - MAINTENANCE PLUS	471.16
11/6/2024	2157	v0000729 - COUNTER MAGIC	750.00
11/6/2024	2158	v0000773 - Clean Master	870.00
11/6/2024	2159	v0000795 - Richard's North State Pest Mgmt (dba)	1,561.50
11/6/2024	2160	v0000821 - Golden State Risk Management Authority	15,711.00
11/6/2024	2161	v0000863 - Nor-Cal Landscape Maintenance dba	12,962.46
11/6/2024	2162	v0000886 - Candelario Ace Hardware dba	12.86
11/6/2024	2163	v0004593 - Citiguard, Inc.	2,700.00
11/6/2024	2164	v0004614 - City of Chico (Sewer)	4.72
11/6/2024	2165	v0004653 - Jessee Heating & Air Conditioning	65.00
11/21/2024	2166	v0000007 - CITY OF CHICO (22332) (FUEL)	675.48
11/21/2024	2167	v0000010 - California Water Service - Oroville	308.54
11/21/2024	2168	v0000010 - California Water Service - Oroville	183.20
11/21/2024	2169	v0000010 - California Water Service - Oroville	1,828.52
11/21/2024	2170	v0000010 - California Water Service - Oroville	4,326.35
11/21/2024	2171	v0000014 - Gridley Municipal Utilities	1,281.22
11/21/2024	2172	v0000015 - A-1 Appliance	471.87
11/21/2024	2173	v0000031 - PG&E	1.13
11/21/2024	2174	v0000031 - PG&E	213.56
11/21/2024	2175	v0000031 - PG&E	35.31
11/21/2024	2176	v0000031 - PG&E	9.68
11/21/2024	2177	v0000031 - PG&E	9.68
11/21/2024	2178	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,080.96
11/21/2024	2179	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,867.99
11/21/2024	2180	v0000039 - TPx Communications	139.92
11/21/2024	2181	v0000040 - Gregory P. Einhorn	1,395.00
11/21/2024	2182	v0000071 - Riebes Auto Parts	219.97
11/21/2024	2183	v0000072 - Towne Flooring Center	1,158.84
11/21/2024	2184	v0000108 - AT&T	21.36
11/21/2024	2185	v0000113 - MILLER GLASS, INC.	356.46
11/21/2024	2186	v0000121 - United States Postal Service (CMRS-FP)	2,500.00

11/21/2024	2187	v0000140 - COMCAST CABLE	278.65
11/21/2024	2188	v0000185 - Warren Asbestos Abatement Cont., Inc.	4,802.75
11/21/2024	2189	v0000267 - OFFICE DEPOT INC	122.72
11/21/2024	2190	v0000312 - Unum Life Insurance Company	549.20
11/21/2024	2191	v0000425 - Climate & Energy Solutions	316.00
11/21/2024	2192	v0000469 - Thermalito Irrigation	1,123.41
11/21/2024	2193	v0000504 - Jiffy Lube, Inc.	93.68
11/21/2024	2194	v0000592 - Neal Road Recycling & Waste	65.42
11/21/2024	2195	v0000669 - ROTO-ROOTER OROVILLE	465.00
11/21/2024	2196	v0000679 - SAM'S DOOR SHOP	437.80
11/21/2024	2197	v0000806 - Cypress Dental Administrators	1,410.60
11/21/2024	2198	v0000886 - Candelario Ace Hardware dba	42.87
11/21/2024	2199	v0004526 - VSP Vision Care	258.43
11/21/2024	2200	v0004614 - City of Chico (Sewer)	1,632.07
11/21/2024	2201	v0004614 - City of Chico (Sewer)	51.71
11/21/2024	2202	v0004653 - Jessee Heating & Air Conditioning	195.00
11/21/2024	2203	v0004778 - Sutter Butte Flood Control Agency	798.71
11/21/2024	2204	v0004780 - Birchard Construction Inc.	26,260.20
11/7/2024	10000	v0004479 - Netsys Systems, Inc.	560.00
11/5/2024	11052024	v0000439 - Umpqua Bank	3,352.25
11/14/2024	11142024	v0000380 - Staples Business Credit	83.12
11/15/2024	11152024	v0000088 - The Home Depot Credit Services	6,405.28

TOTAL 137,698.79

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

Check Date	Check #	Vendor	Total Amount
11/7/2024	131	V0004163 - Jesus Provides Our Daily Bread Db a Jesus Center	800.00
11/7/2024	132	v0004479 - Netsys Systems, Inc.	490.00
11/21/2024	133	v0001443 - Francis	1,000.00
11/21/2024	134	v0003960 - Chico Housing Action Team	500.00
11/19/2024	2188	v0000129 - Angela Little	-101.00
11/7/2024	2320	v0000240 - CIC	1,988.45
11/7/2024	2321	v0000267 - OFFICE DEPOT INC	758.77
11/7/2024	2322	v0000412 - Creative Composition, Inc.	141.90
11/7/2024	2323	v0000474 - Advanced Document	113.07
11/7/2024	2324	v0000599 - Access Information Holdings, LLC.	65.41
11/7/2024	2325	v0000821 - Golden State Risk Management Authority	11,674.00
11/7/2024	2326	v0000863 - Nor-Cal Landscape Maintenance dba	212.30
11/21/2024	2327	v0000007 - CITY OF CHICO (22332) (FUEL)	100.25
11/21/2024	2328	v0000039 - TPx Communications	629.65
11/21/2024	2329	v0000040 - Gregory P. Einhorn	1,590.00
11/21/2024	2330	v0000108 - AT&T	58.06
11/21/2024	2331	v0000129 - Angela Little	101.00
11/21/2024	2332	v0000267 - OFFICE DEPOT INC	141.08
11/21/2024	2333	v0000276 - Scrubbs, Inc.	15.00
11/21/2024	2334	v0000312 - Unum Life Insurance Company	491.10
11/21/2024	2335	v0000402 - US Bank	165.10
11/21/2024	2336	v0000806 - Cypress Dental Administrators	943.20
11/21/2024	2337	v0004526 - VSP Vision Care	155.19
11/5/2024	11052024	v0000439 - Umpqua Bank	1,505.75
11/14/2024	11142024	v0000380 - Staples Business Credit	70.50
11/19/2024	11192024	v0000088 - The Home Depot Credit Services	8.72
TOTAL			23,617.50

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

Check Date	Check #	Vendor	Total Amount
11/7/2024	1184	v0000660 - HACB	4,126.50
11/7/2024	1185	v0000863 - Nor-Cal Landscape Maintenance dba	3.68
TOTAL			4,130.18

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

Check Date	Check #	Vendor	Total Amount
11/7/2024	1509	v0000382 - FedEx	45.66
11/7/2024	1510	v0000660 - HACB	23,816.41
11/7/2024	1511	v0000837 - Gary Quiring	900.00
11/7/2024	1512	v0000863 - Nor-Cal Landscape Maintenance dba	3.68
11/21/2024	1513	v0000040 - Gregory P. Einhorn	360.00
TOTAL			25,125.75

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

CUMULATIVE

ASSETS

Current Assets

Cash - Unrestricted	27,448,343
Cash - Other Restricted	(7,824,839)
Account Receivable - Current	762,533
Other Current Assets	1,425,074

Total Current Assets	21,811,111
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Fixed Assets

Fixed Assets & Accumulated Depreciation	41,734,275
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Total Fixed Assets	41,734,275
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Other Non-Current Assets

Notes Loans & Mortgages Receivable	758,368
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Total Other Non-Current Assets	758,368
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TOTAL ASSETS	64,303,754
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LIABILITIES

Current Liabilities

Accounts Payable	511,791
Tenant Security Deposits	322,694
Long Term Debt - Current Portion	877,073
Other Long Term Liabilities	13,417,692

Total Current Liabilities	15,129,249
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Long-Term Liabilities

Long-Term Debt	13,156,137
Other Long Term Liabilities	7,821,950

Total Long-Term Liabilities	20,978,088
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TOTAL LIABILITIES	36,107,337
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NET POSITION

Beginning Net Position	3,215,026
Retained Earnings	24,981,391

TOTAL NET POSITION	28,196,417
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TOTAL LIABILITIES AND NET POSITION	64,303,754
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Housing Authority of the County of Butte
CONSOLIDATED INCOME STATEMENT
October 31, 2024

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	384,497	437,835	53,338	384,497	437,835	53,338	0.00%
Tenant Charges	13,239	5,673	(7,567)	13,239	5,673	(7,567)	0.00%
Laundry Revenue	1,089	2,818	1,729	1,089	2,818	1,729	0.00%
HUD Grant Revenue	2,571,408	2,300,616	(270,792)	2,571,408	2,300,616	(270,792)	9.31%
Other Grant Revenue	0	0	172,976	0	0	509,241	0.00%
Investment Income-unrestricted	0	7,610	7,610	0	7,610	7,610	0.00%
Investment Income - restricted	0	5,817	5,817	0	5,817	5,817	0.00%
Fraud Recovery	3,830	4,167	337	3,830	4,167	337	7.66%
Other Income	214,600	55,807	(158,793)	214,600	55,807	(158,793)	32.05%
TOTAL REVENUES	3,188,663	2,820,343	(195,344)	3,188,663	2,820,343	140,921	9.42%
Administrative Employee Salaries	177,357	237,776	60,419	177,357	237,776	60,419	6.22%
Audit Fee	0	3,748	3,748	0	3,748	3,748	0.00%
Advertising & Marketing	8,934	1,875	(7,060)	8,934	1,875	(7,060)	39.71%
Admin Fringe Benefits & Taxes	79,886	127,799	47,913	79,886	127,799	47,913	5.21%
Office Expenses	8,350	22,776	14,427	8,350	22,776	14,427	3.05%
Legal Expenses	10,648	5,145	(5,503)	10,648	5,145	(5,503)	17.25%
Travel	3,326	17,622	14,296	3,326	17,622	14,296	1.57%
Allocated Overhead	120,753	0	(120,753)	120,753	0	(120,753)	#DIV/0!
Other Admin Expenses	6,539	57,681	51,142	6,539	57,681	51,142	0.94%
Total Operating Admin Costs	415,793	474,423	58,629	415,793	474,423	58,629	7.30%
Tenant Services - Salaries	11,092	12,143	1,051	11,092	12,143	1,051	7.61%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	2,502	5,474	2,971	2,502	5,474	2,971	3.81%
Resident Services MISC	7,500	19,929	12,429	7,500	19,929	12,429	3.14%
Total Tenant Services	21,094	37,546	16,451	21,094	37,546	16,451	4.68%
Water	24,849	19,655	(5,194)	24,849	19,655	(5,194)	10.54%
Electricity	6,118	11,212	5,094	6,118	11,212	5,094	4.55%
Gas	512	4,929	4,416	512	4,929	4,416	0.87%
Sewer	4,415	18,469	14,054	4,415	18,469	14,054	1.79%
Total Utilities - Project	35,894	54,265	18,371	35,894	54,265	18,371	5.30%
Maintenance Salaries	34,269	45,482	11,213	34,269	45,482	11,213	6.28%
Maintenance Materials	4,009	24,498	20,489	4,009	24,498	20,489	1.36%
Maintenance Contract Costs	29,711	103,668	73,956	29,711	103,668	73,956	2.39%
Maintenance Fringe Benefits	91,859	20,601	(71,258)	91,859	20,601	(71,258)	37.16%
Total Maintenance Costs	159,850	194,249	34,400	159,850	194,249	34,400	6.86%
Protective Services	2,749	2,825	76	2,749	2,825	76	8.11%
Insurance-Liability/Property/Auto	6	37,682	37,676	6	37,682	37,676	0.00%
Other General Expenses	300	24,257	23,957	300	24,257	23,957	0.10%
PILOT	0	16,959	16,959	0	16,959	16,959	0.00%
Bad Debt - Tenant	0	5,583	5,583	0	5,583	5,583	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	17,167	17,167	0	17,167	17,167	0.00%
Total Other Operating Expenses	3,055	104,473	101,419	3,055	104,473	101,419	0.24%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	2,026,560	1,851,075	(175,485)	2,026,560	1,851,075	(175,485)	9.12%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	2,026,560	1,851,075	(175,485)	2,026,560	1,851,075	(175,485)	9.12%
TOTAL EXPENSES	2,662,246	2,716,030	53,785	2,662,246	2,716,030	53,785	8.16%
RETAINED EARNINGS	526,418	104,312	(422,105)	526,418	104,312	87,136	1.26%

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

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	262,198	278,535	16,337	262,198	278,535	16,337	7.84%
Tenant Charges	0	2,340	2,340	0	2,340	2,340	0.00%
Laundry Revenue	0	1,485	1,485	0	1,485	1,485	0.00%
HUD Grant Revenue	0	0	0	0	0	0	0.00%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	7,077	7,077	0	7,077	7,077	0.00%
Investment Income - restricted	0	1,650	1,650	0	1,650	1,650	0.00%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	214,600	54,982	(159,618)	214,600	54,982	(159,618)	32.53%
TOTAL REVENUES	476,798	346,068	(130,730)	476,798	346,068	(130,730)	11.48%
Administrative Employee Salaries	60,941	65,986	5,045	60,941	65,986	5,045	7.70%
Audit Fee	0	1,682	1,682	0	1,682	1,682	0.00%
Advertising & Marketing	8,934	708	(8,226)	8,934	708	(8,226)	105.16%
Admin Fringe Benefits & Taxes	38,145	36,235	(1,911)	38,145	36,235	(1,911)	8.77%
Office Expenses	2,632	3,693	1,061	2,632	3,693	1,061	5.94%
Legal Expenses	500	2,228	1,728	500	2,228	1,728	1.87%
Travel	3,326	3,041	(285)	3,326	3,041	(285)	9.11%
Allocated Overhead	31,073	24,116	(6,958)	31,073	24,116	(6,958)	10.74%
Other Admin Expenses	2,923	26,547	23,624	2,923	26,547	23,624	0.92%
Total Operating Admin Costs	148,474	164,235	15,761	148,474	164,235	15,761	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	1,688	0	(1,688)	0	0	0	0.00%
Resident Services MISC	7,500	4,793	(2,707)	7,500	4,793	(2,707)	13.04%
Total Tenant Services	9,188	4,793	(4,395)	7,500	4,793	(2,707)	13.04%
Water	232	8,647	8,415	232	8,647	8,415	0.22%
Electricity	3,795	5,720	1,925	3,795	5,720	1,925	5.53%
Gas	48	4,308	4,260	48	4,308	4,260	0.09%
Sewer	445	8,378	7,933	445	8,378	7,933	0.44%
Total Utilities - Project	4,520	27,053	22,533	4,520	27,053	22,533	1.39%
Maintenance Salaries	0	9,528	9,528	0	9,528	9,528	0.00%
Maintenance Materials	2,356	13,540	11,184	2,356	13,540	11,184	1.45%
Maintenance Contract Costs	12,614	62,488	49,874	12,614	62,488	49,874	1.68%
Maintenance Fringe Benefits	0	467	467	0	467	467	0.00%
Total Maintenance Costs	14,970	86,023	71,052	14,970	86,023	71,052	1.45%
Protective Services	48	167	119	48	167	119	2.38%
Insurance-Liability/Property/Auto	6	19,270	19,264	6	19,270	19,264	0.00%
Other General Expenses	300	4,211	3,911	300	4,211	3,911	0.59%
PILOT	0	292	292	0	292	292	0.00%
Bad Debt - Tenant	0	1,417	1,417	0	1,417	1,417	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	542	542	0	542	542	0.00%
Total Other Operating Expenses	354	25,899	25,546	354	25,899	25,546	0.11%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	15,058	12,085	(2,973)	15,058	12,085	(2,973)	10.38%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	15,058	12,085	(2,973)	15,058	12,085	(2,973)	10.38%
TOTAL EXPENSES	192,565	320,088	127,524	190,876	320,088	129,212	4.97%
RETAINED EARNINGS	284,233	25,980		285,922	25,980		6.51%

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

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	122,299	159,300	37,001	122,299	159,300	37,001	6.40%
Tenant Charges	5,931	3,333	(2,598)	5,931	3,333	(2,598)	14.83%
Laundry Revenue	1,089	1,333	244	1,089	1,333	244	6.81%
HUD Grant Revenue	113,792	126,072	12,280	113,792	126,072	12,280	7.52%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	383	383	0	383	383	0.00%
Investment Income - restricted	0	200	200	0	200	200	0.00%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	0	0	0	0	0	0	#DIV/0!
TOTAL REVENUES	243,111	290,622	47,511	243,111	290,622	47,511	6.97%
Administrative Employee Salaries	53,284	40,522	(12,763)	53,284	40,522	(12,763)	10.96%
Audit Fee	0	267	267	0	267	267	0.00%
Advertising & Marketing	0	750	750	0	750	750	0.00%
Admin Fringe Benefits & Taxes	21,376	21,598	222	21,376	21,598	222	8.25%
Office Expenses	4,700	5,000	300	4,700	5,000	300	7.83%
Legal Expenses	5,374	1,250	(4,124)	5,374	1,250	(4,124)	35.82%
Travel	0	5,924	5,924	0	5,924	5,924	0.00%
Allocated Overhead	41,212	41,212	(0)	41,212	41,212	(0)	8.33%
Other Admin Expenses	210	4,870	4,660	210	4,870	4,660	0.36%
Total Operating Admin Costs	126,156	121,392	(4,763)	126,156	121,392	(4,763)	8.66%
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	719	719	0.00%
Total Tenant Services	0	719	719	0	719	719	0.00%
Water	24,617	10,833	(13,784)	24,617	10,833	(13,784)	18.94%
Electricity	2,323	2,417	94	2,323	2,417	94	8.01%
Gas	464	500	36	464	500	36	7.74%
Sewer	3,969	11,775	7,806	3,969	11,775	7,806	2.81%
Total Utilities - Project	31,373	25,525	(5,848)	31,373	25,525	(5,848)	10.24%
Maintenance Salaries	34,269	35,454	1,185	34,269	35,454	1,185	8.05%
Maintenance Materials	1,653	10,417	8,764	1,653	10,417	8,764	1.32%
Maintenance Contract Costs	49,314	27,429	(21,885)	49,314	27,429	(21,885)	14.98%
Maintenance Fringe Benefits	6,623	19,854	13,231	6,623	19,854	13,231	2.78%
Total Maintenance Costs	91,859	93,154	1,295	91,859	93,154	1,295	8.22%
Protective Services	2,701	2,333	(368)	2,701	2,333	(368)	9.65%
Insurance-Liability/Property/Auto	0	16,822	16,822	0	16,822	16,822	0.00%
Other General Expenses	0	250	250	0	250	250	0.00%
PILOT	0	16,667	16,667	0	16,667	16,667	0.00%
Bad Debt - Tenant	0	4,167	4,167	0	4,167	4,167	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	0	6,650	6,650	0	6,650	6,650	0.00%
Total Other Operating Expenses	2,701	46,889	44,188	2,701	46,889	44,188	0.48%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	2,701	0	(2,701)	2,701	0	(2,701)	0.00%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	2,701	0	(2,701)	2,701	0	(2,701)	0.00%
TOTAL EXPENSES	254,791	287,679	32,888	254,791	287,679	32,888	7.38%
RETAINED EARNINGS	(11,680)	2,943		(11,680)	2,943		-33.07%

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

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	8.33% % 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	320,202	96,381	(223,821)	320,202	96,381	(223,821)	27.69%
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	0	0	0	0	0	0	0.00%
Other Income	0	0	0	0	0	0	0.00%
TOTAL REVENUES	320,202	96,381	(223,821)	320,202	96,381	(223,821)	27.69%
Administrative Employee Salaries	5,985	7,665	1,680	5,985	7,665	1,680	6.51%
Audit Fee	0	0	0	0	0	0	0.00%
Advertising & Marketing	0	0	0	0	0	0	0.00%
Admin Fringe Benefits & Taxes	1,432	4,085	2,654	1,432	4,085	2,654	2.92%
Office Expenses	0	333	333	0	333	333	0.00%
Legal Expenses	0	0	0	0	0	0	0.00%
Travel	0	143	143	0	143	143	0.00%
Allocated Overhead	1,850	1,850	0	1,850	1,850	0	0.00%
Other Admin Expenses	0	208	208	0	208	208	0.00%
Total Operating Admin Costs	9,267	14,285	5,018	9,267	14,285	5,018	5.41%
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	9,980	0	0	9,980	0	(9,980)	0.00%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	9,980	0	0	9,980	0	(9,980)	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	0.00%
TOTAL EXPENSES	19,247	14,285	5,018	19,247	14,285	(4,962)	5.55%
RETAINED EARNINGS	300,955	82,096		300,955	82,096		37.17%

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

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	7,483	0	(7,483)	7,483	0	(7,483)	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	2,015,424	1,941,688	(73,736)	2,015,424	1,941,688	(73,736)	8.65%
Other Grant Revenue	0	0	336,265	0	0	672,530	0.00%
Investment Income-unrestricted	0	150	150	0	150	150	0.00%
Investment Income - restricted	0	4,167	4,167	0	4,167	4,167	0.00%
Fraud Recovery	3,655	4,167	512	3,655	4,167	512	7.31%
Other Income	0	625	625	0	625	625	0.00%
TOTAL REVENUES	2,026,562	1,950,797	260,499	2,026,562	1,950,797	596,764	8.66%
Administrative Employee Salaries	57,146	65,148	8,002	57,146	65,148	8,002	7.31%
Audit Fee	0	1,675	1,675	0	1,675	1,675	0.00%
Advertising & Marketing	0	417	417	0	417	417	0.00%
Admin Fringe Benefits & Taxes	18,933	34,724	15,792	18,933	34,724	15,792	4.54%
Office Expenses	1,018	10,417	9,398	1,018	10,417	9,398	0.81%
Legal Expenses	4,775	1,250	(3,525)	4,775	1,250	(3,525)	31.83%
Travel	0	7,452	7,452	0	7,452	7,452	0.00%
Allocated Overhead	42,618	42,618	0	42,618	42,618	0	8.33%
Other Admin Expenses	3,407	20,855	17,448	3,407	20,855	17,448	1.36%
Total Operating Admin Costs	127,896	184,556	56,659	127,896	184,556	56,659	5.77%
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	0	133	133	0.00%
Electricity	0	2,758	2,758	0	2,758	2,758	0.00%
Gas	0	83	83	0	83	83	0.00%
Sewer	0	417	417	0	417	417	0.00%
Total Utilities - Project	0	3,392	3,392	0	3,392	3,392	0.00%
Maintenance Salaries	0	0	0	0	0	0	0.00%
Maintenance Materials	0	417	417	0	417	417	0.00%
Maintenance Contract Costs	494	917	423	494	917	423	4.49%
Maintenance Fringe Benefits	0	0	0	0	0	0	0.00%
Total Maintenance Costs	494	1,333	840	494	1,333	840	3.09%
Protective Services	0	267	267	0	267	267	0.00%
Insurance-Liability/Property/Auto	0	455	455	0	455	455	0.00%
Other General Expenses	0	5,167	5,167	0	5,167	5,167	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	9,975	9,975	0	9,975	9,975	0.00%
Total Other Operating Expenses	0	15,863	15,863	0	15,863	15,863	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	1,908,170	1,742,365	(165,805)	1,908,170	1,742,365	(165,805)	9.13%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	1,908,170	1,742,365	(165,805)	1,908,170	1,742,365	(165,805)	9.13%
TOTAL EXPENSES	2,036,560	1,947,508	(89,051)	2,036,560	1,947,508	(89,051)	8.71%
RETAINED EARNINGS	(9,998)	3,288		(9,998)	3,288		-25.34%

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

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	(175)	0	175	(175)	0	175	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	113,354	117,798	4,444	113,354	117,798	4,444	8.02%
Other Grant Revenue	0	0	336,265	0	0	672,530	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	175	0	(175)	175	0	(175)	0.00%
Other Income	0	0	0	0	0	0	0.00%
TOTAL REVENUES	113,354	117,798	340,709	113,354	117,798	676,974	8.02%
Administrative Employee Salaries	0	0	0	0	0	0	0.00%
Audit Fee	0	125	125	0	125	125	0.00%
Advertising & Marketing	0	0	0	0	0	0	0.00%
Admin Fringe Benefits & Taxes	0	0	0	0	0	0	0.00%
Office Expenses	0	0	0	0	0	0	0.00%
Legal Expenses	0	0	0	0	0	0	0.00%
Travel	0	240	240	0	240	240	0.00%
Allocated Overhead	4,000	4,000	0	4,000	4,000	0	8.33%
Other Admin Expenses	0	951	951	0	951	951	0.00%
Total Operating Admin Costs	4,000	5,315	1,315	4,000	5,315	1,315	6.27%
Tenant Services - Salaries	5,719	4,910	(809)	5,719	58,925	53,206	0.00%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	617	1,759	1,142	617	21,110	20,493	0.00%
Resident Services MISC	0	16,917	16,917	0	203,000	203,000	0.00%
Total Tenant Services	6,336	23,586	17,250	6,336	283,035	276,699	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	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	100,632	88,896	(11,735)	100,632	88,896	(11,735)	9.43%
Fraud Losses	0	0	0	0	0	0	0.00%
Total Other Costs	100,632	88,896	(11,735)	100,632	88,896	(11,735)	9.43%
TOTAL EXPENSES	110,968	117,798	6,830	110,968	377,247	266,279	7.85%
RETAINED EARNINGS	2,386	0		2,386	(259,449)		238618.00%

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

	Month to Date			Year to Date			YTD %
	Actual	Budget	Remaining	Actual	Budget	Remaining	8.33% % 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)	8,636	7,197	(1,439)	10.00%
Other Grant Revenue	0	0	0	0	0	0	0.00%
Investment Income-unrestricted	0	0	0	0	0	0	0.00%
Investment Income - restricted	0	0	0	0	0	0	0.00%
Fraud Recovery	0	0	0	0	0	0	0.00%
Other Income	0	0	0	0	0	0	0.00%
TOTAL REVENUES	8,636	7,197	(1,439)	8,636	7,197	(1,439)	10.00%
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	5,373	4,837	(536)	5,373	4,837	(536)	9.26%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	197	2,361	2,164	197	2,361	2,164	0.70%
Resident Services MISC	0	0	0	0	0	0	0.00%
Total Tenant Services	5,570	7,197	1,628	5,570	7,197	1,628	6.45%
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	5,570	7,197	1,628	5,570	7,197	1,628	6.45%
RETAINED EARNINGS	3,066	0		3,066	0		3.55%

**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	1,195,272	1,295,657	1,376,861			1,295,657
BEG. INVESTED IN CAPITAL ASSETS	0	0	0	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	223,806	192,984	192,984			1,976,722
FRAUD RECOVERY	3,146	1,322	1,829	612	6,495	3,986	2,105	1,385	1,114	4,274			26,268
INTEREST INCOME / GAIN or LOSS INV	0	0	0	0	0	0	0	0	0	0			0
DEPRECIATION (reduces Capital Assets)	0	0	0	0	0	0	0	0	0	0			0
BAD DEBT-ADMIN / OPEB YE Adj	0	0	0	0	0	0	0	0	0	0			0
ADMINISTRATIVE EXPENDITURES	-93,985	-104,257	-119,497	-129,151	-163,420	-170,322	-135,986	-124,806	-112,894	-128,460			-1,282,778
ENDING ADMIN RESERVE BALANCE	826,372	926,141	1,000,237	1,063,180	1,097,737	1,124,385	1,195,272	1,295,657	1,376,861	1,445,659	0	0	2,015,869
YTD Change in Admin.	100,925	200,694	274,790	337,733	372,290	398,938	469,825	570,210	651,414	720,212			1,290,422
HAP - Cash Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D
BEGINNING HAP RESERVES	-537,151	-549,002	-550,862	-602,902	-624,130	-27,536	-9,871	22,955	20,786	49,538			20,786
HUD HAP REVENUE	1,652,383	1,687,444	1,712,199	1,742,580	2,354,054	1,771,622	1,806,836	1,788,524	1,830,481	1,808,387			18,154,510
FRAUD RECOVERY	3,146	1,322	1,829	612	6,495	3,986	2,105	1,385	1,114	4,274			26,268
FSS FORFEITURES	0	0	0	0	0	0	0	0	0	0			0
BAD DEBT-HAP	0	0	0	0	0	0	0	0	0	0			0
HOUSING ASSISTANCE PAYMENTS	-1,667,380	-1,690,626	-1,766,068	-1,764,420	-1,763,955	-1,757,943	-1,776,115	-1,792,078	-1,802,843	-1,811,756			-17,593,184
ENDING HAP RESERVE BALANCE	-549,002	-550,862	-602,902	-624,130	-27,536	-9,871	22,955	20,786	49,538	50,443	0	0	608,380
YTD Change in HAP	-11,851	-13,711	-65,751	-86,979	509,615	527,280	560,106	557,937	586,689	587,594			1,145,531
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)	1,761,365	1,794,883	1,885,565	1,893,571	1,927,375	1,928,265	1,912,101	1,916,884	1,915,737	1,940,216	0	0	18,875,962
CY 2024 HAP BUDGET UTILIZATION	106%	108%	114%	114%	116%	117%	116%	116%	116%	117%	0%	0%	95%
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)	1,761,365	1,794,883	1,885,565	1,893,571	1,927,375	1,928,265	1,912,101	1,916,884	1,915,737	1,940,216	0	0	18,875,962
BUDGET REMAINING (YTD)	(106,643)	(140,161)	(230,843)	(238,849)	(272,653)	(273,543)	(257,379)	(262,162)	(261,015)	(285,494)			2,635,427
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	2,204	2,199	2,184			22,173
UNIT MONTH'S AVAILABLE	2,254	2,254	2,254	2,254	2,254	2,254	2,254	2,254	2,254	2,254			22,540
OVER or (UNDER) LEASED	-40	-38	11	-5	-22	-54	-44	-50	-55	-70			-367
CY 2024 VOUCHER UTILIZATION	98%	98%	100%	100%	99%	98%	98%	98%	98%	97%			98%
CY 2023 VOUCHER UTILIZATION	95%	97%	96%	97%	97%	97%	97%	97%	99%	99%			98%
CY 2024 AVERAGE HAP	796	810	832	842	864	876	865	870	871	888			851
CY 2023 AVERAGE HAP	695	707	713	724	711	760	732	739	997	755			756

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

UNITS LEASED SUMMARY	DEC'24	NOV'24	OCT'24	SEP'24	AUG'24	JUL'24	JUN'24	MAY'24	APR'24	MAR'24	FEB'24	JAN'24
BUTTE												
ACC UNIT MONTHS	1983	1983	1983	1983	1983	1983	1973	1973	1973	1973	1973	1973
CURRENT LEASED	1903	1908	1917	1932	1981	1975	1958	1981	1997	2030	2002	2006
VOUCHER UTILIZATION %	95.97%	96.22%	96.67%	97.43%	99.90%	99.60%	99.24%	100.41%	101.22%	102.89%	101.47%	101.67%
GLENN												
ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
CURRENT LEASED	102	103	106	81	77	78	76	77	78	72	54	54
VOUCHER UTILIZATION %	117.24%	118.39%	121.84%	93.10%	88.51%	89.66%	87.36%	88.51%	89.66%	82.76%	62.07%	62.07%
VASH												
ACC UNIT MONTHS	194	194	194	194	194	194	194	194	194	194	194	194
CURRENT LEASED	161	161	161	162	166	165	165	168	170	169	163	162
VOUCHER UTILIZATION %	82.99%	82.99%	82.99%	83.51%	85.57%	85.05%	85.05%	86.60%	87.63%	87.11%	84.02%	83.51%
TOTAL												
ACC UNIT MONTHS	2264	2264	2264	2264	2264	2264	2254	2254	2254	2254	2254	2254
CURRENT LEASED	2166	2172	2184	2175	2224	2218	2199	2226	2245	2271	2219	2222
VOUCHER UTILIZATION %	95.67%	95.94%	96.47%	96.07%	98.23%	97.97%	97.56%	98.76%	99.60%	100.75%	98.45%	98.58%

HAP SUMMARY*	DEC'24	NOV'24	OCT'24	SEP'24	AUG'24	JUL'24	JUN'24	MAY'24	APR'24	MAR'24	FEB'24	JAN'24
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	\$ 1,700,008	\$ 1,700,008	\$ 1,700,008
ACTUAL HAP	\$ 1,779,226	\$ 1,768,960	\$ 1,803,945	\$ 1,810,806	\$ 1,819,515	\$ 1,802,528	\$ 1,777,482	\$ 1,768,946	\$ 1,773,035	\$ 1,774,682	\$ 1,718,421	\$ 1,687,937
PER UNIT COST	\$ 821	\$ 814	\$ 826	\$ 833	\$ 818	\$ 813	\$ 808	\$ 795	\$ 790	\$ 781	\$ 774	\$ 760
BUDGET UTILIZATION %	104.66%	104.06%	106.11%	106.52%	107.03%	106.03%	104.56%	104.06%	104.30%	104.39%	101.08%	99.29%

ACTIVITY SUMMARY	DEC'24	NOV'24	OCT'24	SEP'24	AUG'24	JUL'24	JUN'24	MAY'24	APR'24	MAR'24	FEB'24	JAN'24
# PORT IN BILLED	19	15	13	11	7	4	2	2	1	0	0	0
#PORT OUT UNDER CONTRACT	64	58	59	52	56	57	57	56	58	55	49	49
ZERO HAP	10	9	11	12	10	11	12	13	13	12	16	16
UTILITY ASSISTANCE PAYMENTS	121	134	125	137	137	117	112	116	121	116	111	106
NEW ADMISSIONS	**	5	3	3	11	30	1	3	5	17	69	13
INITIAL VOUCHERS SEARCHING	3	1	1	4	4	4	5	13	17	24	29	33
ACTUAL/ESTIMATED EOP	19	9	18	18	24	21	21	25	20	24	23	14
REMAIN ON WAITING LIST	1501	1501	1501	1501	1501	1501	1501	1501	1501	1501	1500	1500

*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	351,109	350,956	350,438			685,424
BEG. INVESTED IN CAPITAL ASSETS	0	0	0	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	9,170	11,606	11,605			20,808
ADMINISTRATIVE EXPENDITURES	-11,550	-9,057	-9,599	-9,325	-11,166	-13,019	-9,327	-9,323	-12,124	-11,184			-20,607
ENDING ADMIN RESERVE BALANCE	342,139	343,486	345,543	347,873	350,396	351,067	351,109	350,956	350,438	350,859	0	0	685,625
YTD Change in Admin.	-1,146	201	2,258	4,588	7,111	7,782	7,824	7,671					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	279,255	283,126	286,078			210,590
HUD EHV HAP REVENUE	130,227	130,226	106,410	106,411	99,014	99,014	202,233	100,734	101,750	101,749			260,453
HOUSING ASSISTANCE PAYMENTS	-97,829	-100,257	-97,475	-98,095	-98,912	-97,035	-93,773	-96,863	-98,798	-96,599			-198,086
ENDING HAP RESERVE BALANCE	121,494	151,463	160,398	168,714	168,816	170,795	279,255	283,126	286,078	291,228	0	0	272,957
YTD Change in HAP	32,398	62,367	71,302	79,618	79,720	81,699	190,159	194,030	196,982	202,132			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	106,186	110,922	107,783	0	0	1,081,310
CY 2024 EHV HAP BUDGET UTILIZATION	102%	102%	100%	100%	102%	102%	96%	99%	103%	100%	0%	0%	84%
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	106,186	110,922	107,783	0	0	1,081,310
BUDGET REMAINING (YTD)	(1,927)	(1,862)	378	32	(2,626)	(2,602)	4,352	1,266	(3,470)	(331)	-	-	315,570
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	109	108	108			1,121
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	-7	-8	-8	0	0	-271
CY 2024 VOUCHER UTILIZATION	99%	100%	100%	97%	98%	96%	97%	94%	93%	93%	0%	0%	81%
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	974	1027	998			965
CY 2023 AVERAGE HAP	906	906	906	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	%
Dec-24	12**	0	1****	1	2	0	0	2	12***	0	1	5	97.1%
Nov-24	12**	0	1****	0	2	0	0	2	12***	0	1	5	97.1%
Oct-24	12**	0	1****	2	2	0	1	2	12***	0	0	5	97.1%
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%

* Unit count adjusted by units offline - (18) uninhabitable and (8) less units due to rehab reconfiguration.

** Vacancy rate does not include units offline for construction; (8) 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	345	%
# of Units	50	20	100	60	45	20	50	345	%
Dec-24	4	2	2	2	1	2	1	14	95.9%
Nov-24	3	2	3	1	1	1	2	13	96.2%
Oct-24	2	1	3	1	2	1	3	13	96.2%
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%

BANYARD MGMT	
Location	Chico Commons
# of Units	72
Dec-24	8
Nov-24	7
Oct-24	8
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

BCAHDC				
Location	1200 Park Ave	Gridley Springs I	Harvest Park	Walker Commons
# of Units	107	32	90	56
Dec-24	9	0	1	2
Nov-24	7	1	2	0
Oct-24	8	0	1	0
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

Public Housing

Waiting List: Number of Applicants

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	22 Transfer list	6+	1292	6+	1983	6+
2	1923	3+			473	2+
3	512	2+	809	2+	495	2+
4	210	5+			104	4+
5					23	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	312	3	217	2
2	297	7			46	
3	43	2	43	6	25	
4	13	4+			8	
5					3	

MEMO

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

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

2020A Bond – Activities:

- To date, **\$7,418,809** has been expended, representing approximately **78%** 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 to continue as the CDBG-DR funds for Mayer Commons are now fully expended, and as the Lincoln Stair and Second Floor Walkway Repair project has commenced.

Mayer Commons (formerly Kathy Court Apartments), Paradise:

- Construction continues to pace on schedule with final completion slated for April, 2025.
- Exterior work is progressing as scheduled. Underground infrastructure for site lighting is scheduled for installation during the week of December 16th. Exterior painting is anticipated to be completed by the end of December (weather permitting).
- Interior work is progressing as scheduled. The HVAC rough-in and drop ceiling framing are now complete. Drywall installation for the drop ceilings will commence shortly, followed by drywall texture application. Both tasks are anticipated to be finalized by the end of December. Additionally, interior door installation is scheduled for completion by the end of December.
- To date, we have incurred additional costs of **\$146,103**, representing a **3.2%** increase from the original contract amount. It's important to note that all of these additional costs have been absorbed by the project's contingency fund.
- The ninth disbursement of the Town of Paradise CDBG-DR loan funds has been received. A total of **\$2,175,786** has been drawn on the **\$2,695,318** loan total. The remaining loan funds will be disbursed at the end of the project. The loan funds will be utilized to pay the retainage due to Modern Building, as well as a \$250,000 Developer Fee due to the HACB.



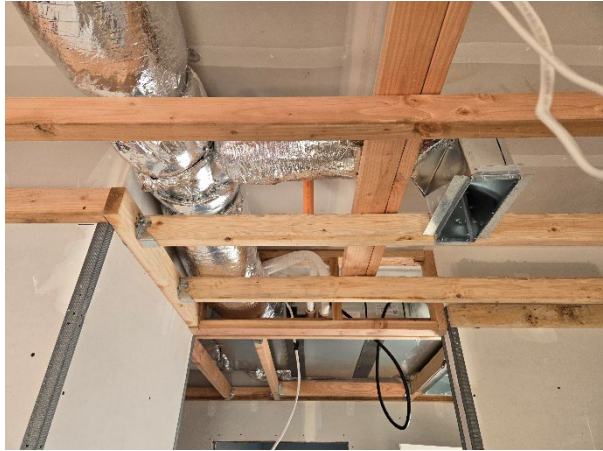
Photo of overall construction progress

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

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



Drop ceiling framing complete



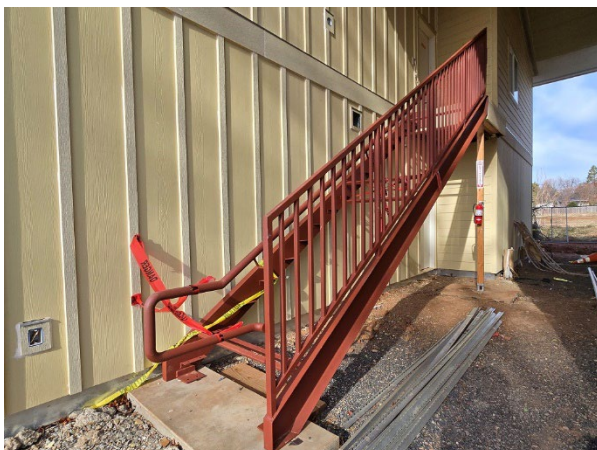
Heat pump HVAC rough-in complete



Heat pump HVAC rough-in complete



Heat pump HVAC rough-in complete



Heat pump HVAC system installation in process



Cement block trash enclosure nearly complete

*December 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.*

- Rehabilitation work is progressing as scheduled.
- To mitigate potential disruptions to tenants and ensure the safety of all individuals, the project will be implemented in two phases. This phased approach will allow for controlled construction activities while maintaining safe and accessible pathways throughout the complex.
- Demolition of Phase I is complete and repair work to damaged wood joists is nearly complete.
- Demolition of Phase II is scheduled to commence the week of December 16th. Any necessary framing repairs will be initiated immediately thereafter.
- Reconstruction of the two stair landings is anticipated to be finalized in early January, with subsequent efforts focusing on enclosing the repaired walkway structure.
- The general contractor has implemented measures to protect the walkway from water intrusion during the rehabilitation process.
- HACB staff is currently working with the general contractor to assess additional costs related to unforeseen framing repairs. Any additional costs will be absorbed by the project contingency fund.
- Final completion is slated for early-February.



Stair landing framing in progress



Temporary measures installed to prevent water intrusion



Stucco removed at second level for new waterproofing



Wood joist repair nearly complete

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

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

- The vacant lot is fully fenced, and the site is secure in anticipation of future development work.
- The Butte County Registrar of Voters, Keaton Denlay has released the final election results for the November 5th, General Election. Measure N has passed with over 58% voter approval, authorizing the HACB to develop 18 units of affordable housing.
- HACB staff will dedicate their efforts to exploring and pursuing all available funding opportunities to fulfil the \$9.7 million project budget.

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 rehabilitation work is complete, remaining bond funds will be directed to improvements at Park Place Apartments, Oroville.
- PG&E has reached out to HACB Staff to discuss an upcoming compliance and safety project along Myers Street. The project involves replacing all existing gas service lines currently on the HACB property and subsequently proposing new public utility easements where none currently exist.
- To ensure a mutually beneficial project, HACB staff has provided PG&E a Cooperation Agreement during the week of December 9th. Refer to Item 3.10.1 PG&E Easement – Park Place Apartments for more information.

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

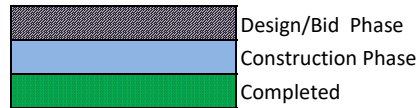
- The Rural Community Assistance Corporation (RCAC) is currently working through their internal approval process to implement the recommendations of the engineering team. Upon approval, the next step will be to prepare detailed construction drawings to facilitate the bidding and construction phases of the project.
- The HACB and RCAC are expected to meet in January, 2025 to discuss the next phases of the project.
- The project is expected to be completed by Fall 2025. However, unforeseen procurement delays may impact this timeline.



FLH Wellhead

12 Month HACB Construction Project Schedule - December, 2024

		Budgeted Amount	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25
Lincoln Apartments, Chico														
	Stair and Second Floor Walkway Repair Project	\$530,683	Construction	Construction	Completed									
Park Place Apartments, Oroville														
	Community Building Renovation and Site Improvements	\$649,038	Design/Bid	Design/Bid	Construction	Construction	Construction	Completed						
Mayer Commons (Kathy Court Apartments) Paradise														
	Replacement Project	\$6,738,294	Construction	Construction	Construction	Construction	Construction	Completed						
Fogg Avenue Apartments, Oroville														
	Design Development and Construction Drawings	\$450,000	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid
	Seek Funding and Grant Application Preparation	\$50,000	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid
Farm Labor Housing, Gridley														
	Well 03 Backup Generator Installation (Grant Funded)	\$411,637	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Design/Bid	Construction	Construction	Construction	Construction	Construction
Total next 12 months:		\$8,829,652												



MEMO

Date: December 12, 2024

To: Board of Commissioners

From: Sheri Bouvier, Contracts Administrator

Subject: Public Housing - Capital Fund Status Report

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

- Public Housing – Exterior Trim Painting Project – Invitation to Bid (IFB) was issued on November 12, 2024 for an exterior trim painting project at the Hammon Park, Casey Ct, Gardella Ave., 7th and Pomona Ave., and Oro Dam Blvd properties in Oroville. Bids due December 17, 2024.
- 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. Two proposals were received. ECORP, Inc has been selected to perform the 2025 HACB Environmental Review.
- 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 Notice to Proceed was issued October 9, 2024. This project got under way on October 14, 2024 and is projected to be completed on schedule in Early Spring of 2025.
- Public Housing – All sites, ongoing. Abatement and replacement of asbestos-containing floor tiles; three units have been completed during the FY 2024; 160 of 232 Public Housing units have been completed overall. The work is being accomplished at unit turnover.

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

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

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

This Capital Fund is 100% obligated and 94.61% 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 51% obligated and 15% expended.

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **Paint Trim** - at 43-14 and 43-15 in Oroville
- **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 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 12.75% 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 2024, Funding Amount \$1,159,420.00 to be expended by May 5, 2028

This Capital Fund is 29.93% obligated and 19.95% expended.

- **HVAC Replacement Project**– Select units, replace HVAC units which have reached the end of their useful life, in planning
- **Bathroom Tub/Shower Remodel** – Select concrete block units, in planning
- **Paint** – at 43-10 in Oroville – Select units in phases, in planning

HUD Low Income Public Housing

Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 12/12/2024

Capital Funds CF-22, CF-23, CF-23E, CF-24

Line No.	Summary by Development Account	CF-22			CF-23			CF-23E Safety and Security Grant			CF-24			Totals		
		Original	Obligated	Expended	Original	Obligated	Expended	Original	Obligated	Expended	Original	Obligated	Expended	Orig/Revised	Expended	Balance
Total Non-CGP Funds																
1	100	Reserved Budget	3,800.00			3,601.00								7,401.00	-	7,401.00
2	1406	Operations (25% Max)	58,149.00	58,149.00	58,149.00	45,668.00	45,668.00	45,668.00		231,314.00	231,314.00	231,314.00	335,131.00	335,131.00	-	-
3	1408	Management Improvements				5,000.00				5,000.00			10,000.00		10,000.00	
4	1410	Administration (10% Max)	111,325.00	111,325.00	111,325.00	91,336.00	91,336.00	91,336.00		115,657.00	115,657.00		318,318.00	202,661.00	115,657.00	
14	1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment	943,782.00	947,582.00	887,391.34	1,001,774.00	449,745.55	31,917.64	225,639.00	225,639.00	28,759.02	807,449.00		2,978,644.00	948,068.00	2,030,576.00
			1,117,056.00	1,117,056.00	1,056,865.34	1,147,379.00	586,749.55	168,921.64	225,639.00	225,639.00	28,759.02	1,159,420.00	346,971.00	3,649,494.00	1,485,860.00	2,163,634.00
				100.00%	94.61%		51%	15%		100.00%	12.75%		29.93%	19.95%		

Housing Authority of the County of Butte

HUD Low Income Public Housing

Capital Fund Program Summary - Projects Proposed or Under Contract

		100 Reserved Budget	1406 Operations	1408 Mgmt. Improvements	1410 Admin	1480 General Capital Activity	Totals	"UC" Under Contract
Acct Code	Cash Available as of 11/13/2024	7,401.00	-	10,000.00	115,657.00	2,030,576.00	2,163,634.00	
	CF-20, CF-21, CF-22, CF-23, CF23E Funding							
100	Reserved Budget	7,401.00					7,401.00	
1406	Operations		-				-	
1408	Management Improvements			10,000.00			10,000.00	
1410	Administration				115,657.00		115,657.00	
1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment					2,030,576.00	2,030,576.00	
							2,163,634.00	Total

0.00 0.00 0.00 0.00 0.00 0.00

MEMO

Date: December 13, 2024
To: HACB Board of Commissioners
From: Juan Meza, Public Housing Manager
Taylor Gonzalez, Project Manager
Subject: Farm Labor Housing, Gridley – status report

As of December 1st, there were a total of (76) occupied units. There was (1) move-in the month November. A total of (13) concrete block units are vacant and are rent ready. (18) units are deemed uninhabitable, and (8) are offline, waiting for the next phase renovation. All of the remodeled units are currently occupied. **As residents move-out of the old 1930’s-era wooden units the total number of units available for occupancy decreases as they are designated “Uninhabitable” with USDA-RD.** There are no pending unlawful detainers or intent to vacate notices at this time. Unpaid rents – there are several and AWI is in the process of collecting.



Renovated 1980’s era Concrete Block Housing

AWI staff continue their marketing efforts. There are (8) applicants in the eligibility process, with (2) 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 they have submitted to USDA-RD for review and approval hopefully. 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 in their home helping decrease the vacancy on the property.

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.



Unrenovated 1980's era Concrete-block Unit

Mi C.A.S.A.'s monthly food distribution was held on December 10th, 2024. Mi CASA's Fall Session will be ending soon, and both students and staff will be off for (2) weeks for winter break. Staff is reporting that they have (35-40) students attending classes on a daily basis. For the 2024 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 moved on to Regional NAHRO competition in Santa Clara but it didn't move on to the National NAHRO competition. Mi CASA students are currently working on poster entries for the upcoming year's poster contest.

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 units. Currently there are (2) concrete block units being rehabbed. The AWI narrative has "progress photo's" for your review. 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 the end of October, 2024 by Summit Peak Construction. AWI plans to rehab another (2-4) cinderblock units in the upcoming year.

YTD income comes in at \$12,336.00 less than anticipated at \$202,284. Total YTD Expenses comes in \$33,347 less than budget at \$179,143. This brought our YTD Net Profit to \$21,011 more than budget at \$23,141. The reserve balance held by AWI is \$74,981.29

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

Regarding the Well Backup Generator Project, a recent meeting between Rural Community Assistance Corporation (RCAC) and HACB staff reviewed the progress of the project. An engineering assessment recommended installing a 200 KW natural gas generator. RCAC is currently seeking internal approval for this recommendation. Once approved, detailed construction drawings will be prepared to initiate the bidding and construction phases. The project is anticipated to be completed by Fall 2025, though potential procurement delays may impact this timeline.

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

Gridley Farm Labor Housing November 2024



Separate *Variance Report* explaining budget differences and expenditures.

The reserve balance held at AWI is \$74,981.29.

Updates:

GFLH currently has 13 units available for occupancy. There was 1 move-in during the month of November.

As of the end of November.

- 76 Occupied
- 8 units held for the next phase of rehab / in house rehab
- 18 units deemed uninhabitable (old wooden units)
- 13 units available for occupancy

Future Rehab Units:

- **2-4 units are planned for renovation in 2025.**

Unit Turns:

- **Unit #OG1486** Market Ready. Applicants in process. Anticipated move-in by 12/20/24.
- **Unit #OG1490** Market Ready. Applicants in process. Anticipated move-in by 12/20/24.

USDA-RD Waiver:

- Pending response from USDA-RD with regards to the “ineligible income tenant waiver”. AWI would be more capable of occupying the units with households other than farm labor eligible.



Advertising Efforts:

- Advertising is ongoing via Craigslist, The Publisher, Flyers, Signage, resident referral, move in specials and outreach to ag employers, canneries, etc...

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.

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



Gridley Farm Labor 645
For the Month Ended November 30, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 124,451.00	\$ 127,302.00	\$ (2,851.00)	\$ 249,276.00	\$ 254,604.00	\$ (5,328.00)
Vacancies	\$ (21,246.00)	\$ (18,888.00)	\$ (2,358.00)	\$ (43,042.00)	\$ (37,776.00)	\$ (5,266.00)
Manager's Unit	(1,382.00)	(1,382.00)	0.00	(5,119.00)	(2,764.00)	(2,355.00)
Total Tenant Rent	\$ 101,823.00	\$ 107,032.00	\$ (5,209.00)	\$ 201,115.00	\$ 214,064.00	\$ (12,949.00)
Other Project Income:						
Laundry Income	\$ 281.25	\$ 163.33	\$ 117.92	\$ 480.52	\$ 326.66	\$ 153.86
Interest Income	253.26	23.67	229.59	493.79	47.34	446.45
Restricted Reserve Interest Incom	55.54	0.00	55.54	173.50	0.00	173.50
Other Tenant Income	22.00	91.67	(69.67)	22.00	183.34	(161.34)
Other Project Income	\$ 612.05	\$ 278.67	\$ 333.38	\$ 1,169.81	\$ 557.34	\$ 612.47
Total Project Income	\$ 102,435.05	\$ 107,310.67	\$ (4,875.62)	\$ 202,284.81	\$ 214,621.34	\$ (12,336.53)
Project Expenses:						
Maint. & Oper. Exp. (Page 3)	\$ 19,284.08	\$ 42,136.40	\$ (22,852.32)	\$ 51,258.90	\$ 84,272.80	\$ (33,013.90)
Utilities (Page 3)	8,673.20	11,582.09	(2,908.89)	18,574.34	23,164.18	(4,589.84)
Administrative (Page 3)	18,760.62	17,803.83	956.79	34,126.49	35,607.66	(1,481.17)
Taxes & Insurance (Page 3)	11,141.53	11,074.83	66.70	34,405.15	22,149.66	12,255.49
Other Taxes & Insurance (Page 4)	2,885.36	6,271.75	(3,386.39)	5,288.63	12,543.50	(7,254.87)
Other Project Expenses (Page 4)	1,704.61	1,318.34	386.27	3,372.32	2,636.68	735.64
Total O&M Expenses	\$ 62,449.40	\$ 90,187.24	\$ (27,737.84)	\$ 147,025.83	\$ 180,374.48	\$ (33,348.65)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.58	\$.38	\$ 25,117.92	\$ 25,117.16	\$.76
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 1,250.00	\$ 1,250.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	5,750.00	5,750.00	0.00
Total Mortgage & Owner's Exp.	\$ 16,058.96	\$ 16,058.58	\$.38	\$ 32,117.92	\$ 32,117.16	\$.76
Total Project Expenses	\$ 78,508.36	\$ 106,245.82	\$ (27,737.46)	\$ 179,143.75	\$ 212,491.64	\$ (33,347.89)
Net Profit (Loss)	\$ 23,926.69	\$ 1,064.85	\$ 22,861.84	\$ 23,141.06	\$ 2,129.70	\$ 21,011.36

Gridley Farm Labor 645
For the Month Ended November 30, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Cash Flow Items:						
Reserve Transfers	\$ (55.54)	\$ 0.00	\$ (55.54)	\$ (173.50)	\$ 0.00	\$ (173.50)
T & I Transfers	(10,616.09)	0.00	(10,616.09)	(21,223.96)	0.00	(21,223.96)
Operating-MMKT-FFB*	14,863.83	0.00	14,863.83	14,732.17	0.00	14,732.17
Cash - Payroll Control	(13,625.00)	0.00	(13,625.00)	(13,625.00)	0.00	(13,625.00)
Tenants Security Deposits - FLH	195.00	0.00	195.00	1,195.00	0.00	1,195.00
Tenant Receivables	2,142.00	0.00	2,142.00	2,844.00	0.00	2,844.00
Other Receivables	7,808.45	0.00	7,808.45	15,616.90	0.00	15,616.90
Rental Assistance	(7,389.00)	0.00	(7,389.00)	(14,575.00)	0.00	(14,575.00)
Accounts Payable - Trade	8,656.36	0.00	8,656.36	524.65	0.00	524.65
Accrued Sewer Fees	2,809.58	0.00	2,809.58	5,279.16	0.00	5,279.16
Accrued Property Taxes	2,500.00	0.00	2,500.00	5,000.00	0.00	5,000.00
Accrued Property Taxes	1,499.75	0.00	1,499.75	2,999.50	0.00	2,999.50
Accrued Local Administration Fee	625.00	0.00	625.00	1,250.00	0.00	1,250.00
Total Other Cash Flow Items	\$ 9,414.34	\$ 0.00	\$ 9,414.34	\$ (156.08)	\$ 0.00	\$ (156.08)
Net Operating Cash Change	\$ 33,341.03	\$ 1,064.85	\$ 32,276.18	\$ 22,984.98	\$ 2,129.70	\$ 20,855.28

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 39,810.95	\$ 62,795.93	\$ 22,984.98
Operating-MMKT-FFB*	160,948.03	146,215.86	(14,732.17)
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	92,559.11	113,636.35	21,077.24
Tax & Insurance - MMKT - FFB*	88,183.74	88,330.46	146.72
RD Reserves - FFB	9,057.79	14,815.88	5,758.09
RD Reserves - MMKT - FFB*	60,000.00	60,165.41	165.41
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	0.00	524.65	524.65
Rents Receivable - Current Tenants	2,593.35	(250.65)	(2,844.00)
Allowance for Doubtful Accounts	(60.00)	(60.00)	0.00

Gridley Farm Labor 645
For the Month Ended November 30, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 11,028.32	\$ 8,652.83	\$ 2,375.49	\$ 18,215.65	\$ 17,305.66	\$ 909.99
Janitorial/Cleaning Supplies	150.93	152.67	(1.74)	207.19	305.34	(98.15)
Plumbing Repairs	340.00	227.75	112.25	822.00	455.50	366.50
Painting & Decorating	0.00	208.33	(208.33)	26.67	416.66	(389.99)
Repairs & Maintenance - Supply	1,380.80	1,597.33	(216.53)	2,949.43	3,194.66	(245.23)
Repairs & Maintenance - Contract	2,091.60	2,508.08	(416.48)	4,011.60	5,016.16	(1,004.56)
Grounds Maintenance	21.43	9,020.00	(8,998.57)	16,421.43	18,040.00	(1,618.57)
Pest Control Service	245.00	228.33	16.67	2,695.00	456.66	2,238.34
Fire/Alarm Services	11.82	100.00	(88.18)	11.82	200.00	(188.18)
Security Service	1,713.60	1,900.00	(186.40)	3,427.20	3,800.00	(372.80)
Repairs & Maintenance - Other	2,000.00	13,225.00	(11,225.00)	2,170.33	26,450.00	(24,279.67)
Repairs & Maintenance - Flooring	0.00	2,100.00	(2,100.00)	0.00	4,200.00	(4,200.00)
Repairs & Maintenance - Appliance	0.00	1,025.00	(1,025.00)	0.00	2,050.00	(2,050.00)
Repairs & Maintenance - HVAC	0.00	437.50	(437.50)	0.00	875.00	(875.00)
Repairs & Maintenance - Water Heaters	0.00	283.33	(283.33)	0.00	566.66	(566.66)
HVAC Repairs	0.00	428.58	(428.58)	0.00	857.16	(857.16)
Tenant Services	300.58	41.67	258.91	300.58	83.34	217.24
Total Maint. & Operating Exp.	\$ 19,284.08	\$ 42,136.40	\$ (22,852.32)	\$ 51,258.90	\$ 84,272.80	\$ (33,013.90)
Utilities:						
Electricity	\$ 3,534.10	\$ 2,791.67	\$ 742.43	\$ 7,823.06	\$ 5,583.34	\$ 2,239.72
Water	436.78	2,916.67	(2,479.89)	803.05	5,833.34	(5,030.29)
Sewer	2,469.58	2,469.58	0.00	4,939.16	4,939.16	0.00
Heating Fuel/Other	115.59	904.17	(788.58)	249.77	1,808.34	(1,558.57)
Garbage & Trash Removal	2,117.15	2,500.00	(382.85)	4,759.30	5,000.00	(240.70)
Total Utilities	\$ 8,673.20	\$ 11,582.09	\$ (2,908.89)	\$ 18,574.34	\$ 23,164.18	\$ (4,589.84)
Administrative:						
Manager's Salary	\$ 11,555.95	\$ 8,789.33	\$ 2,766.62	\$ 18,670.15	\$ 17,578.66	\$ 1,091.49
Management Fees	5,230.00	7,990.00	(2,760.00)	12,620.00	15,980.00	(3,360.00)
Bad Debt Expense	0.00	0.00	0.00	195.00	0.00	195.00
Auditing	666.67	666.67	0.00	1,333.34	1,333.34	0.00
Legal	0.00	208.33	(208.33)	0.00	416.66	(416.66)
Other Administrative Expenses	1,308.00	149.50	1,158.50	1,308.00	299.00	1,009.00
Total Administrative Expense	\$ 18,760.62	\$ 17,803.83	\$ 956.79	\$ 34,126.49	\$ 35,607.66	\$ (1,481.17)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 1,499.75	\$ 1,528.08	\$ (28.33)	\$ 2,999.50	\$ 3,056.16	\$ (56.66)
Special Assessments	2,500.00	2,500.00	0.00	17,122.09	5,000.00	12,122.09
Property Insurance	7,141.78	7,046.75	95.03	14,283.56	14,093.50	190.06
Total Taxes & Insurance Expense	\$ 11,141.53	\$ 11,074.83	\$ 66.70	\$ 34,405.15	\$ 22,149.66	\$ 12,255.49

Gridley Farm Labor 645
For the Month Ended November 30, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,937.46	\$ 1,579.33	\$ 358.13	\$ 3,668.15	\$ 3,158.66	\$ 509.49
Other Taxes, Fees & Permits	0.00	416.67	(416.67)	0.00	833.34	(833.34)
Bond Premiums	0.00	106.00	(106.00)	0.00	212.00	(212.00)
Worker's Compensation Insurance	893.90	937.50	(43.60)	1,483.85	1,875.00	(391.15)
Personnel Medical Insurance	54.00	3,232.25	(3,178.25)	136.63	6,464.50	(6,327.87)
Total Other Taxes & Insurance	\$ 2,885.36	\$ 6,271.75	\$ (3,386.39)	\$ 5,288.63	\$ 12,543.50	\$ (7,254.87)
Other Project Expenses						
Telephone & Answering Service	\$ 65.74	\$ 83.83	\$ (18.09)	\$ 161.31	\$ 167.66	\$ (6.35)
Internet Service	390.03	366.17	23.86	1,169.37	732.34	437.03
Advertising	172.17	125.00	47.17	519.34	250.00	269.34
Water/Coffee Service	20.80	12.67	8.13	23.69	25.34	(1.65)
Office Supplies & Expense	553.79	370.17	183.62	800.56	740.34	60.22
Postage	90.00	35.33	54.67	106.99	70.66	36.33
Toner/Copier Expense	0.00	40.17	(40.17)	26.48	80.34	(53.86)
Travel & Promotion	0.00	144.58	(144.58)	152.50	289.16	(136.66)
Training Expense	412.08	104.17	307.91	412.08	208.34	203.74
Credit Checking	0.00	36.25	(36.25)	0.00	72.50	(72.50)
Total Other Project Expenses	\$ 1,704.61	\$ 1,318.34	\$ 386.27	\$ 3,372.32	\$ 2,636.68	\$ 735.64
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.58	\$.38	\$ 25,117.92	\$ 25,117.16	\$.76
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 1,250.00	\$ 1,250.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	5,750.00	5,750.00	0.00
Total Mortgage & Owner's Exp.	\$ 16,058.96	\$ 16,058.58	\$.38	\$ 32,117.92	\$ 32,117.16	\$.76
Total Expenses	\$ 78,508.36	\$ 106,245.82	\$ (27,737.46)	\$ 179,143.75	\$ 212,491.64	\$ (33,347.89)
Reserves	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

Date: December 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)
- Mayer Commons, 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 zero (0) vacancy as of the first of December. No turnover occurred during the month and all rents were collected for the month. Total monthly income is \$656 more than budget, at \$32,873. Total expenses are \$1080 more than anticipated, bringing the NOI to \$423 less than budget, at \$22,093. YTD turnover capital improvements are \$6,406 which consists of Flooring, Interior Paint & a new Refrigerator. Capital Owner Distribution for the month was \$10,163.34.



Alamont Apartments, 811 West East Avenue, Chico

Cordillera/Cameo Apartments, Chico (20 units, family, RSC) - The property had two (2) vacancies as of December 1st. The vacancies are partial units where bedrooms are being turned over for Behavioral Health clients and these partial units had move-ins during the 1st week of the month. RSC has reiterated there is one partial rent outstanding and all other rents were collected for the month. Total monthly income is slightly higher than budget by \$1,032 at \$18,645. YTD vacancy loss is more than anticipated at \$2,465. Total Operating Expenses are lower by \$2,813 at \$8,652 with NOI at \$9,992 or \$3,845 more than budget. There was no owner distribution for the month.



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. One unit paid partial rent for the month and all other rents were fully collected for the month. Total monthly income is \$226 more than anticipated, at \$40,227. Vacancy loss for the month came in at \$1,767 more than budget and \$5,464 more YTD compared to budget. Total Monthly Operating Expenses are \$1,695 less than budget, at \$24,606. NOI is \$1,921 more than budget, at \$15,620. There was no owner distribution for the month.

Evanswood Estates Apartments, Oroville Units #21, 25, and 33, tracked separately, were occupied with no unpaid rents. Income is slightly below budget. Expenses are all within or slightly ahead of budget, with expenses being lower than budget. Monthly NOI is \$308 more than budget, at \$2,135. There was no owner distribution for the month.



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 no vacancy as of the first of the month; there is one thirty (30) day notice to vacate. All rents were collected for the month. Total monthly income is ahead of budget by \$1250 at \$15,845. Monthly Expenses are under budget by \$4,503, bringing NOI to \$5,203 more than budget at \$9,714. Owner Distribution for the month was \$3,153.71. Exterior Rehabilitation including repairs to the upper level walkway and staircases, and painting of the building exterior are in process with the new contractor. HACB and 3rd party property manager (RSC) as well as, the general contractor developed a strategic plan to minimize tenant disturbances during construction. During the first phase of construction households were moved to a local hotel for seven (7) days and Phase II is beginning. Completion is slated for early January, 2025 weather permitting.

Locust Apartments, Chico (10 units, family, RSC) – The property has zero (0) vacancy as of December 1st. All rent was collected for the month. Total income for the month is ahead of budget by \$277 at \$8,748. Total Monthly Expenses are lower than budget by \$204, so NOI came in higher than budget by \$481, at \$6,236. Owner distribution was \$1,346.66. 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 one (1) vacancy. RSC is working on an applicant to move-in late in the month. All rents were paid for the month. Monthly Income is slightly lower than budget by \$199 at \$28,549. Monthly Expenses are below budget by \$3,143 at \$13,675; bringing NOI to 2,594 more than budget, at \$15,135. Owner Distribution for the month was \$4,022.50. 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 early in 2025. We are also working with P G & E due to old gas lines having to be replaced at the site. Property easements are being sought in order for P G & E to replace old gas lines. P G & E has agreed to work with the HACB cooperatively as we will be upgrading all sidewalks to ADA compliance.

Other-Owned Properties

Gridley Springs II, Gridley (24 units, Family, Arrowhead Housing) The property has one (1) vacancy as of the 1st of December. There are no additional 30-day

notices. Property management has transitioned to Arrowhead Housing, with ending and starting balances confirmed. Monthly income totals \$17,767. Income is

down compared to budget due to rent increases which will be implemented later in the fiscal year and vacancy loss being higher for the month and YTD. Expenses totaled \$23,105 for the month with property operating/maintenance expenses being \$8,746 more than budget. Bringing the NOI \$5,335 less than anticipated for the month. Capital Improvements totals show a negative of \$10,781 which reflects adjustments from the Capital account to Operating & Maintenance Expenses. This amount was reimbursed from Capital Reserves and reflected again in Operating & Maintenance Expenses. The property bi-annual inspections occurred this past month.

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) – Exterior work has progressed significantly. The siding and roofing installation are nearly complete, with the painting crew closely following the carpenters. The exterior finish work is expected to be completed by year-end. The Town of Paradise conducted a 4-way inspection during the week of September 16th, where approval to insulate and install drywall was granted. Final completion is scheduled for April, 2025. See additional information under Taylor Gonzalez, Project Manager Construction Report.

2131 Fogg Ave, Oroville (SFH, HACB) – The single-family house is vacant with building demolition completed. *MEASURE N* passed with 58% voter approval by the Oroville jurisdiction. This will now allow the HACB to build the 18-unit Affordable Housing development. The next step is to secure adequate funding. See additional information under Taylor Gonzalez, Project Manager Construction Report.



December 10, 2024

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

RE: November 2024 HACB Monthly Financial Package

Dear Mr. Guanzon:

Below is a summary of the November 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 comprehensive financial reports provided for each property for November 2024.

If you have any questions or concerns, please feel free to reach out to Patti or me.

Respectfully,

Susan Critser, CPM
Regional Property Manager
530-893-8228 Ext 235
scritser@rsc-associates.com
DRE# 01312715

cc Richard Gillaspie

**1519 Locust Street
November 2024**

HAPPY
THANKS
GIVING

Monthly Highlights:

Updates: - The property is performing well. No issues during the recent rain falls.

Occupancy – 100% at the end of November. There were no new move ins or move outs during the month. Rental income increased \$183.00 in November.

Rent Collection –

- ✓ All residents paid in full.

Expense Variances –

- ✓ Property expenses were under budget by 7% for the month.

Owner Distributions –

- ✓ The owner distribution for November is \$1,346.66.



Alamont Apartments November 2024



Monthly Highlights:

Updates: Property is performing to budget. Income and expenses in line with budget

Occupancy – 100% at the end of November. There were no new move ins or move outs during the month.

Rent Collection –

✓ All of November rent collected. We have \$2,259.82 in pre-paid rent for December. Rent Potential increased in November.

Expense Variances –

- ✓ Utility Expenses – Water & Sewer charges are higher in November. Water is over by 70% and sewer 25% YTD.
- ✓ Repairs labor – Higher than budget for multiple work orders.

Capital Expenses –

✓ No capital improvements for November.

Owner Distributions –

✓ The owner distribution for November. Was \$10,163.34.



**Cordillera/Cameo Drive Apartments
November 2024**



Monthly Highlights:

Updates: The 2-bedroom shared apartment has been leased and move-in will be 12/6/24. Behavioral Health will assist clients with the move-in process.

Occupancy –

- ✓ Unit 41-3A & 41-3B have early move-in dates for December. This will bring the property back to 100% occupancy.

Rent Collection -

- ✓ Unit 37-3A owes \$100.00.
- ✓ All other tenants paid in full or have a credit for December.

Expense Variances -

- ✓ Utility Expense – Water service usage increased in 2024 over 2023. This is a category we will continually watch.
- ✓ Maintenance – Paint Materials over budget by \$538.48. Exterior Lighting Repairs were completed in November.

Capital Expenses –

- ✓ There was an expense of \$5,848.99 for LVP replacement in unit #53-2 and unit #37-4.

Owner Distributions –

- ✓ There was no owner distribution for November.



PICTUES OF UNIT TURNOVER

Evanswood Estates Apartments October 2024

Monthly Highlights:

Updates – Potential rent is higher than budget due to November rent increases.

Occupancy – In November we concluded with 2 vacancies, unit 12 & unit 16. These units are rent ready. We have applications on both units and are working to process approval.

Rent Collection –

- ✓ Unit #24 has a balance owed of \$100.00. This was paid after the close of the financial and will be reflected in December.
- ✓ #61 has a balance owed of \$717.85. There were holes in the walls which we had repaired, and the tenant is on a payment arrangement of \$75.00 per month to reimburse the property.
- ✓ All other tenants paid in full or have a credit.

Expense Variances -

- ✓ Water expenses were over budget for November by 6%. We continue to monitor this line item.
- ✓ Maintenance Expense – Repairs / Labor was over budget by \$864 due to multiple work orders.

Capital Improvements-

- ✓ Included \$798.99 to replace the range in unit #20. This cost was included in the 2020A bond capital costs.

Owner Distributions –

- ✓ There was no owner distribution for November.



UNITS #12 & #16 RENT READY

Evanswood #21, #25, and #33
November 2024



Monthly Highlights:

Updates: The property is doing well. This is a stabilized property.

Occupancy – 100% at the end of November.

Rent Collection – 100% of rent was collected. Rent increases were issued and take effect 01/01/2025.

Expense Variances- None

Distributions –There was no owner distribution for November.

Mayer Commons November 2024



Happy Thanksgiving

Monthly Highlights:

Updates: - Construction continues pace for Mayer Commons with final completion slated for April 2025.



CURRENT PICTURE OF CONSTRUCTION

Lincoln Apartments November 2024

Monthly Highlights:

Updates: Phase 1 of the Lincoln relocation plan was completed November 11th. Phase 2 will take place in mid-December.

Occupancy-

- ✓ 100% occupancy! We have received a notice to vacate from unit #11 for December 22nd. We are currently marketing the unit.

Rent Collection-

- ✓ All tenants paid November rent. Unit 14 Kona Cantine has a balance owed of \$1,069.67. This is his security deposit which has been received and will be posted in December.

Expense Variances –

- ✓ All expenses categories with at or below budget for the month.

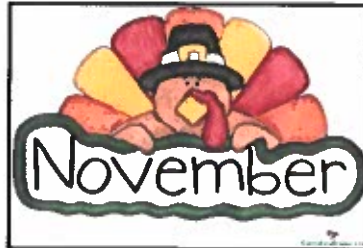
Capital Improvements

- ✓ No capital improvements for November.

Owner Distributions –

- ✓ The owner distribution for November is \$3,153.71.

Park Place
November 2024



Monthly Highlights:

Updates: Ownership and PG&E are working on creating an easement so PG&E can change the old gas lines. Work is estimated at 1 month. I believe the work will begin in January.

Occupancy – Unit #14 is vacant and is ready for occupancy. We are working on an application for the desired move-in date of 12/13/24.

Rent Collection –

- ✓ There is no delinquency for November. Tenants are paid in full or have a credit balance for December.

Expense Variances –

- ✓ Expenses for November meet budget or are slightly under budget.

Capital Improvements –

- ✓ Flooring replaced in unit #40. This also included LVP in hallway and office. Prior tenant lived in the unit for over 10 years.
- ✓ Painting in unit #40, the hallway to the office and the office.
- ✓ We are working on cement replacement around the office, laundry room and clubhouse. – PROJECT ON HOLD

THANKSGIVING DINNER



DONATION FOOD DELIVERY

GRIDLEY SPRING

December 2024

Property Status:

1. GSI has 0 vacant units with 1 notices to vacate
2. GSII has 1 vacant unit with Zero notices to vacate.
3. GSII has a move in scheduled for Monday 12/9/24 and then both properties will be 100% occupied once more.
4. Both properties are having the gutters/carports cleaned before the rain and will end the calendar year with no deferred maintenance.

Sincerely,

Mac Upshaw

Mac Upshaw

GRIDLEY SPRINGS 2

Budget Comparison

November 30, 2024

	Month Ending 11/30/2024				Year to Date 11/30/2024			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Income								
Rental Income								
5120 - Rent Revenue -- Gross Potential	19,768.00	19,768.00	0.00	0.00	39,536.00	39,536.00	0.00	0.00
5180 - Local Section 8 Subsidy Revenue	233.00	233.00	0.00	0.00	466.00	466.00	0.00	0.00
5195 - Leases Less than Market	(1,009.00)	0.00	(1,009.00)	(100.00)	(3,230.00)	0.00	(3,230.00)	(100.00)
5196 - Leases in Excess of Market	0.00	0.00	0.00	0.00	(12.00)	0.00	(12.00)	(100.00)
Total Rental Income	18,992.00	20,001.00	(1,009.00)	(5.04)	36,760.00	40,002.00	(3,242.00)	(8.10)
Vacancy, Losses & Concessions								
5220 - Vacancy Loss - Apartments	(1,225.00)	(400.00)	(825.00)	(206.25)	(2,673.00)	(800.00)	(1,873.00)	(234.12)
Total Vacancy, Losses & Concessions	(1,225.00)	(400.00)	(825.00)	(206.25)	(2,673.00)	(800.00)	(1,873.00)	(234.12)
Net Rental Income	17,767.00	19,601.00	(1,834.00)	(9.35)	34,087.00	39,202.00	(5,115.00)	(13.04)
Financial Income								
5440 - Interest Revenue -- Replacement Reserve	2.61	0.00	2.61	100.00	5.30	0.00	5.30	100.00
Total Financial Income	2.61	0.00	2.61	100.00	5.30	0.00	5.30	100.00
Other Income								
5910 - Laundry Revenue	0.00	41.00	(41.00)	(100.00)	3.09	82.00	(78.91)	(96.23)
5920 - Tenant Charges (Late Fees, Damages)	0.00	208.00	(208.00)	(100.00)	422.40	416.00	6.40	1.53
Total Other Income	0.00	249.00	(249.00)	(100.00)	425.49	498.00	(72.51)	(14.56)
Total Income	17,769.61	19,850.00	(2,080.39)	(10.48)	34,517.79	39,700.00	(5,182.21)	(13.05)
Expenses								
Administrative Expenses								
6311 - Office Supplies	605.07	583.00	(22.07)	(3.78)	951.02	1,166.00	214.98	18.43
6320 - Management Fee Expense	990.00	1,080.00	90.00	8.33	2,025.00	2,160.00	135.00	6.25
6330 - Manager Salaries	1,489.53	2,000.00	510.47	25.52	3,272.40	4,000.00	727.60	18.19
6340 - Legal Expense - Project	0.00	167.00	167.00	100.00	0.00	334.00	334.00	100.00
6350 - Audit Expense	0.00	0.00	0.00	0.00	1,150.00	0.00	(1,150.00)	(100.00)
6351 - Bookkeeping Fees/Accounting Services	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00
6370 - Bad Debts Expense	0.00	0.00	0.00	0.00	128.40	0.00	(128.40)	(100.00)
7006 - Seminars & Training	20.88	29.00	8.12	28.00	41.76	58.00	16.24	28.00
Total Administrative Expenses	3,105.48	3,884.00	778.52	20.04	7,568.58	7,768.00	199.42	2.56
Marketing Expenses								
6210 - Advertising and Marketing	55.00	20.00	(35.00)	(175.00)	165.00	41.00	(124.00)	(302.43)
Total Marketing Expenses	55.00	20.00	(35.00)	(175.00)	165.00	41.00	(124.00)	(302.43)
Utilities								
6450 - Electricity	183.56	310.00	126.44	40.78	503.88	620.00	116.12	18.72

GRIDLEY SPRINGS 2 Budget Comparison November 30, 2024

	Month Ending 11/30/2024				Year to Date 11/30/2024			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6451 - Water	663.06	500.00	(163.06)	(32.61)	1,425.76	1,000.00	(425.76)	(42.57)
6452 - Gas	109.40	68.00	(41.40)	(60.88)	170.58	136.00	(34.58)	(25.42)
6453 - Sewer	845.04	820.00	(25.04)	(3.05)	1,690.15	1,640.00	(50.15)	(3.05)
Total Utilities	1,801.06	1,698.00	(103.06)	(6.06)	3,790.37	3,396.00	(394.37)	(11.61)
Operating & Maintenance Expenses								
6512 - Maintenance Salaries	1,679.19	2,000.00	320.81	16.04	3,372.22	4,000.00	627.78	15.69
6515 - Supplies - Maint. & Repairs	1,212.74	1,916.00	703.26	36.70	1,384.74	3,832.00	2,447.26	63.86
6520 - Contracts - Maint. & Repairs	13,233.56	1,666.00	(11,567.56)	(694.33)	13,939.00	3,332.00	(10,607.00)	(318.33)
6525 - Garbage & Trash Removal	654.62	566.00	(88.62)	(15.65)	1,159.24	1,132.00	(27.24)	(2.40)
6546 - Repairs - HVAC Repairs & Maintenance	0.00	500.00	500.00	100.00	678.00	1,000.00	322.00	32.20
6590 - Misc. Operating & Maint Expenses	0.00	898.00	898.00	100.00	0.00	1,796.00	1,796.00	100.00
Total Operating & Maintenance Expenses	16,780.11	7,546.00	(9,234.11)	(122.37)	20,533.20	15,092.00	(5,441.20)	(36.05)
Taxes & Insurance								
6711 - Payroll Taxes	238.89	418.16	179.27	42.87	498.33	836.32	337.99	40.41
6720 - Property & Liability Insurance (Hazard)	0.00	0.00	0.00	0.00	5,848.52	4,000.00	(1,848.52)	(46.21)
6722 - Workers Compensation Ins	249.73	296.66	46.93	15.81	521.24	593.32	72.08	12.14
6723 - Health Insurance and Other Employee Benefits	874.86	496.00	(378.86)	(76.38)	1,751.20	992.00	(759.20)	(76.53)
Total Taxes & Insurance	1,363.48	1,210.82	(152.66)	(12.60)	8,619.29	6,421.64	(2,197.65)	(34.22)
Total Operating Expenses	23,105.13	14,358.82	(8,746.31)	(60.91)	40,676.44	32,718.64	(7,957.80)	(24.32)
Net Operating Income (Loss)	(5,335.52)	5,491.18	(10,826.70)	(197.16)	(6,158.65)	6,981.36	(13,140.01)	(188.21)
Non-Operating Expenses								
Capital Expenditures								
7350 - Carpet/Floor Replacement	(10,781.90)	0.00	10,781.90	100.00	0.00	0.00	0.00	0.00
Total Capital Expenditures	(10,781.90)	0.00	10,781.90	100.00	0.00	0.00	0.00	0.00
Debt Services								
6820 - Interest on Mortgage Payable - 1st	(545.08)	0.00	545.08	100.00	0.00	0.00	0.00	0.00
Total Debt Services	(545.08)	0.00	545.08	100.00	0.00	0.00	0.00	0.00
Total Non-Operating Expenses	(11,326.98)	0.00	11,326.98	100.00	0.00	0.00	0.00	0.00
Net Income (Loss)	5,991.46	5,491.18	500.28	9.11	(6,158.65)	6,981.36	(13,140.01)	(188.21)

MEMO

Date: December 13, 2024

To: HACB Board of Commissioners

From: Larry Guanzon, Executive Director
Taylor Gonzalez, Project Manager

Subject: Proposed PG&E Public Utility Easement – Park Place Apartments

The Housing Authority of the County of Butte (HACB), owner of Park Place Apartments located at 2105 Park Ave, Oroville, California, (Property) has been notified by Pacific Gas and Electric Company (PG&E) of their intention to replace their gas service lines along Myers Street in Oroville. Additionally, PG&E intends to replace the gas service lines from Myers Street to the individual gas meters on the Property.

To facilitate this project, PG&E requires HACB’s approval of an Easement Deed to replace gas lines situated within the Park Place Apartments property.

Concurrently, HACB is initiating plans to remove and replace existing concrete sidewalks within the property with ADA-compliant concrete sidewalks.

To optimize the efficiency of both projects and minimize disruption to residents, HACB intends to conditionally approve the Public Utility Easement Deed. This approval is contingent upon PG&E’s commitment to:

- Cooperate with HACB throughout the project.
- Prioritize resident well-being by considering the potential need for resident relocation, resident safety, and resident disruption in their planning process.
- Install “Cutback Asphalt” in areas where sidewalks are removed to ensure safe resident access until HACB completes sidewalk replacements.
- Reimburse HACB for the cost of repairing the existing concrete sidewalks that would have otherwise been necessary due to the gas line replacement.

HACB staff has discussed these terms with PG&E and a Cooperation Agreement was sent to PG&E staff during the week of December 9th.

PG&E intends to commence their large-scale project in January 2025, with completion slated for April 2025. On-site work will be scheduled in accordance with the aforementioned terms.

December 13, 2024
Proposed PG&E Public Utility Easement – Park Place Apartments
pg. 1

MEMO

Date: December 15, 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 ten (10) vacancies as of the 1st of December. Several of the current vacancies are attributed to non-payment of rent. 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 upcoming notices. A total of (11) exterior building balconies are scheduled to be upgraded before year-end. 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. Monthly income is below budget by \$3,581 compared to budget, at \$65,942, with total expenses \$9,165 less than budget at \$54,216. Net income is \$5,584 more than budget, at \$11,725. Current Reserve Balance is \$522,097.03 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 has two (2) vacancies as of December 1st. There are no thirty (30) day notices to vacate as of this memo. Residents and staff have continued to partner to create monthly activities supporting all residents. Monthly income is higher than budget by approximately \$3,990 with overall expenses lower than anticipated by \$5,010, bringing the property’s Net Profit to \$9,001 more than budget, at \$11,106. Total Property Reserves balance is \$676,156.84. Bids are being collected for elimination of trip hazards, exterior painting of fading siding and gutters/downspout replacement. Tree Trimming & Path-Lighting are also being planned. The property is subject to repositioning, involving refinance, capital improvements and replacements. The property generates significant cash, which will help with anticipated renovations. Monthly Resident Events are occurring on-site for the residents. 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 ten (10) vacancies as of December 1st. A total of one new move-in occurred in the past month with two moveouts; in addition to (1) transfer in the process. AWI reviews the turnover and market ready status of these 10 units in their report, following. There are no additional 30-day notices. Unpaid rents are also being collected. 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. Bids are being sought for “sun” damaged or frayed window screens throughout the property. Landscaping needs are being addressed. 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. AWI has inserted resident event photos of the last resident social event for your review within their monthly narrative. YTD income is down by \$46,041, at \$966,710, 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 \$16,596 more than anticipated. YTD expenses come in at \$946,353, or \$14,206 less than budget. This brought the net profit YTD to \$31,835 less than budget at \$20,357. Total Reserve balance is \$392,795.19. The property is subject to repositioning, involving refinancing and capital improvements. Please find AWI’s monthly financials following.



1200 Park Avenue Apartments, Inner Courtyard view

Chico Commons Apartments November 2024



Separate *Variance Report* explaining budget differences and expenditures.
The current reserve balance is \$522,097.03.

Updates:

Chico Commons currently has 10 vacancies. There were 3 Move-ins and 4 Move-outs in the month of November. Several of the current vacancies are attributed to non-payment of rent.

Vacancies:

- **Unit 6:** (Vacated for non-payment to avoid eviction). Unit turn in process. Pending a few cabinet doors. Applicant in process. Anticipated move-in date 12/20/2024.
- **Unit 16:** (Termination for non-payment) Unit close to market ready. Pending detail cleaning only.
- **Unit 47:** (Termination for non-payment) Major repairs needed, flooring, cabinets, cleaning. Collecting bids for the cabinets.
- **Unit 39:** (Moved to a larger unit) Unit is market ready. Several appointments scheduled, anticipated move-in date 12/20/2024.
- **Unit 13:** (Personal) flooring, painting and general repairs needed.
- **Unit 46:** (Notice to vacate)
- **Unit 43:** (Personal) Minor repairs and painting.
- **Unit 26:** (Personal) Mirror repairs and painting.
- **Unit 49:** Termination for non-payment, lock out scheduled 11/13/24



Upcoming Vacancies:

- **Unit 23:** Served a 10 Day Notice to Quit for criminal activity
- **Unit 59:** Termination for non-payment.
- **Unit 66:** (Personal) Estimated move out date of 01/02/2025

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

11 patio replacements are in process and scheduled to be completed by year end.

Annual tree trimming and gutter cleaning will be completed by year end.

The site is fully staffed and all are working hard to recruit applicants and turn units.

(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.

Chico Commons 549
For the Month Ended November 30, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 75,519.00	\$ 73,639.00	\$ 1,880.00	\$ 847,491.00	\$ 810,029.00	\$ 37,462.00
Vacancies	\$ (9,613.00)	\$ (4,418.33)	\$ (5,194.67)	\$ (92,537.00)	\$ (48,601.66)	\$ (43,935.34)
Rent Adjustments	0.00	(245.83)	245.83	(1,213.40)	(2,704.16)	1,490.76
Manager's Unit	(1,024.00)	(1,024.00)	0.00	(11,205.00)	(11,264.00)	59.00
Total Tenant Rent	\$ 64,882.00	\$ 67,950.84	\$ (3,068.84)	\$ 742,535.60	\$ 747,459.18	\$ (4,923.58)
Other Project Income:						
Laundry Income	\$ 0.00	\$ 872.67	\$ (872.67)	\$ 2,863.68	\$ 9,599.34	\$ (6,735.66)
Interest Income	51.34	7.25	44.09	1,494.23	79.75	1,414.48
Restricted Reserve Interest Incom	448.15	0.00	448.15	4,149.23	0.00	4,149.23
Late Charges	0.00	271.08	(271.08)	2,643.22	2,981.91	(338.69)
Other Tenant Income	561.02	422.25	138.77	10,267.75	4,644.75	5,623.00
Miscellaneous Income	0.00	0.00	0.00	383.99	0.00	383.99
Other Project Income	\$ 1,060.51	\$ 1,573.25	\$ (512.74)	\$ 21,802.10	\$ 17,305.75	\$ 4,496.35
Total Project Income	\$ 65,942.51	\$ 69,524.09	\$ (3,581.58)	\$ 764,337.70	\$ 764,764.93	\$ (427.23)
Project Expenses:						
Maint. & Oper. Exp. (Page 3)	\$ 20,058.68	\$ 25,595.66	\$ (5,536.98)	\$ 270,974.86	\$ 281,552.32	\$ (10,577.46)
Utilities (Page 3)	8,886.20	10,830.25	(1,944.05)	89,857.82	119,132.75	(29,274.93)
Administrative (Page 3)	12,968.34	12,465.50	502.84	128,224.00	137,120.50	(8,896.50)
Taxes & Insurance (Page 3)	3,425.58	3,084.84	340.74	39,974.22	33,933.18	6,041.04
Other Taxes & Insurance (Page 4)	1,664.53	3,410.00	(1,745.47)	16,198.57	37,510.00	(21,311.43)
Other Project Expenses (Page 4)	1,029.30	1,812.26	(782.96)	12,612.69	19,934.77	(7,322.08)
Total O&M Expenses	\$ 48,032.63	\$ 57,198.51	\$ (9,165.88)	\$ 557,842.16	\$ 629,183.52	\$ (71,341.36)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 28,645.87	\$ 28,645.84	\$.03
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 11,880.00	\$ 11,880.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	27,500.00	27,500.00	0.00
Total Mortgage & Owner's Exp.	\$ 6,184.17	\$ 6,184.17	\$ 0.00	\$ 68,025.87	\$ 68,025.84	\$.03
Total Project Expenses	\$ 54,216.80	\$ 63,382.68	\$ (9,165.88)	\$ 625,868.03	\$ 697,209.36	\$ (71,341.33)
Net Profit (Loss)	\$ 11,725.71	\$ 6,141.41	\$ 5,584.30	\$ 138,469.67	\$ 67,555.57	\$ 70,914.10

Chico Commons 549
For the Month Ended November 30, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Cash Flow Items:						
Reserve Transfers	\$ 16,551.85	\$ 0.00	\$ 16,551.85	\$ (87,149.23)	\$ 0.00	\$ (87,149.23)
T & I Transfers	(3,212.12)	0.00	(3,212.12)	(34,285.59)	0.00	(34,285.59)
Operating - MMKT- FFB*	(24.72)	0.00	(24.72)	206,721.50	0.00	206,721.50
Security Deposits Held	(650.00)	0.00	(650.00)	(2,535.00)	0.00	(2,535.00)
Authorized Reserve - Other	(17,000.00)	(8,087.50)	(8,912.50)	(17,000.00)	(88,962.50)	71,962.50
Pending Reserves	17,000.00	0.00	17,000.00	0.00	0.00	0.00
Tenant Receivables	73.18	0.00	73.18	(5,603.86)	0.00	(5,603.86)
Other Receivables	4,150.58	0.00	4,150.58	46,104.27	0.00	46,104.27
Furniture and Equipment	0.00	0.00	0.00	(357.21)	0.00	(357.21)
Accounts Payable - Trade	6,049.84	0.00	6,049.84	(31,457.48)	0.00	(31,457.48)
Accrued Interest - City of Chico	2,604.17	0.00	2,604.17	(2,604.13)	0.00	(2,604.13)
Partner's Equity	0.00	0.00	0.00	(76,798.00)	0.00	(76,798.00)
Total Other Cash Flow Items	<u>\$ 25,542.78</u>	<u>\$ (8,087.50)</u>	<u>\$ 33,630.28</u>	<u>\$ (4,964.73)</u>	<u>\$ (88,962.50)</u>	<u>\$ 83,997.77</u>
Net Operating Cash Change	<u>\$ 37,268.49</u>	<u>\$ (1,946.09)</u>	<u>\$ 39,214.58</u>	<u>\$ 133,504.94</u>	<u>\$ (21,406.93)</u>	<u>\$ 154,911.87</u>

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 11,486.39	\$ 144,991.33	\$ 133,504.94
Operating - MMKT- FFB*	235,996.02	29,274.52	(206,721.50)
Tax & Insurance-FFB	31,796.70	66,082.29	34,285.59
Security Deposit - FFB	44,775.00	44,775.00	0.00
Reserve Acct-FFB	46,082.80	13,869.85	(32,212.95)
Reserve Acct - MMKT - FFB*	361,365.00	508,227.18	146,862.18
Payables & Receivables:			
Accounts Payable - Trade	24,216.07	(7,241.41)	(31,457.48)
Rents Receivable - Current Tenants	17,720.84	20,955.07	3,234.23
Allowance for Doubtful Accounts	(2,666.60)	(2,407.61)	258.99
Other Tenant Charges Receivable	2,090.73	4,201.37	2,110.64

Chico Commons 549
For the Month Ended November 30, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 7,772.17	\$ 6,044.17	\$ 1,728.00	\$ 58,735.30	\$ 66,485.84	\$ (7,750.54)
Janitorial/Cleaning Supplies	43.65	137.33	(93.68)	932.37	1,510.66	(578.29)
Plumbing Repairs	0.00	468.17	(468.17)	4,138.80	5,149.84	(1,011.04)
Painting & Decorating	650.97	508.17	142.80	8,296.13	5,589.84	2,706.29
Repairs & Maintenance - Supply	3,642.76	3,707.08	(64.32)	29,998.71	40,777.91	(10,779.20)
Repairs & Maintenance - Contract	2,169.63	1,727.67	441.96	31,357.68	19,004.34	12,353.34
Grounds Maintenance	1,780.00	2,008.33	(228.33)	22,115.00	22,091.66	23.34
Pest Control Service	266.00	746.08	(480.08)	9,485.00	8,206.91	1,278.09
Fire/Alarm Services	362.34	740.00	(377.66)	4,144.97	8,140.00	(3,995.03)
Capital Improvements - Other	831.00	5,209.50	(4,378.50)	34,111.90	57,304.50	(23,192.60)
Capital Improvements - Flooring	2,345.51	2,433.33	(87.82)	21,737.54	26,766.66	(5,029.12)
Capital Improvements - Appliances	0.00	858.33	(858.33)	21,221.32	9,441.66	11,779.66
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)	826.98	728.75	98.23
HVAC Repairs	99.00	820.00	(721.00)	14,236.00	9,020.00	5,216.00
Cable Service	95.65	79.58	16.07	1,116.70	875.41	241.29
Tenant Services	0.00	41.67	(41.67)	0.00	458.34	(458.34)
Total Maint. & Operating Exp.	\$ 20,058.68	\$ 25,595.66	\$ (5,536.98)	\$ 270,974.86	\$ 281,552.32	\$ (10,577.46)
Utilities:						
Electricity	\$ 402.02	\$ 879.92	\$ (477.90)	\$ 9,670.10	\$ 9,679.09	\$ (8.99)
Water	3,129.83	2,754.83	375.00	24,981.91	30,303.16	(5,321.25)
Sewer	1,585.29	2,746.58	(1,161.29)	20,151.68	30,212.41	(10,060.73)
Heating Fuel/Other	1,632.34	1,933.92	(301.58)	14,143.21	21,273.09	(7,129.88)
Garbage & Trash Removal	2,136.72	2,515.00	(378.28)	20,910.92	27,665.00	(6,754.08)
Total Utilities	\$ 8,886.20	\$ 10,830.25	\$ (1,944.05)	\$ 89,857.82	\$ 119,132.75	\$ (29,274.93)
Administrative:						
Manager's Salary	\$ 6,129.84	\$ 5,865.67	\$ 264.17	\$ 46,903.79	\$ 64,522.34	\$ (17,618.55)
Management Fees	3,816.00	3,816.00	0.00	41,976.00	41,976.00	0.00
Bad Debt Expense	2,035.00	1,269.25	765.75	26,884.09	13,961.75	12,922.34
Auditing	725.00	666.67	58.33	7,566.69	7,333.34	233.35
Legal	262.50	833.33	(570.83)	4,893.43	9,166.66	(4,273.23)
Other Administrative Expenses	0.00	14.58	(14.58)	0.00	160.41	(160.41)
Total Administrative Expense	\$ 12,968.34	\$ 12,465.50	\$ 502.84	\$ 128,224.00	\$ 137,120.50	\$ (8,896.50)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 92.67	\$ (92.67)	\$ 0.00	\$ 1,019.34	\$ (1,019.34)
Special Assessments	0.00	0.00	0.00	970.64	0.00	970.64
Property Insurance	3,425.58	2,992.17	433.41	39,003.58	32,913.84	6,089.74
Total Taxes & Insurance Expense	\$ 3,425.58	\$ 3,084.84	\$ 340.74	\$ 39,974.22	\$ 33,933.18	\$ 6,041.04

Chico Commons 549
For the Month Ended November 30, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,058.15	\$ 1,069.75	\$ (11.60)	\$ 9,626.94	\$ 11,767.25	\$ (2,140.31)
Other Taxes, Fees & Permits	0.00	192.00	(192.00)	1,188.61	2,112.00	(923.39)
Bond Premiums	0.00	32.25	(32.25)	377.00	354.75	22.25
Worker's Compensation Insurance	546.82	643.75	(96.93)	4,278.94	7,081.25	(2,802.31)
Personnel Medical Insurance	59.56	1,472.25	(1,412.69)	727.08	16,194.75	(15,467.67)
Total Other Taxes & Insurance	\$ 1,664.53	\$ 3,410.00	\$ (1,745.47)	\$ 16,198.57	\$ 37,510.00	\$ (21,311.43)
Other Project Expenses						
Telephone & Answering Service	\$ 189.27	\$ 226.00	\$ (36.73)	\$ 2,730.81	\$ 2,486.00	\$ 244.81
Internet Service	144.85	271.50	(126.65)	1,738.20	2,986.50	(1,248.30)
Advertising	0.00	54.17	(54.17)	20.00	595.84	(575.84)
Water/Coffee Service	51.95	0.00	51.95	294.77	0.00	294.77
Office Supplies & Expense	128.55	245.92	(117.37)	3,581.68	2,705.09	876.59
Postage	116.03	88.75	27.28	905.64	976.25	(70.61)
Toner/Copier Expense	0.00	188.08	(188.08)	1,345.84	2,068.91	(723.07)
Office Furniture & Equipment Expense	0.00	500.00	(500.00)	116.36	5,500.00	(5,383.64)
Travel & Promotion	31.38	70.92	(39.54)	439.61	780.09	(340.48)
Training Expense	309.06	66.92	242.14	619.56	736.09	(116.53)
Credit Checking	58.21	100.00	(41.79)	820.22	1,100.00	(279.78)
Total Other Project Expenses	\$ 1,029.30	\$ 1,812.26	\$ (782.96)	\$ 12,612.69	\$ 19,934.77	\$ (7,322.08)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 28,645.87	\$ 28,645.84	\$.03
Reporting / Partner Management Fee	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 11,880.00	\$ 11,880.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	27,500.00	27,500.00	0.00
Total Mortgage & Owner's Exp.	\$ 6,184.17	\$ 6,184.17	\$ 0.00	\$ 68,025.87	\$ 68,025.84	\$.03
Total Expenses	\$ 54,216.80	\$ 63,382.68	\$ (9,165.88)	\$ 625,868.03	\$ 697,209.36	\$ (71,341.33)
Reserves						
Authorized Reserve - Other	\$ 17,000.00	\$ 8,087.50	\$ 8,912.50	\$ 17,000.00	\$ 88,962.50	\$ (71,962.50)
Pending Reserves	(17,000.00)	0.00	(17,000.00)	0.00	0.00	0.00
	\$ 0.00	\$ 8,087.50	\$ (8,087.50)	\$ 17,000.00	\$ 88,962.50	\$ (71,962.50)

Walker Commons November 2024



Separate *Variance Report* explaining budget differences and expenditures.

**The current reserve balance is \$676,156.84.

Updates:

Walker Commons is currently 96.43% occupied. There were 2 Move-outs in November.

Unit Turns:

- **#10: Expected to be rent ready by 12/13/24, Applicant in process.**
- **#27: Unit repairs will be underway after #10 is completed.**

Projects Pending for Completion by Year End:

- 2 bids on hand to eliminate trip hazards.
- Bozarth Construction has started work on the club house repairs and painting.
- Five Star has started work on the repairs and painting of the pop outs and poles.
- Gutter Cleaning has completed, Repair bids in hand and should begin once approved.



Events:

- The property holds a donut and ice cream social event each Friday. The residents look forward to the time to socialize with neighbors and enjoy a treat.
- A Christmas breakfast has been scheduled for the 24th.
- Staff has scheduled a crafting day on 12/15/24 to make Christmas ornaments for the tree in the community room.

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AWI Management Corporation is an Equal Opportunity provider.

Walker Commons 550
For the Month Ended November 30, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 36,065.00	\$ 40,042.50	\$ (3,977.50)	\$ 451,320.00	\$ 440,467.50	\$ 10,852.50
Private Subsidy Income	\$ 7,429.00	\$ 0.00	\$ 7,429.00	\$ 30,570.00	\$ 0.00	\$ 30,570.00
Vacancies	(707.00)	(1,201.25)	494.25	(6,634.00)	(13,213.75)	6,579.75
Rent Adjustments	0.00	(18.00)	18.00	(402.00)	(198.00)	(204.00)
Manager's Unit	(775.00)	(775.00)	0.00	(8,478.00)	(8,525.00)	47.00
Total Tenant Rent	\$ 42,012.00	\$ 38,048.25	\$ 3,963.75	\$ 466,376.00	\$ 418,530.75	\$ 47,845.25
Other Project Income:						
Laundry Income	\$ (229.91)	\$ 271.83	\$ (501.74)	\$ 3,451.56	\$ 2,990.16	\$ 461.40
Interest Income	139.56	6.08	133.48	2,030.07	66.91	1,963.16
Restricted Reserve Interest Income	548.43	0.00	548.43	5,375.53	0.00	5,375.53
Late Charges	117.00	4.17	112.83	684.92	45.84	639.08
Application Fees	25.00	0.00	25.00	25.00	0.00	25.00
Other Tenant Income	(167.08)	123.75	(290.83)	(14.59)	1,361.25	(1,375.84)
Miscellaneous Income	0.00	0.00	0.00	1,107.91	0.00	1,107.91
Other Project Income	\$ 433.00	\$ 405.83	\$ 27.17	\$ 12,660.40	\$ 4,464.16	\$ 8,196.24
Total Project Income	\$ 42,445.00	\$ 38,454.08	\$ 3,990.92	\$ 479,036.40	\$ 422,994.91	\$ 56,041.49
Project Expenses:						
Maint. & Oper. Exp. (Page 3)	\$ 10,721.28	\$ 13,977.64	\$ (3,256.36)	\$ 124,960.73	\$ 153,754.28	\$ (28,793.55)
Utilities (Page 3)	2,803.70	4,880.58	(2,076.88)	29,092.27	53,686.41	(24,594.14)
Administrative (Page 3)	9,298.57	8,165.33	1,133.24	79,504.41	89,818.66	(10,314.25)
Taxes & Insurance (Page 3)	2,113.67	1,948.91	164.76	24,256.64	21,438.07	2,818.57
Other Taxes & Insurance (Page 4)	3,179.62	3,485.33	(305.71)	31,230.68	38,338.66	(7,107.98)
Other Project Expenses (Page 4)	413.74	1,083.75	(670.01)	9,335.14	11,921.25	(2,586.11)
Total O&M Expenses	\$ 28,530.58	\$ 33,541.54	\$ (5,010.96)	\$ 298,379.87	\$ 368,957.33	\$ (70,577.46)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 13,750.00	\$ 13,750.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 6,875.00	\$ 6,875.00	\$ 0.00
Transfer - Reserves	933.34	933.33	.01	10,266.74	10,266.66	.08
Total Mortgage & Owner's Exp.	\$ 2,808.34	\$ 2,808.33	\$.01	\$ 30,891.74	\$ 30,891.66	\$.08
Total Project Expenses	\$ 31,338.92	\$ 36,349.87	\$ (5,010.95)	\$ 329,271.61	\$ 399,848.99	\$ (70,577.38)
Net Profit (Loss)	\$ 11,106.08	\$ 2,104.21	\$ 9,001.87	\$ 149,764.79	\$ 23,145.92	\$ 126,618.87

Walker Commons 550
For the Month Ended November 30, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Cash Flow Items:						
Reserve Transfers	\$ (548.43)	\$ 0.00	\$ (548.43)	\$ (105,375.53)	\$ 0.00	\$ (105,375.53)
T & I Transfers	(2,136.48)	0.00	(2,136.48)	(22,755.64)	0.00	(22,755.64)
Operating - MMKT- FFB*	(116.75)	0.00	(116.75)	118,168.88	0.00	118,168.88
Other Cash Changes	0.00	0.00	0.00	(1.66)	0.00	(1.66)
Security Deposits Held	(680.00)	0.00	(680.00)	720.00	0.00	720.00
Authorized Reserve - Other	0.00	(3,583.33)	3,583.33	0.00	(39,416.66)	39,416.66
Tenant Receivables	1,050.58	0.00	1,050.58	(2,266.74)	0.00	(2,266.74)
Other Receivables	2,780.34	0.00	2,780.34	31,077.01	0.00	31,077.01
Accounts Payable - Trade	4,890.80	0.00	4,890.80	(22,041.82)	0.00	(22,041.82)
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	(49,519.00)	0.00	(49,519.00)
Accrued Partnership Fees	625.00	0.00	625.00	(8,125.00)	0.00	(8,125.00)
Partner's Equity	0.00	0.00	0.00	(42,967.00)	0.00	(42,967.00)
Total Other Cash Flow Items	\$ 7,115.06	\$ (3,583.33)	\$ 10,698.39	\$ (105,514.50)	\$ (39,416.66)	\$ (66,097.84)
Net Operating Cash Change	\$ 18,221.14	\$ (1,479.12)	\$ 19,700.26	\$ 44,250.29	\$ (16,270.74)	\$ 60,521.03

Cash Accounts	End Balance 1 Year Ago	Current Balance	Change
Operating-FFB	\$ 64,428.37	\$ 108,678.66	\$ 44,250.29
Operating - MMKT- FFB*	256,384.62	138,215.74	(118,168.88)
Tax & Insurance - FFB	33,586.56	56,342.20	22,755.64
Security Deposit - FFB	21,230.00	21,230.00	0.00
Reserve Acct - FFB	42,300.28	52,822.22	10,521.94
Reserve Acct MMKT-FFB*	518,214.29	623,334.62	105,120.33
Payables & Receivables:			
Accounts Payable - Trade	14,547.69	(7,494.13)	(22,041.82)
Rents Receivable - Current Tenants	(574.00)	1,690.74	2,264.74
Other Tenant Charges Receivable	226.00	228.00	2.00

Walker Commons 550
For the Month Ended November 30, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 5,017.80	\$ 4,134.58	\$ 883.22	\$ 39,590.34	\$ 45,480.41	\$ (5,890.07)
Janitorial/Cleaning Supplies	423.10	110.58	312.52	1,798.10	1,216.41	581.69
Plumbing Repairs	392.25	375.00	17.25	2,377.66	4,125.00	(1,747.34)
Painting & Decorating	83.30	461.25	(377.95)	1,029.39	5,073.75	(4,044.36)
Repairs & Maintenance - Supply	1,147.05	1,089.08	57.97	17,650.96	11,979.91	5,671.05
Repairs & Maintenance - Contract	205.78	1,250.00	(1,044.22)	10,824.18	13,750.00	(2,925.82)
Grounds Maintenance	1,830.00	2,008.33	(178.33)	20,480.00	22,091.66	(1,611.66)
Pest Control Service	278.00	333.33	(55.33)	3,231.00	3,666.66	(435.66)
Fire/Alarm Services	0.00	276.75	(276.75)	2,338.01	3,044.25	(706.24)
Capital Improvements - Other	59.36	3,371.33	(3,311.97)	1,889.41	37,084.66	(35,195.25)
Capital Improvements - Flooring	0.00	0.00	0.00	7,491.13	0.00	7,491.13
Capital Improvements - Appliances	951.64	0.00	951.64	8,055.73	0.00	8,055.73
Capital Improvements - HVAC Repl.	0.00	0.00	0.00	5,873.17	0.00	5,873.17
Carpet Cleaning	0.00	70.83	(70.83)	0.00	779.16	(779.16)
HVAC Repairs	199.00	200.00	(1.00)	199.00	2,200.00	(2,001.00)
Cable Service	0.00	96.58	(96.58)	1,083.40	1,062.41	20.99
Tenant Services	134.00	200.00	(66.00)	1,049.25	2,200.00	(1,150.75)
Total Maint. & Operating Exp.	\$ 10,721.28	\$ 13,977.64	\$ (3,256.36)	\$ 124,960.73	\$ 153,754.28	\$ (28,793.55)
Utilities:						
Electricity	\$ 583.55	\$ 779.83	\$ (196.28)	\$ 7,661.45	\$ 8,578.16	\$ (916.71)
Water	570.31	775.00	(204.69)	5,486.16	8,525.00	(3,038.84)
Sewer	879.34	2,178.92	(1,299.58)	9,327.30	23,968.09	(14,640.79)
Heating Fuel/Other	68.90	386.58	(317.68)	1,276.69	4,252.41	(2,975.72)
Garbage & Trash Removal	701.60	760.25	(58.65)	5,340.67	8,362.75	(3,022.08)
Total Utilities	\$ 2,803.70	\$ 4,880.58	\$ (2,076.88)	\$ 29,092.27	\$ 53,686.41	\$ (24,594.14)
Administrative:						
Manager's Salary	\$ 4,663.90	\$ 4,134.58	\$ 529.32	\$ 37,483.11	\$ 45,480.41	\$ (7,997.30)
Management Fees	2,968.00	2,968.00	0.00	32,648.00	32,648.00	0.00
Bad Debt Expense	1,000.00	208.33	791.67	2,034.00	2,291.66	(257.66)
Auditing	666.67	666.67	0.00	7,333.37	7,333.34	.03
Legal	0.00	171.08	(171.08)	5.93	1,881.91	(1,875.98)
Other Administrative Expenses	0.00	16.67	(16.67)	0.00	183.34	(183.34)
Total Administrative Expense	\$ 9,298.57	\$ 8,165.33	\$ 1,133.24	\$ 79,504.41	\$ 89,818.66	\$ (10,314.25)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 12.58	\$ (12.58)	\$ 0.00	\$ 138.41	\$ (138.41)
Special Assessments	0.00	0.00	0.00	151.00	0.00	151.00
Property Insurance	2,113.67	1,936.33	177.34	24,105.64	21,299.66	2,805.98
Total Taxes & Insurance Expense	\$ 2,113.67	\$ 1,948.91	\$ 164.76	\$ 24,256.64	\$ 21,438.07	\$ 2,818.57

Walker Commons 550
For the Month Ended November 30, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Taxes & Insurance:						
Payroll Taxes	\$ 706.73	\$ 751.58	\$ (44.85)	\$ 6,700.59	\$ 8,267.41	\$ (1,566.82)
Other Taxes, Fees & Permits	0.00	295.92	(295.92)	1,058.63	3,255.09	(2,196.46)
Bond Premiums	0.00	25.08	(25.08)	291.00	275.91	15.09
Worker's Compensation Insurance	388.93	449.83	(60.90)	3,130.25	4,948.16	(1,817.91)
Personnel Medical Insurance	2,083.96	1,962.92	121.04	20,050.21	21,592.09	(1,541.88)
Total Other Taxes & Insurance	\$ 3,179.62	\$ 3,485.33	\$ (305.71)	\$ 31,230.68	\$ 38,338.66	\$ (7,107.98)
Other Project Expenses						
Telephone & Answering Service	\$ 74.50	\$ 229.00	\$ (154.50)	\$ 2,723.91	\$ 2,519.00	\$ 204.91
Internet Service	0.00	197.00	(197.00)	791.45	2,167.00	(1,375.55)
Advertising	0.00	16.67	(16.67)	0.00	183.34	(183.34)
Water/Coffee Service	5.68	2.08	3.60	231.26	22.91	208.35
Office Supplies & Expense	112.92	325.00	(212.08)	3,392.76	3,575.00	(182.24)
Postage	14.60	81.00	(66.40)	414.78	891.00	(476.22)
Toner/Copier Expense	0.00	110.33	(110.33)	229.65	1,213.66	(984.01)
Office Furniture & Equipment Expense	0.00	0.00	0.00	547.64	0.00	547.64
Travel & Promotion	0.00	33.33	(33.33)	310.08	366.66	(56.58)
Training Expense	206.04	47.67	158.37	466.54	524.34	(57.80)
Credit Checking	0.00	41.67	(41.67)	227.07	458.34	(231.27)
Total Other Project Expenses	\$ 413.74	\$ 1,083.75	\$ (670.01)	\$ 9,335.14	\$ 11,921.25	\$ (2,586.11)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 13,750.00	\$ 13,750.00	\$ 0.00
Reporting / Partner Management Fee	\$ 625.00	\$ 625.00	\$ 0.00	\$ 6,875.00	\$ 6,875.00	\$ 0.00
Transfer - Reserves	933.34	933.33	.01	10,266.74	10,266.66	.08
Total Mortgage & Owner's Exp.	\$ 2,808.34	\$ 2,808.33	\$.01	\$ 30,891.74	\$ 30,891.66	\$.08
Total Expenses	\$ 31,338.92	\$ 36,349.87	\$ (5,010.95)	\$ 329,271.61	\$ 399,848.99	\$ (70,577.38)
Reserves						
Authorized Reserve - Other	\$ 0.00	\$ 3,583.33	\$ (3,583.33)	\$ 0.00	\$ 39,416.66	\$ (39,416.66)
	\$ 0.00	\$ 3,583.33	\$ (3,583.33)	\$ 0.00	\$ 39,416.66	\$ (39,416.66)

1200 Park Avenue Apartments November 2024

Separate *Variance Report* explaining budget differences and expenditures.
The current reserve balance is \$392,795.19

Updates:

1200 Park Avenue currently has 10 vacancies. There was 1 move-in and 2 move-outs in November.

Vacancies:

- **Unit #237** (Eviction – Non-payment) Unit is ready, Applicant in process. Anticipated move in date of 12/20/24
- **Unit #314** Unit is ready, Applicant in process.
- **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 to a new complex) Unit is ready, 1 applicant in process. Anticipated move in date of 12/13/24
- **Unit 242:** (RA Transfer to #133) Unit needs minor repairs.
- **Unit 323:** (Notice to pay – Non-Payment) Unit needs minor repairs.
- **Unit 253:** (Deceased) Unit needs minor repairs.
- **Unit 262:** (Leaving the Area) Unit needs minor repairs.

Upcoming Vacancies:

- **No pending notices.**

Current applicants on waiting list have insufficient income to pay the 50% and 60% rents. Moving to fill the lower 30% & 45% units. Staff are working to turn and lease units as quickly as possible.

Advertising Efforts:

- The property is currently running a move-in special of ½ off the first month rent.
- A \$100 resident referral if the person moves in prior to 12/31/24.
- Flyers were passed out in November and updated flyers will be distributed soon.
- There are currently 2 banners advertising the vacancies outside of the main entrance to bring in more applications.

Several December rent payments are outstanding as it is early in the month.

Staff have completed reworking the office layout to utilize the assistant in a more effective manner.



Events:

- Bingo nights are being scheduled and plan to return to a normal schedule.
- Birthday events will be scheduled 1 day a month to celebrate residents.
- For Thanksgiving staff put together a small brunch, we had over 45 residents show for the event!
- A Holiday party is scheduled for the 19th with decorations being setup now.

Event Photos:



(530) 745-6170 tel AWI Management Corporation
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AWI Management Corporation is an Equal Opportunity provider.



(530) 745-6170 tel
(530) 745-6171 fax
www.awimc.com

AWI Management Corporation
120 Center Street
Auburn CA 95603



AWI Management Corporation is an Equal Opportunity provider.

Park Avenue 569
For the Month Ended November 30, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Rental Income						
Gross Rents	\$ 92,054.00	\$ 94,698.25	\$ (2,644.25)	\$ 1,011,354.00	\$ 1,041,680.75	\$ (30,326.75)
Vacancies	\$ (4,740.00)	\$ (2,840.92)	\$ (1,899.08)	\$ (47,847.00)	\$ (31,250.09)	\$ (16,596.91)
Rent Adjustments	0.00	0.00	0.00	(1,386.69)	0.00	(1,386.69)
Manager's Unit	(965.00)	(889.00)	(76.00)	(10,562.00)	(9,779.00)	(783.00)
Total Tenant Rent	\$ 86,349.00	\$ 90,968.33	\$ (4,619.33)	\$ 951,558.31	\$ 1,000,651.66	\$ (49,093.35)
Other Project Income:						
Laundry Income	\$.86	\$ 666.67	\$ (665.81)	\$ 7,500.86	\$ 7,333.34	\$ 167.52
Interest Income	46.10	0.00	46.10	872.97	0.00	872.97
Restricted Reserve Interest Incom	24.58	1.67	22.91	237.40	18.34	219.06
Late Charges	54.50	36.08	18.42	1,256.14	396.91	859.23
Application Fees	0.00	16.67	(16.67)	125.00	183.34	(58.34)
Other Tenant Income	16.00	333.33	(317.33)	4,981.14	3,666.66	1,314.48
Miscellaneous Income	0.00	45.58	(45.58)	178.36	501.41	(323.05)
Other Project Income	\$ 142.04	\$ 1,100.00	\$ (957.96)	\$ 15,151.87	\$ 12,100.00	\$ 3,051.87
Total Project Income	\$ 86,491.04	\$ 92,068.33	\$ (5,577.29)	\$ 966,710.18	\$ 1,012,751.66	\$ (46,041.48)
Project Expenses:						
Maint. & Oper. Exp. (Page 3)	\$ 30,116.80	\$ 19,730.17	\$ 10,386.63	\$ 236,207.36	\$ 217,031.84	\$ 19,175.52
Utilities (Page 3)	10,804.44	13,232.67	(2,428.23)	126,728.34	145,559.34	(18,831.00)
Administrative (Page 3)	15,945.57	12,638.91	3,306.66	127,952.55	139,028.07	(11,075.52)
Taxes & Insurance (Page 3)	6,026.66	5,650.17	376.49	69,229.70	62,151.84	7,077.86
Other Taxes & Insurance (Page 4)	3,631.43	3,989.66	(358.23)	31,173.53	43,886.32	(12,712.79)
Other Project Expenses (Page 4)	1,801.78	1,988.51	(186.73)	26,536.78	21,873.52	4,663.26
Total O&M Expenses	\$ 68,326.68	\$ 57,230.09	\$ 11,096.59	\$ 617,828.26	\$ 629,530.93	\$ (11,702.67)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 26,105.39	\$ 26,300.42	\$ (195.03)	\$ 287,159.29	\$ 289,304.59	\$ (2,145.30)
Managing General Partner Fees	\$ 1,085.50	\$ 1,118.08	\$ (32.58)	\$ 11,940.50	\$ 12,298.91	\$ (358.41)
Transfer - Reserves	2,675.00	2,675.00	0.00	29,425.00	29,425.00	0.00
Total Mortgage & Owner's Exp.	\$ 29,865.89	\$ 30,093.50	\$ (227.61)	\$ 328,524.79	\$ 331,028.50	\$ (2,503.71)
Total Project Expenses	\$ 98,192.57	\$ 87,323.59	\$ 10,868.98	\$ 946,353.05	\$ 960,559.43	\$ (14,206.38)
Net Profit (Loss)	\$ (11,701.53)	\$ 4,744.74	\$ (16,446.27)	\$ 20,357.13	\$ 52,192.23	\$ (31,835.10)

Park Avenue 569
For the Month Ended November 30, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Cash Flow Items:						
Reserve Transfers	\$ (18.43)	\$ 0.00	\$ (18.43)	\$ (28.04)	\$ 0.00	\$ (28.04)
T & I Transfers	(7,509.60)	0.00	(7,509.60)	(37,206.77)	0.00	(37,206.77)
Operating - MMKT- FFB*	(.86)	0.00	(.86)	89,560.76	0.00	89,560.76
Other Cash Changes	0.00	0.00	0.00	(121.08)	0.00	(121.08)
Security Deposits Held	(600.00)	0.00	(600.00)	(2,900.00)	0.00	(2,900.00)
Authorized Reserve - Other	0.00	(11,138.00)	11,138.00	0.00	(122,518.00)	122,518.00
Pending Reserves	0.00	0.00	0.00	(39,082.32)	0.00	(39,082.32)
Tenant Receivables	565.08	0.00	565.08	(6,683.33)	0.00	(6,683.33)
Other Receivables	6,714.16	0.00	6,714.16	73,733.88	0.00	73,733.88
Accounts Payable - Trade	36,809.59	0.00	36,809.59	(968.54)	0.00	(968.54)
Accrued Expenses	1,506.00	0.00	1,506.00	0.00	0.00	0.00
Accrued Interest City of Chico	6,125.00	0.00	6,125.00	(6,125.00)	0.00	(6,125.00)
Accrued Local Administration Fee	416.67	0.00	416.67	4,583.37	0.00	4,583.37
Accrued Managing GP Fee	668.83	0.00	668.83	(129,236.87)	0.00	(129,236.87)
Accrued Interest Housing Authority	4,785.75	0.00	4,785.75	16,779.25	0.00	16,779.25
Total Other Cash Flow Items	\$ 49,462.19	\$ (11,138.00)	\$ 60,600.19	\$ (37,694.69)	\$ (122,518.00)	\$ 84,823.31
Net Operating Cash Change	\$ 37,760.66	\$ (6,393.26)	\$ 44,153.92	\$ (17,337.56)	\$ (70,325.77)	\$ 52,988.21
Cash Accounts	End Balance 1 Year Ago	Current Balance	Change			
Operating-FFB	\$ 60,451.88	\$ 43,114.32	\$ (17,337.56)			
Operating - MMKT- FFB*	90,586.16	1,025.40	(89,560.76)			
Tax & Insurance-FFB	80,765.80	117,972.57	37,206.77			
Security Deposit - FFB	36,064.00	36,064.00	0.00			
Repl Reserves - Berkadia - IMP**	363,342.15	392,795.19	29,453.04			
Payables & Receivables:						
Accounts Payable - Trade	13,450.23	12,481.69	(968.54)			
Rents Receivable - Current Tenants	2,490.89	7,435.58	4,944.69			
Other Tenant Charges Receivable	3,335.58	4,254.22	918.64			

Park Avenue 569
For the Month Ended November 30, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 11,759.64	\$ 7,750.25	\$ 4,009.39	\$ 86,641.46	\$ 85,252.75	\$ 1,388.71
Janitorial/Cleaning Supplies	0.00	318.25	(318.25)	2,062.83	3,500.75	(1,437.92)
Plumbing Repairs	0.00	219.75	(219.75)	210.00	2,417.25	(2,207.25)
Painting & Decorating	0.00	223.83	(223.83)	1,271.67	2,462.16	(1,190.49)
Repairs & Maintenance - Supply	471.13	1,000.00	(528.87)	13,610.58	11,000.00	2,610.58
Repairs & Maintenance - Contract	238.06	2,250.00	(2,011.94)	16,858.39	24,750.00	(7,891.61)
Grounds Maintenance	1,775.00	1,966.67	(191.67)	22,055.00	21,633.34	421.66
Elevator Maintenance & Contract	2,108.20	984.17	1,124.03	12,268.30	10,825.84	1,442.46
Pest Control Service	1,955.00	1,000.00	955.00	8,046.00	11,000.00	(2,954.00)
Fire/Alarm Services	6,305.00	773.33	5,531.67	16,539.01	8,506.66	8,032.35
Security Service	2,026.00	701.00	1,325.00	8,866.00	7,711.00	1,155.00
Capital Improvements - Other	0.00	257.83	(257.83)	2,925.92	2,836.16	89.76
Capital Improvements - Flooring	1,788.43	275.00	1,513.43	20,418.00	3,025.00	17,393.00
Capital Improvements - Appliances	723.02	422.50	300.52	8,134.77	4,647.50	3,487.27
Capital Improvements - HVAC Repl.	778.32	0.00	778.32	1,372.61	0.00	1,372.61
Capital Improvements - Water Heaters	0.00	0.00	0.00	1,668.01	0.00	1,668.01
Carpet Cleaning	189.00	891.67	(702.67)	2,763.00	9,808.34	(7,045.34)
HVAC Repairs	0.00	179.42	(179.42)	359.00	1,973.59	(1,614.59)
Cable Service	0.00	391.50	(391.50)	0.00	4,306.50	(4,306.50)
Tenant Services	0.00	125.00	(125.00)	10,136.81	1,375.00	8,761.81
Total Maint. & Operating Exp.	\$ 30,116.80	\$ 19,730.17	\$ 10,386.63	\$ 236,207.36	\$ 217,031.84	\$ 19,175.52
Utilities:						
Electricity	\$ 4,615.91	\$ 6,614.58	\$ (1,998.67)	\$ 78,247.48	\$ 72,760.41	\$ 5,487.07
Water	1,579.08	1,037.92	541.16	13,434.41	11,417.09	2,017.32
Sewer	1,950.97	4,081.67	(2,130.70)	19,967.57	44,898.34	(24,930.77)
Heating Fuel/Other	554.92	454.92	100.00	3,510.84	5,004.09	(1,493.25)
Garbage & Trash Removal	2,103.56	1,043.58	1,059.98	11,568.04	11,479.41	88.63
Total Utilities	\$ 10,804.44	\$ 13,232.67	\$ (2,428.23)	\$ 126,728.34	\$ 145,559.34	\$ (18,831.00)
Administrative:						
Manager's Salary	\$ 8,186.92	\$ 5,859.00	\$ 2,327.92	\$ 49,116.30	\$ 64,449.00	\$ (15,332.70)
Management Fees	5,671.00	5,671.00	0.00	62,381.00	62,381.00	0.00
Bad Debt Expense	1,394.00	208.33	1,185.67	4,644.75	2,291.66	2,353.09
Auditing	687.50	625.00	62.50	7,561.50	6,875.00	686.50
Legal	0.00	212.33	(212.33)	3,944.68	2,335.66	1,609.02
Other Administrative Expenses	6.15	63.25	(57.10)	304.32	695.75	(391.43)
Total Administrative Expense	\$ 15,945.57	\$ 12,638.91	\$ 3,306.66	\$ 127,952.55	\$ 139,028.07	\$ (11,075.52)
Taxes & Insurance Reserve For:						
Special Assessments	\$ 0.00	\$ 27.58	\$ (27.58)	\$ 326.32	\$ 303.41	\$ 22.91
Property Insurance	5,869.33	5,322.67	546.66	65,746.85	58,549.34	7,197.51

Park Avenue 569
For the Month Ended November 30, 2024
Statement of Income & Cash Flow

	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Other Insurance	\$ 157.33	\$ 299.92	\$ (142.59)	\$ 3,156.53	\$ 3,299.09	\$ (142.56)
Total Taxes & Insurance Expense	\$ 6,026.66	\$ 5,650.17	\$ 376.49	\$ 69,229.70	\$ 62,151.84	\$ 7,077.86
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,776.70	\$ 1,199.75	\$ 576.95	\$ 12,523.38	\$ 13,197.25	\$ (673.87)
Other Taxes, Fees & Permits	0.00	233.33	(233.33)	1,445.64	2,566.66	(1,121.02)
Bond Premiums	0.00	108.75	(108.75)	560.00	1,196.25	(636.25)
Worker's Compensation Insurance	776.51	726.08	50.43	5,371.10	7,986.91	(2,615.81)
Personnel Medical Insurance	1,078.22	1,721.75	(643.53)	11,273.41	18,939.25	(7,665.84)
Total Other Taxes & Insurance	\$ 3,631.43	\$ 3,989.66	\$ (358.23)	\$ 31,173.53	\$ 43,886.32	\$ (12,712.79)
Other Project Expenses						
Telephone & Answering Service	\$ 670.83	\$ 556.00	\$ 114.83	\$ 6,706.92	\$ 6,116.00	\$ 590.92
Internet Service	107.25	355.92	(248.67)	5,707.16	3,915.09	1,792.07
Advertising	0.00	3.33	(3.33)	515.41	36.66	478.75
Water/Coffee Service	44.44	111.25	(66.81)	425.26	1,223.75	(798.49)
Office Supplies & Expense	236.06	433.33	(197.27)	4,816.54	4,766.66	49.88
Postage	40.01	87.67	(47.66)	726.92	964.34	(237.42)
Toner/Copier Expense	310.78	297.92	12.86	2,085.06	3,277.09	(1,192.03)
Office Furniture & Equipment Expense	(30.00)	0.00	(30.00)	3,246.59	0.00	3,246.59
Travel & Promotion	0.00	41.67	(41.67)	1,338.65	458.34	880.31
Training Expense	412.08	63.92	348.16	772.16	703.09	69.07
Credit Checking	10.33	29.17	(18.84)	196.11	320.84	(124.73)
Employee Meals	0.00	8.33	(8.33)	0.00	91.66	(91.66)
Total Other Project Expenses	\$ 1,801.78	\$ 1,988.51	\$ (186.73)	\$ 26,536.78	\$ 21,873.52	\$ 4,663.26
Mortgage & Owner's Expense						
Mortgage Payment	\$ 26,105.39	\$ 26,300.42	\$ (195.03)	\$ 287,159.29	\$ 289,304.59	\$ (2,145.30)
Managing General Partner Fees	\$ 1,085.50	\$ 1,118.08	\$ (32.58)	\$ 11,940.50	\$ 12,298.91	\$ (358.41)
Transfer - Reserves	2,675.00	2,675.00	0.00	29,425.00	29,425.00	0.00
Total Mortgage & Owner's Exp.	\$ 29,865.89	\$ 30,093.50	\$ (227.61)	\$ 328,524.79	\$ 331,028.50	\$ (2,503.71)
Total Expenses	\$ 98,192.57	\$ 87,323.59	\$ 10,868.98	\$ 946,353.05	\$ 960,559.43	\$ (14,206.38)
Reserves						
Authorized Reserve - Other	\$ 0.00	\$ 11,138.00	\$ (11,138.00)	\$ 0.00	\$ 122,518.00	\$ (122,518.00)
Pending Reserves	0.00	0.00	0.00	39,082.32	0.00	39,082.32
	\$ 0.00	\$ 11,138.00	\$ (11,138.00)	\$ 39,082.32	\$ 122,518.00	\$ (83,435.68)

MEMO

Date: 12/12/2024

To: HACB Board of Commissioners

From: Angie Little, Rental Assistance Programs Manager

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

Program Statistics for Period Ending	November 2024	October 2023
Number of participants as of last day of the month	25	36
Number of Orientation Briefings	0	0
Number of signed contracts	0	0
Number of Port-In's	0	0
Number of Port-Out's	0	0
Number of Graduates	0	0
Contract Expired	0	0
Number of Terminations	0	0
Number of Voluntary Exits	0	0
Number of Families on FSS Waiting List	0	15
Number of participants with annual income increases (YTD)	1	0
Number of participants with new employment (YTD)	1	0
Number of participants with escrow accounts	12	25
Number of participants currently escrowing	9	16
Amount disbursed from escrow account	\$0	\$0.00
Balance of Escrow Account	\$ 122,855.26	\$127,656.91

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)	NA
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	3
Number of FSS families receiving cash assistance	3
Number of FSS families experiencing a reduction in cash assistance	0
Number of FSS families who have ceased receiving cash assistance	2
How many new FSS escrow accounts were established	0
Number of FSS families moved to non-subsidized housing	2
Number of FSS families moved to home-ownership	0

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

Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	11/2024 Enrollment	11/2024 HAP Assistance	Grant Balance
City of Chico - LGP	7/1/24 - 6/30/25	\$9,000.00	City of Chico	SSA	8	Low-income, referred by supportive service agency	Chico	0	\$0.00	\$9,000.00
City of Chico - TBRA	7/1/24 - 6/30/25	\$150,000.00	City of Chico	SSA	18	Low-income, under case management with self-sufficiency plan	Butte County	4	\$9,257.00	\$122,536.00
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	\$1,084.00	\$19,951.00
Totals		\$186,717.00			35			6	\$10,341.00	\$154,913.00

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:12/04/2024

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

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

Housing crisis continues to get worse

The Public Policy Institute of California, a think tank that conducts vigorous and objective research into vital state issues, is celebrating its 30th anniversary with a series of retrospective reports.

Housing, or the chronic lack thereof, is arguably the most important of those issues, since it lies at the core of so many of California's existential challenges. They include the nation's highest levels of homelessness and poverty, a yawning gap in generational wealth, and the outflow of people and jobs to other states with more abundant and less expensive housing.

Unfortunately Public Policy Institute researchers Hans Johnson and Eric McGhee could find little progress over the past three decades, writing, "While California's housing market has undergone tremendous changes over the years, with some aspects worsening in the last decade, the central problem — high housing costs — remains the same.

"As California's population has increased, more housing units have been built — yet housing costs and rent increases have outpaced building," they add.

Since 1990 the state has added 3.6 million homes, up 33%, and 9.4 million residents, up 31% as of last January. California's median home values grew 56%, from \$456,000 to \$753,000, and rents rose from \$1,300 to \$1,800.

In California housing values are still more than twice the national average and rents are about 50% higher.

Such high housing costs spawn other socioeconomic issues, the researchers continued, to wit:

California has the nation's second lowest rate of home ownership, behind New York, and home ownership is particularly scant among young adults, and Blacks and Latinos of any age. "The bursting of the housing bubble that led to the Great Recession in 2008 hurt homeownership for Californians of all races and ethnicities, but African Americans and Latinos were more affected," the study says.

High housing costs cause many Californians to be financially burdened. “The share of renters who are stressed — paying over half their income in rental costs — is considerably higher here than in other states,” Johnson and McGhee found. “Not surprisingly, housing stress most affects lower-income Californians, who are generally already in the cheapest rental units and cannot move to escape the burden.”

Housing stress in California has been growing fastest among middle-class families; “one in six middle-class renters in California are now spending over half their income on housing.”

High costs are a major factor in the homelessness crisis. The federal government estimates that California’s homeless population increased by 47% from 2007 to 2023, while the state’s overall population grew by just 7%, and “the vast majority of Californians experiencing homelessness are unsheltered; the state accounts for almost half of the nation’s unsheltered homeless population.”

High costs drive people to other states, with the highest outflows occurring when the cost differentials are the greatest, and “this net outflow has been highest among precisely the lower- and middle-income Californians who have been hit hardest by the cost crisis.”

Finally, the wealth gap between those who own homes and those who don’t has widened, with more than a million Californians becoming millionaires who “reflect the state’s past more than its future; they are far older and more likely to be white than the typical Californian. For many of them, this equity may be a key piece of their retirement plans. But these higher values do make it more challenging for younger Californians of modest means to buy into their first home.”

Although saturated with negativity, the housing study offers a potential silver lining in that California’s population has leveled out and if demand weakens, it might be possible “that robust housing growth will put a dent in the state’s housing shortage.”

Dan Walters can be reached at dan@calmatters.org

Housing - the Situation:

50% of American renter households pay more than 30% of household income on rent and utilities (***Cost Burdened***)

25% of American renter households pay more than 50% of household income on rent and utilities (***Severely Cost Burdened***)

Butte County is a “High Cost” area, defined as an area where household incomes are insufficient to pay for housing:

- **City of Chico - 39% of renter households *Severely Cost Burdened*** (2020 General Plan Housing Element)
- City of Oroville, – 60% of renter households *Severely Cost Burdened* (2020 General Plan Housing Element)
- Concentrations of low-income seniors and disabled because of nexus of “affordable housing” and proximate services.

Federal government stopped building deeply subsidized housing for low-income seniors and disabled in the 1990’s.

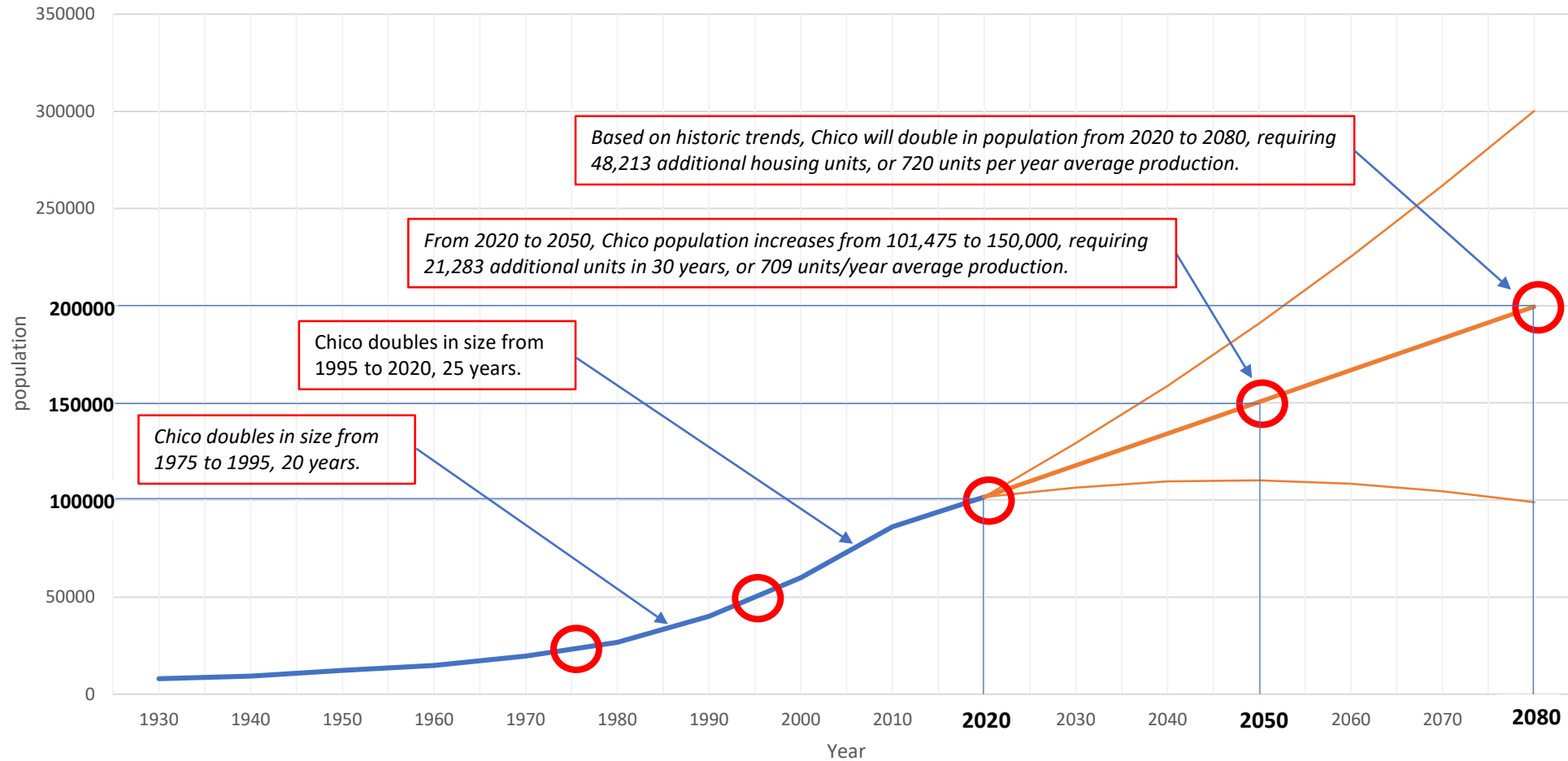
Single Room Occupancy “workforce housing” was raised or converted to condominiums in the 1970’s through 1990’s.

Changing demographics – households are smaller in general, but significantly, Baby Boomers are retiring, 50% of whom have only Social Security income to rely on. It is estimated that in the City of Chico demand for studio- and one-bedroom units outstrips supply by approximately ten to one.

Taken together, with prevailing law and regulatory requirements, our “system” is not producing sufficient housing for its citizens, and hasn’t for some time. The result is displaced populations, typically the most disadvantaged in the community.

Prevailing housing policy sees economic benefits provided to homeowners in the form of the federal mortgage interest deduction (\$193 Billion federal) and California Prop 13 tax relief, benefits that far the expenditures devoted to rental housing (\$53 Billion federal).

Chico Population Growth 1930 – 2080 - Planning Envelope



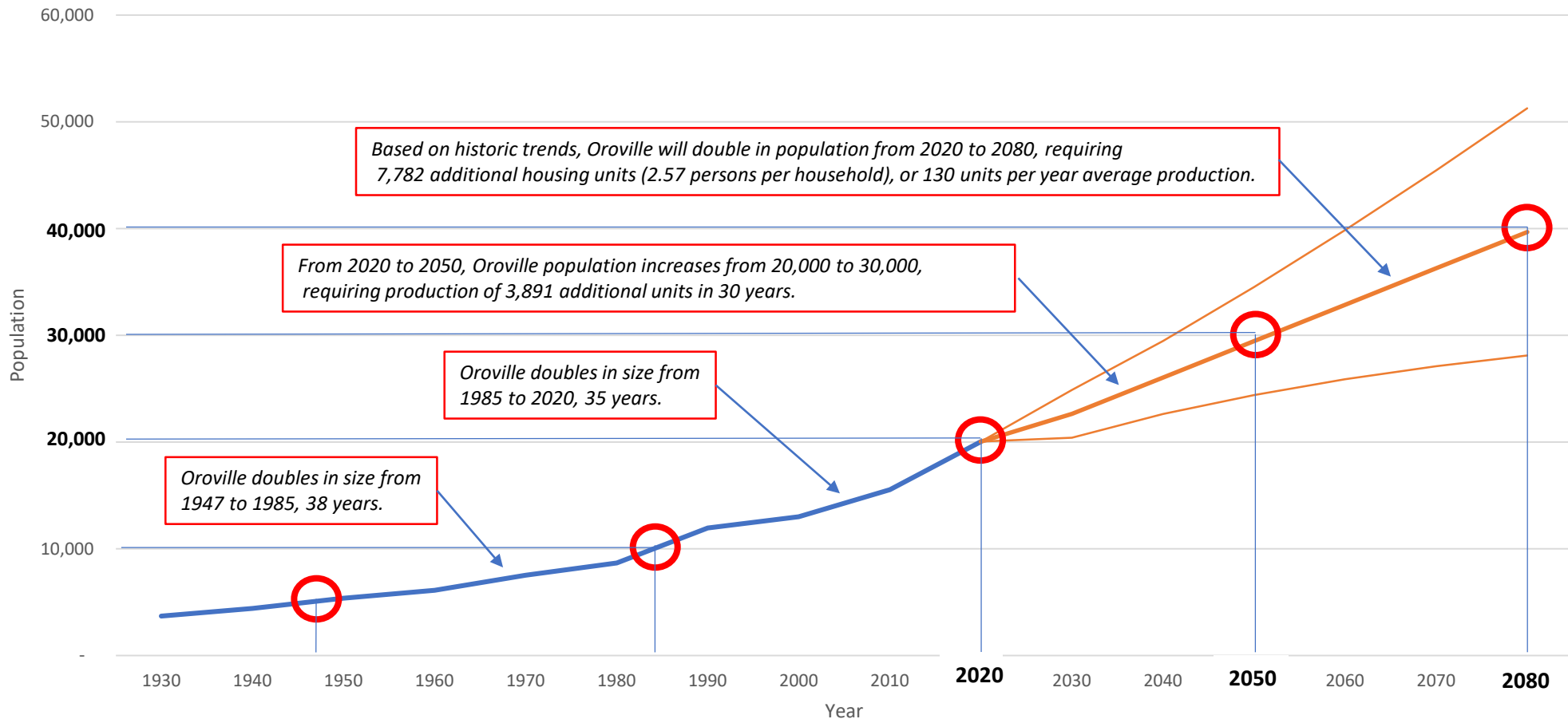
Year	Population
1930	7,961
1940	9,287
1950	12,272
1960	14,757
1970	19,580
1980	26,716
1990	40,097
2000	59,954
2010	86,187
2020	101,475
2050	150,000 est.
2080	200,000 est.

City Chico Housing Permits by Year - 2000 to 2023 Housing Production

Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average
Single Family	311	448	477	638	555	435	383	230	163	123	60	95	123	228	202	257	282	275	340	256	311	248	270	175	287 SF Units/year
Multi Family	179	30	27	406	350	166	147	138	70	58	356	48	62	163	183	265	233	363	108	530	191	544	558	46	218 MF Units/year
Total	490	478	504	1044	905	601	530	368	233	181	416	143	185	391	385	522	515	638	448	786	502	792	828	221	504 Avg Units per year produced 709 Avg Unit per year need

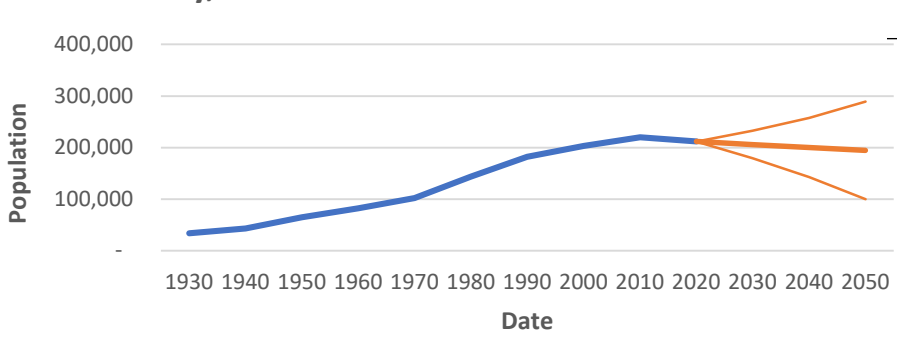
205 Avg Annual Deficit
 4,910 Unit deficit over 24 years
 11,195 Persons displaced @ 2.28 persons per HH

Oroville Population Growth 1930-2080 - Planning Envelope



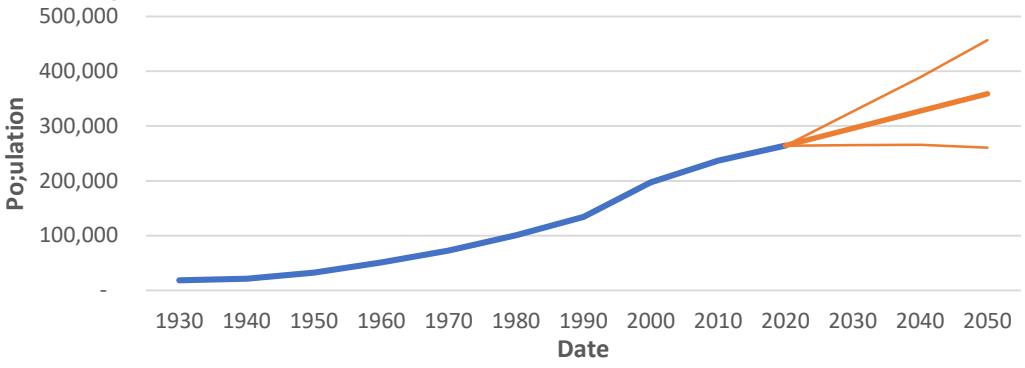
Year	Population
1930	3,698
1940	4,421
1950	5,387
1960	6,115
1970	7,536
1980	8,683
1990	11,960
2000	13,004
2010	15,546
2020	20,042
2050	30,000 est.
2080	40,000 est.

Butte County, CA



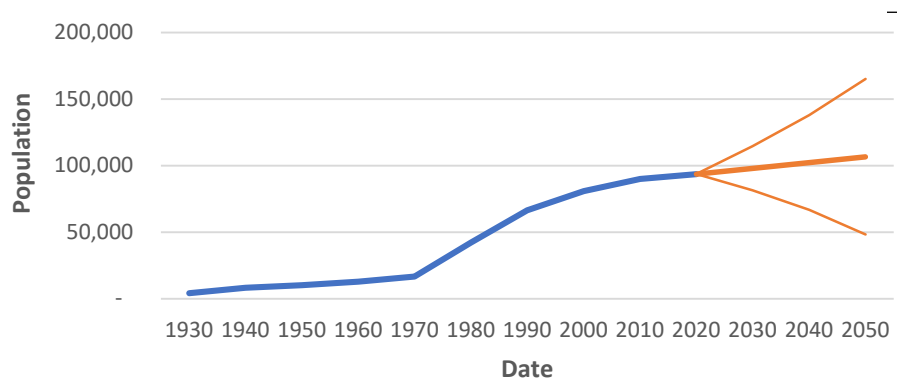
Year	Population
1930	34,093
1940	42,840
1950	64,930
1960	82,030
1970	101,969
1980	143,851
1990	182,120
2000	203,171
2010	220,000
2020	211,632

Reno, NV



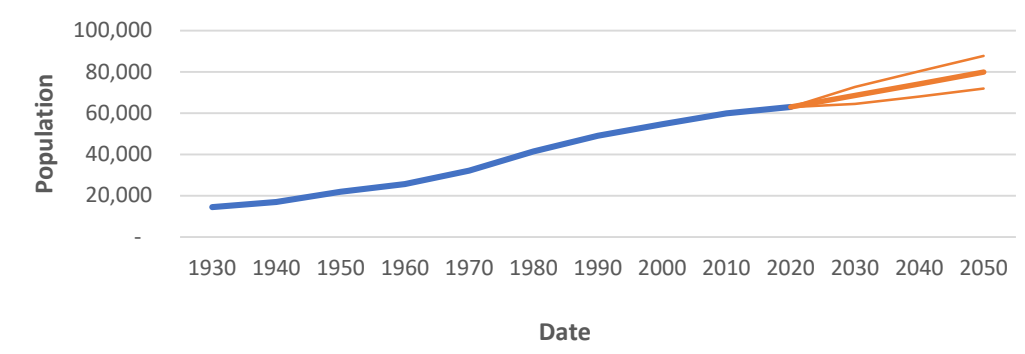
Year	Population
1930	18,529
1940	21,317
1950	32,497
1960	51,470
1970	72,863
1980	100,756
1990	133,850
2000	197,177
2010	236,728
2020	264,165

Redding, CA



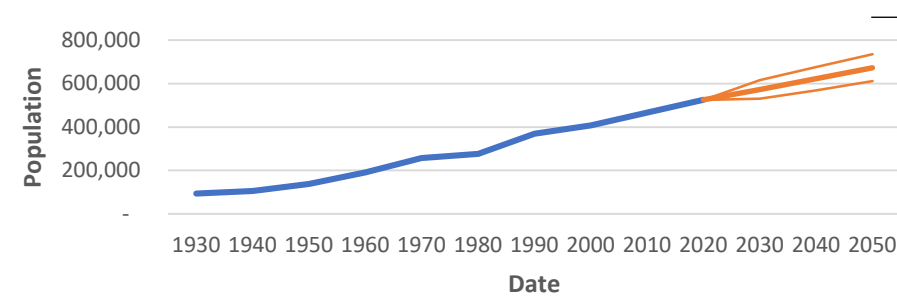
Year	Population
1930	4,188
1940	8,109
1950	10,256
1960	12,773
1970	16,659
1980	42,103
1990	66,462
2000	80,865
2010	89,861
2020	93,611

Santa Cruz, CA



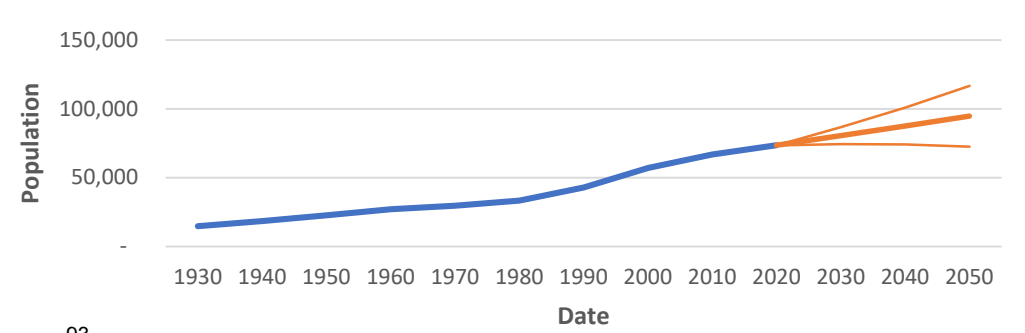
Year	Population
1930	14,395
1940	16,896
1950	21,970
1960	25,596
1970	32,076
1980	41,483
1990	49,040
2000	54,593
2010	59,946
2020	62,956

Sacramento, CA



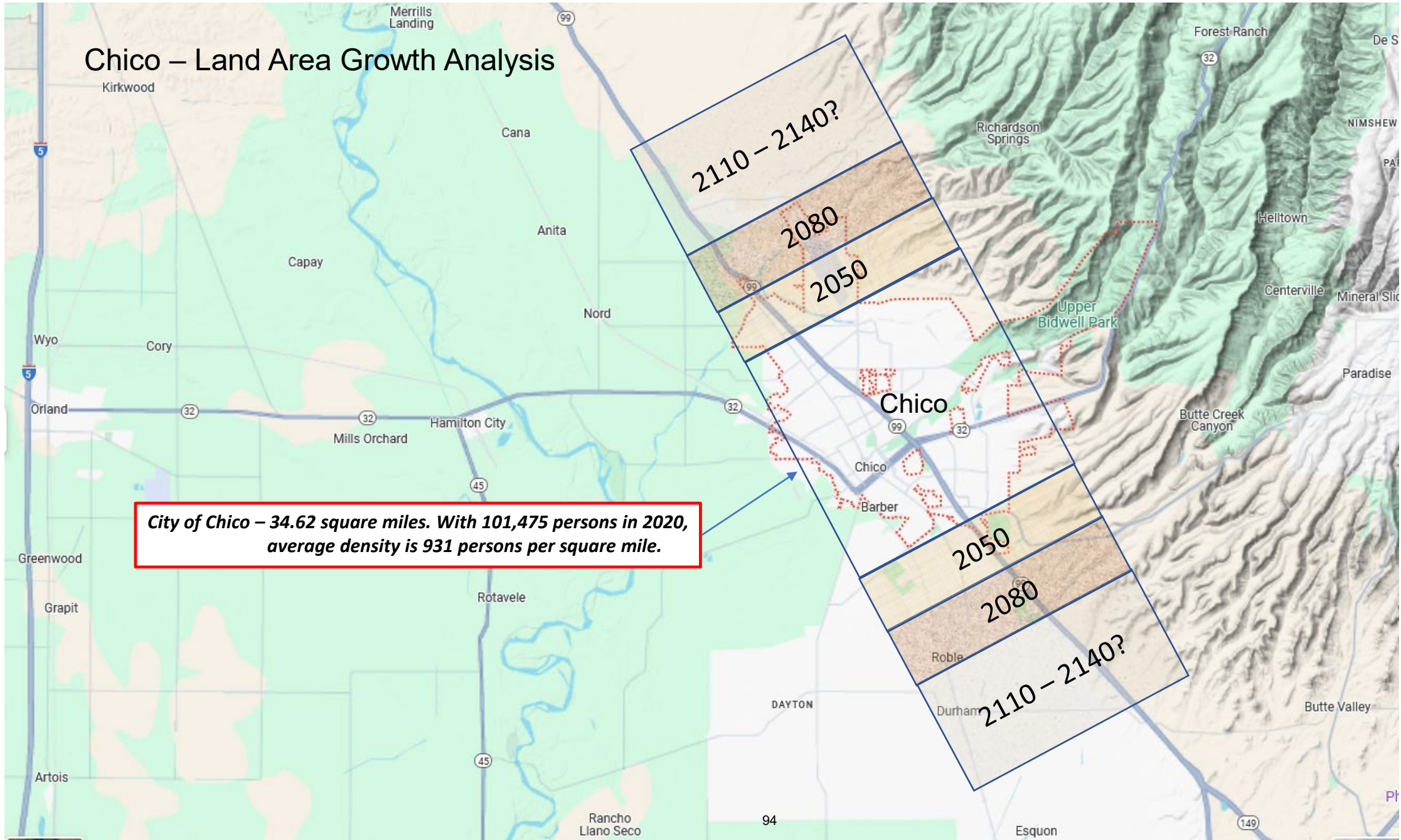
Year	Population
1930	93,750
1940	105,958
1950	137,572
1960	191,667
1970	257,105
1980	275,741
1990	369,365
2000	407,018
2010	466,488
2020	524,943

Missoula, MT



Year	Population
1930	14,657
1940	18,449
1950	22,485
1960	27,090
1970	29,497
1980	33,388
1990	42,918
2000	57,053
2010	66,788
2020	73,489

Chico – Land Area Growth Analysis



City of Chico – 34.62 square miles. With 101,475 persons in 2020, average density is 931 persons per square mile.

Camp Fire Disaster – Housing Response, Butte County

Housing Authority – Public Summary:	1,304 total units 26 projects	356 HUD Section 8 Vouchers
	465 9% Disaster Credit units - Round I	
	208 9% Disaster Credit units - Round 2	
	553 CDBG-DR	
OTHER – For- and Non-profit:	1,701 total units 24 projects	225 HUD Section 8 Vouchers
	696 9% Disaster Credit units - Round I	
	250 9% Disaster Credit units - Round 2	
	562 CDBG-DR	
		581 Total HUD Section 8 Vouchers

Pipeline Projects (50) :	3,005 units @ \$430K ea =	<u>\$1,292,150,000</u>	<u>Total Disaster-era Units</u>
	1,161 units 9% Disaster LIHTC - Round I	\$499,230,000.00	
	458 units 9% Disaster LIHTC's - Round II	\$196,940,000.00	
	<u>1,115 units</u> CDBG-DR	<u>\$479,450,000.00</u>	
	2,734 Total Disaster-funded units to date	\$1,175,620,000.00	Disaster funding implemented
	1,440 units Chico		
	902 units Oroville		

Source: Housing Authority of the County of Butte

Things Cities can do:

Raise funds for affordable housing activity:

- Optimize all opportunity to secure federal and state funds
- Seek partnerships with public-, non-, and for-profit developers in promotion and support
- Implement a (voter approved) Sales Tax to raise funds
- Issue bonds in support of general or specific affordable housing activity
- Guarantee financing for affordable housing developments

Adopt and implement planning, zoning, land use, and development policy and regulation, starting with the General Plan. The plan provides the equitable and moral basis for the provision of housing opportunity to community members, in seeking a balanced and healthy community.

Set the tone for community development activity through policy and community education.

As cities grow, they become more complex, requiring ever greater vision, planning, and guidance in ensuring the growth of the infrastructure to maintain a healthy and balanced community.

Be mindful of the Fair Housing Act and “disparate impact” to protected classes.

December 11, 2024

MEMO

To: Board of Commissioners
From: Hope Stone, Finance Director
Subject: Resolution Number 4950
Revised
Write-Off of Uncollectible Accounts Receivable, as of September 30, 2024

The HACB Accounting Team discovered a Yardi reporting error when implementing the approved Resolution No. 4941, Write-off of Uncollected Accounts Receivable for FYE 9.30.2024. The Yardi report in question was erroneously reporting aging. This was discovered when comparing the aging report to the tenant ledgers. Keep in mind these totals include prior years' amounts that were left on the books as we continued to reconcile Yardi system numbers to the prior HAB system numbers. This has been a long process to validate totals as we have transitioned from one system to the other. Below please find the revised write-off amounts compared to the initially proposed amounts along with the total difference calculated.

Year	Public Housing	HACB Owned DEMO	Housing Choice Voucher	Total
2024 <i>revised</i>	\$ 124,779	\$ 3,235	\$ 91,545	\$ 219,559
2024	\$ 9,206	\$ -	\$ 869	\$ 10,075
Difference	\$ 115,573	\$ 3,235	\$ 90,676	\$ 209,559

These write-off accounts will be sent to a Collection Agency for further action.

If you have any questions I will be happy to answer them at the Board Meeting.

Recommendation: adoption of Resolution No. 4950

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
RESOLUTION No. 4950
WRITE-OFF UNCOLLECTIBLE ACCOUNTS RECEIVABLE

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to hereby authorize the following accounts receivable amounts to be written off the Balance Sheet as uncollectible as of September 30, 2024:

PROJECT	# of UNITS	RENT	OTHER CHARGES	TOTAL
<u>PUBLIC HOUSING:</u> Balances from 07/01/2023-06/30/2024				
BIGGS	8	\$16,576.39	\$0.00	\$16,576.39
CHICO	60	\$34,224.63	\$0.00	\$34,224.63
GRIDLEY	30	\$17,471.12	\$0.00	\$17,471.12
OROVILLE	58	<u>\$56,506.38</u>	<u>\$0.00</u>	<u>\$56,506.38</u>
TOTAL PUBLIC HOUSING:		<u>\$124,778.52</u>	<u>\$0.00</u>	<u>\$124,778.52</u>
<u>HOUSING CHOICE VOUCHER PROGRAM: (SEC 8):</u> Balances from 07/01/2023-06/30/2024				
S8 COC	0	\$0.00	\$0.00	\$0.00
S8 EHV	5	\$5,488.60	\$0.00	\$5,488.60
S8 HCV Glenn	0	\$0.00	\$0.00	\$0.00
S8 HCV	74	\$86,056.72	\$0.00	\$86,056.72
S8 BOTIQUE	1	\$0.00	\$0.00	\$0.00
TOTAL SECTION 8:		<u>\$91,545.32</u>	<u>\$0.00</u>	<u>\$91,545.32</u>
DEMO: Balances from 07/01/2013 to 06/30/2024				
DEMO	3	\$3,234.71	\$0.00	\$3,234.71
TOTAL DEMO:		<u>\$3,234.71</u>	<u>\$0.00</u>	<u>\$3,234.71</u>
			GRAND TOTAL:	<u>\$219,558.55</u>

Date: December 19, 2024

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
RESOLUTION No. 4941
WRITE-OFF UNCOLLECTIBLE ACCOUNTS RECEIVABLE

THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to hereby authorize the following accounts receivable amounts to be written off the Balance Sheet as uncollectible as of September 30, 2024:

PROJECT	# of UNITS	RENT	OTHER CHARGES	TOTAL
<u>PUBLIC HOUSING:</u> Balances from 07/01/2023-06/30/2024				
BIGGS	3	\$100.00	\$0.00	\$100.00
CHICO	9	\$5,023.74	\$0.00	\$5,023.74
GRIDLEY	6	\$387.21	\$0.00	\$387.21
OROVILLE	14	<u>\$3,695.15</u>	<u>\$0.00</u>	<u>\$3,695.15</u>
TOTAL PUBLIC HOUSING:		<u>\$9,206.10</u>	<u>\$0.00</u>	<u>\$9,206.10</u>
<u>GRIDLEY FARM LABOR HOUSING:</u> Balances from 07/01/2022-06/30/2023				
GFLH	4	\$1,662.00	\$0.00	\$1,662.00
TOTAL GRIDLEY FARM LABOR HOUSING:		<u>\$1,662.00</u>	<u>\$0.00</u>	<u>\$1,662.00</u>
<u>HOUSING AUTHORITY OWNED:</u> Balances from 07/01/2023-06/30/2024				
LOCUST ST APTS	1	\$392.90	\$0.00	\$392.90
PARK PLACE APTS	1	\$1,698.85	\$0.00	\$1,698.85
KATHY CT APTS	0	\$0.00	\$0.00	\$0.00
ALAMONT APTS	3	\$189.55	\$0.00	\$189.55
CAMEO APTS	2	\$2,371.75	\$0.00	\$2,371.75
EVANSWOOD ESTATES	2	\$3,759.62	\$0.00	\$3,759.62
LINCOLN APTS	1	\$1,074.39	\$0.00	\$1,074.39
DEMO	0	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
TOTAL AUTHORITY OWNED:		<u>\$9,487.06</u>	<u>\$0.00</u>	<u>\$9,487.06</u>
<u>HOUSING CHOICE VOUCHER PROGRAM: (SEC 8):</u> Balances from 07/01/2023-06/30/2024				
S8 COC	0	\$0.00	\$0.00	\$0.00
S8 EHV	0	\$0.00	\$0.00	\$0.00
S8 HCV Glenn	0	\$0.00	\$0.00	\$0.00
S8 HCV	6	\$869.00	\$0.00	\$869.00
S8 VASH	0	\$0.00	\$0.00	\$0.00
TOTAL SECTION 8:		<u>\$869.00</u>	<u>\$0.00</u>	<u>\$869.00</u>
<u>VASH SECURITY DEPOSITS:</u> Balances from 07/01/2013 to 06/30/2024				
VASH SD	0	\$0.00	\$0.00	\$0.00
TOTAL VASH SECURITY DEPOSITS:		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
			GRAND TOTAL:	<u>\$21,224.16</u>

Date: October 19, 2024

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

December 9, 2024

MEMO

To: HACB Board of Commissioners

From: Hope Stone, Finance Director

Subject: Fiscal Year 2023 Government-Wide Audit Report

To follow, you will find the HACB Government-Wide Audited Financial Statements for the year ended September 30, 2023. This report includes the HACB's two non-profit instrumentalities, Butte County Affordable Housing Development Corporation (BCAHDC) and Banyard Management. These affiliated entities are listed by name in the Financials in NOTE 13 on pages 42-43 as part of the Condensed Financial Information - Blended Component Units detail.

To gain a better understanding of the financials, please review the Notes to Financial Statements (Notes) on pages 11-44. The Notes provide detail and explanations for many of the items on the balance sheet as well as information about the HACB and its operations.

Fiscal year 2023 included the following major events: Project Based Vouchers coming online and their effect on the Section 8 Housing Choice Voucher Program's leasing numbers; contract with new auditors and a restructuring of the Finance Department including implementation of new processes and controls, new staff and the beginning of an agency wide new software implementation.

The scope of the Audit covers the accuracy of the financial statements; compliance with funding agency rules and regulations; and compliance with HACB's internal policies and procedures. We are once again pleased to report that, after another detailed and complex audit, there were no compliance findings and no questioned costs (see pages 45-48). There was a comment about internal controls, a reflection of the Yardi software implementation issues, and associated changes, now implemented, to accounting protocols integrating third-party property management financial reports. There was also a comment noting the late reporting of our audit to HUD. This issue has been resolved and our 2024 audit has already begun.

If you have any questions I will gladly answer them at the Board Meeting.

Recommendation: Motion to accept the FY 2023 Audit Report as presented.

**HOUSING AUTHORITY OF
THE COUNTY OF BUTTE**

***FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION***

SEPTEMBER 30, 2023

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B O W M A N
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT

To the Board of Commissioners
Housing Authority of the County of Butte
Chico, California

Opinions

We have audited the accompanying financial statements of the business-type activities (primary government) and the fiduciary fund of the Housing Authority of the County of Butte (the Authority) as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the primary government and the fiduciary fund of the Housing Authority of the County of Butte as of September 30, 2023, and the respective changes in the financial position and, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Housing Authority of the County of Butte, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 15 to the financial statements, certain errors that resulted in the misstatements in the amounts previously reported in net position, cash and cash equivalents, investments, prepaid expenses, accounts receivable, inventory, capital assets, accounts payable, other current liabilities, accrued OPEB, accrued pension liability and long-term debt as of September 30, 2022, were discovered. Accordingly, net position as of October 1, 2022 has been restated to correct these errors. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the County of Butte's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Management has omitted management's discussion and analysis, budgetary comparison information and pension and other post employment benefit information that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying financial data schedules as required by the U.S. Department of Housing and Urban Development and the schedule of expenditures of federal awards, as required by Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* are presented for the purpose of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the financial data schedule, and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated November 22, 2024, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the Authority's internal control over financial reporting and compliance.

Stockton, California
November 22, 2024

Bowman & Copay, L.L.P.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

STATEMENT OF NET POSITION

September 30, 2023

	Primary Government
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	
CURRENT ASSETS	
Cash and cash equivalents	\$ 6,040,955
Prepaid expenses	470,625
Inventory	17,544
Accounts receivable, net	405,415
Total current assets	<u>6,934,539</u>
NON-CURRENT ASSETS	
Restricted cash	8,741,761
Investments	1,570,347
Notes receivable	758,368
Interest receivable	7,299
Capital assets, net	40,644,686
Total non-current assets	<u>51,722,461</u>
Total assets	<u>58,657,000</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred outflow of resources - pension	1,361,706
Deferred outflow of resources - OPEB	116,810
Total deferred outflows of resources	<u>1,478,516</u>
Total assets and deferred outflows of resources	<u>\$ 60,135,516</u>

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

STATEMENT OF NET POSITION (Cont.)

September 30, 2023

	Primary Government
LIABILITIES, DEFERRED INFLOW OF RESOURCES AND NET POSITION	
CURRENT LIABILITIES	
Accounts payable	\$ 639,458
Accrued salaries and payroll taxes	91,952
Accrued compensated absences, current	18,497
Accrued interest payable	890,945
Current portion of long-term debt	380,229
Other current liabilities	210,267
Total current liabilities	<u>2,231,348</u>
TENANT SECURITY DEPOSITS	
Tenant security deposits	<u>440,430</u>
LONG-TERM LIABILITIES	
Accrued compensated absences, net of current portion	174,503
Long-term debt, net of current portion	19,293,111
Less unamortized debt issuance costs	(70,832)
Deferred revenue	105,534
Accrued pension liability	4,618,356
Accrued OPEB	266,026
Total long-term debt	<u>24,386,698</u>
 Total liabilities	 <u>27,058,476</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred inflow of resources - pension	446,745
Deferred inflow of resources - OPEB	75,292
Total deferred inflows of resources	<u>522,037</u>
NET POSITION	
Net investment in capital assets	20,971,346
Restricted net position	8,735,949
Unrestricted net position	2,847,708
Total net position	<u>32,555,003</u>
 Total liabilities, deferred inflows and net position	 <u>\$ 60,135,516</u>

See Notes to Financial Statements.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

Year Ended September 30, 2023

	<u>Primary Government</u>
REVENUE	
Tenant revenue	\$ 5,918,975
HUD operating grants	24,575,952
Tenant charges	82,672
Laundry income	39,976
Miscellaneous income	1,202,292
Total revenue	<u>31,819,867</u>
OPERATING EXPENSES	
Administration	4,413,133
Tenant services	477,222
Housing assistance payments	18,464,153
Utilities	1,056,808
Maintenance and operations	2,693,989
Insurance	593,291
Other general expenses	659,857
Professional services	49,985
Depreciation	2,384,885
Total operating expenses	<u>30,793,323</u>
Operating income	<u>1,026,544</u>
NON-OPERATING REVENUE (EXPENSES)	
Investment income - unrestricted	5,313
Investment income - restricted	76,159
Interest income	357,082
Mortgage interest expense and amortization	<u>(566,538)</u>
Total non-operating revenue (expenses)	<u>(127,984)</u>
Change in net position	898,560
Net position, beginning of year	<u>35,509,480</u>
Prior period adjustment	
Correction of errors	<u>(3,853,037)</u>
Net position, beginning of year, restated	<u>31,656,443</u>
Net position, end of year	<u><u>\$ 32,555,003</u></u>

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

STATEMENT OF CASH FLOWS

Year Ended September 30, 2023

	<u>Primary Government</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from tenants	\$ 6,048,609
Receipts from others	1,023,215
Receipts from grantors	24,770,000
Payments to suppliers for goods and services	(25,651,178)
Payments to employees for services	(4,795,324)
Net cash provided by operating activities	<u>1,395,322</u>
CASH FLOWS FROM CAPITAL FINANCING	
Interest income	591,497
Payments on long term debt	(370,062)
Interest payments on long- term debt	(575,921)
Purchase of capital assets	(1,494,546)
Net cash used in capital financing activities	<u>(1,849,032)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Investment income	<u>81,472</u>
Net cash provided by (used in) investing activities	<u>81,472</u>
Decrease in cash, cash equivalents and restricted cash	(372,238)
Cash, cash equivalents and restricted cash – beginning of year	<u>15,154,954</u>
Cash, cash equivalents and restricted cash – end of year	\$ <u><u>14,782,716</u></u>
CASH, CASH EQUIVALENTS AND RESTRICTED CASH	
Cash and cash equivalents	\$ 6,040,955
Cash - restricted - modernization and development	255,637
Tax and insurance impounds	386,059
Security deposits	332,503
Reserve for replacements	1,476,358
Cash - other restricted	30,417
Restricted - bond funds	6,260,787
	\$ <u><u>14,782,716</u></u>

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

STATEMENT OF CASH FLOWS (Cont.)

Year Ended September 30, 2023

RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES

Operating income before non-operating revenue	\$	1,026,544
Adjustments to reconcile change in operating income net cash provided by (used in) operating activities:		
Depreciation		2,384,885
Changes in assets and liabilities:		
Decrease (increase) in:		
Accounts receivable - tenants		6,986
Accounts receivable - grantors		194,048
Interest receivable		(34,024)
Inventory		85,963
Prepaid expenses		(239,513)
Deferred outflow of resources - pension		184,005
Deferred outflow of resources - OPEB		(9,745)
Increase (decrease) in:		
Accounts payable		449,973
Tenant security deposits		3,064
Accrued liabilities		(1,907,428)
Accrued OPEB		(371,898)
Accrued pension liability		(626,258)
Deferred revenue		(145,053)
Deferred inflow of resources - pension		388,775
Deferred inflow of resources - OPEB		4,998
		<hr/>
Net cash provided by operating activities	\$	<u>1,395,322</u>

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

STATEMENT OF FIDUCIARY NET POSITION

September 30, 2023

	Other Post- Employment Benefit Trust Fund
ASSETS	
Cash and investment with fiscal agent	\$ <u>2,352,650</u>
 Total assets	 \$ <u><u>2,352,650</u></u>
 NET POSITION	
Restricted for retiree benefits	\$ <u>2,352,650</u>
 Total net position	 \$ <u><u>2,352,650</u></u>

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
Year Ended September 30, 2023

		Other Post- Employment Benefit Trust Fund
REVENUE		
Investment income	\$	200,385
 DEDUCTIONS		
Service fees and administrative expenses		13,585
Change in net position		186,800
Net position, beginning of year		2,165,850
Net position, end of year	\$	2,352,650

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

NOTES TO FINANCIAL STATEMENTS

Note 1. Nature of Organization and Significant Accounting Policies

The Housing Authority of the County of Butte (the "Authority"), a public entity located in Chico, California and was established under Section 34200 of the California Health and Safety Code as a local agency with the Ralph M. Brown Act of 1937. Public Housing Authorities were authorized by the Federal Housing Act of 1937. Under that authority, the Authority was incorporated in 1946 to provide and promote safe and sanitary housing for low-income persons residing in Butte County. The Authority is governed by a citizen's commission appointed by the County Board of Supervisors. The Authority has entered into Annual Contributions Contracts with the U.S. Department of Housing and Urban Development (HUD) to operate assisted housing programs.

Reporting Entity:

The governmental reporting entity consists of the Government-Wide and Fiduciary Fund financial statements.

Government-Wide Financial Statements:

Under the government-wide financial statements, the Authority (primary government) and its blended component units are combined and reported together under the primary government column and intercompany transactions are eliminated, accordingly.

Component Units:

In accordance with GASB 61, The Financial Reporting Entity Omnibus, as amended, the Authority's financial statements include those of the Authority and any component units. Component units are legally separate organizations whose majority of officials are appointed by the primary government or the organization is fiscally dependent on the primary government and there is a potential for those organizations either to provide specific financial benefits to, or impose specific financial burdens on, the primary government. An organization has a financial benefit or burden relationship with the primary government if any one of the following conditions exist:

1. The primary government (Authority) is legally entitled to or can otherwise access the organization's resources.
2. The primary government is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization.
3. The primary government is obligated in some manner for the debt of the organization.

Based upon the application of the above criteria, this report includes all programs and activities operated by the Authority, including the following blended component units.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

NOTES TO FINANCIAL STATEMENTS

Note 1. Nature of Organization and Significant Accounting Policies (Cont.)

Blended Component Units:

The Authority's operations include five blended component units, which are included in the basic financial statements and consist of legally separate entities for which the Authority is financial accountable. Generally, component units are required to have the same fiscal year end as the primary government. However, for practical reasons, the financial statements of Walker Commons, L.P., Chico Commons, L.P. and 1200 Park Avenue, L.P. are based on their audited fiscal year-end of December 31, 2022, which differs from the primary government's fiscal year-end of September 30, 2023.

The financial position and results of operations for Walker Commons, L.P., Chico Commons, L.P. and 1200 Park Avenue, L.P. as of December 31, 2022, are considered immaterial to the consolidated financial statements of the primary government. As such the use of the December 31, 2022 year-end audited financial statements are deemed appropriate and do not materially affect the presentation of the Authority's financial statements for the year ended September 30, 2023.

No significant transactions or events between December 31, 2022 and September 30, 2023, have been identified that would materially affect the financial position or results of operations of Walker Commons, L.P., Chico Commons, L.P. and 1200 Park Avenue, L.P. and, therefore, no adjustments to the component units' financial statements have been made.

The Authority's basic financial statements include the following blended component units.

Banyard Management, Inc. (Banyard), is a nonprofit and legally separate entity and is a general partner in Chico Commons, L.P.

Butte County Affordable Housing Development Corporation (BCAHDC), is a nonprofit and legally separate entity and is a general partner in the following California Limited Partnerships: Walker Commons, L.P., 1200 Park Avenue, L.P., Chico Harvest Park, L.P., and DHI-DFA Gridley Springs Associates, L.P. All partnerships have December 31st year ends.

Walker Common, L.P. (Walker Commons), is a California limited partnership, and was formed in May 1995, to own, maintain and operated a 56-unit senior and disabled households' apartment complex, known as Walker Commons Apartments in Chico, California. Walker Commons consists of a 1% general partner, Butte County Affordable Housing Development Corporation, and a 99% limited partner, the Authority.

Chico Commons, L.P. (Chico Commons), is a California limited partnership, and was formed in June 1991, to own, maintain and operate a 72-unit apartment complex, known as Chico Commons Apartments in Chico, California. Chico Commons consists of a 1% general partner, Banyard Management, and a 99% Limited Partner, the Authority.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

NOTES TO FINANCIAL STATEMENTS

Note 1. Nature of Organization and Significant Accounting Policies (Cont.)

Blended Component Units (Cont.):

1200 Park Avenue, L.P. (Park Avenue), is a California limited partnership, and was formed in March 2003, to own, maintain and operate a 107-unit senior citizen apartment complex, known as Park Avenue Apartments in Chico, California. Park Avenue consists of a 0.00% administrative general partner, 1200 Park Avenue LLC; a 0.01% managing general partner, Butte County Affordable Housing Development Corporation; a 99.98% investor limited partner, the Authority, and a 0.001% special limited partner, the Authority.

Fiduciary Fund Financial Statements:

Fiduciary fund financial statements are included to provide information on the Authority's employees' pension plan. The Authority is the trustee, or fiduciary, of the employees' pension plan. The fiduciary activities are reported in the statement of fiduciary net position and statement of fiduciary net position. The assets of the fiduciary fund are not available to support the Authority's operations.

Summary of Significant Accounting Policies:

Basis of Accounting and Financial Statement Presentation:

The Authority's basic financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental entities. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

Pursuant to the adoption of GASB No. 84, "Fiduciary Activities", the Authority is required to present Fiduciary Fund financial statements. These fiduciary activities do not support the Authority's business activities.

The Authority's basic financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. The Fiduciary Fund basic financial statements are prepared using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

The programs of the Authority are organized as separate accounting entities. Each program is accounted for by a separate set of self-balancing accounts that compare its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position (program equity), revenues, and expenses. The individual programs account for the governmental resources allocated to them for the purpose of carrying on specific programs in accordance with laws, regulations, or other restrictions, including those imposed by HUD. The programs of the Authority are combined and considered an enterprise fund. An enterprise fund is used to account for activities that are operated in a manner similar to those found in the private sector.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

NOTES TO FINANCIAL STATEMENTS

Note 1. Nature of Organization and Significant Accounting Policies (Cont.)

Summary of Significant Accounting Policies (Cont.):

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with proprietary funds' principal and ongoing operations. The principal operating revenues of the Authority's funds are rent and maintenance charges to residents, operating grants and subsidies from HUD, and administration fees earned.

Operating expenses for proprietary funds include the administrative costs of providing services to residents and the housing assistance payments to residents. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

The Authority's primary source of non-exchange revenue relates to grants and subsidies. In accordance with GASB 33, Accounting and Financial Reporting for Non-exchange Transactions (GASB 33), grant and subsidy revenue are recognized at the time eligible program expenditures occur and/or Authority has complied with the grant and subsidy requirements.

HUD requires that unused housing assistance payments (HAP) under proprietary fund reporting should be reported as restricted net position, with the associated cash and investments also being reported as restricted. Any unused administrative fees should be reported as unrestricted net position, with the associated assets being reported on the financial data schedule as unrestricted.

Both administrative fee and HAP revenue continue to be recognized under the guidelines set forth in GASB 33. Accordingly, both the time and purpose restrictions as defined by GASB 33 are met when these funds are available and measurable, not when these funds are expended. The Section 8 Housing Choice Vouchers program is no longer a cost reimbursement grant; therefore, the Authority recognizes unspent administrative fee and HAP revenue in the reporting period as revenue for financial statement reporting.

In accordance with 2 CFR 200.305(b)(9), any investment income earned up to \$500 on these funds may be retained by the Authority. Amounts in excess of \$500 must be remitted annually to the Department of Health and Human Services, Payment Management System.

Description of Programs and Activities:

The Authority maintains its own accounting records by program. A summary of the significant programs operated by the Authority is as follows:

Public and Indian Housing Program – This program is designed to provide low-cost housing. Under this program, HUD provides funding via an annual contributions contract. These funds, combined with the rental income received from tenants, are available solely to meet the operating expenses of the program.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

NOTES TO FINANCIAL STATEMENTS

Note 1. Nature of Organization and Significant Accounting Policies (Cont.)

Description of Programs and Activities (Cont.):

Section 8 Housing Choice Vouchers Program (HCV) – The Authority administers a program of rental assistance payments to private owners on behalf of eligible low-income families under Section 8 of the Housing and Urban Development Act of 1974. The program provides payments covering the difference between the maximum rent on a dwelling unit, as approved by HUD, and the amount of rent contribution by a participating household.

State and Local Programs – Periodically, the Authority administers various grants from the State of California and/or the County of Butte. These activities as well as the Authority's internal service funds are reported in this fund.

Emergency Housing Vouchers – The purpose of these vouchers are to assist individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

Rural Rental Housing Loans – The purpose of these loans are to provide economically designed and constructed rental and cooperative housing and related facilities suited for rural residents.

Farm Labor Housing Loans and Grants – The purpose of the program is to provide decent, safe, and sanitary low-rent housing and related facilities for domestic farm laborers.

Business Activities – The Authority owns non-federal housing units and various interests in low income housing tax credit partnerships. Revenues earned from these activities are recorded in the Business Activities fund.

Cash, Cash Equivalents and Restricted Cash:

The Authority considers all highly liquid instruments purchased with an initial maturity of three months or less to be cash equivalents. For the purpose of reporting the Statement of Cash Flows, the Authority includes all cash, cash equivalents and restricted cash as cash. It is the Authority's policy to maintain collateralization in accordance with HUD requirements.

Restricted Deposits:

Restricted cash and cash equivalents represent deposits to lender required reserves for replacements, HUD's family self-sufficiency program, insurance reserves and security deposit accounts.

HUD requires housing authorities to invest excess funds in obligations of the United States, Certificate of Deposit or an other federally insured investment.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

NOTES TO FINANCIAL STATEMENTS

Note 1. Nature of Organization and Significant Accounting Policies (Cont.)

Restricted Deposits (Cont.):

HUD also requires that deposits be fully collateralized at all times. Acceptable collateralization includes FDIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority.

Accounts Receivable, Net:

Rents are due from tenants on the first day of each month. As a result, tenants receivable balances primarily consist of rents past due and vacated units. An allowance for doubtful accounts is established to provide for accounts which may not be collected in the future for any reason. Collection losses on accounts receivable are charged against the allowance for doubtful accounts. Also included in accounts receivable are those amounts that tenants owe the Authority as payment for committing fraud or misrepresentation. These charges usually consist of retroactive rent and other amounts that may be determined by a formal written agreement or by a court order.

The Authority recognizes a receivable from HUD and other governmental agencies for amounts billed but not received and for amounts unbilled but earned as of year-end.

The Authority periodically review all accounts receivable to determine the amount, if any that may be uncollectable. If it is determined that an account or accounts may be uncollectable, the Authority prepares an analysis of such accounts and records an appropriate allowance against such amounts.

Investments:

The Authority's investments are carried at fair value, as required by generally accepted accounting principles. The Authority adjusts the carrying value of its investments to reflect their fair value at each fiscal year end, and it includes the effects of these adjustments in income for the fiscal year.

Notes Receivable:

The Authority has utilized development funds in accordance with HUD guidelines to assist in the construction and redevelopment of numerous affordable housing developments through the issuance of mortgage notes. Management provides for probable uncollectible amounts, analyzes the value of the underlying mortgaged property, the property's ability to generate positive cash flow, and current economic trends and conditions. Management utilize these estimates and judgements in connection with establishing an adjustment to a valuation allowance during the accounting period.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
NOTES TO FINANCIAL STATEMENTS

Note 1. Nature of Organization and Significant Accounting Policies (Cont.)

Capital Assets:

Capital assets are stated at cost. Major additions are capitalized and repair and maintenance costs are charged to expense as incurred. Depreciation is computed using the straight-line method over the following estimated useful lives:

	Years
Buildings and building improvements	15 - 40
Furniture and equipment	5 - 10

It is the policy of the Authority to capitalize any addition in excess of \$5,000 and management reviews its long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying value of the property may not be recoverable. Recoverability is measured by a comparison of the carrying amount to the future net undiscounted cash flow expected to be generated and any estimated proceeds from the eventual disposition. If the long-lived asset is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying value amount exceeds the fair value as determined from an appraisal, discounted cash flows analysis, or other valuation technique. For the year September 30, 2023, there was no impairment loss recognized.

Debt Issuance Costs:

Debt issuance costs, net of accumulated amortization, are reported as a direct reduction of the obligation to which such costs relate. Amortization of debt issuance costs is reported as a component of mortgage interest expense and is computed using the straight-line method.

Accounts Payable and Accrued Liabilities:

The Authority recognizes a liability for goods and services received but not paid for as of year-end. It also recognizes a liability for wages and fringe benefits related to services performed at year end but not yet paid to employees or taxing authorities.

Inter-Program Receivables and Payables:

Inter-program receivables and payables are classified as either current assets or current liabilities and are the result of the use of a concentrated account depository as the common paymaster for most of the programs of the Authority. Cash settlements are made monthly. All inter-program balances are reconciled, and inter-program receivables and payables balances net to zero. In accordance with GASB 34, inter-program receivables and payables are eliminated for financial statement purposes. Detailed balances by program are found in the Financial Data Schedule of this report.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

NOTES TO FINANCIAL STATEMENTS

Note 1. Nature of Organization and Significant Accounting Policies (Cont.)

Unearned Revenue:

The Authority's unearned revenue primarily consists of the prepayment of rent by residents, and the receipt of HUD and other grant funding applicable to future periods prior to incurring the corresponding expense.

Operating Revenues:

The Authority defines its operating revenues as income derived from charges to residents and others for services provided as well as government subsidies and grants used for operating purposes. The Authority receives annual operating subsidies from HUD, subject to limitations prescribed by HUD. Operating subsidies from HUD are recorded in accordance with GASB 33 and are accounted for as revenue. Other contributions from HUD that are for development and modernization of capital assets are reflected separately in the accompanying financial statements as capital grants. Operating expenses are costs incurred in the operation of its program activities to provide services to residents and others. The Authority classified all other revenues and expenses as non-operating.

Use of Restricted Assets:

When both restricted and unrestricted resources are available for a particular restricted use, it is the Authority's policy to use restricted resources first, and then unrestricted resources as needed.

Income Tax Status:

The Authority is exempt from federal and state income taxes. The Authority is also exempt from property taxes but makes payments to the County of Butte in lieu of taxes under the Memorandum of Understanding Agreements.

Use of Estimates:

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

NOTES TO FINANCIAL STATEMENTS

Note 1. Nature of Organization and Significant Accounting Policies (Cont.)

Accrued Compensated Absences:

Compensated absences are those absences for which employees will be paid in accordance with the Authority's personnel policy. A liability for compensated absences that is attributable to services already rendered and that are not contingent on a specific event that is outside the control of the Authority and its employees, is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Authority and its employees are accounted for in the period in which such services are rendered or in which such event takes place.

Regulated Leases:

The Authority is a lessor of residential dwelling units under regulated leases as defined by GASB 87 and as such recognizes rental revenue in accordance with the terms of the lease contract. Leases are generally twelve months in length and regulated by HUD as to rent, unit size, household composition and tenant income. For the year ended September 30, 2023, rental revenue earned under the aforementioned leases totaled \$5,918,975.

Pension:

The Authority participates in a cost-sharing multiple-employer defined benefit retirement plan that is administered by CalPERS. Contributions to CalPERS are made on a current basis as required by the plan and are charged to expenditures. The Authority used actuarial reports supplied by CalPERS for the purpose of measuring the net pension liability, deferred outflows of resources, and deferred inflows of resources related to the plan.

Other Post Employment Benefits (OPEB):

The Authority provides a defined benefit health care program to its retired employees. Contributions for this plan are made on a pay-as-you-go basis. The Authority used actuarial reports supplied by OPEB consultants for the purpose of measuring the net OPEB liability, deferred outflows of resources, deferred inflows of resources, and expenses related to the plan.

Budgets and Budgetary Accounting:

The Authority adopts annual, appropriated operating budgets for all its programs receiving federal expenditure awards and are used as a management tool throughout the accounting cycle. All budgets are prepared on a HUD basis, which differs with accounting principles generally accepted in the United States of America. All appropriations lapse at HUD's program year end or at the end of the grant period.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

NOTES TO FINANCIAL STATEMENTS

Note 1. Nature of Organization and Significant Accounting Policies (Cont.)

Net Position:

Net position is classified in the following categories:

Net Investment in Capital Assets – Consist of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

Restricted Net Position – Consists of resources with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, laws or regulations of other governments, or (2) law through constitutional provisions or enabling legislation.

Unrestricted Net Position – All other resources that do not meet the definition of “restricted” or “net investment in capital assets”

Deferred Outflows / Inflows of Resources:

In addition to assets, the Statement of Net Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources until that time.

In addition to liabilities, the Statement of Net Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources until that time.

Economic Dependency:

The Section 8 Housing Choice Vouchers program of the Authority is economically dependent on subsidies from HUD. The program operates at a loss prior to receiving the grants.

Risk Management:

The Authority is exposed to various risks related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Significant losses are covered by commercial insurance for all major programs and there have been no significant reductions in insurance coverage. Claim expenditures and liabilities are reported when it is probable that a loss has occurred, the amount of the loss can be reasonably estimated, and said amount exceeds insurance coverage. Settlement amounts have not exceeded insurance coverage for the last three years.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

NOTES TO FINANCIAL STATEMENTS

Note 1. Nature of Organization and Significant Accounting Policies (Cont.)

Subsequent Events:

Management has evaluated subsequent events through November 22, 2024, the date on which the financial statements were available to be issued and determined no events or transactions have occurred that require recognition or disclosure in the financial statements.

Note 2. Cash, Cash Equivalents and Restricted Cash

At September 30, 2023, the Authority had funds on deposit in checking, savings, and money market accounts. The carrying amount of the Authority's cash and cash equivalents (including restricted cash) was \$14,782,716 and the bank balances approximated \$14,960,623.

<u>Cash Category</u>	<u>Amount</u>
Unrestricted	\$ 6,040,955
Restricted	<u>8,741,761</u>
Total cash, cash equivalents and restricted cash	<u>\$ 14,782,716</u>

Of the bank balances, \$1,608,761 was covered by federal depository insurance and the remaining \$13,351,862 was collateralized with the pledging financial institutions as of September 30, 2023.

Custodial credit risk is the risk that, in the event of a bank failure, the government's deposits may not be returned to it. The Authority does not have a formal policy for custodial credit risk. As of September 30, 2023, the Authority's bank balances were not exposed to custodial credit risk.

‘HOUSING AUTHORITY OF THE COUNTY OF BUTTE

NOTES TO FINANCIAL STATEMENTS

Note 2. Cash, Cash Equivalents and Restricted Cash (Cont.)

The Authority’s restricted cash and cash equivalents consisted of the following:

Family Self-Sufficiency (FSS) Escrow – The FSS Escrow Account is an interest-bearing account reported as part of restricted cash and cash equivalents and established by the Authority for each qualified Section 8 participant enrolled in the Section 8 Housing Choice FSS Program. The participants earn monthly escrow credits during their five-year Contract of Participation and the escrow credit is reported as a liability based on increases in earned income of the family. This escrow is credited to the account by the Authority during the term of the FSS contract. The Authority may make a portion of this escrow account available to the family during the term of the contract to enable the family to complete an interim goal such as education. If the family completes the contract and no member of the family is receiving welfare, the amount of the FSS account is paid to the head of the family. If the Authority terminates the contract, or if the family fails to complete the contract before its expiration, the family’s FSS escrow account is forfeited. At September 30, 2023, the Authority held \$133,468 of FSS escrow funds in a Section 8 Housing Choice Voucher Program as restricted cash. A corresponding non-current liability is included in the accompanying financial statements.

Restricted Reserves – In accordance with the regulatory and operating agreements, the Authority maintains restricted deposits with restricted spending requirements. At September 30, 2023, the Authority’s reserves totaled \$2,317,089, which are included in the accompanying financial statements and comprised of \$195,533 held for tax and insurance impounds, \$57,058 held for operating reserves, \$332,503 held for security deposits, \$1,476,358 held for replacement reserves and \$255,637 held for construction and modernization and development.

California Affordable Housing Agency – Series 2020A reserves consist of unspent proceeds from the Series 2020A Multifamily Housing Pool Revenue Bonds and are restricted for certain expenditures in accordance with the regulatory agreement. At September 30, 2023, the Authority’s Series 2020A reserves totaled \$6,260,787.

Other Restricted Deposits - At September 30, 2023, the Authority maintains restricted deposits in the amount of \$30,417 to be set aside for 125 cafeteria plan expenses.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
NOTES TO FINANCIAL STATEMENTS

Note 3. Cash and Investments

Cash and investments for the Authority as of September 30, 2023 are classified as follows:

<u>Description</u>	<u>Amount</u>
Unrestricted	\$ 6,040,955
Restricted	8,741,761
Investments	<u>1,570,347</u>
Total cash and investments	<u>\$ 16,353,063</u>
<u>Composition</u>	
Cash	\$ 14,585,295
Money market funds	197,416
Certificate of deposits	<u>1,570,352</u>
	<u>\$ 16,353,063</u>

Investments Authorized by Debt Agreements - The Authority must maintain required amounts of cash and investments with trustees or fiscal agents under the terms of certain debt issues. These funds are unexpended bond proceeds or are pledged reserves to be used if the Authority fails to meet its obligations under these debt issues. The California Government Code requires these funds to be invested in accordance with the Authority’s resolutions, bond indentures or State statutes.

Interest rate risk is the risk that changes in market interest rates will affect the fair value of an investment. Normally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market rates. The Authority invests in cash, money market funds and certificate of deposits, which may be drawn down as needed, subject to terms of the underlying debt indenture. The Authority does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit risk is the risk that an issuer of a debt type investment will not fulfill its obligation to the holder of the investment. All investments are in financial instruments in accordance with HUD regulations. The Authority does not have an investment policy that would further limit investment choices and place limits on the amount that can be invested with one issuer.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
NOTES TO FINANCIAL STATEMENTS

Note 4. Fair Value Measurements

Accounting principles generally accepted in the United States of America establish a framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1 measurements) and the lowest priority to unobservable inputs (level 3 measurements).

The hierarchy is broken down into three levels based on the observability of inputs as follows:

Level 1—quoted prices in active markets for identical investments.

Level 2—observable inputs other than quoted prices included in Level 1, such as quoted prices for similar assets and liabilities in active markets; quoted price for identical or similar assets and liabilities in markets that are not active; or other inputs that are observable or can be corroborated by observable market data.

Level 3—unobservable inputs not corroborated by market data, therefore requiring the entity to use the best information available in the circumstances, including the Authority’s own data.

The categorization within the valuation hierarchy is based upon the lowest level of input that is significant to the fair value measurement. All of the cash, cash equivalents, and restricted cash are deemed to be Level 1 within the valuation. The investments of the Authority are deemed to be Level 1 within the valuation.

Note 5. Accounts Receivable, Net

Accounts receivable, net consists of the following as of September 30, 2023:

<u>Description</u>		
Accounts receivable - HUD	\$	232,928
Accounts receivable - PHA Projects		50,388
Accounts receivable - tenants, net		<u>122,099</u>
Total accounts receivable, net	\$	<u><u>405,415</u></u>

Accounts Receivable – HUD consisted of amounts due to the Authority for amounts expended under grant agreements that have not yet been reimbursed. Management estimates the amounts to be fully collectible and therefore no allowance for doubtful accounts has been established.

Accounts Receivable – PHA Projects represents amounts owned to the Authority by other Public Housing Authorities for administrative fees and Port-in HAP expense under the portability provisions of the Section 8 Housing Choice Vouchers program. Management estimates the amounts to be fully collectible and therefore no allowance for doubtful accounts has been established.

Accounts Receivable – tenants, net represents amounts owed to the Authority by tenants for outstanding rent. The balance is shown net of an allowance for doubtful accounts of \$31,352.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
NOTES TO FINANCIAL STATEMENTS

Note 6. Notes Receivable

Notes receivable as of September 30, 2023 for the Authority consisted of the following:

Note Receivable – Chico Harvest Park, L.P.:

On January 29, 2013, the Authority entered into a note receivable with Chico Harvest Park, L.P. in the amount of \$600,000. This note bears interest at an annual rate equal to the “long-term federal funds rate AFR” commencing on the date of the note, with an interest rate of 2.31%. Interest is compounded and added to the principal balance on May 1st of each year. Payments are due monthly and only subject to the extent of available cash flow. The note matures on February 28, 2068, at which time the entire principal and any outstanding interest are due, and the note is secured by a deed of trust on the property. As of September 30, 2023, accrued interest on the note was \$7,299. For the year ending September 30, 2023, the note receivable balance was \$758,368.

Note Receivable – 1200 Park Avenue L.P.:

In November 2004, the Authority entered into a note with 1200 Park Avenue L.P. (a blended component unit) in the amount of \$675,000. The loan is secured by land and building. The loan bears interest at a fixed rate of 4.84% compounding interest. The loan matures November 2054. Principal and interest payments are required to be paid from residual receipts as defined in the promissory note. As of September 30, 2023, accrued interest on the note was \$36,128. For the year ending September 30, 2023, the note receivable balance is \$1,279,614. This note was eliminated for reporting purposes

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
NOTES TO FINANCIAL STATEMENTS

Note 7. Schedule of Capital Assets

A schedule of changes in capital assets and depreciation for the fiscal year ended September 30, 2023, is shown below:

Description	Balance September 30, 2022	Additions	Dispositions	Balance September 30, 2023
Capital assets, not being depreciated:				
Land	\$ 4,187,381	\$ --	\$ --	\$ 4,187,381
Construction in progress	6,578,740	323,388	--	6,902,128
Total capital assets, not being depreciated	<u>\$ 10,766,121</u>	<u>\$ 323,388</u>	<u>\$ --</u>	<u>\$ 11,089,509</u>
Capital assets, being depreciated:				
Buildings	\$ 75,568,691	\$ 878,498	\$ --	\$ 76,447,189
Infrastructure	2,889,796	--	--	2,889,796
Furniture and equipment	2,588,138	327,734	(35,074)	2,880,798
Total capital assets, being depreciated	81,046,625	1,206,232	(35,074)	82,217,783
Accumulated depreciation	<u>(50,228,155)</u>	<u>(2,434,451)</u>	<u>--</u>	<u>(52,662,606)</u>
Net capital assets, being depreciated	<u>\$ 30,818,470</u>	<u>\$ (1,228,219)</u>	<u>\$ (35,074)</u>	<u>\$ 29,555,177</u>
Net capital assets	<u>\$ 41,584,591</u>	<u>\$ (904,831)</u>	<u>\$ (35,074)</u>	<u>\$ 40,644,686</u>

Depreciation expense for the fiscal year ended September 30, 2023 was \$2,384,885.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
NOTES TO FINANCIAL STATEMENTS

Note 8. Long-term Debt

Long-term debt of the primary government consisted of the following as of September 30, 2023:

<u>Description</u>	<u>Amount</u>
<p>On September 17, 1998, the Authority obtained a loan in the amount of \$65,000 from the City of Chico. The loan bears 1% annual interest rate and matures September 17, 2028. Annual payment, including interest, is \$2,518. As of September 30, 2023, accrued interest on the loan was \$122. The loan is secured by a deed of trust.</p>	\$ 12,224
<p>On December 1, 2020, the Authority obtained a loan with the California Affordable Housing Agency in the amount of \$9,350,000 from Series 2020A Bonds. The Authority was also loaned the bond premium in the amount of \$1,104,818. The loan is paid semi-annually per the debt service schedule, and matures on October 1, 2050. The loan bears interest at a rate of 4%. Annual payment during the year, including interest was \$521,200. The annual bond premium is amortized monthly in the amount of \$3,069. The loan is secured by a deed of trust.</p>	9,993,545
<p>On June 28, 2013, as part of the purchase of Gridley Springs II, the Authority assumed an existing Rural Housing Construction Program loan in the amount of \$218,032 from the State of California Housing and Community Development Program. The loan bears interest at a rate of 3%. The entire loan matures in March 2048. As of September 30, 2023, accrued interest on the loan was \$89,431. The loan is secured by a deed of trust.</p>	218,032
<p>On December 16, 2013, the Authority entered into two loan agreements with the United States Department of Agriculture for \$2,000,000 each. The loans were for overall rehabilitation of the property and units of Gridley Farm Labor Housing Project. The interest on the loans is 1%. Principal and interest are payable on an annual installment of \$75,351 each on the first of December until the maturity date of December 1, 2046. The loans are secured by a deed of trust on the real property.</p>	2,996,096

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
NOTES TO FINANCIAL STATEMENTS

Note 8. Long-term Debt (Cont.)

<u>Description</u>	<u>Amount</u>
<p>In July 1995, Walker Commons, L.P. (a blended component unit) entered into a note payable to the City of Chico in the amount of \$500,000. The loan is secured by a subordinate deed of trust. The loan bears interest at a rate of 3%, and requires annual interest only payments. The note matures in May 2051. Payments are deferred to the extent they exceed the residual receipts of Walker Commons. Interest expense for the year ended September 30, 2023 was \$15,000. As of September 30, 2023, accrued interest totaled \$33,402.</p>	500,000
<p>In July 1995, Chico Commons, L.P. (a blended component unit) entered into a note payable to the City of Chico in the amount of \$625,000. The loan is secured by land and buildings. The loan bears interest at a rate of 5% and requires annual interest only payments. The note matures in June 2050. Interest expense for the year ended September 30, 2023 was \$31,250. As of September 30, 2023, accrued interest totaled \$179,160.</p>	625,000
<p>In May 2003, 1200 Park Avenue, L.P. (a blended component unit) entered into a note payable with the City of Chico, acting as the successor agency to Chico Redevelopment Agency, in the amount of \$3,675,000. The loan is secured by land and building. The loan bears interest at a rate of 2.0%. The note matures May 29, 2058. Interest expenses for the year ended September 30, 2023 was \$73,500. At September 30, 2023, accrued interest amounted to \$588,769.</p>	3,675,000
<p>In June 2007, 1200 Park Avenue, L.P. (a blended component unit) entered into a note payable with Berkadia in the amount of \$2,261,000. The loan is secured by land and building. The loan bears interest at a rate of 7.1% with monthly principal and interest payments in the amount of \$15,195. The note matures in July of 2037. Interest expense for the year ended September 30, 2023 was \$119,825.</p>	1,653,443

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
NOTES TO FINANCIAL STATEMENTS

Note 8. Loans and Notes Payable (Cont.)

<u>Description</u>	<u>Amount</u>
In November 2004, 1200 Park Avenue, L.P. (a blended component unit) entered into a note payable with the Authority in the amount of \$675,000. The loan is secured by land and building. The loan bears interest at a fixed rate of 4.84% compounding interest. The loan matures in November 2054. Principal and interest payments are required to be paid from residual receipts as defined in the promissory note. This note was eliminated for reporting purposes.	<u>1,279,614</u>
Total long-term debt	20,952,954
Less: 1200 Park Avenue, L.P. (eliminated)	1,279,614
Less: current portion	<u>380,229</u>
Long-term debt, non-current portion	<u>\$ 19,293,111</u>

Annual debt service for principal and interest over the next five years is as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2024	\$ 380,229	\$ 266,697
2025	401,665	260,183
2026	413,579	253,269
2027	420,922	245,926
2028	438,724	238,125
Thereafter	<u>17,618,221</u>	<u>5,129,712</u>
	<u>\$ 19,673,340</u>	<u>\$ 6,393,912</u>

As of September 30, 2023, accrued interest payable and interest expense for the Authority for the year then ended totaled \$890,945 and \$566,538, respectively.

The Authority has acquired bonds at a premium, which represents the amount by which the purchase price exceeds the face value of the bonds. The bond premium is amortized over the life of the bonds and included in interest expense. The unamortized premium is included in the carrying value of the bonds as of September 30, 2023.

As of September 30, 2023, debt issuance costs, net of accumulated amortization of \$6,556, are amortized using the straight-line method.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

NOTES TO FINANCIAL STATEMENTS

Note 9. **Compensated Absences**

It is the Authority's policy for vacation and related benefits to be fully vested as earned and are paid in full upon termination. If, upon retirement or termination in good standing, an employee has accrued more than 30 days of sick leave, the employee may be compensated for that portion over 30 days at one half of their base salary for up to a maximum of \$2,500. Vested vacation and sick obligations are recorded as accrued compensated absences until paid.

A summary of the primary government's accrued compensated absences as of September 30, 2023 is as follows:

<u>Description</u>	<u>Amount</u>
Beginning compensated absences	\$ 184,975
Compensated absences redeemed	(16,089)
Compensated absences earned	<u>24,114</u>
Ending compensated absences	193,000
Less: current portion	<u>(18,497)</u>
Compensated absences, net of current portion	<u>\$ 174,503</u>

Note 10. **Defined Benefit Plan**

Plan Description – All eligible Authority employees participate in the California Public Employees' Retirement System ("CalPERS"), a cost sharing multi employer public employee defined benefit pension plan (the "Plan"). The Plan was established to provide retirement, death, and disability benefits to public agency rate plans with generally less than 100 active members. The benefit provisions for plan participants are established by statute. A full description of pension plan benefit provisions, assumptions for funding purposes, but not accounting purposes, and membership information is listed in the June 30, 2022 Annual Valuation Report. Details of the benefits provided can be obtained in Section 2 of the funding valuation report. This report and CalPERS' audited financial statements are publicly available reports that can be found on CalPERS' website under Forms and Publications.

Benefits Provided - CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to Plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 with a reduced benefit or after age 55 to 63 with an increased rate. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for the Plan are applied as specified by the Public Employees' Retirement Law.

The California Public Employees' Pension Reform Act of 2013 (PEPRA) changes benefits for all new members after January 1, 2013 to 2 percent at age 62. The Authority has thirteen employees who are subject to the new benefit formula.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
NOTES TO FINANCIAL STATEMENTS

Note 10. Defined Benefit Plan (Cont.)

The Plan's provisions and benefits in effect at June 30, 2022, are summarized below:

	Miscellaneous Employee Plan	
	Tier I	Tier II (PEPRA)
	Prior to	On or After
Hire Date	January 1, 2013	January 1, 2013
Benefit formula	2.0% at 55	2.0% at 62
Benefit vesting schedule	5 years of service	5 years of service
Benefit payment	Monthly for life	Monthly for life
Retirement age	50-63	52-67
Monthly benefits, as a % of eligible compensation	1.00% to 2.5%	1.00% to 2.5%
Final average compensation period	One Year	Three years
Required employee contribution rate	7.00%	7.75%
Required employer normal cost rate	12.47%	7.87%

At September 30, 2023, the following employees were covered by the benefit terms for the Plan:

	Miscellaneous	PEPRA
Active Members	21	14
Transferred	8	1
Separated	9	7
Retired Members and Beneficiaries	38	0
Total	<u>76</u>	<u>22</u>

Contributions - Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The Authority is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

The Authority's proportionate share in the contributions to the Plan as of September 30, 2023, was as follows:

Contribution allocation rate	<u>Miscellaneous</u> 0.09236%
Authority's portion	\$ 88,048

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
NOTES TO FINANCIAL STATEMENTS

Note 10. Defined Benefit Plan (Cont.)

The Authority's proportionate share of the net pension liability as of measurement dates September 30, 2022 and 2023 are as follows:

	Miscellaneous
Proportion - September 30, 2022	0.09211%
Proportion - September 30, 2023	0.09236%
Change - Increase/(Decrease)	0.00025%

Note: Due to the nature of calculating proportionate share of the Net Pension Liability/(Asset), total proportion for all employer plans will not equal the miscellaneous proportion %.

Net Pension Liability - For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Plans and additions to/deductions from the Plans' fiduciary net position have been determined on the same basis as they are reported to CalPERS Financial Office. For this purpose, benefit payments (including refunds of employee contributions) are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value.

The Authority's net pension liability for the Plan is measured as the proportionate share of the net pension liability. The net pension liability of the Plan is measured as of September 30, 2023, and the total pension liability for the Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2023, rolled forward to September 30, 2023 using standard update procedures. The Authority's proportion of the net pension liability was based on a projection of the Authority's long term share of contributions to the pension plans relative to the projected contributions of all participating employers, actuarially determined. As of September 30, 2023, the Authority's proportionate share of net pension liability is \$4,618,356.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

NOTES TO FINANCIAL STATEMENTS

Note 10. Defined Benefit Plan (Cont.)

For the year ended September 30, 2023, the Authority recognized a pension expense in the amount of \$354,744. At September 30, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources related to the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes of Assumptions	\$ 278,831	\$ --
Differences between Expected and Actual Experience	235,931	36,599
Differences between Projected and Actual Investment Earnings	747,753	--
Differences between Employer's Contributions and Proportionate Share of Contributions	--	377,139
Change in Employer's Proportion	11,143	33,007
Pension Contributions Made Subsequent to Measurement Date	88,048	--
	\$1,361,706	\$ 446,745

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows for the years ended September 30:

2024		\$ 162,217
2025		121,460
2026		521,780
2027		21,456
		\$ 826,913

The amounts reported as deferred outflows of resources related to pensions, contributions made after the measurement date of June 30, 2023, should have the effect of reducing net pension liability during the next actuarial measurement period.

Discount Rate - The discount rate used to measure the total pension liability was 6.90%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutory required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on Plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

NOTES TO FINANCIAL STATEMENTS

Note 10. Defined Benefit Plan (Cont.)

In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. Projected returns for all asset classes are estimated and, combined with risk estimates, are used to project compound (geometric) returns over the long term. The discount rate used to discount liabilities was informed by the long-term projected portfolio.

The expected real rates of return by asset class are as followed:

Asset class ¹	Assumed Asset Allocation	Real Return Years 1 - 10 ^{1,2}
Global Equity - Cap-weighted	30.00%	4.54%
Global Equity - Non-Cap-weighted	12.00	3.84
Private Equity	13.00	7.28
Treasury	5.00	0.27
Mortgage-backed Securities	5.00	0.5
Investment Grade Corporates	10.00	1.56
High Yield	5.00	2.27
Emerging Market Debt	5.00	2.48
Private Debt	5.00	3.57
Real Assets	15.00	3.21
Leverage	(5.00)	(0.59)

¹ An expected inflation of 2.30% used for this period.

² Figures are based on the 2021 Asset Liability Management study.

Sensitivity of the Collective Net Pension Liability to Changes in the Discount Rate - The following represents the Authority's proportionate share of the net pension liability calculated using the discount rate of 6.90%, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (5.90%) or 1 percentage point higher (7.90%) than the current rate:

	Discount Rate -1% 5.90%	Current Discount Rate 6.90%	Discount Rate +1% 7.90%
Employer's Net Pension Liability/(Asset) - Miscellaneous	\$ 7,100,090	\$ 4,618,356	\$ 2,575,676

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
NOTES TO FINANCIAL STATEMENTS

Note 10. Defined Benefit Plan (Cont.)

Actuarial Assumptions – The total pension liabilities in the June 30, 2022 actuarial valuations were determined using the following actuarial assumptions:

Valuation Date	June 30, 2022
Actuarial Cost Method	Entry-Age Normal
Actuarial Assumptions:	
Investment Rate of Return	6.90%
Inflation	2.30%
Salary Increases	Varies by Entry Age and Service

Required supplemental information:

Benefit Changes: There were no changes to benefit terms that applied to all members of the Public Agency Pool. However, individual employers in the Plan may have provided a benefit improvement to their employees by grant Two Years Additional Service Credit to members retiring during a specified time period (a.k.a. Golden Handshakes). Employers that have done so may need to report this information as a separate liability in their financial statements as CalPERS considers such amounts to be separately financed employer-specific liabilities. These employers should consult with their auditors.

Changes of Assumptions: None. Employers should refer to CalPERS’ Comprehensive Annual Financial Report for the fiscal year ended June 30, 2023, which may be accessed on the CalPERS website at www.calpers.ca.gov, to obtain the required supplementary information for proper financial reporting.

Note 11. Other Post Employment Benefits (OPEB)

OPEB Plan description – The Authority administers a single-employer OPEB plan (the “Plan”). This plan provides post-employment medical health care benefits to its retired employees and, in some instances, their spouses. Benefits include coverage in the CalPERS health plan. The majority of costs for this medical insurance is the responsibility of each retiree. No dental, vision, or other-retirement benefits are provided to retired employees. Benefit provisions and other requirements are established by management. This single-employer OPEB plan does not issue a stand-alone financial report.

Employees hired after October 1, 2013, are not eligible for post-retirement benefits under this plan. Benefits are provided to retirees, spouses and beneficiaries for a period of 5 years after retirement. This benefit is in lieu of accrued sick leave pay out at retirement. Benefits cease if the retiree dies prior to receiving 5 years of benefits.

The Authority contribution amount is calculated at the time of retirement and is based on plan coverage at retirement, hours of unused sick leave, and the Authority contribution percentage on the date of retirement. The Authority contribution amount is calculated as the % of premiums: the Authority will cover 90% of the CSAC Silver PPO plan premium at the coverage level selected, then scaled by accrued sick leave hours / required accrued sick leave hours (capped at 100%). The Authority contribution amount will not increase after the first 12 months of retirement and the retiree is responsible for any premiums in excess of the maximum.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

NOTES TO FINANCIAL STATEMENTS

Note 11. Other Post Employment Benefits (OPEB) (Cont.)

Employees covered – The participant data used in the valuation was provided by the Authority as of June 30, 2021. It is assumed that this data is representative of the population as of June 30, 2023. While the participant data was checked for reasonableness, the data was not audited. The valuation results table below presents a summary of the basic participant information for the active and retired participants covered under the terms of the Plan.

Demographic Data for the Fiscal Year ended June 30, 2023:

Actives	
Count total	20
Averages	
Age	52.8
Service	15.9
Retirees	
Under age 65	3
Age 65 and over	0
Count total	3
Averages	
Age	61.1
Age retirement	57
Service at retirement	14.6
Inactive participants with	
deferred benefits	0
Total participants	23
Covered dependents of retirees	
Spouses/domestic partners	2
Children	0
Count total	2
Total participants and dependents	25

Eligibility and contribution requirements – Retired Authority employees are entitled to medical, dental and vision benefits if they:

- Were hired before October 1, 2013
- Retired at age 55 or older under CalPERS, and
- Have accumulated a minimum of 240 unused sick leave hours with the Authority.

Employees hired after October 1, 2013 are not eligible for post-retirement benefits under this plan.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

NOTES TO FINANCIAL STATEMENTS

Note 11. Other Post Employment Benefits (OPEB) (Cont.)

Benefits are provided to retirees, spouses and beneficiaries for a period of 5 years after retirement. This benefit is in lieu of accrued sick leave pay out at retirement. Benefits cease if the retiree dies prior to receiving 5 years of benefits.

The Authority contribution amount is calculated at the time of retirement and is based on plan coverage at retirement, hours of unused sick leave, and the Authority contribution percentage on the date of retirement. The Authority contribution amount is calculated as a percentage of premiums: the Authority will cover 90% of the CSAC Silver PPO plan premium at the coverage level selected, then scaled by accrued sick leave hours / required accrued sick leave hours (capped at 100%). The Authority contribution amount will not increase after the first 12 months of retirement and the retiree is responsible for any premiums in excess of the maximum.

Actuarial methods and assumptions – The Authority’s Net OPEB liability was measured as of June 30, 2023, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation dated July 1, 2022, that was rolled forward to determine the June 30, 2023, total OPEB liability, based on the following actuarial methods and assumptions:

Actuarial Valuation Date	June 30, 2021
Measurement Date	June 30, 2023
Actuarial Cost Method	Entry-Age Normal
Amortization Methodology	Straight-line amortization
Actuarial Assumptions:	
Discount rate	6.50%
Net Investment Return	6.50%
Inflation	2.26%
Salary Increases	3.25%
Administrative Expenses	\$345
Dental and Vision Trend	Dental 4% Vision 3%
Average per Capita Claims Cost (Baseline Cost)	\$724.50 per year for retirees \$699 per year for spouses
Health plan participation	100%
Medicare Coverage	All future retirees will be eligible for Medicare when they reach age 65.
Mortality, Morbidity Factors and population for curving	CalPERS 2017 study. The mortality rates used CalPERS 2017 valuations.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
NOTES TO FINANCIAL STATEMENTS

Note 11. Other Post Employment Benefits (OPEB) (Cont.)

Disability	None
Financial and Census Data	The Authority provided the participant data, financial information and plan descriptions used in this valuation. The actuary has checked the data for reasonableness, but has not independently audited the data. The actuary has no reason to believe the data is not complete and accurate, and knows of no further information that is essential to the preparation of the actuarial valuation.
Plan Fiduciary Net Position	Market value of assets as of the measurement date
Funding Policy	The Authority intends to contribute the full ADC to the Plan each year. Contributions would be made up of cash contributions made to the trust as well as any benefit payments (implicit and explicit) unreimbursed by the trust.

Long-term expected rate of return – As of June 30, 2022 valuation, the long-term expected rates of return for each major investment class in the Plan’s portfolio are as follows:

<u>Investment Class</u>	<u>Target Allocation</u>	<u>Long-term Expected Rate of Return¹</u>
Equity	43.00%	5.43%
Fixed Income	49.00%	1.63%
REITs	8.00%	5.06%

¹ JPMorgan arithmetic Long Term Capital Market assumptions and expected inflation of 2.26%

The discount rate is based on a blend of the long-term expected rate of return on assets for benefits covered by plan assets and a yield or index for 20-year, tax exempt general obligation municipal bonds with an average rating of AA/Aa or better for benefits not covered by plan assets.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
NOTES TO FINANCIAL STATEMENTS

Note 11. Other Post Employment Benefits (OPEB) (Cont.)

Above are the arithmetic long-term expected real rates of return by asset class for the next 10 years as provided in a report by JP Morgan. For the years thereafter, returns were based on historical average index real returns over the last 30 years assuming a similar equity/fixed investment mix and a 2.26% inflation rate. Investment expenses were assumed to be 10 basis points per year. These returns were matched with cash flows for benefits covered by plan assets and the Fidelity 20-year Municipal General Obligation Index was matched with cash flows not covered by plan assets to measure the reasonableness of the choice in discount rate.

June 30, 2023

Discount Rate	6.50%
Fidelity Municipal 20-GO Index	3.86%

Sensitivity of the Net OPEB Liability (NOL) to changes in the discount rate - The following presents the Authority's NOL of the Plan if it were calculated using a discount rate that is 1% point lower (5.50%) or 1% point higher (7.50%) than the current rate:

	<u>1% Decrease</u>	<u>Current</u> <u>Discount Rate</u>	<u>1% Increase</u>
	<u>5.50%</u>	<u>6.50%</u>	<u>7.50%</u>
Net OPEB liability	\$ <u>346,726</u>	\$ <u>266,029</u>	\$ <u>208,251</u>

Sensitivity of the Net OPEB Liability (NOL) to changes in the Trend rate - The following presents the Authority's NOL of the Plan if it were calculated using a trend table that has rates that are 1% point lower or 1% point higher than the current set of rates:

	<u>1% Decrease</u>	<u>Cost</u> <u>Trend rate</u>	<u>1% Increase</u>
Net OPEB liability	\$ <u>202,679</u>	\$ <u>266,029</u>	\$ <u>355,554</u>

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

NOTES TO FINANCIAL STATEMENTS

Note 11. Other Post Employment Benefits (OPEB) (Cont.)

Changes in Net OPEB Liability – Increase (Decrease):

	<u>Total OPEB Liability</u>	<u>Plan Fiduciary Net Position</u>	<u>Net OPEB Liability</u>
Balance as of June 30, 2022	\$ 943,911	\$ 701,084	\$ 242,827
Changes for the year:			
Service cost	29,851	--	29,851
Interest	62,472	--	62,472
Difference between expected and actual experience	(18,699)	--	(18,699)
Changes in assumptions	--	--	--
Net investment income	--	25,069	(25,069)
Benefit payments	(25,698)	(25,698)	--
Contributions - employer	--	25,698	(25,698)
Administrative expenses	--	(345)	345
Net changes	<u>47,926</u>	<u>24,724</u>	<u>23,202</u>
Balance at June 30, 2023	\$ <u>991,837</u>	\$ <u>725,808</u>	\$ <u>266,029</u>

For the year ended September 30, 2023, the Authority recognized an OPEB expense of \$60,511. At September 30, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Changes in assumptions	\$ 37,078	\$ --
Differences between expected and actual experience	97	75,292
Net differences between expected and actual earnings	75,452	--
Contribution to OPEB plan after measurement date	<u>4,183</u>	<u>--</u>
Total	\$ <u>116,810</u>	\$ <u>75,292</u>

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
NOTES TO FINANCIAL STATEMENTS

Note 11. Other Post Employment Benefits (OPEB) (Cont.)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Years ending September 30:	Recognized Deferred Outflows/Inflows of <u>Resources</u>
2024	\$ 13,951
2025	12,411
2026	29,563
2027	(1,056)
2028	(9,104)
Thereafter	<u>(8,430)</u>
	<u>\$ 37,335</u>

The amounts reported as deferred outflows of resources related to OPEB, contributions made after the measurement date of June 30, 2023, should have the effect of reducing net OPEB liability during the next actuarial measurement period.

Note 12. Joint Powers Agreement – Workers’ Compensation Insurance

The Authority participates in a joint venture under a joint powers agreement (JPA) with the California Housing Workers' Compensation Authority (CHWCA). CHWCA was formed to provide workers' compensation insurance coverage for member housing authorities. At September 30, 2023, there were twenty-eight members. The relationship between the Authority and the CHWCA is such that CHWCA is not a component unit of the Authority for financial reporting purposes.

The Authority's share of year-end assets, liabilities, or unrestricted net position have not been calculated. The Authority's annual premium is based on covered payroll. Premiums paid for the year ended September 30, 2023 was \$105,484. CHWCA issues a separate comprehensive annual financial report. Copies of this report may be obtained by contacting Sedgwick, 1750 Creekside Oaks Drive, Suite 200, Sacramento, California, 95833.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
NOTES TO FINANCIAL STATEMENTS

Note 13. Condensed Financial Information – Blended Component Units

	<u>Banyard</u>	<u>BCAHDC</u>	<u>Walker Commons</u>	<u>Chico Commons</u>	<u>Park Avenue</u>	<u>Total</u>
Assets						
Current assets	\$ 198,732	\$ 1,186,648	\$ 354,642	\$ 466,556	\$ 223,213	\$ 2,429,791
Capital assets, net	--	--	1,593,929	2,382,804	11,475,221	15,451,954
Other non-current assets	--	--	480,846	149,409	396,956	1,027,211
Total assets	<u>198,732</u>	<u>1,186,648</u>	<u>2,429,417</u>	<u>2,998,769</u>	<u>12,095,390</u>	<u>18,908,956</u>
Liabilities						
Current	8,985	10,553	62,709	189,574	665,273	937,094
Non-current	--	--	500,000	625,000	6,608,058	7,733,058
Total liabilities	<u>8,985</u>	<u>10,553</u>	<u>562,709</u>	<u>814,574</u>	<u>7,273,331</u>	<u>8,670,152</u>
Net Position						
Net investment in capital assets	--	--	1,093,929	1,757,804	6,146,777	8,998,510
Restricted	--	--	480,846	149,409	396,956	1,027,211
Unrestricted	<u>189,747</u>	<u>1,176,095</u>	<u>291,933</u>	<u>276,982</u>	<u>(1,721,674)</u>	<u>213,083</u>
Total Net Position	<u>\$ 189,747</u>	<u>\$ 1,176,095</u>	<u>\$ 1,866,708</u>	<u>\$ 2,184,195</u>	<u>\$ 4,822,059</u>	<u>\$ 10,238,804</u>

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
NOTES TO FINANCIAL STATEMENTS

Note 13. Condensed Financial Information – Blended Component Units (Cont.)

	<u>Banyard</u>	<u>BCAHDC</u>	<u>Walker Commons</u>	<u>Chico Commons</u>	<u>Park Avenue</u>	<u>Total</u>
Operating Revenues						
Tenant revenues	\$ --	\$ --	\$ 498,991	\$ 769,096	\$ 999,440	\$ 2,267,527
Other revenues	<u>35,615</u>	<u>185,670</u>	<u>(70,534)</u>	<u>(32,640)</u>	<u>(26,997)</u>	<u>91,114</u>
Total operating revenues	<u>35,615</u>	<u>185,670</u>	<u>428,457</u>	<u>736,456</u>	<u>972,443</u>	<u>2,358,641</u>
Operating Expenses						
Administrative	62,481	128,669	96,991	104,332	142,728	535,201
Tenant services	--	--	15,462	20,405	32,837	68,704
Utilities	455	462	38,529	99,578	116,504	255,528
Maintenance and operations	1,014	1,403	121,761	252,547	217,846	594,571
Insurance	2,000	2,000	22,463	35,407	78,199	140,069
Office expense	5	4,117	11,969	56,121	41,429	113,641
Professional services	54	56	--	--	--	110
Mortgage interest	<u>--</u>	<u>15</u>	<u>15,000</u>	<u>31,250</u>	<u>253,999</u>	<u>300,264</u>
Total operating expenses	<u>66,009</u>	<u>136,722</u>	<u>322,175</u>	<u>599,640</u>	<u>883,542</u>	<u>2,008,088</u>
Other Income (Expense)						
Interest income	63	2,145	396	286	598	3,488
Interest expense	--	--	(530)	(5,071)	(955)	(6,556)
Depreciation	<u>--</u>	<u>--</u>	<u>(74,945)</u>	<u>(163,636)</u>	<u>(460,219)</u>	<u>(698,800)</u>
Net other revenue (expense)	<u>63</u>	<u>2,145</u>	<u>(75,079)</u>	<u>(168,421)</u>	<u>(460,576)</u>	<u>(701,868)</u>
Net Income (Loss)	<u>\$ (30,331)</u>	<u>\$ 51,093</u>	<u>\$ 31,203</u>	<u>\$ (31,605)</u>	<u>\$ (371,675)</u>	<u>\$ (351,315)</u>

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
NOTES TO FINANCIAL STATEMENTS

Note 14. Commitments and Contingencies

The Authority receives financial assistance from HUD in the form of grants and subsidies. Entitlement to the funds is generally conditional upon compliance with terms and conditions of the grant agreements and applicable regulations, including the expenditure of funds for eligible purposes. Substantially all grants, entitlements and cost reimbursements are subject to financial compliance audits by HUD. As a result of these audits, costs previously reimbursed could be disallowed and require payments to HUD. As of September 30, 2023, the Authority estimates that no material liabilities will result from such audits.

Note 15. Prior Period Adjustment

The Authority's financial statements have been restated as of October 1, 2022 due to the correction of errors related to cash and cash equivalents, investments, prepaid expenses, accounts receivable, inventory, capital assets, accounts payable, other current liabilities, accrued OPEB, accrued pension liability and long-term debt. As a result of the corrections, net position was decreased by \$3,853,037.



B O W M A N
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Commissioners
Housing Authority of the County of Butte
Chico, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and the fiduciary fund information of the Housing Authority of the County of Butte, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Housing Authority of the County of Butte's basic financial statements, and have issued our report thereon dated November 22, 2024.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Housing Authority of the County of Butte's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the County of Butte's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the County of Butte's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. We identified certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs as Finding 2023-001, that we consider to be a material weakness.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the County of Butte's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Authority's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bowman & Copay, L.L.P.

Stockton, California
November 22, 2024



B O W M A N
CERTIFIED PUBLIC ACCOUNTANTS

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE
FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL
OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

To the Board of Commissioners
Housing Authority of the County of Butte
Chico, California

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the Housing Authority of the County of Butte's (the Authority) compliance of the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended September 30, 2023. The Authority's major federal programs are identified in the summary of Auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2023.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Authority's federal programs.

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control* over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness* in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We identified a significant deficiency in internal control, as described in the accompanying schedule of findings and questioned costs as Finding 2023-002, that we consider to be a significant deficiency.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Stockton, California
November 22, 2024

Bowman & Copay, L.L.P.

SUPPLEMENTARY INFORMATION

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
Year Ended Year Ended September 30, 2023

<u>Federal Grantor/Program or Cluster Title</u>	<u>Assistance Listing Number</u>	<u>Federal Expenditures</u>
Housing Voucher Cluster		
U.S. Department of Housing and Urban Development		
Section 8 Housing Choice Vouchers	14.871	\$ 21,834,978
Total Housing Voucher Cluster		<u>21,834,978</u>
United States Department of Agriculture		
Farm Labor Housing Loans and Grants	10.405	2,996,096
Rural Rental Assistant Payments	10.427	635,515
<i>Total United States Department of Agriculture</i>		<u>3,631,611</u>
U.S. Department of Housing and Urban Development		
Continuum of Care Program	14.267	12,749
Public and Indian Housing	14.850	1,361,110
Resident Opportunity and Supportive Services - Service Coordinators	14.870	93,167
Public Housing Capital Fund	14.872	687,823
Family Self-Sufficiency Program	14.896	69,305
<i>Total U. S. Department of Housing and Urban Development</i>		<u>2,224,154</u>
Total Expenditures of Federal Awards		<u>\$ 27,690,743</u>

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS (Cont.) Year Ended September 30, 2023

The accompanying notes are an integral part of this schedule.

Note A – Basis of Presentation:

The schedule of expenditures of federal awards includes the federal grant activity of the Authority under programs of the federal government for the year ended September 30, 2023. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

Note B – Summary of Significant Accounting Policies:

Expenditures reported on the accompanying schedule are reported on the accrual basis of accounting. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the financial statements of the federal program. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Note C – Indirect Cost Rate:

The Authority has not elected to use the 10% de minimis indirect cost rate as allowed under the Uniform Guidance.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended September 30, 2023

Section I - Summary of Auditors' Results

Financial Statements

Type of auditor's report issued: unmodified
 Internal control over financial report:
 Material weakness identified? yes no
 Significant deficiency identified that is
 not considered to be material weakness? yes none reported
 Noncompliance material to financial
 statements noted? yes no

Federal Awards

Internal control over major programs:
 Material weakness identified? yes no
 Significant deficiency identified that is
 not considered to be material weakness? yes none reported

Type of auditor's report issued on compliance
 for major programs: unmodified

Any audit findings disclosed that are required
 to be reported in accordance with 2 CFR
 section 200.516(a)? yes no

Identification of major programs:
Assistance Listing Number(s)

Name of Federal Program or Cluster

14.871

Housing Voucher Cluster

Dollar threshold used to distinguish
 between type A and type B programs:

\$ 750,000

Auditee qualified as low-risk auditee?

yes no

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Cont.)
Year Ended September 30, 2023

II. Financial Statement Findings

Finding 2023-001

Statement of condition: The account balances of cash and cash equivalents, investments, prepaid expenses, accounts receivable, inventory, capital assets, accounts payable, other current liabilities, accrued OPEB, accrued pension liability and long-term debt were misstated. In addition, there were numerous journal entries proposed during the audit.

Criteria: The Authority must ensure that proper internal controls are in place to initiate, authorize, record, process and report financial data reliability in accordance with generally accepted accounting principles.

Condition: There is a reasonable possibility that a misstatement of the Authority's financial statements will not be prevented or detected by the Authority's internal control.

Cause: Controls are not in place to ensure the Authority records and reports financial data reliably in accordance with generally accepted accounting principles.

Recommendation: The Authority should ensure proper internal controls are in place, including the monthly reconciliation of subsidiary ledgers to the financial statements of the Authority to prevent errors or irregularities from occurring and not being detected timely.

Authority Response: Auditee agrees with the auditor and management will be responsible for implementing the corrective action plan.

III. Federal Award Findings and Questioned Costs

Finding 2023-002

Statement of condition: The September 30, 2023 audit report was not submitted on or before its deadline.

Criteria: Code of Federal Regulations (CFR), Title 2, Part 300 Section 200.512(a)(1) requires Single Audit reports to be submitted within the earlier of 30 days after receipt of the audit by the agency, or nine months after the end of the audit period.

Cause: The delay in submitting the report was due to a lack of adequate internal controls to monitor the audit progress and ensure timely submission.

Effect: The Single Audit reporting package was not submitted to the Federal Audit Clearinghouse by the federally required deadline. Non-compliance with the reporting requirements is a violation of federal grants' terms and conditions.

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Cont.)
Year Ended September 30, 2023

III. Federal Award Findings and Questioned Costs (Cont.)

Finding 2023-002

Recommendations: We recommend that the Authority strengthen its internal controls and improve oversight of the audit process to ensure timely completion and submission of future reports. Additionally, the recipient should work closely with the audit firm to establish clearer timelines and ensure that any delays are addressed promptly

Authority Response: Leadership recognizes the federal award finding and questioned costs and is already moving forward with a systems change to ensure timeliness of completing the necessary processes with the annual audit.

IV. Schedule of Prior Year Audit Findings

Finding 2022-001

Observation: The prior audit revealed that the account balances for cash, investments, prepaid expenses, other revenue, and net position were misstated, and several journal entries were proposed to correct these errors. The Authority is required to maintain adequate internal controls to ensure the reliability of financial reporting in accordance with generally accepted accounting principles (GAAP). However, the Authority's internal controls were insufficient, increasing the risk that misstatements could go undetected. It is recommended that the Authority implement stronger internal controls, including monthly reconciliation of subsidiary ledgers to the financial statements, to detect and correct errors in a timely manner.

Status: The finding remains open. See Finding 2023-001

Finding 2021-001

Observation: The financial statements and notes to the financial statements shall be prepared in accordance with accounting principles generally accepted in the United States of America. Good accounting practices require that bank reconciliations be performed monthly to ensure that cash receipts and cash disbursements are recorded in a correct and timely manner, and that differences or errors be followed up and corrected in a timely manner. During test work over cash, we noted a difference of \$142,873 between the reconciled bank balances from Umpqua Bank (Evanswood Apts) and the Authority's cash balance per the general ledger.

Status: The finding remains open. See finding 2023-001

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (Cont.)
Year Ended September 30, 2023

IV. Schedule of Prior Year Audit Findings (Cont.)

Finding 2021-002

Observation: The Authority lacks an effective internal control structure over financial close and reporting to allow accurate financial reporting. During the FY21 audit, the following issue was noted related to the Authority's financial close and reporting process:

There were unsupported accounts receivables, accounts payable, tenant security deposits, and accrued liabilities balances of the Authority at year end. The Authority lacks controls to ensure all accounts receivable, accounts payable, tenant security deposits, and accrued liabilities are reconciled during the year or at year-end.

Status: The finding remains open. See finding 2023-001

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

FINANCIAL DATA SCHEDULE

September 30, 2023

FDS Line Item	Description	Project Total	PHCap	Business Activities	14.871 Housing Choice Vouchers	EHV-Emergency Housing Voucher	10.427 Rural Rental Assistance Payments	10.405 Farm Labor Housing Loans and Grants	14.870 Resident Opportunity and Supportive Services	Blended Component Units	Elimination	Total	Fiduciary
111	Cash - Unrestricted	\$ 445,127	\$ (455,104)	\$ 352,498	\$ 2,790,755	\$ 472,566	\$ 167,328	\$ --	\$ 406	\$ 2,267,379	\$ --	\$ 6,040,955	\$ --
112	Cash - Restricted - Modernization and Development	\$ --	\$ --	(6)	--	--	255,643	--	--	--	--	255,637	--
113	Cash - Other Restricted	--	--	6,490,699	127,656	--	604,032	--	5,812	925,422	--	8,153,621	2,352,650
114	Cash - Tenant Security Deposits	166,087	--	15,287	--	--	49,340	--	--	101,789	--	332,503	--
115	Cash - Restricted for Payment of Current Liabilities	--	--	--	--	--	--	--	--	--	--	--	--
100	Total Cash	\$ 611,214	\$ (455,104)	\$ 6,838,478	\$ 2,918,411	\$ 472,566	\$ 1,076,343	\$ --	\$ 6,218	\$ 3,294,590	\$ --	\$ 14,782,716	\$ 2,352,650
121	Accounts Receivable - PHA Projects	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --
122	Accounts Receivable - HUD Other Projects	356	--	9,013	178,973	4,791	39,795	--	--	--	--	232,928	--
124	Accounts Receivable - Other Government	--	--	50,388	--	--	--	--	--	--	--	50,388	--
125	Other	--	--	--	--	--	--	--	--	--	--	--	--
125	Accounts Receivable - Miscellaneous	--	--	--	--	--	--	--	--	--	--	--	--
126	Accounts Receivable - Tenants	88,529	--	2,118	43,260	791	5,836	--	--	25,877	(12,960)	153,451	--
126.1	Allowance for Doubtful Accounts - Tenants	(22,123)	--	(5,925)	--	(3,244)	(60)	--	--	--	--	(31,352)	--
126.2	Allowance for Doubtful Accounts - Other	--	--	--	--	--	--	--	--	--	--	--	--
127	Notes, Loans, & Mortgages Receivable - Current	--	--	--	--	--	--	--	--	--	--	--	--
128	Fraud Recovery	--	--	--	--	--	--	--	--	--	--	--	--
128.1	Allowance for Doubtful Accounts - Fraud	--	--	--	--	--	--	--	--	--	--	--	--
129	Accrued Interest Receivable	--	--	43,427	--	--	--	--	--	--	(36,128)	7,299	--
120	Total Receivables, Net of Allowances for Doubtful Accounts	\$ 66,762	\$ --	\$ 99,021	\$ 222,233	\$ 2,338	\$ 45,571	\$ --	\$ --	\$ 25,877	\$ (49,088)	\$ 412,714	\$ --
131	Investments - Unrestricted	\$ 1,110,352	\$ --	\$ --	\$ 460,000	\$ --	\$ --	\$ --	\$ (5)	\$ --	\$ --	\$ 1,570,347	\$ --
132	Investments - Restricted	--	--	--	--	--	--	--	--	--	--	--	--
135	Investments - Restricted for Payment of Current Liability	--	--	--	--	--	--	--	--	--	--	--	--
142	Prepaid Expenses and Other Assets	110,645	2,618	76,695	136,219	4,383	3,530	--	--	136,535	--	470,625	--
143	Inventories	17,725	--	--	--	--	--	--	--	--	--	17,725	--
143.1	Allowance for Obsolete Inventories	--	--	(181)	--	--	--	--	--	--	--	(181)	--
144	Inter Program Due From	181,768	--	626,661	--	--	--	--	--	--	(808,429)	--	--
145	Assets Held for Sale	--	--	--	--	--	--	--	--	--	--	--	--
150	Total Current Assets	\$ 2,098,466	\$ (452,486)	\$ 7,660,674	\$ 3,736,863	\$ 479,287	\$ 1,125,444	\$ --	\$ 6,213	\$ 3,457,002	\$ (857,517)	\$ 17,253,946	\$ 2,352,650
161	Land	\$ 484,396	\$ --	\$ 1,568,660	\$ --	\$ --	\$ 297,326	\$ --	\$ --	\$ 1,836,999	\$ --	\$ 4,187,381	\$ --
162	Buildings	28,220,894	711,548	8,760,968	406,523	--	11,638,423	--	--	26,708,833	--	76,447,189	--
163	Furniture, Equipment & Machinery - Dwellings	1,125,887	255,771	236,019	--	--	127,898	--	--	419,573	--	2,165,148	--
164	Furniture, Equipment & Machinery - Administration	490,439	--	150,655	74,556	--	--	--	--	--	--	715,650	--
165	Leasehold Improvements	--	--	--	--	--	--	--	--	--	--	--	--
166	Accumulated Depreciation	(25,469,545)	--	(4,819,317)	(405,945)	--	(8,454,348)	--	--	(13,513,451)	--	(52,662,606)	--
167	Construction in Progress	--	105,334	550,233	--	--	5,957,269	289,292	--	--	--	6,902,128	--
168	Infrastructure	--	--	--	--	--	2,889,796	--	--	--	--	2,889,796	--
160	Total Capital Assets, Net of Accumulated Depreciation	\$ 4,852,071	\$ 1,072,653	\$ 6,447,218	\$ 75,134	\$ --	\$ 12,456,364	\$ 289,292	\$ --	\$ 15,451,954	\$ --	\$ 40,644,686	\$ --
171	Notes, Loans and Mortgages Receivable - Non-Current	\$ --	\$ --	\$ 2,037,982	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ (1,279,614)	\$ 758,368	\$ --
172	Notes, Loans, & Mortgages Receivable - Non Current - Past Due	--	--	--	--	--	--	--	--	--	--	--	--
173	Grants Receivable - Non Current	--	--	--	--	--	--	--	--	--	--	--	--
174	Other Assets	--	--	--	--	--	--	--	--	--	--	--	--
176	Investments in Joint Ventures	--	--	--	--	--	--	--	--	--	--	--	--
180	Total Non-Current Assets	\$ --	\$ --	\$ 2,037,982	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ (1,279,614)	\$ 758,368	\$ --
190	Total Assets	\$ 6,950,537	\$ 620,167	\$ 16,145,874	\$ 3,811,997	\$ 479,287	\$ 13,581,808	\$ 289,292	\$ 6,213	\$ 18,908,956	\$ (2,137,131)	\$ 58,657,000	\$ 2,352,650
200	Deferred Outflow of Resources	\$ 720,923	\$ --	\$ 291,295	\$ 466,298	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ 1,478,516	\$ --
290	Total Assets and Deferred Outflow of Resources	\$ 7,671,460	\$ 620,167	\$ 16,437,169	\$ 4,278,295	\$ 479,287	\$ 13,581,808	\$ 289,292	\$ 6,213	\$ 18,908,956	\$ (2,137,131)	\$ 60,135,516	\$ 2,352,650

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

FINANCIAL DATA SCHEDULE (Cont.)

September 30, 2023

FDS Line Item	Description	Project Total	PHCap	Business Activities	14.871 Housing Choice Vouchers	EHV-Emergency Housing Voucher	10.427 Rural Rental Assistance Payments	10.405 Farm Labor Housing Loans and Grants	14.870 Resident Opportunity and Supportive Services	Blended Component Units	Elimination	Total	Fiduciary
311	Bank Overdraft	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --
312	Accounts Payable <= 90 Days	11,349	284,091	289,043	(2,489)	182	18,529	--	--	51,713	(12,960)	639,458	--
313	Accounts Payable >90 Days Past Due	--	--	--	--	--	--	--	--	--	--	--	--
321	Accrued Wage/Payroll Taxes Payable	--	--	91,952	--	--	--	--	--	--	--	91,952	--
322	Accrued Compensated Absences - Current Portion	6,191	--	7,297	5,009	--	--	--	--	--	--	18,497	--
324	Accrued Contingency Liability	--	--	--	--	--	--	--	--	--	--	--	--
325	Accrued Interest Payable	--	--	89,614	--	--	--	--	--	837,459	(36,128)	890,945	--
331	Accounts Payable - HUD PHA Programs	--	--	--	--	--	--	--	--	--	--	--	--
332	Account Payable - PHA Projects	--	--	--	--	--	--	--	--	--	--	--	--
333	Accounts Payable - Other Government	--	--	--	--	--	--	--	--	--	--	--	--
341	Tenant Security Deposits	166,087	--	133,808	185	--	44,801	--	--	95,549	--	440,430	--
342	Deferred Revenues	13,639	--	454	10,551	--	80,890	--	--	--	--	105,534	--
343	Current Portion of Long-term Debt - Capital Projects/Mortgage	--	--	192,396	--	--	117,580	--	--	67,097	--	377,073	--
344	Current Portion of Long-term Debt - Operating Borrowings	--	--	--	--	--	--	--	--	--	--	--	--
345	Other Current Liabilities	(52)	--	3,357	162,640	--	21,110	--	7	23,205	--	210,267	--
346	Accrued Liabilities - Other	--	--	--	--	--	--	--	--	--	--	--	--
347	Inter Program - Due To	--	--	17,391	276,471	353,907	160,644	16	--	--	(808,429)	--	--
348	Loan Liability - Current	--	--	--	--	--	--	--	--	--	--	--	--
310	Total Current Liabilities	\$ 197,214	\$ 284,091	\$ 825,312	\$ 452,367	\$ 354,089	\$ 443,554	\$ 16	\$ 7	\$ 1,075,023	\$ (857,517)	\$ 2,774,156	\$ --
351	Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$ --	\$ --	\$ 10,031,404	\$ --	\$ --	\$ 2,878,516	\$ --	\$ --	\$ 7,665,961	\$ (1,279,614)	\$ 19,296,267	\$ --
352	Long-term Debt, Net of Current - Operating Borrowings	--	--	--	--	--	--	--	--	--	--	--	--
353	Non-current Liabilities - Other	--	--	--	--	--	--	--	--	--	--	--	--
354	Accrued Compensated Absences - Non Current	73,732	14,460	41,312	44,999	--	--	--	--	--	--	174,503	--
355	Loan Liability - Non Current	--	--	--	--	--	--	--	--	(70,832)	--	(70,832)	--
356	FASB 5 Liabilities	--	--	--	--	--	--	--	--	--	--	--	--
357	Accrued Pension and OPEB Liabilities	2,028,222	--	1,179,092	1,677,068	--	--	--	--	--	--	4,884,382	--
350	Total Non-Current Liabilities	\$ 2,101,954	\$ 14,460	\$ 11,251,808	\$ 1,722,067	\$ --	\$ 2,878,516	\$ --	\$ --	\$ 7,595,129	\$ (1,279,614)	\$ 24,284,320	\$ --
300	Total Liabilities	\$ 2,299,168	\$ 298,551	\$ 12,077,120	\$ 2,174,434	\$ 354,089	\$ 3,322,070	\$ 16	\$ 7	\$ 8,670,152	\$ (2,137,131)	\$ 27,058,476	\$ --
400	Deferred Inflow of Resources	\$ 78,029	\$ --	\$ 437,957	\$ 6,051	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ 522,037	\$ --
508.4	Net Investment in Capital Assets	\$ 4,852,071	\$ 1,072,653	\$ (3,776,582)	\$ 75,134	\$ --	\$ 9,460,268	\$ 289,292	\$ --	\$ 8,998,510	\$ --	\$ 20,971,346	\$ --
511.4	Restricted Net Position	166,087	--	6,505,980	127,656	--	909,015	--	--	1,027,211	--	8,735,949	2,352,650
512.4	Unrestricted Net Position	276,105	(751,037)	1,192,694	1,895,020	125,198	(109,545)	(16)	6,206	213,083	--	2,847,708	--
513	Total Equity/Net Assets / Position	\$ 5,294,263	\$ 321,616	\$ 3,922,092	\$ 2,097,810	\$ 125,198	\$ 10,259,738	\$ 289,276	\$ 6,206	\$ 10,238,804	\$ --	\$ 32,555,003	\$ 2,352,650
600	Total Liabilities and Equity/Net Assets	\$ 7,671,460	\$ 620,167	\$ 16,437,169	\$ 4,278,295	\$ 479,287	\$ 13,581,808	\$ 289,292	\$ 6,213	\$ 18,908,956	\$ (2,137,131)	\$ 60,135,516	\$ 2,352,650

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

FINANCIAL DATA SCHEDULE (Cont.)

September 30, 2023

FDS Line Item	Description	Project Total	PHCap	Business Activities	14.871 Housing Choice Vouchers	EHV-Emergency Housing Voucher	10.427 Rural Rental Assistance Payments	10.405 Farm Labor Housing Loans and Grants	14.870 Resident Opportunity and Supportive Services	Blended Component Units	Elimination	Total	Fiduciary
70300	Net Tenant Rental Revenue	\$ 1,382,067	\$ --	\$ 1,842,807	\$ (66,418)	\$ (540)	\$ 493,532	\$ --	\$ --	\$ 2,267,527	\$ --	\$ 5,918,975	\$ --
70400	Tenant Revenue - Other	33,999	--	48,031	--	--	3,337	--	--	37,281	--	122,648	--
70500	Total Tenant Revenue	\$ 1,416,066	\$ --	\$ 1,890,838	\$ (66,418)	\$ (540)	\$ 496,869	\$ --	\$ --	\$ 2,304,808	\$ --	\$ 6,041,623	\$ --
70600	HUD PHA Operating Grants	\$ 1,324,518	\$ 687,823	--	\$ 20,649,823	\$ 1,185,106	--	--	\$ 93,167	--	--	\$ 23,940,437	\$ --
70610	Capital Grants	--	--	--	--	--	--	--	--	--	--	--	--
70710	Management Fee	--	--	--	--	--	--	--	--	--	--	--	--
70720	Asset Management Fee	--	--	--	--	--	--	--	--	--	--	--	--
70730	Book Keeping Fee	--	--	--	--	--	--	--	--	--	--	--	--
70740	Front Line Service Fee	--	--	--	--	--	--	--	--	--	--	--	--
70750	Other Fees	--	--	--	--	--	--	--	--	--	--	--	--
70700	Total Fee Revenue	\$ 1,324,518	\$ 687,823	\$ --	\$ 20,649,823	\$ 1,185,106	\$ --	\$ --	\$ 93,167	\$ --	\$ --	\$ 23,940,437	\$ --
70800	Other Government Grants	\$ --	\$ --	\$ --	\$ --	\$ --	\$ 635,515	\$ --	\$ --	\$ --	\$ --	\$ 635,515	\$ --
71100	Investment Income - Unrestricted	110	--	1,016	49	--	650	--	--	3,488	--	5,313	--
71200	Mortgage Interest Income	--	--	77,565	--	--	--	--	--	--	(77,565)	--	--
71300	Proceeds from Disposition of Assets Held for Sale	--	--	--	--	--	--	--	--	--	--	--	--
71310	Cost of Sale of Assets	--	--	--	--	--	--	--	--	--	--	--	--
71400	Fraud Recovery	244	--	--	251,339	6,370	--	--	--	--	--	257,953	--
71500	Other Revenue	3,972	--	1,034,771	14,856	--	57,096	--	2	53,833	(220,191)	944,339	--
71600	Gain or Loss on Sale of Capital Assets	--	--	--	--	--	--	--	--	--	--	--	--
72000	Investment Income - Restricted	50,555	--	382,447	--	--	239	--	--	--	--	433,241	200,385
70000	Total Revenue	\$ 2,795,465	\$ 687,823	\$ 3,386,637	\$ 20,849,649	\$ 1,190,936	\$ 1,190,369	\$ --	\$ 93,169	\$ 2,362,129	\$ (297,756)	\$ 32,258,421	\$ 200,385
91100	Administrative Salaries	\$ 724,882	\$ 95,847	\$ 844,108	\$ 775,243	\$ 81,071	\$ 78,077	\$ --	\$ --	\$ 135,194	\$ --	\$ 2,734,422	\$ --
91200	Auditing Fees	14,466	--	51,173	17,750	--	16,300	--	--	26,920	--	126,609	--
91300	Management Fee	--	--	44,412	--	--	84,056	--	--	347,091	(220,191)	255,368	--
91310	Book-keeping Fee	--	--	1,100	--	--	--	--	--	--	--	1,100	--
91400	Advertising and Marketing	15,678	138	105,974	16,678	--	1,247	--	--	--	--	139,715	--
91500	Employee Benefit contributions - Administrative	39,093	--	684,129	65,875	--	13,937	--	86,963	49,724	--	939,721	--
91600	Office Expenses	47,522	818	98,113	45,144	293	17,900	--	--	2,143	--	211,933	--
91700	Legal Expense	3,082	--	5,480	17,893	2,340	1,828	--	--	11,791	--	42,414	--
91800	Travel	13,135	96	25,207	4,791	51	1,455	--	--	83	--	44,818	--
91810	Allocated Overhead	--	--	--	--	--	--	--	--	--	--	--	--
91900	Other	27,877	8,925	(196,787)	123,757	(9,675)	681	--	--	(37,745)	--	(82,967)	--
91000	Total Operating - Administrative	\$ 885,735	\$ 105,824	\$ 1,662,909	\$ 1,067,131	\$ 74,080	\$ 215,481	\$ --	\$ 86,963	\$ 535,201	\$ (220,191)	\$ 4,413,133	\$ --
92000	Asset Management Fee	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --
92100	Tenant Services - Salaries	\$ --	\$ --	\$ 20,463	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ 20,463	\$ --
92200	Relocation Costs	2,252	1,785	--	--	--	--	--	--	--	--	4,037	--
92300	Employee Benefit Contributions - Tenant Services	85,136	--	--	138,906	--	--	--	--	--	--	224,042	--
92400	Tenant Services - Other	4,728	--	114,989	23,787	962	15,510	--	--	68,704	--	228,680	--
92500	Total Tenant Services	\$ 92,116	\$ 1,785	\$ 135,452	\$ 162,693	\$ 962	\$ 15,510	\$ --	\$ --	\$ 68,704	\$ --	\$ 477,222	\$ --
93100	Water	\$ 136,265	\$ --	\$ 53,861	\$ 3,514	\$ --	\$ 21,377	\$ --	\$ --	\$ 81	\$ --	\$ 215,098	\$ --
93200	Electricity	32,569	--	67,223	12,304	--	34,503	--	--	722	--	147,321	--
93300	Gas	12,031	--	11,707	1,372	--	7,316	--	--	81	--	32,507	--
93400	Fuel	--	--	--	--	--	--	--	--	--	--	--	--
93500	Labor	--	--	--	--	--	--	--	--	--	--	--	--
93600	Sewer	52,475	--	193,931	346	--	27,712	--	--	22	--	274,486	--
93700	Employee Benefit Contributions - Utilities	--	--	--	--	--	--	--	--	--	--	--	--
93800	Other Utilities Expense	74,859	--	31,370	166	--	26,379	--	--	254,622	--	387,396	--
93000	Total Utilities	\$ 308,199	\$ --	\$ 358,092	\$ 17,702	\$ --	\$ 117,287	\$ --	\$ --	\$ 255,528	\$ --	\$ 1,056,808	\$ --

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

FINANCIAL DATA SCHEDULE (Cont.)

September 30, 2023

FDS Line Item	Description	Project Total	PHCap	Business Activities	14.871 Housing Choice Vouchers	EHV-Emergency Housing Voucher	10.427 Rural Rental Assistance Payments	10.405 Farm Labor Housing Loans and Grants	14.870 Resident Opportunity and Supportive Services	Blended Component Units	Elimination	Total	Fiduciary
94100	Ordinary Maintenance and Operations - Labor	\$ 321,398	\$ --	\$ 57,737	\$ 739	\$ --	\$ 74,841	\$ --	\$ --	\$ 136,621	\$ --	\$ 591,336	\$ --
94200	Ordinary Maintenance and Operations - Materials and Other	77,848	4,843	234,872	876	--	106,697	--	--	122,778	--	547,914	--
94300	Ordinary Maintenance and Operations Contracts	301,751	256,373	430,512	47,328	492	129,006	--	--	335,172	--	1,500,634	--
94500	Employee Benefit Contributions - Ordinary Maintenance	53,351	--	754	--	--	--	--	--	--	--	54,105	--
94000	Total Maintenance	\$ 754,348	\$ 261,216	\$ 723,875	\$ 48,943	\$ 492	\$ 310,544	\$ --	\$ --	\$ 594,571	\$ --	\$ 2,693,989	\$ --
95100	Protective Services - Labor	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --
95200	Protective Services - Other Contract Costs	25,713	--	1,323	1,830	--	21,009	--	--	110	--	49,985	--
95300	Protective Services - Other	--	--	--	--	--	--	--	--	--	--	--	--
95500	Employee Benefit Contributions - Protective Services	--	--	--	--	--	--	--	--	--	--	--	--
95000	Total Protective Services	\$ 25,713	\$ --	\$ 1,323	\$ 1,830	\$ --	\$ 21,009	\$ --	\$ --	\$ 110	\$ --	\$ 49,985	\$ --
96110	Property Insurance	\$ --	\$ --	\$ 65,521	\$ --	\$ --	\$ 119,518	\$ --	\$ --	\$ 116,566	\$ --	\$ 301,605	\$ --
96120	Liability Insurance	63,773	(2,618)	17,824	--	--	--	--	--	--	--	78,979	--
96130	Workmen's Compensation	57,258	1,441	(9,576)	--	--	5,959	--	--	10,863	--	65,945	--
96140	All Other Insurance	105,033	--	22,425	--	--	6,664	--	--	12,640	--	146,762	--
96100	Total Insurance Premiums	\$ 226,064	\$ (1,177)	\$ 96,194	\$ --	\$ --	\$ 132,141	\$ --	\$ --	\$ 140,069	\$ --	\$ 593,291	\$ --
96200	Other General Expenses	\$ 588	\$ (1,441)	\$ 480,424	\$ 8,123	\$ --	\$ --	\$ --	\$ --	\$ 60,153	\$ --	\$ 547,847	\$ 13,585
96210	Compensated Absences	--	--	--	--	--	--	--	--	--	--	--	--
96300	Payments in Lieu of Taxes	--	--	--	--	--	--	--	--	--	--	--	--
96400	Bad debt - Tenant Rents	--	--	45,034	--	--	13,513	--	--	--	--	58,547	--
96500	Bad debt - Mortgages	--	--	--	--	--	--	--	--	--	--	--	--
96600	Bad debt - Other	--	--	(25)	--	--	--	--	--	53,488	--	53,463	--
96800	Severance Expense	--	--	--	--	--	--	--	--	--	--	--	--
96000	Total Other General Expenses	\$ 588	\$ (1,441)	\$ 525,433	\$ 8,123	\$ --	\$ 13,513	\$ --	\$ --	\$ 113,641	\$ --	\$ 659,857	\$ 13,585
96710	Interest of Mortgage (or Bonds) Payable	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --
96720	Interest on Notes Payable (Short and Long Term)	--	--	306,753	--	--	30,530	--	--	300,264	(77,565)	559,982	--
96730	Amortization of Bond Issue Costs	--	--	--	--	--	--	--	--	6,536	--	6,536	--
96700	Total Interest Expense and Amortization Cost	\$ --	\$ --	\$ 306,753	\$ --	\$ --	\$ 30,530	\$ --	\$ --	\$ 306,820	\$ (77,565)	\$ 566,538	\$ --
96900	Total Operating Expenses	\$ 2,292,763	\$ 366,207	\$ 3,810,031	\$ 1,306,422	\$ 75,534	\$ 856,015	\$ --	\$ 86,963	\$ 2,014,644	\$ (297,756)	\$ 10,510,823	\$ 13,585
97000	Excess of Operating Revenue over Operating Expenses	\$ 502,702	\$ 321,616	\$ (423,394)	\$ 19,543,227	\$ 1,115,402	\$ 334,354	\$ --	\$ 6,206	\$ 347,485	\$ --	\$ 21,747,598	\$ 186,800
97100	Extraordinary Maintenance	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --
97200	Casualty Losses - Non-capitalized	--	--	--	--	--	--	--	--	--	--	--	--
97300	Housing Assistance Payments	16,731	--	(9,830)	17,393,021	1,064,231	--	--	--	--	--	18,464,153	--
97350	HAP Portability-In	--	--	--	--	--	--	--	--	--	--	--	--
97400	Depreciation Expense	654,204	--	306,372	10,603	--	714,906	--	--	698,800	--	2,384,885	--
97500	Fraud Losses	--	--	--	--	--	--	--	--	--	--	--	--
97600	Capital Outlays - Governmental Funds	--	--	--	--	--	--	--	--	--	--	--	--
97700	Debt Principal Payment - Governmental Funds	--	--	--	--	--	--	--	--	--	--	--	--
97800	Dwelling Units Rent Expense	--	--	--	--	--	--	--	--	--	--	--	--
90000	Total Expenses	\$ 2,963,698	\$ 366,207	\$ 4,106,573	\$ 18,710,046	\$ 1,139,765	\$ 1,570,921	\$ --	\$ 86,963	\$ 2,713,444	\$ (297,756)	\$ 31,359,861	\$ 13,585

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

FINANCIAL DATA SCHEDULE (Cont.)

September 30, 2023

FDS Line Item	Description	Project Total	PHCap	Business Activities	14.871 Housing Choice Vouchers	EHV-Emergency Housing Voucher	10.427 Rural Rental Assistance Payments	10.405 Farm Labor Housing Loans and Grants	14.870 Resident Opportunity and Supportive Services	Blended Component Units	Elimination	Total	Fiduciary
10010	Operating Transfer In	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --
10020	Operating transfer Out	--	--	--	--	--	--	--	--	--	--	--	--
10030	Operating Transfers from/to Primary Government	--	--	--	--	--	--	--	--	--	--	--	--
10040	Operating Transfers from/to Component Unit	--	--	--	--	--	--	--	--	--	--	--	--
10050	Proceeds from Notes, Loans and Bonds	--	--	--	--	--	--	--	--	--	--	--	--
10060	Proceeds from Property Sales	--	--	--	--	--	--	--	--	--	--	--	--
10070	Extraordinary Items, Net Gain/Loss	--	--	--	--	--	--	--	--	--	--	--	--
10080	Special Items (Net Gain/Loss)	--	--	--	--	--	--	--	--	--	--	--	--
10091	Inter Project Excess Cash Transfer In	--	--	--	--	--	--	--	--	--	--	--	--
10092	Inter Project Excess Cash Transfer Out	--	--	--	--	--	--	--	--	--	--	--	--
10093	Transfers between Program and Project - In	--	--	--	--	--	--	--	--	--	--	--	--
10094	Transfers between Project and Program - Out	--	--	--	--	--	--	--	--	--	--	--	--
10100	Total Other financing Sources (Uses)	--	--	--	--	--	--	--	--	--	--	--	--
	Total Expenses	\$ 2,963,698	\$ 366,207	\$ 4,106,573	\$ 18,710,046	\$ 1,139,765	\$ 1,570,921	\$ --	\$ 86,963	\$ 2,713,444	\$ (297,756)	\$ 31,359,861	\$ 13,585
10000	Excess (Deficiency) of Total Revenue Over (Under) Total	\$ (168,233)	\$ 321,616	\$ (719,936)	\$ 2,139,603	\$ 51,171	\$ (380,552)	\$ --	\$ 6,206	\$ (351,315)	\$ --	\$ 898,560	\$ 186,800
11020	Required Annual Debt Principal Payments	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --
11030	Beginning Equity	(6,084,687)	--	(7,996,920)	92,890	(17,619)	(10,640,290)	(289,276)	--	(10,573,578)	--	(35,509,480)	(2,165,850)
11040	Prior Period Adjustments, Equity Transfers and Correction of	622,191	--	3,354,892	(51,097)	(56,408)	--	--	--	(16,541)	--	3,853,037	--
11050	Changes in Compensated Absence Balance	--	--	--	--	--	--	--	--	--	--	--	--
11060	Changes in Contingent Liability Balance	--	--	--	--	--	--	--	--	--	--	--	--
11070	Changes in Unrecognized Pension Transition Liability	--	--	--	--	--	--	--	--	--	--	--	--
11080	Changes in Special Term/Severance Benefits Liability	--	--	--	--	--	--	--	--	--	--	--	--
11090	Changes in Allowance for Doubtful Accounts - Dwelling Rents	--	--	--	--	--	--	--	--	--	--	--	--
11100	Changes in Allowance for Doubtful Accounts - Other	--	--	--	--	--	--	--	--	--	--	--	--
11170	Administrative Fee Equity	--	--	--	(2,097,810)	--	--	--	--	--	--	(2,097,810)	--
11180	Housing Assistance Payments Equity	--	--	--	--	--	--	--	--	--	--	--	--
11190	Unit Months Available	4,140	--	2,424	27,048	1,392	--	1,224	2,820	2,820	--	34,908	--
11210	Number of Unit Months Leased	3,912	--	2,160	26,105	1,185	--	876	2,688	2,688	--	33,014	--

HOUSING AUTHORITY OF THE COUNTY OF BUTTE

RESOLUTION NO. 4951

RESOLUTION ADOPTING PUBLICALLY AVAILABLE PAY SCHEDULES
FOR THE HOUSING AUTHORITY OF THE COUNTY OF BUTTE

WHEREAS, the Housing Authority of the County of Butte (HACB) retains personnel to administer its programs and conduct its business; and

WHEREAS, in accordance with Chapter 4 of the HACB Personnel Policy, addressing “Allocation of Positions”, the Board of Commissioners of the HACB approves by resolution the number, description, and pay rates of all permanent positions; and

WHEREAS, the California Public Employees Retirement System (CalPERS) requires that the earnable compensation of HACB personnel be duly approved and adopted by the governing body of the HACB, and that such information to be accessible to, and made available for, public review; and

WHEREAS, by means of Resolution 4906, dated October 19, 2023, the Board adopted revisions to the HACB Personnel Policy and Management Addendum to the Personnel Policy, in which the HACB Organization Chart, depicting HACB Board-authorized positions, was approved as Appendix D to the Personnel Policy; and

WHEREAS, by means of Resolution No. 4907, dated October 19, 2023, the HACB Board of Commissioners adopted the Memorandum of Understanding (Union MOU) between Operating Engineers Local Union No. 3 and HACB, adopting and integrating the current HACB salary schedules into the Union MOU;

WHEREAS, the Union MOU includes an annual Cost of Living Adjustment (COLA) for each year during the MOU term of between 2.5-5.0%, based upon the SF/Oakland/Hayward CPI, posted in October annually, effective January 1st of the following year; and

WHEREAS, based upon the above, the COLA effective January 1, 2025 is 2.5%; and

WHEREAS, by means of Resolution 4949, dated November 21, 2024, HACB made two (2) changes to its Organization Chart and compensation related to those changes;

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Butte to adopt its publicly available Pay Schedules dated November 23, 2024 and January 1, 2025, compliant with CalPERS requirements, such schedules documenting adopted and authorized agency position classifications, rate types, ranges, and steps, such Pay Schedule attached to and made a part of this Resolution No. 4951.

Dated: December 19, 2024.

David Pittman, Board Chair

ATTEST:

Lawrence C. Guanzon, Secretary

**Housing Authority of the County of Butte
CalPERS Publicly Adopted Pay Schedule
Adopted by Resolution No. 4951 on December 19, 2024**

Effective as of 11/23/2024
(pre 10/01/2018 hire date)

Classification	Rate Type	Range	Step 1	Step 2	Step 3	Step 4	Step 5	Range
Accountant	Monthly	129	\$5,268	\$5,535	\$5,815	\$6,109	\$6,416	129
Assisted Housing Specialist	Monthly	112	\$4,448	\$4,673	\$4,910	\$5,159	\$5,420	112
Assisted Housing Specialist - Lead	Monthly	122	\$4,913	\$5,162	\$5,423	\$5,698	\$5,986	122
Client Services Specialist I	Monthly	97	\$3,832	\$4,026	\$4,230	\$4,444	\$4,669	97
Contracts Administrator	Monthly	138	\$5,761	\$6,053	\$6,359	\$6,681	\$7,019	138
Deputy Executive Director	Monthly	235	\$15,133	\$15,899	\$16,703	\$17,549	\$18,438	235
Executive Assistant	Monthly	143	\$6,055	\$6,361	\$6,683	\$7,021	\$7,377	143
Executive Director	Monthly	250	\$17,569	\$18,458	\$19,392	\$20,374	\$21,405	250
Finance Director	Monthly	220	\$13,035	\$13,695	\$14,388	\$15,116	\$15,882	220
Housing Inspector	Monthly	126	\$5,113	\$5,372	\$5,644	\$5,930	\$6,231	126
Intake Specialist - Public Housing	Monthly	107	\$4,232	\$4,446	\$4,671	\$4,907	\$5,155	107
Intake Specialist - Section 8	Monthly	107	\$4,232	\$4,446	\$4,671	\$4,907	\$5,155	107
Maintenance I	Monthly	111	\$4,404	\$4,627	\$4,862	\$5,109	\$5,368	111
Maintenance II	Monthly	116	\$4,628	\$4,863	\$5,110	\$5,369	\$5,641	116
Maintenance Supervisor	Monthly	126	\$5,113	\$5,372	\$5,644	\$5,930	\$6,231	126
Occupancy Specialist - Lead	Monthly	122	\$4,913	\$5,162	\$5,423	\$5,698	\$5,986	122
Occupancy Specialist	Monthly	112	\$4,448	\$4,673	\$4,910	\$5,159	\$5,420	112
Project Manager	Monthly	186	\$9,289	\$9,759	\$10,253	\$10,772	\$11,317	186
Public Housing Manager	Monthly	155	\$6,824	\$7,170	\$7,533	\$7,914	\$8,315	155
Rental Assistance Programs Manager	Monthly	168	\$7,766	\$8,159	\$8,572	\$9,006	\$9,462	168
Senior Accountant	Monthly	153	\$6,689	\$7,027	\$7,382	\$7,755	\$8,147	153
Special Programs Coordinator	Monthly	120	\$4,816	\$5,059	\$5,315	\$5,584	\$5,867	120
Systems Administrator	Monthly	162	\$7,316	\$7,686	\$8,075	\$8,484	\$8,913	162
Utility Worker	Monthly	72	\$2,989	\$3,141	\$3,301	\$3,469	\$3,645	72

*** Plus Longevity Pay = 2% at 10 years; 4% at 15 years; 6% at 20 years; 8% at 25 years; 10% at 30 years; and 12% at 35 years.**

Housing Authority of the County of Butte
CalPERS Publicly Adopted Pay Schedule
Adopted by Resolution No. 4951 on December 19, 2024

Effective as of 11/23/2024
(post 10/01/2018 hire date)

Classification	Rate Type	Range	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Range
Accountant	Monthly	129	\$5,268	\$5,400	\$5,535	\$5,673	\$5,815	\$5,960	\$6,109	\$6,262	\$6,416	129
Assisted Housing Specialist	Monthly	112	\$4,448	\$4,559	\$4,673	\$4,790	\$4,910	\$5,033	\$5,159	\$5,288	\$5,420	112
Assisted Housing Specialist - Lead	Monthly	122	\$4,913	\$5,036	\$5,162	\$5,291	\$5,423	\$5,559	\$5,698	\$5,840	\$5,986	122
Client Services Specialist I	Monthly	97	\$3,832	\$3,928	\$4,026	\$4,127	\$4,230	\$4,336	\$4,444	\$4,555	\$4,669	97
Contracts Administrator	Monthly	138	\$5,761	\$5,905	\$6,053	\$6,204	\$6,359	\$6,518	\$6,681	\$6,848	\$7,019	138
Deputy Executive Director	Monthly	235	\$15,133	\$15,511	\$15,899	\$16,296	\$16,703	\$17,121	\$17,549	\$17,988	\$18,438	235
Executive Assistant	Monthly	143	\$6,055	\$6,206	\$6,361	\$6,520	\$6,683	\$6,850	\$7,021	\$7,197	\$7,377	143
Executive Director	Monthly	250	\$17,569	\$18,008	\$18,458	\$18,919	\$19,392	\$19,877	\$20,374	\$20,883	\$21,405	250
Finance Director	Monthly	220	\$13,035	\$13,361	\$13,695	\$14,037	\$14,388	\$14,748	\$15,117	\$15,495	\$15,882	220
Housing Inspector	Monthly	126	\$5,113	\$5,241	\$5,372	\$5,506	\$5,644	\$5,785	\$5,930	\$6,078	\$6,230	126
Intake Specialist - Public Housing	Monthly	107	\$4,232	\$4,338	\$4,446	\$4,557	\$4,671	\$4,788	\$4,908	\$5,031	\$5,157	107
Intake Specialist - Section 8	Monthly	107	\$4,232	\$4,338	\$4,446	\$4,557	\$4,671	\$4,788	\$4,908	\$5,031	\$5,157	107
Maintenance I	Monthly	111	\$4,404	\$4,514	\$4,627	\$4,743	\$4,862	\$4,984	\$5,109	\$5,237	\$5,368	111
Maintenance II	Monthly	116	\$4,628	\$4,744	\$4,863	\$4,985	\$5,110	\$5,238	\$5,369	\$5,503	\$5,641	116
Maintenance Supervisor	Monthly	126	\$5,113	\$5,241	\$5,372	\$5,506	\$5,644	\$5,785	\$5,930	\$6,078	\$6,230	126
Occupancy Specialist - Lead	Monthly	122	\$4,913	\$5,036	\$5,162	\$5,291	\$5,423	\$5,559	\$5,698	\$5,840	\$5,986	122
Occupancy Specialist	Monthly	112	\$4,448	\$4,559	\$4,673	\$4,790	\$4,910	\$5,033	\$5,159	\$5,288	\$5,420	112
Project Manager	Monthly	186	\$9,289	\$9,521	\$9,759	\$10,003	\$10,253	\$10,509	\$10,772	\$11,041	\$11,317	186
Public Housing Manager	Monthly	155	\$6,824	\$6,995	\$7,170	\$7,349	\$7,533	\$7,721	\$7,914	\$8,112	\$8,315	155
Rental Assistance Programs Manager	Monthly	168	\$7,766	\$7,960	\$8,159	\$8,363	\$8,572	\$8,786	\$9,006	\$9,231	\$9,462	168
Senior Accountant	Monthly	153	\$6,689	\$6,856	\$7,027	\$7,203	\$7,383	\$7,568	\$7,757	\$7,951	\$8,150	153
Special Programs Coordinator	Monthly	120	\$4,816	\$4,936	\$5,059	\$5,185	\$5,315	\$5,448	\$5,584	\$5,724	\$5,867	120
Systems Administrator	Monthly	162	\$7,316	\$7,499	\$7,686	\$7,878	\$8,075	\$8,277	\$8,484	\$8,696	\$8,913	162
Utility Worker	Monthly	72	\$2,989	\$3,064	\$3,141	\$3,220	\$3,301	\$3,384	\$3,469	\$3,556	\$3,645	72

* Plus Longevity Pay = 2% at 10 years; 4% at 15 years; 6% at 20 years; 8% at 25 years; 10% at 30 years; and 12% at 35 years.

Housing Authority of the County of Butte
CalPERS Publicly Adopted Pay Schedule
Adopted by Resolution No. 4951 on December 19, 2024

Effective as of 01/01/2025
(pre 10/01/2018 hire date)

Classification	Rate Type	Range	Step 1	Step 2	Step 3	Step 4	Step 5	Range
Accountant	Monthly	129	\$5,405	\$5,679	\$5,967	\$6,269	\$6,587	129
Assisted Housing Specialist	Monthly	112	\$4,564	\$4,795	\$5,038	\$5,293	\$5,561	112
Assisted Housing Specialist - Lead	Monthly	122	\$5,042	\$5,297	\$5,565	\$5,847	\$6,143	122
Client Services Specialist I	Monthly	97	\$3,931	\$4,130	\$4,339	\$4,558	\$4,789	97
Contracts Administrator	Monthly	138	\$5,912	\$6,212	\$6,526	\$6,856	\$7,203	138
Deputy Executive Director	Monthly	235	\$15,517	\$16,303	\$17,129	\$17,996	\$18,907	235
Executive Assistant	Monthly	143	\$6,214	\$6,528	\$6,858	\$7,205	\$7,570	143
Executive Director	Monthly	250	\$18,014	\$18,926	\$19,884	\$20,891	\$21,948	250
Finance Director	Monthly	220	\$13,365	\$14,041	\$14,752	\$15,499	\$16,283	220
Housing Inspector	Monthly	126	\$5,246	\$5,511	\$5,790	\$6,083	\$6,391	126
Intake Specialist - Public Housing	Monthly	107	\$4,343	\$4,563	\$4,794	\$5,037	\$5,292	107
Intake Specialist - Section 8	Monthly	107	\$4,343	\$4,563	\$4,794	\$5,037	\$5,292	107
Maintenance I	Monthly	111	\$4,519	\$4,748	\$4,989	\$5,242	\$5,507	111
Maintenance II	Monthly	116	\$4,750	\$4,991	\$5,244	\$5,509	\$5,788	116
Maintenance Supervisor	Monthly	126	\$5,246	\$5,511	\$5,790	\$6,083	\$6,391	126
Occupancy Specialist - Lead	Monthly	122	\$5,042	\$5,297	\$5,565	\$5,847	\$6,143	122
Occupancy Specialist	Monthly	112	\$4,564	\$4,795	\$5,038	\$5,293	\$5,561	112
Project Manager	Monthly	186	\$9,532	\$10,014	\$10,521	\$11,054	\$11,613	186
Public Housing Manager	Monthly	155	\$7,002	\$7,356	\$7,729	\$8,120	\$8,531	155
Rental Assistance Programs Manager	Monthly	168	\$7,969	\$8,372	\$8,796	\$9,241	\$9,709	168
Senior Accountant	Monthly	153	\$6,864	\$7,212	\$7,577	\$7,960	\$8,363	153
Special Programs Coordinator	Monthly	120	\$4,943	\$5,194	\$5,457	\$5,733	\$6,023	120
Systems Administrator	Monthly	162	\$7,507	\$7,887	\$8,286	\$8,705	\$9,146	162
Utility Worker	Monthly	72	\$3,064	\$3,219	\$3,381	\$3,553	\$3,733	72

* Plus Longevity Pay = 2% at 10 years; 4% at 15 years; 6% at 20 years; 8% at 25 years; 10% at 30 years; and 12% at 35 years.

Housing Authority of the County of Butte
CalPERS Publicly Adopted Pay Schedule
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Effective as of 01/01/2025
(post 10/01/2018 hire date)

Classification	Rate Type	Range	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Range
Accountant	Monthly	129	\$5,405	\$5,540	\$5,679	\$5,821	\$5,967	\$6,116	\$6,269	\$6,426	\$6,587	129
Assisted Housing Specialist	Monthly	112	\$4,564	\$4,678	\$4,795	\$4,915	\$5,038	\$5,164	\$5,293	\$5,425	\$5,561	112
Assisted Housing Specialist - Lead	Monthly	122	\$5,042	\$5,168	\$5,297	\$5,429	\$5,565	\$5,704	\$5,847	\$5,993	\$6,143	122
Client Services Specialist I	Monthly	97	\$3,931	\$4,029	\$4,130	\$4,233	\$4,339	\$4,447	\$4,558	\$4,672	\$4,789	97
Contracts Administrator	Monthly	138	\$5,912	\$6,060	\$6,212	\$6,367	\$6,526	\$6,689	\$6,856	\$7,027	\$7,203	138
Deputy Executive Director	Monthly	235	\$15,517	\$15,905	\$16,303	\$16,711	\$17,129	\$17,557	\$17,996	\$18,446	\$18,907	235
Executive Assistant	Monthly	143	\$6,214	\$6,369	\$6,528	\$6,691	\$6,858	\$7,029	\$7,205	\$7,385	\$7,570	143
Executive Director	Monthly	250	\$18,014	\$18,464	\$18,926	\$19,399	\$19,884	\$20,381	\$20,891	\$21,413	\$21,948	250
Finance Director	Monthly	220	\$13,365	\$13,699	\$14,041	\$14,392	\$14,752	\$15,121	\$15,499	\$15,886	\$16,283	220
Housing Inspector	Monthly	126	\$5,246	\$5,377	\$5,511	\$5,649	\$5,790	\$5,935	\$6,083	\$6,235	\$6,391	126
Intake Specialist - Public Housing	Monthly	107	\$4,343	\$4,452	\$4,563	\$4,677	\$4,794	\$4,914	\$5,037	\$5,163	\$5,292	107
Intake Specialist - Section 8	Monthly	107	\$4,343	\$4,452	\$4,563	\$4,677	\$4,794	\$4,914	\$5,037	\$5,163	\$5,292	107
Maintenance I	Monthly	111	\$4,519	\$4,632	\$4,748	\$4,867	\$4,989	\$5,114	\$5,242	\$5,373	\$5,507	111
Maintenance II	Monthly	116	\$4,750	\$4,869	\$4,991	\$5,116	\$5,244	\$5,375	\$5,509	\$5,647	\$5,788	116
Maintenance Supervisor	Monthly	126	\$5,246	\$5,377	\$5,511	\$5,649	\$5,790	\$5,935	\$6,083	\$6,235	\$6,391	126
Occupancy Specialist - Lead	Monthly	122	\$5,042	\$5,168	\$5,297	\$5,429	\$5,565	\$5,704	\$5,847	\$5,993	\$6,143	122
Occupancy Specialist	Monthly	112	\$4,564	\$4,678	\$4,795	\$4,915	\$5,038	\$5,164	\$5,293	\$5,425	\$5,561	112
Project Manager	Monthly	186	\$9,532	\$9,770	\$10,014	\$10,264	\$10,521	\$10,784	\$11,054	\$11,330	\$11,613	186
Public Housing Manager	Monthly	155	\$7,002	\$7,177	\$7,356	\$7,540	\$7,729	\$7,922	\$8,120	\$8,323	\$8,531	155
Rental Assistance Programs Manager	Monthly	168	\$7,969	\$8,168	\$8,372	\$8,581	\$8,796	\$9,016	\$9,241	\$9,472	\$9,709	168
Senior Accountant	Monthly	153	\$6,864	\$7,036	\$7,212	\$7,392	\$7,577	\$7,766	\$7,960	\$8,159	\$8,363	153
Special Programs Coordinator	Monthly	120	\$4,943	\$5,067	\$5,194	\$5,324	\$5,457	\$5,593	\$5,733	\$5,876	\$6,023	120
Systems Administrator	Monthly	162	\$7,507	\$7,695	\$7,887	\$8,084	\$8,286	\$8,493	\$8,705	\$8,923	\$9,146	162
Utility Worker	Monthly	72	\$3,064	\$3,140	\$3,219	\$3,299	\$3,381	\$3,466	\$3,553	\$3,642	\$3,733	72

* Plus Longevity Pay = 2% at 10 years; 4% at 15 years; 6% at 20 years; 8% at 25 years; 10% at 30 years; and 12% at 35 years.

2025

HACB, BCAHDC & BANYARD BOARD MEETING CALENDAR

JANUARY							FEBRUARY							MARCH						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
			1	2	3	4							1							1
5	6	7	8	9	10	11	2	3	4	5	6	7	8	2	3	4	5	6	7	8
12	13	14	15	16	17	17	9	10	11	12	13	14	15	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28		23	24	25	26	27	28	29
														30	31					

APRIL							MAY							JUNE						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
		1	2	3	4	5					1	2	3	1	2	3	4	5	6	7
6	7	8	9	10	11	12	4	5	6	7	8	9	10	8	9	10	11	12	13	14
13	14	15	16	17	18	19	11	12	13	14	15	16	17	15	16	17	18	19	20	21
20	21	22	23	24	25	26	18	19	20	21	22	23	24	22	23	24	25	26	27	28
27	28	29	30				25	26	27	28	29	30	31	29	30					

JULY							AUGUST							SEPTEMBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
		1	2	3	4	5						1	2		1	2	3	4	5	6
6	7	8	9	10	11	12	3	4	5	6	7	8	9	7	8	9	10	11	12	13
13	14	15	16	17	18	19	10	11	12	13	14	15	16	14	15	16	17	18	19	20
20	21	22	23	24	25	26	17	18	19	20	21	22	23	21	22	23	24	25	26	27
28	28	29	30	31			24	25	26	27	28	29	30	28	29	30				
							31													

OCTOBER							NOVEMBER							DECEMBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
			1	2	3	4							1		1	2	3	4	5	6
5	6	7	8	9	10	11	2	3	4	5	6	7	8	7	8	9	10	11	12	13
12	13	14	15	16	17	18	9	10	11	12	13	14	15	14	15	16	17	18	19	20
19	20	21	22	23	24	25	16	17	18	19	20	21	22	21	22	23	24	25	26	27
26	27	28	29	30	31		23	24	25	26	27	28	29	28	29	30	31			
							30													

KEY:

HACB Meeting Dates

**important: June Board Meeting will be held on Wednesday instead of Thursday, due to Holiday.*

HACB, BCAHDC & Banyard Meeting Dates

HACB Holidays

**NorCal-Nevada NAHRO
2025 ANNUAL CONFERENCE**

***Ohana in Housing:
Together We Build***



NAPA VALLEY MARRIOTT HOTEL & SPA

JANUARY 26 - COMMISSIONERS BASICS

JANUARY 27 & 28 - GENERAL SESSIONS

REGISTRATION NOW OPEN

[HTTPS://NORCALNEVNAHRO.ORG/EVENTS/#ID=107&CID=1834&WID=501](https://norcalnevnaхро.org/events/#ID=107&CID=1834&WID=501)

Early Registration Discount available through 12/31/2024

SCHEDULED SESSIONS

- Public Housing Sessions
- Maintenance Track
- Leadership Roundtable
- Frontline Staff Roundtable
- CalAIM Housing Community Supports
- PHA Awards
- Income Discrimination
- Maintaining PBV Waitlists
- Special Purpose Vouchers
- Voucher Utilization Panel
- Hot Topics from HUD
- Employee Training Methods
- Organizational Structure Roundtable
- Navigating VAWA
- Reasonable Accommodations and Best Practices