# HOUSING AUTHORITY OF THE COUNTY OF BUTTE (HACB) **Board of Commissioners Meeting**

2039 Forest Avenue Chico, California 95928

#### MEETING AGENDA

March 20, 2025 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/833943429

You can also dial in using your phone.

Access Code: 833-943-429

United States (Toll Free):

1 877 309 2073

**United States:** 

+1 (571) 317-3129

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. 4955

## **ITEMS OF BUSINESS**

#### 1. ROLL CALL

#### 2. AGENDA AMENDMENTS

- 3. CONSENT CALENDAR
  - 3.1 Minutes for the meeting of February 20, 2025
  - 3.2 Checks written for:
    - 3.2.1 Accounts Payable (General) \$654,813.58 3.2.2 Landlords - \$1,975,322.19 3.2.3 Payroll - \$153,263.87
  - 3.3 Financial Statements
  - 3.4 Section 8 Housing Choice Voucher Program
  - 3.5 Property Vacancy Report
  - 3.6 Public Housing
  - 3.7 Construction Projects
  - 3.8 Capital Fund Improvement Projects
  - 3.9 Farm Labor Housing Report
  - 3.10 HACB Owned Properties
  - 3.11 Tax Credit Properties
  - 3.12 Family Self Sufficiency
  - 3.13 Rental Assistance Programs
- 4. CORRESPONDENCE
  - 4.1 NAHRO Direct News Email Senate Passes Continuing Resolution
- 5. REPORTS FROM EXECUTIVE DIRECTOR
- 6. MEETING OPEN FOR PUBLIC DISCUSSION
- 7. MATTERS CONTINUED FOR DISCUSSION

#### 8. SPECIAL REPORTS

- 8.1 <u>CAHA Annual Conference: February 26-27, 2025, Sacramento, CA</u> Report from Executive Director Larry Guanzon.
- 8.2 <u>2025 Washington Conference: NAHRO, March 8-13, 2025</u> Report from Larry Guanzon, Executive Director and David Pittman, Board Chair.
- 9. REPORTS FROM COMMISSIONERS
- 10. MATTERS INITIATED BY COMMISSIONERS
- 11. EXECUTIVE SESSION
  - 11.1 Conference with real estate negotiator pursuant to California Government Code section 5496.8:

Property located at: Longfellow Apartments, Chico

- 12. COMMISSIONERS' CALENDAR
  - Next Meeting: April 17, 2025
- 13. ADJOURNMENT

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

# MEETING MINUTES OF February 20, 2025

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 2:45 p.m.

#### 1. ROLL CALL

Present for the Commissioners: Randy Coy, Bob Crowe, Rich Ober, David Pittman, and Sarah Richter; all attended in person.

Present for the Staff: Larry Guanzon, Executive Director; Hope Stone, Finance Director; Juan Meza, Public Housing Manager; Taylor Gonzalez, Project Manager; and Marysol Perez, Executive Assistant; all attended in person.

Others Present: Di Lor, Lead Occupancy Specialist, and Loren Freeman, Public Housing Resident.

#### 2. AGENDA AMENDMENTS

None.

#### 3. CONSENT CALENDAR

Commissioner Ober moved that the Consent Calendar be accepted as presented. Commissioner Richter seconded the vote in favor was not unanimous as Commissioner Coy abstained from voting in favor of the Motion.

#### 4. CORRESPONDENCE

4.1 Commissioner Appointments – Commissioner Bob Crowe was appointed by the Butte County Board of Supervisors (BOS) as representative for BOS District 4. Also included are official re-appointments of Commissioners Pittman and Richter.

#### 5. REPORTS FROM EXECUTIVE DIRECTOR

5.1 <u>Banyard Management</u> – The HACB has an ongoing Corporate Services Agreement with Banyard Management. Banyard Management contracts with the HACB to perform two kinds of services; corporate services, to maintain the corporate entity, and other services, which include asset management and property capital improvement work. The 2025 billing rates for the Housing Authority were adopted in the Consent Calendar. The resolution proposes renewal of the Services Agreement, applying the adopted 2025 billing rates, and proposing \$20,000 in corporate services and \$100,000 in other services.

## \*RESOLUTION NO. 4952\*

Commissioner Coy moved that Resolution No. 4952 be adopted by reading of title only: "BANYARD MANAGEMENT SERVICES AGREEMENT 2025 BILLING RATES AND SERVICES AUTHORIZATIONS". Commissioner Richter seconded. The vote in favor was unanimous.

5.2 <u>Butte County Affordable Housing Development Corporation (BCAHDC)</u> – The HACB has an ongoing Corporate Services Agreement with BCAHDC. BCAHDC contracts with the HACB to perform two kinds of service; corporate services to maintain the corporate entity, and other services, which includes asset management and property capital improvement work. As previously mentioned, the 2025 billing rates for the Housing Authority were adopted in the Consent Calendar. The resolution authorizes renewal of the Services Agreement, applying the adopted 2025 billing rates, and authorization of \$25,000 in proposed corporate services and \$200,000 in other services.

#### \*RESOLUTION NO. 4953\*

Commissioner Coy moved that Resolution No. 4953 be adopted by reading of title only: "BUTTE COUNTY AFFORDABLE HOUSING DEVELOPMENT CORPORATION MANAGEMENT SERVICES AGREEMENT 2025 BILLING RATES AND SERVICES AUTHORIZATIONS". Commissioner Richter seconded. The vote in favor was unanimous.

5.3 <u>HUD Programs Household Income Determination</u> – The HACB is required to adopt a Passbook Savings Rate annually for purposes of determining participant household income in the HUD Public Housing, Section 8, and other HACB-administered tenant based rental assistance programs where actual or imputed income from assets is considered in calculation of total household income. Historically, HACB Property Manager Juan Meza has surveyed local banks to

determine the average passbook savings rate, and ultimately recommending use of the National Savings Rate. This year however, in accordance with the Housing Opportunities Through Modernization Act (HOTMA), HUD is now obligated to adjust the passbook savings rate each year using Federal Deposit Insurance Corporation (FDIC) data. The current published HUD Passbook Savings Rate as of is 0.45%.

#### \*MOTION\*

Commissioner Ober moved to set Passbook Savings Rate at 0.45% effective March 1, 2025, for purposes of determining participating household income in the HUD Public Housing, Section 8 HCV, and related rental-assistance programs in which imputed income is utilized in calculation of household income. Commissioner Richter seconded the vote in favor was unanimous.

5.4 <u>Recognition of Commissioner</u> – Commissioner Fredericks was recognized for her years of service to the HACB. A resolution with will be given to her on behalf of the HACB Board of commissioners. The HACB is appreciative to Commissioner Fredericks for her commitment to the HACB Board of Commissioners.

## \*RESOLUTION NO. 4954\*

Commissioner Richter moved that Resolution No. 4954 be adopted by reading of title only: "RECOGNITION OF COMMISSIONER DARLENE FREDERICKS". Commissioner Ober seconded. The vote in favor was unanimous.

#### 6. MEETING OPEN FOR PUBLIC DISCUSSION

Public Housing resident Loren Freeman expressed concerns regarding rising utility rates and asked about resources for tenants. Public Housing Manager Juan Meza said he and his staff would provide a memo/newsletter to residents with available resources for tenants.

#### 7. MATTERS CONTINUED FOR DISCUSSION

During the previous HACB Board meeting, Commissioner Coy questioned the Chico Commons Budget line item of Grounds Maintenance, which had a significant swing in budget. Executive Director Guanzon noted Commissioner Coy's finding and said he would follow up with AWI and provide details at the next board meeting. Executive Director Guanzon followed up with AWI and the line item in question was due to tree trimming overage of \$15,500, the cost was covered by Chico Commons reserves.

#### 8. SPECIAL REPORTS

8.1 NorCal-Nevada NAHRO 2025 Annual Conference "Ohana in Housing: Together We Build" January 27-28, 2025 Napa, CA – Deputy Executive Director Tamra Young, Public Housing Manager Juan Meza, and several other HACB staff attended the conference this year. Juan Meza, shared that the conference had record attendance this year, approximately 218 attendees, previous year record was 160 attendees. He found the Reasonable Accommodation session to be an informative session. He also reported that Mi Casa poster submission won for the elementary level and will be moving forward to the next level at the PSWRC Conference in May, which will be held in Fresno, CA.

#### 9. REPORTS FROM COMMISSIONERS

None.

#### 10. MATTERS INITIATED BY COMMISSIONERS

10.1 <u>Strategic Planning</u> – Commissioner Richer proposed discussing a shared philosophy of the Board. She emphasized that all types of housing are important. Commissioner Crowe added the thought of innovation, proposed out of the box thinking, creative housing; mix use, finding solutions to housing; reaching out to Barber Yard. Commissioner Ober agreed with the thought of all types of housing being built but advocated for the importance of building in the right locations. The Board shared thoughts on building all types of housing and enthusiastically added that the HACB advocates for all types of housing.

#### 11. EXECUTIVE SESSION

Adjourned: 3:55 p.m. Reconvened: 4:19 p.m.

Executive Director Guanzon; Hope Stone, Finance Director; Taylor Gonalez, Project Manager; Marysol Perez, Executive Assistant and Commissioners were in attendance.

11.1 Conference with Real Estate negotiator pursuant to California Government Code 5496.8 – Direction was provided to staff to further explore acquisition of property located at, Longfellow Apartments, Chico.

	section 54956.9: provided was a status update of the Miller v. 1200 Park Avenue suit brought by a previous tenant living at 1200 Park Avenue Apartments, Chico.
12.	COMMISSIONERS' CALENDAR
•	Next Meeting – March 20, 2025
13.	ADJOURNMENT
The m	eeting was adjourned at 4:21 p.m.
Dated:	February 20, 2025.
ATTE	David Pittman, Board Chair ST:
Lawre	nce C. Guanzon, Secretary

Conference regarding existing litigation pursuant to California Government Code

11.2

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

Chask Data	Chaal: #	AP Check Register	Total Amount
<b>Check Date</b> 2/4/2025	Check # 4003	Vendor v0000031 - PG&E	Total Amount 123.00
2/13/2025	4003	v0000031 - FG&E v0000011 - California Water Service - Chico	126.25
2/13/2025	4021	v0000011 - California Water Service - Chico v0000017 - EAGLE SECURITY SYSTEMS	585.02
2/13/2025	4022	v0000017 - EAGLE SECONTT STSTEMS v0000031 - PG&E	878.42
2/13/2025	4023	v0000031 - PG&E v0000031 - PG&E	4,886.34
2/13/2025	4024	v0000031 - PG&E v0000031 - PG&E	4,880.34
2/13/2025	4025	v0000031 - PG&E v0000031 - PG&E	139.44
2/13/2025	4020	v0000031 - FG&L v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	35.86
2/13/2025	4028	v0000057 - OPER. ENG. LOCAL #3	1,020.00
2/13/2025	4029	v0000037 - OT ER. ENG. EGGAL #3	10.57
2/13/2025	4030	v0000140 - COMCAST CABLE	1,123.13
2/13/2025	4031	v0000241 - WASTE MANAGEMENT	433.45
2/13/2025	4032	v0000241 WXGTE MXGTE MXGTE MXGTE WXGTE WXGT WXGTE WXGT	24.96
2/13/2025	4033	v0000276 - Scrubbs, Inc.	18.00
2/13/2025	4034	v0000312 - Unum Life Insurance Company	401.30
2/13/2025	4035	v0000357 - Yuba City	234.00
2/13/2025	4036	v0000380 - Staples Business Credit	76.87
2/13/2025	4037	v0000380 - Staples Business Credit	661.44
2/13/2025	4038	v0000459 - E Center	177.86
2/13/2025	4039	v0000469 - Thermalito Irrigation	44.38
2/13/2025	4040	v0000474 - Advanced Document	570.12
2/13/2025	4041	v0000554 - GreatAmerica Financial Services	330.16
2/13/2025	4042	v0000599 - Access Information Holdings, LLC.	32.69
2/13/2025	4043	v0000723 - Basis Architecture & Consulting, Inc.	7,550.00
2/13/2025	4044	v0000773 - Clean Master	1,560.00
2/13/2025	4045	v0000795 - Richard's North State Pest Mgmt (dba)	43.00
2/13/2025	4046	v0000806 - Cypress Dental Administrators	732.20
2/13/2025	4047	v0000829 - Armed Guard Private Security, Inc	300.00
2/13/2025	4048	v0000863 - Nor-Cal Landscape Maintenance dba	76.84
2/13/2025	4049	v0000893 - Genuine Parts Company	35.16
2/13/2025	4050	v0004614 - City of Chico (Sewer)	33.29
2/13/2025	4051	v0004667 - NV5, Inc.	908.00
2/13/2025	4052	v0004733 - Bowman & Company, LLP.	8,505.75
2/13/2025	4053	v0004751 - Abila, Inc.	6,750.00
2/24/2025	4054	v0000749 - Larry Guanzon	41.00
2/27/2025	4056	v0000007 - CITY OF CHICO (22332) (FUEL)	130.74
2/27/2025	4057	v0000040 - Gregory P. Einhorn	730.00
2/27/2025	4058	v0000229 - InterWest Insurance Services, LLC	600.00
2/27/2025	4059	v0000336 - Housing Tools	320.00
2/27/2025	4060	v0000336 - Housing Tools	80.00
2/27/2025	4061	v0000357 - Yuba City	163.00
2/27/2025	4062	v0000402 - US Bank	330.20
2/27/2025	4063	v0000402 - US Bank	151.55
2/27/2025	4064	v0000402 - US Bank	225.16
2/27/2025	4065	v0000474 - Advanced Document	49.54
2/27/2025	4066	v0000631 - Hignell, Inc. dba Experts in Your Home	25,232.95
2/27/2025	4067	v0000829 - Armed Guard Private Security, Inc	300.00
2/27/2025	4068	v0000845 - HMR Architects, Inc.	2,139.78
2/27/2025	4069	v0000866 - Charles Alford	50.00
2/27/2025	4070	v0000888 - Sarah Richter	50.00
2/27/2025	4071	v0000890 - Robert R Crowe	50.00
2/27/2025	4072	v0000893 - Genuine Parts Company	70.86
2/27/2025	4073	v0004526 - VSP Vision Care	147.76
2/27/2025	4074	v0004549 - Randy Coy	50.00
2/27/2025	4075	v0004667 - NV5, Inc.	4,510.08

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2/27/2025	4076	v0004677 - Paradise Irrigation District	22.57
2/7/2025	20725	v0000891 - Paylocity	113,065.96
2/4/2025	100276	v0002183 - Chico Pacific Associates	1,066.00
2/4/2025	100277	v0003020 - Palo Verde Apartments LLC	815.00
2/4/2025	100278	v0003960 - Chico Housing Action Team	2,751.00
2/4/2025	100279	v0003988 - Elle Property Management Solutions	269.00
2/4/2025	100280	v0004114 - DeGarmo Terrace Apts	1,975.00
2/4/2025	100281	v0004790 - RS1, LLC dba The Social	1,022.00
2/13/2025	100285	v0000155 - Susanne Kemp	122.93
2/13/2025	100286	v0000159 - Tamra C. Young	198.80
2/13/2025	100287	v0000724 - ED MAYER	807.37
2/13/2025	100288	v0004479 - Netsys Systems, Inc.	490.00
2/13/2025	100289	v0004543 - Joseph Young	323.00
2/13/2025	100290	v0004801 - ESMAYER LLC	1,125.00
2/27/2025	100297	v0000155 - Susanne Kemp	122.93
2/27/2025	100298	v0000807 - David Pittman	50.00
2/27/2025	100299	v0000859 - Richard H. Ober	50.00
2/27/2025	100300	v0004543 - Joseph Young	323.00
2/12/2025	882206	v0004576 - Aflac	1,041.54
2/15/2025	1069909	v0000799 - Benefit Resource, Inc.	625.00
2/4/2025	2042025	v0000439 - Umpqua Bank	8,505.78
2/21/2025	2252025	v0000891 - Paylocity	107,772.27
2/21/2025	2622378	v0000891 - Paylocity	1,168.70
2/4/2025	2833355	v0000059 - CalPERS	34,802.25
2/4/2025	2833356	v0000059 - CalPERS	12,450.05
2/4/2025	2833357	v0000059 - CalPERS	7,638.40
2/4/2025	2833358	v0000059 - CalPERS	565.00
2/7/2025	2833359	v0000059 - CalPERS	195.25
2/4/2025	2833360	v0000059 - CalPERS	110.00
2/20/2025	2846072	v0000059 - CalPERS	12,453.81
2/20/2025	2846073	v0000059 - CalPERS	7,150.07
2/21/2025	2846074	v0000059 - CalPERS	565.00
2/7/2025	450602760	v0000181 - Empower	1,495.00
2/21/2025	457656875	v0000181 - Empower	1,495.00

TOTAL 396,937.98

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

Check Date	Check #	Vendor	Total Amount
2/3/2025	2392	v0000011 - California Water Service - Chico	87.00
2/3/2025	2393	v0000014 - Gridley Municipal Utilities	630.00
2/3/2025	2394	v0000031 - PG&E	1,521.00
2/3/2025	2395	v0000031 - PG&E	35.00
2/3/2025	2396	v0000031 - PG&E	35.00
2/3/2025	2397	v0000031 - PG&E	6.00
2/3/2025	2398	v0000031 - PG&E	6.00
2/3/2025	2399	v0004614 - City of Chico (Sewer)	37.00
2/13/2025	2400	v0000006 - Biggs Municipal Utilities	2,807.43
2/13/2025	2401	v0000010 - California Water Service - Oroville	295.07
2/13/2025	2402	v0000011 - California Water Service - Chico	5,148.56
2/13/2025	2403	v0000015 - A-1 Appliance	181.39
2/13/2025	2404	v0000017 - EAGLE SECURITY SYSTEMS	117.90
2/13/2025	2405	v0000031 - PG&E	343.27
2/13/2025	2406	v0000031 - PG&E	35.41
2/13/2025	2407	v0000031 - PG&E	2,007.90
2/13/2025	2408	v0000031 - PG&E	41.17 259.80
2/13/2025 2/13/2025	2409 2410	v0000031 - PG&E v0000031 - PG&E	27.70
2/13/2025	2411	v0000031 - PG&E v0000031 - PG&E	30.57
2/13/2025	2412	v0000031 - FG&E	27.68
2/13/2025	2413	v0000031 - PG&E	114.55
2/13/2025	2414	v0000031 - PG&E	32.07
2/13/2025	2415	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	1,976.02
2/13/2025	2416	v0000082 - ENTERPRISE-RECORD	96.28
2/13/2025	2417	v0000108 - AT&T	22.03
2/13/2025	2418	v0000140 - COMCAST CABLE	548.06
2/13/2025	2419	v0000171 - Industrial Power Products dba	43.93
2/13/2025	2420	v0000238 - Baker Distributing Company, Inc.	5.40
2/13/2025	2421	v0000240 - CIC	325.35
2/13/2025	2422	v0000241 - WASTE MANAGEMENT	1,397.01
2/13/2025	2423	v0000267 - OFFICE DEPOT INC	306.04
2/13/2025	2424	v0000300 - Better Deal Exchange	6.02
2/13/2025	2425	v0000312 - Unum Life Insurance Company	649.84
2/13/2025	2426	v0000380 - Staples Business Credit	606.13
2/13/2025	2427	v0000380 - Staples Business Credit	40.10
2/13/2025	2428	v0000380 - Staples Business Credit	40.14
2/13/2025	2429	v0000401 - Plan B Professional Answering Services	133.50
2/13/2025	2430 2431	v0000425 - Climate & Energy Solutions	125.00 474.71
2/13/2025 2/13/2025	2432	v0000469 - Thermalito Irrigation v0000474 - Advanced Document	26.45
2/13/2025	2432	v0000474 - Advanced Document v0000501 - Richard's Tree Service, Inc.	8,900.00
2/13/2025	2434	v0000504 - Richard Stree Gervice, Inc.	128.69
2/13/2025	2435	v0000592 - Neal Road Recycling & Waste	55.00
2/13/2025	2436	v0000599 - Access Information Holdings, LLC.	32.71
2/13/2025	2437	v0000631 - Hignell, Inc. dba Experts in Your Home	1,217.93
2/13/2025	2438	v0000669 - ROTO-ROOTER OROVILLE	495.00
2/13/2025	2439	v0000672 - American Bankers Ins. Co. of FL	49,779.00
2/13/2025	2440	v0000680 - MAINTENANCE PLUS	636.25
2/13/2025	2441	v0000773 - Clean Master	870.00
2/13/2025	2442	v0000795 - Richard's North State Pest Mgmt (dba)	1,561.50
2/13/2025	2443	v0000801 - Chico Turf Plus, LLC	285.00
2/13/2025	2444	v0000806 - Cypress Dental Administrators	1,509.30
2/13/2025	2445	v0000843 - Squyres Fire Protection, Inc.	1,748.71
2/13/2025	2446	v0000863 - Nor-Cal Landscape Maintenance dba	17,891.57
2/13/2025	2447	v0004593 - Citiguard, Inc.	2,835.00
2/13/2025	2448	v0004614 - City of Chico (Sewer)	1,632.07
2/13/2025	2449	v0004614 - City of Chico (Sewer)	56.85
2/13/2025	2450	v0004780 - Birchard Construction Inc.	60,983.10
2/27/2025	2451 2452	v0000007 - CITY OF CHICO (22332) (FUEL)	430.17
2/27/2025	2452	v0000010 - California Water Service - Oroville	188.98

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2/27/2025	2453	v0000010 - California Water Service - Oroville	398.83
2/27/2025	2454	v0000010 - California Water Service - Oroville	3,389.91
2/27/2025	2455	v0000010 - California Water Service - Oroville	302.37
2/27/2025	2456	v0000014 - Gridley Municipal Utilities	1,186.97
2/27/2025	2457	v0000031 - PG&E	26.01
2/27/2025	2458	v0000031 - PG&E	62.60
2/27/2025	2459	v0000034 - RECOLOGY BUTTE COLUSA COUNTIES, INC.	2,867.99
2/27/2025	2460	v0000072 - Towne Flooring Center	3,952.86
2/27/2025	2461	v0000140 - COMCAST CABLE	173.73
2/27/2025	2462	v0000206 - JACKSONS GLASS CO, INC.	324.15
2/27/2025	2463	v0000267 - OFFICE DEPOT INC	75.02
2/27/2025	2464	v0000425 - Climate & Energy Solutions	198.00
2/27/2025	2465	v0000592 - Neal Road Recycling & Waste	98.11
2/27/2025	2466	v0000669 - ROTO-ROOTER OROVILLE	390.00
2/27/2025	2467	v0000679 - SAM'S DOOR SHOP	208.71
2/27/2025	2468	v0000680 - MAINTENANCE PLUS	63.75
2/27/2025	2469	v0000845 - HMR Architects, Inc.	2,643.26
2/27/2025	2470	v0000857 - ECORP Consulting, Inc.	14,530.00
2/27/2025	2471	v0000879 - GUZI-WEST Inspection and Consulting. LLC	5,161.25
2/27/2025	2472	v0004526 - VSP Vision Care	257.42
2/27/2025	2473	v0004637 - Ferguson US Holdings, Inc. (HVAC)	39.15
2/27/2025	2474	v0004653 - Jessee Heating & Air Conditioning	10,620.00
2/27/2025	2475	v0004755 - Chico Home Access	6,748.00
2/13/2025	10002	v0004479 - Netsys Systems, Inc.	490.00
2/4/2025	2042025	v0000439 - Umpqua Bank	3,017.62
2/21/2025	2212025	v0000088 - The Home Depot Credit Services	276.99

TOTAL 229,389.01

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

<b>Check Date</b>	Check #	Vendor	Total Amount
2/13/2025	143	v0004479 - Netsys Systems, Inc.	280.00
2/27/2025	144	v0003778 - Saephan	1,000.00
2/12/2025	2363	v0000380 - Staples Business Credit	-102.20
2/13/2025	2377	v0000040 - Gregory P. Einhorn	1,290.00
2/13/2025	2378	v0000082 - ENTERPRISE-RECORD	1,172.75
2/13/2025	2379	∨0000108 - AT&T	59.79
2/13/2025	2380	v0000240 - CIC	468.70
2/13/2025	2381	v0000267 - OFFICE DEPOT INC	306.04
2/13/2025	2382	v0000276 - Scrubbs, Inc.	15.00
2/13/2025	2383	v0000312 - Unum Life Insurance Company	460.66
2/13/2025	2384	v0000380 - Staples Business Credit	219.49
2/13/2025	2385	v0000428 - Adecco Employment Services	4,011.66
2/13/2025	2386	v0000474 - Advanced Document	77.07
2/13/2025	2387	v0000594 - Di Lor	20.00
2/13/2025	2388	v0000599 - Access Information Holdings, LLC.	32.71
2/13/2025	2389	v0000646 - TINA ROSE	24.64
2/13/2025	2390	v0000806 - Cypress Dental Administrators	875.24
2/13/2025	2391	v0000863 - Nor-Cal Landscape Maintenance dba	223.83
2/27/2025	2392	v0000007 - CITY OF CHICO (22332) (FUEL)	26.61
2/27/2025	2393	v0000040 - Gregory P. Einhorn	180.00
2/27/2025	2394	v0000240 - CIC	38.30
2/27/2025	2395	v0000267 - OFFICE DEPOT INC	454.03
2/27/2025	2396	v0000402 - US Bank	330.20
2/27/2025	2397	v0000428 - Adecco Employment Services	4,222.80
2/27/2025	2398	v0000893 - Genuine Parts Company	70.32
2/27/2025	2399	v0004526 - VSP Vision Care	166.32
2/5/2025	2042025	v0000439 - Umpqua Bank	1,367.97

TOTAL 17,291.93

862.00

TOTAL

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

Check Date	Check #	Vendor	Total Amount
2/13/2025	1189	v0000863 - Nor-Cal Landscape Maintenance dba	3.88
2/13/2025	1190	v0004733 - Bowman & Company, LLP.	862.00

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

<b>Check Date</b>	Check #	Vendor		<b>Total Amount</b>
2/13/2025	1522	v0000660 - HACB		9,415.78
2/13/2025	1523	v0000863 - Nor-Cal Landscape Maintenance dba		3.88
2/13/2025	1524	v0004733 - Bowman & Company, LLP.		913.00
-			TOTAL	10,332.66

# Housing Authority of the County of Butte BALANCE SHEET January 31, 2025

# **CUMULATIVE**

4.00570	
ASSETS	
Current Assets	
Cash - Unrestriced	27,682,973
Cash - Other Restricted	(6,445,858)
Account Receivable - Current	198,213
Other Current Assets	2,408,429
Total Current Assets	23,843,757
Fixed Assets	
Fixed Assets & Accumulated Depreciation	42,778,000
Total Fixed Assets	42,778,000
Other Non-Current Assets	
Notes Loans & Mortgages Receivable	758,368
Total Other Non-Current Assets	758,368
TOTAL ASSETS	67,380,124
LIABILITIES	
Current Liabilities	
Accounts Payable	478,398
Tenant Security Deposits	299,023
Long Term Debt - Current Portion	881,436
Other Long Term Liabilities	15,190,835
Total Current Liabilities	16,849,692
Long-Term Liabilities	
Long-Term Debt	12,785,459
Other Long Term Liabilities	7,983,023
Total Long-Term Liabilities	20,768,482
TOTAL LIABILITIES	37,618,174
NET POSITION	
Beginning Net Position	2,624,456
Retained Earnings	27,137,494
TOTAL NET POSITION	29,761,950
TOTAL LIABILITIES AND NET POSITION	67,380,124
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#### Housing Authority of the County of Butte CONSOLIDATED INCOME STATEMENT January 31, 2025

			, .				YTD %
		Month to Dat	te		Year to Date		33.33%
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	404,478	437,835	33,357	1,568,511	1,751,338	182,827	0.00%
Tenant Charges	30,473	5,673	(24,800)	56,967	22,692	(34,275)	0.00%
Laundry Revenue	1,847	2,818	971	9,299	11,273	1,974	0.00%
HUD Grant Revenue	2,399,173	2,300,616	(98,557)	9,696,956	9,202,465	(494,491)	35.12%
Other Grant Revenue	0	0	172,976	441,158	0	509,241	0.00%
Investment Income-unrestricted	8	7,610	7,603	27	30,442	30,414	0.03%
Investment Income - restricted	0	5,817	5,817	0	23,267	23,267	0.00%
Fraud Recovery	2,635	4,167	1,532	15,966	16,667	701	31.93%
Other Income	177,185	55,807	(121,378)	1,160,252	223,228	(937,025)	173.25%
TOTAL REVENUES	3,015,798	2,820,343	(22,479)	12,949,137	11,281,371	(717,366)	38.26%
Adminsistrative Employee Salaries	201,195	237,776	36,581	887,801	951,105	63,304	31.11%
Audit Fee	45,120	3,748	(41,372)	74,192	14,993	(59,199)	164.94%
Advertising & Marketing	925	1,875	949	2,060	7,499	5,439	9.16%
Admin Fringe Benefits & Taxes	65,810	127,799	61,989	278,931	511,197	232,266	18.19%
Office Expenses	6,827	22,776	15,950	44,592	91,105	46,513	16.32%
Legal Expenses	4,622	5,145	523	28,016	20,580	(7,436)	45.38%
Travel	2,598	17,622	15,024	13,196	70,488	57,292	6.24%
Allocated Overhead	(0)	0	0	(0)	0	0	0.00%
Other Admin Expenses	93,140	57,681	(35,459)	462,751	230,723	(232,028)	66.86%
Total Operating Admin Costs	420,237	474,423	54,185	1,791,540	1,897,690	106,151	31.47%
Tenant Services - Salaries	5,521	12,143	6,622	45,077	48,572	3,495	30.93%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	688	5,474	4,786	3,048	21,895	18,846	4.64%
Resident Services MISC	0	19,929	19,929	0	79,715	79,715	0.00%
Total Tenant Services	6,209	37,546	31,337	48,126	150,182	102,056	10.68%
Water	12 277	10.655	C 270	05 420	70.624	(16,000)	40.460/
Water	13,377	19,655	6,278	95,430	78,621	(16,808)	40.46%
Electricity	17,788	11,212	(6,576)	51,138	44,848	(6,290)	38.01% 27.02%
Gas	5,065	4,929	(137)	15,983	19,715	3,731	
Sewer Total Utilities - Project	9,851 46,081	18,469 54,265	8,618 8,184	51,096 213,648	73,875 217,059	22,778 3,411	20.67% 31.57%
rotal otilities - Project	40,001	34,203	0,104	213,040	217,033	3,411	31.3770
Maintenance Salaries	40,854	45,482	4,628	186,351	181,929	(4,423)	34.14%
Maintenance Materials	28,871	24,498	(4,373)	98,203	97,993	(210)	33.40%
Maintenance Contract Costs	48,485	103,668	55,183	391,647	414,670	23,023	31.48%
Maintenance Fringe Benefits	96,463	20,601	(75,861)	84,569	82,404	(2,164)	34.21%
<b>Total Maintenance Costs</b>	214,673	194,249	(20,424)	760,770	776,996	16,226	32.64%
		·					
Protective Services	20,694	2,825	(17,869)	37,393	11,300	(26,093)	110.30%
Insurance-Liability/Property/Auto	19,634	37,682	18,049	93,158	150,729	57,571	20.60%
Other General Expenses	2,282	24,257	21,975	9,112	97,028	87,915	3.13%
PILOT	0	16,959	16,959	0	67,836	67,836	0.00%
Bad Debt - Tenant	0	5,583	5,583	0	22,333	22,333	0.00%
Bad Debt - Other	0	0	0	0	0	0	0.00%
Interest Expense	16,059	17,167	1,108	64,236	68,667	4,431	31.18%
Total Other Operating Expenses	58,669	104,473	45,804	203,899	417,893	213,994	16.26%
Maintananaa Futraandinan	•	•	^	•	^	^	0.000/
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	2 007 416	1 951 075	(156 241)	0 004 366	7 404 201	(600.065)	0.00%
Housing Assistance Payments Fraud Losses	2,007,416	1,851,075	(156,341)	8,004,366	7,404,301	(600,065)	36.03%
Total Other Costs	2 007 416	0 1,851,075	(156,341)	8,004,366	7,404,301	(600,065)	0.00% 36.03%
TOTAL EXPENSES	2,733,285	2,716,030	(37,254)	11,022,348	10,864,121	(158,227)	33.79%
RETAINED EARNINGS	262,513	104,312	(158,201)	1,926,789	417,250	(559,140)	4.47%
		20 1,012	(200,201)		, , _ 50	(555)110)	,0

#### Housing Authority of the County of Butte BUSINESS ACTIVITIES INCOME STATEMENT January 31, 2025

		Ja	nuary 31, 2025				
							YTD %
		Month to Dat			Year to Date		33.33%
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	273,596	278,535	4,938	1,063,125	1,114,138	51,013	31.81%
Tenant Charges	19,265	2,340	(16,925)	28,567	9,358	(19,208)	101.75%
Laundry Revenue	1,389	1,485	96	5,338	5,940	602	29.95%
HUD Grant Revenue	0	0	0	0	0	(444.450)	0.00%
Other Grant Revenue	0	7.077	7.000	441,158	0	(441,158)	0.00% 0.03%
Investment Income-unrestricted Investment Income - restricted	8	7,077	7,069	27 0	28,308	28,281 6,600	0.03%
		1,650	1,650 0	0	6,600	-	0.00%
Fraud Recovery Other Income	0	0 54.093			210.029	(961 172)	
TOTAL REVENUES	154,814 449,071	54,982 346,068	(103,003)	1,081,099 2,619,314	219,928 1,384,272	(861,172)	163.86% 63.07%
TOTAL REVENUES_	449,071	340,006	(103,003)	2,019,314	1,304,272	(1,233,042)	03.07/0
Adminsistrative Employee Salaries	88,632	65,986	(22,646)	369,636	263,943	(105,692)	46.68%
Audit Fee	45,120	1,682	(43,438)	74,192	6,727	(67,465)	367.65%
Advertising & Marketing	925	708	(217)	2,060	2,832	772	24.25%
Admin Fringe Benefits & Taxes	23,257	36,235	12,977	98,694	144,939	46,245	22.70%
Office Expenses	2,264	3,693	1,429	26,040	14,772	(11,268)	58.76%
Legal Expenses	0	2,228	2,228	5,683	8,913	3,231	21.25%
Travel	1,587	3,041	1,454	8,725	12,163	3,437	23.91%
Allocated Overhead	(89,680)	24,116	113,796	(358,720)	96,463	455,183	-123.96%
Other Admin Expenses	84,671	26,547	(58,124)	427,129	106,188	(320,941)	134.08%
Total Operating Admin Costs	156,776	164,235	7,459	653,438	656,940	3,502	0.00%
	<u> </u>				•	·	
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	4,793	4,793	0	19,173	19,173	0.00%
Total Tenant Services	0	4,793	4,793	0	19,173	19,173	0.00%
Water	7,137	8,647	1,510	32,543	34,588	2,045	31.36%
Electricity	15,498	5,720	(9,777)	43,855	22,881	(20,973)	63.89%
Gas	3,903	4,308	405	12,879	17,231	4,353	24.91%
Sewer	7,537	8,378	841	34,474	33,513	(961)	34.29%
Total Utilities - Project _	34,075	27,053	(7,021)	123,750	108,214	(15,536)	38.12%
Maintenance Salaries	7,418	9,528	2,110	39,193	38,111	(1,081)	34.28%
Maintenance Materials	28,316	13,540	(14,776)	91,838	54,160	(37,678)	56.52%
Maintenance Contract Costs	36,164	62,488	26,324	229,879	249,953	20,074	30.66%
Maintenance Fringe Benefits	5,230	467	(4,764)	34,310	1,867	(32,444)	612.68%
Total Maintenance Costs _	77,129	86,023	8,894	395,220	344,091	(51,129)	38.29%
Protective Services	17,313	167	(17,147)	2E 400	667	(24,823)	1274.46%
				25,489			
Insurance-Liability/Property/Auto	19,634	19,270	(363)	93,158	77,081	(16,076)	40.29%
Other General Expenses	2,282	4,211	1,929	9,112	16,846	7,733	18.03%
PILOT	0	292	292	0	1,169	1,169	0.00%
Bad Debt - Tenant	0	1,417	1,417	0	5,667	5,667	0.00%
Bad Debt - Other	0	0	0	0	0	(62.000)	0.00%
Interest Expense	16,059	542	(15,517)	64,236	2,167	(62,069)	988.24%
Total Other Operating Expenses _	55,288	25,899	(29,389)	191,995	103,596	(88,399)	61.78%
Maintenance - Extraordinary	0	0	0	0	0	0	0.00%
Casualty Losses	0	0	0	0	0	0	0.00%
Housing Assistance Payments	8,087	12,085	3,998	34,615	48,338	13,723	23.87%
Fraud Losses				34,615	48,338 0	13,723	0.00%
Total Other Costs	0 8,087	0 12,085	3,998	34,615	48,338	13,723	23.87%
=							
TOTAL EXPENSES _	331,355	320,088	(11,267)	1,399,018	1,280,353	(118,665)	36.42%
RETAINED EARNINGS	117,716	25,980		1,220,295	103,919		26.65%
RETAINED EARNINGS	11/,/10	23,980		1,220,293	103,919		20.05%

#### Housing Authority of the County of Butte HOUSING-ALL INCOME STATEMENT January 31, 2025

		Janu	iary 31, 2025					
	_					v · =		YTD %
		onth to Dat				Year to Date		33.33%
Duralling Dont	Actual	Budget	Remaining		Actual	Budget	Remaining	% Used
Dwelling Rent	130,881	159,300	28,419		505,387	637,200	131,813	26.44%
Tenant Charges	13,911	3,333	(10,578)		28,011	13,333	(14,678)	70.03%
Laundry Revenue	459	1,333	875		3,962	5,333	1,372	24.76%
HUD Grant Revenue	130,897	126,072	(4,825)		481,205	504,288	23,083 0	31.81%
Other Grant Revenue Investment Income-unrestricted	0	0 383	0 383		0	1 522		0.00% 0.00%
Investment Income - restricted	0	200	200		0	1,533 800	1,533 800	0.00%
	0	0	0		0	0	0	0.00%
Fraud Recovery Other Income	0	0	0		0	0	0	0.00%
TOTAL REVENUES	276,148	290,622	14,474	=	1,018,565	1,162,488	143,923	29.21%
101/1E NEVENOES	270,110	230,022	11,171	-	1,010,303	1,102,100	113,323	23.2170
Adminsistrative Employee Salaries	47,511	40,522	(6,990)		226,978	162,086	(64,892)	46.68%
Audit Fee	0	267	267		0	1,067	1,067	0.00%
Advertising & Marketing	0	750	750		0	3,000	3,000	0.00%
Admin Fringe Benefits & Taxes	20,137	21,598	1,461		90,053	86,392	(3,661)	34.75%
Office Expenses	0	5,000	5,000		0	20,000	20,000	0.00%
Legal Expenses	354	1,250	896		7,826	5,000	(2,826)	52.17%
Travel	546	5,924	5,378		3,622	23,698	20,076	5.09%
Allocated Overhead	41,212	41,212	(0)		164,847	164,847	(0)	33.33%
Other Admin Expenses	3,828	4,870	1,042		18,037	19,480	1,443	30.86%
Total Operating Admin Costs	113,589	121,392	7,804	-	511,363	485,570	(25,793)	35.10%
<u> </u>				-				
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	2,875	2,875	0.00%
Total Tenant Services	0	719	719	_	0	2,875	2,875	0.00%
							(40 == 1)	
Water	6,241	10,833	4,593		62,887	43,333	(19,554)	48.37%
Electricity	2,290	2,417	127		7,284	9,667	2,383	25.12%
Gas	1,162	500	(662)		3,105	2,000	(1,105)	51.75%
Sewer	2,313	11,775	9,462	-	16,622	47,100	30,478	11.76%
Total Utilities - Project	12,007	25,525	13,519	-	89,898	102,100	12,202	29.35%
Maintenance Salaries	33,436	35,454	2,018		147,159	141,817	(5,342)	34.59%
Maintenance Materials	555	10,417	9,862		6,365	41,667	35,302	5.09%
Maintenance Contract Costs	45,342	27,429	(17,913)		159,366	109,715	(49,651)	48.42%
Maintenance Fringe Benefits	11,899	19,854	7,955		50,142	79,418	29,276	21.05%
Total Maintenance Costs	91,232	93,154	1,922	-	363,032	372,617	9,585	32.48%
	32,232	33,13 .		-	500,002	0,2,02,	3,500	02.1070
Protective Services	3,381	2,333	(1,048)		11,904	9,333	(2,570)	42.51%
Insurance-Liability/Property/Auto	0	16,822	16,822		0	67,288	67,288	0.00%
Other General Expenses	0	250	250		0	1,000	1,000	0.00%
PILOT	0	16,667	16,667		0	66,667	66,667	0.00%
Bad Debt - Tenant	0	4,167	4,167		0	16,667	16,667	0.00%
Bad Debt - Other	0	0	0		0	0	0	0.00%
Interest Expense	0	6,650	6,650		0	26,600	26,600	0.00%
Total Other Operating Expenses	3,381	46,889	43,508	-	11,904	187,554	175,651	2.12%
	·	·	<u> </u>	-	<u> </u>		·	
Maintenance - Extraordinary	0	0	0		0	0	0	0.00%
Casualty Losses	0	0	0		0	0	0	0.00%
Housing Assistance Payments	2,177	0	(2,177)		9,452	0	(9,452)	0.00%
Fraud Losses	0	0	0		0	0	0	0.00%
Total Other Costs	2,177	0	(2,177)	-	9,452	0	(9,452)	0.00%
TOTAL EXPENSES	222,385	287,679	65,294	=	985,648	1,150,716	165,067	28.55%
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RETAINED EARNINGS	53,762	2,943		-	32,916	11,772		0.65%
	-			_				

#### Housing Authority of the County of Butte CAPITAL FUNDS INCOME STATEMENT January 31, 2025

			lanuary 31, 20	)25				
								YTD %
		Month to Da				ar to Date		33.33%
B III B .	Actual	Budget	Remaining		Actual	Budget	Remaining	% Used
Dwelling Rent	0	0	0		0	0	0	0.00%
Tenant Charges	0	0	0		0	0	0	0.00%
Laundry Revenue	0	00.201	(10.276)		670.073	0	(205.440)	0.00%
HUD Grant Revenue	115,657	96,381	(19,276)		670,973	385,524	(285,449)	58.01%
Other Grant Revenue Investment Income-unrestricted	0	0	0		0	0	0	0.00% 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	115,657	96,381	(19,276)	-	670,973	385,524	(285,449)	58.01%
TOTAL NEVEROLS	113,037	50,561	(13,270)	-	070,373	303,324	(203,443)	30.0170
Adminsistrative Employee Salaries	5,724	7,665	1,941		27,084	30,660	3,576	29.45%
Audit Fee	0	0	0		0	0	0	0.00%
Advertising & Marketing	0	0	0		0	0	0	0.00%
Admin Fringe Benefits & Taxes	1,688	4,085	2,398		7,357	16,342	8,984	15.01%
Office Expenses	0	333	333		0	1,333	1,333	0.00%
Legal Expenses	0	0	0		0	0	0	0.00%
Travel	0	143	143		0	573	573	0.00%
Allocated Overhead	1,850	1,850	0		7,400	7,400	0	0.00%
Other Admin Expenses	0	208	208		0	833	833	0.00%
Total Operating Admin Costs	9,261	14,285	5,024	-	41.841	57,142	15,300	24.41%
· · · · · · · · · · · · · · · · · · ·	5,252	1.,200	3,02 :	_	. 1,0 . 1	07,11.	23,300	2270
Tenant Services - Salaries	0	0	0		0	0	0	0.00%
Relocation Costs	0	0	0		0	0	0	0.00%
Employee Benefits - Tenant Services	0	0	0		0	0	0	0.00%
Resident Services	0	0	0		0	0	0	0.00%
Total Tenant Services	0	0	0	_	0	0	0	0.00%
-				_				
Water	0	0	0		0	0	0	0.00%
Electricity	0	0	0		0	0	0	0.00%
Gas	0	0	0		0	0	0	0.00%
Sewer	0	0	0		0	0	0	0.00%
Total Utilities - Project	0	0	0		0	0	0	0.00%
Maintenance Salaries	0	0	0		0	0	0	0.00%
Maintenance Materials	0	0	0		0	0	0	0.00%
Maintenance Contract Costs	0	0	0		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	0.00%
TOTAL EXPENSES	9,261	14,285	5,024	_	41,841	57,142	15,300	12.06%
_				=				
RETAINED EARNINGS	106,396	82,096		=	629,132	328,382		45.95%

#### Housing Authority of the County of Butte SECTION 8 INCOME STATEMENT January 31, 2025

			•					YTD %
	ļ	Month to Dat	e			Year to Date		33.33%
	Actual	Budget	Remaining	Actu	al	Budget	Remaining	% Used
Dwelling Rent	0	0	0		0	0	0	0.00%
Tenant Charges	(2,534)	0	2,534	1,	007	0	(1,007)	0.00%
Laundry Revenue	0	0	0		0	0	0	0.00%
HUD Grant Revenue	2,028,751	1,941,688	(87,063)	8,086,		7,766,753	(320,163)	34.71%
Other Grant Revenue	0	0	336,265		0	0	672,530	0.00%
Investment Income-unrestricted	0	150	150		0	600	600	0.00%
Investment Income - restricted	0	4,167	4,167		0	16,667	16,667	0.00%
Fraud Recovery	2,466	4,167	1,701		347	16,667	1,320	30.69%
Other Income	22,371	625	(21,746)		153	2,500	(76,653)	1055.37%
TOTAL REVENUES	2,051,054	1,950,797	236,007	8,182,	423	7,803,186	293,293	34.95%
Adminsistrative Employee Salaries	59,328	65,148	5,820	264,	103	260,593	(3,510)	33.78%
Audit Fee	0	1,675	1,675		0	6,700	6,700	0.00%
Advertising & Marketing	0	417	417		0	1,667	1,667	0.00%
Admin Fringe Benefits & Taxes	20,728	34,724	13,996	82.	827	138,896	56,070	19.88%
Office Expenses	4,563	10,417	5,854	•	552	41,667	23,114	14.84%
Legal Expenses	4,268	1,250	(3,018)	•	508	5,000	(9,508)	96.72%
Travel	465	7,452	6,987		848	29,808	28,959	0.95%
Allocated Overhead	42,618	42,618	0	170,		170,473	0	33.33%
Other Admin Expenses	4,641	20,855	16,214	•	584	83,418	65,834	7.03%
Total Operating Admin Costs	136,611	184,556	47,945	568,		738,222	169,325	25.69%
-								
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	533	533	0.00%
Electricity	0	2,758	2,758		0	11,033	11,033	0.00%
Gas	0	2,738	2,738		0	333	333	0.00%
Sewer	0	63 417	63 417		0	1,667	333 1,667	0.00%
Total Utilities - Project	0	3,392	3,392		0	13,567	13,567	0.00%
Total Othicles - Project	- 0	3,332	3,332		0	13,307	13,307	0.0070
Maintenance Salaries	0	0	0		0	0	0	0.00%
Maintenance Materials	0	417	417		0	1,667	1,667	0.00%
Maintenance Contract Costs	421	917	496	2,	402	3,667	1,265	21.83%
Maintenance Fringe Benefits	0	0	0		116	0	(116)	0.00%
Total Maintenance Costs	421	1,333	912	2,	518	5,333	2,815	15.74%
					_			_
Protective Services	0	267	267		0	1,067	1,067	0.00%
Insurance-Liability/Property/Auto	0	455	455		0	1,820	1,820	0.00%
Other General Expenses	0	5,167	5,167		0	20,667	20,667	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	39,900	39,900	0.00%
Total Other Operating Expenses	0	15,863	15,863		0	63,453	63,453	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	1,887,484	1,742,365	(145,120)	7,538,		6,969,458	(568,677)	36.05%
Fraud Losses	1,007,404	1,742,303	(143,120)	7,330,	133	0,909,438	(308,077)	0.00%
Total Other Costs	1,887,484	1,742,365	(145,120)	7,538,		6,969,458	(568,677)	36.05%
TOTAL EXPENSES	2,024,516	1,947,508	(77,008)	8,109,		7,790,034	(319,516)	34.70%
	_,== 1,5±0	2,5 . 7,500	(.,,,,,,,,,,			.,.50,054	(020)010)	3 1.7 0 70
RETAINED EARNINGS	26,538	3,288		72,	873	13,152		0.25%
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# Housing Authority of the County of Butte EMERGENCY HOUSING VOUCHERS INCOME STATEMENT January 31, 2025

			January 31, 20	25				
	_							YTD %
		Month to Dat				Year to Date		33.33%
	Actual	Budget	Remaining		Actual	Budget	Remaining	% Used
Dwelling Rent	0	0	0		0	0	0	0.00%
Tenant Charges	(169)	0	169		(619)	0	619	0.00%
Laundry Revenue	0	0	0		0	0	0	0.00%
HUD Grant Revenue	120,987	117,798	(3,189)		429,073	471,192	42,119	30.35%
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	169	0	(169)		619	0	(619)	0.00%
Other Income	0	0	0	_	0	0	0	0.00%
TOTAL REVENUES _	120,987	117,798	333,076	_	429,073	471,192	714,649	30.35%
Adminsistrative Employee Salaries	0	0	0		0	0	0	0.00%
	0	125	125		0	500	500	
Advertising 8 Marketing								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	959	959	0.00%
Allocated Overhead	4,000	4,000	0		16,000	16,000	0	33.33%
Other Admin Expenses	0	951	951	_	0	3,803	3,803	0.00%
Total Operating Admin Costs _	4,000	5,315	1,315	_	16,000	21,262	5,262	25.08%
Tenant Services - Salaries	5,521	4,910	(611)		24,738	19,642	(5,097)	41.98%
Relocation Costs	0	4,510 0	0		0	13,042	0	0.00%
Employee Benefits - Tenant Services	537	1,759	1,222		2,505	7,037	4,532	11.87%
Resident Services MISC	0	16,917	16,917		2,303	67,667	67,667	0.00%
Total Tenant Services	6,059	23,586	17,528	-	27,243	94,345	67,102	9.63%
Total Tellant Services _	0,039	23,360	17,526	-	27,243	34,343	07,102	9.03%
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	109,668	88,896	(20,772)		422,164	355,585	(66,580)	39.57%
Fraud Losses	0	0	0	_	0	0	0	0.00%
Total Other Costs _	109,668	88,896	(20,772)	=	422,164	355,585	(66,580)	39.57%
TOTAL EXPENSES _	119,727	117,798	(1,929)	_	465,407	471,191	5,784	32.92%
=	4 2 2 2			=	(00.000)			
RETAINED EARNINGS _	1,260	0		=	(36,334)	0		-2.57%

#### Housing Authority of the County of Butte ROSS GRANT (FSS) INCOME STATEMENT January 31, 2025

			,				YTD %
		Month to Dat	te		Year to Date		33.33%
	Actual	Budget	Remaining	Actual	Budget	Remaining	% Used
Dwelling Rent	0	0	0	0	0	0	0.00%
Tenant Charges	0	0	0	0	0	0	0.00%
Laundry Revenue	0	0	0	0	0	0	0.00%
HUD Grant Revenue	2,881	7,197	4,316	28,789	21,592	(7,198)	33.33%
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 _	2,881	7,197	4,316	28,789	21,592	(7,198)	33.33%
Adminsistrative 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%
_	0	0	0	0		0	0.00%
Office Expenses	0	0		0	0	0	
Legal Expenses	-	-	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	0	4,837	4,837	20,339	14,510	(5,829)	35.04%
Relocation Costs	0	0	0	0	0	0	0.00%
Employee Benefits - Tenant Services	150	2,361	2,210	544	7,082	6,538	1.92%
Resident Services MISC	0	0	0	0	0	0	0.00%
Total Tenant Services	150	7,197	7,047	20,883	21,592	709	24.18%
_		.,	.,,,,,,				
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%
Total Other Operating Expenses_							0.0070
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	150	7,197	7,047	20,883	21,592	709	24.18%
DETAINED EADAUNCE	2 724	0		7,006			0.150/
RETAINED EARNINGS	2,731	0		7,906	0		9.15%

## HOUSING AUTHORITY OF THE COUNTY OF BUTTE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM CALENDAR YEAR 2025

HACB FINANCIAL DATA													
ADMINISTRATIVE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	ОСТ	NOV	DEC	Y-T-D
BEGINNING ADMIN RESERVES	1,658,751	1,709,984	1,709,984	1,709,984	1,709,984	1,709,984	1,709,984	1,709,984	1,709,984	1,709,984	1,709,984	1,709,984	1,658,751
BEG. INVESTED IN CAPITAL ASSETS	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD ADMIN FEE REVENUE	187,129	0	0	0	0	0	0	0	0	0	0	0	187,129
FRAUD RECOVERY	1,136	0	0	0	0	0	0	0	0	0	0	0	1,136
INTEREST INCOME / GAIN or LOSS INV	0	0	0	0	0	0	0	0	0	0	0	0	0
DEPRECIATION (reduces Capital Assets)	0	0	0	0	0	0	0	0	0	0	0	0	0
BAD DEBT-ADMIN / OPEB YE Adj	0	0	0	0	0	0	0	0	0	0	0	0	0
ADMINISTRATIVE EXPENDITURES	-137,032	0	0	0	0	0	0	0	0	0	0	0	-137,032
ENDING ADMIN RESERVE BALANCE	1,709,984	1,709,984	1,709,984	1,709,984	1,709,984	1,709,984	1,709,984	1,709,984	1,709,984	1,709,984	1,709,984	1,709,984	1,709,984
YTD Change in Admin.	51,233	51,233	51,233	51,233	51,233	51,233	51,233	51,233	51,233	51,233	51,233	51,233	51,233
HAP - Cash Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	ОСТ	NOV	DEC	Y-T-D
BEGINNING HAP RESERVES	-134,857	-122,787	-122,787	-122,787	-122,787	-122,787	-122,787	-122,787	-122,787	-122,787	-122,787	-122,787	-134,857
HUD HAP REVENUE	1,841,622	0	0	0	0	0	0	0	0	0	0	0	1,841,622
FRAUD RECOVERY	1,136	0	0	0	0	0	0	0	0	0	0	0	1,136
FSS FORFEITURES	0	0	0	0	0	0	0	0	0	0	0	0	0
BAD DEBT-HAP	0	0	0	0	0	0	0	0	0	0	0	0	0
HOUSING ASSISTANCE PAYMENTS	-1,830,688	0	0	0	0	0	0	0	0	0	0	0	-1,830,688
ENDING HAP RESERVE BALANCE	-122,787	-122,787	-122,787	-122,787	-122,787	-122,787	-122,787	-122,787	-122,787	-122,787	-122,787	-122,787	-122,787
YTD Change in HAP	12,070	12,070	12,070	12,070	12,070	12,070	12,070	12,070	12,070	12,070	12,070	12,070	12,070
			HUD \	OUCHER M	GMT SYSTE	M DATA (Inc	cl. Accrued F	IAP Exp)					
HAP - Accrual Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	ОСТ	NOV	DEC	Y-T-D
HAP BUDGET (Funding + Reserves)	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	20,396,695
HAP EXPENDITURES (Current Month)	1,967,720	0	0	0	0	0	0	0	0	0	0	0	1,967,720
CY 2024 HAP BUDGET UTILIZATION	116%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%
BUDGET AVAILABLE (YTD)	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	22,096,420
TOTAL HAP EXPENDITURES (YTD)	1,967,720	0	0	0	0	0	0	0	0	0	0	0	1,967,720
BUDGET REMAINING (YTD)	(267,995)	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	1,699,725	20,128,700
UNITS LEASED SUMMARY	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	ОСТ	NOV	DEC	Y-T-D
UNITS LEASED (1st of Mo.)	2,152	0	0	0	0	0	0	0	0	0	0	0	2,152
UNIT MONTH'S AVAILABLE	2,264	0	0	0	0	0	0	0	0	0	0	0	2,264
OVER or (UNDER) LEASED	-112	0	0	0	0	0	0	0	0	0	0	0	-112
CY 2025 VOUCHER UTILIZATION	95%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	95%
CY 2024 VOUCHER UTILIZATION	98%	0%	0%	0%	0%		0%	0%	0%	0%	0%	0%	98%
CY 2025 AVERAGE HAP	914	0	0	0	0	0	0	0	0	0	0	0	914
CY 2024 AVERAGE HAP	807	0	0	0	0	0	0	0	0	0	0	0	807

## **HOUSING AUTHORITY OF THE COUNTY OF BUTTE HOUSING CHOICE VOUCHER (SECTION 8) UTILIZATION SUMMARY REPORT**

**ROLLING 12 MONTH ANALYSIS** 

UNITS LEASED SUMMARY BUTTE

	DOTTE												
	ACC UNIT MONTHS	1983	1983	1983	1983	1983	1983	1983	1983	1983	1973	1973	1973
	CURRENT LEASED	1869	1881	1887	1902	1905	1917	1932	1981	1975	1958	1981	1997
	<b>VOUCHER UTILIZATION %</b>		94.86%	95.16%	95.92%	96.07%	96.67%	97.43%	99.90%	99.60%	99.24%	100.41%	101.22%
	GLENN												
	ACC UNIT MONTHS	87	87	87	87	87	87	87	87	87	87	87	87
	CURRENT LEASED		105	105	102	103	106	81	77	78	76	77	78
	<b>VOUCHER UTILIZATION %</b>	121.84%	120.69%	120.69%	117.24%	118.39%	121.84%	93.10%	88.51%	89.66%	87.36%	88.51%	89.66%
	VASH												
	ACC UNIT MONTHS	214	194	194	194	194	194	194	194	194	194	194	194
	CURRENT LEASED	154	157	158	161	161	161	162	166	165	165	168	170
	<b>VOUCHER UTILIZATION %</b>		80.93%	81.44%	82.99%	82.99%	82.99%	83.51%	85.57%	85.05%	85.05%	86.60%	87.63%
	TOTAL												
	ACC UNIT MONTHS	2284	2264	2264	2264	2264	2264	2264	2264	2264	2254	2254	2254
	CURRENT LEASED		2143	2150	2165	2169	2184	2175	2224	2218	2199	2226	2245
	VOUCHER UTILIZATION %	93.21%	94.66%	94.96%	95.63%	95.80%	96.47%	96.07%	98.23%	97.97%	97.56%	98.76%	99.60%
Ī	HAP SUMMARY*	MAR'25	FEB'25	JAN'25	DEC'24	NOV'24	OCT'24	SEP'24	AUG'24	JUL'24	JUN'24	MAY'24	APR'24
	ACC BUDGET	\$ 1,761,511	\$ 1,761,511	\$ 1,761,511	\$ 1,741,160	\$ 1,741,160	\$ 1,741,160	\$ 1,741,160	\$ 1,741,160	\$ 1,741,160	\$ 1,741,160	\$ 1,741,160	\$ 1,741,160
	ACC BUDGET ACTUAL HAP	\$ 1,761,511 \$ 1,830,940	\$ 1,761,511 \$ 1,842,337	\$ 1,761,511 \$ 1,830,688	\$ 1,741,160 \$ 1,833,751	\$ 1,741,160 \$ 1,830,833	\$ 1,741,160 \$ 1,825,578	\$ 1,741,160 \$ 1,825,417	\$ 1,741,160 \$ 1,829,383	\$ 1,741,160 \$ 1,803,139	\$ 1,741,160 \$ 1,777,482	\$ 1,741,160 \$ 1,768,946	\$ 1,741,160 \$ 1,773,035
	ACC BUDGET ACTUAL HAP PER UNIT COST	\$ 1,761,511 \$ 1,830,940 \$ 860	\$ 1,761,511 \$ 1,842,337 \$ 860	\$ 1,761,511 \$ 1,830,688 \$ 851	\$ 1,741,160 \$ 1,833,751 \$ 847	\$ 1,741,160 \$ 1,830,833 \$ 844	\$ 1,741,160 \$ 1,825,578 \$ 836	\$ 1,741,160 \$ 1,825,417 \$ 839	\$ 1,741,160 \$ 1,829,383 \$ 823	\$ 1,741,160 \$ 1,803,139 \$ 813	\$ 1,741,160 \$ 1,777,482 \$ 808	\$ 1,741,160 \$ 1,768,946 \$ 795	\$ 1,741,160 \$ 1,773,035 \$ 790
	ACC BUDGET ACTUAL HAP	\$ 1,761,511 \$ 1,830,940 \$ 860	\$ 1,761,511 \$ 1,842,337	\$ 1,761,511 \$ 1,830,688	\$ 1,741,160 \$ 1,833,751	\$ 1,741,160 \$ 1,830,833	\$ 1,741,160 \$ 1,825,578	\$ 1,741,160 \$ 1,825,417 \$ 839	\$ 1,741,160 \$ 1,829,383	\$ 1,741,160 \$ 1,803,139	\$ 1,741,160 \$ 1,777,482	\$ 1,741,160 \$ 1,768,946	\$ 1,741,160 \$ 1,773,035
	ACC BUDGET ACTUAL HAP PER UNIT COST BUDGET UTILIZATION %	\$ 1,761,511 \$ 1,830,940 \$ 860 103.94%	\$ 1,761,511 \$ 1,842,337 \$ 860 104.59%	\$ 1,761,511 \$ 1,830,688 \$ 851 103.93%	\$ 1,741,160 \$ 1,833,751 \$ 847 105.32%	\$ 1,741,160 \$ 1,830,833 \$ 844 105.15%	\$ 1,741,160 \$ 1,825,578 \$ 836 104.85%	\$ 1,741,160 \$ 1,825,417 \$ 839 104.84%	\$ 1,741,160 \$ 1,829,383 \$ 823 105.07%	\$ 1,741,160 \$ 1,803,139 \$ 813 103.56%	\$ 1,741,160 \$ 1,777,482 \$ 808 102.09%	\$ 1,741,160 \$ 1,768,946 \$ 795 101.60%	\$ 1,741,160 \$ 1,773,035 \$ 790 101.83%
	ACC BUDGET ACTUAL HAP PER UNIT COST BUDGET UTILIZATION %  ACTIVITY SUMMARY	\$ 1,761,511 \$ 1,830,940 \$ 860 103.94%	\$ 1,761,511 \$ 1,842,337 \$ 860	\$ 1,761,511 \$ 1,830,688 \$ 851 103.93%	\$ 1,741,160 \$ 1,833,751 \$ 847 105.32%	\$ 1,741,160 \$ 1,830,833 \$ 844 105.15%	\$ 1,741,160 \$ 1,825,578 \$ 836 104.85% OCT'24	\$ 1,741,160 \$ 1,825,417 \$ 839 104.84%	\$ 1,741,160 \$ 1,829,383 \$ 823	\$ 1,741,160 \$ 1,803,139 \$ 813	\$ 1,741,160 \$ 1,777,482 \$ 808	\$ 1,741,160 \$ 1,768,946 \$ 795	\$ 1,741,160 \$ 1,773,035 \$ 790
	ACC BUDGET ACTUAL HAP PER UNIT COST BUDGET UTILIZATION %  ACTIVITY SUMMARY # PORT IN BILLED	\$ 1,761,511 \$ 1,830,940 \$ 860 103.94% MAR'25	\$ 1,761,511 \$ 1,842,337 \$ 860 104.59% FEB'25	\$ 1,761,511 \$ 1,830,688 \$ 851 103.93% JAN'25	\$ 1,741,160 \$ 1,833,751 \$ 847 <b>105.32%</b> DEC'24	\$ 1,741,160 \$ 1,830,833 \$ 844 105.15% NOV'24	\$ 1,741,160 \$ 1,825,578 \$ 836 104.85% OCT'24	\$ 1,741,160 \$ 1,825,417 \$ 839 104.84% SEP'24	\$ 1,741,160 \$ 1,829,383 \$ 823 105.07% AUG'24	\$ 1,741,160 \$ 1,803,139 \$ 813 103.56% JUL'24	\$ 1,741,160 \$ 1,777,482 \$ 808 102.09% JUN'24	\$ 1,741,160 \$ 1,768,946 \$ 795 101.60% MAY'24	\$ 1,741,160 \$ 1,773,035 \$ 790 <b>101.83%</b> APR'24
	ACC BUDGET ACTUAL HAP PER UNIT COST BUDGET UTILIZATION %  ACTIVITY SUMMARY # PORT IN BILLED #PORT OUT UNDER CONTRACT	\$ 1,761,511 \$ 1,830,940 \$ 860 103.94% MAR'25 22 69	\$ 1,761,511 \$ 1,842,337 \$ 860 104.59%	\$ 1,761,511 \$ 1,830,688 \$ 851 103.93%	\$ 1,741,160 \$ 1,833,751 \$ 847 <b>105.32%</b> DEC'24 19 66	\$ 1,741,160 \$ 1,830,833 \$ 844 105.15%	\$ 1,741,160 \$ 1,825,578 \$ 836 104.85% OCT'24	\$ 1,741,160 \$ 1,825,417 \$ 839 104.84% SEP'24 11 52	\$ 1,741,160 \$ 1,829,383 \$ 823 105.07% AUG'24 7 56	\$ 1,741,160 \$ 1,803,139 \$ 813 <b>103.56%</b> <b>JUL'24</b> 4 57	\$ 1,741,160 \$ 1,777,482 \$ 808 102.09% JUN'24  2 57	\$ 1,741,160 \$ 1,768,946 \$ 795 101.60% MAY'24 2 56	\$ 1,741,160 \$ 1,773,035 \$ 790 101.83% APR'24 1 58
	ACC BUDGET ACTUAL HAP PER UNIT COST BUDGET UTILIZATION %  ACTIVITY SUMMARY # PORT IN BILLED #PORT OUT UNDER CONTRACT ZERO HAP	\$ 1,761,511 \$ 1,830,940 \$ 860 103.94% MAR'25 22 69 8	\$ 1,761,511 \$ 1,842,337 \$ 860 104.59% FEB'25 22 70 7	\$ 1,761,511 \$ 1,830,688 \$ 851 103.93% JAN'25 19 70 8	\$ 1,741,160 \$ 1,833,751 \$ 847 <b>105.32%</b> <b>DEC'24</b> 19 66 10	\$ 1,741,160 \$ 1,830,833 \$ 844 <b>105.15%</b> NOV'24 15 63 9	\$ 1,741,160 \$ 1,825,578 \$ 836 104.85% OCT'24 13 62 11	\$ 1,741,160 \$ 1,825,417 \$ 839 <b>104.84%</b> SEP'24 11 52 12	\$ 1,741,160 \$ 1,829,383 \$ 823 <b>105.07%</b> AUG'24 7 56 10	\$ 1,741,160 \$ 1,803,139 \$ 813 103.56% JUL'24 4 57 11	\$ 1,741,160 \$ 1,777,482 \$ 808 102.09% JUN'24 2 57 12	\$ 1,741,160 \$ 1,768,946 \$ 795 101.60% MAY'24 2 56 13	\$ 1,741,160 \$ 1,773,035 \$ 790 101.83% APR'24 1 58 13
	ACC BUDGET ACTUAL HAP PER UNIT COST BUDGET UTILIZATION %  ACTIVITY SUMMARY # PORT IN BILLED #PORT OUT UNDER CONTRACT ZERO HAP UTILITY ASSISTANCE PAYMENTS	\$ 1,761,511 \$ 1,830,940 \$ 860 103.94% MAR'25 22 69 8	\$ 1,761,511 \$ 1,842,337 \$ 860 104.59% FEB'25	\$ 1,761,511 \$ 1,830,688 \$ 851 103.93% JAN'25	\$ 1,741,160 \$ 1,833,751 \$ 847 <b>105.32%</b> DEC'24 19 66	\$ 1,741,160 \$ 1,830,833 \$ 844 105.15% NOV'24	\$ 1,741,160 \$ 1,825,578 \$ 836 104.85% OCT'24	\$ 1,741,160 \$ 1,825,417 \$ 839 104.84% SEP'24 11 52	\$ 1,741,160 \$ 1,829,383 \$ 823 <b>105.07%</b> AUG'24 7 56 10 137	\$ 1,741,160 \$ 1,803,139 \$ 813 <b>103.56%</b> <b>JUL'24</b> 4 57 11 117	\$ 1,741,160 \$ 1,777,482 \$ 808 102.09% JUN'24  2 57	\$ 1,741,160 \$ 1,768,946 \$ 795 101.60% MAY'24 2 56	\$ 1,741,160 \$ 1,773,035 \$ 790 101.83% APR'24 1 58
	ACC BUDGET ACTUAL HAP PER UNIT COST BUDGET UTILIZATION %  ACTIVITY SUMMARY # PORT IN BILLED #PORT OUT UNDER CONTRACT ZERO HAP UTILITY ASSISTANCE PAYMENTS NEW ADMISSIONS	\$ 1,761,511 \$ 1,830,940 \$ 860 <b>103.94%</b> MAR'25 22 69 8 119 **	\$ 1,761,511 \$ 1,842,337 \$ 860 104.59% FEB'25 22 70 7	\$ 1,761,511 \$ 1,830,688 \$ 851 103.93% JAN'25 19 70 8	\$ 1,741,160 \$ 1,833,751 \$ 847 <b>105.32%</b> <b>DEC'24</b> 19 66 10	\$ 1,741,160 \$ 1,830,833 \$ 844 <b>105.15%</b> NOV'24 15 63 9	\$ 1,741,160 \$ 1,825,578 \$ 836 104.85% OCT'24 13 62 11	\$ 1,741,160 \$ 1,825,417 \$ 839 <b>104.84%</b> SEP'24 11 52 12	\$ 1,741,160 \$ 1,829,383 \$ 823 <b>105.07%</b> AUG'24 7 56 10	\$ 1,741,160 \$ 1,803,139 \$ 813 103.56% JUL'24 4 57 11	\$ 1,741,160 \$ 1,777,482 \$ 808 102.09% JUN'24 2 57 12	\$ 1,741,160 \$ 1,768,946 \$ 795 101.60% MAY'24 2 56 13 116 3	\$ 1,741,160 \$ 1,773,035 \$ 790 <b>101.83%</b> APR'24 1 58 13 121 5
	ACC BUDGET ACTUAL HAP PER UNIT COST BUDGET UTILIZATION %  ACTIVITY SUMMARY  # PORT IN BILLED #PORT OUT UNDER CONTRACT ZERO HAP UTILITY ASSISTANCE PAYMENTS NEW ADMISSIONS INITIAL VOUCHERS SEARCHING	\$ 1,761,511 \$ 1,830,940 \$ 860 <b>103.94%</b> MAR'25 22 69 8 119 **	\$ 1,761,511 \$ 1,842,337 \$ 860 104.59% FEB'25 22 70 7	\$ 1,761,511 \$ 1,830,688 \$ 851 103.93% JAN'25 19 70 8	\$ 1,741,160 \$ 1,833,751 \$ 847 <b>105.32%</b> <b>DEC'24</b> 19 66 10	\$ 1,741,160 \$ 1,830,833 \$ 844 105.15% NOV'24 15 63 9 134 9	\$ 1,741,160 \$ 1,825,578 \$ 836 104.85% OCT'24 13 62 11 125 3 1	\$ 1,741,160 \$ 1,825,417 \$ 839 104.84% SEP'24 11 52 12 137 3 4	\$ 1,741,160 \$ 1,829,383 \$ 823 105.07% AUG'24 7 56 10 137 11 4	\$ 1,741,160 \$ 1,803,139 \$ 813 103.56% JUL'24 4 57 11 117 30 4	\$ 1,741,160 \$ 1,777,482 \$ 808 102.09% JUN'24 2 57 12 112 1 5	\$ 1,741,160 \$ 1,768,946 \$ 795 101.60% MAY'24 2 56 13 116 3 13	\$ 1,741,160 \$ 1,773,035 \$ 790 101.83% APR'24 1 58 13 121 5 17
	ACC BUDGET ACTUAL HAP PER UNIT COST BUDGET UTILIZATION %  ACTIVITY SUMMARY # PORT IN BILLED #PORT OUT UNDER CONTRACT ZERO HAP UTILITY ASSISTANCE PAYMENTS NEW ADMISSIONS	\$ 1,761,511 \$ 1,830,940 \$ 860 103.94% MAR'25 22 69 8 119 ** 5 19	\$ 1,761,511 \$ 1,842,337 \$ 860 104.59% FEB'25 22 70 7	\$ 1,761,511 \$ 1,830,688 \$ 851 103.93% JAN'25 19 70 8	\$ 1,741,160 \$ 1,833,751 \$ 847 <b>105.32%</b> <b>DEC'24</b> 19 66 10	\$ 1,741,160 \$ 1,830,833 \$ 844 <b>105.15%</b> NOV'24 15 63 9	\$ 1,741,160 \$ 1,825,578 \$ 836 104.85% OCT'24 13 62 11	\$ 1,741,160 \$ 1,825,417 \$ 839 <b>104.84%</b> SEP'24 11 52 12	\$ 1,741,160 \$ 1,829,383 \$ 823 <b>105.07%</b> AUG'24 7 56 10 137	\$ 1,741,160 \$ 1,803,139 \$ 813 <b>103.56%</b> <b>JUL'24</b> 4 57 11 117	\$ 1,741,160 \$ 1,777,482 \$ 808 102.09% JUN'24 2 57 12	\$ 1,741,160 \$ 1,768,946 \$ 795 101.60% MAY'24 2 56 13 116 3	\$ 1,741,160 \$ 1,773,035 \$ 790 <b>101.83%</b> APR'24 1 58 13 121 5

JAN'25 | DEC'24 | NOV'24 | OCT'24 | SEP'24 | AUG'24 | JUL'24 |

JUN'24 | MAY'24 | APR'24

MAR'25 | FEB'25 |

<sup>\*</sup>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 2025

				Н	ACB FINANC	IAL DATA						HACB FINANCIAL DATA											
ADMINISTRATIVE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	ОСТ	NOV	DEC	Y-T-D										
BEGINNING ADMIN RESERVES	332,980	329,970	329,970	329,970	329,970	329,970	329,970	329,970	329,970	329,970	329,970	329,970	332,980										
BEG. INVESTED IN CAPITAL ASSETS	0	0	0	0	0	0	0	0	0	0	0	0	0										
HUD EHV ADMIN FEE REVENUE	10,586	0	0	0	0	0	0	0	0	0	0	0	10,586										
ADMINISTRATIVE EXPENDITURES	-13,596	0	0	0	0	0	0	0	0	0	0	0	-13,596										
ENDING ADMIN RESERVE BALANCE	329,970	329,970	329,970	329,970	329,970	329,970	329,970	329,970	329,970	329,970	329,970	329,970	329,970										
YTD Change in Admin.	-3,010	-3,010	-3,010	-3,010	-3,010	-3,010	-3,010	-3,010	-3,010	-3,010	-3,010	-3,010	-3,010										
HAP - Cash Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Y-T-D										
BEGINNING HAP RESERVES	256,717	265,787	265,787	265,787	265,787	265,787	265,787	265,787	265,787	265,787	265,787	265,787	256,717										
HUD EHV HAP REVENUE	110,401	0	0	0	0	0	0	0	0	0	0	0	110,101										
HOUSING ASSISTANCE PAYMENTS	-101,331	0	0	0	0	0	0	0	0	0	0	0	-101,331										
ENDING HAP RESERVE BALANCE	265,787	265,787	265,787	265,787	265,787	265,787	265,787	265,787	265,787	265,787	265,787	265,787	265,487										
YTD Change in HAP	9,070	9,070	9,070	9,070	9,070	9,070	9,070	9,070	9,070	9,070	9,070	9,070	8,770										
			HUD VOU	CHER MGM	T SYSTEM D	ATA (Incl. A	ccrued HAP	Ехр)															
HAP - Accrual Basis	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	ОСТ	NOV	DEC	Y-T-D										
HAP BUDGET (Funding + Reserves)	104,550	104,550	104,550	104,550	104,550	104,550	104,550	104,550	104,550	104,550	104,550	104,550	1,254,596										
HAP EXPENDITURES (Current Month)	114,927	0	0	0	0	0	0	0	0	0	0	0	114,927										
CY 2024 EHV HAP BUDGET UTILIZATION	110%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	9%										
BUDGET AVAILABLE (YTD)	104,550	104,550	104,550	104,550	104,550	104,550	104,550	104,550	104,550	104,550	104,550	104,550	1,359,146										
TOTAL HAP EXPENDITURES (YTD)	114,927	0	0	0	0	0	0	0	0	0	0	0	114,927										
BUDGET REMAINING (YTD)	(10,377)	104,550	104,550	104,550	104,550	104,550	104,550	104,550	104,550	104,550	104,550	104,550	1,244,219										
UNITS LEASED SUMMARY	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	ОСТ	NOV	DEC	Y-T-D										
UNITS LEASED (1st of Mo.)	106	0	0	0	0	0	0	0	0	0	0	0	106										
UNIT MONTH'S AVAILABLE	100	0	0	0	0	0	0	0	0	0	0	0	100										
OVER or (UNDER) LEASED	6	0	0	0	0	0	0	0	0	0	0	0	6										
CY 2025 VOUCHER UTILIZATION	106%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	106%										
CY 2024 VOUCHER UTILIZATION	99%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	98%										
CY 2025 AVERAGE HAP	1084	0	0	0	0	0	0	0	0	0	0	0	1084										
CY 2024 AVERAGE HAP	941	0	0	0	0	0	0	0	0	0	0	0	908										

# HOUSING AUTHORITY OF THE COUNTY OF BUTTE VACANCY REPORT AS OF THE 1ST OF THE MONTH 2025

	HOUSING AUTHORITY OWNED PROPERTIES													
	Gridle	y FLH					Ор	en Market U	nits					
Location	FLH	Demo	Other	Gridley Springs II	Cameo	Locust	Alamont	Evanswood	Kathy Ct	Lincoln	Park Place	Total	Occupancy	
# of Units	115*	6	1****	24	20	10	30	31	0 (12)***	18	40	173	%	
Mar-25	13**	0	1****	2	1	0	0	0	12***	0	1	2	98.9%	
Feb-25	14**	0	1****	3	1	0	0	0	12***	0	2	3	98.3%	
Jan-25	12**	0	1****	2	0	0	0	1	12***	0	2	3	98.3%	
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%	

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

<sup>\*\*\*\*</sup> Laurel Street house donated as of 1/25/2024.

	HUD LOW-INCOME PUBLIC HOUSING													
Location Project #	Gridley 43-1, 4	Biggs 43-2	Chico 43-3	Oroville 43-10	Chico 43-13	Oroville 43-14	Oroville 43-15	Total	Occupancy					
# of Units	50	20	100	60	45	20	50	345	%					
Mar-25	4	2	3	1	4	0	0	14	95.9%					
Feb-25	3	1	2	1	3	2	0	12	96.5%					
Jan-25	4	2	3	2	2	2	2	17	95.1%					
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%					

BANYA	RD MGMT
	Chico
Location	Commons
# of Units	72
Mar-25	11
Feb-25	12
Jan-25	8
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

BCAHDC												
	1200 Park	Gridley	Harvest	Walker								
Location	Ave	SpringsI	Park	Commons								
# of Units	107	32	90	56								
Mar-25	7	0	2	3								
Feb-25	8	0	2	1								
Jan-25	8	0	2	2								
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								

<sup>\*\*</sup> Vacancy rate does not include units offline for construction; (8) units.

<sup>\*\*\*</sup> Full vacancy; (12) units, due to Camp Fire loss.

# **Public Housing**

# **Waiting List: Number of Applicants**

Bedroom Size	Chico	est wait	Oroville	est wait	Gridley/Biggs	est wait
1	22 Transfer list	6+	1620	6+	1314	6+
2	2438	3+			615	2+
3	609	2+	579	2+	365	2+
4	233	5+			118	4+
5					29	5+

<sup>\*</sup> Chico 1-bedroom waiting list closed 06-15-09

# **Waiting List: Number of ADA Requested Units**

Bedroom Size	Chico	# PH	Oroville	# PH	Gridley/Biggs	# PH
1	0	3	366	3	232	2
2	324	7			38	
3	24	2	27	6	16	
4	7	4+			5	
5					1	

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

#### **MEMO**

Date: March 14, 2025

To: HACB Board of Commissioners

From: Taylor Gonzalez, Project Manager

Subject: Status of HACB Construction Projects

As of March 14, 2025, the status of HACB construction activity follows:

#### **2020A Bond – Activities:**

• To date, \$8,394,337 has been expended, representing approximately 88% 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:

- Building completion and occupancy is now slated for early May. However, a few exterior site improvements, such as the 'Tot Lot', Gazebo, and Monument Sign, will be completed after this date. Please note that these remaining improvements will not impact the Building Certificate of Occupancy.
- The delay for completion was caused by several factors, including the reconfiguration of the electrical switchgear required by PG&E and the need to move walls in the unit entryways to ensure ADA compliance, along with a few other minor issues.
- Exterior work is moving forward as scheduled. The site concrete work is nearly finished, with only the 'Tot Lot' left to complete. The installation of the site perimeter fencing is in progress and is expected to be finished by mid-March. Landscaping and irrigation work will begin once the fencing is completed.
- Interior work is moving along quickly. Countertop fabrication is in progress, with installation scheduled for late March. Once the countertops are in place, the plumbing fixtures will be installed. The electrical trim-out is finished, with light fixtures, switches, and outlets installed.
- HACB staff, Town of Paradise staff, and RSC Associates, the third-party property manager, continue to collaborate on pre-leasing activities.



Photo of overall construction progress

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



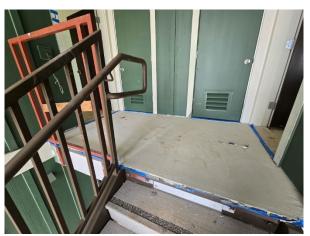
Typical unit interior progress



Typical unit interior progress



Electrical switchgear and meter sockets installed



Upper floor deck coating installation in process



Deck rail backing installed and ready for horizontal rails



Play equipment rendering

<u>Lincoln Apartments, Chico</u>: 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 delayed due to adverse weather conditions, which prevented the scheduled tasks from proceeding as planned.
- The repairs to the wood framing and the reconstruction of the two stair landings have been completed, along with the installation of new vents and the stucco fascia, soffit and patchwork.
- Remaining rehabilitation work includes finishing the new walkway deck coating, and minor painting to match.
- To date, the project has experienced a cost increase of 13.8% from the original contract amount. These additional costs have been fully absorbed by the project's contingency budget, which was established to address unforeseen expenses, uncertainties, and unforeseen needs.
- Final completion is slated for late-March.



Stucco fascia complete



Stucco soffit complete



Stair landing reconstruction complete



Stucco patch and new flashing complete

<u>Fogg Avenue Apartments, Oroville:</u> 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.
- HACB staff is currently working to procure a design professional to complete the construction drawings, which will be used to obtain permits, and eventually procure a general contractor.
- HACB staff continue to 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 recording new public utility easements where none currently exist. Executed Easement documentation was provided to PG&E in December, 2024.
- To ensure a mutually beneficial project, HACB staff has provided PG&E a Cooperation Agreement in December, 2024.

# 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.
- As of this writing, RCAC is still awaiting internal approval to proceed with the next phase of the project.
- An accurate project timeline can be established once internal approval comes from RCAC and the next phases of the project commence.



FLH Wellhead

# 12 Month HACB Construction Project Schedule - March, 2025

	Budgeted Amount	Mar-2	25	Apr-25	M	lay-25	Jur	า-25	Jul-25	Aug-25	Sep-2	5	Oct-25	Nov-	25	Dec-	25	Jan-2	6	Feb-26
Lincoln Apartments, Chico																				
Stair and Second Floor Walkway Repair Project	\$530,683																			
Park Place Apartments, Oroville																				
Community Building Renovation and Site Improvements	\$649,038																			
Mayer Commons (Kathy Court Apartments) Paradise																				
Replacement Project	\$6,738,294																			
HACB Main Office																				
Tenant Improvement Project	\$59,850																			
Fogg Avenue Apartments, Oroville																				
Design Development and Construction Drawings	\$450,000																			
Seek Funding and Grant Application Preparation	\$50,000																			
Farm Labor Housing, Gridley																				
Well 03 Backup Generator Installation (Grant Funded)	\$411,637																			

Total next 12 months: \$8,889,502

Design/Bid Phase
Construction Phase
Completed

#### **MEMO**

Date: March 13, 2025

To: Board of Commissioners

From: Sheri Bouvier, Contracts Administrator

Subject: Public Housing - Capital Fund Status Report

As of March 13, 2025, the status of HACB Capital Fund construction activity follows:

- Public Housing Roof Replacement Project Project start date is 3/17 weather permitting. Invitation to Bid (IFB) was issued on January 6, 2025 for the replacement of up to 15 roofs in Chico for the Natoma Ct, La Leita Ct and Hazel St. properties. Contract awarded to Michael A. Roberts Construction for \$189,150.00. Notice to Proceed was issued on February 6, 2025.
- Public Housing HVAC Replacement Project Project start date: Notice to Proceed has been issued
  for late April start day. Invitation to Bid (IFB) was issued on January 6, 2025 for the replacement of up
  to 20 HVAC systems for the Winston Gardens property. Contract awarded to Expert In Your Home for
  \$178,550.00.
- Public Housing Exterior Trim Painting Project Oro Dam Blvd and Casey Court properties are complete. 7<sup>th</sup> and Pomona is getting prepped this week weather permitting. Invitation to Bid (IFB) was issued on November 12, 2024 for an exterior trim painting project at the Hammon Park, Casey Ct, Gardella Ave., 7<sup>th</sup> and Pomona Ave., and Oro Dam Blvd properties in Oroville. The HACB received 8 bids total. Contract award to HB Restoration for \$78,250.00.
- Public Housing Five-year Environmental Review, the biological site assessment has been completed, and the associated report is being drafted. An administrative draft ready for HACB review expected by 3/24/2025. 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. E-Corp was selected as the consultant and is currently working on the analysis of the properties. Estimated completion date in April. \$48, 509.50
- 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. Project is on schedule and progressing with infrastructure for gates going in this week. Project is estimated to be complete in late April weather permitting.
- RFQ Civil Engineering statements of qualification due 3/16

• Public Housing – All sites, ongoing. Abatement and replacement of asbestos-containing floor tiles;161 of 232 Public Housing units have been completed overall. The work is being accomplished at unit turnover.

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

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

This Capital Fund is 100% obligated and 99.52% expended.

- ACM Tile Replacement All concrete-block units ongoing
- HVAC Replacement Chico Replace 35 HVAC unit which reached the end of their useful life. Completed
- 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. Completed
- **Architect Services** HMR to design plans for Safety and Security Improvements at Winston Gardens, in progress. Completed

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

This Capital Fund is 92% obligated and 45% 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
- HVAC Replacement Replace 20 HVAC unit which reached the end of their useful life
- Roof Replacement Replace 15 roofs which reached the end of their useful life

# 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 57.59% 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 29.93% 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
- New Monument Signs replace monuments signs at Rhodes Terrance and Shelton Oaks
- Paint 2039 Forest Ave., HACB main office building and monument sign

Housing Authority of the County of Butte

HUD Low Income Public Housing

#### Capital Fund Program - Summary by Capital Fund Project

		110grum Summary Sy	- пр-тип-	,													
Cash Av	Cash Available as of 3/13/2025																
Capital I	Funds CF-22, C	CF-23, CF-23E, CF-24															
			CF-22			CF-23			CF-23E Safety	and Security Gra	nt	CF-24			Totals		
			Original	Obligated	Expended	Original	Obligated	Expended	Original	Obligated	Expended	Original	Obligated	Expended	Orig/Revised	Expended	Balance
Line No.	Su	ummary by Development Account															
	Total Non-CG	P Funds															
1	100	Reserved Budget	3,800.00			3,601.00						-			11,554.00	-	11,554.00
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	481,817.00	479,207.75	2,609.25
3	1408	Management Improvements				5,000.00						5,000.00	-	-	12,000.00	1,883.79	10,116.21
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	115,657.00	578,029.00	578,474.00	(445.00)
14	1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment															ļ
			943,782.00	947,582.00	942,223.67	1,001,774.00	914,132.26	374,380.03	225,639.00	225,639.00	129,951.41	807,449.00			5,171,832.00	3,646,176.57	1,525,655.43
			1,117,056.00	1,117,056.00	1,111,697.67	1,147,379.00	1,051,136.26	511,384.03	225,639.00	225,639.00	129,951.41	1,159,420.00	346,971.00	346,971.00	6,255,232.00	4,705,742.11	1,549,489.89
				100.00%	99.52%		92%	45%		100.00%	57.59%		29.93%	29.93%			

#### **HUD Low Income Public Housing**

## Capital Fund Program Summary - Projects Proposed or Under Contract

		100	1406	1408	1410	1480	Totals	"UC"
		Reserved	Operations	Mgmt.	Admin	General		Under
		Budget		Improvements		Capital Activity		Contract
Acct Code	Cash Available as of 3/13/2025	11,554.00	2,609.25	10,116.21	(445.00)	1,525,655.43	1,549,489.89	
	CF-22, CF-23, CF23E, CF-24 Funding							
100	Reserved Budget	11,554.00					11,554.00	
1406	Operations		2,609.25				2,609.25	
1408	Management Improvements			10,116.21			10,116.21	
1410	Administration				(445.00)		(445.00)	
	General Capital Fund Activity: Site Improvement, Dwelling							
1480	Structures, Dwelling Equipment					1,525,655.43	1,525,655.43	
				•			1,549,489.89	Total

0.00 0.00 0.00 0.00 0.00

#### **MEMO**

Date: March 14, 2025

To: HACB Board of Commissioners

From: Juan Meza, Public Housing Manager

Taylor Gonzalez, Project Manager

Subject: Farm Labor Housing, Gridley – status report

As of March 1<sup>st</sup>, there were a total of (76) occupied units. There were no move-out's and (1) move-in during the month of February. 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 several applicants on the waiting list at this time, and AWI has brought in additional staff to help expedite turns. 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 as well as installing new refrigerators in vacant units that don't currently have one to entice applicants to apply and eventually move-in.

YTD income comes in at \$31,942.24 less than anticipated at \$504,611.10 Total YTD Expenses comes in \$87,463.90 less than budget at \$443765.24 This brought our YTD Net Profit to \$55,521.66 more than budget at \$60,845.86 The current reserve balance held by AWI is \$83,778.54. The HACB also has additional reserve balances of \$364,191.00.

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. AWI staff are in the process of obtaining bids for painting the exterior of the maintenance building, replacing the golf cart/batteries, and doing the in-house renovation of (2-4) rental units.



Unrenovated 1980's era Concrete-block Unit

Mi C.A.S.A.'s monthly food distribution was held on March 11<sup>th</sup>, 2025. Mi CASA's Spring Session has started and will run through the month of June, 2025. Staff is reporting that they have (35-40) students attending classes on a daily basis. For the 2025 NAHRO "What Home Means to Me" poster contest we received several entries from Mi C.A.S.A. students which were voted on by HACB staff and Board members to determine which entry would be presented at the NorCal/Nevada NAHRO conference that was held on January 27-28<sup>th</sup>, 2025. The HACB poster entry won the Elementary category at the NAHRO conference and will now move on to the PSWRC NAHRO conference that will be held in May, 2025 in Fresno, CA.

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. AWI was able to renovate (2) of the cinderblock units last year and plan to rehab another (2-4) cinderblock units in the upcoming year.

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, an engineering assessment recommended installing a 200 KW natural gas generator. Rural Community Assistance Corporation (RCAC) is currently still seeking internal approval for this recommendation. Once approved, detailed construction drawings will be prepared to initiate the bidding and construction phases. The project timeline can be estimated once internal approval comes from RCAC.

Please find third party property manager AWI's February, 2025 report following.



## Gridley Farm Labor Housing February 2025



Separate *Variance Report* explaining budget differences and expenditures. The current reserve balance is \$83,778.54.

#### **Updates:**

**GFLH** currently has 12 units available for occupancy, 1 move in early March. There were no move-outs during the month of February.

As of the end of February.

- 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. Bids are currently being worked up for Lead abatement and renovation costs.
  - o OG1478
  - o OG1482
  - o MC1464
  - o MC1468

#### **Unit Turns:**

- Unit #SU1523 (Reasonable Accommodation) Transfer from Mar820.
- Unit #SU1533 (No Longer Farm Labor)



Vinyl flooring bids are in process for units with old asbestos flooring.

Vacant units without fridges are now going to be offered with a fridge to help motivate renters.

• These changes have already played a part in the move- in that occurred in early March.

The staff have several applicants on hand, currently processing all as well as bringing in additional techs to expedite turns.

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

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

We are starting the bidding process for the following 2025 / 2026 fiscal year capital items:

- Golf cart replacement vs battery replacement
- Painting of maintenance building
- In-house renovation of 2-4 units

Estimates will be forwarded for approval once obtained and reviewed.



## Gridley Farm Labor 645 For the Month Ended February 28, 2025

			Stateme	ent of Income & Ca	sh Flow	
	Current	Current	Current	YTD	YTD	YTD
	Activity	Budget	Variance	Activity	Budget	Variance
Rental Income						
Gross Rents	\$ 124,900.00	\$ 127,302.00	\$ (2,402.00)	\$ 623,952.00	\$ 636,510.00	\$ (12,558.00)
Vacancies	\$ (23,783.00)	\$ (18,888.00)	\$ (4,895.00)	\$ (110,816.00)	\$ (94,440.00)	\$ (16,376.00)
Manager's Unit	(1,906.00)	(1,382.00)	(524.00)	(10,837.00)	(6,910.00)	(3,927.00)
Total Tenant Rent	\$ 99,211.00	\$ 107,032.00	\$ (7,821.00)	\$ 502,299.00	\$ 535,160.00	\$ (32,861.00)
Other Project Income:						
Laundry Income	\$ 165.60	\$ 163.33	\$ 2.27	\$ 704.17	\$ 816.66	\$ (112.49)
Interest Income	227.15	23.67	203.48	1,182.18	118.34	1,063.84
Restricted Reserve Interest Incom	59.33	0.00	59.33	345.75	0.00	345.75
Other Tenant Income	0.00	91.67	(91.67)	80.00	458.34	(378.34)
Other Project Income	\$ 452.08	\$ 278.67	\$ 173.41	\$ 2,312.10	\$ 1,393.34	\$ 918.76
Total Project Income	\$ 99,663.08	\$ 107,310.67	\$ (7,647.59)	\$ 504,611.10	\$ 536,553.34	\$ (31,942.24)
Project Expenses:						
Maint. & Oper. Exp. (Page 3)	\$ 20,147.52	\$ 42,136.40	\$ (21,988.88)	\$ 154,280.88	\$ 210,682.05	\$ (56,401.17)
Utilities (Page 3)	6,295.89	11,582.09	(5,286.20)	39,251.43	57,910.43	(18,659.00)
Administrative (Page 3)	17,838.03	17,803.83	34.20	82,797.97	89,019.16	(6,221.19)
Taxes & Insurance (Page 3)	11,074.83	11,074.83	0.00	67,763.04	55,374.16	12,388.88
Other Taxes & Insurance (Page 4)	3,287.73	6,271.75	(2,984.02)	13,707.82	31,358.75	(17,650.93)
Other Project Expenses (Page 4)	(2,384.18)	1,318.34	(3,702.52)	5,669.30	6,591.68	(922.38)
Total O&M Expenses	\$ 56,259.82	\$ 90,187.24	\$ (33,927.42)	\$ 363,470.44	\$ 450,936.23	\$ (87,465.79)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 12,558.96	\$ 12,558.58	\$ .38	\$ 62,794.80	\$ 62,792.91	\$ 1.89
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 3,125.00	\$ 3,125.00	\$ 0.00
Transfer - Reserves	2,875.00	2,875.00	0.00	14,375.00	14,375.00	0.00
Total Mortgage & Owner's Exp.	\$ 16,058.96	\$ 16,058.58	\$ .38	\$ 80,294.80	\$ 80,292.91	\$ 1.89
Total Project Expenses	\$ 72,318.78	\$ 106,245.82	\$ (33,927.04)	\$ 443,765.24	\$ 531,229.14	\$ (87,463.90)
Net Profit (Loss)	\$ 27,344.30	\$ 1,064.85	\$ 26,279.45	\$ 60,845.86	\$ 5,324.20	\$ 55,521.66

# Gridley Farm Labor 645 For the Month Ended February 28, 2025 Statement of Income & Cash Flow

			Stateme	ent of Income & Cash I	Flow	
	Current	Current	Current	YTD	YTD	YTD
	Activity	Budget	Variance	Activity	Budget	Variance
Other Cash Flow Items:						
Reserve Transfers	\$ (59.33)	\$ 0.00	\$ (59.33)	\$ (345.75)	\$ 0.00	\$ (345.75)
T & I Transfers	(10,602.34)	0.00	(10,602.34)	11,381.29	0.00	11,381.29
Operating-MMKT-FFB*	(123.81)	0.00	(123.81)	14,365.05	0.00	14,365.05
Cash - Payroll Control	0.00	0.00	0.00	(13,625.00)	0.00	(13,625.00)
Tenants Security Deposits - FLH	500.00	0.00	500.00	(953.00)	0.00	(953.00)
Tenant Receivables	1,190.00	0.00	1,190.00	4,248.00	0.00	4,248.00
Other Receivables	7,713.42	0.00	7,713.42	(52,531.30)	0.00	(52,531.30)
Rental Assistance	(271.00)	0.00	(271.00)	(7,511.00)	0.00	(7,511.00)
Accounts Payable - Trade	(16,228.76)	0.00	(16,228.76)	2,243.86	0.00	2,243.86
Accrued Sewer Fees	2,469.58	0.00	2,469.58	12,347.90	0.00	12,347.90
Accrued Property Taxes	1,386.00	0.00	1,386.00	(6,795.00)	0.00	(6,795.00)
Prepaid Rents	24.00	0.00	24.00	48.00	0.00	48.00
Accrued Property Taxes	1,528.08	0.00	1,528.08	7,527.08	0.00	7,527.08
Accrued Local Administration Fee	625.00	0.00	625.00	3,125.00	0.00	3,125.00
Total Other Cash Flow Items	\$ (11,849.16)	\$ 0.00	\$ (11,849.16)	\$ (26,474.87)	\$ 0.00	\$ (26,474.87)
Net Operating Cash Change	\$ 15,495.14	\$ 1,064.85	\$ 14,430.29	\$ 34,370.99	\$ 5,324.20	\$ 29,046.79
	<u> </u>	Ψ 1,00 1.00	Ψ 1 1, 100. <u>2</u> 0	Ψ σ ι η σ ι σ ι σ σ	Ψ 0,0220	Ψ = 0,0 .0 0
Cash Accounts	End	d Balance	Current	Change		
	1	Year Ago	Balance			
Operating-FFB		39,810.95	\$ 74,181.94	\$ 34,370.99		
Operating-MMKT-FFB*		60,948.03	146,582.98	(14,365.05)		
FLH Operating Acct TCB**		77,838.00	77,838.00	0.00		
FLH Operating Acct-Umpq**		55,643.00	255,643.00	0.00		
Tax & Insurance - FFB		92,559.11	80,809.37	(11,749.74)		
Tax & Insurance - MMKT - FFB*	}	38,183.74	88,552.19	368.45		
RD Reserves - FFB	,	9,057.79	23,462.09	14,404.30		
RD Reserves - MMKT - FFB*		60,000.00	60,316.45	316.45		
FLH Security Deposits-TCB**		49,340.00 34,404.00	49,340.00	0.00		
FLH Reserves-TCB**	30	64,191.00	364,191.00	0.00		
Payables & Receivables:						
Accounts Payable - Trade		0.00	2,243.86	2,243.86		
Rents Receivable - Current Tenants		2,593.35	(1,688.65)	(4,282.00)		
Allowance for Doubtful Accounts		(60.00)	(60.00)	0.00		
Other Tenant Charges Receivable		0.00	34.00	34.00		
Prepaid Rents		0.00	(48.00)	(48.00)		

## Gridley Farm Labor 645 For the Month Ended February 28, 2025

			Statement of In	come & Cash Flow	_0	
	Current	Current	Current	YTD	YTD	YTD
	Activity	Budget	Variance	Activity	Budget	Variance
Maintenance & Operating Expenses:						
Maintananaa Daynall	¢ 7 040 00	Ф 0.0F0.00	Φ (4.040.4E)	¢ 44 070 40	£ 42.004.40	Φ (O 404 CO)
Maintenance Payroll	\$ 7,640.68	\$ 8,652.83	\$ (1,012.15)	\$ 41,079.48	\$ 43,264.16	\$ (2,184.68)
Janitorial/Cleaning Supplies	532.78	152.67	380.11	739.97	763.34	(23.37)
Plumbing Repairs	593.20	227.75	365.45	3,443.10	1,138.75	2,304.35
Painting & Decorating	78.72	208.33	(129.61)	547.97	1,041.66 7,986.66	(493.69)
Repairs & Maintenance - Supply	1,389.59 3,468.40	1,597.33	(207.74) 960.32	4,860.99	12,540.41	(3,125.67)
Repairs & Maintenance - Contract	•	2,508.08		11,163.40	,	(1,377.01)
Grounds Maintenance Pest Control Service	1,541.00	9,020.00	(7,479.00)	40,917.35	45,100.00	(4,182.65)
Fire/Alarm Services	245.00 942.89	228.33 100.00	16.67 842.89	3,430.00 965.92	1,141.66 500.00	2,288.34 465.92
Security Service	1,960.40	1,900.00	60.40	9,580.40	9,500.00	80.40
Repairs & Maintenance - Other	1,038.51	13,225.00	(12,186.49)	35,863.84	66,125.00	(30,261.16)
Repairs & Maintenance - Other Repairs & Maintenance - Flooring	0.00	2,100.00	(2,100.00)	0.00	10,500.00	(10,500.00)
Repairs & Maintenance - Appliance	716.35	1,025.00	(308.65)	77.88	5,125.00	(5,047.12)
Repairs & Maintenance - Appliance Repairs & Maintenance - HVAC	0.00	437.50	(437.50)	0.00	2,187.50	(2,187.50)
Repairs & Maintenance - Water Heaters	0.00	283.33	(283.33)	0.00	1,416.66	(1,416.66)
HVAC Repairs	0.00	428.58	(428.58)	1,310.00	2,142.91	(832.91)
Tenant Services	0.00	41.67	(41.67)	300.58	208.34	92.24
Total Maint. & Operating Exp.	\$ 20,147.52	\$ 42,136.40	\$ (21,988.88)	\$ 154,280.88	\$ 210,682.05	\$ (56,401.17)
Utilities:						
Electricity	\$ 1,005.62	\$ 2,791.67	\$ (1,786.05)	\$ 12,061.33	\$ 13,958.34	\$ (1,897.01)
Water	96.78	2,916.67	(2,819.89)	899.83	14,583.34	(13,683.51)
Sewer	2,469.58	2,469.58	0.00	13,857.77	12,347.91	1,509.86
Heating Fuel/Other	606.76	904.17	(297.41)	1,520.55	4,520.84	(3,000.29)
Garbage & Trash Removal	2,117.15	2,500.00	(382.85)	10,911.95	12,500.00	(1,588.05)
Total Utilities	\$ 6,295.89	\$ 11,582.09	\$ (5,286.20)	\$ 39,251.43	\$ 57,910.43	\$ (18,659.00)
Administrative:						
Manager's Salary	\$ 7,119.72	\$ 8,789.33	\$ (1,669.61)	\$ 39,624.73	\$ 43,946.66	\$ (4,321.93)
Management Fees	7,990.00	7,990.00	0.00	35,990.00	39,950.00	(3,960.00)
Bad Debt Expense	0.00	0.00	0.00	130.25	0.00	130.25
Auditing	666.67	666.67	0.00	3,333.35	3,333.34	.01
Bookkeeping Fees	350.00	0.00	350.00	700.00	0.00	700.00
Legal	0.00	208.33	(208.33)	0.00	1,041.66	(1,041.66)
Other Administrative Expenses	1,711.64	149.50	1,562.14	3,019.64	747.50	2,272.14
Total Administrative Expense	\$ 17,838.03	\$ 17,803.83	\$ 34.20	\$ 82,797.97	\$ 89,019.16	\$ (6,221.19)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 1,528.08	\$ 1,528.08	\$ 0.00	\$ 7,527.08	\$ 7,640.41	\$ (113.33)
Special Assessments	2,500.00	2,500.00	0.00	24,622.09	12,500.00	12,122.09
Property Insurance	7,046.75	7,046.75	0.00	35,613.87	35,233.75	380.12

## Gridley Farm Labor 645 For the Month Ended February 28, 2025

	Statement of Income & Cash Flow									
	Current	Current	Current	YTD	YTD	YTD				
	Activity	Budget	Variance	Activity	Budget	Variance				
Total Taxes & Insurance Expense	\$ 11,074.83	\$ 11,074.83	\$ 0.00	\$ 67,763.04	\$ 55,374.16	\$ 12,388.88				
Other Taxes & Insurance:										
Payroll Taxes	\$ 1,671.62	\$ 1,579.33	\$ 92.29	\$ 8,249.85	\$ 7,896.66	\$ 353.19				
Other Taxes, Fees & Permits	0.00	416.67	(416.67)	939.34	2,083.34	(1,144.00)				
Bond Premiums	481.26	106.00	375.26	481.26	530.00	(48.74)				
Worker's Compensation Insurance	574.77	937.50	(362.73)	3,260.66	4,687.50	(1,426.84)				
Personnel Medical Insurance	560.08	3,232.25	(2,672.17)	776.71	16,161.25	(15,384.54)				
Total Other Taxes & Insurance	\$ 3,287.73	\$ 6,271.75	\$ (2,984.02)	\$ 13,707.82	\$ 31,358.75	\$ (17,650.93)				
Other Project Expenses										
Telephone & Answering Service	\$ 95.62	\$ 83.83	\$ 11.79	\$ 447.97	\$ 419.16	\$ 28.81				
Internet Service	429.73	366.17	63.56	2,379.74	1,830.84	548.90				
Advertising	0.00	125.00	(125.00)	347.17	625.00	(277.83)				
Water/Coffee Service	0.00	12.67	(12.67)	23.69	63.34	(39.65)				
Office Supplies & Expense	(2,926.19)	370.17	(3,296.36)	1,634.93	1,850.84	(215.91)				
Postage	0.00	35.33	(35.33)	123.98	176.66	(52.68)				
Toner/Copier Expense	16.66	40.17	(23.51)	79.74	200.84	(121.10)				
Travel & Promotion	0.00	144.58	(144.58)	220.00	722.91	(502.91)				
Training Expense	0.00	104.17	(104.17)	412.08	520.84	(108.76)				
Credit Checking	0.00	36.25	(36.25)	0.00	181.25	(181.25)				
Total Other Project Expenses	\$ (2,384.18)	\$ 1,318.34	\$ (3,702.52)	\$ 5,669.30	\$ 6,591.68	\$ (922.38)				
Mortgage & Owner's Expense										
Mortgage Payment	\$ 12,558.96	\$ 12,558.58	\$ .38	\$ 62,794.80	\$ 62,792.91	\$ 1.89				
Asset Management Fees	\$ 625.00	\$ 625.00	\$ 0.00	\$ 3,125.00	\$ 3,125.00	\$ 0.00				
Transfer - Reserves	2,875.00	2,875.00	0.00	14,375.00	14,375.00	0.00				
Total Mortgage & Owner's Exp.	\$ 16,058.96	\$ 16,058.58	\$ .38	\$ 80,294.80	\$ 80,292.91	\$ 1.89				
Total Expenses	\$ 72,318.78	\$ 106,245.82	\$ (33,927.04)	\$ 443,765.24	\$ 531,229.14	\$ (87,463.90)				
Reserves										
	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00				

Date: March 14, 2025

**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 March. No turnover occurred during the month and all rents were collected for the month. Total monthly income is \$1,635 more than budget, at \$33,332. Total monthly expenses are \$6,550 less than anticipated, bringing the NOI to \$8,185 more than budget, at \$24,229. YTD capital improvements are \$2,946 more than anticipated which consists of Flooring, Interior Paint & a new Refrigerator. Owner Distribution for February totals \$15,661.95 and YTD totals \$78,262.25.



Alamont Apartments, 811 West East Avenue, Chico

**Cordillera/Cameo Apartments**, **Chico** (20 units, family, RSC) - The property had one (1) vacancy as of March 1<sup>st</sup>. RSC is in the process of collecting unpaid rents. Total monthly income is higher than budget by \$1,510 at \$19,623. Total Monthly Operating Expenses are higher by \$1,211 at \$9,098 with NOI slightly higher than budget at \$10,525 or \$299 more than budget. The owner distribution for the month was \$2,499.17 and YTD totals \$6,877.17.



Cordillera Apartments, Cameo Way, Chico

**Evanswood Estates Apartments, Oroville** (31 units, family, RSC) – There was zero (0) vacancies as of the 1<sup>st</sup> of March. RSC is collecting the unpaid balances owed which consist of resident damages to an interior wall. Total monthly income is \$1,493 more than anticipated, at \$42,384. YTD vacancy loss is more than budget by \$8,412 at \$11,812. Total Monthly Operating Expenses are \$3,994 more than budget, at \$22,063. NOI is less than budget, at \$20,321. The decrease in NOI is due to Administrative, Utility, Turnover, and Maintenance expenses being high than anticipated. The owner distribution for the month was \$14,280.71 and YTD totals \$45,523.87

**Evanswood Estates Apartments, Oroville Units #21, 25, and 33**, tracked separately, were occupied with no unpaid rents. Income is slightly above budget by \$185 at \$3,644. Expenses are all within or slightly ahead of budget, with expenses being lower than budget. Monthly NOI is \$501 more than budget, at \$2,328. Owner distribution for the month totaled \$2,561.29 and YTD \$7,232.85.



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. All rents were collected for the month. Total monthly income is slightly above budget at \$15,231. Monthly Expenses are under budget by \$3,445, bringing NOI to \$3,445 more than budget at \$9,742. Owner Distribution for the month was \$0 and YTD \$24,610.94. 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. The first and second phases of construction were completed during January of 2025.

**Locust Apartments, Chico** (10 units, family, RSC) – The property has zero (0) vacancy as of March 1<sup>st</sup>. There is one pending thirty (30) day notice to vacate. All rent was collected for the month. Total income for the month is ahead of budget by \$182 at \$8,958. Total Monthly Expenses are lower than budget by \$2,330, so NOI came in higher than budget by \$2,512, at \$3,004. Owner distribution for February was \$2,406.51 and YTD total \$20,645.93. 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. All rents were paid for the month. Monthly Income is slightly lower than budget by \$51 at \$29,992. Monthly Expenses are lower than budget by \$1,016 at \$10,757; bringing NOI to \$965 more than budget, at \$19,235. There owner distribution for the month was \$6,739.07 and YTD totals \$10,761.57. 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 2<sup>nd</sup> & 3<sup>rd</sup> quarter 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 two (2) vacancies as of early March; as a move-in occurred decreasing the vacancy by

one unit. There are no additional 30-day notices. Property management has transitioned to Arrowhead Housing. The property annual inspections will occur this

4

month and will also be re-inspected in June of 2025. The monthly financials have been revised as of this memo and are with Arrowhead Housing's enclosed. Expenses were moved into the appropriate line items. The "Bad Debt" write-offs were moved to the suspense account to be written off at fiscal year-end. The replacement funds request which was rejected by HCD was voided, as this was pre-approval for funds since it was over \$10,000. The HVAC unit was repaired as opposed to replacement. 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) – Construction continues to pace on schedule with final completion slated for early May, 2025. Exterior work is progressing as planned with site concrete installation well underway. A significant milestone has been achieved with the delivery and installation of the electrical switchgear. The delay in switchgear delivery has been a key factor impacting the project schedule but has since been installed. Permanent power was activated by the beginning of March, ahead of PG&E's timeline. See additional information under Taylor Gonzalez, Project Manager Construction Report.

**2131 Fogg Ave**, **Oroville** (SFH, HACB) – The vacant lot is fully fenced and secure, awaiting future development. While staff continues to explore funding opportunities, efforts are underway to procure a design professional to complete the construction drawings, which will be used to obtain permits, and eventually procure a general contractor. See additional information under Taylor Gonzalez, Project Manager Construction Report.





March 11, 2025

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

RE: February 2025 HACB Monthly Financial Package

Dear Mr. Guanzon:

Below is a summary of the February 2025 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.

If you have any questions or concerns, please get in touch with Patti or me.

Respectfully,

Susan Critser, CPM
Regional Property Manager
530-893-8228 Ext 240
scritser@rsc-associates.com
DRE# 01312715

cc Richard Gillaspie





1519 Locust Street February 2025



## **Monthly Highlights:**

**Updates:** We received a notice to vacate from unit #3.

## Occupancy -

✓ Continues at 100%. Unit #3 will be vacating the unit on 4/30/25.

#### **Rent Collection –**

✓ There are no delinquent rents for February 2025.

## **Expense Variances** –

- ✓ Total Operating Expenses were under budget at \$2,330.62. YTD expenses are below budget by 29.76%.
- ✓ Net operating income ahead of budget by 68.27% for the month and 35.50% YTD.

#### Owner Distributions -

✓ The owner distribution for February totaled \$2,406.51. Year to date totaled \$20,645.93.

#### **Exterior Photo of Property**





# Alamont Apartments February 2025



## **Monthly Highlights:**

**Updates**: Total Rental income exceeded the budget for the month by 6.75% and total revenue YTD by 4.59% in February.

## Occupancy -

✓ Occupancy continued to be strong at 100% for February.

#### **Rent Collection -**

✓ The community manager has done a great job collecting all the rent for February. We do not have any delinquent rent.

## Expense Variances -

✓ The Total Operating Expenses were under budget at \$6,550.28 for February. However, water utility expenses are over budget by 42.36%.

#### Capital Expenses -

✓ No capital improvements this month.

#### Owner Distributions -

✓ The owner distribution for February was \$15,661.95. Year to date totaled \$78,262.25.



Landscaping is improving from Winter.





## Cordillera/Cameo Drive Apartments February 2025



## **Monthly Highlights:**

**Updates**: Unit #49-4—We leased the unit, but just before moving in, the prospective tenant lost her job and could not move in. We are currently processing another application.

## Occupancy -

✓ Unit #49-4 is vacant, and occupancy totals 96%. We expect a move-in in mid-March, bringing occupancy back to 100%.

#### **Rent Collection -**

- ✓ Unit #45-3 shows a balance of \$1,175.00 paid after we closed the February financials.
- ✓ Unit #53-2 owes \$465.32. A payment arrangement for carpet repair due to tenant damage.

## **Expense Variances -**

- ✓ Total Operating Expenses were over budget in February by \$1,211.04.

  Bad Debt Expense Write-off of \$1,691.90. When the amounts are collected, the account will be credited accordingly.
- ✓ Total Apartment Turnover expense \$1,284.51 labor costs to turn #49-4.

#### Capital Expenses -

✓ There were no capital improvements for February.

#### Owner Distributions -

✓ The owner's distribution for February was \$2,499.17. Year to date totaled \$6,877.17.



**Exterior Photo** 







## **Monthly Highlights:**

**Updates**—Rental income exceeded budget by \$1,504.00 this month.

**Occupancy**—Occupancy totaled 100% in February. We do have a notice for unit #69. They will move out on 3/3/25. The unit has been pre-leased for move-in on 3/14/25. The new rent will be \$1,845.00.

#### Rent Collection -

√ #61 has a balance owed of \$338.85 due to reimbursement for interior wall repairs.

#### **Expense Variances -**

- ✓ Total Operating Expenses exceeded budget by 47% YTD.
- ✓ Unit #65 did not have the exterior garage door painted. Maintenance Plus painted the new door for \$537.33 under exterior paint, which was not included in the budget.
- ✓ Maintenance Labor had several work orders for repairs. Unit #20 had a bathroom leak into the kitchen due to a broken drain. Wet drywall was removed and replaced. Unit #13 had a door and frame replaced due to age and past repairs failing. In unit #45, the master tub was leaking downstairs. They opened the ceiling and found the drain was split. The ceiling was repaired and painted. In unit #69, in the bathroom, there was a small crack at the bottom of the tub.

#### Capital Improvements-

✓ No capital improvements in February. The expense of upgrades to paint, flooring, windows, and blinds is paying off with higher rents.

#### Owner Distributions -

✓ The owner distribution for February totaled \$14,280.71. The year-to-date total is \$45,523.87.





# Evanswood #21, #25, and #33 February 2025



## **Monthly Highlights:**

**Updates**: Income for February totaled \$3,644.00, exceeding the budget.

Occupancy – 100% at the end of February.

**Rent Collection** – There are no delinquent rents for February 2025

**Expense Variances-** Total operating expenses in February were \$1,315.42, under budget by \$316.58 or 19.40%.

**Distributions** –The owner distribution for February totaled \$2,561.29. The year-to-date distribution is \$7,232.85.

Drainage behind houses on the hill



Drainage between units #17 & #21



Drainage between units #9 & #13



We are making minor repairs and cleaning out drainage for enhanced water flow.



# Mayer Commons February 2025



## **Monthly Highlights:**

**Updates:** Construction for Mayer Commons continues as scheduled, with completion slated for April 2025. We are working on buttoning up our Interest List and all forms for the application and lease processes.

Taylor Gonzalez will provide construction updates and photos.





# Lincoln Apartments February 2025



## **Monthly Highlights:**

**Updates:** Balcony renovations continue. Taylor Gonzalez will provide construction updates and photos. The estimated completion time is one month.

Total Income met the budget in February at \$15,231.39.

#### Occupancy-

- ✓ Ending occupancy for February was 100% occupied. Unit #8 moved in on 2/24/25.
- ✓ Unit #10 is on notice to vacate on 2/28/25. This will be a heavy turnover. We have pre-leased the unit for move-in on 3/14/25.

#### **Rent Collection-**

✓ All tenants paid February rent, except for unit #4, who did not pay his rent increase of \$50.00.

#### Expense Variances -

✓ Total Operating Expenses were under budget by 38.56%.

#### **Capital Improvements**

- ✓ 2020A reflects the reimbursement of excess relocation funds for the balcony/deck renovations.
- ✓ Flooring replacement in unit #11 totaled \$3,498.14 for LVP and carpet.

#### Owner Distributions -

✓ No owner distribution for February. Year to date totaled \$24,610.94.



TREE TRIMMING







# Park Place February 2025



## **Monthly Highlights:**

### **Updates** -

- ✓ Construction began on Park Avenue in mid-February (see picture below). PG&E has begun marking inside the property (see picture below of flags and spray paint).
- ✓ Net Rental income affected by our vacant unit #2; however, meeting budget.

#### Occupancy -

✓ Occupancy improved with unit #26 moving-in totaling 97.5%. Unit #2 is pre-leased pending Section 8 interior unit inspection.

#### Rent Collection -

✓ There are no delinquent rents in February.

## **Expense Variances –**

- ✓ Total operating expenses for February were under budget by 8.63%.
- ✓ Utility expenses are slightly over budget due to water and sewer costs of 27%.

## Capital Improvements -

✓ No capital improvements for February.

#### Owner Distributions -

✓ The owner distribution for February was \$6,739.07. Year to date totaled \$10,761.57.

PG&E Construction on Park Ave. in front of the driveway



PG&E "marking" inside of the property



Commodities for February 2025









## GRIDLEY SPRINGS March 2025

## Property Status:

- 1. GSI has 0 vacant units with Zero notices to vacate.
- 2. GSII has 2 vacant units with Zero notices to vacate.
- 3. GSI: We had the annual lender inspection on 2/19/2025 with no findings.
- 4. GSI: We received the audited financials which will be transmitted to MINC prior to the 04/01/2025 deadline.

Sincerely,

Laurie Hunter

Mac Upshaw

## GRIDLEY SPRINGS 2 Statement of Income and Cash Flow For the Month Ended February 28, 2025

Reporting Book: As of Date: Location: ACCRUAL 02/28/2025 Gridley Springs 2

Current	Current	Current	Current	YTD	YTD	YTD	YTD	
Activity	Budget	Variance	%	Activity	Budget	Variance	%	Variance Notes

#### Rental Income 5120 - Rent Revenue -- Gross Potential 19,768.00 19,768.00 0.00 98,840.00 98,840.00 0.00 0.00 0.00 5180 - Local Section 8 Subsidy Revenue 578.00 233.00 345.00 148.06 2,200.00 1,165.00 1,035.00 88.84 5195 - Leases Less than Market 0.00 0.00 0.00 0.00 (3,447.00)0.00 (3,447.00)100.00 5196 - Leases in Excess of Market 626.00 0.00 626.00 100.00 100.00 614.00 0.00 614.00 Total Rental Income 20,972.00 20,001.00 971.00 4.85 98,207.00 100,005.00 (1,798.00)(1.79)Vacancy, Losses & Concessions (2,984.00) (2,000.00) 446.15 5220 - Vacancy Loss - Apartments (3.384.00)(400.00)746.00 (10,923.00) (8,923.00)Total Vacancy, Losses & Concessions (3,384.00)(400.00)(2,984.00)746.00 (10,923.00) (2,000.00)(8,923.00)446.15 17,588.00 19,601.00 (2,013.00) (10.26)87,284.00 98,005.00 (10,721.00) Net Rental Income (10.93)Financial Income 5440 - Interest Revenue -- Replacement Reserve 2.27 0.00 2.27 100.00 12.90 0.00 12.90 100.00 2.27 0.00 2.27 100.00 12.90 0.00 12.90 100.00 Total Financial Income Other Income (28.50)5910 - Laundry Revenue 30.03 42.00 (11.97)54.00 206.00 (152.00)(73.78)5920 - Tenant Charges (Late Fees, Damages) 0.00 208.00 (208.00)(100.00)8,143.56 1,040.00 7,103.56 683.03 **Total Other Income** 30.03 250.00 (219.97)(87.98)8,197.56 1,246.00 6,951.56 557.91 17,620.30 19,851.00 (2,230.70) (11.23)95,494.46 99,251.00 (3,756.54) Total Income (3.78)Expenses Administrative Expenses 6311 - Office Supplies 1.749.18 583.00 1,166.18 200.03 3.791.78 2.915.00 876.78 30.07 6320 - Management Fee Expense 945.00 1,080.00 (135.00)(12.50)4,905.00 5,400.00 (495.00)(9.16)

6330 - Manager Salaries	1,940.99	2,000.00	(59.01)	(2.95)	9,555.42	10,000.00	(444.58)	(4.44)	
6340 - Legal Expense - Project	0.00	167.00	(167.00)	(100.00)	770.00	833.00	(63.00)	(7.56)	
6350 - Audit Expense	0.00	0.00	0.00	0.00	1,150.00	9,000.00	(7,850.00)	(87.22)	
6351 - Bookkeeping Fees/Accounting Services	0.00	25.00	(25.00)	(100.00)	0.00	125.00	(125.00)	(100.00)	
6370 - Bad Debts Expense	(14,673.56)	0.00	(14,673.56)	100.00	0.00	0.00	0.00	0.00	
6390 - Misc. Administrative Expenses	(97.56)	0.00	(97.56)	100.00	0.00	0.00	0.00	0.00	
7003 - Employee Events	(92.45)	0.00	(92.45)	100.00	0.00	0.00	0.00	0.00	
7004 - Employee Mileage	(222.70)	0.00	(222.70)	100.00	0.00	0.00	0.00	0.00	
7006 - Seminars & Training	20.88	29.00	(8.12)	(28.00)	104.40	145.00	(40.60)	(28.00)	
	(40,400,00)			(222 - 1)			(0.444.40)	(22.24)	
Total Administrative Expenses	(10,430.22)	3,884.00	(14,314.22)	(368.54)	20,276.60	28,418.00	(8,141.40)	(28.64)	
Marketing Expenses						Ī	Ī		
6210 - Advertising and Marketing	110.00	21.00	89.00	423.80	365.16	103.00	262.16	254.52	
Total Marketing Expenses	110.00	21.00	89.00	423.80	365.16	103.00	262.16	254.52	
		· · · · · · ·							
Utilities									7
6450 - Electricity	133.68	310.00	(176.32)	(56.87)	1,209.23	1,550.00	(340.77)	(21.98)	
6451 - Water	390.63	500.00	(109.37)	(21.87)	2,789.00	2,500.00	289.00	11.56	
6452 - Gas	0.00	69.00	(69.00)	(100.00)	506.44	341.00	165.44	48.51	
6453 - Sewer	887.28	820.00	67.28	8.20	4,267.51	4,100.00	167.51	4.08	
T-A-I I MORE	4 444 50	4 000 00	(007.44)	(40.04)	0.770.40	0.404.00	004.40	2.24	
Total Utilities	1,411.59	1,699.00	(287.41)	(16.91)	8,772.18	8,491.00	281.18	3.31	
Operating & Maintenance Expenses						Ī			
6512 - Maintenance Salaries	1,959.67	2,000.00	(40.33)	(2.01)	9,611.83	10,000.00	(388.17)	(3.88)	
6515 - Supplies - Maint. & Repairs	756.44	1,917.00	(1,160.56)	(60.54)	5,180.29	9,582.00	(4,401.71)	(45.93)	
6520 - Contracts - Maint. & Repairs	2,990.00	1,667.00	1,323.00	79.36	27,034.31	8,331.00	18,703.31	224.50	
6525 - Garbage & Trash Removal	(955.00)	567.00	(1,522.00)	(268.43)	2,018.48	2,832.00	(813.52)	(28.72)	
6546 - Repairs - HVAC Repairs & Maintenance	0.00	500.00	(500.00)	(100.00)	777.00	2,500.00	(1,723.00)	(68.92)	
6590 - Misc. Operating & Maint Expenses	4,560.00	899.00	3,661.00	407.23	4,795.00	4,492.00	303.00	6.74	
Total Operating & Maintenance Expenses	9,311.11	7,550.00	1,761.11	23.32	49,416.91	37,737.00	11,679.91	30.95	
Taxes & Insurance		I		I	I	Ī	I		
6711 - Payroll Taxes	432.44	418.17	14.27	3.41	2,019.33	2,090.81	(71.48)	(3.41)	
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	301.37	296.67	4.70	1.58	1,651.37	1,483.31	168.06	11.33	
6723 - Health Insurance and Other Employee Benefits	925.07	496.00	429.07	86.50	4,426.83	2,480.00	1,946.83	78.50	
5.25 House modules and other Employee Bellette	020.01	100.00	720.01	30.00	1, 120.00	2, 100.00	1,040.00	7 0.00	
Total Taxes & Insurance	1,658.88	1,210.84	448.04	37.00	13,946.05	10,054.12	3,891.93	38.70	
		•	•	•	•	•	•		
Total Operating Expenses	2,061.36	14,364.84	(12,303.48)	(85.64)	92,776.90	84,803.12	7,973.78	9.40	
Net Operating Income (Loss)	15,558.94	5,486.16	10,072.78	183.60	2,717.56	14,447.88	(11,730.32)	(81.19)	
Net Income (Loss)	15,558.94	5,486.16	10,072.78	183.60	2,717.56	14 447 88	(11,730.32)	(81.19)	
NOT HOUTHO (LOSS)	10,000.94	5, <del>7</del> 00.10	10,012.10	100.00	۷,111.00	1 <del>1,74</del> 1.00	(11,130.32)	(01.13)	

## Other Cash flow items

1130 - Accounts Receivable - Tenants	833.03	0.00	833.03	100.00	1,946.00	0.00	1,946.00	100.00
1140 - Suspense	14,673.56	0.00	14,673.56	100.00	14,673.56	0.00	14,673.56	100.00
1191 - Tenant Security Deposits - FFB	(652.00)	0.00	(652.00)	100.00	(778.40)	0.00	(778.40)	100.00
1320 - Replacement Reserve - FFB / FRB	452.27	450.00	2.27	0.50	(6,261.10)	2,250.00	(8,511.10)	(378.27)
1323 - Operating Reserve - FFB	13,456.33	0.00	13,456.33	100.00	15,061.65	0.00	15,061.65	100.00
1330 - Replacement Reserve - Lender 2	0.00	460.00	(460.00)	(100.00)	0.00	2,295.00	(2,295.00)	(100.00)
1750 - Intercompany Transactions	(137.96)	0.00	(137.96)	100.00	1,006.14	0.00	1,006.14	100.00
2110 - Accounts Payable Operations	8,258.74	0.00	8,258.74	100.00	11,894.68	0.00	11,894.68	100.00
2191 - Security Deposits (Contra)	500.00	0.00	500.00	100.00	(16.40)	0.00	(16.40)	100.00
2210 - Prepaid Revenue	327.03	0.00	327.03	100.00	(411.69)	0.00	(411.69)	100.00
Total Other Cash flow items	(19,539.46)	(910.00)	(18,629.46)	2,047.19	(14,181.26)	(4,545.00)	(9,636.26)	212.01
Total Other Cash now items	(19,559.40)	(910.00)	(10,029.40)	2,047.19	(14,101.20)	(4,343.00)	(9,030.20)	212.01
Net Operating Cash Change	(3,980.52)	4,576.16	(8,556.68)	(186.98)	(11,463.70)	9,902.88	(21,366.58)	(215.76)
Beginning of Period Cash Balance								
1110 - Cash Petty Cash	250.00	0.00	250.00	100.00	250.00	0.00	250.00	100.00
1118 - Cash Operations - FFB	4,949.77	0.00	4,949.77	100.00	12,432.95	0.00	12,432.95	100.00
1191 - Tenant Security Deposits - FFB	13,450.60	0.00	13,450.60	100.00	13,577.00	0.00	13,577.00	100.00
Tion Foliam Gooding Doposite TTD	10,100.00	0.00	10, 100.00	100.00	10,011.00	0.00	10,011.00	100.00
Beginning of Period Cash Balance	18,650.37	0.00	18,650.37	100.00	26,259.95	0.00	26,259.95	100.00
End of Period Cash Balance								
1110 - Cash Petty Cash	250.00	0.00	250.00	100.00	250.00	0.00	250.00	100.00
1118 - Cash Operations - FFB	969.25	0.00	969.25	100.00	969.25	0.00	969.25	100.00
1191 - Tenant Security Deposits - FFB	12,798.60	0.00	12,798.60	100.00	12,798.60	0.00	12,798.60	100.00
1101 Tohan Occurry Doposics - 11 D	12,7 00.00	0.00	12,100.00	100.00	12,700.00	0.00	12,100.00	100.00
End of Period Cash Balance	14,017.85	0.00	14,017.85	100.00	14,017.85	0.00	14,017.85	100.00

Created on:

#### **MEMO**

Date: March 14, 2025

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 (10) vacancies as of this memo's date. There was one movein after the first of the month. Several of the current vacancies are attributed to non-payment of rent and or failure to follow lease policies. 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. AWI's narrative also details unpaid rent balances. A total of (11) exterior building balconies were upgraded and rebuilt by 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 \$3,821 compared to budget, at \$64,864, with total expenses \$16,516 less than budget at \$50,839. YTD maintenance & Operating Expenses, Utilities, all came in lower YTD. Net income is \$12,695 more than budget, at \$14,025. Current Reserve Balance is \$530,894.44 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 three (3) vacancies as of March 1<sup>st.</sup> There are two (2) pending applications. There are no additional thirty (30) day notices to vacate as of this memo. Residents and staff have continued to partner to create monthly activities supporting all residents, such as donut and ice cream socials, Holiday luncheons, and ornament decorations. Monthly income is higher than budget by approximately \$4,871 at \$44,225 with overall expenses lower than anticipated by \$9,069, bringing the property's Net Profit to \$13,941 more than budget, at 14,943. Total Property Reserves balance is \$680,589.48. Bids are being collected for elimination of trip hazards, 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. 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 six (6) vacancies as of early March, as a move-in occurred. A total of two new move-ins occurred in the past month with one moveout. AWI reviews the turnover and market ready status of these 6 units in their report, following. There are no additional 30-day notices. Any 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. In March a Saint Patrick's Day function is being planned. Monthly income is down by \$5,189, at \$86,831.14 due to not being able to increase rents to maximum allowed by taxcredit regulation, because of State and local rent restrictions, as well as vacancy loss being \$2,038 more than anticipated. Monthly expenses come in at \$90,174, or \$1,230 less than budget. This brought the net profit to a negative \$3,343 less than budget. Total Reserve balance is \$335,314.13. 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 February 2025



Separate *Variance Report* explaining budget differences and expenditures. The current reserve balance is \$530,894.44

## **Updates:**

Chico Commons had 11 vacancies at the end of February. One move in has occurred in March and currently there are 10 vacancies.

1 move-in and 1 move out in February. Several of the current vacancies are attributed to non-payment of rent and terminations for failure to follow lease and house rules.

#### Vacancies:

- **Unit 16:** (Termination for non-payment) Unit is market ready.
- **Unit 47:** (Termination for non-payment) Major repairs needed, flooring, cabinets, cleaning. Collecting bids for the cabinets.
- Unit 13: (Personal) Unit is market ready.
- Unit 26: (Personal) Miror repairs and painting.
- Unit 49: (Termination for non-payment) Major repairs and full paint.
- Unit 66: (Personal) Minor cleaning remaining Applicant Approved
- Unit 23: (Termination for criminal activity) Repairs & cleaning
- Unit 59: (Termination for non-payment) Full paint, Major repairs
- Unit 05: (Personal) Minor repairs and painting
- Unit 02: (Personal) Full paint, Minor repairs

#### Aging Balances:

• Unit 21: (Failure to pay) - UD has been prepared.

(530) 745-6170 tel AWI Management Corporation

(530) 745-6171 fax www.awimc.com 120 Center Street Auburn CA 95603



- Unit 53: (Failure to pay) This household is at the attorney for a combination of issues. Notice of Termination pending a response from the tenant.
- Unit 14: (Made a payment arrangement) Payments are being paid on time.
- Unit 10: (Failure to pay) Notice expired and the household is going to legal.
- Unit 3: Past balance for pro-rated rent from move in and Security Deposit

Management continues advertising via: flyers, signage, move in specials and resident referrals. Applicant traffic is slow due to competition in the area offering lower tax credit set asides and subsidy.

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

(530) 745-6170 tel (530) 745-6171 fax 120 Center Street www.awimc.com

**AWI Management Corporation** Auburn CA 95603



## Chico Commons 549 For the Month Ended February 28, 2025

	Statement of Income & Cash Flow									
	Current	Current	Current	YTD	YTD	YTD				
	Activity	Budget	Variance	Activity	Budget	Variance				
Rental Income										
Gross Rents	\$ 77,406.00	\$ 76,209.00	\$ 1,197.00	\$ 153,871.00	\$ 152,418.00	\$ 1,453.00				
Vacancies	\$ (12,388.00)	\$ (7,620.92)	\$ (4,767.08)	\$ (23,974.00)	\$ (15,241.84)	\$ (8,732.16)				
Rent Adjustments	0.00	(134.83)	134.83	0.00	(269.66)	269.66				
Manager's Unit	(1,049.00)	(1,049.00)	0.00	(2,098.00)	(2,098.00)	0.00				
Total Tenant Rent	\$ 63,969.00	\$ 67,404.25	\$ (3,435.25)	\$ 127,799.00	\$ 134,808.50	\$ (7,009.50)				
Other Project Income:										
Laundry Income	\$ 0.00	\$ 477.25	\$ (477.25)	\$ 0.00	\$ 954.50	\$ (954.50)				
Interest Income	80.32	38.08	42.24	158.05	76.16	81.89				
Restricted Reserve Interest Incom	438.07	0.00	438.07	874.69	0.00	874.69				
Late Charges	377.35	271.08	106.27	749.35	542.16	207.19				
Other Tenant Income	0.00	495.17	(495.17)	1,808.38	990.34	818.04				
Other Project Income	\$ 895.74	\$ 1,281.58	\$ (385.84)	\$ 3,590.47	\$ 2,563.16	\$ 1,027.31				
Total Project Income	\$ 64,864.74	\$ 68,685.83	\$ (3,821.09)	\$ 131,389.47	\$ 137,371.66	\$ (5,982.19)				
Project Expenses:										
Maint. & Oper. Exp. (Page 3)	\$ 16,927.71	\$ 29,235.75	\$ (12,308.04)	\$ 35,007.44	\$ 58,471.50	\$ (23,464.06)				
Utilities (Page 3)	7,993.07	10,953.75	(2,960.68)	14,993.52	21,907.50	(6,913.98)				
Administrative (Page 3)	12,735.75	10,984.92	1,750.83	29,827.59	21,969.84	7,857.75				
Taxes & Insurance (Page 3)	4,110.67	4,193.17	(82.50)	7,536.25	8,386.34	(850.09)				
Other Taxes & Insurance (Page 4)	1,705.92	4,215.09	(2,509.17)	3,262.34	8,430.18	(5,167.84)				
Other Project Expenses (Page 4)	1,181.82	1,588.75	(406.93)	2,770.27	3,177.50	(407.23)				
Total O&M Expenses	\$ 44,654.94	\$ 61,171.43	\$ (16,516.49)	\$ 93,397.41	\$ 122,342.86	\$ (28,945.45)				
Mortgage & Owner's Expense										
Mortgage Payment	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 5,208.34	\$ 5,208.34	\$ 0.00				
Reporting / Partner Management F	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 2,160.00	\$ 2,160.00	\$ 0.00				
Transfer - Reserves	2,500.00	2,500.00	0.00	5,000.00	5,000.00	0.00				
Total Mortgage & Owner's Exp.	\$ 6,184.17	\$ 6,184.17	\$ 0.00	\$ 12,368.34	\$ 12,368.34	\$ 0.00				
Total Project Expenses	\$ 50,839.11	\$ 67,355.60	\$ (16,516.49)	\$ 105,765.75	\$ 134,711.20	\$ (28,945.45)				
Net Profit (Loss)	\$ 14,025.63	\$ 1,330.23	\$ 12,695.40	\$ 25,623.72	\$ 2,660.46	\$ 22,963.26				

## Chico Commons 549 For the Month Ended February 28, 2025

	Statement of Income & Cash Flow								
	Current	Current	Current	YTD	YTD	YTD			
	Activity	Budget	Variance	Activity	Budget	Variance			
Other Cash Flow Items:									
Reserve Transfers	\$ (438.07)	\$ 0.00	\$ (438.07)	\$ (874.69)	\$ 0.00	\$ (874.69)			
T & I Transfers	(3,215.90)	0.00	(3,215.90)	(6,430.44)	0.00	(6,430.44)			
Operating - MMKT- FFB*	(49.92)	0.00	(49.92)	(98.61)	0.00	(98.61)			
Security Deposits Held	1,301.00	0.00	1,301.00	(649.00)	0.00	(649.00)			
Authorized Reserve - Other	0.00	(11,783.33)	11,783.33	0.00	(23,566.66)	23,566.66			
Tenant Receivables	776.65	0.00	776.65	9,345.02	0.00	9,345.02			
Other Receivables	5,110.67	0.00	5,110.67	(41,444.75)	0.00	(41,444.75)			
Accounts Payable - Trade	(3,837.39)	0.00	(3,837.39)	(64,647.67)	0.00	(64,647.67)			
Accrued Interest - City of Chico	2,604.17	0.00	2,604.17	5,208.34	0.00	5,208.34			
Total Other Cash Flow Items	\$ 2,251.21	\$ (11,783.33)	\$ 14,034.54	\$ (99,591.80)	\$ (23,566.66)	\$ (76,025.14)			
Net Operating Cash Change	\$ 16,276.84	\$ (10,453.10)	\$ 26,729.94	\$ (73,968.08)	\$ (20,906.20)	\$ (53,061.88)			
Cash Accounts	Enc	l Balance	Current	Change					
	1	Year Ago	Balance						
Operating-FFB	\$ 10	00,305.86	\$ 26,337.78	\$ (73,968.08)					
Operating - MMKT- FFB*		39,298.46	89,397.07	98.61					
Tax & Insurance-FFB	6	69,294.47	75,724.91	6,430.44					
Security Deposit - FFB	4	14,775.00	44,775.00	0.00					
Reserve Acct-FFB	1	6,375.41	21,389.77	5,014.36					
Reserve Acct - MMKT - FFB*	50	08,644.34	509,504.67	860.33					
Payables & Receivables:									
Accounts Payable - Trade		59,524.93	(5,122.74)	(64,647.67)					
Rents Receivable - Current Tenants		21,205.01	10,185.59	(11,019.42)					
Allowance for Doubtful Accounts	(	(2,407.61)	(2,407.61)	0.00					
Other Tenant Charges Receivable		4,228.37	5,902.77	1,674.40					

## Chico Commons 549 For the Month Ended February 28, 2025 Statement of Income & Cash Flow

			Statement of Inc	come & Cash Flow		
	Current	Current	Current	YTD	YTD	YTD
	Activity	Budget	Variance	Activity	Budget	Variance
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 5,228.55	\$ 6,555.00	\$ (1,326.45)	\$ 10,550.13	\$ 13,110.00	\$ (2,559.87)
Janitorial/Cleaning Supplies	246.35	137.33	109.02	330.79	274.66	56.13
Plumbing Repairs	254.67	468.17	(213.50)	509.34	936.34	(427.00)
Painting & Decorating	202.94	774.83	(571.89)	635.93	1,549.66	(913.73)
Repairs & Maintenance - Supply	2,829.84	3,707.08	(877.24)	5,634.02	7,414.16	(1,780.14)
Repairs & Maintenance - Contract	4,659.69	3,000.33	1,659.36	7,044.42	6,000.66	1,043.76
Grounds Maintenance	1,840.00	2,219.17	(379.17)	3,680.00	4,438.34	(758.34)
Pest Control Service	266.00	995.67	(729.67)	2,838.00	1,991.34	846.66
Fire/Alarm Services	401.82	740.00	(338.18)	625.71	1,480.00	(854.29)
Capital Improvements - Other	0.00	5,733.33	(5,733.33)	775.18	11,466.66	(10,691.48)
Capital Improvements - Flooring	0.00	2,400.00	(2,400.00)	386.76	4,800.00	(4,413.24)
Capital Improvements - Appliances	0.00	729.17	(729.17)	565.66	1,458.34	(892.68)
Carpet Cleaning	139.00	91.92	47.08	278.00	183.84	94.16
HVAC Repairs	648.00	1,539.25	(891.25)	847.00	3,078.50	(2,231.50)
Cable Service	210.85	102.83	108.02	306.50	205.66	100.84
Tenant Services	0.00	41.67	(41.67)	0.00	83.34	(83.34)
Total Maint. & Operating Exp.	\$ 16,927.71	\$ 29,235.75	\$ (12,308.04)	\$ 35,007.44	\$ 58,471.50	\$ (23,464.06)
Utilities:						
Electricity	\$ 1,085.40	\$ 1,003.42	\$ 81.98	\$ 2,138.40	\$ 2,006.84	\$ 131.56
Water	1,451.78	2,754.83	(1,303.05)	2,956.44	5,509.66	(2,553.22)
Sewer	1,585.29	2,746.58	(1,161.29)	3,170.58	5,493.16	(2,322.58)
Heating Fuel/Other	1,658.70	1,933.92	(275.22)	3,381.20	3,867.84	(486.64)
Garbage & Trash Removal	2,211.90	2,515.00	(303.10)	3,346.90	5,030.00	(1,683.10)
Total Utilities	\$ 7,993.07	\$ 10,953.75	\$ (2,960.68)	\$ 14,993.52	\$ 21,907.50	\$ (6,913.98)
Administrative:						
Manager's Salary	\$ 4,030.50	\$ 4,950.17	\$ (919.67)	\$ 8,036.33	\$ 9,900.34	\$ (1,864.01)
Management Fees	4,032.00	4,032.00	0.00	8,064.00	8,064.00	0.00
Bad Debt Expense	1,945.00	0.00	1,945.00	8,690.86	0.00	8,690.86
Auditing	1,000.00	1,000.00	0.00	1,725.00	2,000.00	(275.00)
Legal	487.50	833.33	(345.83)	2,070.65	1,666.66	403.99
Other Administrative Expenses	1,240.75	169.42	1,071.33	1,240.75	338.84	901.91
Total Administrative Expense	\$ 12,735.75	\$ 10,984.92	\$ 1,750.83	\$ 29,827.59	\$ 21,969.84	\$ 7,857.75
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 82.50	\$ (82.50)	\$ 0.00	\$ 165.00	\$ (165.00)
Property Insurance	4,110.67	4,110.67	0.00	7,536.25	8,221.34	(685.09)
Total Taxes & Insurance Expense	\$ 4,110.67	\$ 4,193.17	\$ (82.50)	\$ 7,536.25	\$ 8,386.34	\$ (850.09)

Other Taxes & Insurance:

#### Chico Commons 549 For the Month Ended February 28, 2025

				come & Cash Flow	20	
	Current	Current	Current	YTD	YTD	YTD
	Activity	Budget	Variance	Activity	Budget	Variance
Payroll Taxes	\$ 1,051.75	\$ 1,118.17	\$ (66.42)	\$ 2,224.26	\$ 2,236.34	\$ (12.08)
Other Taxes, Fees & Permits	0.00	192.00	(192.00)	0.00	384.00	(384.00)
Bond Premiums	317.90	32.33	285.57	317.90	64.66	253.24
Worker's Compensation Insurance	332.27	501.17	(168.90)	712.20	1,002.34	(290.14)
Personnel Medical Insurance	4.00	2,371.42	(2,367.42)	7.98	4,742.84	(4,734.86)
Total Other Taxes & Insurance	\$ 1,705.92	\$ 4,215.09	\$ (2,509.17)	\$ 3,262.34	\$ 8,430.18	\$ (5,167.84)
Other Project Expenses						
Telephone & Answering Service	\$ 395.34	\$ 258.00	\$ 137.34	\$ 614.55	\$ 516.00	\$ 98.55
Internet Service	289.70	271.50	18.20	434.55	543.00	(108.45)
Advertising	0.00	54.17	(54.17)	0.00	108.34	(108.34)
Water/Coffee Service	43.96	18.75	25.21	95.91	37.50	58.41
Office Supplies & Expense	203.35	265.58	(62.23)	1,126.02	531.16	594.86
Postage	73.48	88.75	(15.27)	119.79	177.50	(57.71)
Toner/Copier Expense	137.11	188.08	(50.97)	292.76	376.16	(83.40)
Office Furniture & Equipment Expense	0.00	208.33	(208.33)	0.00	416.66	(416.66)
Travel & Promotion	13.88	70.92	(57.04)	13.88	141.84	(127.96)
Training Expense	0.00	64.67	(64.67)	0.00	129.34	(129.34)
Credit Checking	0.00	100.00	(100.00)	0.00	200.00	(200.00)
Employee Meals	25.00	0.00	25.00	72.81	0.00	72.81
Total Other Project Expenses	\$ 1,181.82	\$ 1,588.75	\$ (406.93)	\$ 2,770.27	\$ 3,177.50	\$ (407.23)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 2,604.17	\$ 2,604.17	\$ 0.00	\$ 5,208.34	\$ 5,208.34	\$ 0.00
Reporting / Partner Management Fee	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 2,160.00	\$ 2,160.00	\$ 0.00
Transfer - Reserves	2,500.00	2,500.00	0.00	5,000.00	5,000.00	0.00
Total Mortgage & Owner's Exp.	\$ 6,184.17	\$ 6,184.17	\$ 0.00	\$ 12,368.34	\$ 12,368.34	\$ 0.00
Total Expenses	\$ 50,839.11	\$ 67,355.60	\$ (16,516.49)	\$ 105,765.75	\$ 134,711.20	\$ (28,945.45)
Reserves						
Authorized Reserve - Other	\$ 0.00	\$ 11,783.33 <u></u>	\$ (11,783.33)	\$ 0.00	\$ 23,566.66	\$ (23,566.66)
	\$ 0.00	\$ 11,783.33	\$ (11,783.33)	\$ 0.00	\$ 23,566.66	\$ (23,566.66)



### Walker Commons February 2025



Separate *Variance Report* explaining budget differences and expenditures. The current reserve balance is \$680,589.48.

#### **Updates:**

Walker Commons currently has 3 units available for occupancy, there were 2 move-outs during the month of February.

#### **Unit Turns:**

- #27: Rent ready working up applicants.
- #4: (Medical) Rent ready—applicant in process.
- #11: (Left the country) Full paint, minor cleaning

#### **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 partial replacement of rain gutters is approved and the vendor has ordered the parts.

We are recruiting for the Property Management position after Miriam transferred to GFLH. An ad is posted and interviews are in process. The site has coverage utilizing local staff.



### Walker Commons 550 For the Month Ended February 28, 2025

			Statemer	nt of Income & Cash	Flow	
	Current	Current	Current	YTD	YTD	YTD
	Activity	Budget	Variance	Activity	Budget	Variance
Rental Income						
Gross Rents	\$ 37,124.00	\$ 40.595.50	\$ (3,471.50)	\$ 75,921.00	\$ 81,191.00	\$ (5,270.00)
Private Subsidy Income	\$ 7,282.00	\$ 0.00	\$ 7,282.00	\$ 14,862.00	\$ 0.00	\$ 14,862.00
Vacancies	(1,218.00)	(608.92)	(609.08)	(2,306.00)	(1,217.84)	(1,088.16)
Rent Adjustments	0.00	(18.00)	` 18.00 <sup>′</sup>	0.00	(36.00)	36.00
Manager's Unit	(906.00)	(906.00)	0.00	(1,812.00)	(1,812.00)	0.00
Total Tenant Rent	\$ 42,282.00	\$ 39,062.58	\$ 3,219.42	\$ 86,665.00	\$ 78,125.16	\$ 8,539.84
Other Project Income:						
Laundry Income	\$ 0.00	\$ 271.83	\$ (271.83)	\$ 448.52	\$ 543.66	\$ (95.14)
Interest Income	142.51	6.08	136.43	284.03	12.16	271.87
Restricted Reserve Interest Incom	550.97	0.00	550.97	1,101.10	0.00	1,101.10
Late Charges	900.00	4.17	895.83	950.00	8.34	941.66
Other Tenant Income	350.00	9.17	340.83	350.00	18.34	331.66
Other Project Income	\$ 1,943.48	\$ 291.25	\$ 1,652.23	\$ 3,133.65	\$ 582.50	\$ 2,551.15
Total Project Income	\$ 44,225.48	\$ 39,353.83	\$ 4,871.65	\$ 89,798.65	\$ 78,707.66	\$ 11,090.99
Project Expenses:						
Maint. & Oper. Exp. (Page 3)	\$ 8,418.70	\$ 14,480.41	\$ (6,061.71)	\$ 27,749.99	\$ 28,960.82	\$ (1,210.83)
Utilities (Page 3)	3,568.89	4,920.08	(1,351.19)	6,136.38	9,840.16	(3,703.78)
Administrative (Page 3)	8,182.28	8,827.24	(644.96)	16,394.40	17,654.48	(1,260.08)
Taxes & Insurance (Page 3)	2,572.50	2,585.33	(12.83)	4,686.17	5,170.66	(484.49)
Other Taxes & Insurance (Page 4)	2,699.20	3,702.25	(1,003.05)	5,968.85	7,404.50	(1,435.65)
Other Project Expenses (Page 4)	1,032.16	1,028.41	3.75	2,265.14	2,056.82	208.32
Total O&M Expenses	\$ 26,473.73	\$ 35,543.72	\$ (9,069.99)	\$ 63,200.93	\$ 71,087.44	\$ (7,886.51)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 2,500.00	\$ 2,500.00	\$ 0.00
Reporting / Partner Management F	\$ 625.00	\$ 625.00	\$ 0.00	\$ 1,250.00	\$ 1,250.00	\$ 0.00
Transfer - Reserves	933.34	933.33	.01	1,866.68	1,866.66	.02
Total Mortgage & Owner's Exp.	\$ 2,808.34	\$ 2,808.33	\$ .01	\$ 5,616.68	\$ 5,616.66	\$ .02
Total Project Expenses	\$ 29,282.07	\$ 38,352.05	\$ (9,069.98)	\$ 68,817.61	\$ 76,704.10	\$ (7,886.49)
Net Profit (Loss)	\$ 14,943.41	\$ 1,001.78	\$ 13,941.63	\$ 20,981.04	\$ 2,003.56	\$ 18,977.48
<del>-</del>						

### Walker Commons 550 For the Month Ended February 28, 2025

			Stateme	ent of Income & Cash	Flow	
	Current	Current	Current	YTD	YTD	YTD
	Activity	Budget	Variance	Activity	Budget	Variance
Other Cash Flow Items:						
Reserve Transfers	\$ (550.97)	\$ 0.00	\$ (550.97)	\$ (1,101.10)	\$ 0.00	\$ (1,101.10)
T & I Transfers	(2,139.16)	0.00	(2,139.16)	(4,277.41)	0.00	(4,277.41)
Operating - MMKT- FFB*	(117.02)	0.00	(117.02)	(233.96)	0.00	(233.96)
Security Deposits Held	(340.00)	0.00	(340.00)	0.00	0.00	0.00
Authorized Reserve - Other	0.00	(6,458.33)	6,458.33	0.00	(12,916.66)	12,916.66
Tenant Receivables	(1,986.00)	0.00	(1,986.00)	(4,369.00)	0.00	(4,369.00)
Other Receivables	3,572.50	0.00	3,572.50	(28,686.16)	0.00	(28,686.16)
Accounts Payable - Trade	(1,900.60)	0.00	(1,900.60)	(14,039.36)	0.00	(14,039.36)
Accrued Interest - City of Chico	1,250.00	0.00	1,250.00	2,500.00	0.00	2,500.00
Accrued Partnership Fees	625.00	0.00	625.00	1,250.00	0.00	1,250.00
Total Other Cash Flow Items	\$ (1,586.25)	\$ (6,458.33)	\$ 4,872.08	\$ (48,956.99)	\$ (12,916.66)	\$ (36,040.33)
Net Operating Cash Change	\$ 13,357.16	\$ (5,456.55)	\$ 18,813.71	\$ (27,975.95)	\$ (10,913.10)	\$ (17,062.85)
Cash Accounts	End	Balance	Current	Change		
	1 \	∕ear Ago	Balance	_		
Operating-FFB	\$ 9	2,257.74	\$ 64,281.79	\$ (27,975.95)		
Operating - MMKT- FFB*	13	8,328.81	138,562.77	233.96		
Tax & Insurance - FFB	5	8,478.71	62,756.12	4,277.41		
Security Deposit - FFB	2	1,230.00	21,230.00	0.00		
Reserve Acct - FFB	5	3,777.13	55,689.67	1,912.54		
Reserve Acct MMKT-FFB*	62	3,844.57	624,899.81	1,055.24		
Payables & Receivables:						
Accounts Payable - Trade	1	1,214.82	(2,824.54)	(14,039.36)		
Rents Receivable - Current Tenants		1,832.74	4,658.74	2,826.00		
Other Tenant Charges Receivable		217.00	993.00	776.00		

### Walker Commons 550 For the Month Ended February 28, 2025 Statement of Income & Cash Flow

	Statement of Income & Cash Flow					
	Current	Current	Current	YTD	YTD	YTD
	Activity	Budget	Variance	Activity	Budget	Variance
Maintenance & Operation Funences						
Maintenance & Operating Expenses:						
Maintenance Payroll	\$ 3,721.28	\$ 4,370.00	\$ (648.72)	\$ 7,311.45	\$ 8,740.00	\$ (1,428.55)
Janitorial/Cleaning Supplies	222.06	133.08	88.98	675.36	266.16	409.20
Plumbing Repairs	648.36	239.92	408.44	1,814.42	479.84	1,334.58
Painting & Decorating	0.00	301.25	(301.25)	231.01	602.50	(371.49)
Repairs & Maintenance - Supply	1,990.64	1,089.08	901.56	3,985.09	2,178.16	1,806.93
Repairs & Maintenance - Contract	0.00	1,299.83	(1,299.83)	1,417.02	2,599.66	(1,182.64)
Grounds Maintenance	0.00	2,008.33	(2,008.33)	1,840.00	4,016.66	(2,176.66)
Pest Control Service	278.00	333.33	(55.33)	556.00	666.66	(110.66)
Fire/Alarm Services	0.00	276.75	(276.75)	126.00	553.50	(427.50)
Capital Improvements - Other	180.33	1,169.17	(988.84)	1,059.37	2,338.34	(1,278.97)
Capital Improvements - Flooring	0.00	1,041.67	(1,041.67)	4,888.00	2,083.34	2,804.66
Capital Improvements - Appliances	0.00	387.50	(387.50)	1,903.29	775.00	1,128.29
Capital Improvements - HVAC Repl.	925.18	583.33	341.85	925.18	1,166.66	(241.48)
Capital Improvements - Water Heaters	0.00	666.67	(666.67)	0.00	1,333.34	(1,333.34)
Carpet Cleaning	0.00	70.83	(70.83)	0.00	141.66	(141.66)
HVAC Repairs	211.00	200.00	11.00	470.00	400.00	70.00
Cable Service	241.85	109.67	132.18	351.50	219.34	132.16
Tenant Services	0.00	200.00	(200.00)	196.30	400.00	(203.70)
Total Maint. & Operating Exp.	\$ 8,418.70	\$ 14,480.41	\$ (6,061.71)	\$ 27,749.99	\$ 28,960.82	\$ (1,210.83)
Utilities:						
Electricity	\$ 533.97	\$ 819.33	\$ (285.36)	\$ 1,141.09	\$ 1,638.66	\$ (497.57)
Water	594.88	775.00	(180.12)	1,170.38	1,550.00	(379.62)
Sewer	879.34	2,178.92	(1,299.58)	1,758.68	4,357.84	(2,599.16)
Heating Fuel/Other	189.10	386.58	(197.48)	388.63	773.16	(384.53)
Garbage & Trash Removal	1,371.60	760.25	611.35	1,677.60	1,520.50	157.10
Total Utilities	\$ 3,568.89	\$ 4,920.08	\$ (1,351.19)	\$ 6,136.38	\$ 9,840.16	\$ (3,703.78)
Administrative:						
Manager's Salary	\$ 2,037.43	\$ 4,368.33	\$ (2,330.90)	\$ 5,545.88	\$ 8,736.66	\$ (3,190.78)
Management Fees	3,136.00	3,136.00	0.00	6,272.00	6,272.00	0.00
Bad Debt Expense	1,135.00	0.00	1,135.00	2,036.00	0.00	2.036.00
Auditing	1,000.00	1,000.00	0.00	1,666.67	2,000.00	(333.33)
Legal	0.00	171.08	(171.08)	0.00	342.16	(342.16)
Other Administrative Expenses	873.85	151.83	722.02	873.85	303.66	570.19
Total Administrative Expense	\$ 8,182.28	\$ 8,827.24	\$ (644.96)	\$ 16,394.40	\$ 17,654.48	\$ (1,260.08)
Taxes & Insurance Reserve For:						
Real Estate Taxes	\$ 0.00	\$ 12.83	\$ (12.83)	\$ 0.00	\$ 25.66	\$ (25.66)
Property Insurance	2,572.50	2,572.50	0.00	4,686.17	5,145.00	(458.83)
Total Taxes & Insurance Expense	\$ 2,572.50	\$ 2,585.33	\$ (12.83)	\$ 4,686.17	\$ 5,170.66	\$ (484.49)

#### Walker Commons 550 For the Month Ended February 28, 2025

			Statement of Inc	come & Cash Flow		
	Current	Current	Current	YTD	YTD	YTD
	Activity	Budget	Variance	Activity	Budget	Variance
Other Taxes & Insurance:						
Payroll Taxes	\$ 665.08	\$ 827.17	\$ (162.09)	\$ 1,506.77	\$ 1,654.34	\$ (147.57)
Other Taxes, Fees & Permits	0.00	295.92	(295.92)	0.00	591.84	(591.84)
Bond Premiums	247.25	25.83	221.42	247.25	51.66	195.59
Worker's Compensation Insurance	169.43	380.50	(211.07)	457.85	761.00	(303.15)
Personnel Medical Insurance	1,617.44	2,172.83	(555.39)	3,756.98	4,345.66	(588.68)
Total Other Taxes & Insurance	\$ 2,699.20	\$ 3,702.25	\$ (1,003.05)	\$ 5,968.85	\$ 7,404.50	\$ (1,435.65)
Other Project Expenses						
Telephone & Answering Service	\$ 450.36	\$ 237.58	\$ 212.78	\$ 737.26	\$ 475.16	\$ 262.10
Internet Service	143.90	100.00	43.90	215.85	200.00	15.85
Advertising	0.00	16.67	(16.67)	0.00	33.34	(33.34)
Water/Coffee Service	105.11	24.50	80.61	176.42	49.00	127.42
Office Supplies & Expense	164.40	325.00	(160.60)	902.40	650.00	252.40
Postage	13.39	81.00	(67.61)	38.21	162.00	(123.79)
Toner/Copier Expense	0.00	110.33	(110.33)	0.00	220.66	(220.66)
Travel & Promotion	155.00	33.33	121.67	195.00	66.66	128.34
Training Expense	0.00	58.33	(58.33)	0.00	116.66	(116.66)
Credit Checking	0.00	41.67	(41.67)	0.00	83.34	(83.34)
Total Other Project Expenses	\$ 1,032.16	\$ 1,028.41	\$ 3.75	\$ 2,265.14	\$ 2,056.82	\$ 208.32
Mortgage & Owner's Expense						
Mortgage Payment	\$ 1,250.00	\$ 1,250.00	\$ 0.00	\$ 2,500.00	\$ 2,500.00	\$ 0.00
Reporting / Partner Management Fee	\$ 625.00	\$ 625.00	\$ 0.00	\$ 1,250.00	\$ 1,250.00	\$ 0.00
Transfer - Reserves	933.34	933.33	.01	1,866.68	1,866.66	.02
Total Mortgage & Owner's Exp.	\$ 2,808.34	\$ 2,808.33	\$ .01	\$ 5,616.68	\$ 5,616.66	\$ .02
Total Expenses	\$ 29,282.07	\$ 38,352.05	\$ (9,069.98)	\$ 68,817.61	\$ 76,704.10	\$ (7,886.49)
Reserves						
Authorized Reserve - Other	\$ 0.00	\$ 6,458.33	\$ (6,458.33)	\$ 0.00	\$ 12,916.66	\$ (12,916.66)
	\$ 0.00	\$ 6,458.33	\$ (6,458.33)	\$ 0.00	\$ 12,916.66	\$ (12,916.66)



### 1200 Park Avenue Apartments February 2025



Separate *Variance Report* explaining budget differences and expenditures. The current reserve balance is \$335,314.13.

#### **Updates:**

As of the end of February 1200 Park Avenue had 7 vacancies. One move in occurred in early March and currently there are 6 vacancies.

2 move-ins and 1 move-out in February.

#### Vacancies:

- Unit #214 (Deceased) Unit needs minor repairs, applicant in process.
- Unit #260 (Termination) Unit needs minor repairs, application in process.
- Unit #242: (RA Transfer to #133) Unit needs minor repairs.
- Unit #253: (Deceased) Unit is market ready
- Unit #262: (Leaving the Area) Unit needs minor repairs.
- Unit #305: (Deceased) Minor repairs, Full paint and flooring.

#### **Upcoming Vacancies:**

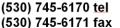
No pending notices.

Current applicants on waiting list have insufficient income to pay the 50% and 60% rents. Rent amounts are under review for reduction, if necessary to expedite move ins. Current focus is to fill the lower 30% & 45% units. Staff are working to turn and lease units as quickly as possible. Advertising is ongoing. As expected, leasing has picked up with the new year.

First quarter carpet cleaning is scheduled for March 21<sup>st</sup>, starting with the third floor. Residents will be notified in advance.

Currently we are recruiting for the Property Manager and Assistant Manager position – interviews in process. Site has coverage several days per week utilizing local staff.

In March a St. Patty's Day function will be held for residents.



AWI Management Corporation 120 Center Street

www.awimc.com Auburn CA 95603



### Park Avenue 569 For the Month Ended February 28, 2025

			Stateme	nt of Income & Casl	h Flow	
	Current	Current	Current	YTD	YTD	YTD
	Activity	Budget	Variance	Activity	Budget	Variance
Rental Income						
Gross Rents	\$ 80,935.00	\$ 95,845.08	\$ (14,910.08)	\$ 174,571.00	\$ 191,690.16	\$ (17,119.16)
Vacancies	\$ 0.00	\$ (3,833.83)	\$ 3,833.83	\$ (5,872.00)	\$ (7,667.66)	\$ 1,795.66
Manager's Unit	(1,111.00)	(1,111.00)	0.00	(2,222.00)	(2,222.00)	0.00
Total Tenant Rent	\$ 79,824.00	\$ 90,900.25	\$ (11,076.25)	\$ 166,477.00	\$ 181,800.50	\$ (15,323.50)
Other Project Income:						
Laundry Income	\$ 0.00	\$ 666.67	\$ (666.67)	\$ 0.00	\$ 1,333.34	\$ (1,333.34)
Interest Income	42.14	0.00	42.14	95.38	0.00	95.38
Restricted Reserve Interest Incom	22.72	18.17	4.55	47.68	36.34	11.34
Late Charges	245.00	68.50	176.50	244.94	137.00	107.94
Application Fees	25.00	13.92	11.08	25.00	27.84	(2.84)
Other Tenant Income	513.00	333.33	179.67	513.00	666.66	(153.66)
Miscellaneous Income	125.50	19.83	105.67	225.50	39.66	185.84
Other Project Income	\$ 973.36	\$ 1,120.42	\$ (147.06)	\$ 1,151.50	\$ 2,240.84	\$ (1,089.34)
Total Project Income	\$ 80,797.36	\$ 92,020.67	\$ (11,223.31)	\$ 167,628.50	\$ 184,041.34	\$ (16,412.84)
Project Expenses:						
Maint. & Oper. Exp. (Page 3)	\$ 16,094.72	\$ 21,761.42	\$ (5,666.70)	\$ 39,726.16	\$ 43,522.84	\$ (3,796.68)
Utilities (Page 3)	16,406.12	13,232.49	3,173.63	18,303.26	26,464.98	(8,161.72)
Administrative (Page 3)	12,747.37	13,035.42	(288.05)	25,928.53	26,070.84	(142.31)
Taxes & Insurance (Page 3)	7,269.41	7,439.75	(170.34)	13,296.07	14,879.50	(1,583.43)
Other Taxes & Insurance (Page 4)	2,967.25	3,453.91	(486.66)	6,025.12	6,907.82	(882.70)
Other Project Expenses (Page 4)	2,081.46	2,401.09	(319.63)	5,096.19	4,802.18	294.01
Total O&M Expenses	\$ 57,566.33	\$ 61,324.08	\$ (3,757.75)	\$ 108,375.33	\$ 122,648.16	\$ (14,272.83)
Mortgage & Owner's Expense						
Mortgage Payment	\$ 26,105.39	\$ 26,300.42	\$ (195.03)	\$ 52,210.78	\$ 52,600.84	\$ (390.06)
Managing General Partner Fees	\$ 1,085.50	\$ 1,105.50	\$ (20.00)	\$ 2,171.00	\$ 2,211.00	\$ (40.00)
Transfer - Reserves	2,675.00	2,675.00	0.00	5,350.00	5,350.00	0.00
Total Mortgage & Owner's Exp.	\$ 29,865.89	\$ 30,080.92	\$ (215.03)	\$ 59,731.78	\$ 60,161.84	\$ (430.06)
Total Project Expenses	\$ 87,432.22	\$ 91,405.00	\$ (3,972.78)	\$ 168,107.11	\$ 182,810.00	\$ (14,702.89)
Net Profit (Loss)	\$ (6,634.86)	\$ 615.67	\$ (7,250.53)	\$ (478.61)	\$ 1,231.34	\$ (1,709.95)
` ' =	/ =			/ =		

### Park Avenue 569 For the Month Ended February 28, 2025 Statement of Income & Cash Flow

			Stateme	ent of Income & Cash	Flow	
	Current	Current	Current	YTD	YTD	YTD
	Activity	Budget	Variance	Activity	Budget	Variance
Other Cash Flow Items:						
Reserve Transfers	\$ 132.96	\$ 0.00	\$ 132.96	\$ 65,524.56	\$ 0.00	\$ 65,524.56
T & I Transfers	(7,504.79)	0.00	(7,504.79)	54,449.33	0.00	54,449.33
Operating - MMKT- FFB*	(.85)	0.00	(.85)	(1.71)	0.00	(1.71)
Other Cash Changes	330.32	0.00	330.32	330.32	0.00	330.32
Security Deposits Held	900.00	0.00	900.00	900.00	0.00	900.00
Authorized Reserve - Other	0.00	(10,941.67)	10,941.67	(65,410.32)	(21,883.34)	(43,526.98)
Pending Reserves	0.00	0.00	0.00	(3,064.49)	0.00	(3,064.49)
Tenant Receivables	6,946.00	0.00	6,946.00	(2,235.94)	0.00	(2,235.94)
Other Receivables	8,269.41	0.00	8,269.41	1,425.89	0.00	1,425.89
Accounts Payable - Trade	1,116.69	0.00	1,116.69	6,133.57	0.00	6,133.57
Accrued Expenses	1,950.00	0.00	1,950.00	1,950.00	0.00	1,950.00
Accrued Interest City of Chico	6,125.00	0.00	6,125.00	12,250.00	0.00	12,250.00
Accrued Local Administration Fee	416.67	0.00	416.67	833.34	0.00	833.34
Accrued Managing GP Fee	668.83	0.00	668.83	1,337.66	0.00	1,337.66
Accrued Interest Housing Authority	4,785.75	0.00	4,785.75	9,571.50	0.00	9,571.50
Partner's Equity	(535.00)	0.00	(535.00)	(535.00)	0.00	(535.00)
Total Other Cash Flow Items	\$ 23,600.99	\$ (10,941.67)	\$ 34,542.66	\$ 83,458.71	\$ (21,883.34)	\$ 105,342.05
Net Operating Cash Change	\$ 16,966.13	\$ (10,326.00)	\$ 27,292.13	\$ 82,980.10	\$ (20,652.00)	\$ 103,632.10
Cash Accounts	En	nd Balance	Current	Change		
	1	Year Ago	Balance			
Operating-FFB	\$	26,393.72	\$ 109,373.82	\$ 82,980.10		
Operating - MMKT- FFB*		1,026.23	1,027.94	1.71		
Tax & Insurance-FFB	1	125,483.44	71,034.11	(54,449.33)		
Security Deposit - FFB		36,064.00	36,064.00	0.00		
Repl Reserves - Berkadia - IMP**	3	395,488.69	335,314.13	(60,174.56)		
Payables & Receivables:						
Accounts Payable - Trade	(	(30,331.19)	(24,197.62)	6,133.57		
Rents Receivable - Current Tenants		6,428.44	8,981.14	2,552.70		
Other Tenant Charges Receivable		3,750.94	3,434.18	(316.76)		

#### Park Avenue 569 For the Month Ended February 28, 2025

Maintenance & Operating Expenses:         Current Activity         Current Budget         Current Variance         YTD Variance           Maintenance & Operating Expenses:           Maintenance Payroll Janitorial/Cleaning Supplies         41.06         318.25         (277.19)         338.31         636.50         (298.19)           Plumbing Repairs         0.00         229.75         (219.75)         0.00         439.50         (439.50)           Painting & Decorating         0.00         223.83         (203.83)         0.00         447.66         (447.66)           Repairs & Maintenance - Supply         1.078.36         1,547.75         (469.39)         4.756.85         3.095.50         1,661.35           Repairs & Maintenance - Contract         1,585.06         2,250.00         (667.44)         4,813.92         4,500.00         313.92           Grounds Maintenance         1,865.00         1,966.67         (101.67)         3,730.00         3,933.34         (203.34)           Elevator Maintenance & Contract         2,008.80         984.17         1,024.63         2,822.82         1,968.34         854.48           Pest Control Service         785.03         1,523.92         (793.89)         6,510.00         1,355.00         2,000.00         (1,305.00)           Fire/		Statement of Income & Cash Flow						
Maintenance & Operating Expenses:         Activity         Budget         Variance         Activity         Budget         Variance           Maintenance & Operating Expenses:         Waintenance Payroll         \$7,509.81         \$7,900.00         \$(390.19)         \$14,989.75         \$15,800.00         \$(810.25)           Janitorial/Cleaning Supplies         41.06         318.25         (277.19)         338.31         636.50         (298.19)           Plumbing Repairs         0.00         219.75         (219.75)         0.00         447.66         (447.66)           Painting & Decorating         0.00         223.83         (228.83)         0.00         447.66         (447.66)           Repairs & Maintenance - Supply         1.078.36         1.547.75         (469.39)         4,756.85         3.095.50         1.661.35           Repairs & Maintenance - Contract         1.582.56         2.250.00         (667.44)         4,813.92         4,500.00         313.92           Grounds Maintenance & Contract         2.008.80         984.17         1,024.63         2,822.82         1,988.34         854.48           Pest Control Service         785.00         1,000.00         667.50         0,000.00         0,000         0,000         1,000.00         1,000.00         1,000.00		Current	Current			YTD	YTD	
Maintenance Payroll         \$7,509.81         \$7,900.00         \$(390.19)         \$14,989.75         \$15,800.00         \$(810.25)           Janitorial/Cleaning Supplies         41.06         318.25         (277.19)         338.31         636.50         (298.19)           Plumbing Repairs         0.00         219.75         (219.75)         0.00         439.50         (439.50)           Painting & Decorating         0.00         223.83         (202.83)         0.00         447.66         (447.66)           Repairs & Maintenance - Supply         1,078.36         1,547.75         (469.39)         4,756.85         3,095.50         1,661.35           Repairs & Maintenance - Contract         1,582.56         2,250.00         (667.44)         4,813.92         4,500.00         313.92           Grounds Maintenance & Contract         2,08.80         98.417         1,024.63         2,82.282         1,988.34         854.48           Pest Control Service         125.00         1,000.00         (875.00)         695.00         2,000.00         (1,305.00)           Fie/Alarm Services         785.03         1,523.92         (738.89)         5,419.26         3,047.84         2,371.42           Security Service         711.00         710.00         0.00         1,05								
Maintenance Payroll         \$7,509.81         \$7,900.00         \$(390.19)         \$14,989.75         \$15,800.00         \$(810.25)           Janitorial/Cleaning Supplies         41.06         318.25         (277.19)         338.31         636.50         (298.19)           Plumbing Repairs         0.00         219.75         (219.75)         0.00         439.50         (439.50)           Painting & Decorating         0.00         223.83         (202.83)         0.00         447.66         (447.66)           Repairs & Maintenance - Supply         1.078.36         1,547.75         (469.39)         4,756.85         3,095.50         1,661.35           Repairs & Maintenance - Contract         1,582.56         2,250.00         (667.44)         4,813.92         4,500.00         313.92           Grounds Maintenance & Contract         2,008.80         984.17         1,024.63         2,82.282         1,988.34         854.48           Pest Control Service         125.00         1,000.00         (875.00)         695.00         2,000.00         (1,305.00)           Fie/Alarm Services         785.03         1,523.92         (738.89)         5,419.26         3,047.84         2,371.42           Security Service         711.00         710.00         0.00         1,3								
Janitorial/Cleaning Supplies	Maintenance & Operating Expenses:							
Plumbing Repairs   0.00   219.75   (219.75)   0.00   439.50   (439.50)   (439.50)   Plumbing & Decorating   0.00   223.83   (223.83)   0.00   447.66   (447.66)   Repairs & Maintenance - Supply   1,078.36   1,547.75   (469.39)   4,756.85   3,095.50   1,661.35   Repairs & Maintenance - Contract   1,582.56   2,250.00   (667.44)   4,813.92   4,500.00   313.92   (203.34)   Elevator Maintenance   1,865.00   1,966.67   (101.67)   3,730.00   3,933.34   (203.34)   Elevator Maintenance & Contract   2,008.80   984.17   1,024.63   2,822.82   1,968.34   854.48   854.48   Rest Control Service   125.00   1,000.00   (875.00)   6695.00   2,000.00   (1,305.00)   Fire/Alarm Services   785.03   1,523.92   (738.89)   5,419.26   3,047.84   2,371.42   (2371.42   Security Service   711.00   711.00   711.00   0.00   1,356.00   1,422.00   (66.00)   (2471.49)   (245.10   3,320.00   3,074.84   2,371.42   (2371.49)   (2	Maintenance Payroll	\$ 7,509.81	\$ 7,900.00	\$ (390.19)	\$ 14,989.75	\$ 15,800.00	\$ (810.25)	
Painting & Decorating   0.00   223.83   (223.83)   0.00   447.66   (447.66)   Repairs & Maintenance - Supply   1,078.36   1,547.75   (469.39)   4,756.85   3,095.50   1,661.35   Repairs & Maintenance - Contract   1,582.56   2,250.00   (667.44)   4,813.92   4,500.00   313.92   Grounds Maintenance   1,865.00   1,966.67   (101.67)   3,730.00   3,933.34   (203.34)   Elevator Maintenance & Contract   2,008.80   984.17   1,024.63   2,822.82   1,968.34   854.48   Pest Control Service   125.00   1,000.00   (875.00)   695.00   2,000.00   (1,305.00)   Fire/Alarm Services   785.03   1,523.92   (738.89)   5,419.26   3,047.84   2,371.42   Security Service   711.00   711.00   0.00   1,356.00   1,422.00   (66.00)   Capital Improvements - Other   245.10   1,660.00   (1,414.90)   245.10   3,320.00   3,074.90   Capital Improvements - Flooring   0.00   0.00   0.00   108.15   0.00   108.15   Capital Improvements - Flooring   0.00   416.67   (416.67)   308.00   833.34   (525.34)   HVAC Repairs   0.00   416.67   (416.67)   308.00   833.34   (525.34)   HVAC Repairs   0.00   860.00   (860.00)   0.00   0.00   172.00   (172.00)   Tenant Services   143.00   127.08   15.92   143.00   254.16   (111.16)   Total Maint. & Operating Exp.   \$16,094.72   \$21,761.42   \$(5,666.70)   \$39,726.16   \$43,522.84   \$(3,796.68)   Utilities:   Electricity   \$9,493.45   \$8,621.08   \$872.37   \$6,374.40   \$17,242.16   \$(10,867.76)   Water   1,332.08   1,149.33   182.75   2,382.52   2,298.66   83.86   \$890.00   1,200.00	Janitorial/Cleaning Supplies	41.06	318.25	(277.19)	338.31	636.50	(298.19)	
Repairs & Maintenance - Supply         1,078.36         1,547.75         (469.39)         4,756.85         3,095.50         1,661.35           Repairs & Maintenance - Contract         1,582.56         2,250.00         (667.44)         4,813.92         4,500.00         313.92           Grounds Maintenance         1,865.00         1,966.67         (101.67)         3,730.00         3,933.34         (203.34)           Elevator Maintenance & Contract         2,008.80         984.17         1,024.63         2,822.82         1,968.34         854.48           Pest Control Service         125.00         1,000.00         (875.00)         695.00         2,000.00         (1,305.00)           Fire/Alarm Services         785.03         1,523.92         (738.89)         5,419.26         3,047.84         2,371.42           Security Service         711.00         711.00         0.00         1,356.00         1,422.00         (66.00)           Capital Improvements - Other         245.10         1,660.00         (1,414.90)         245.10         3,320.00         (3,074.90)           Capital Improvements - Flooring         0.00         826.33         (826.33)         0.00         168.15         0.00         168.15           Capital Improvements - Services         1.00	Plumbing Repairs	0.00	219.75	(219.75)	0.00	439.50	(439.50)	
Repairs & Maintenance - Contract   1,582,56   2,250,00   (667.44)   4,813.92   4,500.00   319.92	Painting & Decorating	0.00	223.83	(223.83)	0.00	447.66	(447.66)	
Grounds Maintenance         1,865.00         1,966.67         (101.67)         3,730.00         3,933.34         (203.34)           Elevator Maintenance & Contract         2,008.80         984.17         1,024.63         2,822.82         1,968.34         854.48           Pest Control Service         125.00         1,000.00         (875.00)         695.00         2,000.00         (1,305.00)           Fire/Alarm Services         785.03         1,523.92         (738.89)         5,419.26         3,047.84         2,371.42           Security Service         711.00         711.00         0.00         1,356.00         1,422.00         (66.00)           Capital Improvements - Other         245.10         1,660.00         (1,414.90)         245.10         3,320.00         (3,074.90)           Capital Improvements - Flooring         0.00         0.00         0.00         108.15         0.00         108.15           Capital Improvements - Appliances         0.00         826.33         (826.33)         0.00         1,652.66         (1,652.66)           Carpet Cleaning         0.00         416.67         (416.67)         308.00         833.34         (525.34)           HVAC Repairs         0.00         86.00         (86.00)         0.00         172.00<	Repairs & Maintenance - Supply	1,078.36	1,547.75	(469.39)	4,756.85	3,095.50	1,661.35	
Elevator Maintenance & Contract   2,008.80   984.17   1,024.63   2,822.82   1,968.34   854.48     Pest Control Service   125.00   1,000.00   (875.00)   695.00   2,000.00   (1,305.00)     Fire/Alarm Services   785.03   1,523.92   (738.89)   5,419.26   3,047.84   2,371.42     Security Service   711.00   711.00   0,00   1,356.00   1,422.00   (66.00)     Capital Improvements - Other   245.10   1,660.00   (1,414.90)   245.10   3,320.00   (3,074.90)     Capital Improvements - Flooring   0,000   0,00   0.00   108.15   0,000   108.15     Capital Improvements - Appliances   0,00   826.33   (826.33)   0,00   1,652.66   (1,652.66)     Carpet Cleaning   0,00   416.67   (416.67)   308.00   833.34   (525.34)     HVAC Repairs   0,00   86.00   (86.00)   0,00   172.00   (172.00)     Tenant Services   143.00   127.08   15.92   143.00   254.16   (111.16)     Total Maint. & Operating Exp.   \$16,094.72   \$21,761.42   \$(5,666.70)   \$39,726.16   \$43,522.84   \$(3,796.68)     Utilities:   Electricity   \$9,493.45   \$8,621.08   \$872.37   \$6,374.40   \$17,242.16   \$(10,867.76)     Water   1,332.08   1,149.33   182.75   2,382.52   2,298.66   83.86     Sewer   1,950.00   1,963.58   (13.58)   3,900.97   3,927.16   (26.19)     Heating Fuel/Other   2,367.03   454.92   1,932.11   3,470.25   909.84   2,560.41     Garbage & Trash Removal   1,243.56   1,043.58   199.98   2,175.12   2,087.16   87.96    Total Utilities   \$16,406.12   \$13,232.49   \$3,173.63   \$18,303.26   \$26,464.98   \$(3,385.73)     Management Fees   5,992.00   5,992.00   0,00   11,984.00   11,984.00   0,00     Bad Debt Expense   1,779.00   0,00   1,779.00   3,028.00   0,00   3,028.00     Adulting   1,000.00   1,000.00   0.00   1,687.50   2,000.00   (312.50)	Repairs & Maintenance - Contract	1,582.56	2,250.00	(667.44)	4,813.92	4,500.00	313.92	
Pest Control Service         125.00         1,000.00         (875.00)         695.00         2,000.00         (1,305.00)           Fire/Alarm Services         785.03         1,523.92         (738.89)         5,419.26         3,047.84         2,371.42           Security Service         711.00         711.00         0.00         1,356.00         1,422.00         (66.00)           Capital Improvements - Other         245.10         1,660.00         (1,414.90)         245.10         3,320.00         (3,074.90)           Capital Improvements - Flooring         0.00         0.00         0.00         108.15         0.00         108.15           Capital Improvements - Appliances         0.00         826.33         (826.33)         0.00         1,652.66         (1,652.66)	Grounds Maintenance	1,865.00	1,966.67	(101.67)	3,730.00	3,933.34	(203.34)	
Fire/Alarm Services         785.03         1,523.92         (738.89)         5,419.26         3,047.84         2,371.42           Security Service         711.00         711.00         0.00         1,356.00         1,422.00         (66.00)           Capital Improvements - Other         245.10         1,660.00         (1,414.90)         245.10         3,320.00         (3,074.90)           Capital Improvements - Flooring         0.00         0.00         0.00         108.15         0.00         108.15           Captet Cleaning         0.00         826.33         (826.33)         0.00         1,652.66         (1,652.66)           Carpet Cleaning         0.00         416.67         (416.67)         308.00         833.34         (525.34)           HVAC Repairs         0.00         86.00         (86.00)         0.00         172.00         (172.00)           Tenant Services         143.00         127.08         15.92         143.00         254.16         (111.16)           Utilities:           Electricity         \$ 9,493.45         \$ 8,621.08         \$ 872.37         \$ 6,374.40         \$ 17,242.16         \$ (10,867.76)           Water         1,332.08         1,149.33         182.75         2,382.52	Elevator Maintenance & Contract	2,008.80	984.17	1,024.63	2,822.82	1,968.34	854.48	
Security Service         711.00         711.00         0.00         1,356.00         1,422.00         (66.00)           Capital Improvements - Other         245.10         1,660.00         (1,414.90)         245.10         3,320.00         (3,074.90)           Capital Improvements - Flooring         0.00         0.00         108.15         0.00         108.15           Capital Improvements - Appliances         0.00         826.33         (826.33)         0.00         1,652.66         (1,652.66)           Carpet Cleaning         0.00         416.67         (416.67)         308.00         833.34         (525.34)           HVAC Repairs         0.00         86.00         (86.00)         0.00         172.00         (172.00)           Tenant Services         143.00         127.08         15.92         143.00         254.16         (111.16)           Total Maint. & Operating Exp.         \$16,094.72         \$21,761.42         \$(5,666.70)         \$39,726.16         \$43,522.84         \$(3,796.68)           Utilities:           Electricity         \$9,493.45         \$8,621.08         \$872.37         \$6,374.40         \$17,242.16         \$(10,867.76)           Water         1,332.08         1,149.33         182.75 <t< td=""><td>Pest Control Service</td><td>125.00</td><td>1,000.00</td><td>(875.00)</td><td>695.00</td><td>2,000.00</td><td>(1,305.00)</td></t<>	Pest Control Service	125.00	1,000.00	(875.00)	695.00	2,000.00	(1,305.00)	
Capital Improvements - Other         245.10         1,660.00         (1,414.90)         245.10         3,320.00         (3,074.90)           Capital Improvements - Flooring         0.00         0.00         0.00         108.15         0.00         108.15           Capital Improvements - Appliances         0.00         826.33         (826.33)         0.00         1,652.66         (1,652.66)           Carpet Cleaning         0.00         416.67         (416.67)         308.00         833.34         (525.34)           HVAC Repairs         0.00         86.00         (86.00)         0.00         172.00         (172.00)           Tenant Services         143.00         127.08         15.92         143.00         254.16         (111.16)           Total Maint. & Operating Exp.         \$16,094.72         \$21,761.42         \$(5,666.70)         \$39,726.16         \$43,522.84         \$(3,796.68)           Utilities:           Electricity         \$9,493.45         \$8,621.08         \$872.37         \$6,374.40         \$17,242.16         \$(10,867.76)           Water         1,950.00         1,965.08         (13.58)         3,900.97         3,927.16         (26.19)           Heating Fuel/Other         2,387.03         454.92	Fire/Alarm Services	785.03	1,523.92	(738.89)	5,419.26	3,047.84	2,371.42	
Capital Improvements - Flooring Capital Improvements - Appliances         0.00         0.00         0.00         108.15 (1,652.66)         0.00         108.15 (2,652.66)         0.00         108.15 (2,652.66)         0.00         10.652.66 (1,652.66)         0.00         10.652.66 (1,652.66)         0.00         10.652.66 (1,652.66)         0.00         10.00	Security Service	711.00	711.00	0.00	1,356.00	1,422.00	(66.00)	
Capital Improvements - Flooring Capital Improvements - Appliances         0.00         0.00         0.00         108.15 (1,652.66)         0.00         108.15 (2,652.66)         0.00         108.15 (2,652.66)         0.00         10.652.66 (1,652.66)         0.00         10.652.66 (1,652.66)         0.00         10.652.66 (1,652.66)         0.00         10.00	Capital Improvements - Other	245.10	1,660.00	(1,414.90)	245.10	3,320.00	(3,074.90)	
Carpet Cleaning HVAC Repairs         0.00         416.67 0.00         (416.67) 86.00         (38.00) (86.00)         308.00 0.00         833.34 172.00         (525.34) 172.00           Tenant Services         143.00         127.08         15.92         143.00         254.16         (111.16)           Total Maint. & Operating Exp.         \$16,094.72         \$21,761.42         \$(5,666.70)         \$39,726.16         \$43,522.84         \$(3,796.68)           Utilities: Electricity         \$9,493.45         \$8,621.08         \$872.37         \$6,374.40         \$17,242.16         \$(10,867.76)           Water         1,332.08         1,149.33         182.75         2,382.52         2,298.66         83.86           Sewer         1,950.00         1,963.58         (13.58)         3,900.97         3,927.16         (26.19)           Heating Fuel/Other         2,387.03         454.92         1,932.11         3,470.25         909.84         2,560.41           Garbage & Trash Removal         1,243.56         1,043.58         199.98         2,175.12         2,087.16         87.96           Total Utilities         \$16,406.12         \$13,232.49         \$3,173.63         \$18,303.26         \$26,464.98         \$(8,161.72)           Administrative:         Manager's Salary	Capital Improvements - Flooring	0.00	0.00		108.15	0.00	108.15	
HVÅC Repairs         0.00         86.00         (86.00)         0.00         172.00         (172.00)           Tenant Services         143.00         127.08         15.92         143.00         254.16         (111.16)           Total Maint. & Operating Exp.         \$16,094.72         \$21,761.42         \$(5,666.70)         \$39,726.16         \$43,522.84         \$(3,796.68)           Utilities:           Electricity         \$9,493.45         \$8,621.08         \$872.37         \$6,374.40         \$17,242.16         \$(10,867.76)           Water         \$1,332.08         \$1,149.33         \$182.75         2,382.52         2,298.66         83.86           Sewer         \$1,950.00         \$1,963.58         \$(13.58)         3,900.97         3,927.16         \$(26.19)           Heating Fuel/Other         2,387.03         454.92         \$1,932.11         3,470.25         909.84         2,560.41           Garbage & Trash Removal         \$1,243.56         \$1,043.58         \$199.98         2,175.12         2,087.16         87.96           Total Utilities         \$16,406.12         \$13,232.49         \$3,173.63         \$18,303.26         \$26,464.98         \$(8,161.72)           Administrative:           Manager's Salary	Capital Improvements - Appliances	0.00	826.33	(826.33)	0.00	1,652.66	(1,652.66)	
Tenant Services         143.00         127.08         15.92         143.00         254.16         (111.16)           Total Maint. & Operating Exp.         \$16,094.72         \$21,761.42         \$(5,666.70)         \$39,726.16         \$43,522.84         \$(3,796.68)           Utilities:           Electricity         \$9,493.45         \$8,621.08         \$872.37         \$6,374.40         \$17,242.16         \$(10,867.76)           Water         1,332.08         1,149.33         182.75         2,382.52         2,298.66         83.86           Sewer         1,950.00         1,963.58         (13.58)         3,900.97         3,927.16         (26.19)           Heating Fuel/Other         2,387.03         454.92         1,932.11         3,470.25         909.84         2,560.41           Garbage & Trash Removal         1,243.56         1,043.58         199.98         2,175.12         2,087.16         87.96           Administrative:           Manager's Salary         \$16,406.12         \$13,232.49         \$3,173.63         \$18,303.26         \$26,464.98         \$(8,161.72)           Administrative:           Management Fees         5,992.00         5,992.00         0.00         11,984.00         11,984.00         0.	Carpet Cleaning	0.00	416.67	(416.67)	308.00	833.34	(525.34)	
Total Maint. & Operating Exp. \$16,094.72 \$21,761.42 \$(5,666.70) \$39,726.16 \$43,522.84 \$(3,796.68) \$Utilities:  Electricity \$9,493.45 \$8,621.08 \$872.37 \$6,374.40 \$17,242.16 \$(10,867.76) Water \$1,332.08 \$1,149.33 \$182.75 \$2,382.52 \$2,298.66 \$83.86 Sewer \$1,950.00 \$1,963.58 \$(13.58) \$3,900.97 \$3,927.16 \$(26.19) Heating Fuel/Other \$2,387.03 \$454.92 \$1,932.11 \$3,470.25 \$909.84 \$2,560.41 Garbage & Trash Removal \$1,243.56 \$1,043.58 \$199.98 \$2,175.12 \$2,087.16 \$87.96 \$\$ Administrative:  Manager's Salary \$16,406.12 \$13,232.49 \$3,173.63 \$18,303.26 \$26,464.98 \$(8,161.72) \$\$ Administrative:  Managerment Fees \$5,992.00 \$5,992.00 \$0.00 \$11,984.00 \$11,984.00 \$0.00 \$826.00 \$Auditing \$1,000.00 \$1,000.00 \$1,000.00 \$1,687.50 \$2,000.00 \$(312.50) \$\$	HVAC Repairs	0.00	86.00	(86.00)	0.00	172.00	(172.00)	
Utilities:           Electricity         \$ 9,493.45         \$ 8,621.08         \$ 872.37         \$ 6,374.40         \$ 17,242.16         \$ (10,867.76)           Water         1,332.08         1,149.33         182.75         2,382.52         2,298.66         83.86           Sewer         1,950.00         1,963.58         (13.58)         3,900.97         3,927.16         (26.19)           Heating Fuel/Other         2,387.03         454.92         1,932.11         3,470.25         909.84         2,560.41           Garbage & Trash Removal         1,243.56         1,043.58         199.98         2,175.12         2,087.16         87.96           Total Utilities         \$ 16,406.12         \$ 13,232.49         \$ 3,173.63         \$ 18,303.26         \$ 26,464.98         \$ (8,161.72)           Administrative:           Manager's Salary         \$ 2,641.19         \$ 5,411.67         \$ (2,770.48)         \$ 7,437.61         \$ 10,823.34         \$ (3,385.73)           Management Fees         5,992.00         5,992.00         0.00         11,984.00         11,984.00         0.00           Bad Debt Expense         1,779.00         0.00         1,779.00         3,028.00         0.00         3,028.00           Auditing	Tenant Services	143.00	127.08	15.92	143.00	254.16	(111.16)	
Electricity         \$ 9,493.45         \$ 8,621.08         \$ 872.37         \$ 6,374.40         \$ 17,242.16         \$ (10,867.76)           Water         1,332.08         1,149.33         182.75         2,382.52         2,298.66         83.86           Sewer         1,950.00         1,963.58         (13.58)         3,900.97         3,927.16         (26.19)           Heating Fuel/Other         2,387.03         454.92         1,932.11         3,470.25         909.84         2,560.41           Garbage & Trash Removal         1,243.56         1,043.58         199.98         2,175.12         2,087.16         87.96           Total Utilities         \$ 16,406.12         \$ 13,232.49         \$ 3,173.63         \$ 18,303.26         \$ 26,464.98         \$ (8,161.72)           Administrative:           Manager's Salary         \$ 2,641.19         \$ 5,411.67         \$ (2,770.48)         \$ 7,437.61         \$ 10,823.34         \$ (3,385.73)           Management Fees         5,992.00         5,992.00         0.00         11,984.00         11,984.00         0.00           Bad Debt Expense         1,779.00         0.00         1,779.00         3,028.00         0.00         3,028.00           Auditing         1,000.00         1,000.00         0.00	Total Maint. & Operating Exp.	\$ 16,094.72	\$ 21,761.42	\$ (5,666.70)	\$ 39,726.16	\$ 43,522.84	\$ (3,796.68)	
Water         1,332.08         1,149.33         182.75         2,382.52         2,298.66         83.86           Sewer         1,950.00         1,963.58         (13.58)         3,900.97         3,927.16         (26.19)           Heating Fuel/Other         2,387.03         454.92         1,932.11         3,470.25         909.84         2,560.41           Garbage & Trash Removal         1,243.56         1,043.58         199.98         2,175.12         2,087.16         87.96           Total Utilities         \$ 16,406.12         \$ 13,232.49         \$ 3,173.63         \$ 18,303.26         \$ 26,464.98         \$ (8,161.72)           Administrative:         Manager's Salary         \$ 2,641.19         \$ 5,411.67         \$ (2,770.48)         \$ 7,437.61         \$ 10,823.34         \$ (3,385.73)           Management Fees         5,992.00         5,992.00         0.00         11,984.00         11,984.00         0.00           Bad Debt Expense         1,779.00         0.00         1,779.00         3,028.00         0.00         3,028.00           Auditing         1,000.00         1,000.00         0.00         1,687.50         2,000.00         (312.50)	Utilities:							
Water         1,332.08         1,149.33         182.75         2,382.52         2,298.66         83.86           Sewer         1,950.00         1,963.58         (13.58)         3,900.97         3,927.16         (26.19)           Heating Fuel/Other         2,387.03         454.92         1,932.11         3,470.25         909.84         2,560.41           Garbage & Trash Removal         1,243.56         1,043.58         199.98         2,175.12         2,087.16         87.96           Total Utilities         \$ 16,406.12         \$ 13,232.49         \$ 3,173.63         \$ 18,303.26         \$ 26,464.98         \$ (8,161.72)           Administrative:         Manager's Salary         \$ 2,641.19         \$ 5,411.67         \$ (2,770.48)         \$ 7,437.61         \$ 10,823.34         \$ (3,385.73)           Management Fees         5,992.00         5,992.00         0.00         11,984.00         11,984.00         0.00           Bad Debt Expense         1,779.00         0.00         1,779.00         3,028.00         0.00         3,028.00           Auditing         1,000.00         1,000.00         0.00         1,687.50         2,000.00         (312.50)	Electricity	\$ 9.493.45	\$ 8.621.08	\$ 872.37	\$ 6.374.40	\$ 17.242.16	\$ (10.867.76)	
Sewer         1,950.00         1,963.58         (13.58)         3,900.97         3,927.16         (26.19)           Heating Fuel/Other         2,387.03         454.92         1,932.11         3,470.25         909.84         2,560.41           Garbage & Trash Removal         1,243.56         1,043.58         199.98         2,175.12         2,087.16         87.96           Total Utilities         \$ 16,406.12         \$ 13,232.49         \$ 3,173.63         \$ 18,303.26         \$ 26,464.98         \$ (8,161.72)           Administrative:         Manager's Salary         \$ 2,641.19         \$ 5,411.67         \$ (2,770.48)         \$ 7,437.61         \$ 10,823.34         \$ (3,385.73)           Management Fees         5,992.00         5,992.00         0.00         11,984.00         11,984.00         0.00           Bad Debt Expense         1,779.00         0.00         1,779.00         3,028.00         0.00         3,028.00           Auditing         1,000.00         1,000.00         0.00         1,687.50         2,000.00         (312.50)	•	' '			' '			
Heating Fuel/Other         2,387.03         454.92         1,932.11         3,470.25         909.84         2,560.41           Garbage & Trash Removal         1,243.56         1,043.58         199.98         2,175.12         2,087.16         87.96           Total Utilities         \$ 16,406.12         \$ 13,232.49         \$ 3,173.63         \$ 18,303.26         \$ 26,464.98         \$ (8,161.72)           Administrative:         Manager's Salary         \$ 2,641.19         \$ 5,411.67         \$ (2,770.48)         \$ 7,437.61         \$ 10,823.34         \$ (3,385.73)           Management Fees         5,992.00         5,992.00         0.00         11,984.00         11,984.00         0.00           Bad Debt Expense         1,779.00         0.00         1,779.00         3,028.00         0.00         3,028.00           Auditing         1,000.00         1,000.00         0.00         1,687.50         2,000.00         (312.50)	Sewer	1,950.00	1,963.58	(13.58)	3,900.97	3,927.16	(26.19)	
Garbage & Trash Removal         1,243.56         1,043.58         199.98         2,175.12         2,087.16         87.96           Total Utilities         \$ 16,406.12         \$ 13,232.49         \$ 3,173.63         \$ 18,303.26         \$ 26,464.98         \$ (8,161.72)           Administrative:         Manager's Salary         \$ 2,641.19         \$ 5,411.67         \$ (2,770.48)         \$ 7,437.61         \$ 10,823.34         \$ (3,385.73)           Management Fees         5,992.00         5,992.00         0.00         11,984.00         11,984.00         0.00           Bad Debt Expense         1,779.00         0.00         1,779.00         3,028.00         0.00         3,028.00           Auditing         1,000.00         1,000.00         0.00         1,687.50         2,000.00         (312.50)	Heating Fuel/Other	•	•	, ,	·	· ·	` ,	
Administrative:         Manager's Salary       \$ 2,641.19       \$ 5,411.67       \$ (2,770.48)       \$ 7,437.61       \$ 10,823.34       \$ (3,385.73)         Management Fees       5,992.00       5,992.00       0.00       11,984.00       11,984.00       0.00         Bad Debt Expense       1,779.00       0.00       1,779.00       3,028.00       0.00       3,028.00         Auditing       1,000.00       1,000.00       0.00       1,687.50       2,000.00       (312.50)	•	•		•	·			
Manager's Salary         \$ 2,641.19         \$ 5,411.67         \$ (2,770.48)         \$ 7,437.61         \$ 10,823.34         \$ (3,385.73)           Management Fees         5,992.00         5,992.00         0.00         11,984.00         11,984.00         0.00           Bad Debt Expense         1,779.00         0.00         1,779.00         3,028.00         0.00         3,028.00           Auditing         1,000.00         1,000.00         0.00         1,687.50         2,000.00         (312.50)	Total Utilities	\$ 16,406.12	\$ 13,232.49	\$ 3,173.63	\$ 18,303.26	\$ 26,464.98	\$ (8,161.72)	
Manager's Salary         \$ 2,641.19         \$ 5,411.67         \$ (2,770.48)         \$ 7,437.61         \$ 10,823.34         \$ (3,385.73)           Management Fees         5,992.00         5,992.00         0.00         11,984.00         11,984.00         0.00           Bad Debt Expense         1,779.00         0.00         1,779.00         3,028.00         0.00         3,028.00           Auditing         1,000.00         1,000.00         0.00         1,687.50         2,000.00         (312.50)	Administrative:							
Management Fees         5,992.00         5,992.00         0.00         11,984.00         11,984.00         0.00           Bad Debt Expense         1,779.00         0.00         1,779.00         3,028.00         0.00         3,028.00           Auditing         1,000.00         1,000.00         0.00         1,687.50         2,000.00         (312.50)		\$ 2.641.19	\$ 5.411.67	\$ (2.770.48)	\$ 7.437.61	\$ 10.823.34	\$ (3.385.73)	
Bad Debt Expense         1,779.00         0.00         1,779.00         3,028.00         0.00         3,028.00           Auditing         1,000.00         1,000.00         0.00         1,687.50         2,000.00         (312.50)	•	' '		,				
Auditing 1,000.00 1,000.00 0.00 1,687.50 2,000.00 (312.50)		,	,			,	3,028.00	
	•	·	1.000.00	0.00	·	2.000.00	(312.50)	
	Legal	0.00	407.17	(407.17)	450.00	814.34	(364.34)	
Reporting Ptr/Mgmt Fees (535.00) 0.00 (535.00) (535.00) 0.00 (535.00)	· ·	(535.00)	0.00	` ,	(535.00)	0.00	` ,	
Other Administrative Expenses 1,870.18 224.58 1,645.60 1,876.42 449.16 1,427.26		` '	224.58	` ,	,	449.16	` ,	
Total Administrative Expense \$12,747.37 \$13,035.42 \$(288.05) \$25,928.53 \$26,070.84 \$(142.31)	Total Administrative Expense	\$ 12,747.37	\$ 13,035.42	\$ (288.05)	\$ 25,928.53	\$ 26,070.84	\$ (142.31)	
Taxes & Insurance Reserve For:	Taxes & Insurance Reserve For:							
Special Assessments \$ 0.00 \$ 27.75 \$ (27.75) \$ 0.00 \$ 55.50 \$ (55.50)		\$ 0.00	\$ 27.75	\$ (27.75)	\$ 0.00	\$ 55.50	\$ (55.50)	
Property Insurance 7,112.08 7,112.08 0.00 12,981.41 14,224.16 (1,242.75)		'			· ·			
Other Insurance 157.33 299.92 (142.59) 314.66 599.84 (285.18)		,	,		,	,	, ,	

#### Park Avenue 569 For the Month Ended February 28, 2025

	Current	Current	Current	come & Cash Flow YTD	YTD	YTD
	Activity	Budget	Variance	Activity	Budget	Variance
Total Taxes & Insurance Expense	\$ 7,269.41	\$ 7,439.75	\$ (170.34)	\$ 13,296.07	\$ 14,879.50	\$ (1,583.43)
Other Taxes & Insurance:						
Payroll Taxes	\$ 1,059.05	\$ 1,350.83	\$ (291.78)	\$ 2,547.32	\$ 2,701.66	\$ (154.34)
Other Taxes, Fees & Permits	0.00	233.33	(233.33)	0.00	466.66	(466.66)
Bond Premiums	472.43	108.75	363.68	472.43	217.50	254.93
Worker's Compensation Insurance	350.44	641.25	(290.81)	837.06	1,282.50	(445.44)
Personnel Medical Insurance	1,085.33	1,119.75	(34.42)	2,168.31	2,239.50	(71.19)
Total Other Taxes & Insurance	\$ 2,967.25	\$ 3,453.91	\$ (486.66)	\$ 6,025.12	\$ 6,907.82	\$ (882.70)
Other Project Expenses						
Telephone & Answering Service	\$ 705.58	\$ 592.33	\$ 113.25	\$ 1,408.82	\$ 1,184.66	\$ 224.16
Internet Service	625.18	558.33	66.85	1,202.28	1,116.66	85.62
Advertising	0.00	39.75	(39.75)	0.00	79.50	(79.50)
Water/Coffee Service	137.48	111.25	26.23	161.02	222.50	(61.48)
Office Supplies & Expense	311.64	468.00	(156.36)	1,787.64	936.00	851.64 <sup>°</sup>
Postage	36.22	87.67	(51.45)	48.63	175.34	(126.71)
Toner/Copier Expense	215.36	297.92	(82.56)	437.80	595.84	(158.04)
Travel & Promotion	0.00	144.42	(144.42)	0.00	288.84	(288.84)
Training Expense	0.00	63.92	(63.92)	0.00	127.84	(127.84)
Credit Checking	0.00	29.17	(29.17)	0.00	58.34	(58.34)
Employee Meals	50.00	8.33	`41.67 <sup>′</sup>	50.00	16.66	33.34
Total Other Project Expenses	\$ 2,081.46	\$ 2,401.09	\$ (319.63)	\$ 5,096.19	\$ 4,802.18	\$ 294.01
Mortgage & Owner's Expense						
Mortgage Payment	\$ 26,105.39	\$ 26,300.42	\$ (195.03)	\$ 52,210.78	\$ 52,600.84	\$ (390.06)
Managing General Partner Fees	\$ 1,085.50	\$ 1,105.50	\$ (20.00)	\$ 2,171.00	\$ 2,211.00	\$ (40.00)
Transfer - Reserves	2,675.00	2,675.00	0.00	5,350.00	5,350.00	0.00
Total Mortgage & Owner's Exp.	\$ 29,865.89	\$ 30,080.92	\$ (215.03)	\$ 59,731.78	\$ 60,161.84	\$ (430.06)
Total Expenses	\$ 87,432.22	\$ 91,405.00	\$ (3,972.78)	\$ 168,107.11	\$ 182,810.00	\$ (14,702.89)
Reserves						
Authorized Reserve - Other	\$ 0.00	\$ 10,941.67	\$ (10,941.67)	\$ 65,410.32	\$ 21,883.34	\$ 43,526.98
Pending Reserves	0.00	0.00	0.00	3,064.49	0.00	3,064.49
ŭ	\$ 0.00	\$ 10,941.67	\$ (10,941.67)	\$ 68,474.81	\$ 21,883.34	\$ 46,591.47

#### MEMO

Date: March 14, 2025

To: HACB Board of Commissioners

From: Angie Little, Rental Assistance Programs Manager

Subject: Family Self-Sufficiency (FSS) Program update for February 2025

Program Statistics for Period Ending	February 2025	February 2024
Number of participants as of last day of the month	27	32
Number of Orientation Briefings	0	0
Number of signed contracts	1	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)	0	0
Number of participants with new employment (YTD)	0	0
Number of participants with escrow accounts	18	21
Number of participants currently escrowing	10	14
Amount disbursed from escrow account	\$0	\$0.00
Balance of Escrow Account	\$ 122,857.35	\$205,971.21

#### 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	0
Number of FSS participants enrolled in higher/adult education	3
Number of FSS participants enrolled in school and employed	3
Number of FSS families receiving cash assistance	5
Number of FSS families experiencing a reduction in cash assistance	0
Number of FSS families who have ceased receiving cash assistance	2
How many new FSS escrow accounts were established	0
Number of FSS families moved to non-subsidized housing	0
Number of FSS families moved to home-ownership	0

	HACB CoC Programs: A Report to the Board of Commissioners for the Month of February 2025									
Grant	Funding Period	Amount Funded	Grantee	Sponsor	Units	Eligibility Criteria	Service Area	02/2025 Enrollment	02/2025 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	5	\$6,937.00	\$100,340.00
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	1	\$0.00	\$1,626.00
BHHAP/ASOC	7/1/24 - 6/30/25	\$24,291.00	ВСВН	ВСВН	4	Individuals with a mental illness with homelessness eligibility	Butte County	2	\$1,084.00	\$16,699.00
Totals		\$186,717.00			35			8	\$8,021.00	\$127,665.00

\*TBRA: Tenant Based Rental Assistance | \*LGP: Lease Guarantee Program | \*SSA: Supportive Service Agency | \*SMI: Serious Mental Health Disability

Last update:03/11/2025

Path: 2:\Boutique Programs\Special Programs Budget and Reports

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

#### **Marysol Perez**

From: NAHRO Direct News <nahro@nahro.org>

**Sent:** Friday, March 14, 2025 3:50 PM

To: Marysol Perez

**Subject:** Senate Passes Continuing Resolution

The bill now heads to the President, who is expected to sign it.



# Senate Passes Year-Long Continuing Resolution

Earlier this evening, the Senate passed a year-long Continuing Resolution (CR) that would keep the government open until September 30, 2025 – the end of Fiscal Year (FY) 2025. The bill maintains level funding from FY 2024 to FY 2025, except for certain anomalies that would provide increases to specific accounts. The CR was introduced and passed in the House on Tuesday – the bill now heads to President Trump, who is expected to sign it after signaling his support. While housing and community development programs fared relatively well compared to the Senate and House FY25 proposals released last summer, some Democrats are concerned that the year-long CR does not preserve Congress's authority in appropriating funds.

The CR includes anomalies for both the tenant-based rental assistance accounts and the project-based rental assistance account. NAHRO expects the anomaly provided for the Housing Assistance Payments account to fully fund voucher renewals based on HUD's last publicly released forecast. The bill gives HUD the authority to use funds from the tenant-protection voucher (TPV) account, administrative fee account, the new HUD-VASH account, and the new Foster Unification Program and Foster Youth to Independence (FUP/FYI) account if needed for shortfalls. NAHRO currently estimates the administrative fee proration to be 89%. The anomaly for Projects-Based Rental Assistance is also expected to cover all renewals.

#### **CR Funding Summary**

- Public Housing Capital Fund: \$3.2 billion, level funding
- Public Housing Operating Fund: \$5.476 billion, level funding

- Choice Neighborhoods: \$75 million, level funding
- Section 8 Housing Assistance Payment Renewals: \$32.145 billion, a \$3.654 billion increase
- Administrative Fees: \$2.771 billion, level funding
- Family Self-Sufficiency: \$141 million, level funding
- Section 8 Project-Based Rental Assistance: \$16.49 billion, a \$480 million increase
- Community Development Block Grant: \$3.3 billion, level funding
- **HOME Investment Partnerships:** \$1.25 billion, level funding
- Housing Opportunity for Persons with AIDS: \$505 million, level funding
- Homeless Assistance Grants: \$4.051 billion, level funding

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The California Association of Housing Authorities (CAHA) represents nearly 100 public housing authorities (PHAs) across the state. We've been grappling with an affordable housing crisis for years. Now, in

the aftermath of the pandemic,

wages have failed to keep pace with rising rents, driving up the percentage of Californians facing homelessness or severe rent burdens. Nearly half of Californians are renters, with many spending more than 50% of their income on rent. Housing instability is increasing, as more families struggle to keep up with payments.

California housing authorities are on the front lines of affordable housing, providing a housing safety net for the most vulnerable populations.

- PHAs administer approximately 359,000
   Housing Choice Vouchers.
- PHAs own and manage approximately 32,000
   Public Housing units.
- As developers, PHAs utilize the Low-Income Housing Tax Credit Program
- PHAs are active users of the State of California's Housing and Community
   Development grant funds
- We support the development of additional affordable housing by providing resources like the commitment of project-based vouchers (PBVs).
- We work in partnership with our participating families to foster educational opportunities, employment, home ownership and asset building.
- In cooperation with the Department of Veterans Affairs, we provide rental housing subsidies to approximately 20,000 homeless veterans
- And, critically, we are a key local partner in the drive to eliminate homelessness.



2025

### **LEGISLATIVE FOCUS**



THE NEED FOR AFFORDABLE HOUSING...

Over 5 million Californians have income below the federal poverty level

#### \$47.38 IS THE AVERAGE HOURLY WAGE

NECESSARY FOR A FULL-TIME WORKER TO AFFORD THE AVERAGE TWO-BEDROOM APARTMENT IN CA. **187,084** CALIFORNIANS ARE EXPERIENCING HOMELESSNESS

96 hours of work per week to afford a one bed room apartment on minimum wage

About 25% of the nations unsheltered reside in CA



### Housing Choice Voucher Program

The Housing Choice Voucher (HCV) program is vital to preventing homelessness and improving quality of life for low-income families, fostering public-private partnerships in affordable housing. However, California's federal funding has not kept up with rising rents, causing us to house fewer families and leaving many on waiting lists. PHAs need restored funding for unused vouchers and higher administrative fees to maintain professional staff.



rental assistance payments to private landlords which creates disposable income for low-income families to infuse into the economy.



low-income families housed, which equates to one in every twenty renters.



of assisted households include persons who are disabled and/or seniors or children

#### Affordable Housing Production-PHAs are ESSENTIAL Partners

California has faced a severe housing shortage for decades, despite recent media and political attention. Private, for-profit developers often leave vulnerable populations underserved, which is why Public Housing Authorities (PHAs) have increasingly stepped in to develop and facilitate affordable housing.

Our role as innovators was highlighted through the Homekey Program, where PHAs helped create 15,300 new housing units, assisting over 167,000 people in exiting homelessness. Many of these homes rely on Housing Choice Voucher rental assistance for long-term viability. Currently, nearly 60% of California PHAs use Project-Based Vouchers as a financing tool, supporting over 53,404 units, with 6,978 more in development.

#### 119,287 NEW UNITS NEEDED ANNUALY

About

5.5 MILLION
RENT-BURDENED HOUSEHOLDS

California rents are 33% higher than the national median

### **PUBLIC HOUSING PROGRAM**

The Public Housing program, created in the 1930s, provides safe, affordable housing for low-income families, the elderly, and people with disabilities. Around 32,000 families in California rely on public housing, which is funded by HUD and managed by local housing authorities.

Since the 1970s, public housing has been underfunded, especially for critical repairs, leading to the loss of many units and leaving much of the remaining stock in poor condition. Preservation and new financing tools are essential to maintaining this deeply affordable housing, which shelters the most vulnerable and helps prevent homelessness in California.



### **HEAR OUR STORIES**

Although California receives 13% of the nation's vouchers, federal funding hasn't kept up with rising rents. As a result, we're housing fewer families, leaving many in need stuck on waitlists.



Scan me!

In 2015, CA PHAs supported 4,000 units with Project-Based Vouchers (PBVs); today, that number exceeds 53,404. PBVs are essential for financing housing for vulnerable populations like seniors, people with disabilities, and those exiting homelessness, who rely on our involvement for permanent housing.



Scan me!

### **HOMELESSNESS**

Homelessness remains a national crisis, with over 771,480 people experiencing it on a single night in January 2024—the highest number since 2007. Nearly 34% of these individuals were part of families with children.

California faces the worst of it, with 24% of the nation's homeless population despite being only 12% of the U.S. population. Homelessness is visible statewide, despite unprecedented funding for bridge and permanent housing. Stable housing and healthcare have shown they can save lives, but there is still an urgent need for more affordable housing and supportive services to truly reduce homelessness.

771,480

PEOPLE EXPERIENCING
HOMELESSNESS IN THE UNITED
STATES

187,084

PEOPLE EXPERIENCING HOMELESS
IN CALIFORNIA

259,473 PEOPLE IN FAMILIES WITH CHILDREN

**EXPERIENCED HOMELESSNESS** 

**32,882 VETERANS** 

**EXPERIENCED HOMELESSNESS** 

25,639 PEOPLE IN FAMILIES WITH CHILDREN

**EXPERIENCED HOMELESSNESS** 

9,310 VETERANS

**EXPERIENCED HOMELESSNESS** 

# California Association of Housing Authorities (State)

The California Association of Housing Authorities (CAHA) is a statewide organization committed to empowering public housing authorities to expand our reach and deepen our impact by championing affordable housing and tackling homelessness and housing instability through strategic collaboration and impactful leadership. As state legislators shape the future for Californians, CAHA respectfully urges careful consideration of the following priorities to to assist housing authorities in pursuing housing economic stability, mobility. thriving and communities for all.

### Direct Impact to program participants

- Amend AB 1482 (2019) to exclude HCV units if the gross rent is less than payment standard.
- Amend AB 653 (2024) to provide funding to PHAs for case management and landlord incentives.
- PASS AB 282 (2025) to allow a preference for HCV participants.

#### Streamlining

- CEQA reform to expedite affordable housing development.
- Permit Streamlining Act: Enforce laws ensuring timely local approval of affordable housing projects.

#### **Preserve**

 Affordable Housing Preservation Programs: Expand funding to rehabilitate aging affordable housing units and prevent displacement of existing tenants.



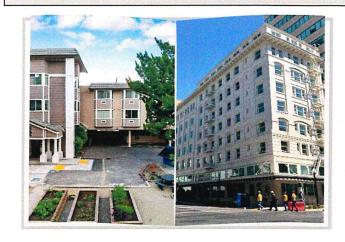


#### Affordable Housing Development

- Expand funding for California's LIHTC program to complement federal credits and support the creation of affordable housing.
- Increase funding to build affordable housing integrated with transportation and sustainability goals.
- California Housing Accelerator
   Program: funding to support shovel-ready projects stalled by financing gaps.

#### Invest

- Permanent Supportive Housing: funding to expand housing solutions for people experiencing homelessness, with wraparound services included.
- No Place Like Home Program: additional allocations to fund supportive housing projects for individuals with mental health needs.
- Farmworker Housing: Provide funding to both Year-Round and Migrant Housing programs to meet the unique challenges faced by California's farmworker communities. These investments should include both new construction and preservation funding for existing units.



### 2024 YTD Housing Assistance Payment Expenditures vs 2024 YTD Budget Authority (BA) (NOV. 2024)

#### In the thousand's

Allocated

400 In the billion's 40,430 Unfunded 6 359,099 300 318,669 750m **Unfunded** 200 Vouchers

Vouchers 5.26b Leased 5

Money Spent

5.28b

Money Allocated

Date as of: November 2024 HUD Dashboard  Budget & Leasing Overview (CA)								
Voucher Allocated ACC	Vouchers Leased	2024 YTD Spending of BA	Average monthly Per Unit Cost	\$ needed to lease all allocated vouchers	Total Project Based Vouchers (PBV)			
359,099	318,669	100.52%	\$1,528.60	750 million	61,206			



The Crossings at Cherry Orchard Multifamily, PBV Anaheim, CA



Valentine Rd Apartments (Homekey Project round 3, PBV) Ventura, CA

# California Association of Housing Authorities (Federal)

The California Association of Housing Authorities (CAHA) is a statewide organization committed to empowering public housing authorities to expand our reach and deepen our impact by championing affordable housing and tackling homelessness and housing instability through strategic collaboration and impactful leadership. CAHA respectfully **urges thoughtful consideration** of the following priorities to assist housing authorities in pursuing housing stability, economic mobility, and thriving communities for all.

#### **Housing Choice Voucher**

- Fully fund the Housing Choice Voucher Program to a level that supports utilization of all existing vouchers.
- Fully fund administrative fees needed for PHAs to maintain appropriate staffing levels to meet the needs of our communities.
- Stimulate affordable housing development by increasing the cap on Project Based Vouchers.
- Make Emergency Housing Vouchers (EHV) permanent with continued renewal funding.

#### **Public Housing**

- Provide \$75 billion in funding needed to address the Public Housing Capital Fund backlog.
- Fully fund the Public Housing Capital and Operating Funds annually.
- Preserve existing public housing by making HUD's repositioning tools (RAD, Section 18, Voluntary Conversion) available to all public housing agencies that voluntarily want to use them. Fund these tools at levels that reflect actual local market costs.

#### **Invest in Homeless Solutions**

- Continuum of Care and ESG programs:
   Increase funding for the Emergency
   Solutions Grant (ESG) and CoC programs to address homelessness comprehensively.
- Permanent Supportive Housing: Advocate for targeted investments in housing that combines rental assistance with supportive services for chronically homeless individuals.









#### Affordable Housing Development

- Increase and enhance LIHTC allocations to boost affordable housing construction and rehabilitation.
- Prioritize robust funding for the HOME
   Investment Partnerships Program, a vital
   resource that empowers communities to
   create affordable housing, support
   homeownership, and address the urgent
   needs of low-income families across the
   nation.
- Sustain and increase funding for the Community Development Block Grant (CDBG) program, a critical tool for building stronger, more resilient communities.

#### **Protect families**

- Reject new restrictions, including time limits and mixed-income requirements, that could limit housing access for vulnerable populations.
- Oppose new restrictions or requirements that could limit access to housing for vulnerable populations.
- Expand MTW flexibilities for all PHAs
- Limit the uncertainties of continuing resolutions and indiscriminate funding cuts.
- In response to recent natural disasters, CAHA calls on the legislature to swiftly approve a \$9.9 billion Disaster Relief package, funding housing assistance through vouchers, loans, grants, infrastructure, and preparedness efforts.





# 2024 YTD Housing Assistance Payment Expenditures vs 2024 YTD Budget Authority (BA) (NOV. 2024)

#### In the thousand's

Allocated

400

300 359,099

Vouchers

Vouchers

Vouchers

In the billion's

40,430
Unfunded

6

Vouchers

Leased

750m Unfunded 5.28b

Money Allocated

5.26b

Money Spent

Date as of: November 202- HUD Dashboard  Budget & Leasing Overview (CA)								
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359,099	318,669	100.52%	\$1,528.60	750 million	61,206			

5



The Crossings at Cherry Orchard Multifamily, PBV Anaheim, CA



Valentine Rd Apartments (Permanent Supportive Housing, PBV) Ventura, CA



### **NAHRO 2025** Policy Priorities

America has a housing crisis, and we are helping to solve it. NAHRO's 26,500 members play a vital role in providing homes to more than 8 million people nationwide: seniors, veterans, working families, children, persons with disabilities, and more. NAHRO members include public housing agencies (PHAs), community development groups, business partners, and thousands of dedicated professionals. Members build homes, manage properties, and revitalize economies in communities of all sizes and types, including rural, suburban, and urban areas across the United States. Streamlined programs and responsible funding is critical to their continued success, and **our housing crisis cannot be solved without them.** 

96

#### What NAHRO Members Do



 Housing agencies help families access safe and secure housing through a variety of federal programs, including the Housing Choice Voucher and Public

Housing programs. Critically, housing agencies also help develop and preserve affordable housing units across the country.

- Redevelopment agencies restore and create vibrant neighborhoods through constructing and rehabilitating buildings and public amenities.
- Business partners play a pivotal role through collaboration with housing agencies and redevelopment agencies, providing products, services, and expertise that help advance housing and community development goals.

### NAHRO's Legislative Policy Priorities



- Prioritize adequate and responsible funding to solve the nation's housing crisis.
- Support federal agencies in successfully meeting their mission by prioritizing staffing and information technology needs that improve service for PHAs and their residents.
- Maintain the federal commitment to housing and community development by prioritizing programs that help address the housing affordability and supply crises.
- Finalize annual appropriations on time and avoid yearlong continuing resolutions that have disastrous impacts on housing and community development programs.

#### **Preserve Existing Affordable Units**

- Fully fund the Public Housing Operating Fund and address the Operating Fund shortfall.
- Protect critical sustainability and affordable housing resources provided in the Inflation Reduction Act.
- Permanently authorize the CDBG-Disaster Recovery program and ensure federal recovery efforts reach the lowest-income and most marginalized survivors.
- Preserve the nation's public housing by fully funding the Public Housing Capital Fund backlog.
- Revise RAD Operating Cost Adjustment Factors (OCAFs) to better align with current rental market conditions.



- Increase cost-efficiencies in affordable housing rehabilitation and development by adjusting Davis Bacon wage requirements to inflation.
- Exempt housing and community development programs from Build America, Buy America (BABA) requirements, expand BABA waiver eligibility, and increase the small grants and de minimis waiver thresholds for BABA.
- Preserve affordable housing in rural communities funded by the USDA Rural Housing Service.
- Make repositioning options available to all PHAs that want them.

#### **Strengthen and Improve Rental Assistance Programs**

- Fully fund the Section 8 program, including the Housing Choice Voucher (HCV) program and Project-Based Rental Assistance (PBRA) program.
- Allow Housing Assistance Payments to be used for short-term financial assistance including security deposits, application fees, and a risk mitigation fund.
- Help HUD improve Fair Market Rents (FMRs), including increased funding for the census bureau to expand the sample size of the American Community Survey.
- Ensure Renewal Funding Inflation Factors (RFIFs) reflect the actual increased costs of running the HCV Program and appropriately track increases in Fair Market Rents.
- Allow PHAs to consider self-certification or third-party income determinations as the highest form of income verification to streamline PHA operations.
- Ensure that all families have access to neighborhoods of opportunity through mobility programs and Enhanced Payment Standards.

- Remove the Community Service and Self-Sufficiency Requirement (CSSR), which remains an inequitable policy that has little benefit for residents.
- Create a permanent Emergency Housing Rental Assistance Program, run through HUD via PHAs, to help families at-risk of homelessness maintain their home.
- Ensure that the Annual Contributions Contract (ACC) between HUD and PHAs is representative of the requirements in the 1937 Housing Act.
- Treat insurance proceeds as non-federal funding, allowing PHAs to stretch those dollars further after natural disasters strike.
- Prohibit source of income discrimination at the federal level.
- Make Emergency Housing Vouchers permanent to help address rising homelessness.

# Increase the Supply of Affordable Housing in Vibrant Communities



- Provide adequate funding for the HOME Investments Partnership Program, Community Development Block Grants, and Homeless Assistance Grants.
- Increase project-basing flexibilities by allowing PHAs to project-base up to 50 percent of their portfolio to ensure affordable housing units are built and preserved in high-cost markets where unit scarcity may impact tenant-based voucher lease-ups.
- Strengthen the Low-Income Housing Tax Credit (LIHTC) by permanently increasing the allocation by 50 percent and lowering the "50 Percent Test" to 25 percent.
- Exclude federally-assisted housing from the Private Activity Bond Cap so additional bonds can be used to promote public housing preservation.
- Refine the Opportunity Zone program by providing additional incentives to encourage investment of Opportunity Funds in areas with the greatest need, and enhance the program's effectiveness through strategic alignment with existing programs.

#### **Promote Local Solutions**

- Address homelessness by funding programs that support local approaches like the Continuum of Care program.
- Expand funding for programs that increase self-sufficiency and stability in low-income families, such as the Family Self-Sufficiency (FSS) Program, Resident Opportunities and Self-Sufficiency (ROSS) Program, and Jobs Plus.
- Empower localities to be creative in finding additional transitional housing to meet the existing demand.
- Empower residents by increasing housing choice and providing homeownership options through the promotion of the HCV Homeownership program.
- Increase funding for supportive services and mental health programs to maintain housing stability.

- Support housing agencies serving as Performance Based Contract Administrators.
- Support PHA flexibility so that agencies can meet local needs effectively.
- Improve educational options for low-income Americans by improving internet and digital access, expanding the Book Rich Environments program, and highlighting the impact on education gaps of under-resourced schools.
- Provide grants for activities that improve coordination and establish partnerships between or among housing providers, healthcare organizations, and government entities to provide supportive services and improve access to health services for lowincome individuals.

#### **Support Successful Program Implementation**

- Streamline complex federal regulations and requirements to enhance the efficiency and cost-effectiveness of housing agencies, enabling them to better meet the unique needs of their communities.
- Extend this approach to current HUD initiatives, such as HOTMA and NSPIRE, to ensure practical and impactful implementation.
- Modernize HUD IT systems to ensure successful implementation of HUD policies and programs.

#### George Guy

NAHRO President Chief Executive Officer Executive Director Fort Wayne Housing Authority (Fort Wayne, Ind.)

#### Sean Gilbert, PHM, SPHM

NAHRO Senior Vice President Executive Director Tennessee Valley Housing Services (Morristown, Tenn.)

#### Mark Thiele

Chief Executive Officer, NAHRO

#### **Eric Oberdorfer**

Director, Policy and Legislative Affairs, NAHRO

# **NAHRO:** Thriving Communities with Affordable Homes for All



Established in 1933, NAHRO is a membership organization representing over 26,000 housing and community development providers and professionals across the United States. Our members administer programs that provide more than 3 million homes for over 8 million Americans.



#### **Our Members:**

- Help families access safe, secure housing.
- Create and preserve affordable housing.
- Restore and revitalize communities.
- Provide expertise, services, and solutions to advance housing and community development.

# To Solve the Nation's Housing Challenges, Congress must:



- Ensure adequate and responsible funding to address the housing crisis.
- Preserve affordable housing by protecting and maintaining existing units.
- Strengthen rental assistance programs to better serve communities in need.
- Expand the supply of affordable housing to meet growing demand.

#### 2025 Legislative Priorities

- Fully fund Public Housing and rental assistance programs.
- Improve and streamline Section 8 and Public Housing programs for greater efficiency.
- Expand affordable housing supply by enhancing the Low-Income Housing Tax Credit and funding critical community development programs.
- Support local solutions that promote self-sufficiency and reduce homelessness.
- Ensure on-time and complete payments from HUD to PHAs and community development agencies for all rental assistance and community development programs.

NAHRO urges Congress to take decisive action to protect, strengthen, and expand housing resources that directly impact families and communities across the country. Together, we can solve the housing affordability and housing supply crises.

100

Funding Recommendations as of March 1, 2025

(in millions)

Discretionary Programs	FY 2024 Enacted	NAHRO FY 2025 Recommendations	NAHRO FY 2026 Recommendations
Public Housing Operating Fund	\$5,467	\$5,366	Fully Fund
Public Housing Operating Fund Shortfall	\$25	\$580	Fully Fund
Public Housing Capital Fund	\$3,200	\$5,000	\$5,000
Emergency Capital Needs	\$30	\$135	\$135
Choice Neighborhoods Initiative	\$75	\$150	\$150
HCV Housing Assistance Payments Renewals	\$28,491	\$32,856	Fully Fund
Administrative Fees	\$2,771	\$3,217	Fully Fund
Tenant Protection Vouchers	\$337	\$500	\$500
Mainstream Vouchers	\$743		
Section 8 Project-Based Rental Assistance	\$16,010	\$16,686	Fully Fund
Family Self-Sufficiency	\$141	\$150	\$150
Resident Opportunity and Self Sufficiency	\$40	\$40	\$40
Jobs Plus	\$15	\$15	\$15
Community Development Block Grant (CDBG)	\$3,300	\$4,200	\$4,200
HOME Investment Partnerships Program	\$1,250	\$2,000	\$2,000
Housing Opportunities for Persons with AIDS	\$505	\$505	\$505
Homeless Assistance Grants	\$4,051	\$4,060	\$4,060

<sup>\*</sup>Mainstream voucher funding is included in HCV Housing Assistance Payments Renewals and the administrative fee accounts.

For more information, view our 2025 Policy Priorities here:

National Association of Housing and Redevelopment Officials 630 Eye Street NW, Washington, D.C. 20001 | www.nahro.org

